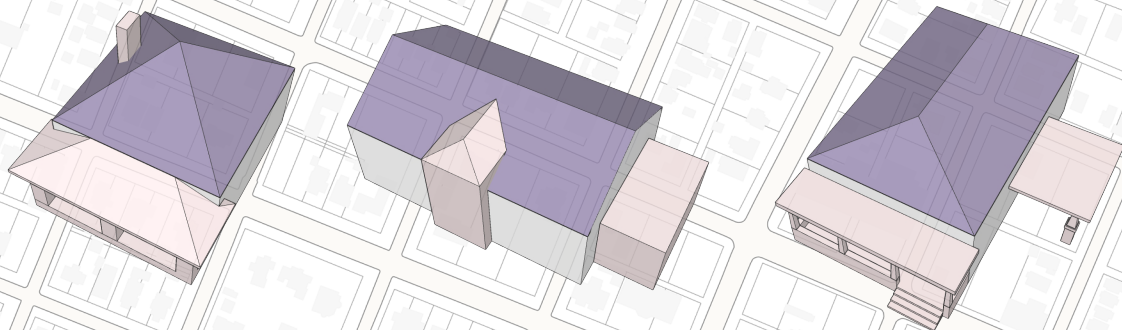


The background of the entire page is a detailed, light gray line drawing of a street grid and property lots, representing the Founders' Place neighborhood. The grid is dense and covers the entire area.

A **Pattern Book** for Founders' Place Neighborhood



Founders' Place Historical District
City of Muskogee
OU-Tulsa Urban Design Studio
July 2020

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This pattern book was created by the OU Urban Design Studio (OUUDS) for the purpose of promoting the redevelopment and expansion of housing in the Founders’ Place (FP) neighborhood, Muskogee, OK.

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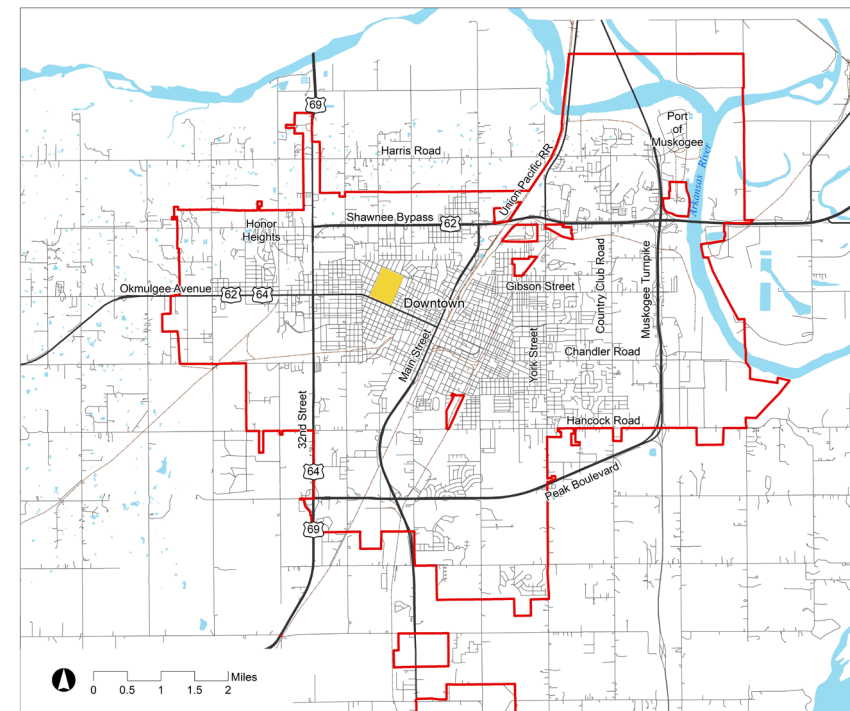
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In the summer of 2019, the University of Oklahoma Urban Design Studio (OUUDS) conducted a Comprehensive Housing Analysis for The City of Muskogee, Oklahoma. During the research phase of this project, Muskogee's Historic Preservation commission invited Melony Carey to one of the steering committee meetings OUUDS held with the City. Melony Carey was the President of The Founders' Place 501c3 non-profit for the Founders' Place Historic District. She asked if OUUDS would be willing to help guide Founders' Place in creating guidelines for infill development within the district. OUUDS determined Founders' Place should be designated a focus area for infill housing and redevelopment within the City of Muskogee and agreed to develop a pattern book, true to the districts character, that could be used to attract home owners and developers.

OVERVIEW



Left - Location within City of Muskogee (marked in yellow), Right - Early photos of Founders' Place Historic District

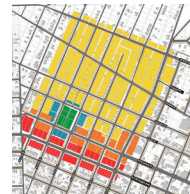
Muskogee, Oklahoma was founded March 19, 1898 and many of its founder's built their homes in the neighborhood now known as Founder's Place. This is a beautiful historic neighborhood located near Muskogee's downtown. Many of the homes are of a grand scale; however, there are many smaller houses sprinkled throughout the neighborhood as well. This neighborhood has an historic and eclectic charm that its residents want to embrace and respect. While the neighborhood wants to hold onto its historic character, its residents also look to welcome modern homes that will attract new residents to the area. OUUDS, through this pattern book, will help the neighborhood set guidelines that will depict ways for these new housing types to fit into the fabric of the existing neighborhood.

This pattern book will build upon the area's current zoning codes to identify appropriate infill development. The guidelines set forth within this book are meant to revitalize this beautiful neighborhood while building density and insuring its future through diversity of housing. While the housing types may be diverse, the pattern book will also build upon and reinforce neighborhood characteristics by prescribing setbacks; building heights and where buildings should be placed on specific lot types.

This pattern book will provide specific evaluation criteria for architectural character, building type, style, materials, scale and placement which will be valuable to developers and the outcome of the neighborhood. Developers will be able to use this book to see what is appropriate for a given lot and choose an appropriate plan for housing construction.

How To Use This Pattern Book

This pattern book will guide the development of the neighborhood and houses to fulfill the original vision of creating an integrated district. This pattern book has three principal sections: Overview, which discusses the context and precedents; Community Patterns, which illustrates neighborhood characteristics; and Architectural Patterns, which establish the architectural vocabulary and elements that may be used. The steps below describe the process for building development in Founders' Place Neighborhood.



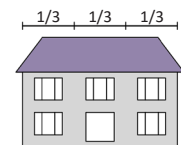
Step 1: **Select a building type and a district** (See page 29 and 30 for *District Designation* and *Permitted Building Types* within each district)



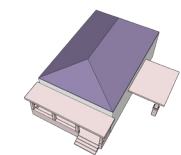
Step 2: **Select a lot in the previously selected district** (See page 6 for vacant lots. Note that the map may not be updated, so further study is recommended)



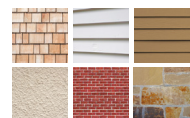
Step 3: **Determine basic shape and size of the building, and place the building on the lot** (See page 50-51 for massing shape and page 31 - 42 for guidelines on placing a building on a lot)



Step 4: **Add doors and windows** (See page 52 - 53 for guidelines)



Step 5: **Design porches and additions** (See page 53 - 54 for guidelines)



Step 6: **Select materials and colors** (See page 55 - 56 for guidelines)

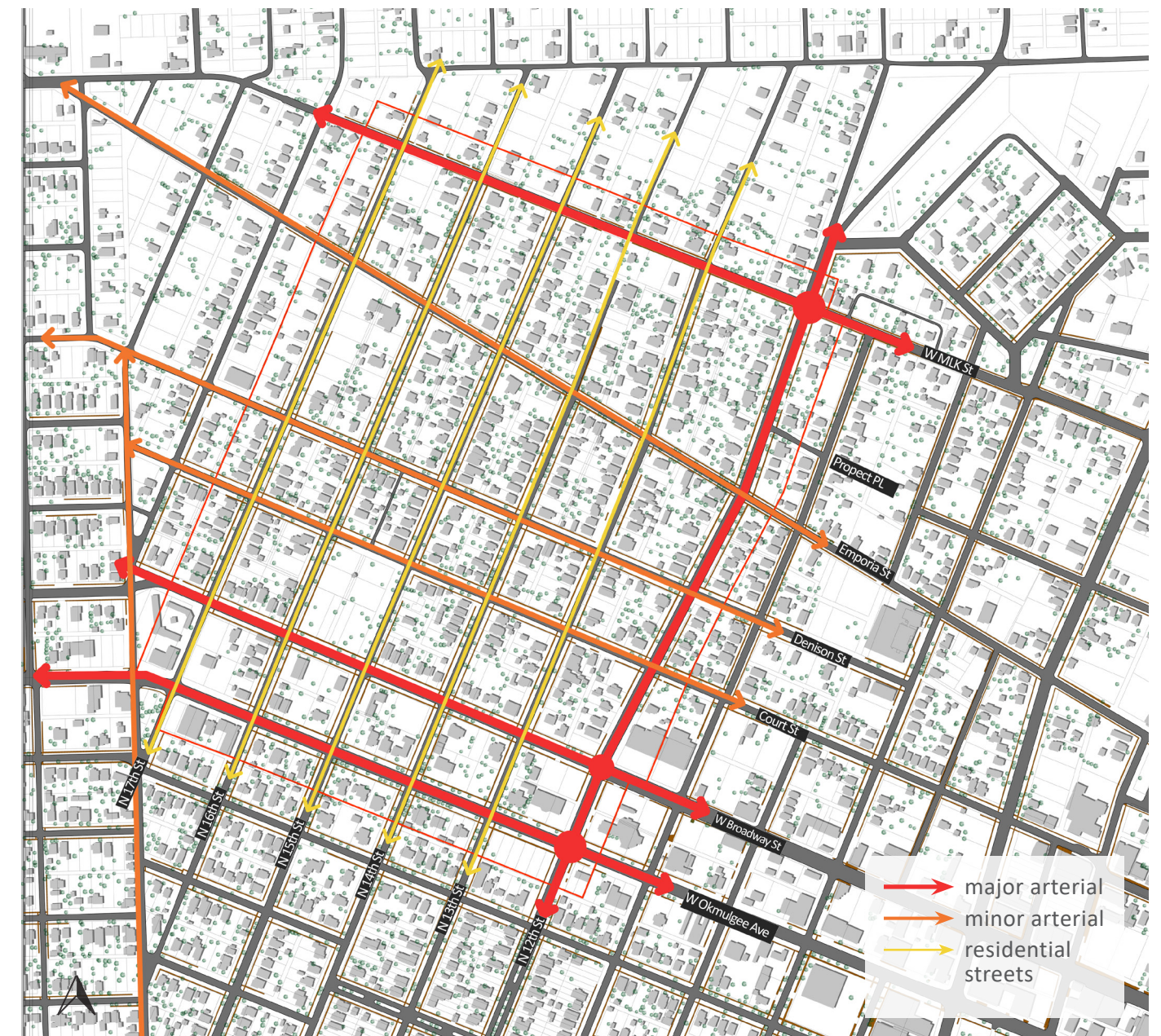


Step 7: **Add landscape** (See page 43 for guidelines)

Context and Precedents

STREETS

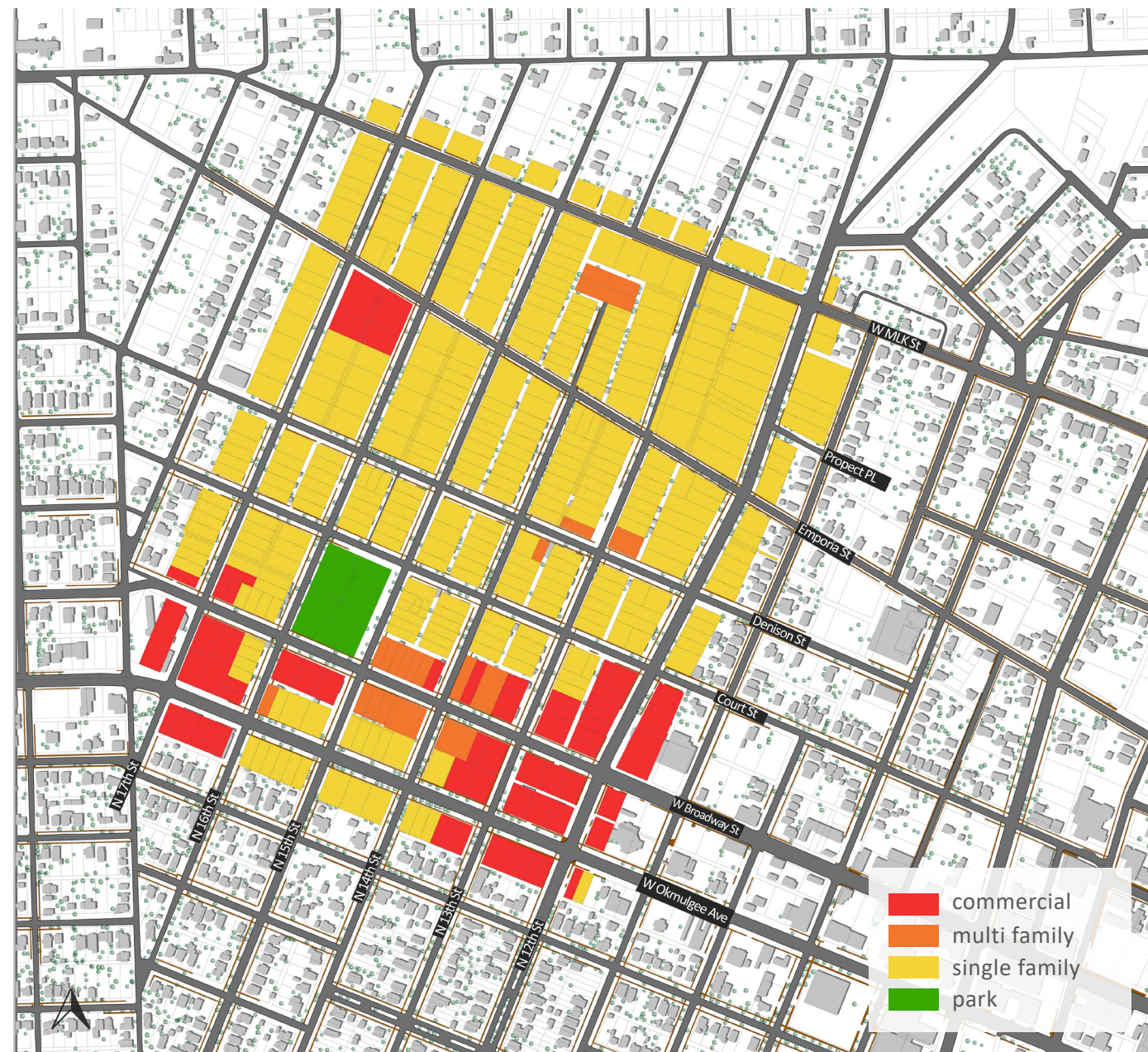
The streets in Founders' Place are laid out in a traditional grid pattern, however the north-south streets do not run true north and south. Instead, they follow the direction of the KATY Railroad. The east-west streets run at a right angle to the north-south streets with the exception of Emporia Street. This district has 12 streets, all of which are asphalt with concrete curbs. There are alleys, but they are rare, unkempt and, in some cases, un-used. The two most southern east-west streets and the most northern east-west street are major arterials; all other east-west streets are minor arterials. The north-south streets are residential streets and most of the buildings in the district face them, with the major exception being the most southern east west street, which is primarily commercial. Sidewalks are found between 15-20 feet from the curb on both sides of the street except for the 500 block of North 14th Street which has the sidewalks touching the curb. This street is the only dead-end street within the district and it dead ends on this block, just before the most northern east-west street.



Context and Precedents

LAND USE PATTERN

The groundbreaking of the Founders' Place Neighborhood occurred in 1898 (Dyer, 2019). Of the homes built before the end of World War II, only 201 remain (Dyer, 2019). Although the district is primarily residential, it does include some commercial establishments on the two most southern east-west streets and on the most western north-south street. There is also a bed and breakfast located within the residential area of the neighborhood. Most of the residences within the district are single family. However, there are a few duplexes and granny flats and one building built to have businesses on the lower level with multi-family above. The districts amenities include a three-acre park with playground equipment and a splash pad, a community garden and the southwest corner of the district is within a five to ten minute walk to downtown.

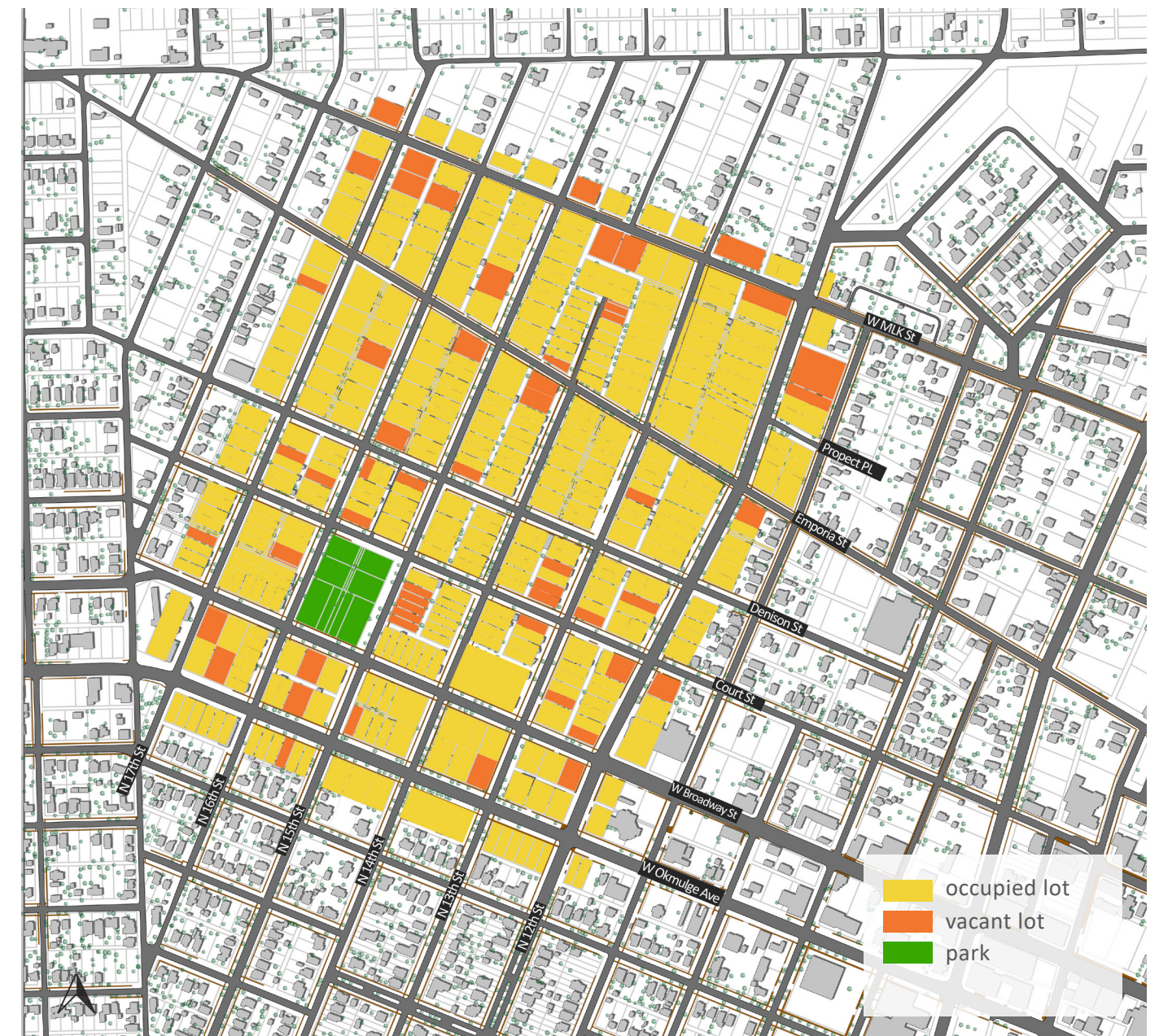


Existing land use pattern of Founders' Place, Muskogee

Context and Precedents

VACANT LOTS

As of today, there are 65 vacant lots within the Founders' Place District. Most of these lots are owned by private owners. The lots are dispersed throughout the district, though there are some small clusters. Most of the lots have a rectangular shape with a length of 140' and vary in width from 50'-100'. There are some larger lots with potential to be split into more than one lot. The demand demonstrated in the *Muskogee Comprehensive Housing Analysis* (OUUDS et al., 2019) coupled with the desirable location of the area poses great potential for infill housing and commercial development.



Approximate location of vacant lots inside the boundary

Context and Precedents

HISTORIC ARCHITECTURAL STYLES

The best way to describe this is perhaps to quote the following section Kristin Dyer wrote in the *National Register of Historic Places Registration Form* for Founders' Place Historic District in 2019.

"Founders' Place Historic District displays the early residential development of Muskogee from 1903 to 1951 when the initial period of construction waned after World War II. The district consists of 148 contributing and 52 non-contributing resources, totaling 201 primary structures. While the majority is residential construction, there is one contributing commercial building with second-story multi-family and one contributing religious building inside the district boundary. A significant portion was constructed from 1903-1909, totaling approximately 30% of the resources in the district. Construction soared during the following decade with approximately 40% constructed between 1910 and 1919. As the remaining available lots were sold, the construction sensation began to decline with 18% constructed between 1920 and 1929 and 11% between 1930 and 1951. There are 12 buildings constructed after the period of significance" (Dyer, 2019).

During the development of Founders' Place Historic District, architectural styles reflected the popular styles of the period including the "high-style" variations. There are two distinct periods of architectural styles within the Founders' Place Historic District. From the period of 1903 to 1919, the popular styles included Colonial Revival, Queen Anne, Classical Revival and Prairie School, and they appeared on lots of typical lot sizes that provide an adequate front and rear yard as well as minimum room in the side yards. Larger houses with multiple outbuildings or servant's quarters were developed on larger tracts of land such as the Dr. F.B. Fite House and Servant's Quarters at 443 North 16th Street, Fred E. Darby House at 402 North 17th Street, and 438 North 16th Street. Houses during this period ranged from one story to two-and-a-half stories in height" (Dyer, 2019).



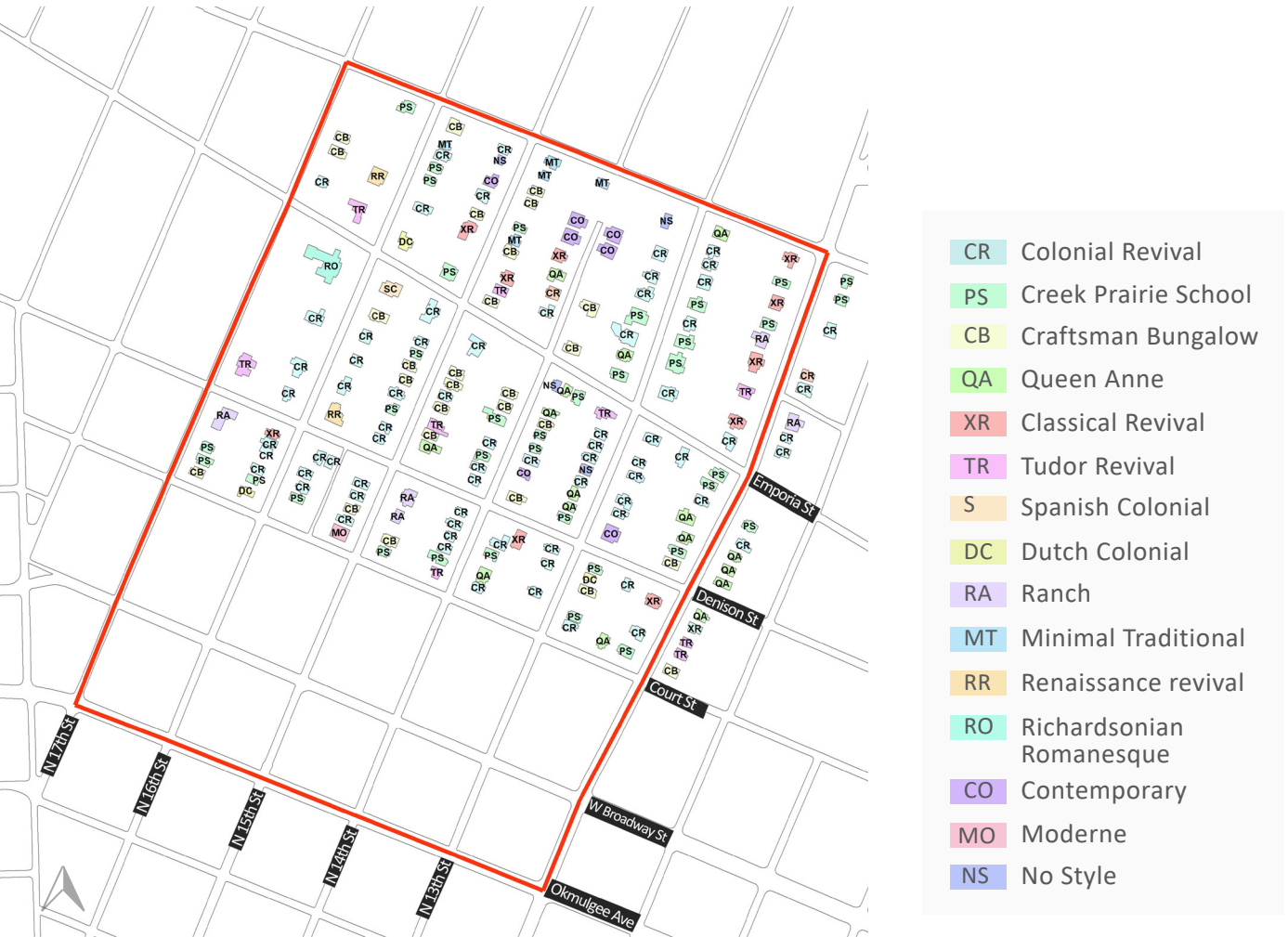
Contributing and non contributing houses of Founders' Place

Context and Precedents

"Stylistically, the Colonial Revival is the dominant architectural style within the district represented by 75 buildings throughout the historic district, and it is approximately 39% of the building stock. Colonial Revival buildings within the district represent several of the principal subtypes as categorized in the *A Field Guide to American Houses* (McAlester, 1984) which includes the asymmetrical, hipped roof with a full-width porch, side-gabled roof, centered gable, gambrel roof (commonly known as Dutch Colonial) and second story overhang subtype. While the Queen Anne style represents approximately 8% of the district, many of the Colonial Revival asymmetrical subtypes have character-defining features of the Queen Anne. Within the nomination, many houses feature a balance between the Queen Anne and Colonial Revival style, the more distinguishing style is listed as the primary architectural style. The remainder of the buildings during this period are as such: with 35 buildings, Prairie School represents roughly 18% of the building stock within the district; with 8 buildings, Classical Revival represents approximately 4%; and there is one example of Richardsonian Romanesque in the district" (Dyer, 2019).

During the second period of development from 1920-1951, approximately 24% of the remaining housing stock was constructed. The majority were one-story in height with a few extending two-stories in height, and the houses were of frame construction with various veneers including stucco and stone. With 28 examples within the district, Craftsman/Bungalow represents approximately 14% of the housing stock, and it is the most popular style constructed during this period. Other styles include Prairie School, Tudor Revival, Colonial Revival, Ranch, and Minimal Traditional. During this time, the only religious building was constructed in the Moderne style" (Dyer, 2019).

For the purpose of this pattern book, OUUDS design team has studied seven stylistic precedents which are described in the following pages.



Architectural Styles of houses in Founders' Place

Context and Precedents

COLONIAL REVIVAL



North 16th Street

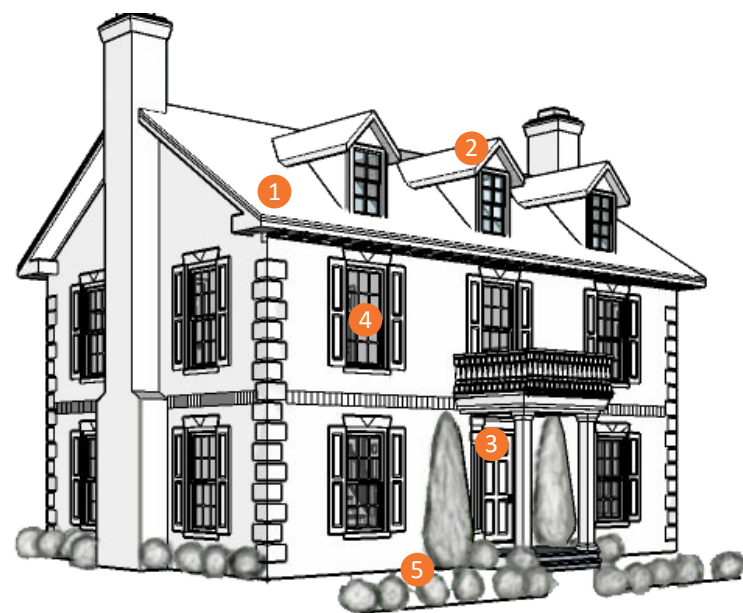
North 17th Street

North 16th Street

North 16th Street

History

Colonial Revival became popular around the time of our nation's first centennial celebration and pays tribute to our past as colonists. Americans became sentimental for these style two more times in our early history creating new waves of Colonial Revival houses being built. These time followed the 1893 Colonial Expedition (which several Colonial Revival style houses) and the "re-creation of Colonial Williamsburg in the early 1930s (Roanokeva.gov, 2019). As the United States of America is a melting pot of many cultures, so too is Colonial Revival Architecture. A Colonial Revival house can have English, Dutch, Spanish or Georgian (Still English, but from a time when there were a series of kings named George) influences. In fact, many Colonial houses these styles were mixed, making the houses stand out as Colonial rather than being completely true to the country of influence. (Roanokeva.gov, 2019)



Essential Elements of the Colonial Revival

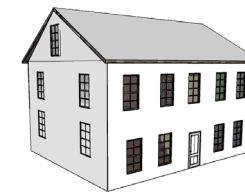
- 1 Side gabled or hipped roof with boxed eave; or gambrel roof with flared eave, depending on substyle
- 2 Dormers, if present, face a single direction
- 3 Symmetrical facade composition, three or five ranked, with entry door as most prominent feature
- 4 Tall, slender, multi-lite, double-hung windows with lintel, shutters that appear operational, and prominent sill
- 5 Formal landscaping

Colonial Revival houses are simple, usually symmetrical and always orderly. They can be one to three stories tall and can be rectangle or square. The roofs are gabled or hipped with a 12 to 18 inch boxed eave. (Roanokeva.gov, 2019). The eave may be embellished with dentils and/or modillions. With the exception of the hipped roof for a three-story house, roofs have a moderate to high pitch. The facade is divided into three or five units, with the door as its most prominent feature (Roanokeva.gov, 2019). This is generally achieved by it having a pediment supported by pilasters or a portico supported by narrow columns. There may also be window lites above the door, that may or may not be part of the door. And, the door may have side lites. The windows are tall and slender and double sashed. They may have a lintel with or without a key, pediment or other decorative feature above them and have shutters that appear functional. The house should have one or more chimneys. A single chimney would be on a gable end. If there is more than one chimney, they would be placed symmetrically. If dormers are present, they are gabled and aligned vertically with the door. (McAlester et al., 1984)

Context and Precedents

Massing and Composition

Side Gable: The roof pitch for a side gable Colonial Revival should be between 6:12 and 12:12. The house should be two stories, 28'- 38' wide x 18'-32' deep, as should the other variations of revivals discussed below. Rectangle with a roof on it, this house should have order and symmetry. The facade can be brick, stucco, or clapboard. The door should be the most prominent feature of this house. However, the 18" boxed eave should be embellished with at least a cornice. The windows should be 3,5, or (rarely) 7 ranked with accents such as lintels and sashes.



Side gable



Second story overhang

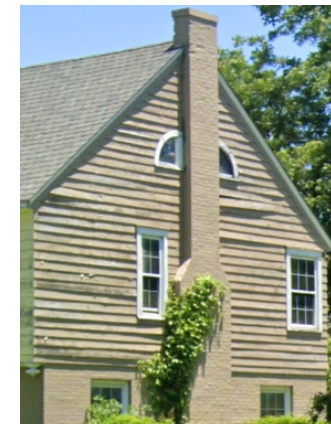


Gambrel

Second story overhang: These houses (often called Garrison houses) follow all of the rules of a typical Colonial Revival though their embellishments may be more understated. Though the facade may be constructed of all the same material, it is not uncommon for the overhang's facade to be clapboard while the lower half is brick or field stone. The windows should have shutters and there may be small decorative fan (or otherwise) windows on either side of the gable end chimney. The door on this house type is more likely than other colonials to have the door not be centered.

Gambrel: The gambrel roof is seen on Dutch Colonial Revival houses. There may be a cross gable or cross gambrel. These houses typically have a steep pitched roof broken into segments and may have flared eaves. They can have individual or continuous dormers with several windows. Common windows are generally eight over eight divided lites. Smaller windows will still have multiple lites. All windows (other than decorative) will be double hung. These houses are generally one and a half to two stories and materials can be shingles, wood clapboard or brick. (Steilen, 2019)

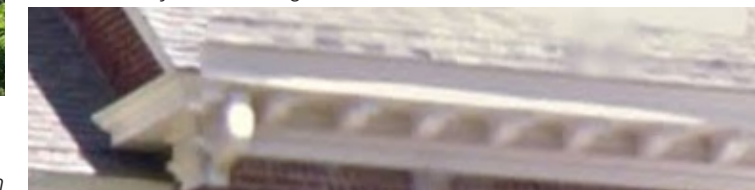
Roof, Eave, and Dormer Variants



Side gable, second story overhang with decorative carved drop, and decorative fan windows on sides of chimney



Gambrel roof with cross gables



18" Boxed eave bracket and modillions



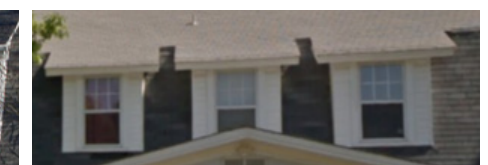
Gambrel roof with gablet



Colonial Revival dormers



Dutch shed dormer



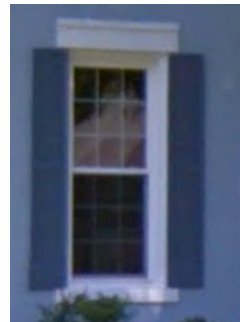
Group of separate Dutch shed dormers

Context and Precedents

Windows



Jack Arch above the window with a prominent sill below the window



Lintel above the window with prominent sill below the window



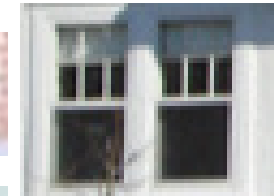
Three window set with jack arch and shutters



Jack Arch



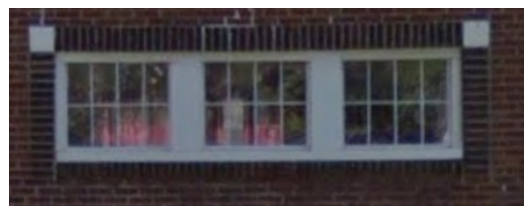
Dutch four group windows



Dutch paired windows



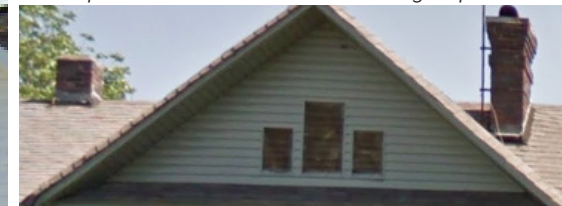
Dutch three group windows



Colonial Revival three group windows



Dutch gable windows



Dutch gable windows and semetrically placed chimneys (one is broken)

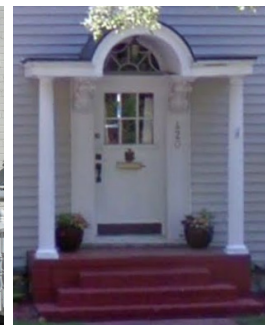
Doors, Porches, Porte-cocheres



Triangle Pediment with Pilasters



Door with pilasters, broken pediment & large dentils



Lited door with lite above, and portico with pilasters and columns



Lited door surround; pediment with dentils and pilasters



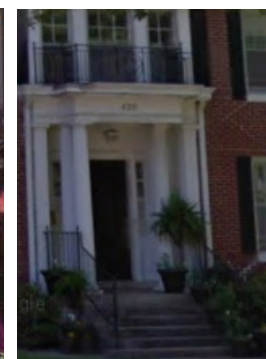
Eyebrow Portico



Colonial Revival porte-cocheres



Entablature



Dutch Covered Porch

Context and Precedents

CREEK PRAIRIE SCHOOL



522 North 13th Street



301 North 12th Street



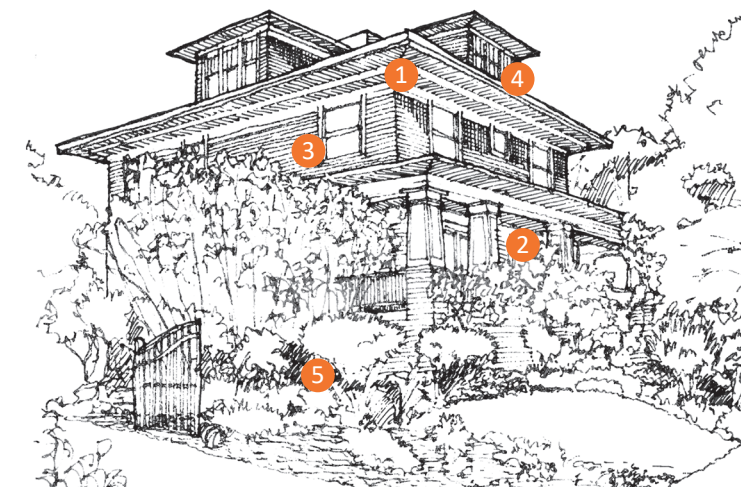
503 North 13th Street



510 North 13th Street

History and Characther

Creek Prairie Houses come from the Arts and Crafts movement represented by the work of Charles Rennie Mackintosh, Frank Lloyd Wright, and the Greene Brothers. These designers were influenced by Arts and Crafts traditions from Scotland, America, and Japan respectively. The Prairie Style appeared during the eclectic period of American homebuilding in the early Twentieth Century during the transition from historicism to modern design. The style mixes elements from both with classical proportions and massing contrasting with minimal ornamentation and simple detailing. The Creek Prairie Houses are two stories with relatively large floor plans, the four square being most popular. Many of the designs may have come from pattern books and mass-marketed house plans. The Creek Prairie Houses all have flared roof eaves, a distinctive detail common for the regional climate. Facade materials include brick, a local material, stucco, and horizontal wood siding. Wood siding is often painted with vibrant, but unsaturated colors. Porches are deep to provide shade and an outdoor living space. Porch columns come in a variety of expressive forms including full masonry piers, half-height masonry piers, and tapered wood columns. Windows and doors are placed symmetrically or asymmetrically in a balanced composition. Windows are often grouped. Oversized windows are common on the ground floor.



Essential Elements of the Creek Prairie School

- 1 Shallow-pitched roofs with flared eaves and deep overhangs.
- 2 Deep, broad porches with expressive structural elements.
- 3 Asymmetrical window and door placements in balanced compositions.
- 4 Dormers for ventilation or attic rooms.
- 5 Natural plantings creating an informal landscape.

Massing: A,B, & C Hipped 4-Square

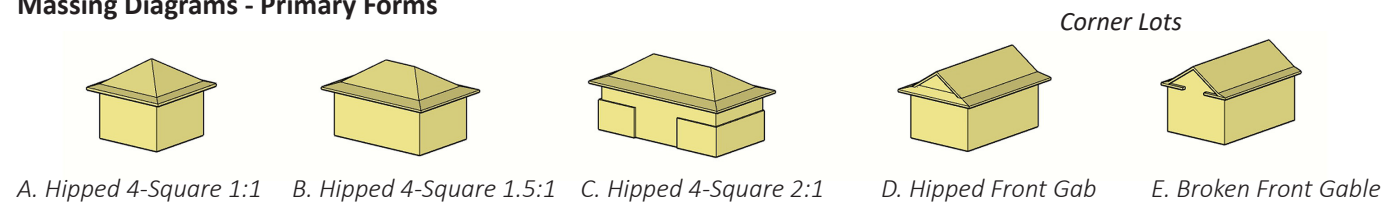
Square or rectangular volume with a 6:12 to 8:12 hipped roof. Roof pitch generally flared at the eaves with a 3:12 to 6:12 ratio. Any ridge line runs parallel to the front of the house. Porches have hipped or shed roofs with a 3:12 to 6:12 pitch arranged symmetrically or asymmetrically on the front facade or as full facade elements. Porches are one-story and may wrap one or both corners. Roofs have one or two hipped dormers with ventilation louvers or windows for attic rooms. Front and side bay window additions in the shape of rectangular or hexagonal prisms project two to six feet from the main facade plane and may be one- or two-stories. Larger one or two story room additions may appear on side or rear elevations, as may carports or porte-cochere. Two-story chimneys are expressed on the exterior or buried in the interior of the massing arrangement.

Context and Precedents

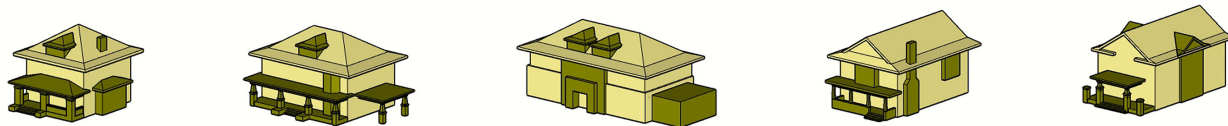
Massing: D & E Front Gable

Rectangular volumes typically placed on corner lots with 6:12 to 8:12 roofs with the gable facing the primary street. Roof pitch generally flared at the eaves with a 3:12 to 6:12 ratio. The ridge line runs perpendicular to the front of the house. A smaller cross gable may be added facing the secondary street. Gables may be plain, hipped, or broken. Porches have hipped shed, or flat roofs with a 1:12 to 6:12 pitch arranged symmetrically or asymmetrically on the front facade or as full facade elements. Porches are one-story and may wrap one or both corners. Front and side bay window additions in the shape of rectangular or hexagonal prisms project two to six feet from the main facade plane and may be one- or two-stories. Two-story chimneys are expressed on the exterior or buried in the interior of the massing arrangement.

Massing Diagrams - Primary Forms



Porches and Additions



Facade Composition and Proportions (Porches not shown for clarity.)



Context and Precedents

Windows and Doors

Standard Windows: Standard windows are double hung with vertical proportions. Typical muntin patterns are 1 over 1, 4 over 1, and 8 over 1. Special muntin patterns featuring square corners or diamonds are sometimes used.

Grouped Windows: Standard windows are often grouped in twos and threes with separating mullions. Groups have equal sizes or are arranged with sidelights in a picture window arrangement.

Dormer Windows: Dormers feature square and rectangular windows or louvers. These can also be grouped as described above.

Doors: Doors are frequently combined with sidelights and transoms. Doors feature panel construction with a variety of glazing lights that echo the window muntins, sometimes featuring stained glass.

Trim: Window and doors have simple, straight or tapered trim from 4” to 6” wide.



Materials

Roofing: Asphalt or fiberglass shingles, slate, or concrete tile.

Cladding: Smooth, horizontal bevel or lap wood or fiber-cement siding, 4” to 8” wide, smooth finish brick in common bond, or light sand finish stucco.

Foundations, Piers and Chimneys: Concrete, CMU, or brick foundations. Smooth finish brick piers and chimneys.

Windows and Doors: Wood or aluminum clad windows with traditional profiles and projecting muntins. Painted or stained wood doors.

Soffits and Ceilings: Bead-board, tongue and groove, or fiber-cement board or plaster.

Trim: Wood or fiberglass columns, railings, and balustrades. No shutters permitted.

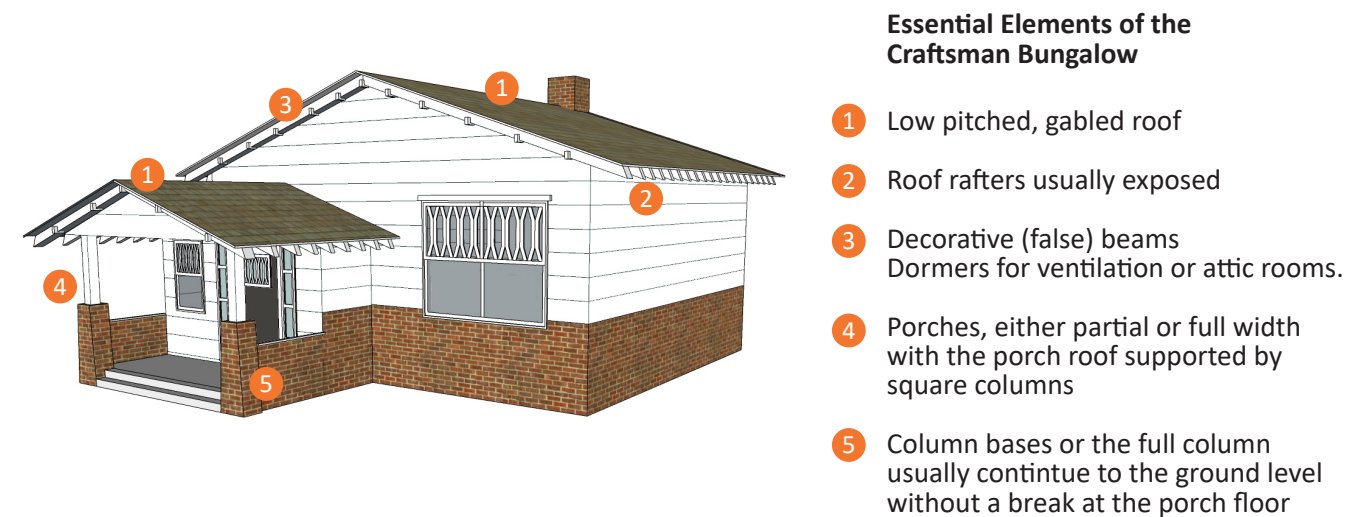
Context and Precedents

CRAFTSMAN BUNGALOW



History and Character

The Craftsman Bungalow architectural style was inspired by the work of two brothers from California. Charles Sumner Greene and Henry Mather Greene started designing simple Craftsman Bungalows in 1903 and in 6 years they had completed many well-admired examples that are known as “ultimate bungalows” (McAlester, 1984). Their Craftsman Bungalow designs were influenced by the “English Arts and Crafts movement, their interest in oriental wooden architecture, and their past training in manual arts” (McAlester, 1984). The Craftsman Bungalow style saw its prime from about 1905 through the early 1920’s as a small home pattern throughout the U.S. (McAlester, 1984) Tulsa’s oil boom in the early 20’s attracted many people to the city and surrounding areas. It is no wonder why there are so many homes of the Craftsman Bungalow style scattered across the historical neighborhoods of Tulsa and most importantly, Muskogee Founders’ Place.



Essential Elements of the Craftsman Bungalow

- 1 Low pitched, gabled roof
- 2 Roof rafters usually exposed
- 3 Decorative (false) beams
Dormers for ventilation or attic rooms.
- 4 Porches, either partial or full width
with the porch roof supported by
square columns
- 5 Column bases or the full column
usually continue to the ground level
without a break at the porch floor

Typical Subtypes

Hipped Roof: This subtype makes up less than 10 percent of Craftsman homes. The hipped roof subtype can be similar to some simple versions of the Prairie architectural style (McAlester, 1984). The hipped roof style is very simple and typically symmetrical.

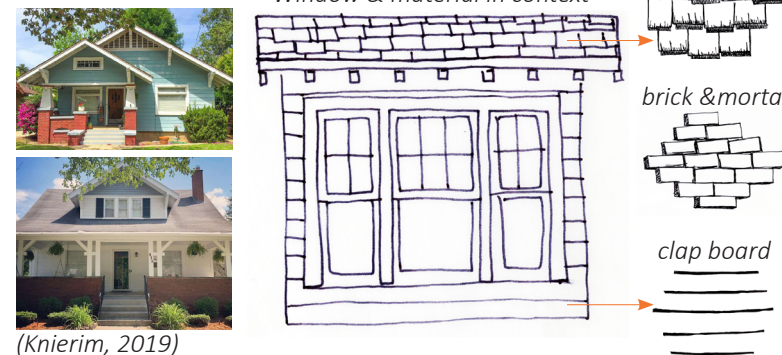
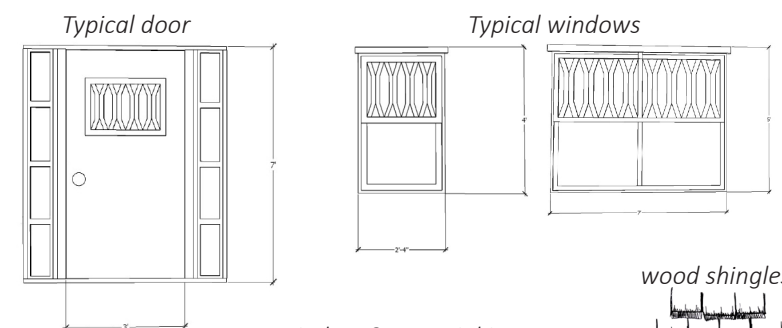
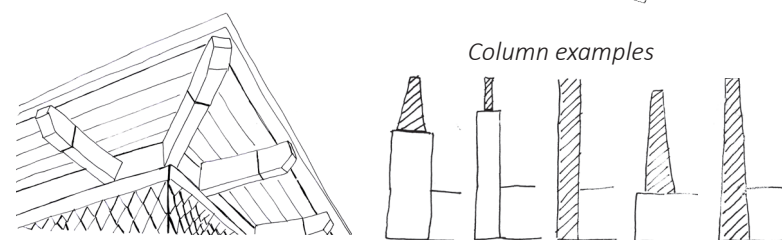
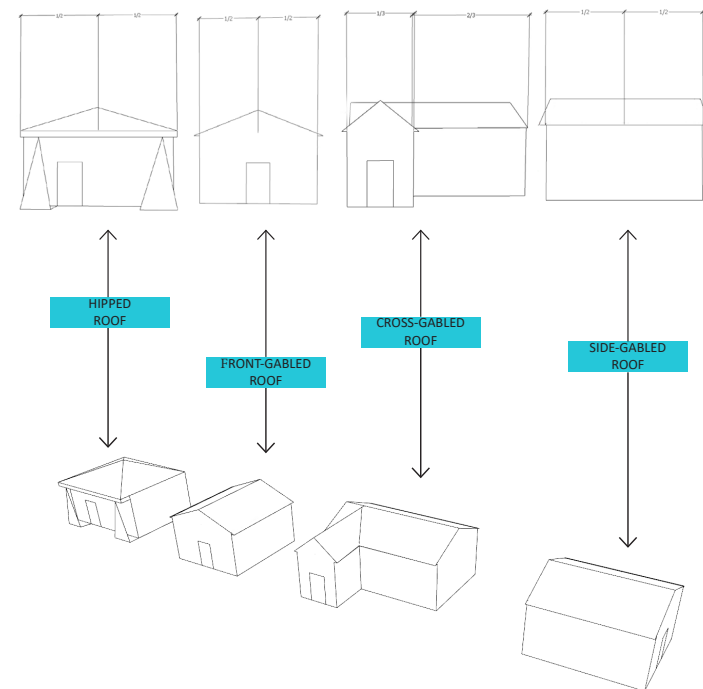
Front-Gabled Roof: This subtype makes up about one-third of Craftsman style homes. Most of the homes in this subtype are one story although two story front-gabled homes are not necessarily a rare occurrence. The presence of dormers makes up only 1 percent of this subtype (McAlester, 1984). This subtype is normally symmetrical in massing, but can become asymmetrical with the addition of a porch and dormers.

Cross-Gabled Roof: Cross-gabled types are said to make up about one-fourth of Craftsman houses. About 75 percent of these are one-story and only 2 percent of these have dormer additions. (McAlester, 1984). These can have various proportions, some being asymmetrical while others are perfectly symmetrical.

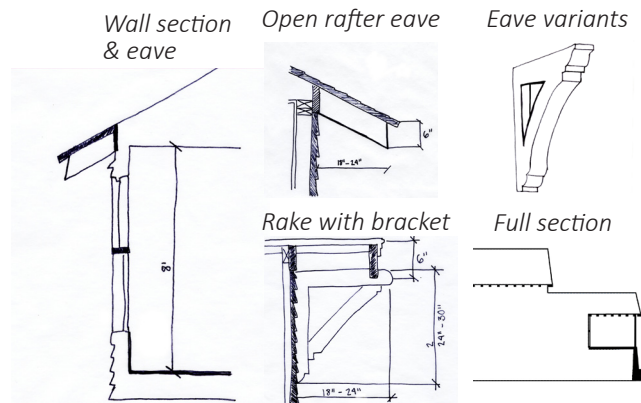
Side-Gabled Roof: This subtype contributes to about one-third of Craftsman homes. Most of these are said to be one and a half stories while two-story versions have full porches. It is said that this style is most common in the northeastern and Midwestern states (McAlester, 1984). This style, much like the front-gabled subtype, is most commonly symmetrical in massing.

Context and Precedents

Massing and Proportions



Wall Section & Details



The eaves of Craftsman Bungalow homes normally have exposed roof rafters or (false) brackets that vary in design.

Porch & Column Details

Craftsman Bungalow homes are identified by their unique porches. As shown, there are many different column structures possible for the Craftsman style. Some columns break before reaching the ground level while others extend to the ground consistently. Porches can be the full width of the house or partial and are most commonly attached to the front elevation of the home (McAlester, 1984).

Columns with sloping sides typically make up 50 percent of craftsman porches (UDA, 2004). The majority of craftsman porches have straight sides and extend to the ground level without breaks (UDA, 2004). The columns of craftsman style homes are more often than not, square in shape.

Doors & Windows

Craftsman doors and windows vary in style and size. They are often compared to doors and windows of the Prairie architectural style. Some windows are basic with simple rectangular shaped panes, while others are more stylistic.

Materials & Colors

Craftsman materials most commonly consist of some type of horizontal siding like clap board, wood shingles varying in shape, and sometimes brick and mortar is used as a main component of the house. The Craftsman Bungalow style has a wide range of popular colors. Some are more neutral with gray, white, and creme coloring while others stand out with shades of green, blue, or red. Founders' place examples portray both of these neutral and vibrant colors.

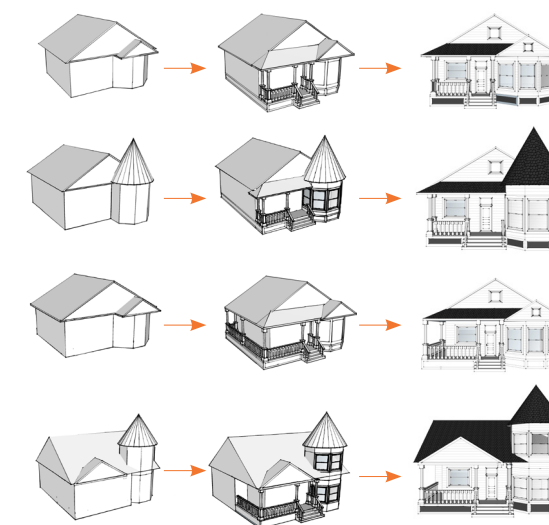
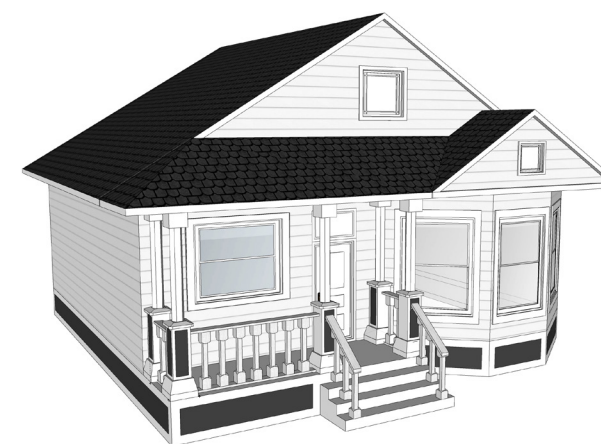
Context and Precedents

QUEEN ANNE



History and Character

Queen Anne is one of the most popular remnants of Victorian house design and architecture. We can find a lot of different Queen Anne's styles, but no two are alike. However, we can similarities like steeply pitched roof of irregular shape, patterned shingles, cutaway bay windows, facade with texture, asymmetrical facade. The peak period of the Queen Anne style architecture was 1880–1900, although the style persisted for another decade. The style was named and popularized in England by the architect Richard Norman Shaw (1831-1912) and his followers. He chose the name Queen Anne because he thought it reflected an aesthetic sense connected to a much earlier Anne Stuart, who had served as Queen of Scotland, England, and Ireland in the early 1700s. Examples of Queen Anne architecture first appeared in the United States at the Philadelphia Centennial Exposition in 1876 when the British government built a few houses to showcase the style. From there, the style spread across the country. In fact, it held on a little longer in the Western states and declined in popularity in places like California and Colorado by 1910.



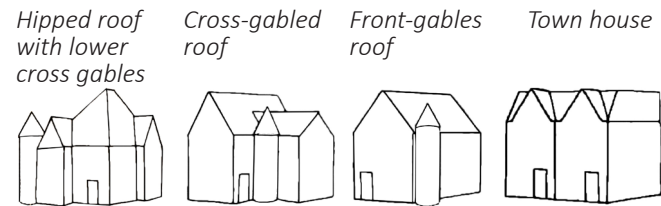
Massing and Composition

Queen Anne structures vary greatly, but several key characteristics make the style easy to identify. Buildings are often asymmetrical and one story. They usually feature a large wrap-around porch. Usually with a dominant front-facing gable; patterned shingles, cutaway bay window, and other devices used to avoid a smooth-walled appearance. Queen Anne houses are most subdivided into two sets of overlapping subtypes. The first one is based on the variation of the shape and the second is based on decorative elements. We can cite four principal shape subtypes for a Queen Anne House:

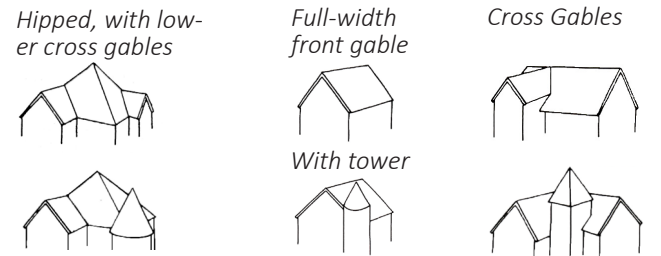
Hipped roof with lower cross gable: Being one of the most common shape subtype of Queen Anne houses, we can find a huge variation of this shape. Most commonly there are two cross gables, one front-facing and one side-facing, both asymmetrically placed on their respective facades. Unlike most hipped roofs, in which the ridge runs parallel to the front facade, Queen Anne hipped ridges sometimes run front-to-back, parallel to the side of the house. Other houses have pyramidal roofs with no ridge or merely a small flat deck crowning the hip. The hipped portion of the roof may have a gable-on-hip added; dormers and additional gables are common. A tower, when present, is most commonly placed at one corner of the front facade. The roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.

Context and Precedents

Principal subtypes



Principal Roof Forms



Cross-gabled roof: Fewer Queen Anne Houses have simple cross-gabled roofs without a central, hipped unit. They are normally of L-shaped plan; a tower, when present, is usually embraced within the L.

Front-Gabled roof: About 20 percent of Queen Anne houses have full-width front gable which dominates the front façade. This form occurs most frequently in detached urban houses. A tower, when present, is usually placed at one corner of the front facade.

Town House: Detached Queen Anne urban houses usually have front-gables roofs. Attached row houses are uncommon but occur in both gabled and flat-roofed forms. Each attached unit may be individually distinguishable on the facade or may be part of a larger facade design.

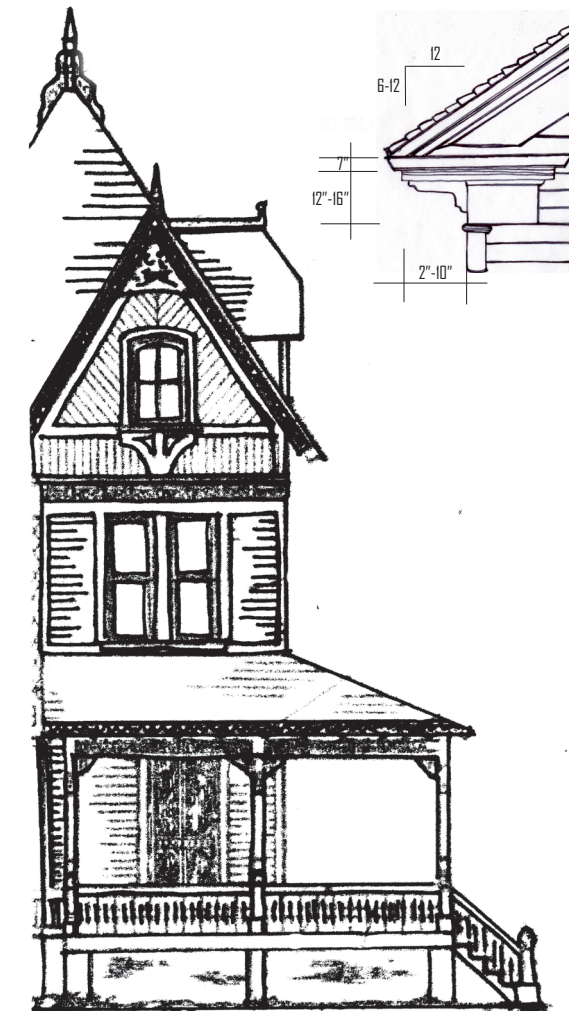
Essential Elements

The Queen Anne houses are the most eclectic style of the Victorian era. To identify Queen Anne houses, you should look for steeply pitched, irregular roof shapes; dominant, front-facing gable; patterned shingles, bay windows, picturesque massing (see Gothic Revival), polychromatic and decorative ornamentation; partial or full-width porches of one story; multiple gables and dormers; occasional towers and turrets, rounded or square. Differing wall textures are the most important decorative elements. This is accomplished by avoiding plain flat wall through such devices as bays, towers, overhangs, and wall projections, and by using several wall materials of differing textures wherever expanses of planar wall do occur.



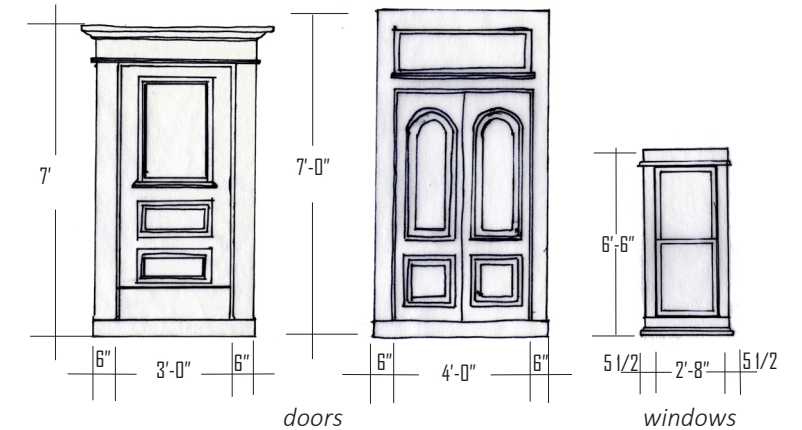
Context and Precedents

Wall Section and Details



Doors and Windows

Queen Anne doors and auxiliary doors are taller than they are wide. While Queen Anne style main entries consist of a single door, double doors are common, too. When double doors are used, each individual door is usually narrow, so the unit as a whole maintains its tall proportions.

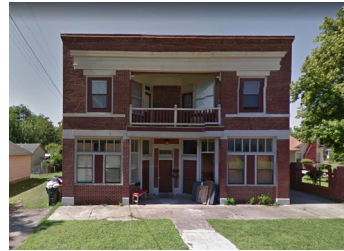


Exterior Color Palette



Context and Precedents

CLASSICAL REVIVAL



1315 Denison Street



533 North 12th Street



315 North 16th Street



555 North 12th Street

History and Character

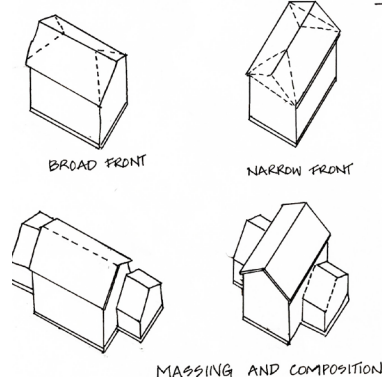
"The Classical Revival is one of the most common architectural styles seen in the US, inspired by the World's Columbian Exposition in Chicago held in 1893 which promoted a renewed interest in the classical forms. Similar to the Colonial Revival style which was popular in the same period, the Classical Revival style was more formal and monumental in its design. Relying on stylistic details of the earlier Greek Revival style, Classical Revival style buildings often have massive columns with classical Corinthian, Doric or Ionic capitals, topped by a front facing pediment.

One of the most distinctive versions of this style features a full-height columned front porch topped with a classical pediment. Other variations of this style may feature a rounded front portico with columns and a balustraded flat roof, or a flat-roofed, full or partial front porch with columns. The arrangement of windows and doors is formal and symmetrical, with the front door often flanked by pilasters or side lights and capped with a flat entablature, broken pediment or rounded fanlight" (designingbuildings.co.uk).

Massing Composition and Details



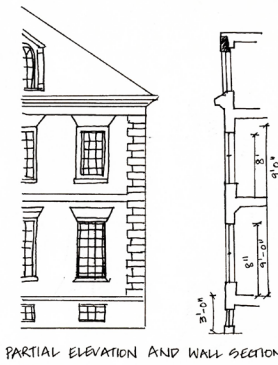
MASSING DIAGRAMS



MASSING AND COMPOSITION

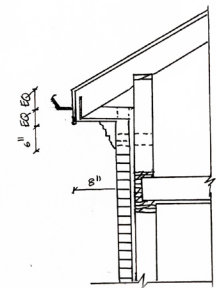
CLASSICAL REVIVAL HISTORY:

- CLASSICAL REVIVAL STYLE HOUSES ARE BASED ON FEDERAL AND CLASSICAL REVIVAL HOUSES FROM MID 19TH CENTURY.
- NORFOLK AND MID ATLANTIC REGION HAVE SIGNIFICANT EXAMPLES OF THIS HOUSING.
- DOMINANT FEDERAL STYLE HOUSES PRACTICED BY NORFOLK ARCHITECTS.
- CLASSICAL REVIVAL HOUSES ARE TYPICALLY DEVELOPED AS SIMPLE, ADDITIVE MASSING: TYPE - DOMINANT CENTRE PAVILION OR MAIN BODY (WHICH CAN BE ONE OR TWO STOREY)
- ADDITIVE SIDE WINGS, REAR WINGS, PAVILIONS
- PALLADIAN COMPOSITION BECAME PRINCIPAL ORGANISATION.



PARTIAL ELEVATION AND WALL SECTION

TYPICAL EAVE DETAILS

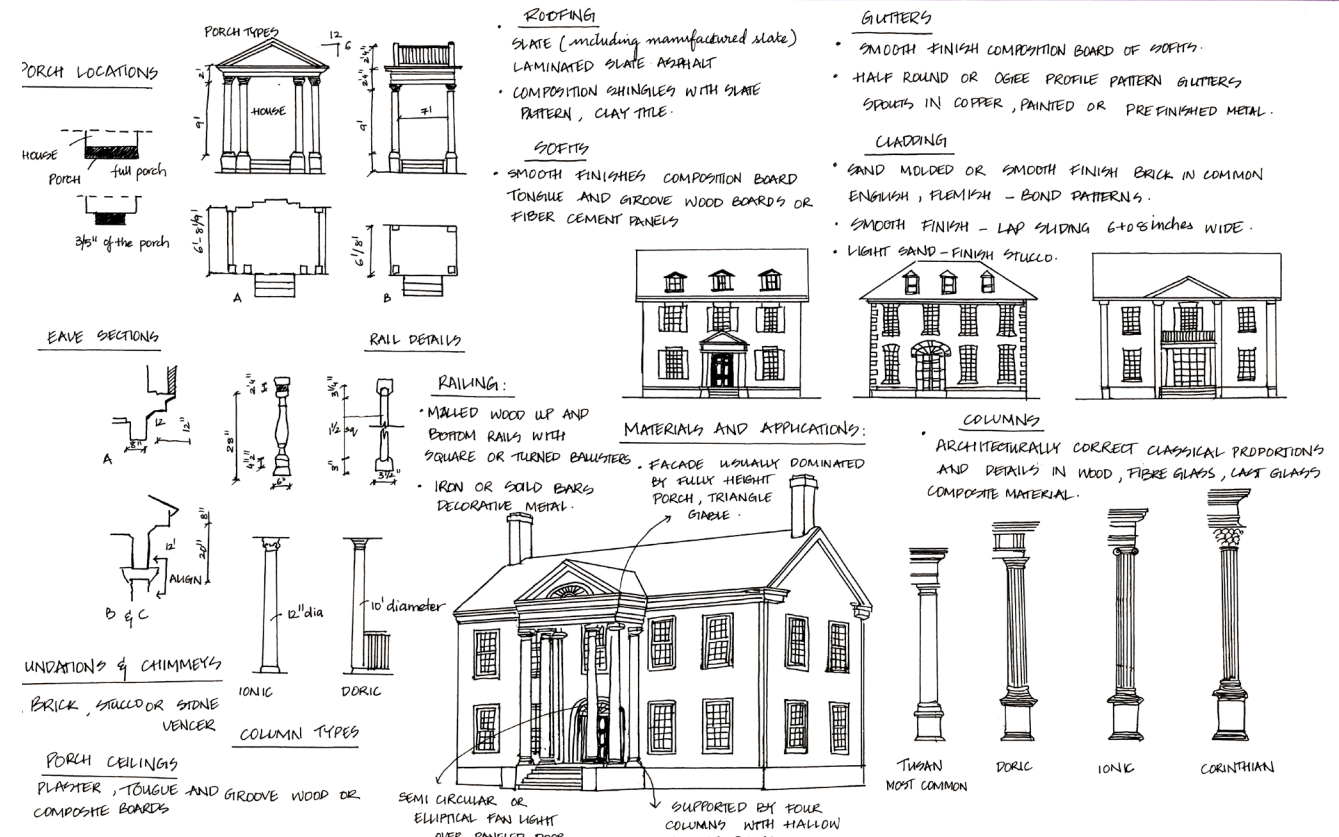


ESSENTIAL ELEMENTS OF THE CLASSICAL REVIVAL STYLE

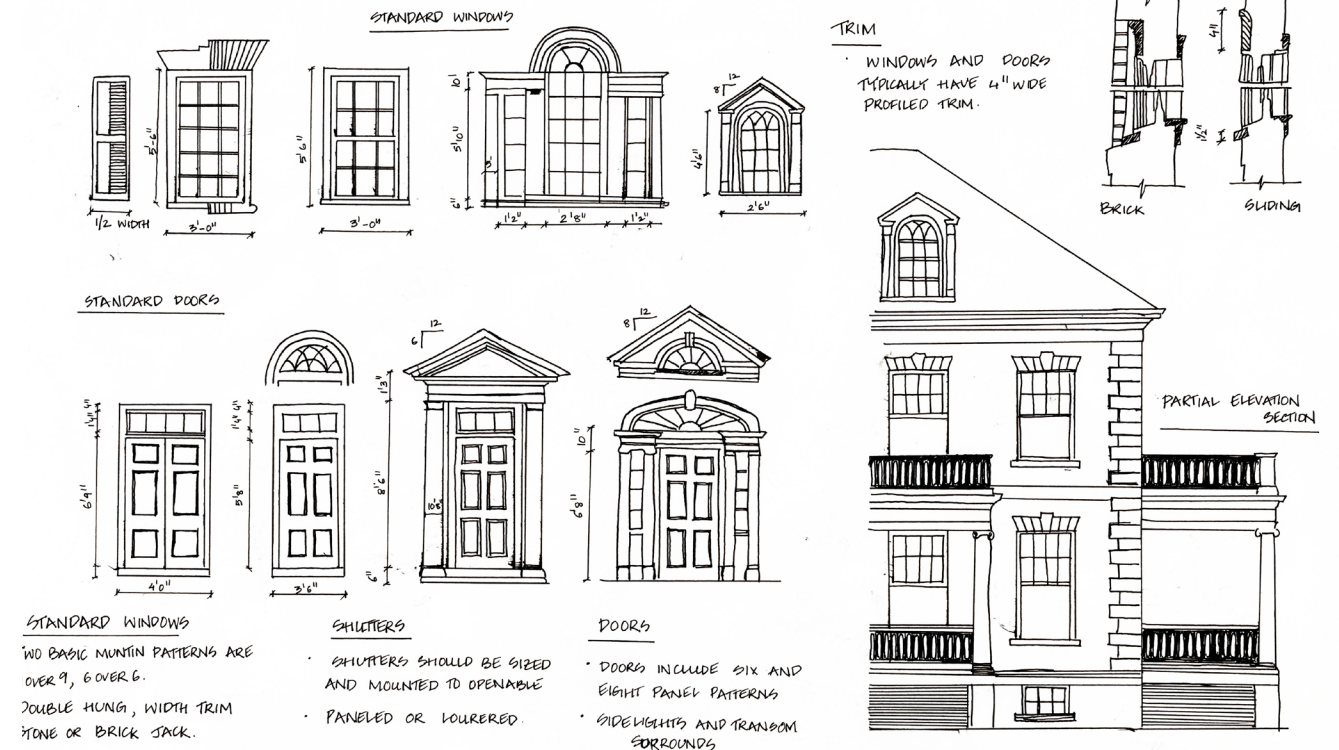
- SIMPLE VOLUMES (ONE STORY SIDE) WINGS AND PORCHES TO MAKE COMPLEX.
- SYMMETRICAL COMPOSITION OF DOORS & WINDOWS.
- SIMPLIFIED COMPOSITIONS AND COLUMNS. OFTEN ROBUST AND EXOTIC CLASSICAL ORDERS AS IONIC CORINTHIAN USED IN PORCHES
- MULTI-PANE - WIDE IN PROPORTION 6/6, 9/9.

Context and Precedents

Massing Addition and Details



Windows and Doors



Context and Precedents

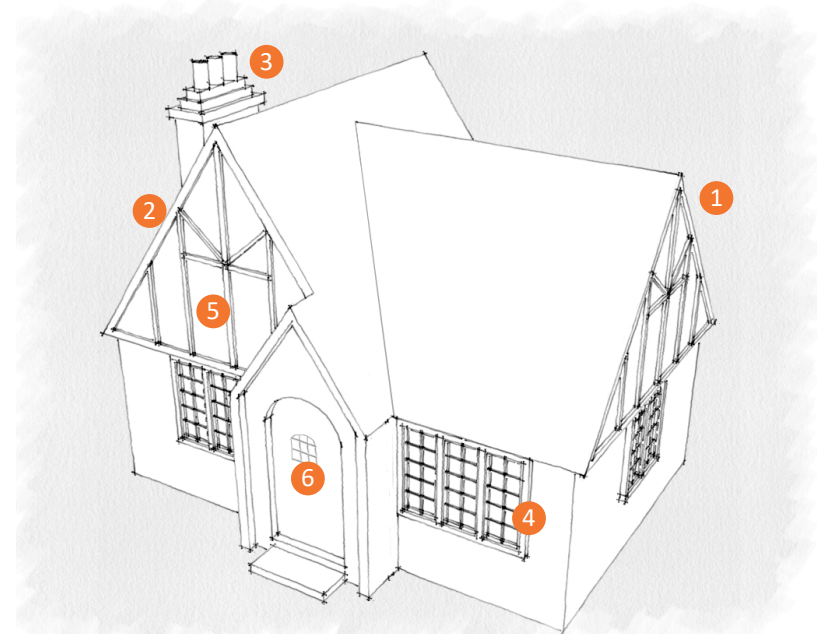
TUDOR REVIVAL



1303 Emporia Street (c. 1913) 501 N 16th Street (c. 1935) 519 N 12th Street (c. 1936) 301 N 14th Street (c. 1946)

History and Character

The Tudor Revival is a picturesque eclectic style which is based on early English building traditions that range from simple folk houses to late medieval palaces. The first Tudor style homes appeared in the United States around 1890. It became popular in the 1920s and 1930s, only rivaled by the Colonial Revival style. The Founders' Place Historic District consists of nine Tudor houses, mostly built between 1920-1951, representing around 4% of their total 201 resources. Tudor houses are diverse in massing shapes and mostly asymmetrical in compositions. Which gives them versatility and flexibility in design. Yet they can be easily identified by their steeply pitched roof, usually with one or multiple front-gables; decorative front or side chimneys; half-timbered facade details; simple round-arched doorways; and tall, narrow casement or double-hung sash windows, often grouped together. They are usually of stucco, masonry or masonry veneered construction and often have distinctive stonework or brickwork as ornamentation. Atypically they have some other features like false thatched roof and parapeted gables, but they are not seen on the Founder's Place.

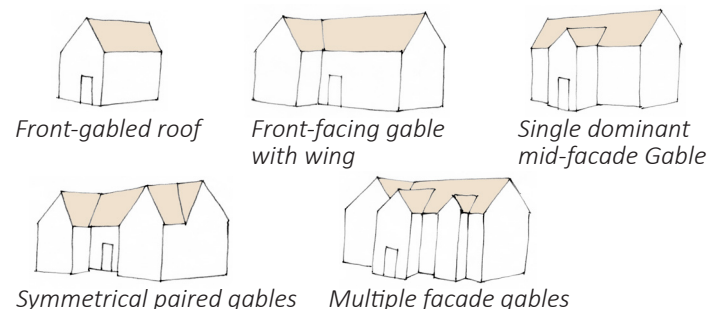


Essential Elements of the Tudor Revival

- 1 steeply pitched side-gable roof on main house block (less commonly hipped or front-gabled)
- 2 one or more steeply pitched cross gables on the front facade
- 3 large, elaborate chimneys, often crowned by decorative chimney pots
- 4 tall, narrow windows, usually in multiple groups and with multi-pane glazing
- 5 decorative half timbering, usually on the gables
- 6 recessed entry, often arched

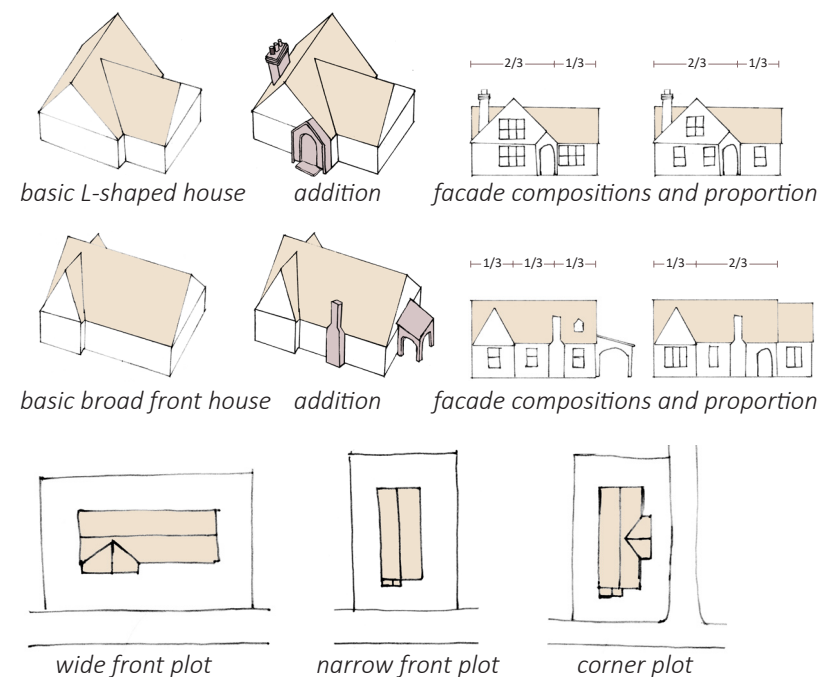
Typical Subtypes

Tudor Revival is known for it's asymmetrical, diverse patterned massing. The basic house block is usually rectangular in shape with a high pitched roof and it can be divided into subtypes based on it's gable variants. Each of these subtypes has further massing variations depending on the size and shape of the gables; number and location of chimneys; frequent addition of side wing or end porches; and occasional introduction of front entry porches.



Context and Precedents

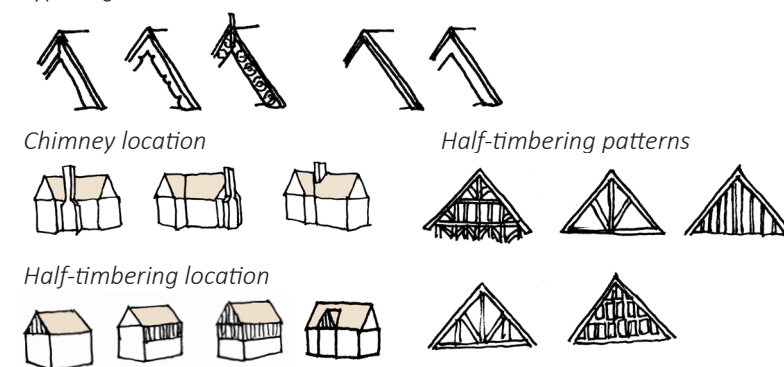
Common Massing Diagram



Site Adaptability

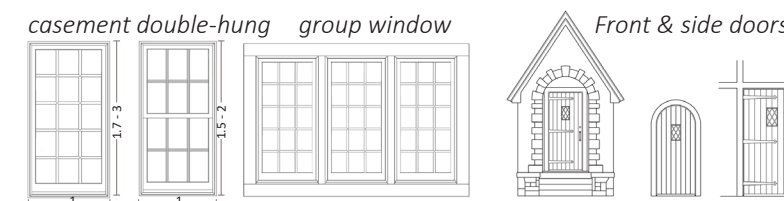
Tudor houses can be built in differently shaped and oriented plots facing a street, keeping all of it's prominents features. This versatility, adaptability and design flexibility of Tudor makes it greatly admirable.

Typical gable details



Doors & windows

Tall narrow windows, often grouped together. Casement and double hung sash windows are used most. Rectangular board and batten doors often signignified by the introduction of shaded porch and tudor arch.



Composition

Facades are usually asymmetrical, atypically symmetrical compositions can be found in early built Tudor house. Facades can be divided into thirds to create a soothing proportion, but often the divisions are negligible. Windows and doors are frequently used asymmetricaly, although they make an overall balanced composition. Verticality of windows are prominent. Windows are often grouped together. Recessed entrance door often accompany Tudor arch over it. Almost half of the facade is decorated with half-timbering. The location and pattern of half-timbering create significant variations in the compositions. The feature and proportion of the additive parts matches well with the main building. Chimneys can be added at the front, to the sides or internally. Front porches are rare, but end porches are frequent.

Material

Foundation: Concrete, cmu, or brick

Wall cladding: Brick wall cladding is most common for the first-story. It is commonly contrasted with stone, stucco, or wooden claddings on principal gables or upper stories. Sometimes stone and stucco cladding are seen. Wooden cladding on the first story is rare.

Roof: Asphalt shingles are common. Slate or concrete tiles can also be used.

Chimney: Smooth finish brick in common or patterned bond. Decorations with stonework.

Windows and Doors: Wood or aluminum clad windows. Cast stone mullions and transoms. painted or stained wood doors with cast stone



Context and Precedents

SPANISH REVIVAL

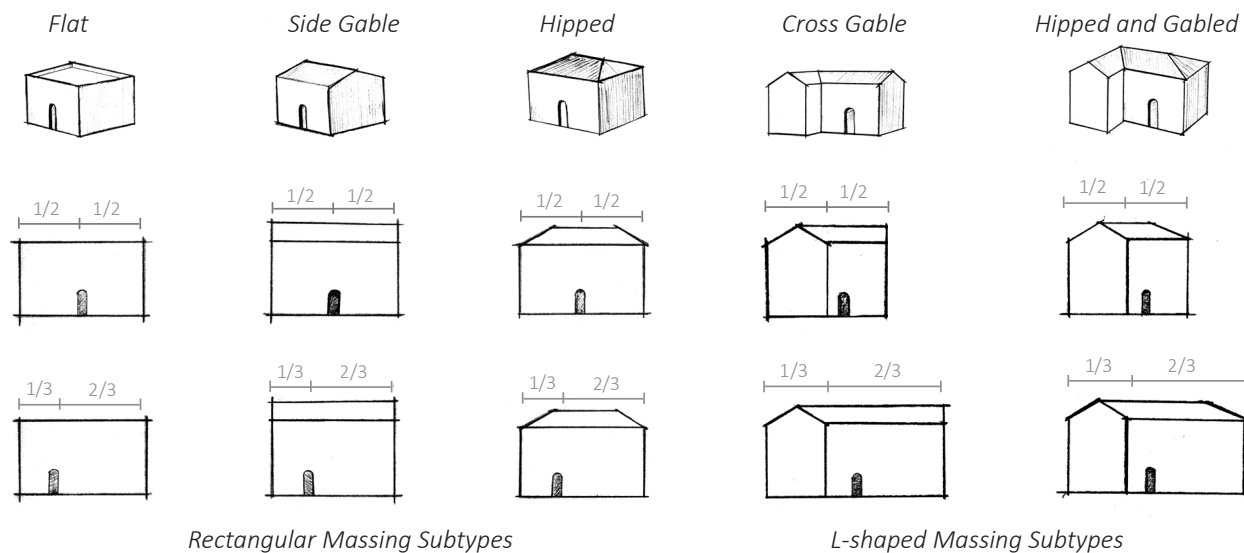


History and Character

Spanish Revival architecture sprouted in America during the late 19th century. It was initially limited to coastal regions due to greater Spanish influence, such as Santa Barbara in the Southwest, as well as Texas and Florida. The Spanish farmhouse style was the key inspiration in Santa Barbara, also known as Andalusian vernacular. George Washington Smith was the architect primarily responsible for popularizing this style, and many of his homes can be seen in Santa Barbara neighborhoods. Spanish Revival grew in popularity between the two World Wars and spread throughout the US, eventually landing in neighborhoods like Maple Ridge and Founders Place in Oklahoma. As one can imagine, this proliferation resulted in varying interpretations as architects put their own influence into the form. However, at the core, Spanish Revival Architecture emphasizes the interplay of cubic volumes, pergolas, patios, and verandas. Large, uninterrupted stucco walls, colorful terracotta roof tiles, and ornate wrought-iron window coverings and balconies pay homage to this style's origins.

Massing and Form

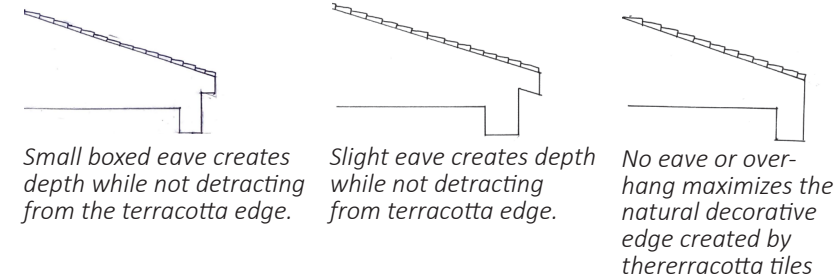
Due to its eclectic origins, Spanish Revival architecture massing exists in many forms. Within the Founders Place and Maple Ridge neighborhoods, the most common massings are rectangular or L-shaped featuring a roof with a low slope (usually a 4:12 pitch). The following five massing and roof types are illustrated. Within the selected neighborhoods, one and two story varieties are common and acceptable.



A simple rectangular massing with three roof varieties. Each can be symmetrically or asymmetrically arranged. The L-shaped variety is larger, typically two stories, and naturally asymmetrical in form.

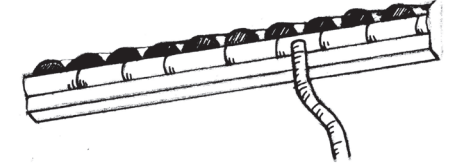
Context and Precedents

Common variants of eave

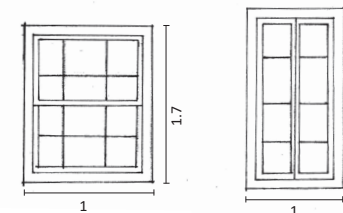


Eaves

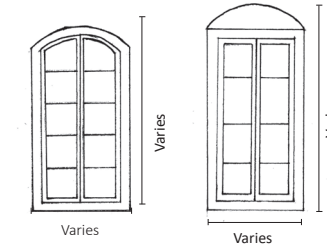
Eaves are simple in construction and rely heavily on the natural edge created by terracotta roof tiles.



Standard Windows



Special Windows

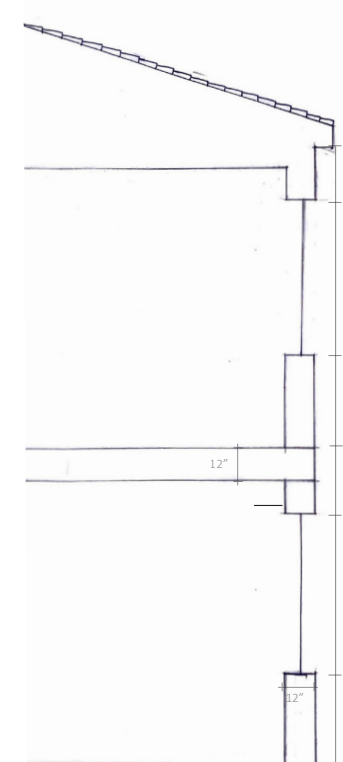


Windows Details

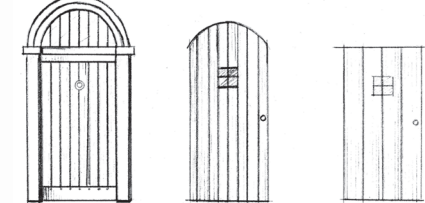


Iron window grills can be added to windows to achieve prominence. Recessed windows highlight the thickness of the stucco walls.

Typical section

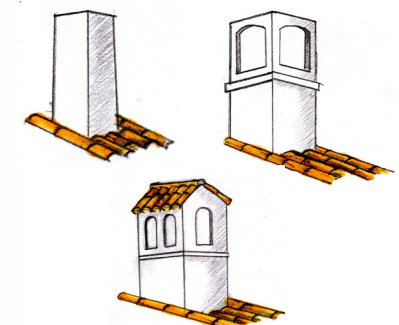


Doors



Openings are usually small as to not detract from the stucco walls. Space should be given between openings. Expansive and uninterrupted sections of stucco are common.

Chimney Caps



Windows & Doors

The most standard window types are casement and single-or double-hung windows. Single or double hung windows are more horizontal in proportion, while casement windows are more vertical. Casement windows usually have a four pane pattern, minimal trim, and are often recessed.

Special windows typically have an arched top, or are surrounded by arched masonry. Size varies for each depending on placement and desired appearance.

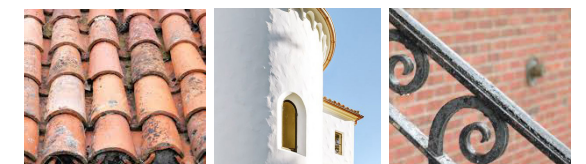
Doors are typically constructed of wooden planks or boards, recessed into the wall plane, and given extra emphasis by surrounding arched masonry or colorful tiles.

Chimney Caps

Vents and chimneys are placed in gable peaks and can even interrupt a flat surface. They are tower-like stucco elements with decorative openings that are both decorative and practical.

Prominent Materials

Terracotta roof tiles are a defining feature of Spanish Revival homes. Their color and form are highly distinguishable from other roofing materials. In tandem with terracotta roof tiles, white stucco is one of the most recognizable Spanish Revival characteristics. Broad and expansive walls are the focus, as openings are carefully, and often asymmetrically, placed. Wrought-iron window coverings and balcony railings are a common motif. Usually placed on windows to give them asymmetrical emphasis.



Essential Qualities

The Founders’ Place Historic District retains a high degree of integrity with approximately 74 percent contributing to the historic district. From the precedent studies in the previous sector, it is observed that there are some common essential qualities in all the styles. These essential qualities make the neighborhood harmonious and are important to uphold the characteristics of it.

Simple massing, Usually small footprint, 1-2 stories, Pitched roof



Vertical window emphasis



Front porch or portico, Modest plinth or stoop, Presence of Chimney



Materials (Stucco, Brick, Clapboard, Stone), Colorful paints or texture



Formal or informal landscaping, Detached garage, usually placed at the back of the lot

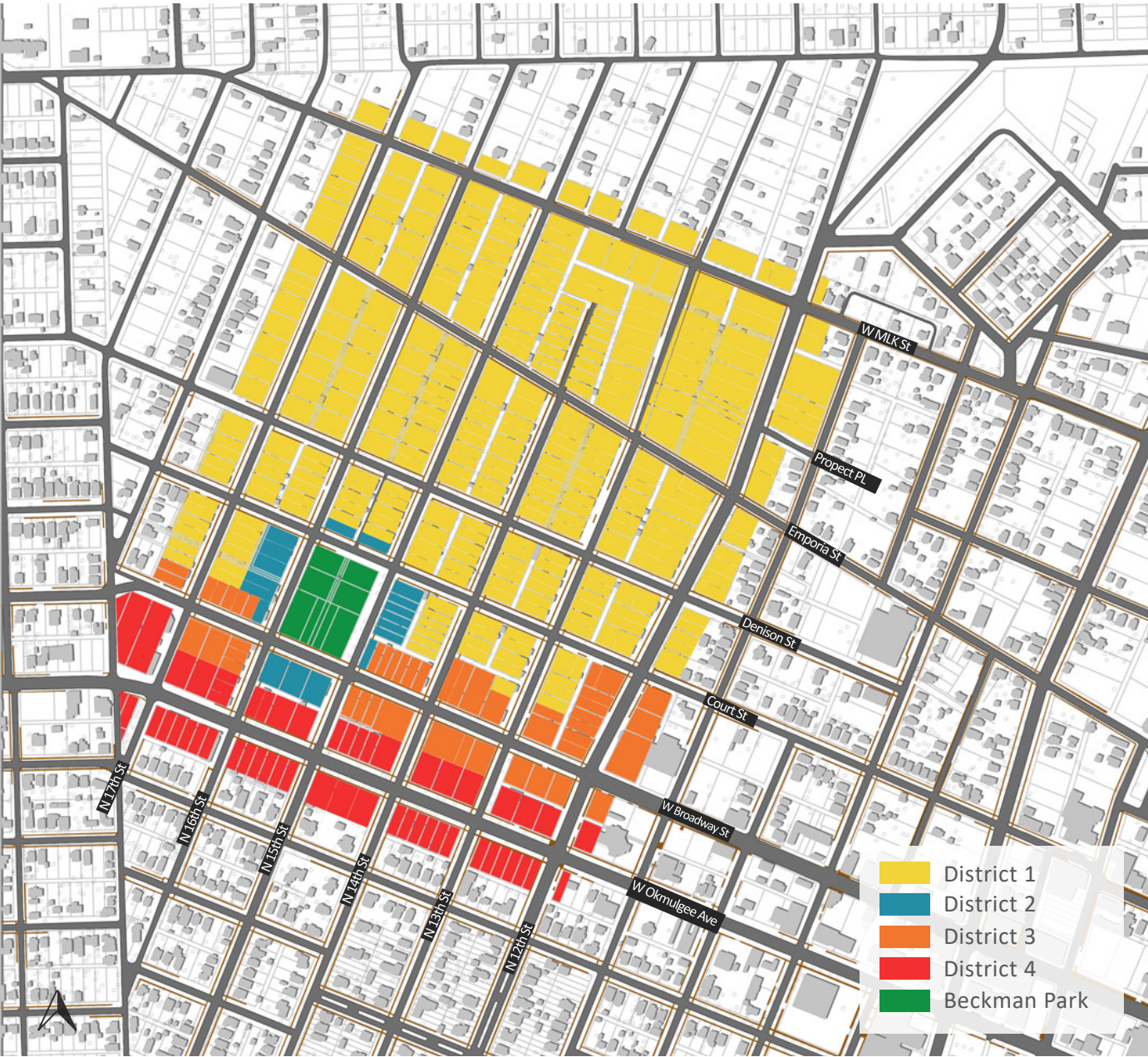


COMMUNITY PATTERNS

District Designation

The Founder’s Place design overlay standards are divided into four distinct districts, each of which has unique objectives for new development and substantial renovations to existing properties. The area boundaries are based on several factors, including:

- Existing Building Forms and Scale
- Existing Architectural Characteristics
- Founders’ Place Historic District Strategic Plan objectives
- Consistency with the City of Muskogee Development Standards



Designated districts of Founders’ Place, Muskogee

Permitted Building Types

The permitted building types on Founders’ Place neighborhood are shown in the table below. The building types are intended to accommodate a variety of residential and commercial uses at varying intensities that fit appropriately within the four district. The building types appear in the column headers and the districts appear as the rows in the table. The building types are described later in the Architectural Pattern (see page 44-48).

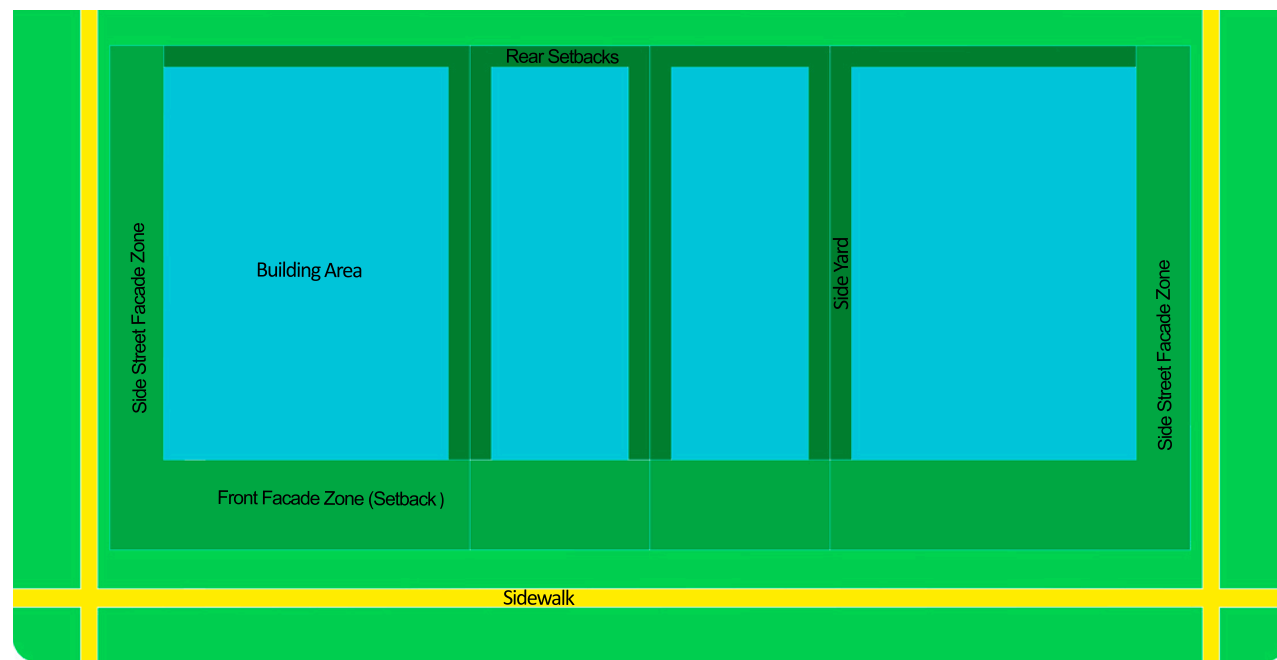
	Single-Family	Duplex	Rowhouse	* Accessory Dwelling Unit	Tri-plex	Four-plex	Commercial	Mixed-Use
District 1	P	P		P	P	P		
District 2	P	P	P	P	P	P		
District 3	P	P	P	P	P	P	P	P
District 4	P	P	P	P	P	P	P	P

* Note that Accessory Dwelling Units do not have specialized design standards unless otherwise noted. They are subject to the design standards of districts in which they are permitted.

General Guidelines

DEFINITIONS

- **Lot:** A parcel of land, either vacant or occupied, intended as a unit for the purpose of transfer of ownership, or possession, or for development, whether immediate or for the future. Lots of Founders' Place vary in size, but most lots are 100' or 50' wide to 140' feet deep. Each lot has lines that define a minimum yard between houses, streets and building areas. More specific information is shown further in each district guidelines.
- **Side Yard Setback:** A Side Yard Setback Is the distance from the line of the building area to side line lot. This dimension will be shown further in specific guidelines for each district.
- **Front Yard Setback:** A Front Yard Setback Is the space between the lot front line to the Building area line. This dimension will be shown further in specific guidelines for each district.
- **Side Street Facade Zone:** A Side Street Facade Zone Is the side yard of a corner lot which face the street.
- **Rear Yard:** A Rear Yard Is the distance from the line of the building area to rear line lot. This dimension will be shown further in specific guidelines for each district.
- **Building Area:** A Building Area Is the area of the lot that you can build on it. It determined by the lot area minus all the setback areas. This area will be shown further in specific guidelines for each district.
- **Driveway:** A Driveway Is a private road for the access for the car to the garage of the lot. The driveways shall have 8' to 16' feet width in all districts.
- **Walkway:** A Walkway Is a path for pedestrian walk from the sidewalk to the front door of the Building. All the residential building shall have the walkway and it has to have the same width of the sidewalks.

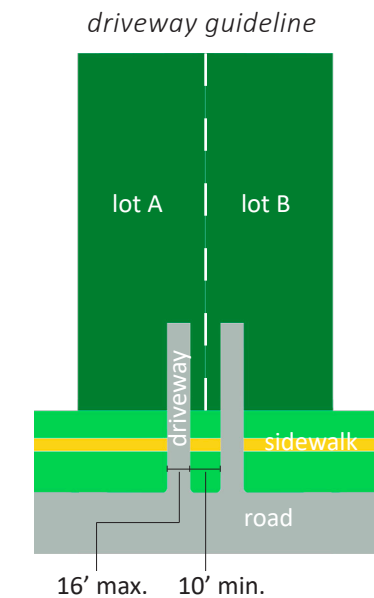
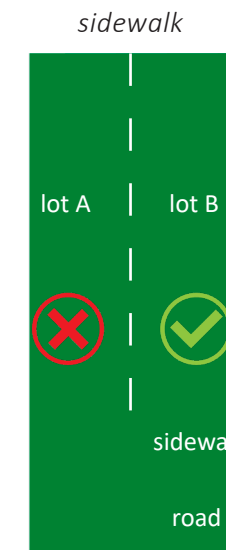


A block of 4 lots showing areas mentioned in the definitions above

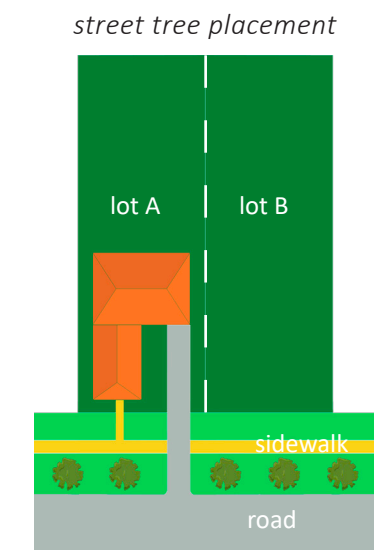
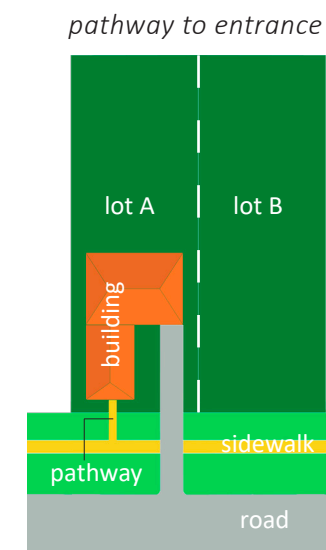
General Guidelines

COMMON GUIDELINES FOR ALL DISTRICTS

- **Sidewalk:** It is intended that the whole neighborhood is connected through a proper system of sidewalks. Each lot must have a sidewalk in front of it. If there is no sidewalk present in front of the lot, it has to be built matching the width of sidewalks of adjacent lots. The sidewalk would be considered as public sidewalk, open for public use.



- **Driveway:** In order to decrease conflicts between pedestrians and vehicles, driveways that cross a public sidewalk shall be minimized in width. A maximum width of 16' is permitted. Furthermore, two adjacent driveway in residential lots must be at least 10' apart.
- **Pathway to entrance:** All residential buildings must have a pathway at the front of the house from the public sidewalk to the entrance of the building. This would not apply only if it is permitted to build a house adjacent to a sidewalk.



- **Street trees:** In order to keep the spatial qualities of the streets harmonious, it is intended that every lot would have street trees on the right of way between the road and the sidewalk. See the *Landscape Standards* section at page 41 for further instructions.

General Guidelines

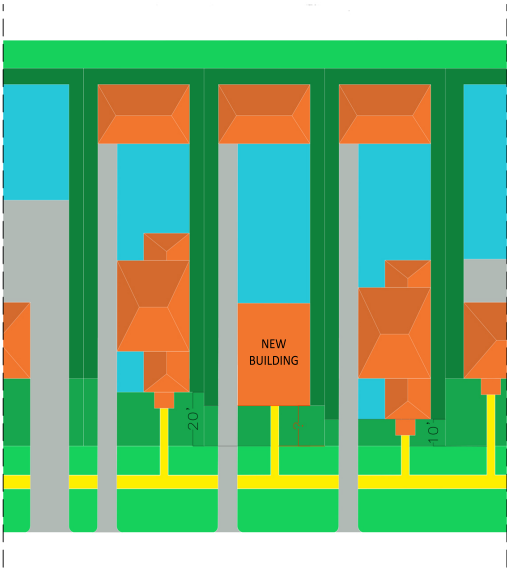
HEIGHT RESTRICTIONS FOR ALL DISTRICTS

The following table shows the height restrictions for different building types, applicable to all of the districts they are permitted in.

Building Type	Building Height (min-max)
Single-family	15' min - 35' max
Duplex	15' min - 35' max
Triplex/ Fourplex	15' min - 35' max
Accessory Dwelling Unit	10' min - 25' max
Rowhouse	25' min - 35' max
Commercial	15' min - 35' max
Mixed-use	25' min - 35' max

HOW TO CALCULATE THE AVERAGE SETBACKS OF THE ADJACENTS LOTS

- When the lot has two existing buildings on two side of the lot:



Add the two adjacent setbacks:

$$20' + 10' = 30'$$

And then divide the result by two:

$$30' \div 2 = 15'$$

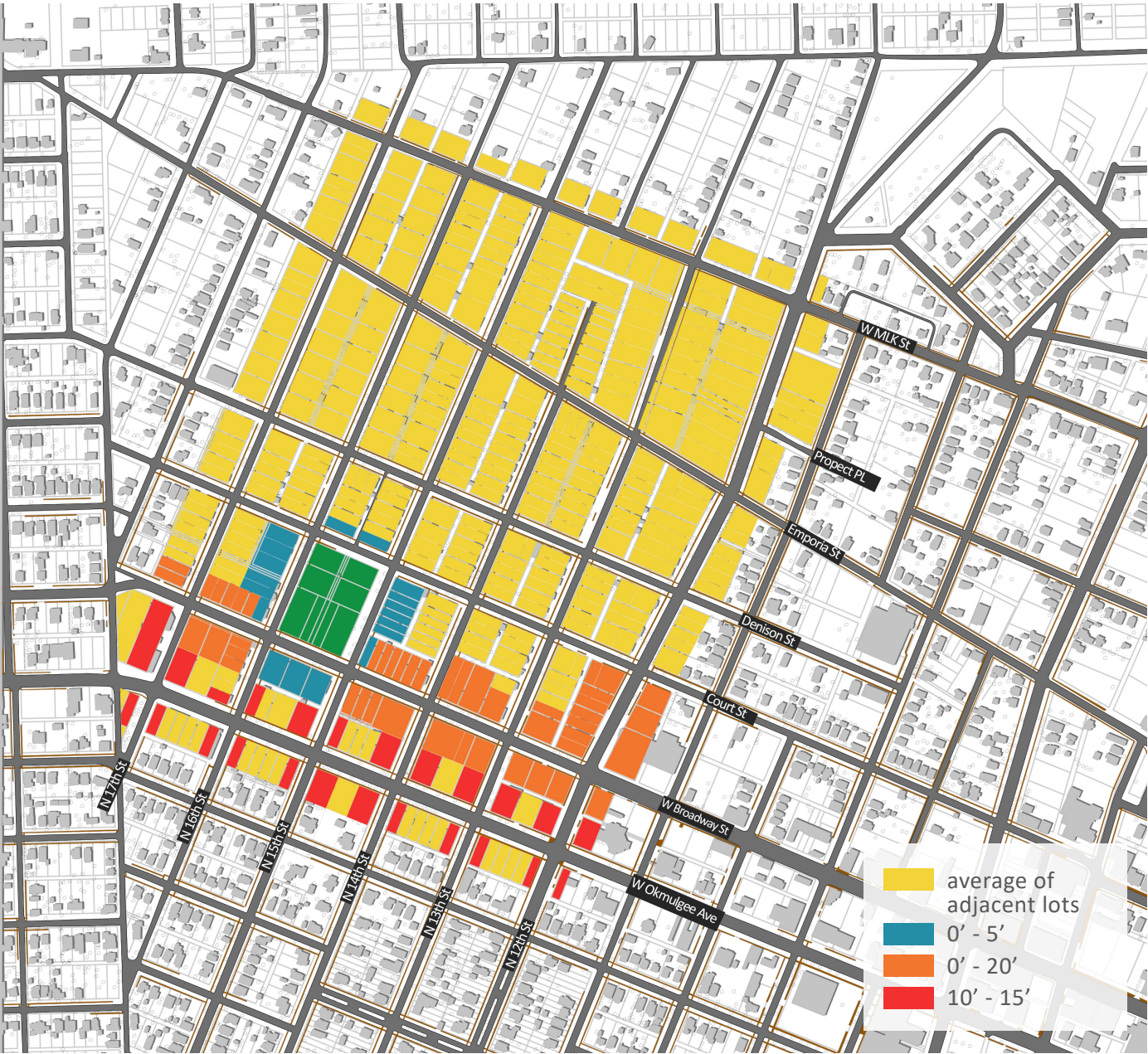
So, 15' is the setback that you should consider on your new building.

- When the lot has just one building on one side of the lot: Use the same setback of the existing building on the side of the lot.
- When the lot has no existing buildings on two side of the lot: Consider the setback of the near existing building on the same side of the street.

General Guidelines

SETBACK GUIDELINES FOR ALL DISTRICTS

Front Yard Setbacks varies district to district. Each lot should follow the Front Yard Setback guidelines shown in the map. Each lot must also have a minimum backyard of 5' and a minimum side yard of 5'. For better understanding the setback guidelines are also described within each district's guidelines.

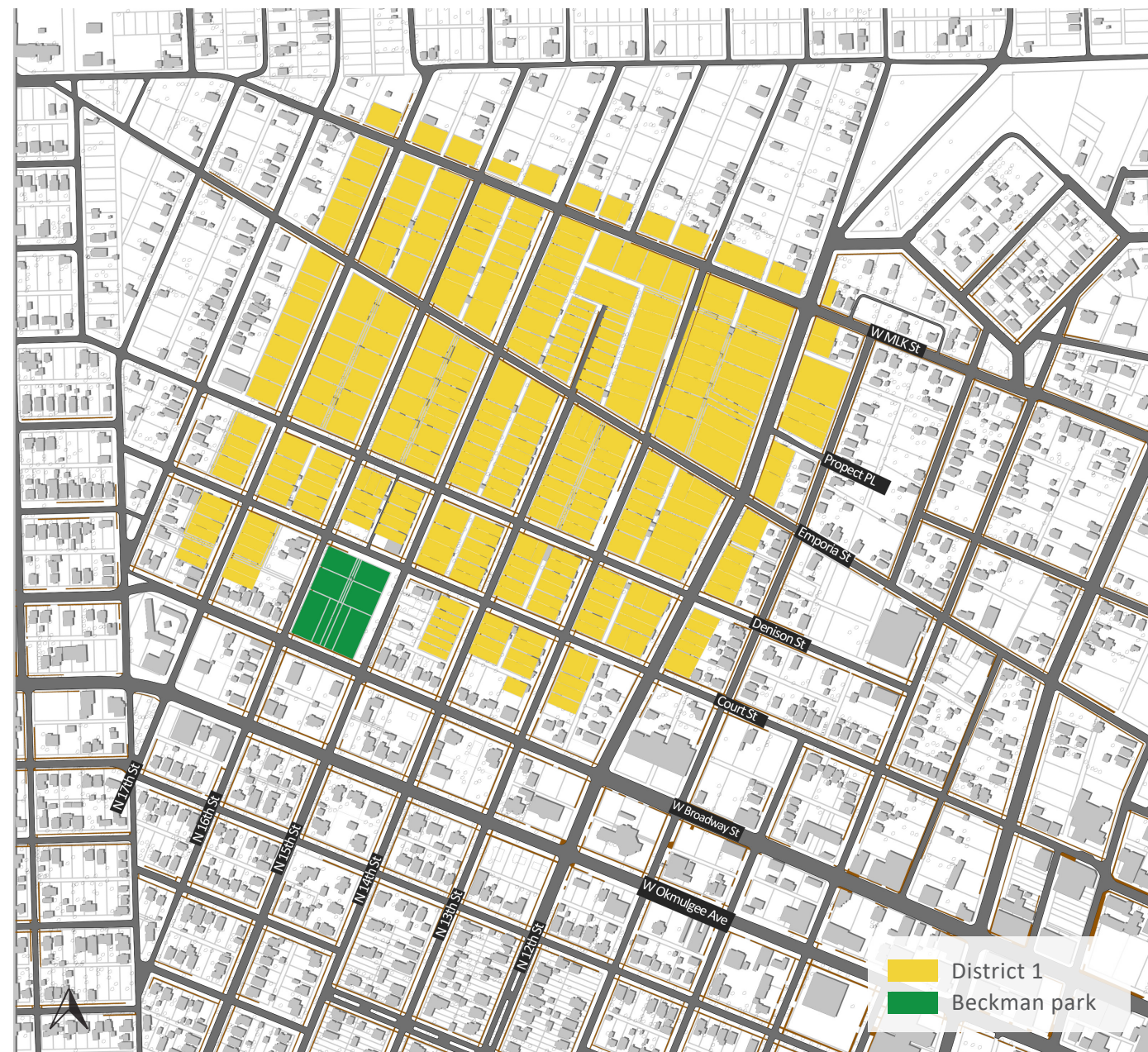


Front Yard Setback guideline for all the lots in Founders' Place

District 1 Guidelines

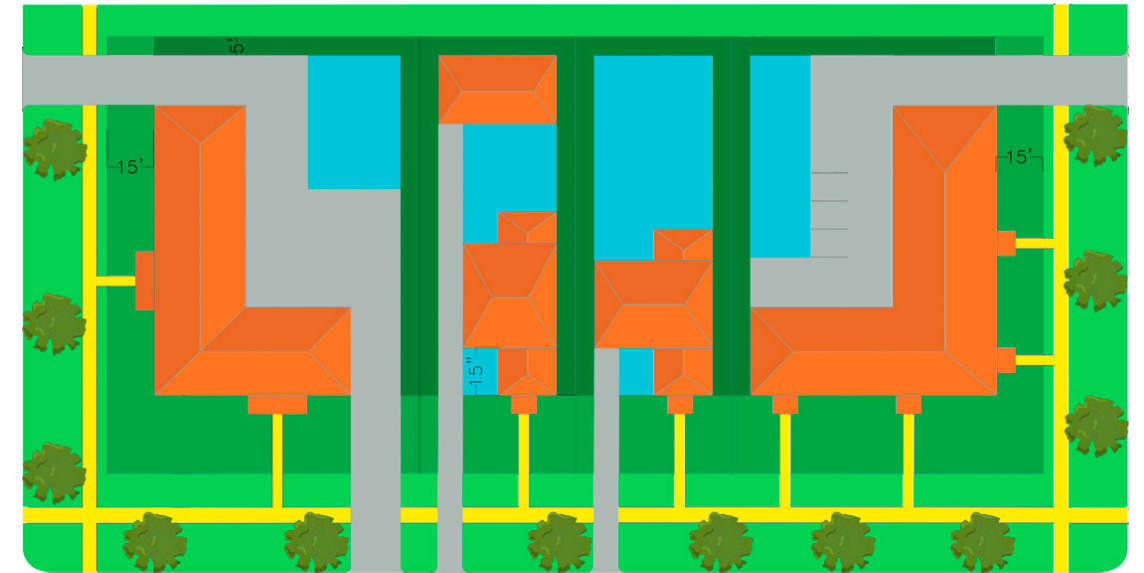
DISTRICT 1

District 1 is the residential core of the Founders' Place Neighborhood. It is generally bound by Martin Luther King Jr. St on the North, Court St on the south, N 17th St on the West and N 12th St on the East, and it includes adjacent parcels to these roads. Almost all of the district is currently zoned for single family housing, with a few exceptional lots allowed for multi-family housing and commercial uses. This district upholds the eclectic beauty of the neighborhood with various historic and stylistic houses. It is intended to promote infill development in this area without disrupting the existing characteristics. New development should contribute to create an engaging streetscape that supports walkable neighborhood with safety, visibility and connectivity. With this vision, this district is intended to low to medium density residential area generally permitting only single-family houses, duplex or two-family houses, accessory dwelling unit, triplex and fourplex. However, this district should accommodate variety in architecture and building form.



Parcels in District 1

District 1 Guidelines



- **Types of buildings allowed:** Single-Family, Duplex, Accessory Dwelling Unit, Triplex, Fourplex.
- **Maximum ground coverage:** 40% of the lot area
- **Lot Size:** 40 'to 100' wide to 140' to 200' deep.
- **Front Yard Setback:** The average of the front yard setbacks of the adjacent lots.
- **Side Street Facade Zone:** 15' wide, **Side Yard:** 5' wide, **Rear Yard:** 5' wide
- **Driveway:** 8' to 16' wide. For corner lots, the driveway shall be placed on internal part of the lot.
- **Parking:** For parking requirement consider the existing Muskogee Zoning code.
- **Garage:** For residential buildings, the garage must be placed at a minimum distance of 15' from the building line, or behind the building.

EXAMPLE DESIGN SKETCHES

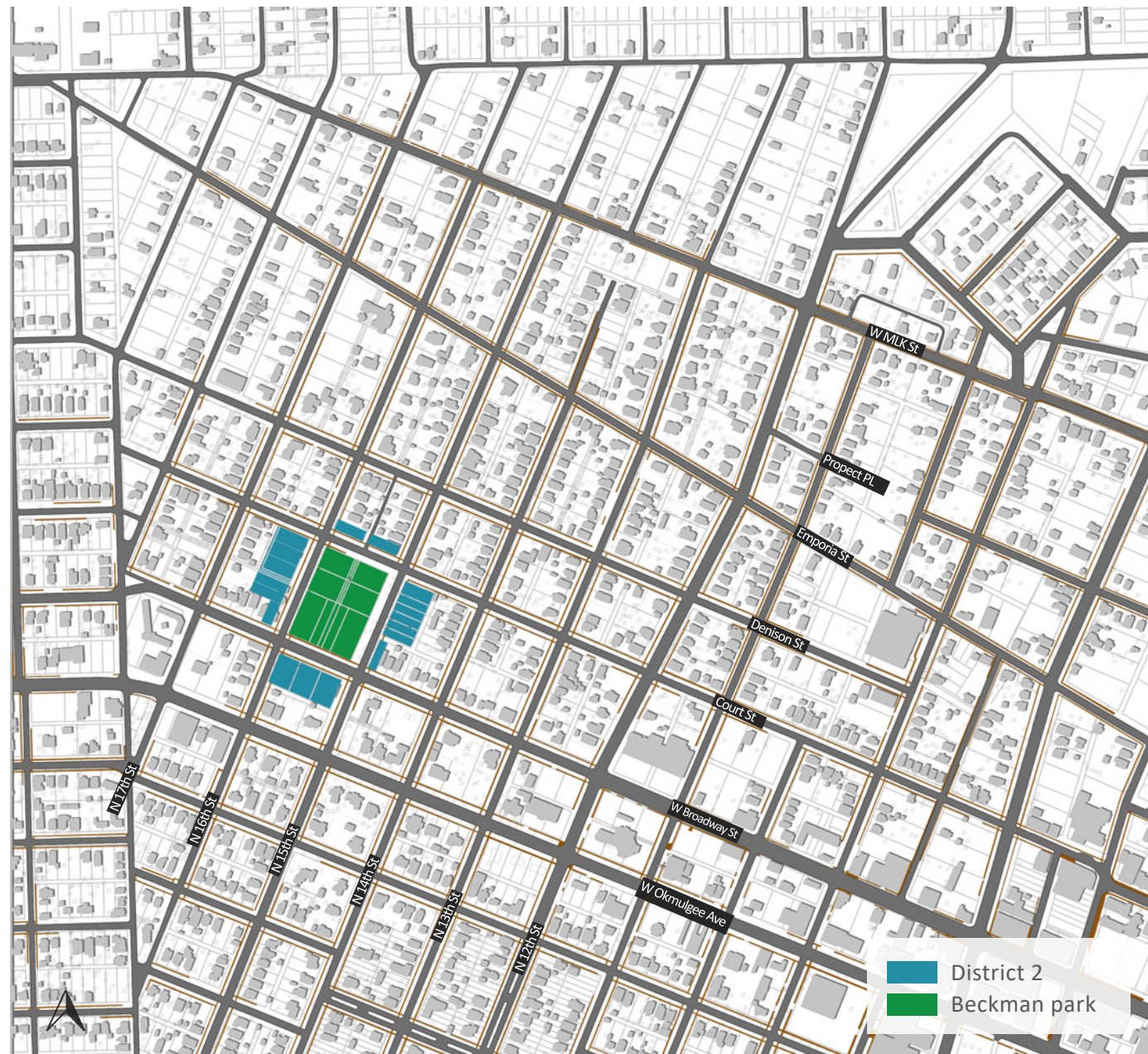


The green Queen Anne style house is placed on the northeast side of the corner of 15th and Denison, on what is currently an empty lot. The north east side of the street has an alley behind the houses for access to garages. This house is a triplex. It has three entrances, two in the front and one in the back. All of the houses near this one are a variance of Queen Anne, and all of them are tall (around or over 30') with the exception of the little house to the north of the green house.

District 2 Guidelines

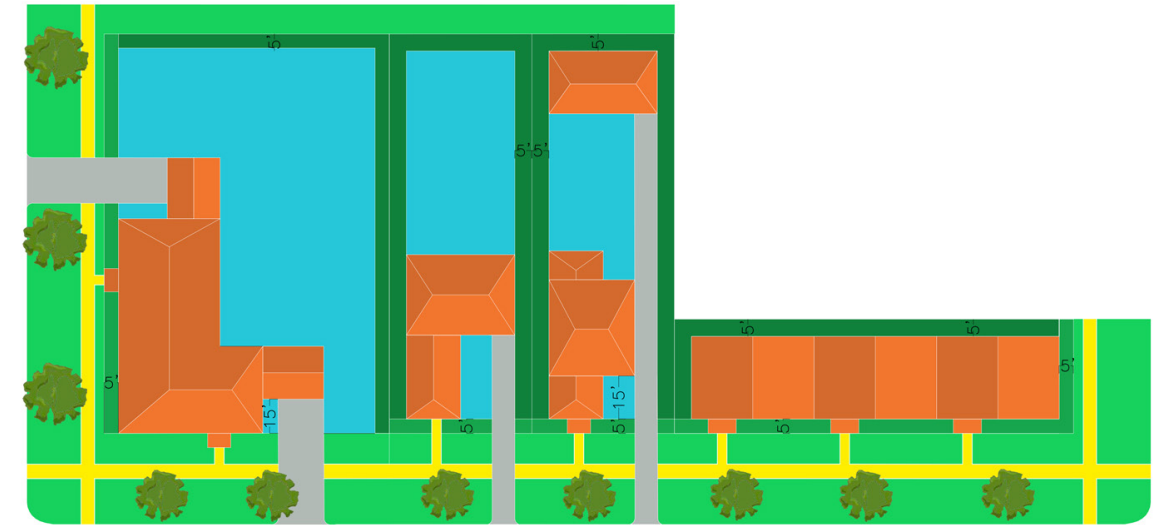
DISTRICT 2

District2 is intended to be a medium-density residential zone facing the Beckman Park. It consists of all the parcels adjacent to the Beckman Park. Under the current zoning lots in the south are defined as commercial use, and the rest of the parcels are zoned as single family houses with the only exception of the south-east lot allowing multi family housing. All buildings should face the park. With a view to accommodating more park facing housing units and row-houses are encouraged for this area. Additionally single family houses and double family houses are also allowed. The houses should be built close to the street minimizing the visual and physical distance between the building and the park. Adequate pedestrian crossings should be provided to ensure safe accessibility to the park



Parcels in District 2

District 2 Guidelines



- **Types of buildings allowed:** Single Family, Rowhouses, Two Family, Accessory Dwelling Unit, Triplex and Fourplex
- **Maximum ground coverage:** 40% of the lot area, with the exception of Rowhouses that can use 100% of the building area
- **Lot Size:** 40' x 140', 40' x 140' and 100' x 140'
- **Front Yard Setback:** 0' to 5'
- **Side Street Facade Zone:** 0' to 5' wide, **Side Yard:** 5' wide, **Rear Yard:** 5' wide
- **Driveway:** 8' to 16' wide. For corner lots, the driveway shall be placed on internal part of the lot.
- **Parking:** The parking shall be on the bottom floor of Rowhouses or on-street.
- **Garage:** For residential buildings, the attached garage must be placed at a minimum distance of 15' from the building line, or behind the building

EXAMPLE DESIGN SKETCHES



perspective view along N 15th St



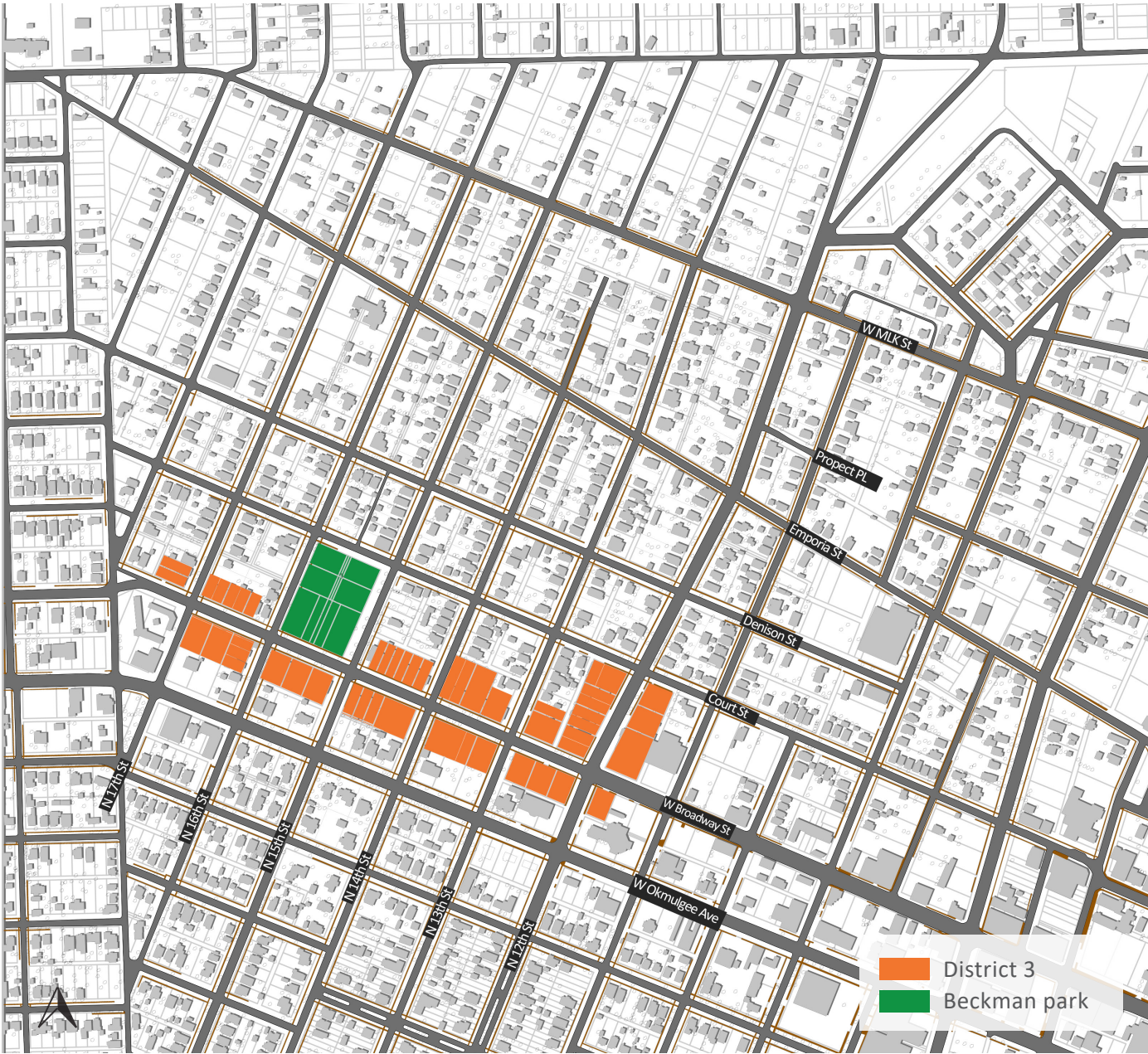
street elevation

This section includes a large empty lot across from Beckman Park on North 15th St. The lot has 125' facing the park and is 132' deep. These row houses fit nicely on the lot with over 13' left on either side of the row. The lot has alley access on the south side as well as from behind. This allows for parking and nice yards for every one of the houses

District 3 Guidelines

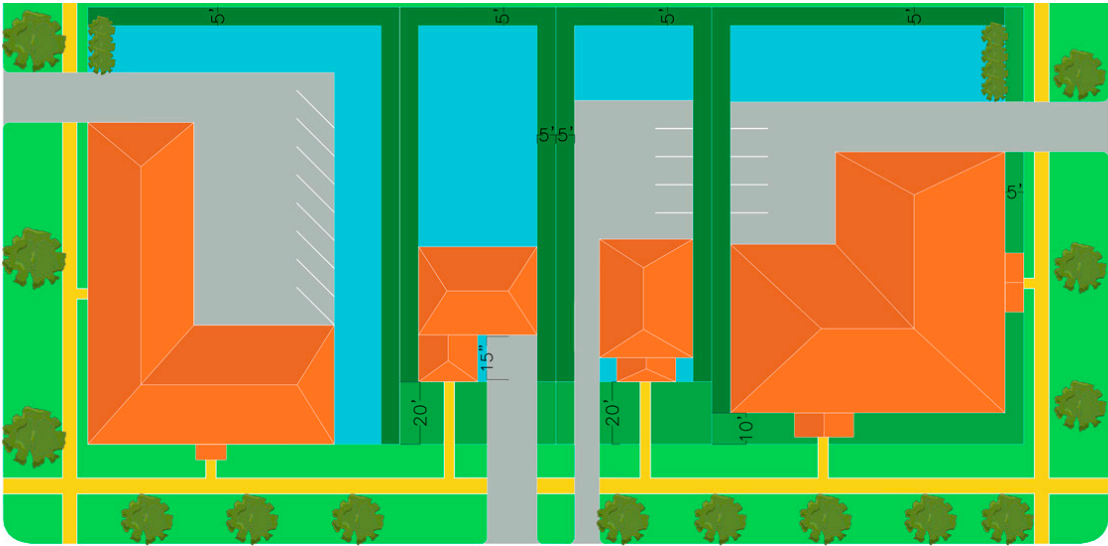
DISTRICT 3

District 3 is intended to be a transition between the residential areas of District 1, 2 and the commercial or mixed-use character of District 4. It consists of almost all the lots along W Broadway Street and a few lots along N 12th Street between W Broadway St and Court St. Currently the district have a mixture of land use with the east and west corner zoned as commercial, parcels east of Beckman Park zoned as multi-family housing, and the remaining few parcels are designated for single family houses. The zoning overlay aims to intensify the existing diversity with the introduction of high density rowhouses and mixed-use buildings. Buildings should be closer to the streets in order to provide a better connectivity.



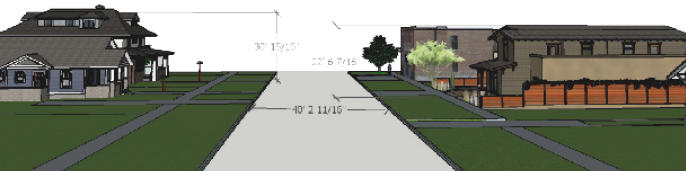
Parcels in District 3

District 3 Guidelines



- **Types of buildings allowed:** Single Family, Rowhouses, Accessory Dwelling Unit, Triplex and Four-plex, Commercial and Mixed use
- **Maximum ground coverage:** 40% of the lot area, with the exception of Rowhouses that can use 100% of the building area
- **Lot Size:** 50' x 105', 50' x 140' and 100' x 140'
- **Front Yard Setback:** 0' to 20' wide
- **Side Street Facade Zone:** 0' to 20' wide, **Side Yard:** 5' wide, **Rear Yard:** 5' wide
- **Driveway:** 8' to 16' wide. For corner lots, the driveway shall be placed on the internal part of the lot.
- **Parking:** Parking should be at the back or side of the building. Side lots will need to be screened with proper landscaping. A maximum number of 10 parking spots is permitted at the front screened by proper landscape. For Rowhouses, parking accommodations can be made through design of shared screened parking that is either behind the building or in an adjacent lot to the rowhouses. Depending on the lot size, rear garage entry through an alley way is encouraged.
- **Garage:** For residential buildings, the attached garage must be placed at a minimum distance of 15' from the building line, or behind the building

EXAMPLE DESIGN SKETCHES



perspective view along W Broadway St



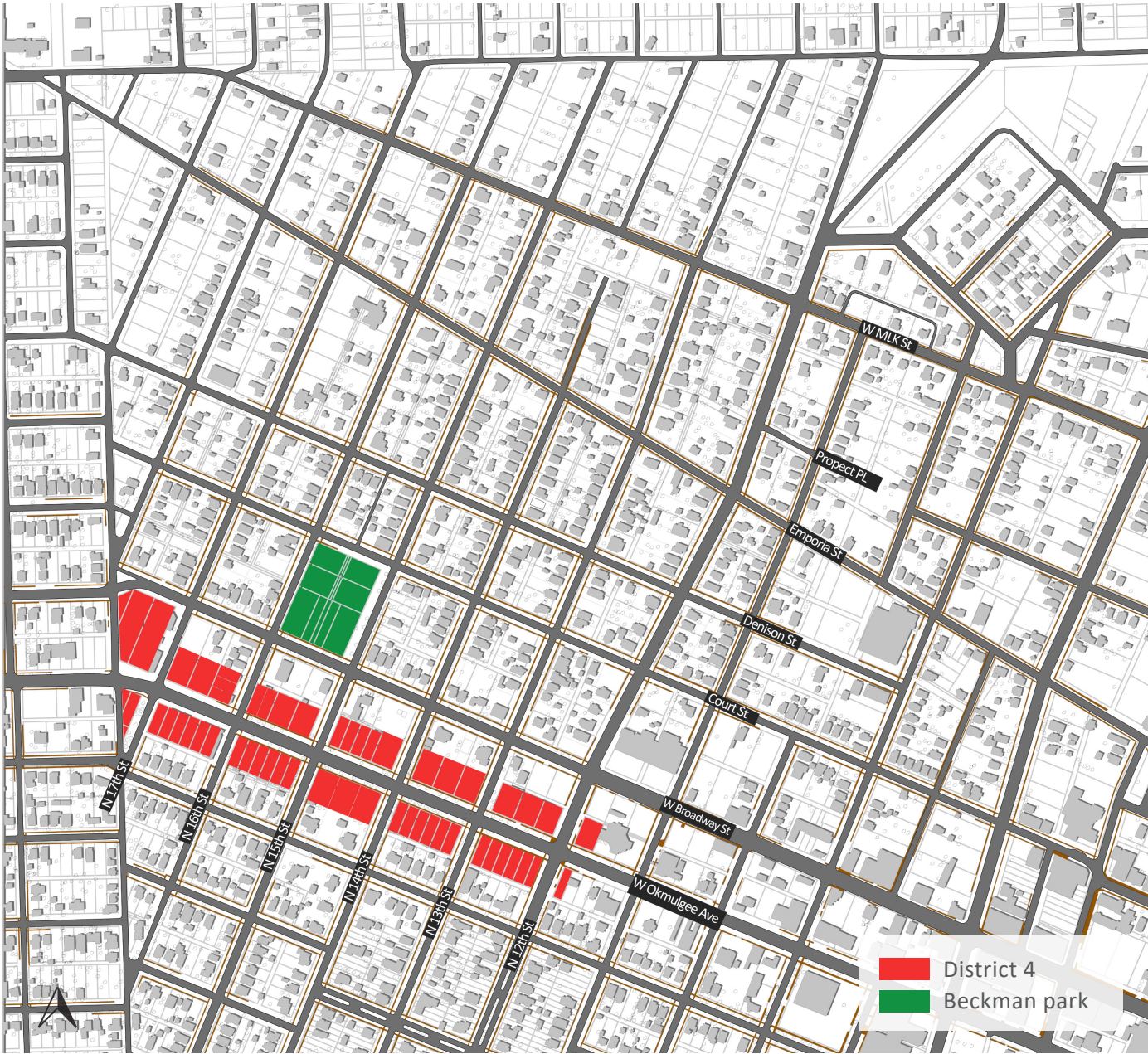
street elevation

This section begins on the corner of West Broadway and North 16th Street and runs west. All of the buildings in these pictures, with the exception of the central building in the street elevation picture, represent existing buildings at this location on Broadway. This building is mixed use, although it looks like a house. It has multiple parking spaces on the side which are screened by a tree and other landscaping. There is also addition parking in the back. The building is depicted on a lot that is currently vacant.

District 4 Guidelines

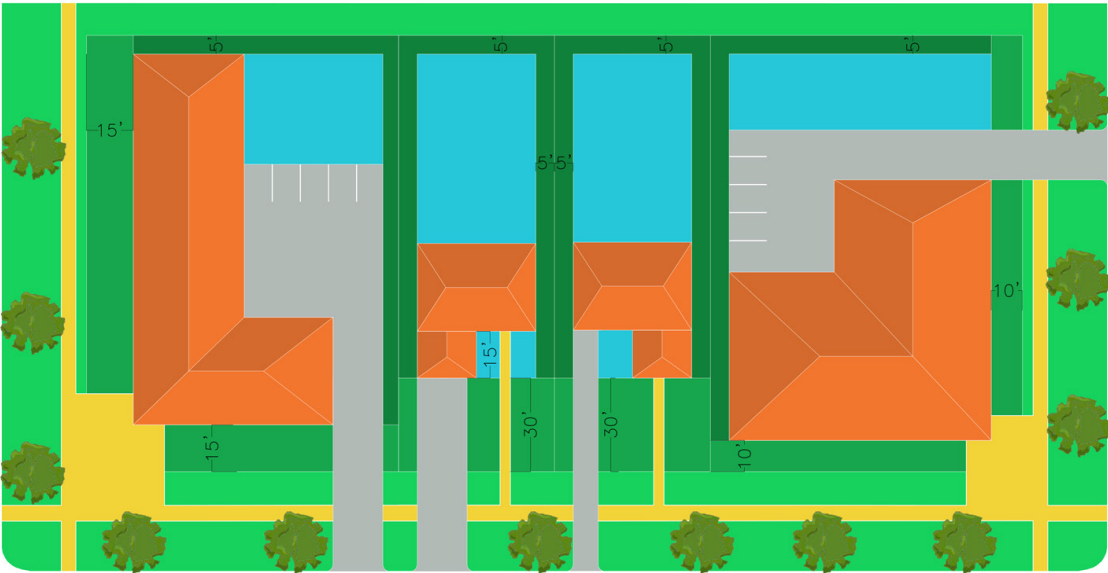
DISTRICT 4

District 4 occupies the southern edge of the Founders' Place and works as one of the gateway corridors to the downtown area of Muskogee. Within the boundary, all parcels along the W Okmulgee Avenue are identified as the District 4. Under current zoning, the east and west corners are defined as commercial uses and the central portion is mostly allocated for single family housing. The guidelines of this book permits a variety of single-family houses, rowhouses, triplex, fourplex, mixed use and commercial buildings. The character of this district should begin to introduce the downtown density. Existing residential mansions can be reclassified for higher intensity uses. However, the mixed use and commercial buildings should not hamper the scenic character of this street and the parking lots should not be at the focus of any development. The buildings of the corner lots should have small setbacks, in order to place the building closer to the street.



Parcels in District 4

District 4 Guidelines



- **Types of buildings allowed:** Single-Family, Rowhouses, Accessory Dwelling Unit, Triplex and Fourplex, Commercial and Mixed-use
- **Maximum ground coverage:** 40% of the lot area, with the exception of Rowhouses that can use 100% of the building area
- **Lot Size:** 50' x 140' and 100' x 140'
- **Front Yard Setback:** For middle lots, the setback should be the average of the front yard setbacks of the adjacent lots. For corner lots, the setbacks are reduced to 10' to 15'
- **Side Street Facade Zone:** 10' to 15' wide, **Side Yard:** 5' wide, **Rear Yard:** 5' wide
- **Driveway:** 8' to 16' wide. For corner lots, the driveway shall be placed on the internal part of the lot.
- **Parking:** Parking should be at the back or side of the building. Side lots will need to be screened with proper landscaping. A maximum number of 10 parking spots is permitted at the front if it is screened by proper landscape.
- **Garage:** For residential buildings, the attached garage must be placed at a minimum distance of 15' from the building line, or behind the building.

EXAMPLE DESIGN SKETCHES



This section represents Okmulgee Ave. While the site is not specific, it is an accurate representation of the scale and placement of the houses that currently exist there and the spacing we are suggesting for corners. Okmulgee does allow for pure commercial buildings. However, these pictures represent current houses and mixed-use, commercial buildings. The big buildings on the corners are mixed-use commercial, but can you spot the other mixed-use commercial? It is the brown house on the far left. It has parking on the side that is screened by a tree and landscaping, and parking in the back as well. The driveway follows the rules for houses by only being 16' wide for the portion that comes into public space.

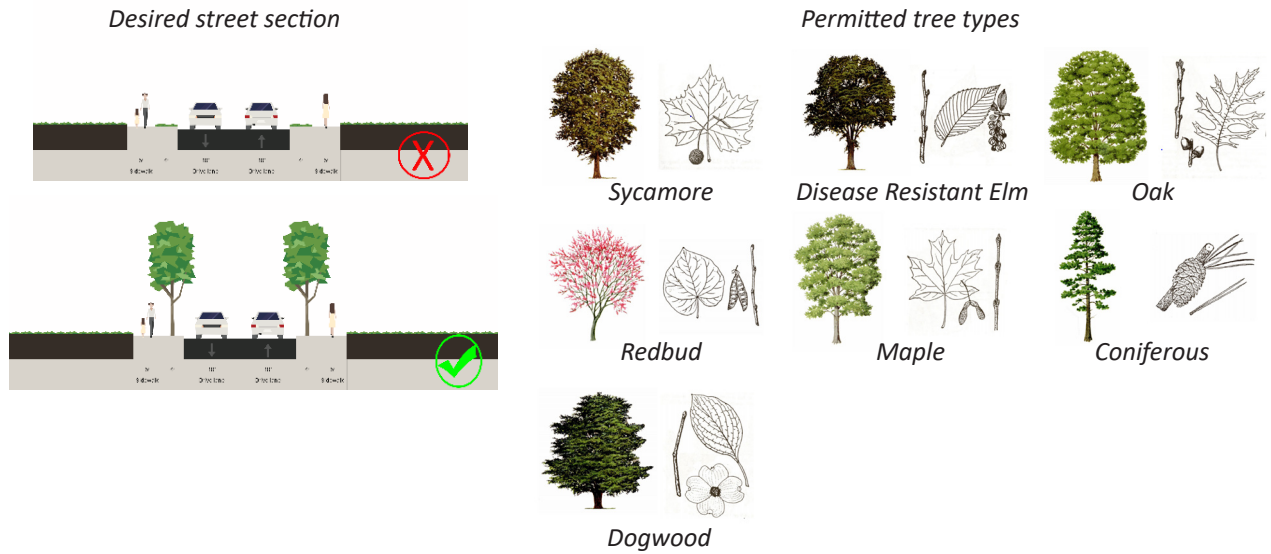
Landscape Standards

STREET TREES

Street trees are a great amenity for any neighborhood. Trees are required to be planted in the right-of-way, in between the street and the sidewalk with any new construction in Founders' Place. Street trees provide shade and safety for pedestrians and also frame the street. Framing the street traditionally makes the street look more narrow to drivers and thus lowers speeds.

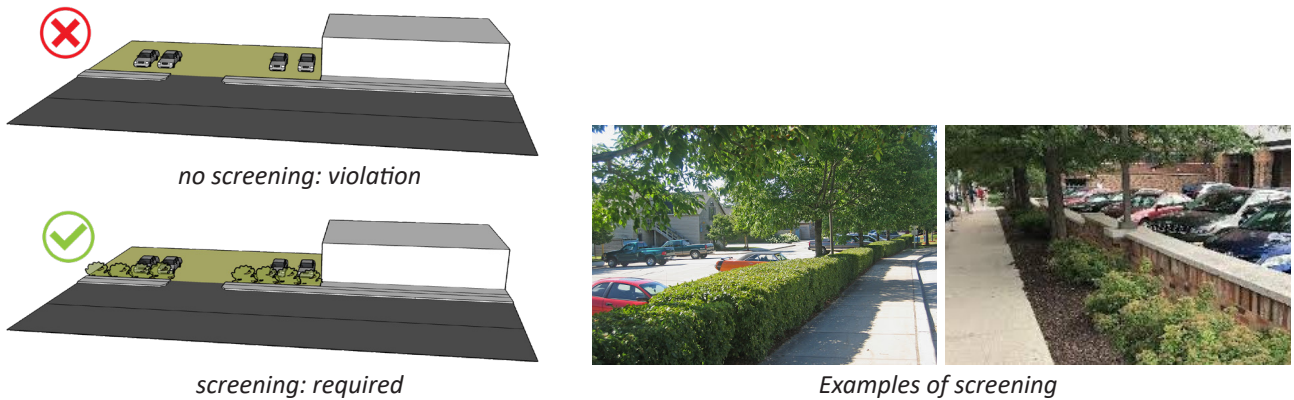
Required Configuration: The same type of tree should be repeated along the same street. There should not be a pattern or mixed configuration of trees lining the same street. For example: If you were building on a property with an oaks on both sides of your site you would then plant oak trees in front of your property. Trees should also be the same distance apart on a given street. They should be anywhere from (15-35) feet apart within a block.

Districts 3 & 4: Street Trees should not take up more that 30% of the of commercial and mixed use building frontage.



PARKING LOT SCREENING FOR DISTRICT 3 & 4

If more than 10 parking spaces are required for the chosen building type it is encouraged to have parking in the back of the building. However, If that is not possible parking areas are allowed on the side of the building, but must be screened from the street by some type of shrubbery. Screening can also be made up of a short decorative wall, accompanied by landscaping. Screening the side parking lot is more pleasing to the eye for pedestrians and makes the street feel more enclosed. The screening also creates a break in large amounts of concrete. Shrubbery and short decorative walls should not exceed a height of 4 feet.



ARCHITECTURAL PATTERNS

Building Types

SINGLE-FAMILY



Clap Board, Two Story (Natl. Cash Offer, 2019)



Brick, Single Story (AMB Design, 2020)



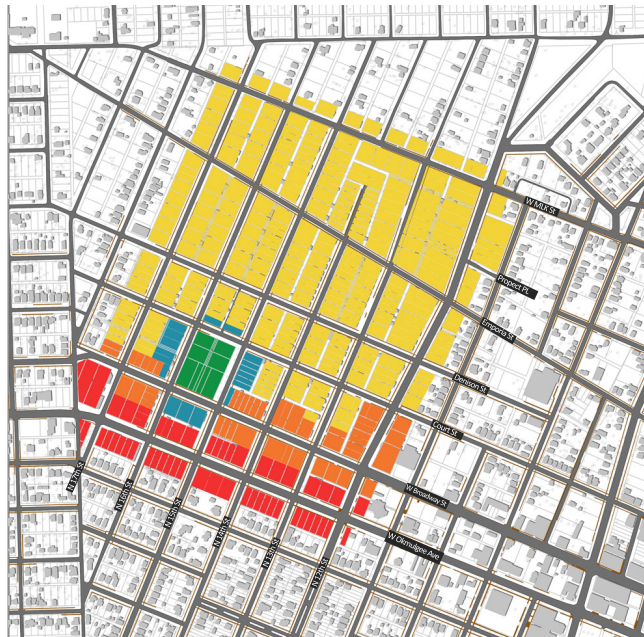
Clap Board, Two Story (AHP, 2020)



Mixed Materials, Single Story (HGTV, 2018)

The “Single-Family” building form is characterized as a stand alone, detached building on a single lot. Single Family homes can be one to two stories and can have an attached or detached garage. The style of Single Family homes can be modern or match with the various historical styles present in Founders’ Place Neighborhood. Single Family building types typically have pitched roofs, but flat roofs are sometimes used. The building is typically setback from the street and from adjacent lots. Walk ways from the street to the front entrance are recommended.

- **Applicable Districts:** Districts 1, 2, 3 & 4
- **Building Height:** 15’ min - 30’ max
- **Ground Floor Elevation:** 1’ min - 4’ max



Building Types

Duplex



Side by Side (ACME Real Estate, 2018)



Front to Back (Curbed Atlanta, 2020)



Split Form (Howard Hana, 2019)

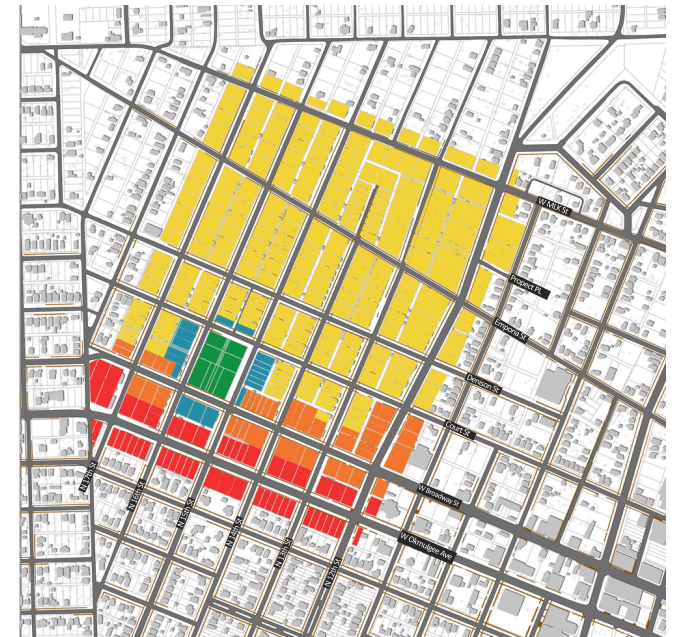


Split Level (Missing Middle Housing, 2020)

The “Duplex” building form is characterized as a detached building with two units. These units are a part of one single building on a single lot. Two-Family buildings look similar to single family buildings but it allows for higher density. Two Family building forms can be:

1. Side By Side
2. Front to Back configuration, with one unit in front and the other behind it.
3. Split Form, with one unit facing the primary street and the other facing a secondary street, sideyard, or backyard.
4. Split Level, with one unit on the ground floor and the other above it.

- **Applicable Districts:** Districts 1, 2, 3 & 4
- **Building Height:** 15’ min - 30’ max
- **Ground Floor Elevation:** 1’ min - 4’ max



Building Types

TRIPLEX & FOURPLEX



Single Entrance, 3 or 4 units (Pinterest, 2020)



Separate Entrance, 3 Units (Invalesco, 2020)

The “Tri-Plex” and “Four-Plex” building type allows for higher density in a single family context. The structure can be organized to look like separate units as a part of one building, or in a building with an exterior that resembles a single family home. There can be separate entrances for each unit or one entrance for a single family look. These building types can have attached garages that blend in with the rest of the facade or a detached garage if the lot size allows.

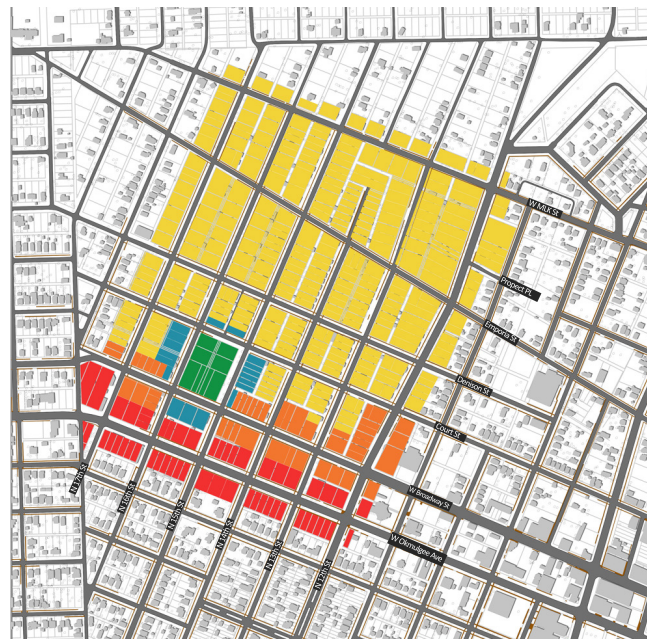
- **Applicable Districts:** Districts 1, 2, 3 & 4
- **Building Height:** 15’ min - 30’ max
- **Ground Floor Elevation:** 1’ min - 4’ max



Separate Entrance, 4 units (McCurty Auction, 2020)



Single Entrance, 4 units (Missing Middle, 2020)



Building Types

ROWHOUSE



(Chase Daniel, 2020)



(Arch Daily, 2020)

The “Rowhouse” building type is characterized by vertically drawn buildings that share a wall. Depending on the area these building types are built determines the amount of units that can be lining the street. This building type allows for more density but still allows for families to have more square-footage going up instead of a sprawled floor plan. Rowhouses can have attached garages on the bottom floor or they can have detached garages depending on the lot size. Architectural elements typically fit well with all other residential building types and modern styles are encouraged as well.

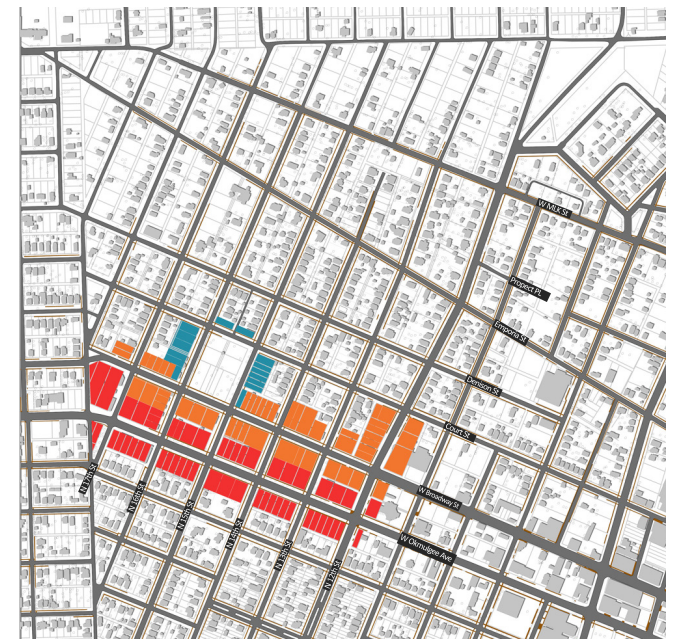
- **Applicable Districts:** Districts 2, 3 & 4
- **Building Height:** 25’ min - 35’ max
- **Ground Floor Elevation:** 1’ min - 4’ max



(Old House, 2010)



(BuzzBuzz Home, 2020)



Building Types

MIXED USE / COMMERCIAL



Mixed Use (MSU, 2020)



Mixed Use (Talk Business, 2020)

“Mixed Use” & “Commercial” Building Types for Founders’ Place should fit in with the neighborhood (residential) and historical context. Modern design is encouraged with similar elements to the present architecture in the neighborhood and commercial area. Mansions in District 4 can be retrofitted to become Mixed Use with commercial on the ground floor and residential use or office space on the upper floor. Mixed Use & Commercial Buildings typically have lots of window space on the lower level for pedestrians to see in. Mixed Use Buildings most commonly have more that one floor where the top floor has less window frontage than the bottom level. Mixed Use and Commercial building types are encouraged to be intermingled to support walkability in the neighborhood.

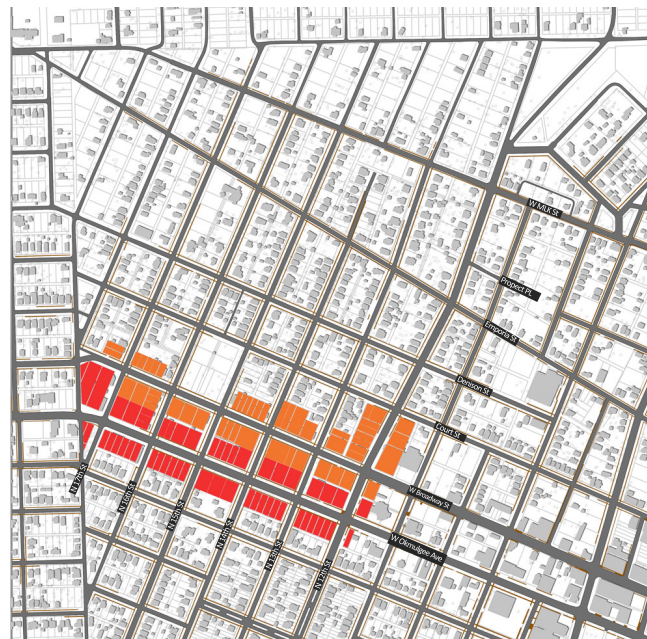
- **Applicable Districts:** Districts 3 & 4
- **Building Height:** Commercial - 15’ min - 35’ max, Mixed use - 25’ min - 35’ max
- **Ground Floor Elevation:** 0’ min - 4’ max



Retrofitted Mansion (Google Earth, 2020)

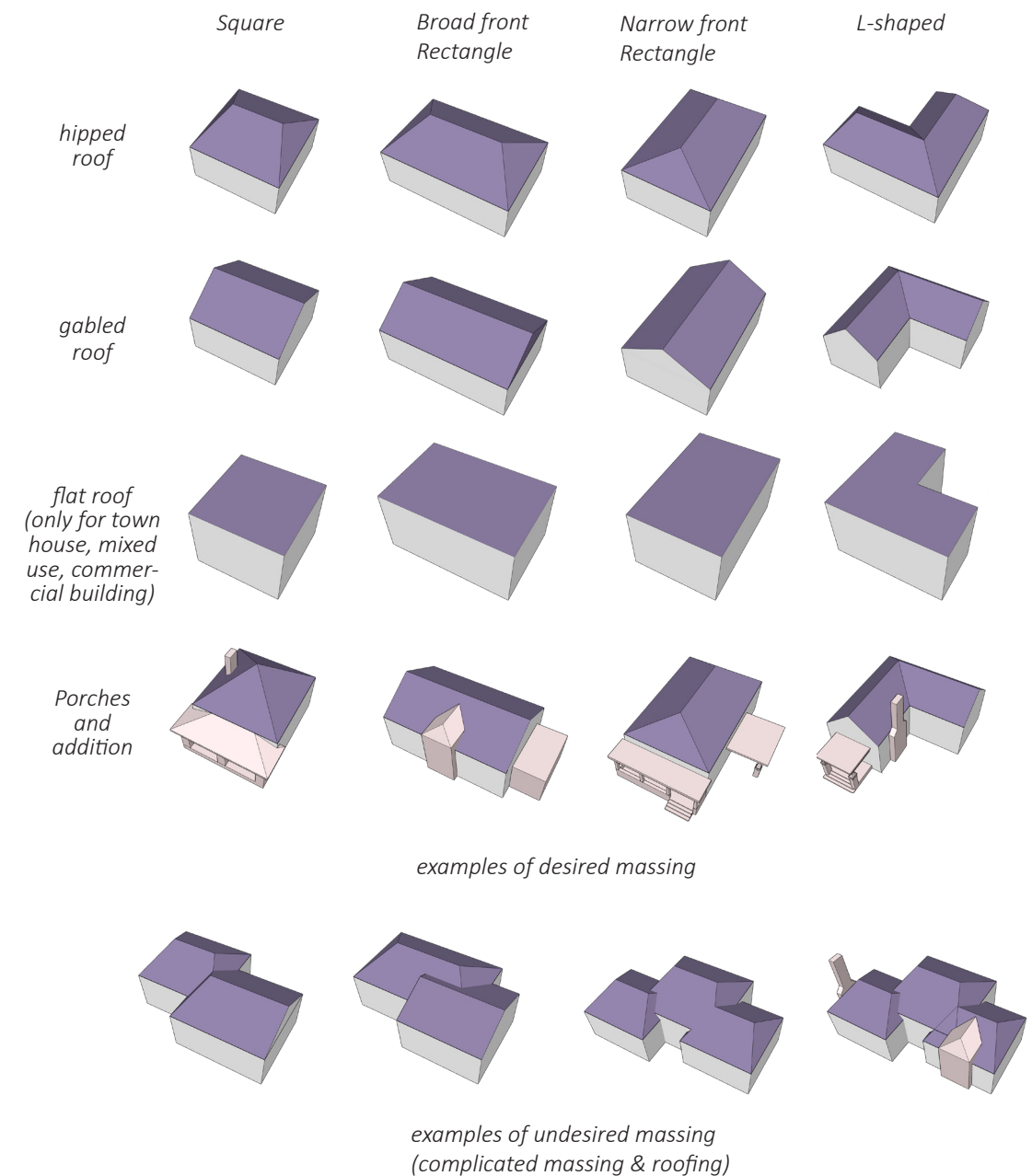


Retrofitted Commercial (The Urbanist, 2020)



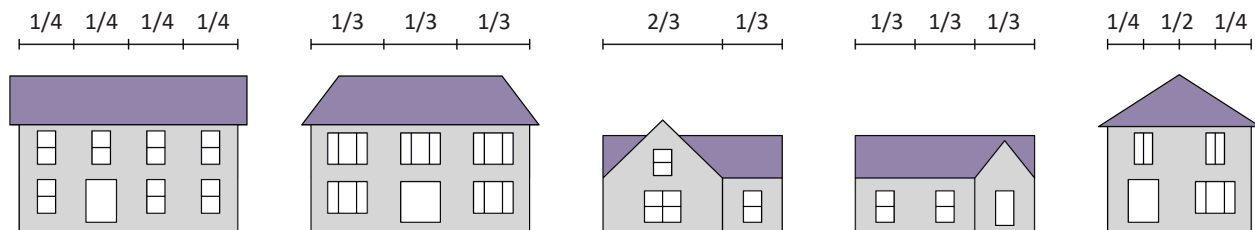
Massing and Composition

- **Basic Massing:** Massing should be simple. The main body should have a basic footprint in a shape of rectangle or square or composition of two rectangles and squares. Broad Front, Narrow Front, and L-shape houses massing allowed. For larger building U-shape buildings can be allowed. Massing can be articulated with the addition of porches and chimneys.
- **Roof:** Simple hipped or gabled pitched roof, at a ratio of 4/12 minimum to 12/12 maximum. A gambrel roof can be allowed to recreate an historic style. Flat roofs are permitted only for townhouses, mixed use, commercial buildings and some massing additions.



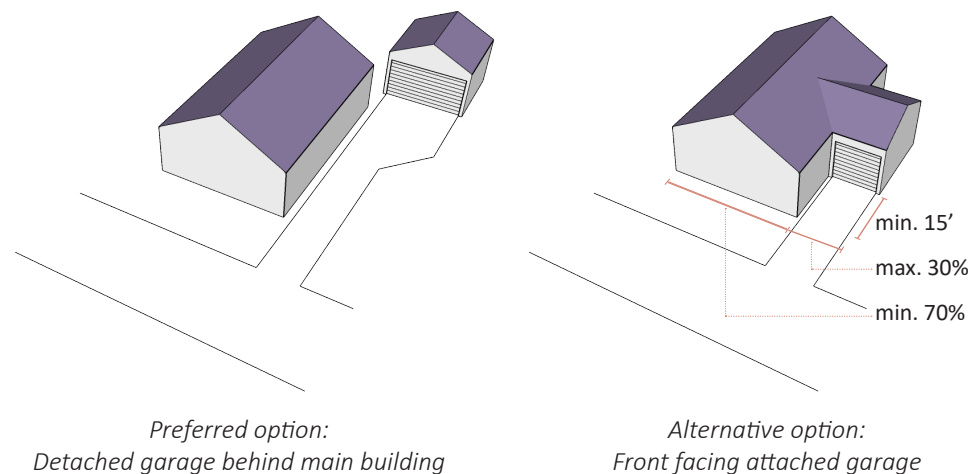
Massing and Composition

- **Facade Composition:** Facades can be symmetrical or asymmetrical with an overall balanced composition. They can be divided into thirds and quarters to provide pleasant proportions. Windows and doors are can be used both symmetrically and asymmetrically. Windows should have a vertical emphasis. They can be places in pairs or in a group. Entrance doors should face the street front and can be enhanced with the addition of porches. The character of porches and additions must match the main body of the house and use similar proportions. Facades can be articulated with the expression of building structural elements such as floors, columns and foundations; changes in material and pattern; or noticeable change in color or shade.



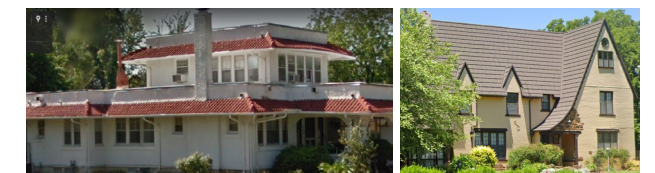
examples of facade composition proportion
(porches, chimneys and other additions are not shown)

- **Garage:** Garages should be built behind main building so that it is not prominent. If placing the garage behind the building is not feasible, the visibility and prominence of garages and carports facing the street should be minimized. Front facing attached garages should be minimum 15' from primary front facade of the main building, and can be upto 30% of the total front facade. Garage door that is visible from the street should have similar style to the doors and windows of the main building.

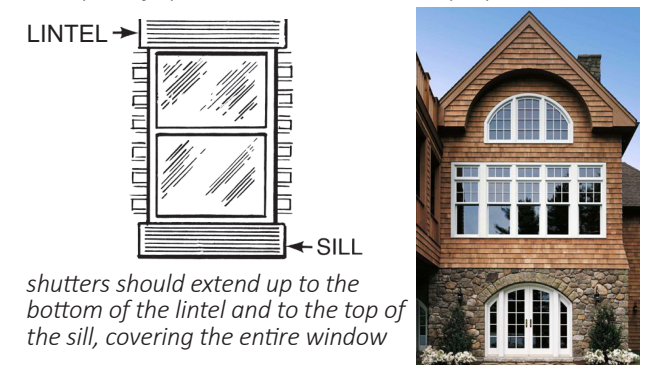


Windows and Doors

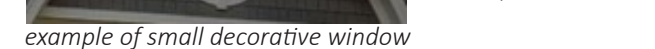
- **Scale & Proportion:** It is important that all new homes keep in scale in height, size and facade proportions with the homes nearby them. In the examples of Spanish and Tudor houses to the left, it can be seen that the Spanish home has many more windows closer together than the Tudor. So, if one wants to build a home with a large amount of windows, close together it would make more sense to build on a lot close to the Spanish home rather than the Tudor. And, as all of the houses in the neighborhood have have doors that are of human scale, so all entry doors on new homes should be of human scale as well. If shutters are present, they must be in scale with the windows they adorn. Shutters do not need to be functional, however, they need to be of a size that would completely cover the window from just under the lintel and just above the sill, if they were closed (see picture in first column, second down on the left).



examples of Spanish and Tudor window proportions



shutters should extend up to the bottom of the lintel and to the top of the sill, covering the entire window
example of different types of windows with the same muntin pattern



example of small decorative window

- **Size, shape & placement:** All windows on a given level (other than small decorative, or bay) should be the same size and shape, though they may be in different configurations. All small decorative windows for gables should be the same size and shape. All dormers should be the same size and shape as well.

While some historical architectural styles may be associated with having different types of windows within the same house; diversity of windows within a given house should be minimized. With the exception of small ornamental windows (generally used on the gable ends of a house, as a bathroom window, above a door, or as a central decorative element, see left) and decorative lites above on beside entry doors, all windows within a house should have the same muntin pattern. Muntins are the small pieces of that divide window lites (see second picture down in second column on the left).

Different shapes and sizes of windows with the same muntin pattern are acceptable. However, they should still be consistent within the house. All lower level windows may be arched, while upper level windows are rectangle. Or, all lower level windows may be rectangle, while upper level windows are arched (see exampe to the left).

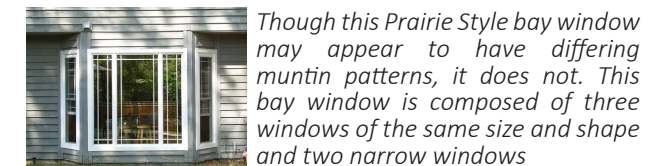
Doors do not need to have the same shape as the windows on the same level (see left). If a door is a different shape than the windows, all doors on that level should have the same shape. If the door is a different shape than the windows; the bay window and porte-cochere (if present) may have the same shape as the door. Bay windows may have a large central section, however, the large portion must still have the same muntin pattern. All bay windows on the same level of the house should be the same size and have the same configuration.



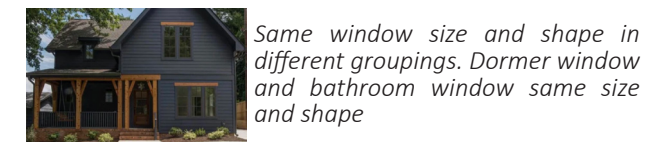
example of different window shapes on different stories



different door and window shape on a same level



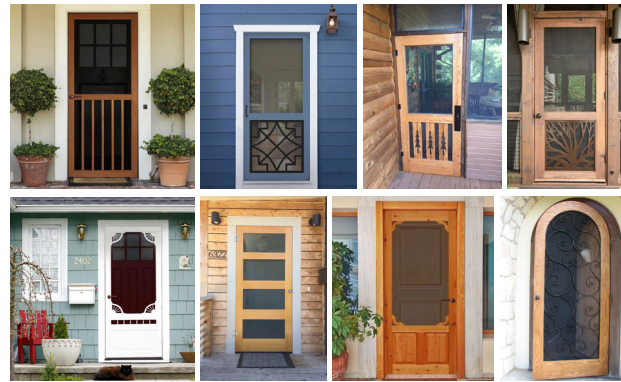
Though this Prairie Style bay window may appear to have differing muntin patterns, it does not. This bay window is composed of three windows of the same size and shape and two narrow windows



Same window size and shape in different groupings. Dormer window and bathroom window same size and shape

Windows and Doors

- **Materials:** It is important that anyone owning a historic home in the neighborhood check with the City of Muskogee planning office to see what is allowed before replacing any windows. For other homes, windows and doors may be made from modern materials though they may not look like bare metal.
- **Screen door:** Screen doors would be best suited for back doors and houses that have a porch around the door. However, screen doors are acceptable for all door. Some examples are shown here.



examples of screen doors

Porches and Chimneys

PORCHES

- **Location:** Front Porches may occur forward of the setback but shall not extend into the right-of-way or any easement. Side Porches may extend into the side setback requirements, but not into any easement. For corner lots, porches should be used on the front facade and also on the side facade that faces the street.
- **Dimension:**
Minimum Porch Depth = 5' (measured from face of building to inside column face)
Minimum Underside Clearance = 8'
Minimum Finished Porch Floor Height = at or up to 8" maximum below the interior finished floor height.
- **Additional Requirements:** Front and side porches may be screened; however, if screened, all architectural expression (columns, railings, etc.) facing a street or public place must occur on the outside of the screen. Porches shall match the architectural character of the main building and use similar materials and details.



examples of porches

CHIMNEYS

- **Configuration:** Chimneys shall be vertically proportioned and constructed of masonry. And it cannot be higher than 5 feet above the roof ridge.
- **Materials:** The construction material generally matches that of the exposed material on the facade in the case of wood or paint. Other materials like brick, stone and stucco structures should use the same material for the chimneys.



examples of chimneys

Columns, Eaves and Additions

COLUMNS

- Columns should be arranged such that they appear to support the weight of the structure above. Openings created between columns shall always be vertically proportioned. The thickness of the columns must be equal. Use spans of a width that is appropriate for the materials used (i.e. wood spans farther than stone). Columns should always support a structural spanning element, such as a beam or arch.
- **Materials:** Wood, metal, concrete with stucco finish, stone, or brick and has to match with the fa'cade material.
- **Configuration:** Columns may be round or square, and may vary greatly in detailing, from very formal turned columns, to abstracted and simplified wooden posts. Columns shall be 5.5 inches minimum in width and depth (5.5 inch outer diameter for round columns), with or without capitals and bases. The column size must be proportional to the height of the gap.



examples of columns

EAVES

- **Materials:** The base level materials required for eaves are fascia board, roof decking, and ice and water membrane. The gutter is made of steel and the eave is covered by roofing materials such as asphalt shingle or metal tile. In the case of flat roofs, the eave is covered with materials like brick, pvc roofing , or rolled asphalt.
- **Eave Overhang:** Eaves should have an overhang of at least 5 inches. The overhang can be up to 8 feet to accommodate large porches.



examples of eaves, Rowhouse eave with decorative cornice along the roof edge (Left bottom)

BLOCK ADDITIONS

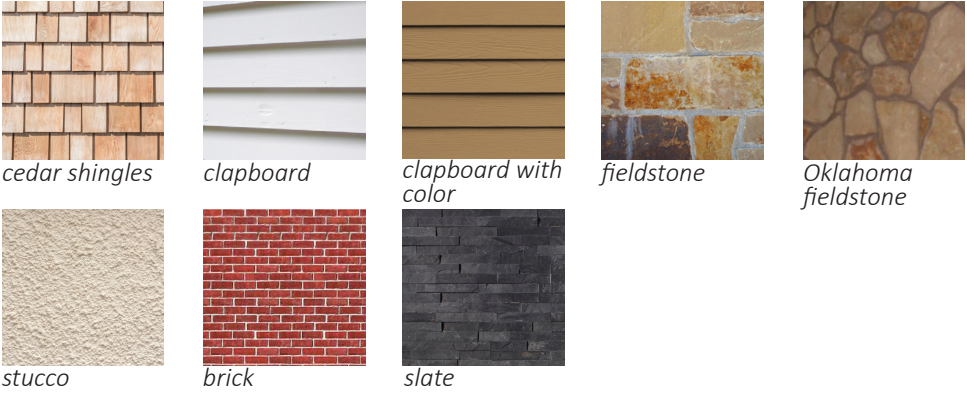
1st Floor: 9' minimum finish floor to finish ceiling
Upper Floors: 8' minimum finish floor to finish ceiling
The first finished floor shall be a minimum of 24" above the adjacent sidewalk grade.



examples of block addition

Materials and Colors

RECOMMENDED WALL MATERIAL PALETTE



RECOMMENDED COLOR PALETTE



Materials and Colors

RECOMMENDED ROOF MATERIAL PALETTE



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