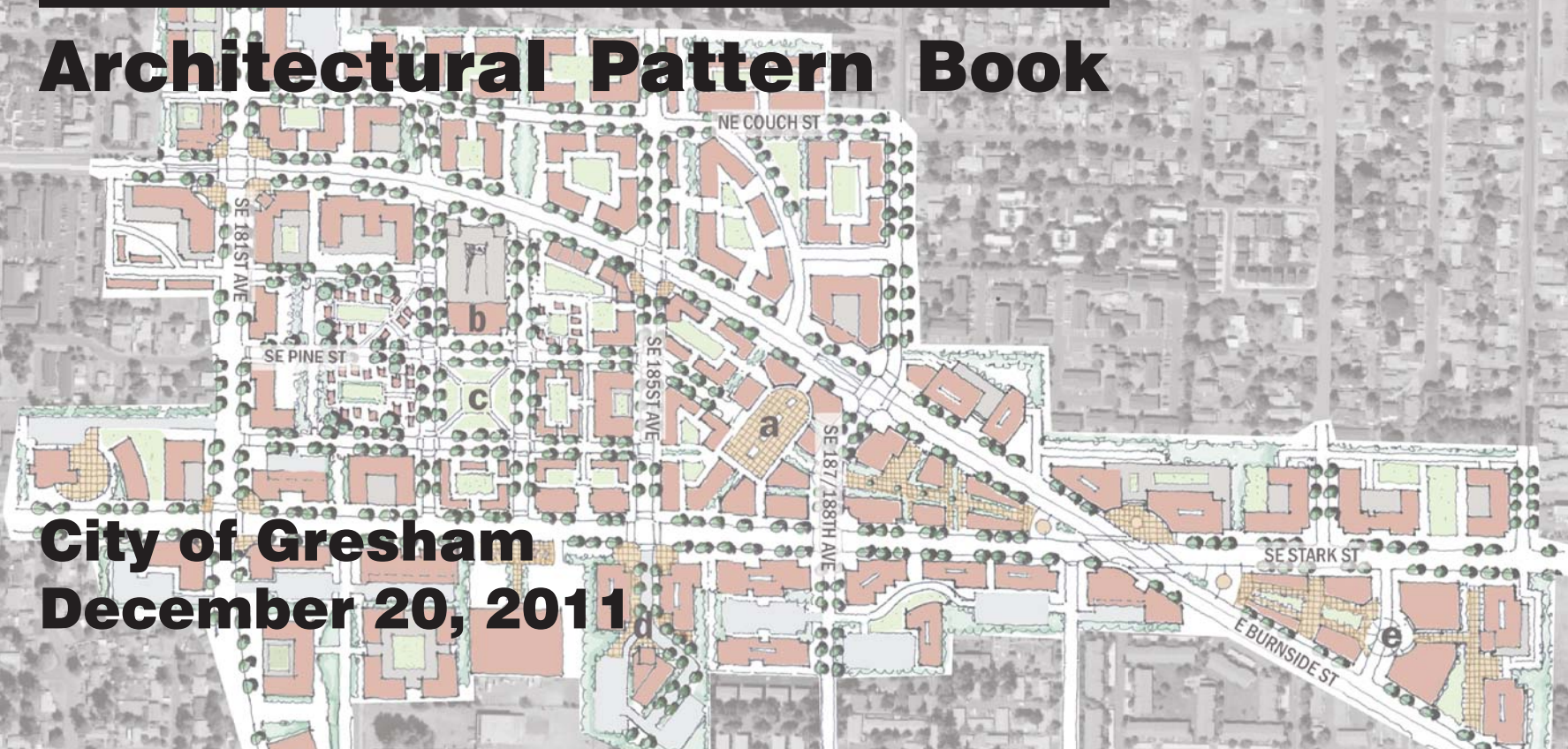
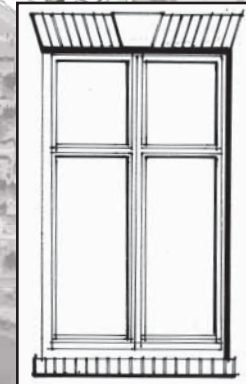
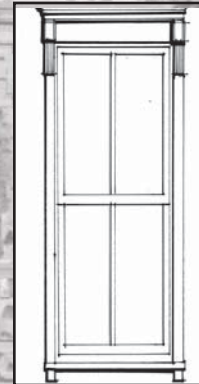
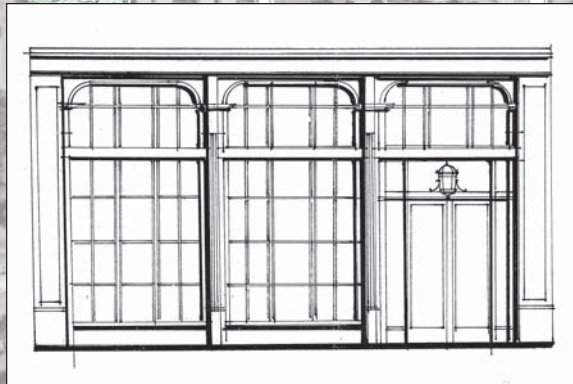


Rockwood

Architectural Pattern Book



City of Gresham
December 20, 2011



Rockwood

Architectural Pattern Book

I Introduction		R Row Houses	
What is a Pattern Book?	2	Traditional	74
Styles in the Pattern Book	2	Transitional	84
Building Types Addressed	3	Contemporary	94
How Do I Use This Pattern Book?	4		
Fundamental Elements of the Styles	6	A Apartment Buildings	
Traditional	6	Traditional	104
Transitional	8	Transitional	114
Contemporary	10	Contemporary	124
F Form and Building Massing	12	G Gateway Conditions	
C Commercial Buildings		Traditional	134
Traditional	14	Transitional	135
Transitional	24	Contemporary	136
Contemporary	34		
M Mixed-Use Buildings			
Traditional	44		
Transitional	54		
Contemporary	64		

I

F

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Rockwood Architectural Pattern Book

The vision for Rockwood is to create a village center of high-quality, long-lasting, safe and sustainable development in a pedestrian-friendly environment where residents can live, work and play. To implement this vision, Gresham has created Design Guidelines and Standards to ensure future development and renovations accomplish the goals and policies established in the Rockwood Plan. The Rockwood Pattern Book represents an element of this larger planning effort to revitalize and improve the urban form of the Rockwood area.

The Book is a companion tool to the Design Guidelines and Standards that will assist the Rockwood property owners and developers in the design of beautiful buildings of enduring quality and design. The Design Guidelines and Standards identify design elements needing to be addressed, and the Pattern Book illustrates attractive and stylistically correct details and forms addressing those design elements. The Pattern Book is created to assist those with a variety of architectural design backgrounds to create attractive buildings by using stylistically correct architectural vocabulary.

What is a Pattern Book?

A pattern book is a collection of architectural drawings that illustrate important design elements of defined architectural style (or styles). Depending on the type of pattern book, these documents could include drawings such as floor plans, elevations and details such as windows, doors, roofs, porches or other features. Which details are discussed in pattern books may vary, but the details identify the most important design elements of the style and provide visual examples of how various building components could be correctly designed and combined. A pattern book is not intended to provide a complete building design, but provide the reader with information and inspiration about the style.

While pattern books have existed for thousands of years, they became popular in America in the eighteenth and nineteenth centuries, particularly with residential construction. More recently the pattern book has again become a popular tool for communities to facilitate and incentivize aesthetically pleasing new development with a notable example produced to guide the rebuilding of areas devastated by Hurricane Katrina in the Gulf of Mexico.

Styles in the Pattern Book

The Rockwood Pattern Book contains three defined styles: Traditional, Transitional and Contemporary.

▪ **Traditional Style (TRAD).**

This architectural style category includes historical building styles developed prior to the late 1930's. These 19th century and early 20th century architectural styles represented a time of great technological advances in architecture and engineering. Intricate craftsmanship was highly valued and finely detailed. Many of the historical styles were revived from classic architecture and modified to suit new purposes. Examples of the architectural styles typical to this time period include Gothic Revival, Stick Style (Eastlake), Richardsonian, Romanesque, Colonial Revival, Beaux-Arts Revival, and Arts and Crafts.

▪ **Transitional Style (TRANS).**

This architectural style category includes architectural styles typical of modernism from the late 1930's to the 1970's. The architecture incorporated mass-produced components like steel and large plate glass panels with simple, clean lines and plain surfaces. The function of a building dominates the building form. Examples of the architectural styles typical to this time period include International Style, Modernism, Second Chicago School and Structuralism.

▪ **Contemporary Style (CONT).**

This architectural style category replaces the very simplistic lines of the architectural styles popular in the 1930-1970's with familiar styles of the past, color and symbolism, as well as new technologically savvy sustainable buildings. Examples of these architectural styles typical to this time period include Modernism, Post-Modernism, Deconstructivism, and Green Building.

Building Types Addressed

For each of these styles, specific guidance is provided for the following building types:

C Commercial Buildings. These buildings typically house business establishments engaged in rendering services to other businesses such as banks, offices, retail establishments and restaurants.

M Mixed-Use Buildings. These buildings contain a combination of residential living units and commercial or office uses. Typically, these are designed with retail or office uses on the ground floor and residential units above.

R Row Houses. Row houses are a type of multi-family building in which each unit has a ground floor entrance. These buildings, also known as town homes, combine several two or three story residential living units in a side by side arrangement into a single building.

A Apartments. These buildings include three or more dwelling units in a single building on a single lot typically in a multi-story structure. In apartments, individual units are accessed from a common entrance or entrances.

G Gateway Buildings. These are the highly visible building sections located at the intersections of 181st Avenue and Burnside Street, 181st Avenue and Stark Street, and Stark Street and Burnside Street in Rockwood. This section provides guidance as appropriate for buildings of all types and styles to address these conditions.

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How Do I Use This Pattern Book?

The pattern book is intended to provide guidance on select design issues. Patterns shown correspond with the required Design Guidelines and Standards. Developments must still follow other applicable Guidelines and Standards specified in **Section 7.0500 Rockwood Design District Design Guidelines and Standards** and elsewhere in the Community Development Code. For each style and building type, images and notes provide guidance in the building elevation, form, windows, doors and entries, roof conditions and other building design factors.

Users of the pattern book should generally follow the procedure below:

1. Select a Building Type.

The Pattern Book reader must select the type of building that they are intending to construct. For ease of use, the document is organized by building type, with different color text, leaders and document graphics corresponding to the five building types. The icons and their colors will be used to identify building types in the sidebar on odd numbered pages:

-  Commercial
-  Mixed-Use
-  Row Houses
-  Apartments
-  Gateway Conditions

2. Select a Style.

The reader shall select the architectural style desired. While navigating the document, the style will be listed in several locations on each page. The style, as well as the building type, will be shown in the title on each page in the document. This information will also be shown in the footer on odd pages. On the sidebar, the abbreviations of the styles will be bold when the section corresponds to that style. For example, the sidebar icon below would indicate the page is addressing traditional commercial buildings.

 *Commercial*

TRAD *Traditional*
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3. Review Fundamental Elements of the Style and Building Form Sections.

On pages 6-11, the basic design strategies and ideas are presented in text and graphics. These are generally not specific to building types but establish a good knowledge base for use when designing with a specific style.

4. Review Building Form and Massing.

On pages 12 and 13, building form and massing is discussed. Massing is generally not specific to styles so it is not addressed in each building type and style.

Using the Pattern Book.

Once a building type and style has been selected and the Fundamental Elements of the Style section has been reviewed, the reader will locate the section that addresses those options. The page number can be found in the Table of Contents or the navigation bar located on odd pages can be used to help find the pages.

For each style and building type, images and notes provide guidance in the following areas:

- Building elevation
- Facade composition and articulation
- Ground level details
- Windows and transparency
- Entry design and doors
- Details
- Roof conditions
- Materials

These generally will correspond to required design elements identified in the **Rockwood Design Guidelines and Standards**. If the note is italicized, it refers to a recommended design element that is not required by the Development Code.

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Fundamental Elements of the Styles

Traditional

Massing and Articulation

In traditional buildings, the massing is articulated into distinct sections and elements, typically with vertical lines, which results in the building being subdivided into a series of horizontal sections. Within this division, central and flanking sections are created and the central bay is given additional emphasis.

Within the building's facade a distinct base, middle and top are created to establish a vertical subdivision. The base and top are smaller than the middle section but proportional to the building's height. The base typically has a more massive character and is often built out of stone. The top may be richly detailed, using a cornice or other ornamental design element which is elaborately composed.

The facade is articulated with a combination of vertical and horizontal elements which generally create a vertical emphasis in the facade. Design elements used to articulate the facade include vertical pilasters, columns, and quoins as well as horizontal belt courses and cornices. The facade of the ground floor

is highly articulated with storefront windows and entries. The ground floor is often larger, by comparison, than other floor levels and additional design emphasis on the ground floor facade responds to this condition. Ornamental elements are prolifically incorporated throughout the facade.

Entries

The entries and storefronts are major design elements in traditional buildings. The doors are tall and highly detailed. They also have elaborate framing details surrounding the entries and storefronts. Above these, transom windows are typical. Awnings are often present over storefront windows and entries. Ornamental lighting fixtures surrounding the entry are also common.

Windows

Traditional windows are vertically proportioned and are divided into many lights. This is due to the difficulty in spanning long distances and the expense of large plates of glass during the traditional building period. The windows have elaborative framing and include a base (sill), middle and top (cornice). The top of the window may

include an exposure of the spanning element, which is typically an arch or stone lintel. Stained, beveled, etched and leaded glass are often incorporated into special windows to add detail to the facade. Windows may also incorporate shutters and awnings.

Rooflines

Rooflines reinforce the rhythm in the facade established by the massing. The rooflines again create an emphasis on the center bay of the facade while recognizing the other bays. Roofs are typically flat with ornamental detailing present in the cornice and on the parapet wall. Pitched roofs, which are more common in residential developments, are typically steeply pitched and may include dormers.



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Fundamental Elements of the Styles

Transitional

Massing and Articulation

Similar to traditional buildings, transitional buildings frequently use vertical lines to divide the facade into horizontal sections. However, in the transitional style, there is less emphasis given to establishing a center bay and flanking sections. Most buildings focus on creating a consistent rhythm that establishes harmony in the facade.

Within the building's facade, a distinct base, middle and top are created and establish a vertical subdivision. Like traditional buildings, the base and top are smaller than the middle section but proportional to the building's height. Because transitional buildings are moderately less detailed than traditional buildings, the base is often comprised of the ground floor with a distinct treatment. The top is typically established by a cornice or other design element. This generally is less ornate than traditional styles and may be comprised of decorative brick work or richly detailed belt courses using a cornice or other ornamental design element.

The facade is articulated with a combination of vertical and horizontal elements which generally create a vertical emphasis in the

facade. Some transitional styles, such as Art Deco, may transition to a more horizontal, geometric emphasis in the design. Integrated pilasters become more common than detached columns and the use of quoins becomes less common as well. Belt courses are frequently used to create distinctions between vertical areas of the facade. Like traditional buildings, the facade of the ground floor is highly articulated with storefront windows and entries. The ground floor is often larger, by comparison, than other floor levels and additional design emphasis on the facade responds to this condition. Ornamentation of the ground floor is increasingly established by simpler techniques such as changes in materials (ie. stone panels in a brick facade) or medallions.

Entries

The entry and doors remain an important part of transitional buildings. The doors are tall and have simpler framing details surrounding the entries and storefronts than traditional styles. Above these, transom windows are common, though with larger lights than traditional buildings. Awnings are commonly present over storefront windows and entries. Lighting fixtures surrounding the entry are also common.

Windows

The transitional windows are generally vertically proportioned, though less so than traditional windows; some horizontally proportioned windows are present in buildings. Windows have fewer lights and larger panes of glass are more common. The windows have simpler framing, which includes a sill and exposed spanning element, typically a flat or shallow arch or lintel. Windows may also incorporate awnings.

Rooflines

Rooflines are simplified but reinforce the rhythm in the facade established by the massing. Emphasis may be moved away from the building center to respond to particular conditions such as a street intersection or entry. Roofs are typically flat with detailing present in the cornice and on the parapet wall. Pitched roofs may include dormers.



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Fundamental Elements of the Styles

Contemporary

Massing and Articulation

Contemporary buildings have more varied massing with changes in mass occurring both horizontally and vertically. This is different from the traditional and transitional which historically were limited in massing changes due to structural limitations of materials of the time. Contemporary massing often includes unique forms, layering techniques, cantilevers or curved planes. The massing is often related to the structural grid of the building and may reflect the programmatic spaces of the building.

Within the building's facade, a base and top are created though often with more subtle design techniques. The size of these elements generally relates proportionally to the building's height. Ornamentation of the facade often occurs through simple, clean elements which are located to respond to the building's structure. The structural grid is often exposed or highlighted in the vertical articulation of the building through the creation of frames (recessed or projected areas between columns). Reveals are also used to create divisions in the facade. Horizontal geometry is established with ledgers and other continuous elements.

The ground floor is often larger than other floor levels and simple ornamentation and articulated storefronts are common. A variety of techniques may be used to accomplish this, including reveals or exposure to relatively narrow structural elements or window frames.

Entries

The entries are often designed with simple, elegant framing of the doors and windows. Transoms are frequently used; however, they appear more as a component of a glass wall when compared to other styles. Flat rigid canopies are often used in place of awnings.

Windows

Contemporary windows are widely varied and may be vertical or horizontal in proportion. Larger, uninterrupted panes of glass are common and replace the smaller windows found in other styles. Because of the availability of larger window sizes, the design of the mullion system generally is an expression of the overall building design, expressing similar geometry and form. This often leads to asymmetrical designs.

Rooflines

Rooflines are often simple and reflect only changes in building massing, creating a horizontal emphasis. Flat roofs are typical and pitched roofs are generally avoided. Projecting roofs may be used to highlight certain areas. Traditional cornices are typically replaced by more simple design features at the top of the building.



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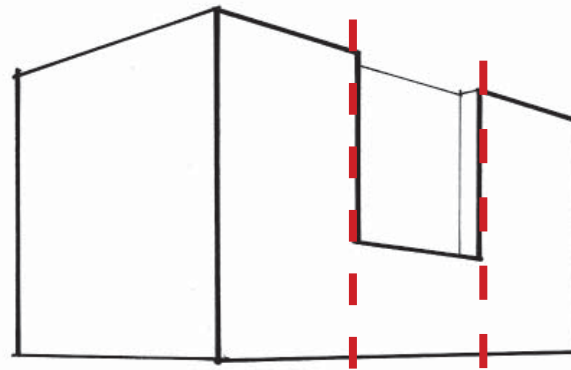
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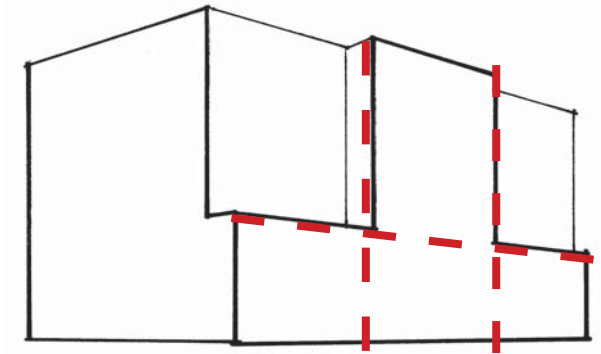
Form and Building Massing

Features shown in this section correspond to the Rockwood Design Standards found in Section 7.0503(1)(B)(1)(D) or Section 7.0103(B)(1)(D).

Massing refers to the fundamental shape of a building. While basic building form is critical to certain building styles, simple forms are often universal between building types and architectural styles. The shape of a building is more likely to respond to the context and specific site factors rather than to a particular style. For example, a “U” shaped building (or a building with a courtyard) may be used to have a part of the facade set back from a major street or it could be used to maximize the amount of natural light reaching interior space.

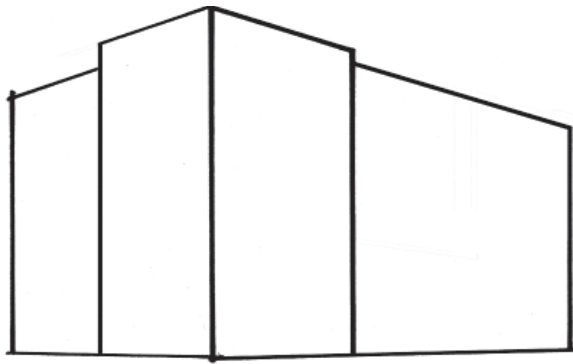


“U” Block

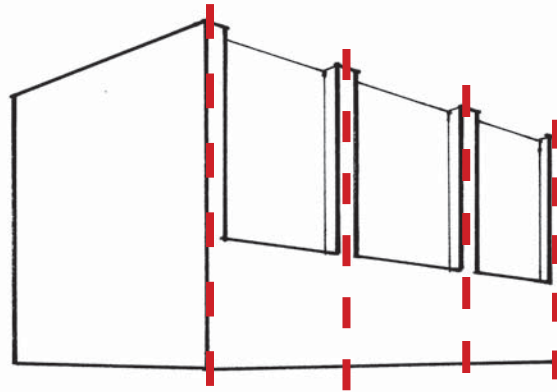


Stepbacks or Major Recessions

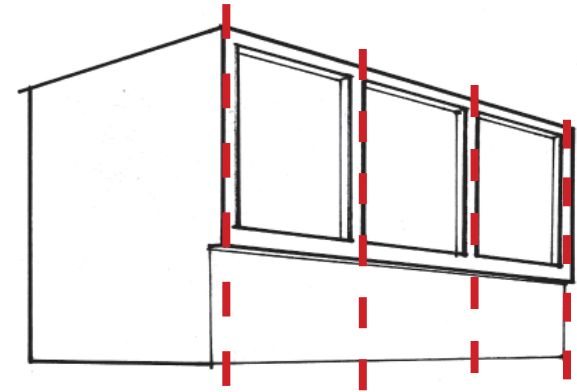




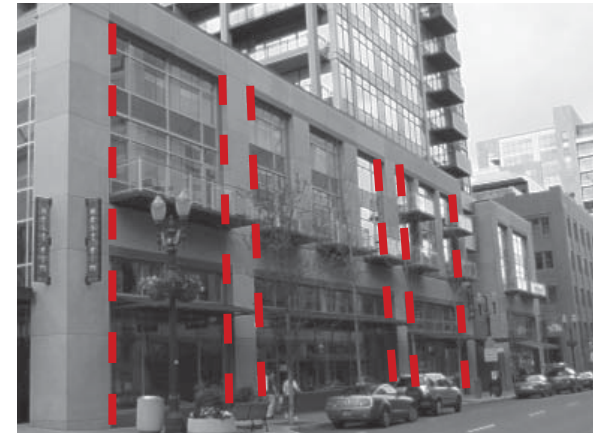
Prominent Projections



Repetitive Projections



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