

# Mountain Brook Design Guidelines

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As adopted by:

**Mountain Brook Architectural Control Committee**

Prepared by:

**Melrose Design Group, P.A.**  
**Landscape Architecture / Land Planning / Environmental Design**

56 White Oak Road  
Arden, North Carolina 28704  
Phone: 828-684-5155

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# **Mountain Brook Design Guidelines**

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**A Vision for Mountain Brook**

## **A Vision of Mountain Brook**

The guidelines set forth in the document represent a vision for a community of homes compatible to the natural environment. The architecture will communicate its unique approach to natural surroundings with deliberate choices in the building site, materials and the proper incorporation of appropriate design features.

The term ‘mountain architecture’ is referenced to describe Mountain Brook. This is to say, that there is an emphasis on neatly crafted detailing and a variety of forms. Front porches, multiple rooflines and attention to natural materials are all cornerstones of mountain styling. The Brevard area has many examples of such architecture and should be looked to for examples.

With these guidelines, our objective is to provide a framework of details and characteristics from which architects and landscape architects can draw on in the design of these homes. These guidelines do not dictate one specific architectural style but reference common design elements. These common elements are mainly natural building materials, organic in nature, with a focus on craftsmanship and their ability to blend with our mountain environment.

Topography and natural settings dictate the need for careful planning and design. Minimal grading, tree removal and natural landscaping will reinforce the harmony between buildings and natural surroundings.

## **Site Planning**

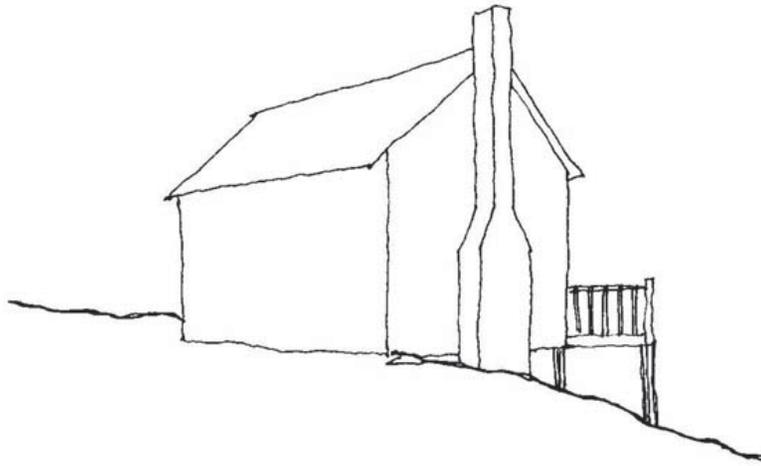
At Mountain Brook, there is a strong desire to retain the natural beauty of the site by making modest and restrained building moves. It is important that buildings be placed in a way that minimizes their presence from the street and from surrounding properties. The building should be designed to fit the site conditions rather than making massive changes in the site to fit the design. This is especially important on ridge lots where houses may not be viewed from below. Houses should be designed so that they are well rooted and anchored onto their site.

1. The Architectural Control Committee (ACC) along with the architect and homeowner shall meet to establish specific limitations necessary to avoid overwhelming the lot and impeding neighboring views and will evaluate each site on an individual basis.
2. Each site plan is subject to the discretion of the ACC on an individual basis with concerns of the homeowner, the community and the natural surroundings in mind.
3. In compliance with the Mountain Brook Covenants, it is important to remove as few trees as possible, and to get approval for each tree or other such vegetation that the homeowner or builder desires to remove.
4. Site plans should be designed with the intention to disturb as little of the property as possible. Driveways should follow the natural topography, and large formal auto courts are prohibited. Likewise, excessive grading for other purposes is subject to approval by the developer.

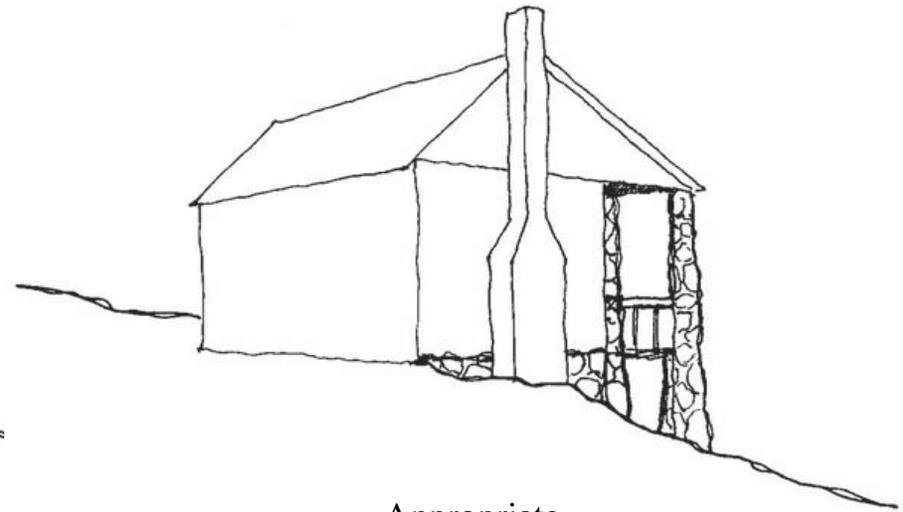
## **Building Mass**

In order to maintain the harmony of Mountain Brook, it is important that building mass be ordered and restrained. As the building becomes more complex, chaos can be avoided by using the traditional additive approach to expand the mass. Specific site conditions also must be used to determine the appropriate massing for each house. Massing will be evaluated on an individual basis with consideration for order, balance and restraint.

1. Additive massing, where one mass prevails and secondary masses are joined appropriately is preferred.
2. Subtractive massing can be ambiguous and is generally inappropriate for this style of architecture.
3. Cantilevered masses are discouraged and will be reviewed based on their articulation and scale.
4. Buildings should not overwhelm their lot. Appropriate set backs and landscaped buffer information will be determined in conjunction with a representative of the ACC.
5. Buildings may have detached accessory buildings such as garages, guest houses, or storage buildings provided that they are of equal quality to the main house and that there is adequate space. Breezeways between buildings are encouraged.



Inappropriate



Appropriate

## **Exterior Materials & Colors**

The exterior colors of the building should be natural or stained finishes. Color may be used on windows, doors, casings, and small accents. All materials and colors are subject to approval by the ACC.

### Acceptable Exterior Wall Materials

1. Wood shingles / shakes
  - a. Cedar-natural or stained in natural colors preferred.
  - b. Paint in natural colors needs approval.
  
2. Stone
  - a. Natural stone in earth tones preferred.
  - b. No flat veneer stone.
  - c. Cultured stone with special approval.
  
3. Board and batten
  - a. True board and batten siding is encouraged, however cedar plywood with ½” cedar battens will be the only acceptable plywood. T-111 style siding will not be permitted.
  - b. V-groove tongue & groove is acceptable.
  - c. Natural cedar preferred.
  - d. Natural stain.
  - e. Paint in natural colors needs approval.
  
4. Wood horizontal lap
  - a. Natural cedar preferred.
  - b. Natural stain preferred.

5. Bark shingles
  - a. 18" exposure
  
6. Feather-Edge siding
  - a. Natural stain preferred.
  - b. Paint in natural colors needs approval.

Materials for Additional Elements

1. Trim
  - a. Cedar or fir preferred.
  - b. Trim may be painted or stained.
  - c. No clad trim.
  
2. Shutters
  - a. Operable shutters are strongly encouraged.
  - b. Stationary shutters are permitted, provided they fit the window size exactly.
  - c. Shutters may be painted.
  
3. Chimneys
  - a. Must be stone or approved limited stucco with approved color.
  
4. Foundations
  - a. Stone on front of house is preferred.
  - b. Traditional stucco foundations are allowed on the sides and rear of house.

Appropriate Exterior and Trim Colors

SIMI-TRANSPARENT SEMI-SOLID



Mission Brown



Sandstone



Redwood



Red Cedar



New Cedar



Taupe

SIMI-TRANSPARENT SEMI-SOLID



Spanish Moss



Burnt Hickory



Oak Brown



Pewter Gray



Fieldstone

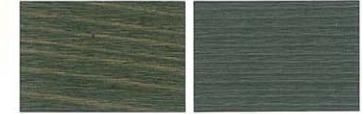


Dune Gray

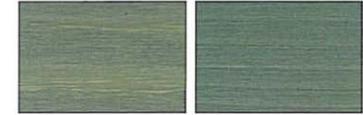
SIMI-TRANSPARENT SEMI-SOLID



Deep Forest



Dark Slate



Allagash



Sagebrush



Sycamore



Driftwood Gray

## Roofs, Cornices & Roof/Wall Junctures

### Roofs



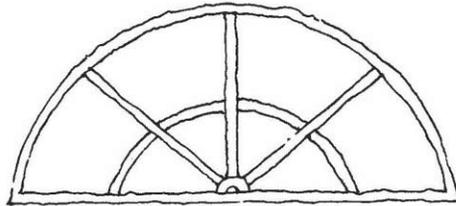
1. Flat roofs are discouraged (except for terraces).
2. Roofs should be gabled. No hip roofs (except for small porches).
3. No mansard roofs.
4. No turrets or cupolas.
5. Wide overhangs are required (30" or more). Exposed roof rafters and brackets are encouraged.
6. Slate, cedar shingles or shakes. Pine shingles or shakes, 40-year architectural asphalt shingles, and painted metal are acceptable roofing materials. Color must be approved by the ACC and manufacturer of all types of roofs.
7. No tile or concrete roofs will be acceptable.
8. Half round gutters and round downspouts are preferred. Square downspouts are allowed. (Gutters are not required).
9. All flashing must be copper or pre-finished aluminum.



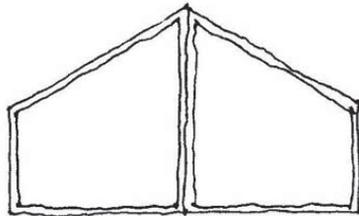
11. Roofs should be simple in form, but should be used to enhance the “rambling” look of small masses of buildings.
12. All gabled roofs should have a slope of no less than 6:12, and no more than 12:12. Exception: Porches and sheds may have a minimum slope of 4:12, provided they maintain the overall character of the house.
13. Shed roofs are permitted over small porches.

### Cornices and Roof/Wall Junctures

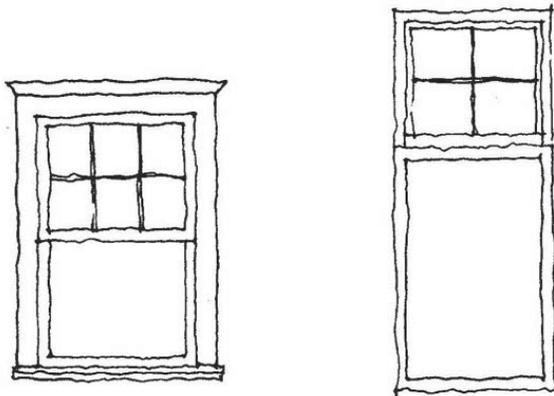
1. Exposed rafter tails are encouraged.
2. Knee braces and brackets are appropriate to this style; logs or rough sawn timbers are preferred.
3. Trellises and gazebos are encouraged, provided the design and materials reflect the style of the home.



Inappropriate



Inappropriate



Appropriate

## Windows, Dormers & Doors

### Windows and Dormers

1. Windows seen from the street should have true divided lites, or simulated divided lites.
2. No large areas of glass will be accepted on the front or sides of any house.
3. Windows must be all wood with clad exterior sashes. No clad trim.
4. Window glass must be plain, no color (no stained glass).
5. No Palladian (semi circular), or triangular windows are allowed.
6. Dormers are encouraged, however they must be traditionally scaled and detailed. The overhangs for dormers should not exceed 6".
7. Windows can be double hung, casement, or awning and must be traditional in style, size, and proportion.
8. Large "view" windows should be composed of traditionally sized and scaled windows so as to maintain the scale and detail of the house. Divided lites are still encouraged on "view" windows.
9. If the design is appropriate for the use of shutters, they must match the window style and size exactly when closed.
10. No extravagant casing around windows or dormers. All trim should be simple and appropriate to the home's vernacular.

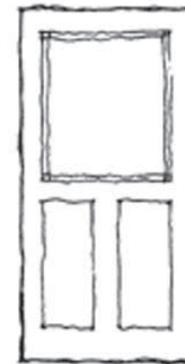
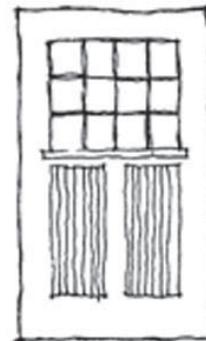
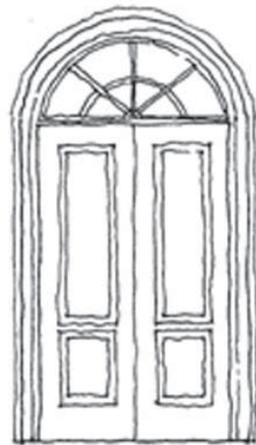


Doors and Entryways

1. True divided lights are encouraged in doors with glazing.
2. Sliding glass doors are discouraged.
3. Doors should be scaled appropriately to the size and style of the house.
4. Hardware should be appropriate to the size and style of the door. Acceptable finishes include black iron, bronze, or other natural finish metals. No protected bright brass.
5. No arched transoms. Transom lights must be equal height to the door lights.
6. Storm doors are discouraged.
7. Screen doors must be wood and compliment the design of the door.



Inappropriate



Appropriate



## Chimneys

Chimneys must be made of suitable materials and properly proportioned. The form of the chimney top is also important, including the choice of a chimney pot or cap, which suits the style of the house.

1. Stone and limited stucco are preferred materials for chimneys. (Cultured stone is discouraged.)
2. Chimneys may be tapered, straight, or corbelled.
3. Chimney tops should be simple in form, void of accessory with the exception of clay chimney pots.

## Porch Columns & Railings

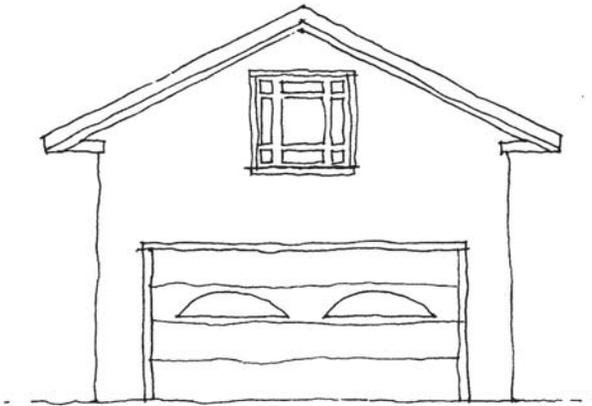
1. No oversized, fluted, aluminum, or overly ornate columns.
2. All columns must be wood. Columns may be logs with bark, provided the height and diameter fit the scale of the house. Columns may be roughed hewn.
3. Simple details, which follow classic proportions, are required in all porch support and rail designs.
4. Low piers with square columns are encouraged.
5. Columns may be grouped in two's and three's. Columns may be tapered or straight.
6. Railings must be wood. (Laurel branches are appropriate for rail construction.)

## Landscaping & Fences

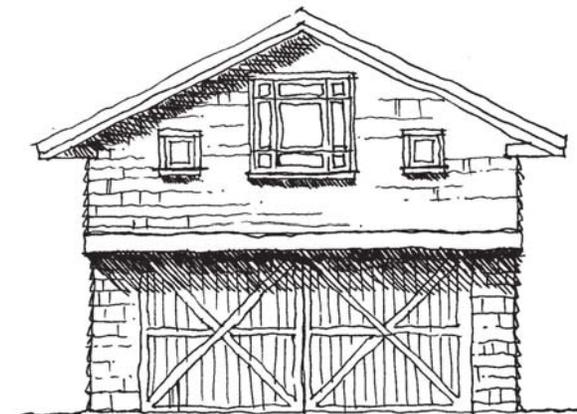


Landscaping and fences are an important aspect of anchoring a home on a mountain site and integrating it with its mountain surroundings. It is particularly important at a development such as Mountain Brook where buildings should have limited visibility from any other vantage within or surrounding the community. All landscaping, fence and retaining walls preserve the subtlety of the Mountain Brook Community.

1. Stained wood, or stone are the preferred fence materials.
2. Fences should be simple in design, and compatible with the home's vernacular.
3. Fences may occur on property lines.
4. Fences in the front yard may not exceed 3 feet in height while side and rear fences may not exceed 6 feet with only the bottom 4 feet being sight-proof. Trellises may not exceed 8 feet in height.
5. Parking areas should be screened from the road with a landscape buffer.
6. The buffer should consist of shrubs and other plants arranged in groups or rows along the landscape buffer to provide a maximum screening effect. Shrubs should be evergreen and at least 4 feet tall when planted, projecting an average of 6+ feet normal mature growth.
7. Entry from the street should be understated. No tall piers, or ornate lampposts will be permitted. Yard art is discouraged, and must be reviewed by the ACC.



Inappropriate



Appropriate

## Garages & Driveways

Garages must be designed with a minimizing scale to create the feeling of a simpler, more utilitarian structure. Individual structures are preferred, however they may be connected to the house as long as they are clearly separated from the main building mass. If connected by a breezeway, the breezeway must be clearly secondary to the house. Garages must match the house in quality of finish materials.

1. Garage doors will have a maximum width of 9 feet. They must be single doors, treated in a way that complements the main house. V-groove paneling, board and batted, raised or flat panels are options and may be painted to match the trim color or stained.
2. All garages visible from the street must have an overhang or shade element such as a trellis in front of garage doors.
3. Garage dormers must be appropriately scaled and placed and must have windows. Vent dormers are not allowed. Garages and garage doors may not have fan lights, Palladian or half round windows, or any other windows inconsistent with the traditional style of the house.
4. All vents must be located in the center or just below center of the gable end of garages.
5. Lanterns must be appropriately sized and placed.
6. Finish materials for driveway include: concrete pavers, exposed aggregate concrete, asphalt pavement, crushed pea gravel (including on asphalt), and concrete stained black. No white or bright colors will be permitted

# Mountain Brook Design Guidelines

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Appropriate & Inappropriate  
Architectural Images



Innappropriate



Appropriate

