



Design Code: Section 1

*Fallbrook Architectural Styles
for Residential Construction*



Revised June 2012

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FALLBROOK CHIMNEYS

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History & Character

The Fallbrook Tudor style is based on early twentieth-century interpretations of English architecture by American architects and builders. Inspiration for this style comes from medieval English cottages, manor houses and rural village vernacular cottages. Most houses in this style emphasize high-pitched, gabled roofs and elaborated chimneys of Medieval origin, but decorative detailing may draw from other traditions as well. The American version is normally a house with simple volumes, front-facing gables, and “old-world” charm.

A Fallbrook Tudor home has certain distinguishing characteristics. Gables have steeply pitched roofs between 8:12 and 20:12. Half-timbering, shingles and horizontal siding are often used as infill in gables and decorative half-timbering may occur at the entire second story. Gable, hip and shed dormers are dominant features of the style. Windows include single and paired double-hung types mixed with vertically proportioned casement



windows arranged in groups of two to five.

Chimneys are often significant elements in the massing of the house. These massive chimneys may be finished in brick or plaster. They feature simple detailing and chimney pots.

Use of a variety of wall materials is common, both for different vertical units and for different stories; patterned brickwork and stonework is also a common feature. Upper stories and

gables may overhang lower stories. Front-facade porches are generally either small entry porches or are absent entirely. Side porches are frequent.

Essential Style Elements

- **roof lines:** from 8:12 to 20:12
- **windows and doors:** vertically proportioned casements and double-hungs
- **porches:** small, with decorative front doors
- **eaves and overhangs:** upper stories and gables overhang lower level
- **massing:** solid with small openings
- **details:** half-timbering on second story, Renaissance or Craftsman detailing
- **chimneys:** massive, brick or plaster with simple detailing and chimney pots
- **colors & materials:** brick, plaster, wood—refer to Materials & Colors page
- **dormers:** hip and shed styles



Fallbrook Tudor

Photos & Illustrations



A



B



C



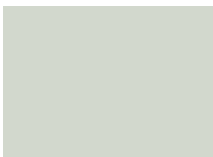
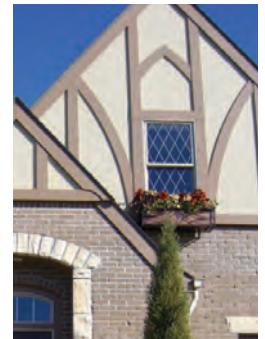
D



E



F



G

- A** Prescott neighborhood 2-story home, Lincoln, Neb.
- B** 1½-story Fallbrook Collection Home.
- C** 2-story front-gabled home.
- D** 2-story Fallbrook Collection Home.
- E** Illustration from Sears, Roebuck and Co. - *Homes of Today*, 1923.
- F** 2-story brick and stucco home.
- G** 1½-story with prominent front chimney.

Fallbrook Tudor

Photos & Illustrations



A Illustration from Sears, Roebuck and Co. - Homes of Today, 1923.

B 2-story Fallbrook Collection Home.

C 2-story front-gabled Tudor Style Home.

D 2-story front-gabled home, image from *National Building Publications*, 1929.

E 2-story with small, front porch.

F 2-story home with bay window.



Fallbrook Tudor

Photos & Illustrations



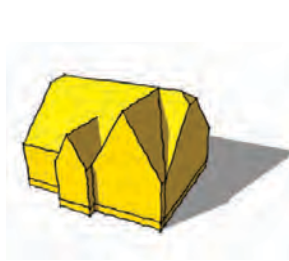
A Illustration from Sears, Roebuck and Co., Homes of Today, 1923.

B 1½-story Tudor cottage, Lincoln, Nebraska

C 1½-story, all-brick Tudor, Omaha, Nebraska

Fallbrook Tudor

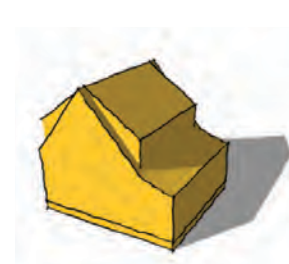
Massing & Composition



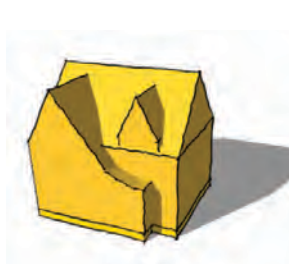
A
1 1/2-story
L-gabled



B
Two-story
side gable



C
1 1/2-story
front gable



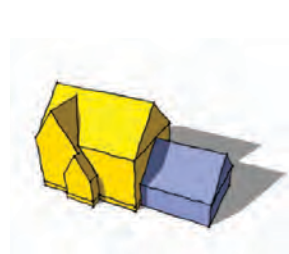
D
Two-story
L-gabled
with side
porch

House Massing

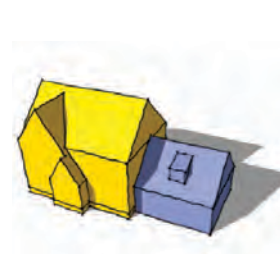
- A** 1 1/2-story L-gabled
Steeply pitched roof with gabled projections. May have gabled or shed roofed dormer accents.
- B** Two-story side gable
Steeply pitched roof with gabled projections.
- C** 1 1/2-story front gable
Steeply pitched roof with ridge running perpendicular to street. Wings are commonly found in this massing.
- D** Two-story L-gabled with side porch
Steeply pitched roof with gable protruding from main body to incorporate a side entry porch. May have gabled or shed roofed dormers.

Garage Composition

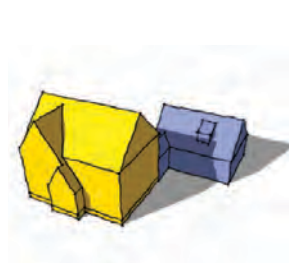
- A** Garage Placement
Minimum setback from the house. For flat and walk-out lots.
- B** Garage Placement
Minimum setback from the house with finished space above. For flat and walk-out lots.
- C** Garage Placement
Deep setback with finished space above and breezeway connection to house.
- D** Garage Placement
Side loaded entry with deep setback, finished space above, and breezeway connection to house.



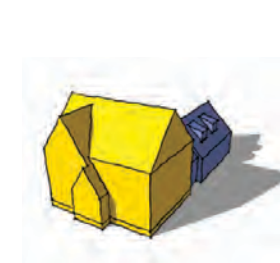
A



B



C



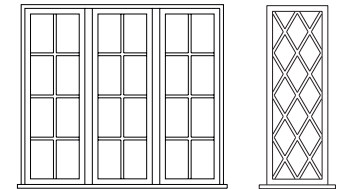
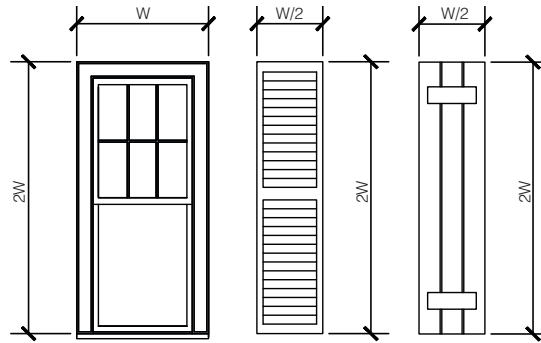
D

Fallbrook Tudor

Windows & Doors

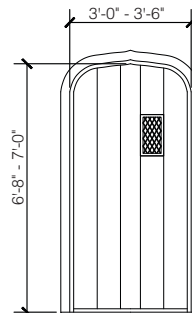
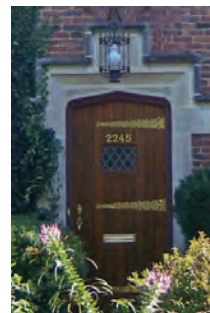
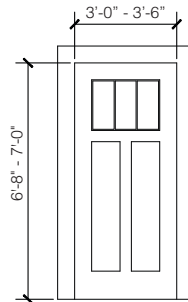
Windows

Tudor style windows are tall and narrow and of the casement or double-hung type. When grouped together in series they are typically groups of casements (often with transoms) and located beneath the main gable. Windows are often trimmed using nominal 4 or 6 inch boards or cast stone lintels and sills for openings in masonry walls. The size of window often diminishes with each story. Small decorative windows are often found in accessory rooms. Bay and dormer windows are also common in this style. Plank or paneled shutters of appropriate width are often incorporated, but are excluded in half-timbered facades. Windows are deeply inset to give the appearance of a thick wall.



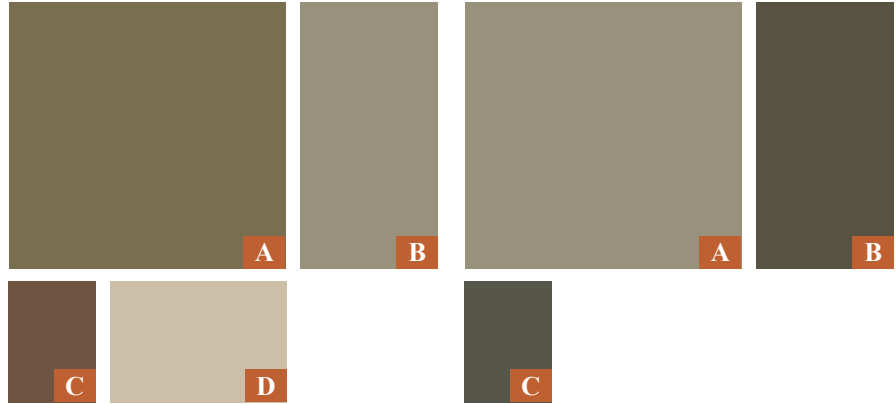
Doors & Doorways

Tudor-style houses frequently boast rounded or flattened pointed arch doorways. Doors are wood planked or paneled styled with inset windows. Renaissance detailing is accomplished with cut stone extending into the surrounding brick opening to simulate quoins. Wrought-iron details are commonly used. Doors are deeply inset to give the appearance of a thick wall.



Fallbrook Tudor

Materials & Colors

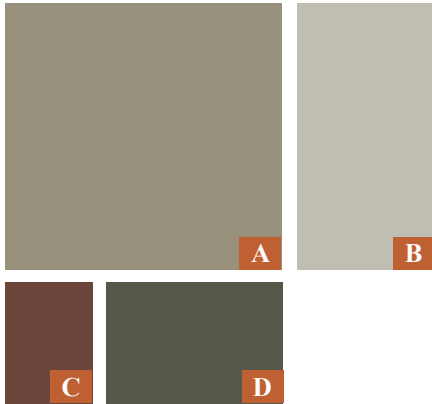


Color Palette 19

A. Primary Field	Roycroft Brass	SW 2843
B. Secondary Field	Bunglehouse Gray	SW 2845
C. Accent #1	Rookwood Medium Brown	SW 2807
D. Accent #2	Downing Sand	SW 2822

Color Palette 21

A. Primary Field	Bunglehouse Gray	SW 2845
B. Secondary Field	Enduring Bronze	SW 7055
C. Accent #1	Roycroft Bronze Green	SW 2846



Color Palette 2

A. Primary Field	Bunglehouse Gray	SW 2845
B. Secondary Field	Roycroft Mist Gray	SW 2844
C. Accent #1	Aurora Brown	SW 2837
D. Accent #2	Roycroft Bronze Green	SW 2846

Materials

Cladding:

- Fiber cement board lap siding
- Brick or stone masonry, with particular attention given to doors and chimneys.
- Stucco or fiber cement stucco-embossed panels with battens.
- Battens (trim) cover panel joints in the exterior simulating half-timbered construction.

Roofing:

- Quality asphalt shingles, slate or simulated slate using recycled plastics.
- Limited use of standing seam type metal roofing over projecting elements.

Guidelines for Color Application

All color numbers reference Sherwin Williams exterior coatings. Color swatches approximate actual paint color. For a complete listing of pre-approved palettes see *The Fallbrook Collection of Exterior Color Palettes*.

*The term "trim" shall include the following: fascia boards, window and door trim boards, corner boards, trim boards separating two different siding materials, architectural columns and brackets, handrail & guardrail elements.

A	Primary Field Color	Neutral in color, light to medium in value
B	Secondary Field Color	Neutral in color, complementary to Primary Field Color
C	Accent #1	Doors or shutters
D	Accent #2	Doors or shutters
	Trim*	Generally dark in color, earth tones
	Window Cladding	Dark in color, a close match to trim color
	Shingle roofing	Medium tones, worn and blended appearance
	Metal roofing	Copper, painted bronze or patina green colors
	Gutters & Downspouts	Match trim color
	Garage Doors	Primary or Secondary Field color; white strongly discouraged
	Masonry	Medium to dark blends in red-brown tones.

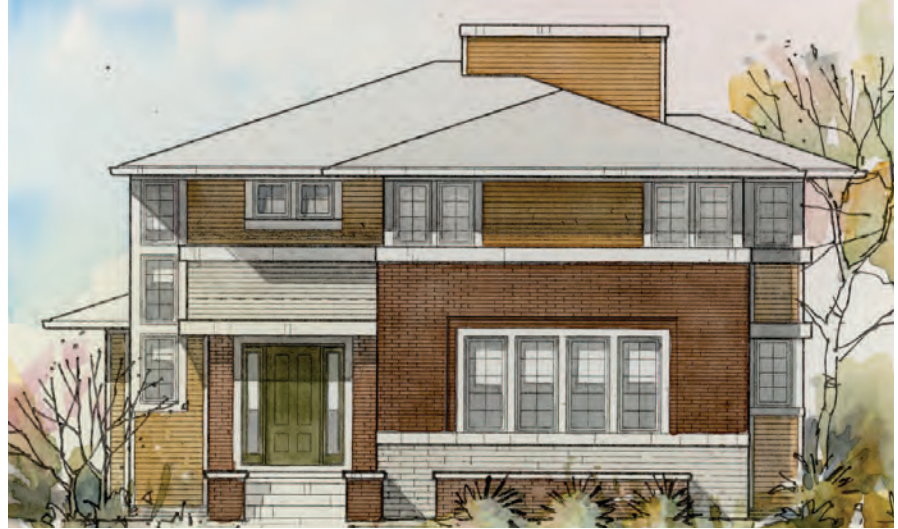
Fallbrook Tudor

History & Character

The Prairie Style takes its name from the prairie landscapes of the Midwest, where the principles were perfected and the best examples were built. The style was developed by Frank Lloyd Wright and other Chicago area architects, though Wright's work, as exemplified by the such residences as the Robie House, outshine all the rest.

Landmark examples of the style are widespread, though many are concentrated in Chicago's early 20th-century suburbs, particularly Oak Park and River Forest. Vernacular examples were featured widely by pattern books and popular magazines and became common in early 20th-century suburbs. By the end of World War I, however, the style had ceased to be widely used.

A Fallbrook Prairie style home consists of one- or two-stories clad with brick, siding or stucco. The central portion often rises slightly higher than the flanking wings and the eaves of the low-pitch roof extend beyond the wall creating a definite horizontal and



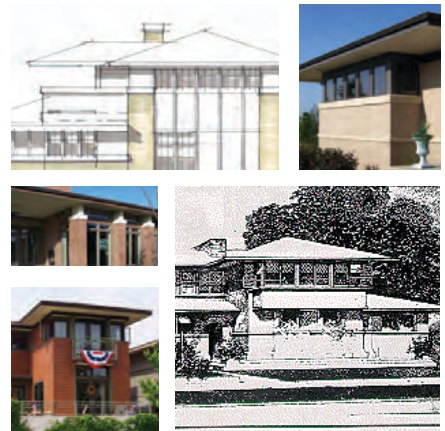
low to the ground quality. A large low chimney is often found at the axis of the intersecting roof planes, and is visible from more than one room in the house. Walls form the sides of terraces, balconies frequently extend out into the landscape and delineate walks and entrances.

Casement windows grouped into horizontal bands and sometimes continuing around corners help to emphasize the length of the house.

The exterior walls are highlighted by dark trim set against a lighter stucco finish or by a coping or ledge of smooth stucco along brick walls.

Essential Style Elements

- **roof lines:** low pitched hip roofs—for 1-story use 3:12-4:12; for 2-story use 4:12-6:12
- **windows and doors:** casement windows in horizontal bands
- **terraces/walkways:** defined by extended walls
- **eaves and overhangs:** very deep, casting long, low shadows over windows
- **massing:** raised central portion, low horizontal lines
- **details:** copings along brick walls
- **chimney:** large and low placed at intersecting roof planes
- **color and materials:** brick, timber, stucco - refer to Materials & Colors page



Fallbrook Prairie

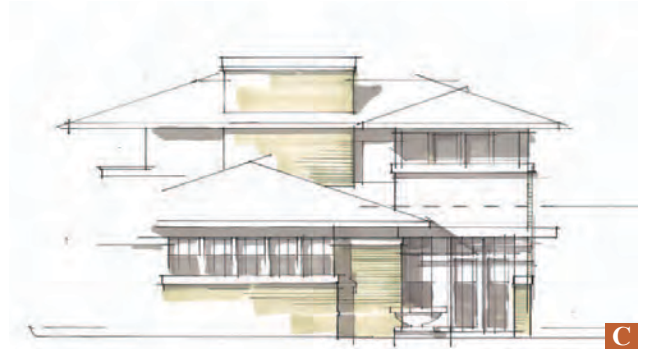
Photos & Illustrations



A



B



C



D



E



F

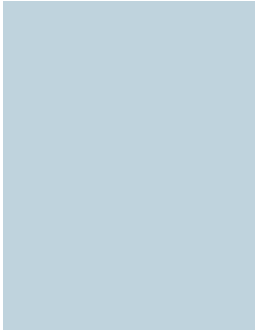
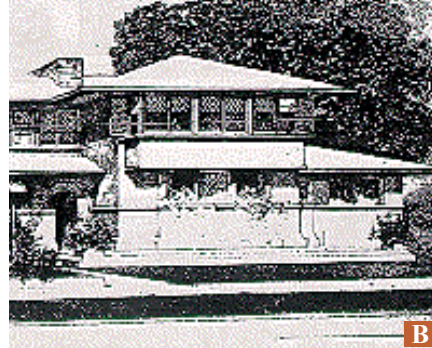


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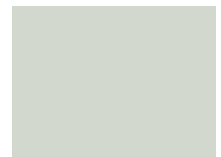
- A** 2-story Fallbrook Collection Home.
- B** Omaha Prairie Style with deep entrance.
- C** Sketch of large chimney intersecting roof planes.
- D** Front porch detail.
- E** 2-story home defined by horizontal lines, located in Peoria, Illinois.
- F** 2-story home with a raised central portion.
- G** 1-story Prairie Style entrance emphasized by extended eave.

Fallbrook Prairie

Photos & Illustrations

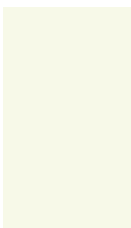
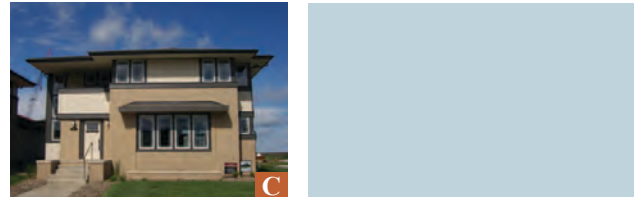


- A** Windows in horizontal band.
- B** *Frank Lloyd Wright sketch of Prairie-style house.*
- C** 2-story Fallbrook Collection Home.
- D** Middleton Hills prairie house with low pitched roof and projecting eaves.
- E** 2-story Fallbrook Collection Home with large entry porch.
- F** 2-story Fallbrook home with concrete planters.



Fallbrook Prairie

Photos & Illustrations



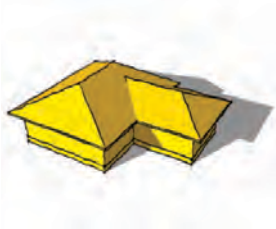
- A** 2-story, 4-square home with deep overhangs and large decorative brackets.
- B** 2-story, American 4-square design from *Better Homes at Lower Cost*, 1925.
- C** Fallbrook Collection Home, Stanton II.
- D** Prairie Style home with dark trim and overhangs.
- E** Sketch by Frank Lloyd Wright.
- F** Dark earth tones dominate this prairie style home.

Fallbrook Prairie

Massing & Composition

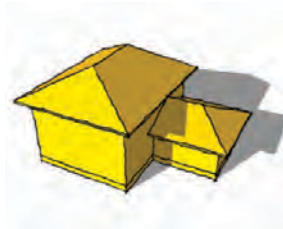
A

One-story
L-shaped
plan



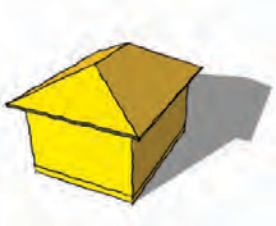
B

Two-story
L-shaped
plan



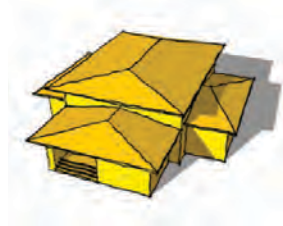
C

Two-story



D

Two-story
with front
porch



House Massing

A One-story L-shaped plan

Low-pitched hip roofs.

B Two-story L-shaped plan

Low-pitched hip roofs.

C Two-story

Low-pitched hip roofs.

D Two-story with front porch

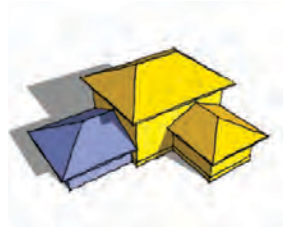
Low-pitched hip roofs with porch
running entire length of main house
facade.

Garage Composition

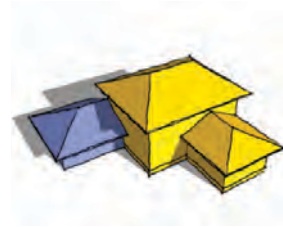
A Garage Placement

Minimum setback from the house.
For flat and walk-out lots.

A



B



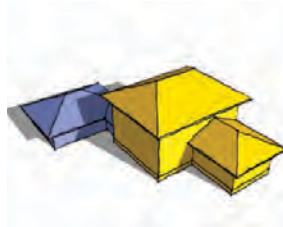
B Garage Placement

Rear of garage aligned with rear
of the house. For flat and walk-out
lots.

C Garage Placement

Deep setback with breezeway
connection to house.

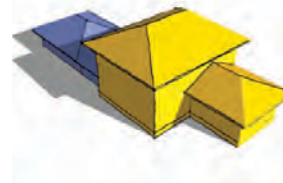
C



D

D Garage Placement

Side loaded entry with deep
setback.

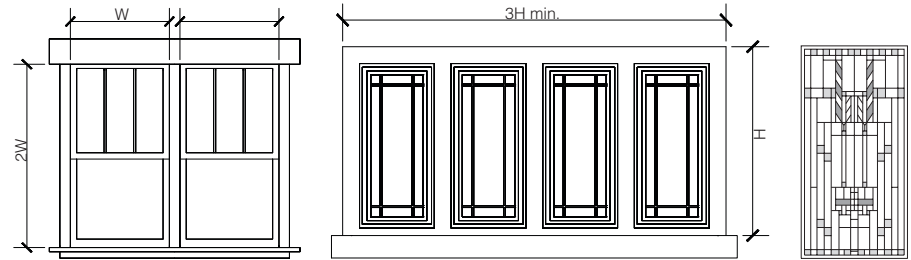


Fallbrook Prairie

Windows & Doors

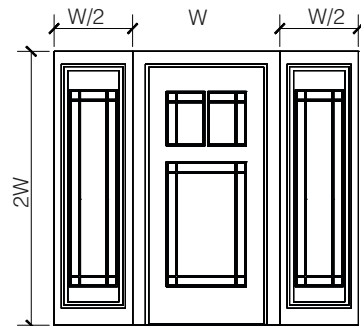
Windows

The Prairie style incorporates predominately casement style windows configured horizontally with distinct vertical detailing. These windows often wrap around corners of the house. Small rectangular windows are used as accents. Large projecting overhangs at the window's head provide ample shade.



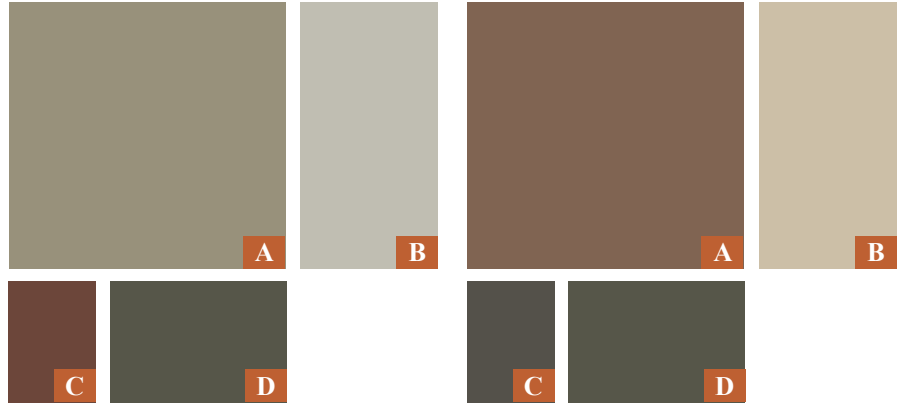
Doors & Doorways

The front entrance of the Prairie style home is rarely heralded—often being discreetly placed away from the main facade. Simply trimmed, paneled doors are generally surrounded by sidelights.



Fallbrook Prairie

Materials & Colors

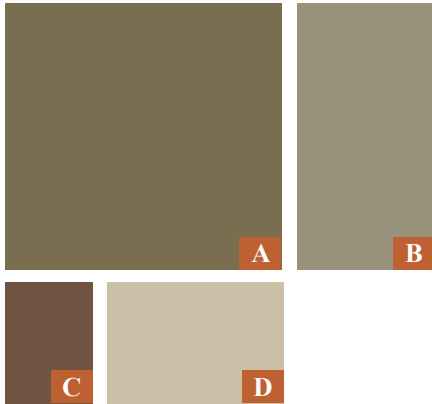


Color Palette 2

A. Primary Field	Bunglehouse Gray	SW 2845
B. Secondary Field	Roycroft Mist Gray	SW 2844
C. Accent #1	Aurora Brown	SW 2837
D. Accent #2	Roycroft Bronze Green	SW 2846

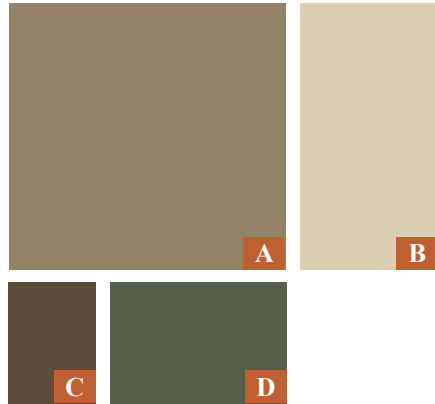
Color Palette 4

A. Primary Field	Quartersawn Oak	SW 2836
B. Secondary Field	Downing Sand	SW 2822
C. Accent #1	Color name	SW 0000
D. Accent #2	Roycroft Bronze Green	SW 2846



Color Palette 19

A. Primary Field	Roycroft Brass	SW 2843
B. Secondary Field	Bunglehouse Gray	SW 2845
C. Accent #1	Rookwood Medium Brown	SW 2807
D. Accent #2	Downing Sand	SW 2822



Color Palette 21

A. Primary Field	Weathered Shingle	SW 2841
B. Secondary Field	Softer Tan	SW 6141
C. Accent #1	Status Bronze	SW 7034
D. Accent #2	Rookwood Dark Green	SW 2816

Materials

Cladding:

- Fiber cement board lap siding
- Brick or stone masonry, particularly in horizontal bands.
- Stucco or fiber cement stucco-embossed panels often used instead of lap siding around the upper 1/3 of facade
- Trim work used to emphasize continuous horizontal lines, particularly at window sills.

Roofing:

- Quality asphalt shingles
- Fiber cement board projecting soffits

Guidelines for Color Application

All color numbers reference Sherwin Williams exterior coatings. Color swatches approximate actual paint color. For a complete listing of pre-approved palettes see *The Fallbrook Collection of Exterior Color Palettes*.

*The term "trim" shall include the following: fascia boards, window and door trim boards, corner boards, trim boards separating two different siding materials, architectural columns and brackets, handrail & guardrail elements.

A	Primary Field Color	neutral in color, medium in value
B	Secondary Field Color	lighter in color, complementary to Primary Field Color
C	Accent #1	Doors or decorative elements
D	Accent #2	Doors or decorative elements
■	Trim*	frequently dark in color, earth tones
■	Window Cladding	Dark in color, a close match to trim color
■	Shingle roofing	medium tones, occasional use of red-orange color
■	Metal roofing	copper, painted bronze or patina green colors
■	Gutters & Downspouts	match trim color
■	Garage Doors	Primary or Secondary Field color
■	Masonry	light to medium brick blends, with light colored sills

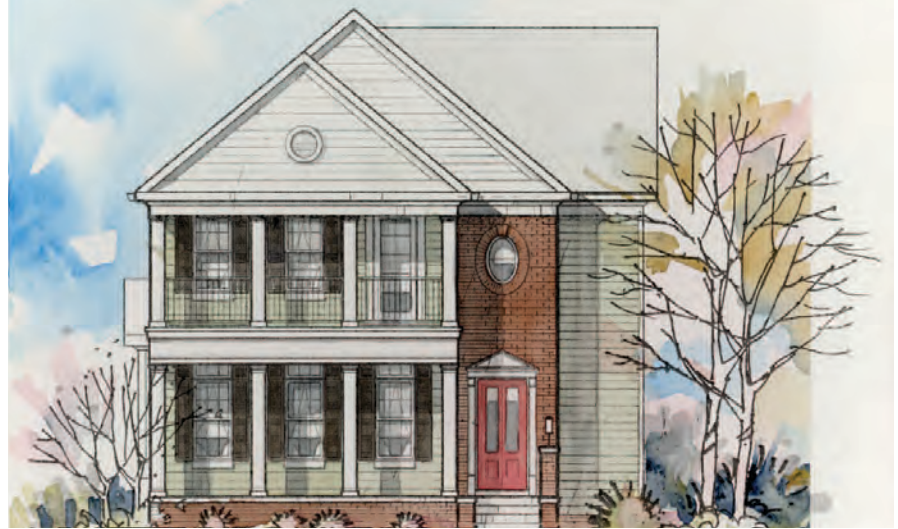
Fallbrook Prairie

History & Character

The Fallbrook Colonial style is based upon Colonial Revival styles that were prevalent throughout the country in the late nineteenth and early twentieth centuries. Elements from Classical and Colonial housing types were combined and modified to produce a new vocabulary that became popular in the latter part of the nineteenth century. This mixing of architectural elements produced a wide variety of expressions and forms in the Colonial Revival house.

The term “Colonial Revival,” as used here, refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

There are certain identifying principles that distinguish a Fallbrook Colonial



home. Houses tend to be simple in geometric form yet have elaborate entrances, cornice treatments and window trimming.

Window composition of the facades are frequently ordered using a regular symmetry and classical patterns. Windows themselves are always vertical in their proportion and rarely combined into large groups. Single windows are commonly flanked by pairs of shutters, each one half the width of the window opening.

Essential Style Elements

- **roof lines:** high-pitched gable or Dutch Gambrel, range from 6:12 to 14:12
- **windows and doors:** Large, vertically-organized, multi-pane windows.
- **porches:** Varies. Can run the entire length of facade or only at the doorway
- **dormers:** hip or gable style on upper story
- **massing:** symmetrical relationship between doors, windows, and building mass
- **details:** simplified classical column details, elaborate entrances, cornice treatment
- **colors and materials:** refer to Materials & Colors page



Fallbrook Colonial

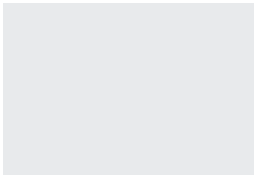
Photos & Illustrations



- A** 2-story Liberty Colonial Home.
- B** Fallbrook Collection Home, strong symmetry.
- C** 2-story Fallbrook Collection Home with a high pitched gable.
- D** 2-story Colonial Home in Omaha.
- E** 2-story Colonial Home in Omaha with a Dutch Gambrel.
- F** Shoal Creek Village Colonial Home.

Fallbrook Colonial

Photos & Illustrations

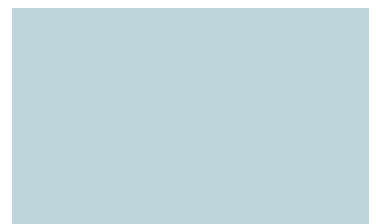
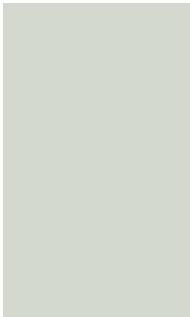


- A** 2-story Liberty Omaha Home.
- B** Fallbrook Collection Home.
- C** 2-story Omaha Colonial Style home with a small, front porch.
- D** 2-story Colonial home, image from *National Building Publications*, 1929.
- E** 2-story Omaha Colonial Home.
- F** Fallbrook Collection Home with porch running the length of facade.



Fallbrook Colonial

Photos & Illustrations



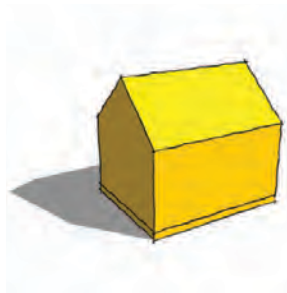
- A** Fallbrook home
- B** 2-story Fallbrook Collection Home, Jackson II
- C** 2-story Colonial with classic white palette, Omaha, Nebraska
- D** Illustration from Sears, Roebuck and Co. - Homes of Today, 1923
- E** Fallbrook home with full 2-story porches
- F** Fallbrook home
- G** Fallbrook home

Fallbrook Colonial

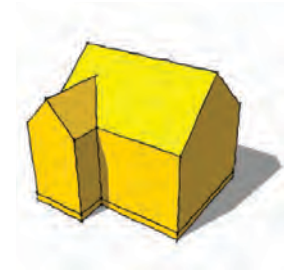
Massing & Composition



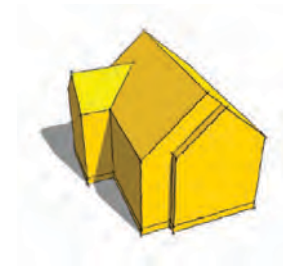
A
1 1/2-story side gable



B
Two-story side gable



C
Two-story L-gabled



D
Front gable

House Massing

A 1 1/2-story side gable
Roof pitch ranges from 8 in 12 to 12 in 12. Gabled dormers bring light to upper story

B Two-story side gable
Roof pitch ranges from 8 in 12 to 12 in 12.

C Two-story L-gabled
Roof pitch ranges from 8 in 12 to 12 in 12.

D Front Gable
Roof pitch ranges from 5 in 12 to 10 in 12. Roof ridge runs perpendicular to street.

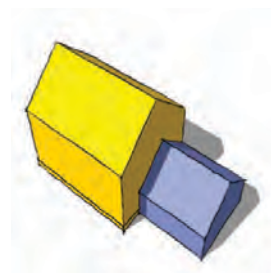
Garage Composition

A Garage Placement
Minimum setback from the house. For flat and walk-out lots.

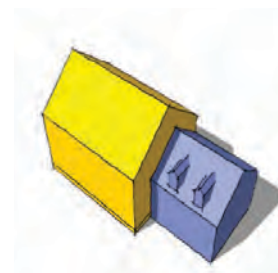
B Garage Placement
Minimum setback from the house with finished space above. For flat and walk-out lots.

C Garage Placement
Deep setback with breezeway connection to house.

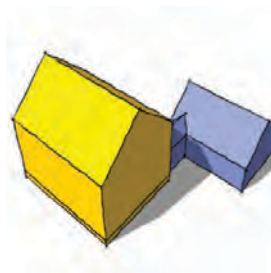
D Garage Placement
Side loaded entry with deep setback.



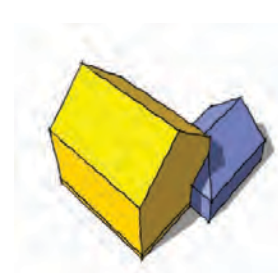
A



B



C



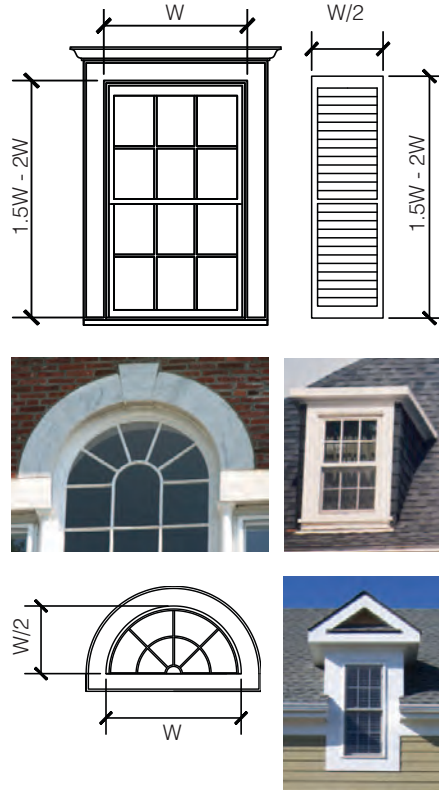
D

Fallbrook Colonial

Windows & Doors

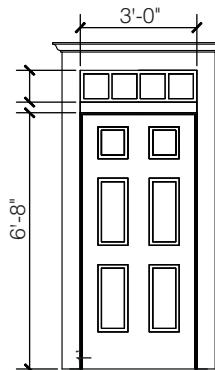
Windows

Colonial style windows are double-hung and rectangular with each sash containing 6, 8, 9, or 12 panes. Multiple upper panes may be paired with a lower single pane. Precast lintels or a brick soldier header course are typically found in masonry walls. Bay windows extending to the ground, paired or tripled windows, and picture windows are frequently incorporated. Small square or rectangular windows accent the second story above the front door and gabled ends. Windows are regularly surrounded by a 6" wide flat trim. Shutters of appropriate width are common.



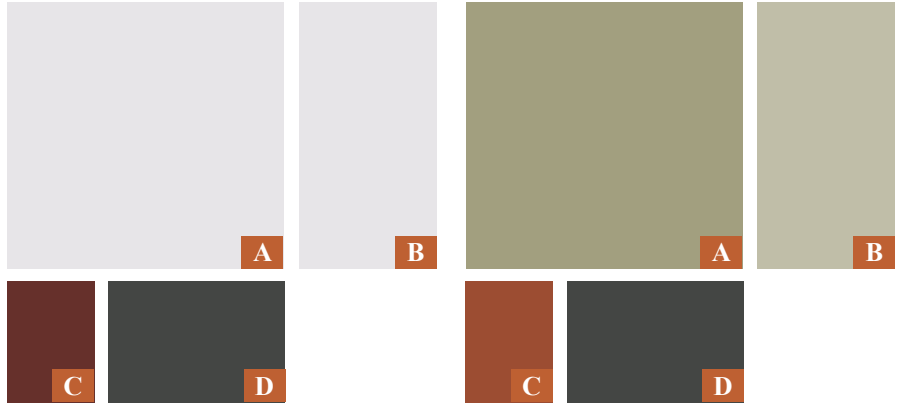
Doors & Doorways

The front door is a prominent feature in this style. The entrance may include a 6-paneled door with an overhead pediment supported by pilasters. The door itself is usually centered in the facade and bordered by a transom window, overhead fanlights, or sidelights.



Fallbrook Colonial

Materials & Colors

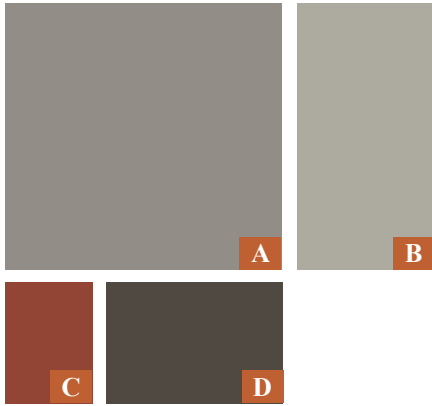


Color Palette 9

A. Primary Field	Natural Choice	SW 2427
B. Secondary Field	Natural Choice	SW 2427
C. Accent #1	Rookwood Red	SW 2802
D. Accent #2	Iron Ore	SW 7069

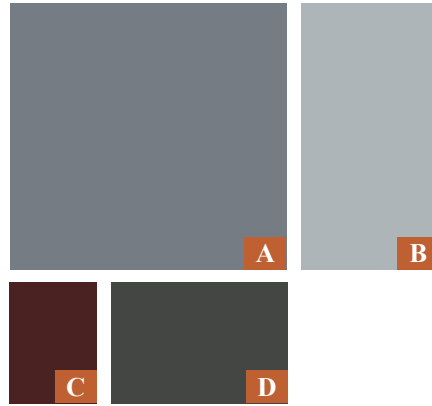
Color Palette 13

A. Primary Field	Colonial Revival Green	SW 2826
B. Secondary Field	Grassland	SW 6163
C. Accent #1	Spicy Hue	SW 6342
D. Accent #2	Iron Ore	SW 7069



Color Palette 14

A. Primary Field	Dovetail	SW 7018
B. Secondary Field	Dorian Grey	SW 7017
C. Accent #1	Flower Pot	SW 6334
D. Accent #2	Black Fox	SW 7020



Color Palette 12

A. Primary Field	Downing Slate	SW 2819
B. Secondary Field	Jubilee	SW 6248
C. Accent #1	Rookwood Dark Red	SW 2801
D. Accent #2	Iron Ore	SW 7069

Materials

Cladding:

- Fiber cement board lap siding dominates
- Brick masonry may be used down low or extended the full height of the facade
- Trim boards are used around all doors and windows and enhanced with modest moldings.

Roofing:

- Quality asphalt shingles

Railings:

- Painted wood or metal are both appropriate. Where iron work is used, color finish should be natural (copper) or dark bronze (near black).

Guidelines for Color Application

All color numbers reference Sherwin Williams exterior coatings. Color swatches approximate actual paint color. For a complete listing of pre-approved palettes see *The Fallbrook Collection of Exterior Color Palettes*.

*The term "trim" shall include the following: facia boards, window and door trim boards, corner boards, trim boards separating two different siding materials, architectural columns and brackets, handrail & guardrail elements.

A	Primary Field Color	light in color, pastels are common
B	Secondary Field Color	analogous to Primary Field Color if used
C	Accent #1	Doors or shutters
D	Accent #2	Doors or shutters
	Trim*	white
	Window Cladding	match to trim color
	Shingle roofing	medium to dark blends
	Metal roofing	copper, or painted steel grey
	Gutters & Downspouts	match trim color
	Garage Doors	Primary or Secondary Field color
	Masonry	Brick blends in red-tones, or painted white

Fallbrook Colonial

History & Character

The Arts and Crafts style originated in Britain during the late-19th century and produced many high quality, low cost houses for the middle class. Though popular in Britain before the turn of the century, it appeared much later in the United States (1910's-1930's) and became particularly popular in California where the Greene brothers turn the style into an art form. From their success, the ideas and principles slowly spread eastward and became synonymous with the American "Bungalow", flourishing in both modest and elaborate forms.

Homes in the Arts and crafts tradition are characterized by an eclectic mix of architectural elements such as broad open porches; low sloping roofs with deep overhangs; multiple gables; asymmetric compositions; oversized first-floor windows; exposed rafters; and bracketed porches.

An Arts and Crafts style home is rustic in appearance, with "earthy" building materials and colors such as wood, stucco or plaster, brick and stone. The



homes chosen color scheme most commonly uses these materials as it inspiration, expressing these same earth tones.

Fallbrook Arts and Crafts homes use stone or brick around the base of the house and sometimes have an exterior chimney of the same material. They use dormers, which are usually gabled or shed, and various types of brace supports beneath eaves or other projecting elements. Beams and the "tails" of roof rafters are frequently exposed to view.

Essential Style Elements

- **roof lines:** low-sloped gable roofs, range from 4:12 to 8:12
- **windows and doors:** oversized first floor windows, often grouped
- **porches:** broad and open with expressive structural components
- **eaves and overhangs:** moderately deep with brackets
- **details:** flat stock trim; rafter tails and brackets
- **massing:** asymmetrical window and door compositions
- **colors and materials:** wood siding, stone, stucco - refer to Materials & Color page
- **dormers:** gable or shed style



Fallbrook Arts & Crafts

Photos & Illustrations



A



B



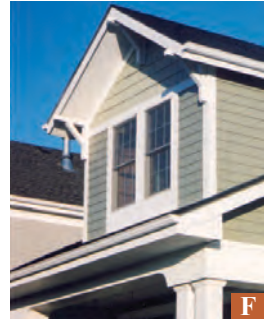
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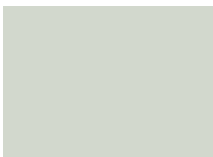
D



E



F

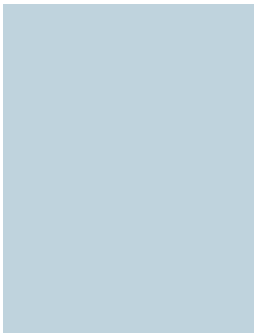
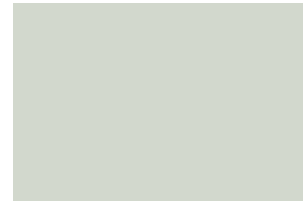


G

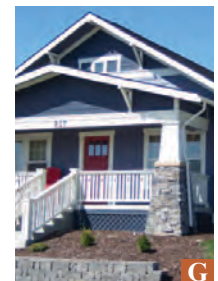
- A** Omaha Arts & Crafts Home with expressive trim.
- B** Middleton Hills Arts & Crafts Home.
- C** Omaha Arts & Crafts Home with large front porch.
- D** Liberty Arts & Crafts Home with stone and wood siding.
- E** Expressive structural components in Denver.
- F** 2-story Fallbrook Collection Home.
- G** 1½-story Fallbrook Collection Home.

Fallbrook Arts & Crafts

Photos & Illustrations

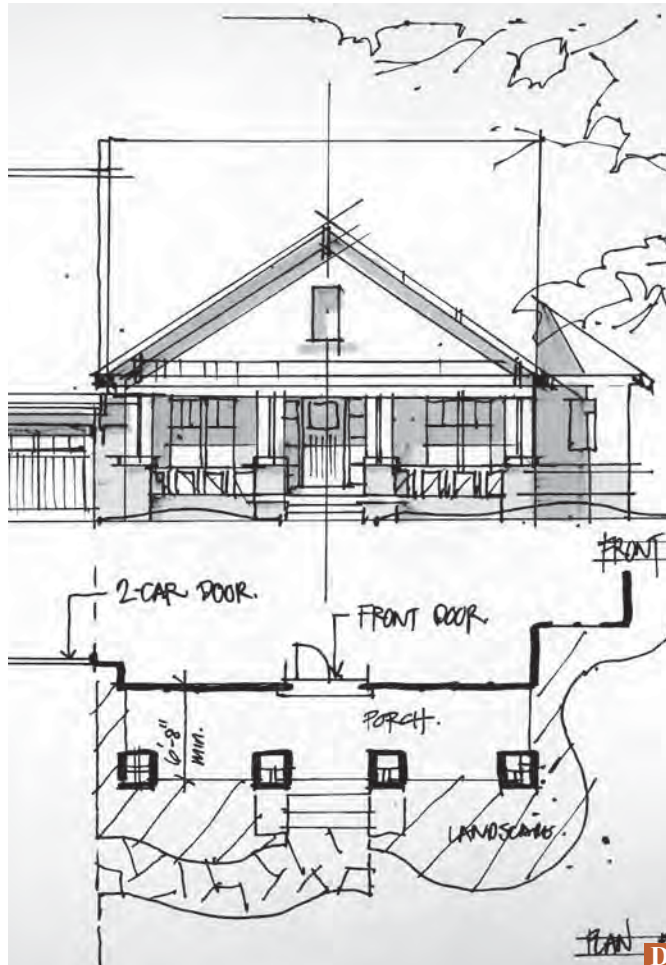


- A** Arts & Crafts Home with open porch.
- B** Liberty Arts & Crafts Home with expressive trim.
- C** Arts & Crafts Home with gable roof.
- D** Fallbrook Collection Home porch structure.
- E** 2-story Arts & Crafts Home.
- F** Expressive structural components.
- G** 1 1/2-story Fallbrook Collection Home.



Fallbrook Arts & Crafts

Photos & Illustrations



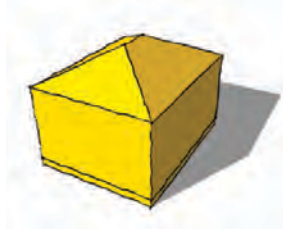
- A** Expressive structural components
- B** 1½-story home with deep overhangs and shingle-siding around upper portions
- C** Expressive porch elements
- D** Illustrative sketch showing broad and deep front porch

Fallbrook Arts & Crafts

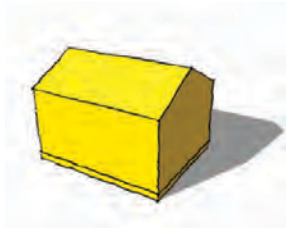
Massing & Composition



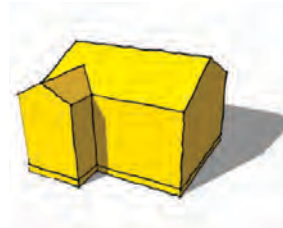
A
1 1/2-story side gable



B
Four square



C
Two-story side gable



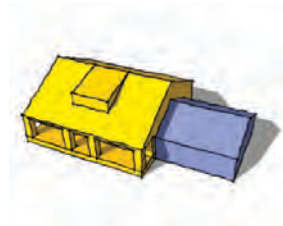
D
Two-story L-gabled

House Massing

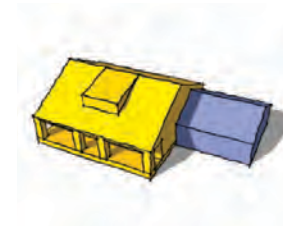
- A** 1 1/2-story side gable
Roof pitch ranges from 6 in 12 to 8 in 12. Front porch along half or entire length of house. Centered or symmetrically placed dormers on second floor.
- B** Four square
Roof pitch ranges from 6 in 12 to 8 in 12. Gabled or shed one-story porch on front facade and may wrap one or both corners.
- C** Two-story side gable
Roof pitch ranges from 6 in 12 to 8 in 12. Gabled or shed one-story porches typically found on front facade.
- D** Two-story L-gabled
Roof pitch ranges from 6 in 12 to 8 in 12.

Garage Composition

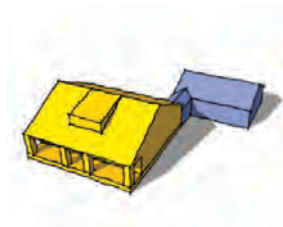
- A** Garage Placement
Minimum setback from the house. For flat and walk-out lots.
- B** Garage Placement
Rear of garage aligned with rear of the house. For flat and walk-out lots.
- C** Garage Placement
Deep setback with breezeway connection to house.
- D** Garage Placement
Deep setback aligned with the house.



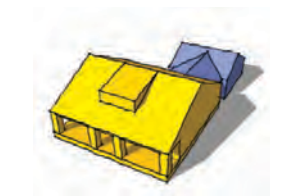
A



B



C



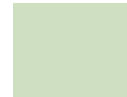
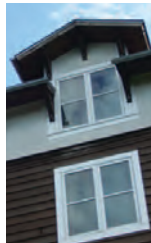
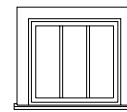
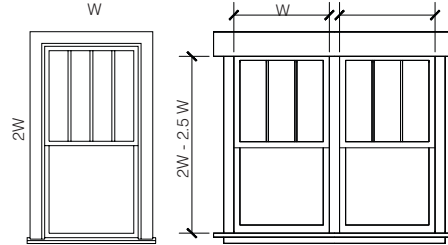
D

Fallbrook Arts & Crafts

Windows & Doors

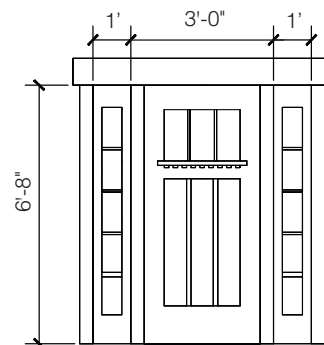
Windows

Arts & Crafts windows are composed as singles, doubles, or triple groupings. Windows should generally be vertically proportioned, though smaller more square proportions are frequently found also. Window groupings on the first floor are commonly quite large while smaller windows may flank either side of a chimney. Trim is expressive and generally 5½" inches or wider. Shutters of appropriate width are occasionally used.



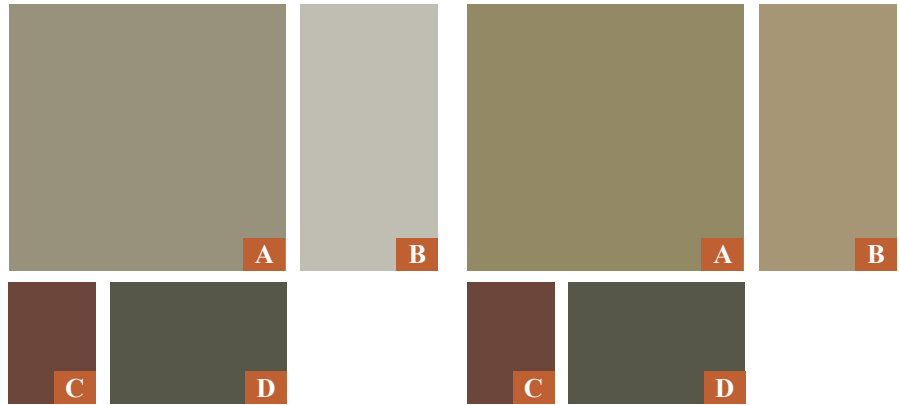
Doors & Doorways

Doors in this style are typically stained wood in plank or panel design. Windows are customarily inset into the door, often with decorative stained or etched glass designs. Sidelights and transoms commonly adjoin the front door.



Fallbrook Arts & Crafts

Materials & Colors

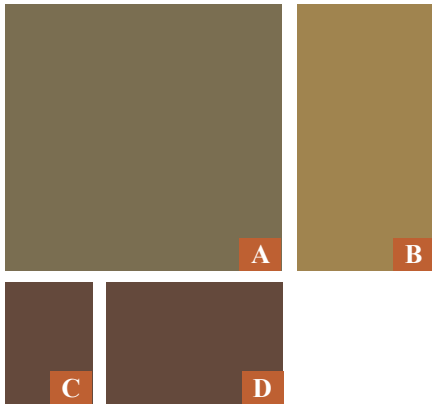


Color Palette 2

A. Primary Field	Bunglehouse Gray	SW 2845
B. Secondary Field	Roycroft Mist Gray	SW 2844
C. Accent #1	Aurora Brown	SW 2837
D. Accent #2	Roycroft Bronze Green	SW 2846

Color Palette 11

A. Primary Field	Renwick Olive	SW 2815
B. Secondary Field	Roycroft Suede	SW 2842
C. Accent #1	Aurora Brown	SW 2837
D. Accent #2	Roycroft Bronze Green	SW 2846



Color Palette 16

A. Primary Field	Roycroft Brass	SW 2843
B. Secondary Field	Rookwood Antique Gold	SW 2814
C. Accent #1	Fairfax Brown	SW 2856
D. Accent #2	Fairfax Brown	SW 2856

Materials

Cladding:

- Fiber cement board lap siding or shingle-style siding, sometimes used together.
- Brick or stone masonry, used low on the facade and for porch piers and/or columns.
- Stucco or fiber cement stucco-embossed panels occasionally used in upper regions of a gabled facade.
- Trim boards use on all doors and windows and between pairs of windows.

Roofing:

- Quality asphalt shingles.
- Fiber cement board projecting soffits.

Guidelines for Color Application

All color numbers reference Sherwin Williams exterior coatings. Color swatches approximate actual paint color. For a complete listing of pre-approved palettes see *The Fallbrook Collection of Exterior Color Palettes*.

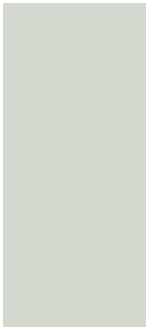
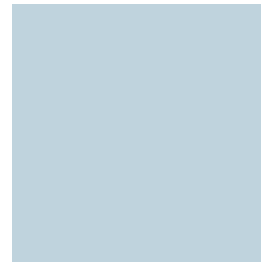
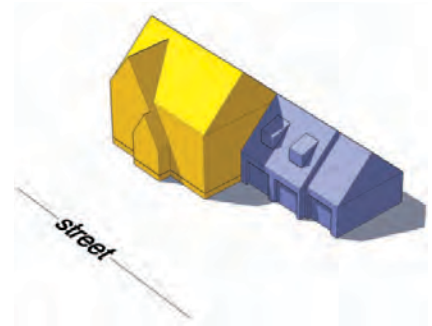
*The term "trim" shall include the following: facia boards, window and door trim boards, corner boards, trim boards separating two different siding materials, architectural columns and brackets, handrail & guardrail elements.

A	Primary Field Color	medium to dark values in earth tones
B	Secondary Field Color	complementary to Primary Field Color
C	Accent #1	Doors or shutters
D	Accent #2	Doors or shutters
	Trim*	can be either dark earth tones or lighter in color
	Window Cladding	often matching trim color, but occasionally complementary
	Shingle roofing	medium tones, worn and blended appearance
	Metal roofing	copper, painted bronze
	Gutters & Downspouts	match trim color
	Garage Doors	Primary or Secondary Field color
	Masonry	medium to dark blends in red-brown tones

Fallbrook Arts & Crafts

Front Loaded 3-Car Garages:

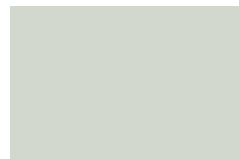
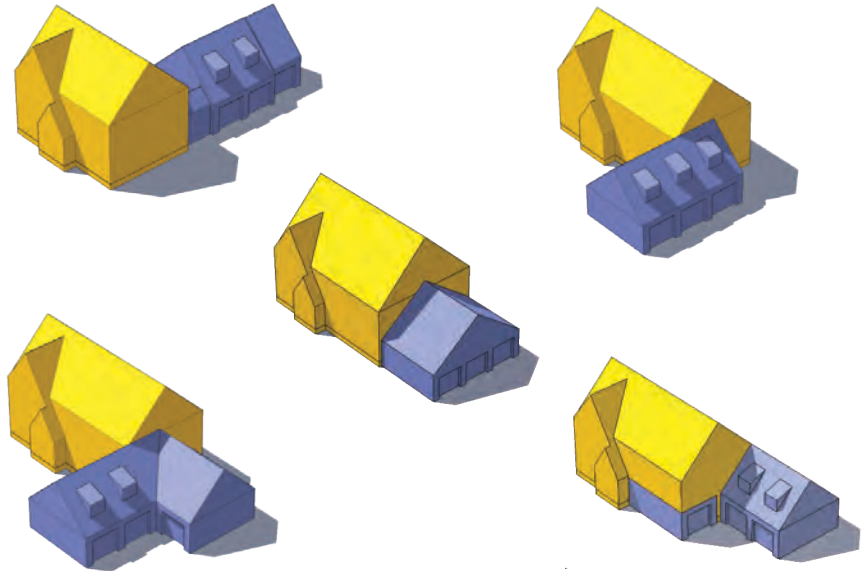
- A** A minimum setback of 4 feet is required from the entry door of the home to any garage door.
- B** The roofline must be broken in at least one location along street frontage.
- C** The garage wall face must be “broken” or set back at a point between the second and third stall. This return in the wall must be at least 2 feet in depth.
- D** The total width of 3-stall garage face cannot be greater than the street frontage of the home.
- E** Construction of a full story over the garage—for the entire length of the garage is strongly discouraged. Bonus area is preferred to remain within the roofline, and use of dormers appropriate to the home’s style are encouraged.



Fallbrook Garages

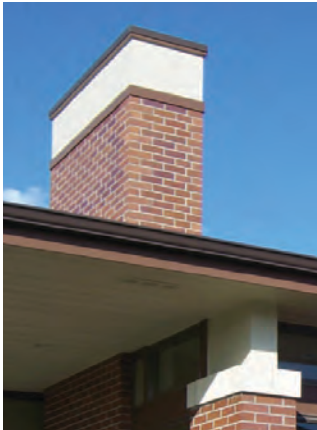
Side Loaded 2 & 3-Car Garages:

- A** Garage doors must face the side yard.
- B** Garage doors may not be set further than 35 feet from the side property line.
- C** Garage street frontage may not exceed 50% of the home's street frontage.
- D** Garage may not be forward of the front door of the house by more than 24 feet.
- E** Appropriate landscape must be provided to shield car headlights from neighboring lots.
- F** Sidewalks to the front door of the home must connect directly to the public walk.
- G** All garage walls (elevations) must have windows and be designed in an integrated way within the home's intended style.
- H** Drive width is limited to 16 feet, 20 feet at the street curb.



Fallbrook Garages

Fallbrook Chimneys:



As specified in Fallbrook's Protective Covenants, Conditions and Restrictions (CCR's), the exterior finish of chimneys on any home must be either brick or stone. This is applied to any chimney extended above the roof line, regardless of location on the home.

Fireplace constructions which do not extend above the roof line may not be required to be clad in brick or stone if the design and style of such are determined to be acceptable.

Framed fire boxes which cantilever or "float" above the ground or boxes which are capped with their own shedding roof (the so-called "dog house") are discouraged and will be reviewed on a case-by-case basis.

Fallbrook Chimneys



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