



DESIGN GUIDELINES

Nov 2011





DESIGN GUIDELINES

SECOND EDITION

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1. INTRODUCTION

Nestled in the forested foothills of the majestic Rocky Mountains, Hawk's Landing is a community of awe inspiring natural beauty. A lush, forested landscape has played an important role in determining the layout of the luxurious residences in this peaceful setting, where each exclusive homesite is sheltered by undisturbed stands of spruce and aspen.

The community also overlooks the scenic 36-hole Priddis Greens Golf & Country Club, and is an extraordinary, tranquil escape. There is no development between Hawk's Landing and the Rocky Mountains to the west, which is an area comprised of thousands of acres of wilderness and mixed-use recreational lands, including Alberta's internationally renowned Kananaskis Country.

In this quiet and inspiring setting, there is an opportunity to create a community of rare quality. Drawing on the best traditions of architecture, and looking at the land itself for inspiration - its forms, colours, plants and materials - it is possible to create a community in harmony with its natural setting. In Hawk's Landing, this is our opportunity and our challenge. **Here, exceptional living comes naturally.**

These Design Guidelines are intended to ensure all members of the Hawks Landing team – the developer, homebuilders and homeowners alike – fully realize the spectacular opportunity that is Hawks Landing. Our common goal is a community of lasting beauty and value.

The guidelines begin by setting out a process by which you and your builder can work together with Hopewell through the design of your new home and homesite – identifying common goals, searching through options and arriving at a design of which we can all be proud.

Next, we go to discuss the principles that will guide new home designs in Hawk's Landing. This booklet does not simply establish a restrictive set of rules. Rather, we go beyond this to explain the fundamental principles of design – timeless concepts that have guided the best work by generations of designers. These discussions provide a context and basis of reason for the common development rules.

The guidelines are intended to be read together with the architectural style guides included in Chapter 5. The different styles described there will give Hawk's Landing a vital sense of variety and authenticity. At the same time, common design elements on all properties will create a sense of unity in the community as a whole.

We look forward to working with you to bring your visions to life, and to realize the extraordinary potential of Hawk's Landing.





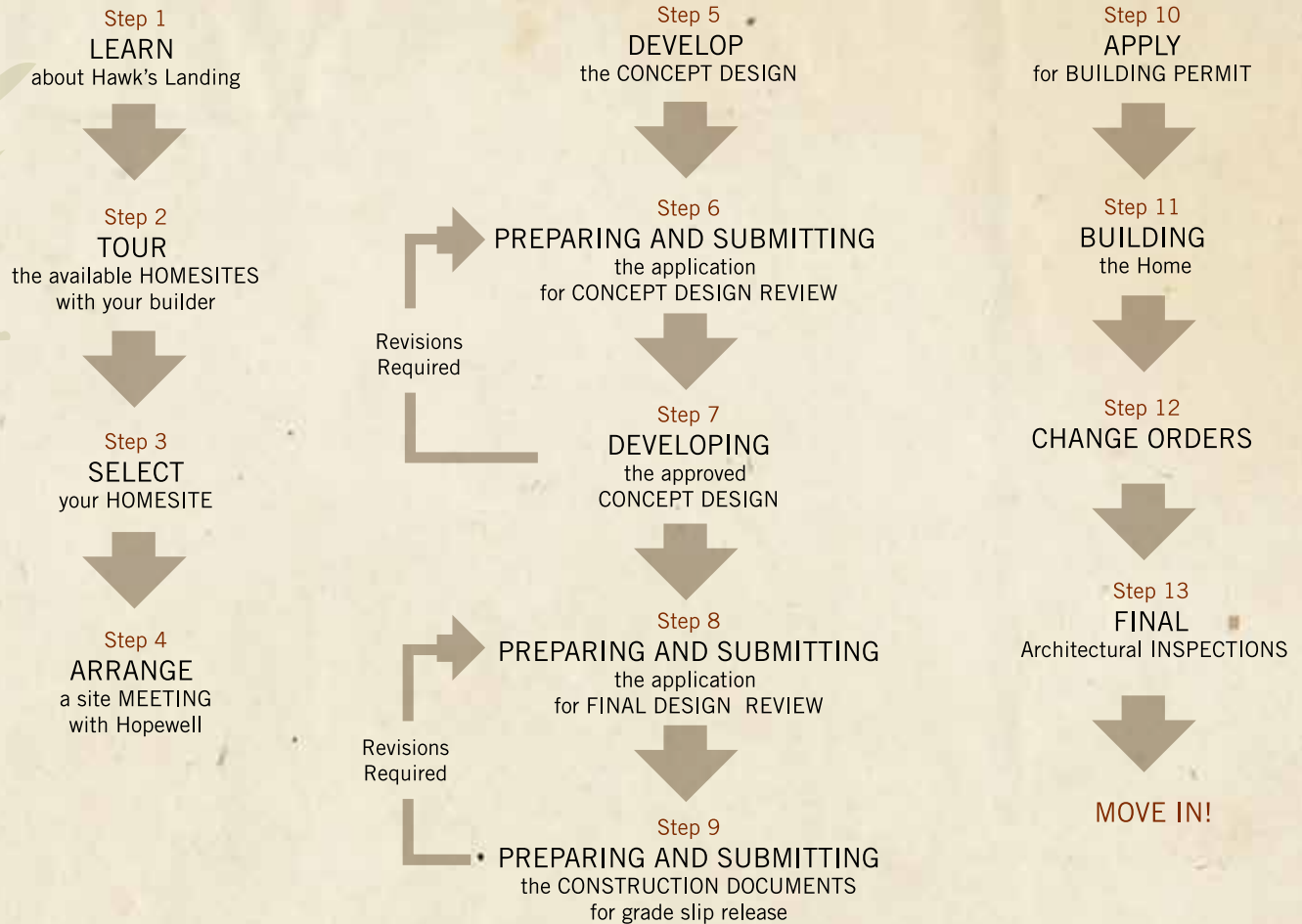
2. THE DESIGN APPROVAL PROCESS

Meeting the challenge and realizing the potential of Hawk's Landing will require cooperation and dedication by all of those involved – the homeowners, builder team and the developer. All parties must collaborate to find common goals, seek common inspiration and explore design options to create harmonious and attractive homes.

Manager of Architectural Approvals and Hawk's Landing Design Review Committee, all experienced and highly qualified professionals, will work with you at key points in the design process. They are familiar with your site and will help you to tailor your home to its particular features.

The design process is a voyage of discovery about the possibilities offered by the site, the options for the home itself and even about you and your family. We look forward to working with you to ensure we reach our common goal of a community distinguished by design excellence.

HAWK'S LANDING DESIGN REVIEW PROCESS





Step 1: Learn about Hawks Landing

- Obtain a community map, community information and a copy of the design guidelines set out for the community. The design guidelines showcase the architectural styles selected for the community along with outlining the hallmarks of each style.

Step 2: Tour the available homesites with your builder

Step 3: Select your homesite

Step 4: Arrange a site meeting with Hopewell

- Meet the Manager, Architectural Approvals (Mgr.AA) on site to discuss the design opportunities and constraints for the chosen homesite. This site meeting is a chance to ask any questions about the approval process and for the Mgr.AA to be able to share with you the information about the lot and any available neighbouring information. To avoid duplication of inquiries we recommend that your designer also attends this meeting.

Step 5: Develop the Concept Design

- Choose the architectural style from the Hawks Landing Architectural Styles Guide which best fits your needs.
- Survey the building envelope in order to fully understand the existing grades. This survey is critical to ensure that the home design proposed is slop adaptive and respects the natural contours of the property.
- Develop the floor plans, building form and elevations ensuring that the design embraces the hallmarks of the chosen style.

Step 6: Preparing and submitting the application for Concept Design Review

- Contact Hopewell to arrange for your design application to be scheduled for the next design review. Refer to the Application Forms on the Hawk's Landing website for the Application for Concept Review sheet.
- Send the completed Concept Review Submission to Hopewell for the Hawks Landing Design Review Committee to review.

Step 7: Developing the approved Concept Design

- Review the design review follow-up letter from the review committee which may include conditions of concept approval which will need to be incorporated into the design of the home. Please note that if your design requires further design development and does not meet the minimum criteria for concept approval the applicant will be required to go back to step 5 of the approval process.
- The designer should now continue to refine the design, taking in to account the comments from the design review. The exterior and all the rooms inside must be developed in detail. By this stage you should also have preliminary cost estimates.

Step 8: Preparing and submitting the application for Final Design Review

- Contact Hopewell to arrange for your design application to be scheduled for the next design review. Refer to the Application Forms on the Hawk's Landing website for the Application for Final Design Review sheet.
- Provide a written response to the concept review comments outlining how each of the items outlined in the concept review (if any) had been addressed and incorporated into the final design.
- Send the completed Final Design Review Submission to Hopewell for the Hawks Landing Design Review Committee to review.
- Provide the exterior colors and materials with samples. Refer to the Application for Exterior Colors & Materials for the submission sheet.)

Step 9: Preparing and submitting the Construction Documents for grade slip release

- Review the final design review follow-up letter from the review committee which may include conditions of final approval which will need to be incorporated into the construction documents for the home. Please note that if the design requires further design development and does not meet the minimum criteria for final design approval the applicant will be required to go back to step 7 of the approval process.
- The construction documents (blue prints) can now be finished and submitted to Hopewell for the Mgr. AA to check and ensure that the documents faithfully execute the approved design. Refer to the Application Forms for the Construction Document Application sheet. Providing the application is complete including the exterior colour sheet c/w samples and the necessary security deposits in place, a grade slip will now be issued along with 3 sets of drawings stamped approved authorizing the builder to proceed (1 set builder, 2 sets municipality).

Step 10: Apply for Building Permit

- The builder may now submit the approved drawings to the municipality for a building permit. Officials will check for compliance with the Alberta Building Code and all municipal regulations.





Step 11: Building the Home

- The builder may now start construction on site. Please take the time to become familiar with the Hawks Landing construction regulations. These regulations will ensure the protection of the sites beautiful natural landscape.
- During construction, periodic inspections will be made to check on compliance with the approved drawings and the construction regulations.

Step 12: Change Orders

- If changes to the approved design are made at this stage, complete revised drawings highlighting the proposed changes must be submitted to the Hawks Landing Design Review Committee for approval.

Step 13: Final Architectural Inspections

- A final architectural inspection is required to ensure that the home has been built according to the approved design drawings. Once the home, final grading and driveway is complete, please submit a written request for Final Architectural Inspection to the Mgr. Architectural Approvals. Written confirmation of architectural inspection will be returned within 30 days of the initial inspection request. Provided there are no architectural deviations from the approved drawings, the construction Compliance Deposit will be released at this time.





3. SITE PLANNING

It is remarkable to find a property of such natural beauty within such close proximity to the City of Calgary. Hawk's Landing is a pristine woodland escape with all the wild splendor of the spectacular natural landscape. From the peaceful meadows of the valley floor, the land rises through wooded slopes to forested uplands, with their spectacular views of the Alberta foothills and Rocky Mountains in the distance.

This powerful landscape has the potential to inspire a unique community, designed to preserve and complement the rugged, yet peaceful landscape of the site.

These guidelines are designed to facilitate this, and to help owners appreciate the allure of Hawk's Landing and to create homes in harmony with the land.

A Spectacular Natural Setting

With all of the warmth and restorative power of a vacation home getaway in Banff or Canmore, Hawk's Landing offers the incredible benefit of being a primary residence for the families like yours who will soon call it home. After only a short 15-minute drive from the city, returning to Hawk's Landing will literally transport you to your own personal sanctuary. Here, the community's playgrounds, pathways and generous greenspaces are set against a background of awe-inspiring beauty, while world-class hiking, fly fishing and horseback riding are found virtually in the community's backyard.

Within the community, Hawk's Landing is a mosaic of natural ecosystems. Its varied topography is home to a rich variety of plants. Densely forested groves of aspen and spruce trees, along with an assortment of native shrubs including chokecherry, saskatoon, rose, buckbrush and willow overlook the community. Sunny, south facing meadow lowlands feature a variety of grasses, and this natural landscape provides a habitat for many wildlife species. The woodlands and scrub willow lands are home to a variety of breeding birds and small mammals, and

A Community Designed With Nature

Hawk's Landing was designed to preserve the majority of its natural landscape for the benefit of all residents. Roads are tailored to the natural topography of the land, and a network of natural corridors extends through the community. All around, the community's heavily forested woodland setting acts as an inspiring natural backdrop.

The community's landscaping will complement its natural forested setting. The Hawk's Landing naturalistic entry feature welcomes residents and guests, and leads to roads and trails that merge into the landscape, all complementing the community's mountainous character.

This special landscape is a perfect setting for a new community, and can serve as an inspiration for the landscaping of personal homesites. These guidelines are intended to conserve the special attributes of Hawk's Landing, and to integrate the design of your own individual homesite with the overall community landscape.



COMMUNITY VISION PHASE ONE, TWO & THREE MAP



Artist concept only. Subject to change without notice.

www.hopewell.com

HOPEWELL'S NEWEST ESTATE COMMUNITY





Site Planning Principles: An Overview

Many of the most important decisions you will make in designing your new home come right at the beginning, in deciding where the building will be located on the lot, and how it will be shaped to fit your needs. Thoughtful choices at this stage will make the home more attractive, and more importantly, will enhance your enjoyment and use in the years to come. For example, wings of the house may be arranged around an outdoor terrace. If this is oriented towards the afternoon sun and sheltered by existing or newly planted trees, it will be pleasantly warm early in the spring and well into the fall. Further, the house and trees may be used to frame dramatic views, seen from the terrace or through large windows from your favourite chair.

In making these choices with your builder, you must think of your house and site together. The buildings, patios, walls and other improvements can be woven together with the landforms and vegetation into one integrated whole.

The home and landscape features should be located and oriented carefully on the site to:

- Preserve the design grades, vegetation and community drainage patterns,
- Integrate the buildings and site improvements into the natural setting,
- Take the best advantage of views and sunlight,
- Achieve the proper balance of visibility and privacy, and
- Create sheltered, outdoor areas, by the building design and landscape plantings.

The siting of buildings is critical to the design success not only of the individual homes, but to the neighbourhood as a whole. Sideyard setbacks on all lots can provide for privacy, separation and an improved streetscape.

The Design Review Committee may, in its discretion, vary the prescribed siting on particular lots to respond to special conditions such as corners and irregularly-shaped sites.

Site Improvements

As an owner, you may want to build various structures and site features in addition to your home, such as walks, terraces, wing walls and planters. Such features can be important elements of the overall design, serving to anchor the building to the site. However, it is essential that they be designed in at the beginning as integral parts of the whole. Poorly handled, they can seriously detract from the appearance of a well-designed house and yard.

This section discusses these site development features, with detailed guidelines for each. The intent is to ensure a reasonably consistent landscape treatment from lot to lot to create attractive and unified streetscapes.

Access, Parking and Garages

Access drives should be designed to be unobtrusive on road and driveway plans, with the amount of paving kept to a minimum. Drives must taper beyond the immediate garage parking area to maximize landscaping and minimize the paved area.

Where drives cut across slopes, a balance between cut and fill must be achieved, and the exposed soil must be rounded and replanted. Driveways must be paved with asphalt, and creative borders of stone or brick are encouraged, the border matching the stone or brick of the house.

Garages must be designed and oriented to reduce direct views. Side-facing garage doors are preferred (a 7.5m or 25ft. turnaround allowance must be provided for a side drive).

Recreational vehicles including boats, trailers or van-sized campers may be stored on the site only in enclosed garages, located so as not to be visible from the street. Oversized motor homes and trailers must be stored off-site.

Grading and Drainage

We have designed Hawk's Landing to maintain the site's natural landforms and drainage patterns as much as possible. All roads and individual homesites have been located with this goal in mind. With careful design, all homes and yards can be developed without disturbing the overall landform pattern. This will benefit all residents by preserving the natural character of the land.


Grading should be kept to a minimum, and must conform to the design grades of the site, as shown on the grade map. Creative planning and slope-adaptive design, such as stepped floor levels, can both limit site disturbance and result in dramatic interior spaces. Similarly, decks and patios should step up with the site grades.

Retaining walls, if required, must be approved by the Design Review Committee. They should be designed to meet smoothly with design grades.

Drainage issues need to be considered from the outset in the layout of the house and site. The site plans required at the Concept and Design Development Reviews should show the drainage pattern in concept.

It is important to stop erosion during construction to prevent soil runoff into the storm drains. The builder must supply temporary barriers and drainage structures where needed. These have to be maintained until the landscaping is installed.





Landscaping and Vegetation

Plant material can be used to enhance the architecture, define outdoor spaces, frame views and knit structures into the site. These objectives should be kept in mind both in the original site planning – so that the best use is made of existing plants – and in designing areas of new landscaping. New plantings must be designed to complement the natural vegetation and enhance the new structures.

Functional use of plants should be considered. For example, deciduous trees can provide shade in summer, but allow the sunshine through when the leaves are gone in winter. Evergreen trees and shrubs can screen unwanted views and provide shelter from harsh winter winds. This is a practice with a strong tradition in Alberta.

Plants can also add colour and mark the passing of the seasons. Flowering shrubs and wildflowers bloom through the spring, their bright colours standing out against the pale earth. Through the summer the emerging greens of leaves and grass deepen and finally end in a blaze of color with the coming of the fall. Evergreens, of course, add a cheerful note of green to the white months of winter. In planning your yard you should keep all of the seasons in mind, and use a variety of plants, both existing and new, to make each a delight.

Where lots are adjacent to walkways or natural parks, manicured lawns should be planted closer to the dwelling, and the landscaping must make a smooth transition to more natural conditions towards the property boundaries. This is particularly important where there is a native plant cover in the adjoining natural open spaces. Here, new planting should be consistent with the original flora. Thus, the transition from artificial to more natural planting will be consistent throughout Hawk's Landing, and the character of the valley will be maintained.

Areas of new landscaping should be designed to complement and enhance the existing natural features. Selection and placement of new plant material will vary from home to home, but several principles apply to all:

- Plants should be placed so as to enhance the continuity of indoor and outdoor space by creating outdoor “rooms” or framing views.
- Plants should be organized in groups rather than being planted individually or in straight rows.
- Plants that contrast with the existing vegetation should be avoided – native materials are more appropriate.
- Site grading should divert runoff water to benefit existing and proposed new plants.
- The use of artificial hard landscaping materials such as concrete or asphalt paving should be minimized. A few wall-placed stones can serve very well in place of a concrete walkway, and make a much more attractive addition to the landscape.

The use of native species is important not only because it will maintain the valley's natural character, but also because such species will need less maintenance and will be more likely to survive.

This does not mean that the yards of Hawk's Landing will be uniform or dull. Quite the contrary: as you walk the site you will be delighted by the diversity of colours, shapes and textures to be seen in the natural flora. Creative designers will be able to compose rich, colourful and varied landscapes which will be attractive year-round. A sensitive landscape plan can contribute to maintaining and rebuilding the natural landscape of Hawk's Landing, and is strongly encouraged.

Construction and grading operations must not encroach into the drip lines of existing trees, so as not to endanger them.

Areas of natural vegetation on homesites must be protected by the builder with temporary fencing prior to any grading or other construction activities. (See Hawk's Landing Construction Guidelines).

Existing trees can be removed after the home is staked allowing for construction. Additional existing trees can only be removed after the framing of the home is completed and only with the approval of the Design Review Committee. Outside the building envelope must remain undisturbed.



Site Features and Fixtures

Outdoor features built into the site serve to enhance the home site and make a smooth transition between the built and natural environments. They can also make the outdoors more enjoyable by enhancing views, catching the sun's warmth and giving shelter from harsh winds.

Site features may include:

- Courtyards, terraces and decks,
- Privacy walls and fencing,
- Greenhouses, arbours and trellises,
- Play structures, and
- Barbecue areas.

These features should be designed to respond to the landforms and other conditions of the site. They should be extensions of the architecture and integrated with the site design as a whole. The goal is to achieve the charm of traditional country houses, where the houses and gardens seem to have grown together with the landscape.

Terraces should be built to materials which match or complement the earth, such as stone or brick, and should be fitted to the existing terrain as much as possible, as well as to the form and materials of the home.

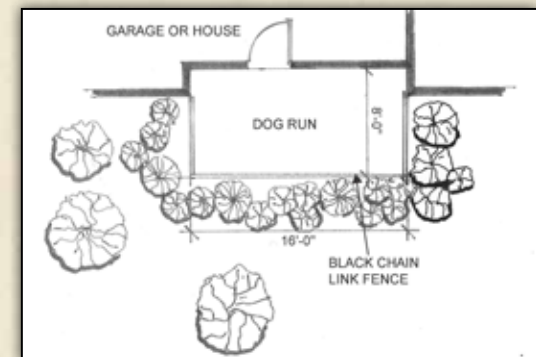
Ground-level terraces or patios are preferable to large above-ground decks. If decks are indispensable, they must be framed with substantial timbers to avoid a spindle appearance. Stone-faced foundations are recommended. Landscape retaining walls, if needed, should be of natural materials such as stone or wood.

Fencing should be kept to a minimum. With careful design, the proper level of privacy can be achieved by judiciously placed groups of plants.

Where fences are needed for safety or security, they must be designed according to the same overall principles as the rest of the site: they should be built of rode iron, stone or timber that are architecturally compatible with the house, and must be integrated with the building and site design as a whole. Where necessary, fences may be up to 1.52m (5 ft) high.

Front yard fencing is not allowed. Privacy fencing may be erected in rear yards to enclose an area of no more than 93 sq. m. (1000 sq. ft.). Creative design is important. The enclosure should be designed as a courtyard, its shape coordinated with the form of the house, and its materials complementary to the house materials. The courtyard should make a graceful transition from the house to the more natural features of the yard, and demark the property line.

Dog runs of up to 6 sq. m. (65 sq. ft.) are permitted provided they are not visible from the street and incorporated into the courtyard or terrace design. Black transparent fencing such as chain link or metal pickets must be used. Larger dog runs will be considered provided they are screened from view on all sides by trees or shrubs. When possible, taking advantage of nooks or alcoves in the exterior house wall to screen the dog run is encouraged.



Dog Run Example

Lighting

Outdoor lighting should provide subtle illumination for safety and highlighting of special architectural or landscape elements. Exterior fixtures must not have bright light sources that produce excessive glare. Walks and drives should have soft lights, preferable shining primarily downward. Fixtures should be mounted 1.5m (5') or less in height.

There are many varieties of exterior lights available that suit the recommended Hawk's Landing styles.

Bright illumination such as floodlighting and strong up lighting of trees is not in keeping with the natural character of Hawk's Landing, and will not be allowed.

Satellite Dishes

Care should be taken when locating satellite dishes and electrical/gas meters so they do not compromise exterior details of the home. Examples of inappropriate use would be a gas meter on a corner elevation or a satellite dish on a porch roof. Exterior panels and meters must be indicated on plans at the Final Design Review stage.



Conceptual Illustration
of Driveway Cairn.





4. ARCHITECTURAL DESIGN

We believe the beautiful setting of Hawk's Landing can inspire the very best in residential architecture. In Hawk's Landing, you will have the pleasure of building a home of distinct and detailed architectural style, featuring visually and environmentally authentic details such as wood and granite details, solid stone pillars and exposed timber. For homebuyers who seek tranquility and appreciate the rarity of a secluded woodland setting, there is simply no better place to be. And you can build your legacy here, in the community that will bring families together for generations.

Working with your builder team, you should strive to express all that is unique and extraordinary about Hawk's Landing - its history and natural topography - and then create a home that not only meets your needs and aspirations, but also reaches beyond to express a connection with its historical and physical context. Our common goal is architecture that draws on the best of building traditions, while meeting the needs of contemporary people. Also, it must respond to the dramatic natural setting of Hawk's Landing. In short, we seek architecture that is distinctive, appropriate and harmonious. These guidelines are intended to help achieve this goal.

Building in Response to the Land: The Historical Context

From the time of the earliest settlement in this area, people have built in response to the land and climate. The first, of course, were the native peoples, who's understanding of the natural environment was unsurpassed. Their picturesque encampments, clusters of dwellings in unspoiled valleys, are models of harmony with nature. When Canadian and European settlers arrived in the late 1900's they brought with them a very different tradition of wood-frame buildings, but harsh winters and scarce resources led most to build farmsteads that had much in common with the native encampments before them. Houses were straightforward structures of plain, readily available materials. Roofs were simple gable or hipped forms and adornment, if any was very restrained. These homes, whether on farms or in the new towns, had a modest, unpretentious and highly attractive charm.

With increasing prosperity the houses were expanded or replaced. The maturing west started to draw a greater diversity of architectural styles. Well-to-do citizens often wanted more elaborate houses based on the European heritage. Romantic interpretations of medieval style such as English Tudor and French Country were popular, as well as the Craft Movement of architects like Edwin Lutyens and C.F.A. Voysey. Later, the Craftsman style was brought in from its home in California. Houses in these styles were available through pattern books and catalogues, which offered plans and even ready-made kits. Prairie towns were full of such buildings. The wealthiest ranches, such as Pat Burns' Bow Valley Ranch, led the way, boasting large houses in fashionable styles.

This line of history gave Alberta quite a range of building types and styles. However, running through this diversity were a number of common threads – shared characteristics which distinguished many foothills buildings and can be used as sources of inspiration of new designs in Hawk's Landing:



- Materials were chosen from those at hand on or near the site: stone, river rock, slate, timber, cut lumber and, later, local brick.
- Building forms were compact, in response to the climate.
- Buildings were planned to form sheltered yards.
- Sloped roofs were used to shed snow, with overhangs to protect porches and walks.
- Trees and shrubs were preserved and new trees were planted to provide shelter from the cold winds.
- South windows were large, to collect the winter sun.

These traditions gave foothills buildings a strong sense of belonging in their natural context. If we remember them, we can create a contemporary community with the same sense of harmony and belonging.

The Hawk's Landing Styles

We have chosen four styles from this rich historical legacy to recommend for the new community. These styles will connect Hawk's Landing to our shared traditions. They will unify the community and give it a unique character. The styles are:

- Arts and Crafts,
- Tudor,
- Craftsman,
- French Country

The elements of these styles are described in detail in the architectural style guides in Chapter 5. Further sources are listed in the suggested reading list at the back.

Other compatible styles will also be considered by the Design Review Committee.



Design Principles – An Overview

Building Form

The first and most important decision you will make in designing your home is its overall form or shape. This decision will depend on two primary considerations: the interior order or layout of the house and its outside shape. To picture this, you may imagine each room as a block. These blocks have different sizes (the living room block will be larger than the bedroom) and different shapes. The way in which the blocks are assembled determines the basic shape of the house. Now imagine that you have a three-dimensional model of your lot, complete with slopes and trees, and you can arrange the blocks on it in any way you want. This is the beginning of the design process.

First consider the interior order of the home. Where should the living room go on the site? Is there a panoramic view you want from the living room window? Where should the dining room and kitchen be in relation to the living room? Can the breakfast nook be placed to catch the morning sun? Where should the bedrooms be?

You must also consider the shape of the house in relation to the site. If it is a deep lot, as many in Hawk's Landing are, perhaps the home should be laid out in a "T" or "L" shape to reach back into the site. This is a less compact shape, but it allows for more windows and creates an excellent place for an outdoor patio, sheltered by the wings of the house. If the site slopes, the blocks can step down the hill, fitting the house form to the landscape and creating dramatic interior spaces. Finally, what will the roof forms be, and how will it relate to the blocks beneath the site as a whole?

This outline of conceptual design is, of course, much simplified. In reality, the rooms need not be simple blocks, but can take on more complex shapes, and they are not simply stacked together, but can be subtly interwoven into diverse, interesting wholes. The important point is that houses are three-dimensional sculptural objects. When placed on their sites, they take their place as part of the landscape. Therefore, each home must be shaped skilfully, with an elegant interior order expressed in an outward form that fits naturally into its setting, with its particular landforms and trees.

Buildings in Hawk's Landing should complement and harmonize with the natural environment rather than dominating it. The diverse landscape of Hawk's Landing invites a rich variety of homes. The sculpted slopes call for buildings tailored to the forms of the land. Here homes should be placed carefully to fit the community contours. Homes that step down, using split-level and multi-level floor plans are highly appropriate here. On sites that slope down from side to side, sunken living rooms or side-split designs should be explored. Also, roofs can be formed to complement the rolling shapes of the hills.

Viewpoints

Seen from afar, only the overall shape of a home can be seen. All detail is lost with distance, and only the bold forms can be seen, in the context of the landscape setting. The fit between building and site is quickly seen. The middle distance reveals the major elements of the building more clearly. Roofs help to establish the overall silhouette. Walls give a sense of strength, and openings such as doors and windows add rhythm and character. Foundations root the building to the ground. Colours become sharper. The house



Viewpoints

Seen from afar, only the overall shape of a home can be seen. All detail is lost with distance, and only the bold forms can be seen, in the context of the landscape setting. The fit between building and site is quickly seen. The middle distance reveals the major elements of the building more clearly. Roofs help to establish the overall silhouette. Walls give a sense of strength, and openings such as doors and windows add rhythm and character. Foundations root the building to the ground. Colours become sharper. The house gains depth as projecting elements such as eaves, porches and canopies stand out. Shadows can now be seen, as the clear Alberta sunlight plays across the face of the building.

Closer still – as you enter the driveway – the details become clear. Bricks and tiles become separate elements, along with window and door trim, stone paving and landscape plants. The textures of the materials and the relationship of their colours can be seen.

Your house must be designed with all these perspectives in mind. As much care should be given to the details in relation to the home as a whole as to the overall shape in relation to the site. The entire design, including building and site, should form a unified whole.

Further, homes must be designed with all views in mind. Those on the upper slopes will be seen both from below and from the street in front, while those on the lower lots will be seen from all sides and from above.

For this reason, all four sides must be designed with equal care and attention to detail. Proportions and design elements must bear clear relationships to one another on adjoining walls, and materials must be carried around in some way for continuity. Each of the four faces will or course be different, but all must have the same standard of design and finish. Details must be designed with as much care as the overall shape to form a unified whole and complement the site.



Proportion

Together with the overall shape of the home, the most important attribute of a successful design is its proportions. Proportion is the relationship of the sizes of different parts of the building one to another and to elements of the site. A building is said to be well-proportioned if the parts relate to each other in a harmonious way. It is easy to judge when a building is out of proportion, as when the roof is so large that the walls appear barely able to support it, or when a huge entry arch dwarfs the door beneath. However it is much more difficult to set out rules to guarantee good proportion. Much has been written about this by some fine architectural minds over the centuries. In fact, it is not an exact science. In the end, it rests on the skill of the designer. Fine proportions take effort and judgement. The initial design must be refined and adjusted repeatedly to achieve the proper harmony.

Proportion applies at every scale. The building must not appear too large for its site. It must fit comfortably, without feeling crowded and without overpowering the site. At a smaller scale, all parts of the building should be designed with a sense of proportion to one another.

The roof should be designed so as not to appear too large or heavy for the walls. Very thick eaves can give this appearance.

The primary orientation of the home – vertical or horizontal – should generally be carried through the details, except where a contrary gesture is made for aesthetic effect, such as a bold chimney rising from a long, low house.

Wall openings should be a number and size appropriate to the wall surface, and they should be organized in an orderly way.



What is Appropriate?

A note on appropriateness. The communities of the Alberta foothills look the way they do because of the natural and historical forces in play at the time. If we understand these we can create a new community that fits in the landscape. If we forget, we can jeopardize the special character of this place.

The historical styles of Hawk's Landing must be executed with true understanding and conviction. When the early settlers first built in Alberta they reproduced the buildings of the homeland to symbolize their links with their traditions. In Hawk's Landing we should show the same respect for the architecture of our past. The four style chapters that accompany these guidelines are intended to help us to do so.

Finally, a sense of restraint is essential. The traditional communities we find so appealing, and whose spirit we want to recreate in Hawk's Landing, are usually composed of quiet, unassuming houses. These may be large, but they are executed in a modest, dignified way. Graceful massing, elegant proportions and economy of detail carry the message. These houses speak softly, but they speak with authority. Nothing destroys this mood more than a street full of loud, ostentatious houses, each demanding more attention than its neighbour.

Variety

A key principle in the Hawk's Landing design is diversity within an overall context of order and unity. Individual homes will vary in design, but they will share similar setbacks, scale, details and landscaping. These common elements will unify the community as a whole.

Therefore, homes with substantially the same front elevation (as determined by the Architectural Design Review Committee) will not be permitted to be repeated anywhere within Hawk's Landing.



Floor Plans

Interior layouts should be clear and logical, as well as creative, to provide:

- Efficient functional organization and circulation,
- Well considered views through and out of the home,
- A careful integration of interior rooms and exterior landscape features.

Roofs and Height Limits

The roof is usually the largest single element of the house, and must be creatively designed. Each of the Hawk's Landing styles has a distinctive and well-defined approach to roof design. When we think of an Arts and Crafts or a Craftsman house, what comes to mind first is a profile, defined by a distinctive roof. It is important to understand these roofs and appreciate their part in the shape of the house.

Most importantly, the roof must be designed in coordination with the overall plan of the house.

Rooms should be laid out with a clear understanding of the part they will play in the overall shape. Upper floors in particular need to be planned to be incorporated into a strong roof shape. They should occupy smaller footprints than the main floors and be set back to fit within the roof form, using protruding dormers and gables to create the desired interior space and to add interest to the primary roof form.

In every case the home must have a single primary roof over the main body of the house, with a shape appropriate to the chosen style.

Details such as overhangs, chimneys and brackets can add considerably to the visual interest of the roof, but they must be designed as integral parts, and not as obtrusive add-ons.

In short, the home must be designed as a single 3-dimensional form, keeping in mind all of the angles from which the house will be viewed.

Finally, an element of restraint is important. Facades with many oversized turrets or gables facing the street tend to look ostentatious.

Mansard roofs are not allowed. However, small sections of flat roof may be used in conjunction with the steeply pitched primary roof forms to cover particularly wide houses, so long as the flat portions are not visible from the street.

Every home must have a roof designed according to the chosen style. It must have a primary form with an authentic shape, with suitable dormers, gables or other projections.

All building faces must be kept to two storeys. If there is a third floor, as in a walkout situation, the upper floor must be built into the roof using dormers and gables. The eave line of the primary roof must predominate.

Maximum eave height: 7.0m (23ft.) 2 storey-maximum to the eaves, measured from the existing natural grade on both the higher and lower sides of the house.

Maximum roof peak height is 12.0m (39'-4").



Entries

Hawk's Landing homes should appear open and welcoming, and the front entries should convey this image. In designing the entry, you should imagine the experience of valued guests as they arrive at your house:

A generous landscaped walk leads from the drive or the street to the front door. As they approach, a glow in the windows gives a promise of the warmth inside. At the front of the home a porch or canopy reaches out to greet them and to shelter them as they ring the bell and wait for your welcome. The porch and the front door are low-scaled and intimate. This image can be the inspiration for your front entry design.

Each of the Hawk's Landing styles has a special approach to the design of entries. However, they have in common an inviting approach, a sheltered area and a human scale – usually one story one. Large two-storey arches or porticos are usually overbearing, out of scale with the door and inappropriate to the style. Refer to the specific style chapters for guidance.

Porches and Decks

Porches, decks and garden walls add depth to the house and increase the sense of integration with the landscape, especially if built of natural materials. They should have sturdy timber or masonry structures, according to the chosen style. Low porches should be enclosed with wood or masonry skirts.

Porches and entry stoops should be at least 1.8m (6ft) in depth. In order to be truly useful 2.4m (8 ft) is suggested.

Glass rails are discouraged. Wrought iron or thin wood railings are open enough to see through and suit the historic character of the homes. If glass panels are required, they must be held in substantial wood frames designed to suit the character of the house. If views are important, decks should be placed to the side of the main windows, leaving views open.



Walls, Windows and Doors

Walls provide structural support and must be designed with an appearance of strength. Masonry and wood, both with natural load-carrying ability, give a visual sense of strength. Alternatively, walls can be made more open (with large windows) if there is support in the form of sturdy, regularly spaced piers of stone or timber.

Doors and windows provide visual interest and rhythm to a house, and project a sense of warmth and welcome. However, care must be taken in the number and placement of openings to provide a balanced and integrated appearance. If too many shapes or types are used, the wall can look cluttered and awkward.

Some design principles apply to all homes:

- A balance must be sought between variety and uniformity. Windows of similar size and shape give a sense of unity, but some variety is also needed.
- Generally the largest windows are in the main floor living areas- the family, dining and great rooms. Smaller windows should be located in the more private upper floor rooms. In lower walk-out floors, smaller windows “punched” into stone foundation walls are very attractive.
- Large windows should be sub-divided into smaller sections by substantial mullions. Large undivided sheets of glass are not allowed.



- The patterns of the subdivisions should be carefully considered as part of a coordinated overall design. For example, the smaller units of a large great room window can be repeated as bedroom windows on the floor above. This approach provides both unity – similar units used in different places – and variety – the units are combined in different ways.

- The proportions of the windows and the patterns of the divisions must be appropriate to the chosen architectural style

- If windows are creatively divided by mullions, further subdivision should not be necessary. However, snap-on wood window grids with true historic size and character are allowed. Grilles between glass sheets should be unpainted, polished metal (gunstock or antique brass) to imitate leaded panes.

- Trims must be a minimum of 3.25” including brick moulds and sashes.

- Doors should be designed creatively to suit the architectural style. Details such as stained glass windows, wood frame-and-panel construction and iron knockers are encouraged. The doors installed must match the ones approved in the design reviews.

Solariums provide delightful sunny sanctuaries during cold weather, and the wide expanses of glass can add interest and variety. However, they must be well integrated into the overall forms of the homes, with co-ordinated roofs and compatible materials. Aluminium or stick-framed lean-to solariums will not be allowed.

Skylights are not allowed in any location that is visible from the street or a community park. Where used, they must have a low, flat profile.

Garages

Garages must be designed so as to appear clearly subordinate to the homes. We envisage Hawk’s Landing as a community of warmth and welcome, and homes which have front doors and windows facing the street convey this image very well. On the other hand, streets lined with blank garage doors are its very antithesis.

The following rules are designed to achieve this:

- If more than two garage door sizes are needed, the one door must be set back on a different plane by at least 14”. Alternative designs such as a “tagged” layout are encouraged to minimize garage door frontage.

- The garage should be incorporated with the overall design of the house, in a way that suits the chosen style and draws attention to the front entry rather than to the garage.

- Where the site allows, a side entry should be considered, so as to hide the doors. If the garage end wall faces the street, it must have windows or a creative architectural treatment.

- Garage doors may be wood or painted metal, with details compatible with those of the house. They should have no more than four sections, so that details will be properly proportioned. Windows in the garage doors must match the character of the home.



Chimneys

The hearth is perhaps the strongest image of home. It speaks of warmth and security. The chimney is the outward symbol of the hearth, so it is a very important element of a house.

Traditionally, the chimney was a heavy masonry structure projecting from the foundations straight up through the roof, anchoring the house to the ground. Chimneys in Hawk's Landing should be designed with this image clearly in mind. They should be substantial in proportion and built to give the proper appearance of strength and stability. Also, they should extend down to the ground, with sturdy foundations.

Windows may not be set in chimneys, even if the flue can be fitted beside them, because this would appear structurally unsound. Nor should windows be located under them because the chimneys should extend to the ground.

Similarly, windows may not be placed over the outlets of direct-vent fireplaces.

Stone or brick are the best materials. Stucco is also acceptable, with good details.

Creative shapes and chimney caps of stone or brick are encouraged, provided that they suit the overall design theme of the home. Stucco-clad caps are not appropriate. Metal flues of prefabricated fireplaces are too slim by themselves. Some form of enclosure should be explored, within the limits of the Building Code.

Where gas fireplaces are used, top-vent models are much preferred, with operating chimneys. If direct-vent (i.e. side vent) units are used, the vents must not be placed so as to be visible from the street, public parks or exterior living space. Outlets must be masked or painted to match the exterior wall colour. Direct vent gas heaters in garages are not permitted. If a gas heater is used a detailed chimney for the heater is required. Alternatively other heating appliances such as a hot water radiator can be used.

Foundation Facings

Foundations finished with strong, durable materials such as stone anchor the house firmly to the site.

Parged concrete is acceptable. However the parged area must be a maximum of 6" in height in the front and rear and 18" on the sides. The line of parged concrete should follow the line of the landscaping.

Projecting wing walls, stairs, walks or planters can make an attractive transition from building to ground, but must be well integrated with the building design as a whole





Materials

The selection of materials and finishes is critical to the Hawk's Landing styles and to a proper sense of fit between the house and site. Natural materials, particularly those available locally, will go a long way towards achieving the goal of bringing a unique regional flavour to the homes of Hawk's Landing. Further, over time such materials weather gracefully to increase the sense of belonging – as though the house and site have grown together.

Fortunately Hawk's Landing offers a wealth of choices. Walking through the area, you will be struck by the rich variety of surfaces and textures in the landscape. Bare earth and rock by the creek give way to the soft, waving sea of the summer grass. Straight strands of poplar trees contrast with dense, tangled clumps of willow. Designing your home and yard, you should explore this diverse palette to see how you can incorporate some of the same natural vitality.

Locally available stone has a rich tradition in southern Alberta. Many fine examples of sandstone, river rock and rundlestone masonry can be found in Calgary's older houses. Cut stone has an appearance of permanence and formality. Rounded river rock or field stone, available in a rich variety of colours, have a less formal, cottage feel and are often used in the landscape for garden walls or wing walls extending from the architecture.

Stone was traditionally laid in many different ways ranging from the straight, formal lines of coursed ashlar to the more irregular patterns of random rubble. The exposed faces could be cut smooth or left in their rough, natural state. Each pattern has its own character, some refined and others rustic.

The particular stone pattern used should be suitable to the style and to the overall design theme of the house. More formal cut stone laid in coursed patterns are suitable for Tudor and French Country. Rougher cut stone and round river rock are appropriate to the Craftsman style.


Brick offers a warm, earthen quality very much appropriate to the Hawk's Landing landscape. It is available in a wide variety of colours and textures, but care should be taken to select one which complements the native colours. When you have chosen the brick type, take several to the site and look at them against the landscape.

Stucco is also a suitable material, particularly for the Arts and Crafts style. If stucco is chosen, it may be a traditional two-coat stucco or, for a wider choice of colours, acrylic stucco. A rough "dash" or machine-sprayed natural surface is preferred but other rough finishes may be approved by the Design Review Committee. Towelled patters or pressed in pebbles or glass are not permitted.

Stone and brick can be used effectively together, and stucco with stone or brick accents can be used effectively together, and stucco with stone or brick accents can be very attractive. However, where materials are combined, restraint must be exercised to avoid a cluttered appearance.

Ceramic or concrete tiles may be used for trims only and only in a historically accurate manner.

Cedar shingle siding has an attractive character, either alone or in combination with another material. Craftsman homes were traditionally shingled. Also, shingle details were often used in the gables of Tudor homes.



Wood cladding is also appropriate for Craftsman homes. Today wood is available in a wide variety of profiles and sizes, and in textures ranging from refined to rustic. Again, the choice depends on the context and the design theme of the home.

Generally a horizontal orientation is preferred, but vertical application may be allowed if the site or the design intent warrant.

Artificial vinyl or aluminium siding, despite valiant efforts, lack natural quality of wood, and are not appropriate to Hawk's Landing.

Premium-quality (30 year min.) asphalt shingles have been chosen as the standard roof material in Hawk's Landing. Enhanced-profile ridge shingles are required because they recall the shape of traditional shingles or slate. Pre-painted metal flashings must complement the shingle colours.

We encourage you to explore the wide variety of new maintenance-free materials not available. Products such as fibre-composite and factory-treated exterior wood siding are attractive and offer years of maintenance-free service.

In addition, materials should be chosen with consideration of their natural ageing. Materials such as wood and stone can gain additional character and beauty as they weather naturally over time, thus adding a sense of grace to the house.

Details

Details must be designed to add a level of visual interest and richness to the structure.

They should be true to the nature of the material. For example, masonry is solid and able to carry heavy loads. Traditionally, masonry walls were thick, with arched openings. New masonry walls should conform to this appearance. For example, keystones should be used in openings in stone walls, but not as decorations on straight wood trims. Blocked out forms covered in stucco to imitate stone are not allowed.

Wood is more versatile. It can be assembled into intricate frames or cut into boards of various shapes to cover large areas. Look at traditional details for inspiration.

Soffit lights should be limited to building entrances and special features or details.

Handcrafted details are encouraged. Traditional metalwork, carpentry or carved stone can add a delightful personal touch to a home.

Brick or stone is often used at the base of the exterior wall to recall traditional stone foundations. If used, it must be restrained in character and well proportioned in relation to the other elements of the wall. It is best to confine the stone to well-defined parts of the house, such as a protruding living room. In particular, it should not be used only on the front wall, ending arbitrarily a short distance along the side wall. Rather, it must be carried along the side walls to a logical termination point. Also, the stone should have a stone or precise cap, or the cladding above should flare out over the top of the stone base.



Rainwater leaders must be carefully located to be inconspicuous against the face of the house. Electrical outlets must be well-integrated with the stucco, wood or shingle cladding material. They should not be used on stone portions of walls. Electrical meters shall be located out of view from the street, and recessed or concealed.

Colours

Colour, too, should be taken from the site itself. A wide range of earth tones can be found, with attractive muted shades of green, blue and yellow. The valley landscape is also highlighted by brighter colours throughout the year: wildflowers in summer, turning leaves in the fall and the bright stems of some shrubs in the winter. The result – bright accents against the more muted background of greens and browns – is very attractive and can inspire the choice of colours in new homes.

The predominant colour may be a subtle earth tone or a colour from the landscape – the pale green of the aspens, for example, or the gold of autumn crops. Trim colours may be brighter, but again should be inspired by those naturally occurring on the site. Walk through Hawk's Landing and you will see many examples: bright summer wildflowers set against pale grasses, or the deep red stems of shrubs above stones in the valley.

Substantially similar colours will not be approved on adjacent homes or on homes directly across the street.







5. ARCHITECTURAL STYLES GUIDES

This chapter discusses the four architectural styles recommended for Hawk's Landing: Arts and Crafts, Craftsman, Tudor, and French Country. Each is explained in detail, beginning with its historical roots and going on to its particular forms, materials and details. Our aim is to help you to understand these time-honoured styles in their essence, so that you can create new homes with the same grace and quality. Of course, Hawk's Landing homes will be built to meet modern needs, but with thoughtful design they will also be true to the spirit of their historical models.



ARTS AND CRAFTS HOMES

An Architectural Style Guide



The Origins of Arts and Crafts Design



The Arts and Crafts movement arose in the late 19th century in Britain as a reaction to the industrialization sweeping the country. Artists and designers seeking an alternative to mechanized production looked to the ancient crafts traditions for inspiration. In carpentry, metalwork, stained glass and fabrics these artists sought to revive and celebrate the work of the master craftsman. Further, they wanted to bring principles of good design to the objects of everyday life.

In house design, architects such as C. F. A. Voysey and Edwin Lutyens drew on rural English building forms dating back to medieval times. Built a piece at a time over many centuries, these structures had a highly picturesque charm, and their use of local materials and traditional techniques rooted them strongly to their country settings. The craft architects took these homes as their inspiration. With the addition of skilled planning and creative imagination, they produced houses of striking originality and charm.

Hallmarks of Arts and Crafts Design

Taking the picturesque charm of the English country cottage as their inspiration, Arts and Crafts architects created homes widely varied form. However, all had certain defining exterior features.

An Informal, Asymmetrical Shape

The key characteristic of the Arts and Crafts home is its asymmetrical, irregular form. The overall shape – the walls and roof – are composed freely so as to appear unstudied. Floor plans often take “L” or “T” shapes, with projecting wings and bays. This allows great freedom in laying out a comfortable home. However, it is not as simple as it sounds. In fact, Craft architects showed great skill in creating forms that were informal and inviting, yet with a clear, well-integrated overall form. The essential requirement is that all elements must be designed as a coherent whole.

It is very important to plan the interior layout with the outward form in mind. Creative integration of the rooms with the roof form is essential.

Large Sheltering Roofs

The roof is often the most prominent feature of an Arts and Craft home, completing its picturesque profile and projecting an image of warmth and shelter. Key features are:

- A strong primary hipped or gable roof with a clear, simple shape. This embraces the body of the house, often extending to the top of the main floor.
- One or two prominent gables facing the street and the rear yard.
- The upper floor is set within the roof slope, with a smaller footprint than the main floor.
- Upper floor windows are provided by dormers set into the primary roof.
- Dormers may be shed or gable forms or, more creatively, semi-circular or “eyebrow” shapes.
- Steep slope – minimum 12 in 12 pitch
- Moderate eaves – 6” – 12” (300mm-600mm) overhang – which may be flared at the edges.



Creative Windows and Doors

Doors and windows offer the opportunity for great creative expression. They may take a variety of shapes and may be beautifully built with fine materials and attractive details.

Window Bands

Windows in Arts and Crafts homes have a distinctive pattern. They are:

- Set in well-defined bands or strips,
- Vertically orientated (i.e. tall and narrow) and
- Divided by mullions.

Windows in logically arranged bands give a sense of order to the home. This overall order can be enhanced by the addition of one or two special windows of different shapes, such as oval or round-headed units. These may be decorated with stained glass.

Walls in Arts and Crafts homes are often enriched by bay windows or projecting nooks. These may have angled or straight side walls, and feature very large, tall windows. Bays may be faced in stone to set them off from the adjacent wall surfaces.

Welcoming Doors

Doors should be designed to highlight the entry. They may be set in recessed, sheltered porticoes or nooks, and they should be:

- Wide – 3'6" to 4' is preferred,
- Finished with semi-circular tops,
- Designed with windows and interesting details,
- Wood doors with frame and panel construction are highly appropriate
- Handcrafted hardware such as hinges or knockers adds to the Arts and Crafts charm.



Chimneys

Prominent chimneys with interesting tops are essential. These may be of stone or brick to match the foundation or walls of the home, or of stucco. In all cases chimneys should have creative details such as stone caps, ceramic stacks or metal mesh screens.

Materials

Simplicity and elegance is the key to materials treatments. Walls of rough-cast traditional 2-coat stucco are highly appropriate. Also, brick and stone are very attractive, either on their own or in combination with stucco. If used as accents, the stone or brick should be applied to specific, well-defined building elements such as foundations or particular wings. This can give the appearance that the home was built in pieces over many years, different parts being built of different materials.

Another appropriate material is shingles, which may be used for gable details. Window trims may be wood, but stone or tile are preferable, applied as shown in the historical examples shown opposite.

Details

Special handcrafted details always add a note of care and pride in the home. These may include stained glass windows, iron door or window hardware, planters, lights or fine wood trims.





Interior Planning

The layout of Arts and Crafts homes drew on the informal, add-a-piece character of English country cottages, but the informality was designed with careful planning and skill. This spirit applied today can result in rooms that are the image of comfort and charm.

Creative, Informal Plans

The overall floor plan is generally unsymmetrical in shape. Often it takes the form of an “L” or a “T”, to wrap the house around an outdoor yard or court. This makes for an interesting outside shape, and allows for more windows in more of the rooms. Features such as bay windows and projecting nooks are encouraged.

Discrete Rooms

The Arts and Crafts home, according to the traditional pattern, was organized into discrete rooms (in contrast to the flowing, interconnected spaces of the Craftsman home). Rooms are clearly separated, although they may be connected by large openings.

Axial Planning

Although rooms are distinct, they are linked by doors and openings planned to provide easy circulation and views. Doors are often aligned on axis with features such as prominent windows and fireplaces.

Entry Hall

Arts and Crafts homes usually have generous entry halls. These may be two stories high, and include the main stairway.

Gathering Places

Intimate spaces such as window seats and inglenooks encourage family gatherings.

An Arts and Crafts Gallery





CRAFTSMAN HOMES

An Architectural Style Guide

The Origins of Craftsman Design



The Craftsman tradition grew in the United States around the turn of the century, at the same time as the Arts and Crafts movement in England, and largely from the same inspiration. In a time of rapid industrialization and changing social patterns, many sought a return to the simpler life of earlier times. The Craftsman house was the perfect setting. Built with honest purpose using plain materials and filled with hand-crafted cabinetwork and furniture, it was a clear expression of Craftsman ideals.

The movement was advocated most eloquently by Gustav Stickley, whose magazine, the Craftsman, published dozens of designs for complete homes, as well as a complete range of fittings and details – carpentry, metalwork, stained glass and fabrics – all celebrating the work of the master craftsman.

Craftsman design reached its most perfect expression in the hands of a pair of brother: Charles and Henry Greene of Pasadena, California. In a series of houses from modest bungalows to magnificent mansions they developed a highly personal style characterized by clear, open plans and exquisite details in carved wood.

Calgary has many examples of fine Craftsman design. With these as our inspiration, we can bring the Craftsman spirit to life in Hawk's Landing.





Hallmarks of Craftsman Design

Craftsman homes took a wide variety of forms designed to suit their particular families, large and small, urban and rural. However, all were unified by a common inspiration: the modest, hand-built cottages of the traditional craftsman. This gave rise to a number of defining exterior features.

An Informal, Asymmetrical Shape

Craftsman homes have simple, uncomplicated shapes, reflecting their rustic origin. Floor plans are often rectangular, but may have projecting wings – for garages or living rooms, for example – to create “L” or “T” shapes. This is especially suitable for irregular lots, as homes can be fitted the particular site contours.

Deep generous front porches are typical features of Craftsman homes, giving them an open, welcoming appearance.

The open floor planning and asymmetrical massing allows flexibility in shaping the home. However, there is always an underlying simplicity to the design – a clear, straightforward plan and a strong, well-integrated overall shape. The essence of Craftsman design in a clear, simple form enlivened by exquisite details.

Board Overhanging Roofs

The roof is often the most prominent feature of a craftsman home, completing its picturesque profile and projecting an image of calm and shelter. Key features are:

- A strong primary gabled roof that extends wide to shelter the house,
- Moderate to shallow slope – 6 in 12 to 10 in 12 pitch,
- Wide overhanging eaves – 18 to 30 inches (450 to 650mm) deep,
- The roof covers outdoor porches or terraces, which may extend forward or be recessed into the house form,
- Dormers in the primary roof – gable, shed or eyebrow forms – provide upper floor windows,
- Dormers and upper floor gables may “telescope” into the primary roof form.

Creative Windows and Doors

As well as the shapes of the homes, the design of windows and doors was of key importance to Craftsman architects. Bright interiors and lively, richly detailed exteriors were their goals. True to the Craftsman philosophy, these elements were beautifully built in a form that complemented the overall style.

Well-Crafted Windows

Although designers showed great creativity, certain basic characteristics typified Craftsman window design:

- Windows are set in wide, well-defined bands or strips
- Individual units are tall and narrow, and divided into interesting patterns by grids or wood muntins.
- They have wide wood trims.
- Often header trims extend well beyond the windows.
- Walls often have projecting bays, with rows of tall windows or wrap-around corner windows.

The window bands are well-sited to this style, emphasizing horizontal lines and highlighting features such as shed dormers. However, special windows of different shapes such as eyebrows add variety.

Detailed Doors

Greene and Greene created exquisite doors that set the tone for the homes within.

Doors should be:

- Wide – 3'6" to 4'0"
- Detailed with wide wood trims – 4" to 6"
- Perhaps decorated with stained glass



Chimneys

The craft of masonry should be displayed by large, prominent chimneys of stone or brick. As their crowning glory, they should have detailed tops.

Materials

There is an opportunity for creative use of materials, alone or in combination:

- Walls of rough-cast stucco are appropriate, especially for ground floors.
- Brick and stone are very attractive, either on their own or in combination with stucco. They may be used for specific building elements such as foundations or chimneys.
- Wood clapboard siding is highly appropriate (modern pre-finished varieties perform well).
- Wood shingles or shakes were much favoured by Craftsman architects for gable details or cladding for entire floors.
- Window trims should be wood in natural, stained or painted finish.
- Projecting bays may be faced in stone, painted wood or shingles to set them off from the adjacent wall surfaces.

Details

Certain details are characteristic of Craftsman homes:

- Exposed wood brackets supporting the eaves of gable ends, porch roofs and floor overhangs,
- Frame-and-panel wood doors
- Hand-crafted wood railings
- Wrought iron hinges or latches,
- Wrought iron exterior lights,
- Stained glass windows.



Interior Planning

Inspired by unpretentious traditional cottages, Craftsman homes had open, spacious plans designed for family life. Informality and comfort were the keys. This spirit still applies today,

Creative, Informal Plans

The overall floor plan may be rectangular, but often takes the form of an “L” or a “T” to fit the site and to create sheltered outdoor yards or patios. This makes a lively outside shape, and allows for rooms with windows on two or three walls. Projecting bay windows and nooks are attractive, particularly with corner windows.

Open Space Planning

Craftsman homes often had more open interiors, with rooms linked together to form interconnected spaces (in contrast to the more formal planning of the Arts and Crafts, Tudor and French Country styles). Major rooms are connected by large openings. However, individual spaces may be defined by level changes or floor or ceiling treatments. For example, a living room may be set three or four steps down and covered by a vaulted ceiling to distinguish it from the adjoining dining room.

Entry Hall

Craftsman homes usually have generous entry halls, which may include the main stairway.

Gathering Places

Fireside inglenooks, window seats and other intimate family spaces are common.



A Craftsman Gallery





FRENCH COUNTRY HOMES

An Architectural Style Guide



The Origins of French Country Design



French architecture has always had a unique character. From the townhouses of Paris to the chateaux of the wine country to the more modest homes of the country gentry, French buildings have followed the great traditions of European architecture, but in a distinctive French way – tall, elegant, refined and dignified.

The great chateaux that so define the character of the region draw largely on the forms and proportions of Renaissance design. Country homes are more restrained in design and built of more rustic local materials, but are animated by the same graceful proportions and elegance of detail.

It is these homes, dignified yet charming, that will serve as the inspiration for French Country homes in Hawk's Landing.

Hallmarks of French Country Design

A Collection of Discrete Pavilions

The characteristic pattern of French homes was a cluster of attached but identifiable pavilions:

- A tall central block of one or two stories, usually symmetrical and often with the entry at its centre.
- Ground floor rooms projecting from the centre block with lower, discrete roofs. This resulted in a stepped form with a tall central pavilion and lower side wings,
- Floor plans often take “H,” “T” or “L” shapes

The house could thus be more or less formal, but always with a symmetrical individual element.

Tall Elegant Roofs

The typical French roof is tall and dignified. Rather than the free form of the Arts and Crafts roof, the French roof has a more regular shape, defined by the regular plan form below. Key features are:

- Distinct roof forms set on the various pavilions or wings of the house
- Projecting gables may be used to highlight the entry or other features
- One large symmetrical roof – usually hipped – over the central block, with lower symmetrical roofs over side wings
- These roof forms are discrete, identifiable forms joined by lower connecting roofs
- Steep slope minimum 12 in 12 pitch (15 in 12 pitch is preferred)
- Small eaves – 6” to 12” overhang – which may have “belle vaste” (flared) lower edges
- The upper floor is set within the roof slope, with a smaller footprint than the main floor
- Upper floor windows are provided by gables and dormers set into the primary roof
- Dormers are tall and slender, projecting upward through the eaves.

It is very important to plan the interior layout with the outward form in mind. Creative integration of the rooms with the roof form is essential.



Elegant Windows and Doors

Doors and windows have evolved as the perfect complement to the form of the homes themselves: elegant and refined.

Tall Windows

French windows are typically tall. With this style there is a marvellous opportunity for windows reaching to the floor, especially in the main floor living and dining rooms. On upper floors, tall French doors with exterior railings can open a room to the outside very effectively, even with no exterior deck.

- Windows are usually separate, set individually into the walls (in contrast to the Arts and Crafts, Craftsman and Tudor, which are often set in continuous strips).
- Windows form a refined pattern of openings on the façade.
- They are often divided by cross-shaped mullions to form a pair of transoms at the top and a pair of tall narrow windows below.
- Shutters are common. These must be made wide enough and shaped to close completely over the windows

Welcoming Doors

The main door may be elaborated with a round or elliptical top. Also, some special round or other creatively-shaped windows can add variety.



Chimneys

Tall stone or brick chimneys with interesting tops are essential. Placement on the roof should be balanced, with a large central chimney or two smaller ones at either end of the main block.

Materials

Traditional French homes were built of various materials, but all finished with a sense of refinement and restraint:

- Walls of rough traditional 2-coat stucco recall whitewashed masonry walls.
- Brick or stone are also very attractive, either on their own or in combination with stucco,
- Stone or brick may be applied to specific, well-defined building elements such as foundations or particular wings to give the appearance that the home was built in pieces over the years, different parts being built of different materials.

Details

Special handcrafted details always add a note of care and pride in a home. These may include stained glass windows, door or window brackets, lights or fine wood trims.

- Window trims should be quite restrained. Simple wood trims with stone sills are very attractive.
- Keystones should be structurally correct – as the apex units of stone arches. Note the fine masonry arches on the home shown on the opposite page. Wood frames with flat tops do not need keystones.
- Corner quoins are overly elaborate in the country context and are not appropriate.





Interior Planning

Original French Country homes had uncomplicated plans suited to the patterns of their owners' daily lives. Today, homes have more complex requirements to meet the needs of contemporary families, including home offices and a variety of entertainment options. Modern building technology allows us to design with more freedom to meet these needs. However, clear, thoughtful and logical planning still makes for an efficient and elegant home, and the design principles of traditional homes still apply.

Central Plans

French houses tended to be based on rectangular plans, with a central hall leading to the major rooms. Grand chateaux were usually symmetrical, with rooms balanced on both sides of the hall. Country homes had more informal, asymmetrical layouts, but still focused around central halls. Ground floors often had side wings projecting from the main block. In a modern home the garage can be set in a side wing.

Entry Hall

As mentioned, a generous central entry hall is an important feature of a French Country home. It may be two stories tall with bright upper windows, and the stairs may be incorporated as a design feature. The hall should lead directly into the living and dining spaces through wide openings.

Discrete rooms

As in the Arts and Crafts style, French Country interiors were organized into clearly separate rooms, with doors or large openings leading from one to the next. Rooms were usually rectangular, but different shapes, such as ovals, are highly appropriate for special rooms such as front entry halls. Contemporary homes have open floor plans with rooms fully open to each other, but French Country tradition suggests that rooms should be distinct, each with a clear identity. These two objectives can be reconciled by defining adjacent rooms by rows of columns, wide portals or floor and ceiling treatments. The rooms could thus be interconnected, but also distinctly defined as separate spaces.

Axial planning

French architects were masters of planning rooms so that doors, windows and features such as fireplaces and book cases were arranged symmetrically and aligned on axis with each other.

A French Country Gallery





TUDOR HOMES

An Architectural Style Guide

The Origins of Tudor Design



Tudor architecture draws its name from the great Tudor monarchs of 16th century Britain, particularly Henry VIII and Elizabeth I. The end of the War of the Roses brought a period of relative peace and prosperity, and house design flourished as both the aristocratic and merchant classes built larger houses. Tudor design filled the bill perfectly. Essentially a medieval building tradition, it evolved in this period to become more commodious, with more complex floor planning, larger rooms and larger windows.

Tudor design has proved to be an enduring style. Although few original examples remain, the style has lived on through a number of revival moments in England and North America. For example, it became popular with a number of the Craft architects such as Richard Norman Shaw in England and Samuel MacLure in Canada.





Hallmarks of Tudor Design

Historic Tudor buildings are easy to recognize from the distinctive geometric black and white pattern of their facades. However, Tudor design is much more than a façade pattern. Equally important is the overall form of the building: robust and sturdy, with a wide, dominant roof. The following paragraphs set out the essential characteristics and details to keep in mind in designing a new home.

An Asymmetrical Shape

As with many vernacular buildings, Tudor homes usually had asymmetrical shapes. They were built to suit their particular sites, and added to over several centuries. The resulting floor plans often took the form of an “L”, “H” or “T”. This design approach was much admired and copied by the later Arts and Crafts architects, and it still offers great benefits today in designing a comfortable home. In addition to being picturesque, the house can be fitted to its site, and designed to wrap around outdoor terraces. On the interior, many rooms can have windows in 2 or 3 walls.

It is also a challenge: the house must be designed as a well-integrated whole. The interior layout must be planned with the outward form in mind. Creative integration of the rooms with the roof form is essential.

Large Gabled Roofs

The characteristic Tudor roof form resulted from the timber frame structural system. Key features are:

- A primary roof with gables at both ends and often an intersecting gable facing the front.
- Upper floor windows are provided by gables and gabled dormers set into the primary roof.
- Dormers do not usually break the eaves, but rather sit above them on the roof.
- Steep slope – 10 in 12 to 12 in 12 pitch.
- Moderate eaves with 12” to 18” (300 to 450mm.) overhangs – which are not flared.

Overhanging Upper Floors

To increase the floor space, the upper floor often projects forward to overhang the ground floor. The overhang is supported by substantial projecting beams or brackets linked to the structural frame.

Timber Frame

As noted above, the most prominent characteristic of Tudor homes is the black and white frame and panel pattern on the exterior. On historic buildings this arises from the “half-timbered” structure. The dark bars are the frame – sturdy horizontal and vertical timbers with diagonal braces. The white panels between are “wattle and daub” – a woven lattice of reeds “daubed” with a mortar of mud and straw and whitewashed.

In designing a new home in the Tudor manner it is important to design a “timber” pattern on the building face that has a structural character like that of original Tudor homes:

- Vertical beams are relatively closely-spaced,
- Horizontal beams are wider than the verticals and are often tapered to be deeper toward the centre,
- Diagonal cross-bracing was often used to stiffen the frame,
- Be creative – Tudor architects took delight in creating interesting geometric patterns such as chevrons and diamonds with the cross-bracing. This is especially appropriate in gable ends.

Creative Windows and Doors

Large bright windows and welcoming doors were delightful developments in Tudor architecture, a tradition we are happy to follow today.

Inviting windows

Tudor windows are typically organized and defined by the frame:

- Windows are grouped together and set in wide bands or strips. The spacing of the windows and the outer edges of the bands are marked or defined by the “timber frame” strips on the façade.
- They are usually vertically oriented, and divided by grids of wood muntins.
- Some units were “leaded”, with diamond patterns of metal strips, and perhaps decorated with stained glass.

Welcoming doors

A heavy oak door in a natural wood finish fits the Tudor image perfectly. To complete the picture, it should have:

- An elliptical or shallow-pointed arched top,
- A small window and interesting details – such as frame and panel construction,
- Handcrafted iron hardware such as hinges and a prominent knocker.



Chimneys

Tudor homes had many fireplaces, often designed to use common chimneys. On the exterior the chimneys were large, wide structures with solid bases and the tops broken into clusters of individual flues. These top sections were elaborately designed with geometric patterns. These could be of stone or brick to match the foundation or walls of the home.

Materials

The essence of the Tudor home was the expressed structure, and this can guide the selection of materials. Timber frame detailing should of course be of wood. Infill panels may be stucco or a natural material such as brick or wood shingles. Walls of rough-cast traditional 2-coat stucco are highly appropriate. The timber detailing may be restricted to the upper floor or to certain bays. If so, the remaining walls may be clad in stone, brick or stucco. This can give the appearance that the home was built in pieces over many years, different parts being built of different materials. Stone foundations are always attractive, particularly if coordinated with the timber detailing so as to appear as a complete structure. Window trims may be wood in a stucco wall. In a stone or brick wall, stone trims are most appropriate.

Details

Special handcrafted details always add a note of care and pride in the home. These may include stained glass windows, iron door or window hardware, planters, lights or fine wood trims.



Interior Planning

The layout of Tudor country homes had an informal character due to the fact that they were built and added to over many years. This spirit can be applied today, but the informality must be designed with careful planning and skill. If so, it can result in rooms that are the mage of comfort and charm.

Creative, Informal Plans

The overall floor plan is generally asymmetrical in shape. Often it takes the form of an “L” or a “T” to wrap the house around and outdoor yard or court. This makes for an interesting outside shape, and allows for more windows in more of the rooms. Features such as bay windows are encouraged, particularly under overhanging upper floors.

Discrete Rooms

The Tudor home, according to the traditional patter, was organized into discrete rooms (in contrast to the flowing, interconnected spaces of the Craftsman home). Rooms are clearly separated, although they may be connected by large openings.

Entry Hall

Tudor homes usually have generous entry halls. These may be two stories high, and include the main stairway.

Timber Detailing

The timber frame details can be carried into the interior. Imagine a great hall with a vaulted ceiling and sturdy timber beams and arches, illuminated by the light from the hearth. This would create a Tudor atmosphere very strongly.



A Tudor Gallery







6. RECOMMENDED READING

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