

RIVER ISLAND

Pattern Book

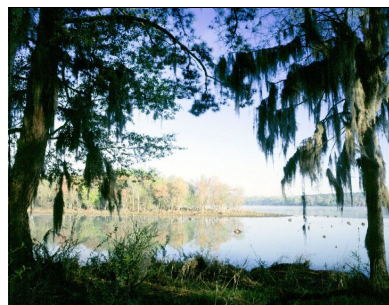
A Pictorial Guide to Architectural Design

A Southeastern Family Homes Community Marketed by Southeastern



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HISTORY AND THE SAVANNAH RIVER



View of the Savannah River from River Island

History of the Savannah River

The Savannah River forms the border between the states of South Carolina and Georgia. It rises from the Southern Boundary of North Carolina and extends 341 miles Southward to the Atlantic Ocean. The greatness of the Savannah river is exemplified by its 18 mile long, 30' deep channel into the Atlantic Ocean. The river winds 230 miles from Savannah to Augusta, where the fall line separates the Uplands from the Piedmont. The Savannah River was very influential in the economic development of Georgia.

History of Augusta

Due to the significant rock formations of the rapids arising from its location on the fall line, Augusta was first used by Native Americans as



Mouth of Savannah River (satellite image)

a place to cross the Savannah River. These rock formations created a final barrier for river traffic moving inland, which gave rise to the development of a major inland port in downtown Augusta. The Augusta port received crops from the region and moved

them downstream to the port of Savannah.

Georgia was founded in 1733. Recognizing the Savannah River as a prime shipping avenue for goods bound for Europe, General James Edward Oglethorpe founded Augusta in 1737. The city of Augusta is located 200 miles up the winding Savannah River from the Atlantic Ocean. Oglethorpe's new settlement provided a first line of defense against the Span-



ish and French. He named the town after Princess Augusta, wife of Fredrick, Prince of Wales. The new settlers lived peacefully with the surrounding tribes of Creek and Cherokee Indians for the most part.

When the city of Savannah fell to the British during the American Revolution, Augusta became the new state capital for a short time before also falling into British hands. From then until the Civil War, Augusta became a leader in the production of textiles, gunpowder, and paper. During the Civil War, the rail connections and the convenient water power that Augusta offered led to the building of the Confederate Powder Works on the bank of the Savannah River, which aided the Confederate troops significantly.

Unlike most southern cities, Post-bellum life for Augusta was surprisingly prosperous. Augusta quickly became the second largest inland

cotton market in the world. The Medical College of Georgia was founded in 1913, quickly followed by the founding of nearby University Hospital in 1914. These two buildings would serve as the nucleus of a future medical complex. Fort Gordon was constructed prior to World War II, where many soldiers were brought to train for war.

After the major flooding of the Savannah River in Augusta in 1908, Clarks Hill dam was built to prevent future flooding. The dam was completed in 1948. Along with helping to guard against flooding, the dam provided the city with a good supply of hydro-electric power. Finally, the building of the Savannah River Plant drastically boosted the city's population and placed Augusta on the threshold of becoming an urban industrial center in the South. Together, the medical community, the military community, and the Sa-



1908 Flooding of Augusta

vannah River Site serve as the area's largest employers. Augusta boasts a current population of nearly 200,000.

History of Columbia County

Columbia County was established in 1790. The new county was created from northern portions of Richmond county and was named for Christopher Columbus. Originally,

this area had been settled by Quakers who refused to fight in the Revolutionary War. Today, Columbia County is comprised of 290 square miles and includes the towns of Evans, Grovetown, Harlem, and Martinez.

Columbia County has grown from a population of 9,525 in 1950 to more than 91,613 in 1999. This rapid growth has transformed Columbia County from a rural community to a major suburb of Augusta, the second largest metropolitan area in Georgia.

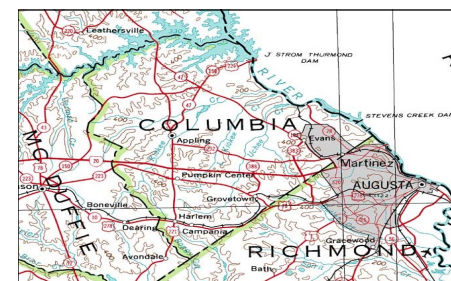


Clarks Hill Dam (1954)

Many factors have led to this rapid growth, including a diverse job market, premier school system, pleasant climate, stable county government, and affordable land. Household income levels rank third among Georgia's 159 counties.

History of River Island

River Island is located 9 miles upstream from Augusta and is nestled along a 15 mile navigable stretch of the Savannah River between the Clarks Hill and Stevens Creek dams. The Stevens Creek Dam is the only other significant dam between River Island and the Atlantic Ocean.



Map of Columbia County (2001)

The Historic Augusta Canal is located 2 miles downstream from River Island. Work on the canal began in 1845. This canal furnished passage to Augusta and Savannah around the rapids. It also allowed for the transportation of crops, which furthered the prosperity of Southern

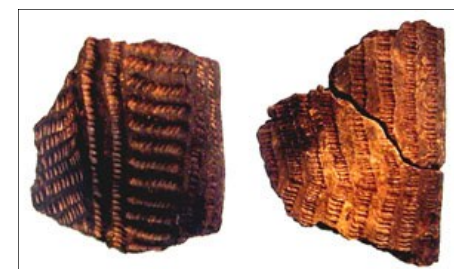


River Island aerial view (2003)

farms.

The National Historic landmark Stallings Island lies 1 mile downstream from River Island and 8 miles upstream from Augusta. 4,000 years ago, nomadic hunters stopped at Stallings Island and the River Island site, where they learned to fish and farm. Valuable artifacts from the Native American culture have been found at Stallings Island dating back to 2700 B.C. Native American tribes that have inhabited the area near River Island include the Uchees, Westos, Savannahs, Appalachees, Yuchis, Chickasaws, and Creeks.

History of the Dixon Family



Pottery found at Stallings Island that was used 3500-3800 years ago

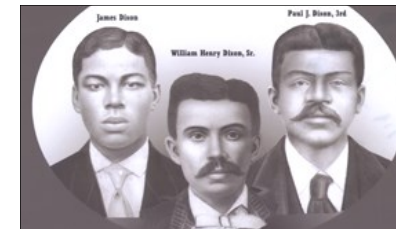
For more than 100 years, the land for River Island has been held by

the descendants of the late Mr. Paul Dixon, Sr. Mr. Dixon was born in 1869. He and his wife, Julia had six



"Ma Belle"

children. Together, the Dixon family farmed and managed the land, raising cotton, corn, peas and beans. During the early 1900's, following the death of Paul, Sr., Paul Dixon, Jr. and his wife assumed responsibilities for running the day-to-day operations of the family farm. For many years, the land supported other families in the area through sharecropping. After

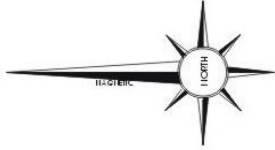


James, William Henry, and Paul III

the death of Paul Dixon, Jr., his widow Belle Dixon ("Ma Belle") and their three sons James, William Henry and Paul III, lived on and worked the land until Ma Belle's death in 1962.

For the past forty years the lands of River Island have served as a home for members of the Dixon family and their descendants, the Horns-bys and Thompkins heirs. During this period, farming has been minimal. The land has served primarily as host to the beautiful forests that create much of the natural splendor of today's River Island.

RIVER ISLAND MASTER PLAN



Disclaimer: This land plan for River Island is conceptual only and will change substantially as the development is completed over time. Land features and uses, housing preferences, amenity location, etc. will influence the long term design.



Canoeing and Kayaking



Kayaking



Walking Trails



Fly Fishing



Fishing



Concerts in the Park



Picnics on the Lawn



Community Gardens



Riverside Swings



Relaxing on the Pavilion

Few areas offer such unique experiences along the banks of the Savannah River as River Island. Whether it be walking the miles of nature trails, sitting by an outdoor fireplace on the pavilion, spending time on the water in one of the community watercrafts, gardening in the community gardens, enjoying a concert on the river, attending a neighborhood event, or simply relaxing in one of the riverside swings, River Island offers a wide variety of unique opportunities to its residents and guests.

This park-like community offers the chance to relax in a truly natural environment and enjoy the beauty of the Savannah River. It boasts opportunities for privacy, along with encouraging interaction among friends and neighbors. River Island is a unique, charming place that residents and visitors are sure to enjoy!

The River Island Style



Cottage Style



River Style



Shingle Style



Southern Coastal Style



Southern Traditional Style



Old Augusta Style

The River Island Style is a mixture of various architectural styles, embracing a common theme—traditionalism. The developers of River Island recognize that these six styles, while very different from each other, blend to form a wonderful array of housing styles that are compatible with each other and the overall theme of River Island. These architectural styles promote a simpler lifestyle and encourage the understanding and protection of the natural beauty of the land and the recreation of the Savannah River.

Imagery of the Cottage Style



The Cottage Style generally features a partially exposed basement beneath a 1½ story main structure. Most often, dormer windows and front and rear porches are features on a cottage style house. Also called a “raised cottage,” many examples are located throughout the sandhills of South Carolina and Georgia, bringing rise to the term “sandhills cottage.”

Individual homes range from the very informal structure with tin or metal roofs to the more formal “New England cottage” with more ornate and elaborate detailing. Cottages were typically built as summer retreats to the higher and cooler elevations and generally reflect a rural character.

The bungalow style, introduced in the early 1800’s, is similar to the cottage style and is encouraged. Bungalow style homes have limited or no dormers and generally smaller or partial porches. The Bungalow style incorporates materials from the Arts and Crafts movement of the Period and may be the largest category of the historic buildings of Georgia.

Imagery of the River Style



While not an actual category of American Architecture, the River Style draws from various architectural features. These features create a less formal style of home that one would expect to encounter while traveling along the Savannah River or other historic rivers of the South. Exposed rafter tails, wide porches, simple columns, large-pane windows, lapped or board and batten siding, ceiling fans, natural landscaping, and the combination of gabled and shed metal roofs blend to create a style of home that speaks to a slower paced and more natural, peaceful lifestyle.

Imagery of the Shingle Style



Famous architects of the late 1800's such as Sanford White introduced the Shingle Style to Augusta, a very unique form of architecture. Originating in the southern portion of Long Island, this seaside style found its way to Augusta through the many wealthy winter residents who constructed wonderful homes in the area to serve as a retreat from the cold northern winters. Using the talents of their renowned architects, these winter guests to Augusta created some of the area's most beautiful homes.

Shingle style architecture blends the use of shingle siding on exterior sides, eaves, or other areas with brick, stone, or other hard surfaces. Slate, shake, copper, and other roof materials are used extensively. Windows are also an important feature of Shingle Style architecture, with homes often displaying a broad combination of window styles including elliptical, Palladian, half-round, round, and fan light.

ARCHITECTURAL PATTERNS

Imagery of the Southern Coastal Style



Found along the coastal piedmont of Georgia, South Carolina, Louisiana, and Mississippi, a form of architecture has evolved that incorporates details from various traditional and historical forms. The major feature of the Coastal Style of architecture is the expansive porches, many of which span the width of two-story structures of Greek Revival origin. Other common elements include high ceilings, floor-to-ceiling windows, and dormers, all of which were used to create shade and breezes to battle the blistering southern summers. Windows are generally shuttered to protect against the coastal hurricanes. Sleeping porches were also common so as to take advantage of the cooler nights.

Imagery of the Southern Traditional Style



The traditional architecture of the south is most influenced by the English heritage of the area. Gabled and hipped roofs are most common, and shapes are generally square or rectangular. Brick, stucco, and tabby are the dominant materials used for exteriors. A two-story main building with stepped gables and single-story adjoining structures are common. The use of dormers and porches is extensive. Chimneys are large and not clustered. Brick colors are more brown or grey, which results from the earth tones of the coastal region. Mortar color is normally white or beige due to the coastal sand base.

ARCHITECTURAL PATTERNS

Imagery of the Old Augusta Style



Like its coastal neighbors to the South, Augusta enjoys a wide range of wonderful architectural styles. These styles range from the simplest “farmhouse” or “plains style” during Augusta’s infancy to the high shake or Southampton style introduced during Augusta’s reign as a winter destination resort for the wealthy inhabitants of the North and Midwest. These styles combine to offer a plethora of examples of homes that could fit comfortably within the architectural style of River Island.



Ariel View of River Island (2006)

The next section of this book consists of architectural guidelines to be followed when designing your River Island Home. The guidelines and images provided are to be used as a general reference by River Island homeowners and their architects. These examples are a brief glimpse at the realm of exceptional details that may be utilized in creating a home that is suitable for the community of River Island.

Guidelines ~ Porches



Single Story Wrapping Porch with Screened Section



Side Porch with Louvered Shutter



Wide Screened Porch with Fireplace



Two-Story Porch with Top Portion Screened



River Style Porch with Exposed Rafters



Two-Story Wrapping Porch



Side Screened Porch



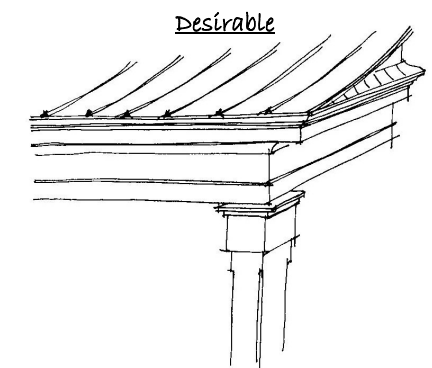
Wide Porch with Double Fireplace



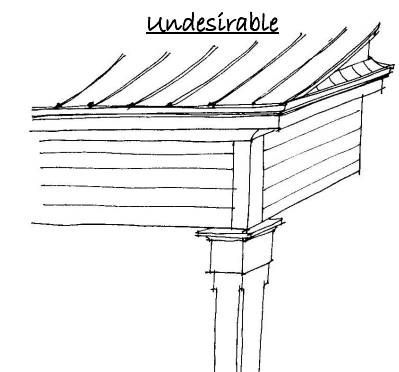
Wide, Furnished Screened Porch

Porches

- Porches are perhaps the most important feature of any southern home.
- Front porches may be one or two stories and should generally span the full width of the home. Certain styles, however, may provide for a reduced span.
- It is strongly encouraged that all porches be a minimum of three bays wide.
- Porches should be designed to be functional and actively used. Thus, all porches should be a minimum of 10'-12' deep.
- Rear or side porches may be smaller and screened or glass enclosed for additional living area, but should maintain the character of the original porch.
- Enclosing front porches will generally not be permitted.



Note: Simple and classic porch proportion



Note: Bad example of a beam with siding

Guidelines ~ Porch Columns



Double Square Doric Columns



Corinthian Columns (discouraged)



Ionic Columns (discouraged)



Round Doric Columns



Square Tapered Columns on Brick Piers



Chamfered Columns



Square Doric Columns



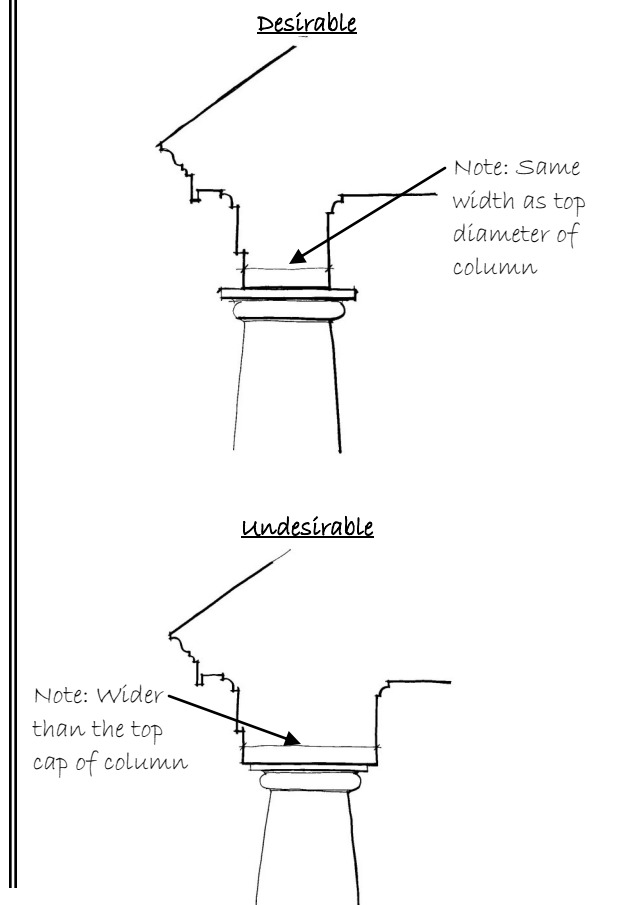
Fluted Doric Columns



Round Tapered Brick Columns

Porch Columns

- Tuscan or Doric columns, square or round, are appropriate for homes in River Island.
- More ornate columns such as Ionic or Corinthian are discouraged, as they may be inconsistent with the simple and traditional theme of the architectural design of River Island.
- The height of the columns relative to the diameter is extremely important in providing proper scale and balance to the façade and will be closely examined in the architectural review.
- Arched porch openings are generally discouraged.



Guidelines ~ Porch Rails



Round Rail with Square Balusters



Jigsaw Cut Balusters



Turned Baluster Railing



Curved Stair Wrought Iron Railing



Angled Stair Rail



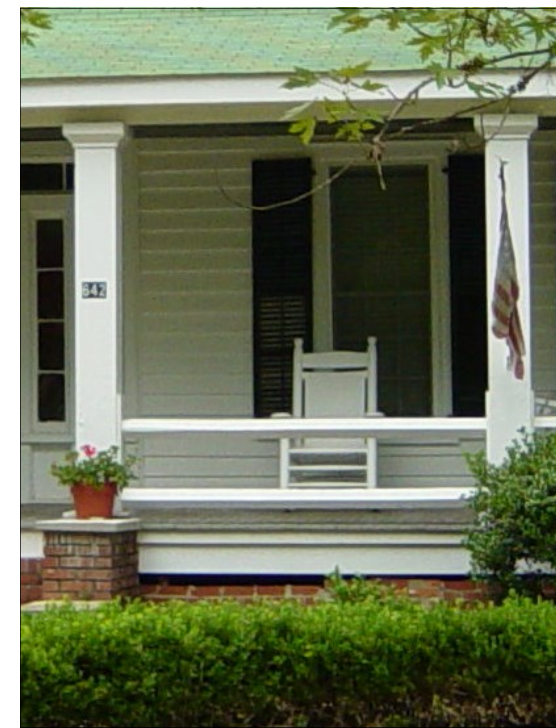
Curved Wrought Iron Railing



Chamfered Cap Rails with Chippendale Insert



Simple Square Rails with single Baluster



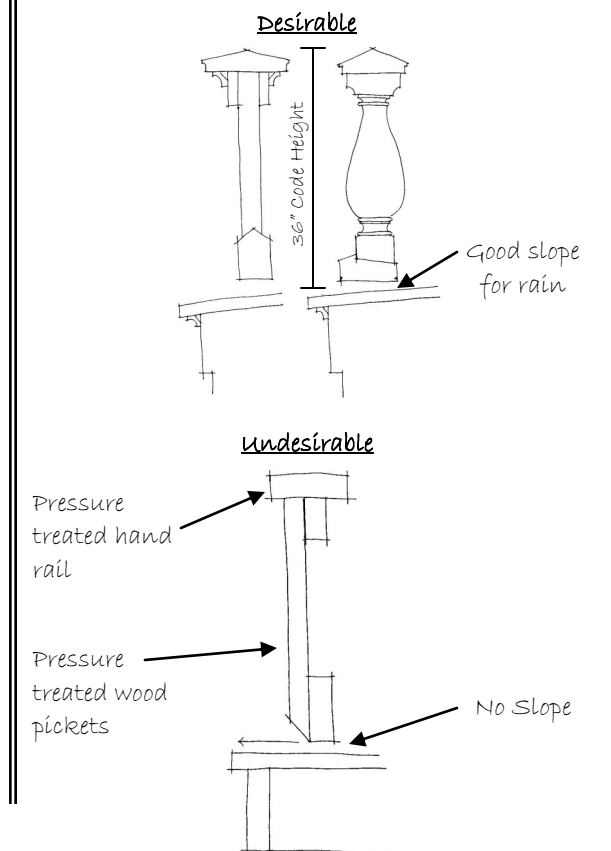
Simple Turned 4 x 4 Square Rail

Porch Rails

- Hand rails may be round, oval, chamfered, or square, with or without a beaded edge. Simple designs are encouraged.
- Proper scale and proportion of hand and shoe railings to balusters are very important components of the design.

Porch Balusters

- Balusters may be square or turned.
- Square balusters should generally not exceed 1 1/4 inch hard edge.
- Wood or synthetic balusters are allowed, with wood being the preferred material.
- Limestone and cast concrete railings will generally not be allowed
- A standard 2 x 4 cap railing and shoe with 2 x 2 balusters will not be allowed.



ARCHITECTURAL PATTERNS

Guidelines ~ Porch Floors and Ceilings



Stone Floor



Arched Bead Board Ceiling



Exposed Metal Roof



Treated Wood Floor (note: shallow porch)



Bead Board Ceiling with Exposed Rafter Tails



Painted Paneled Ceiling with Fans, Can Lights, and Exposed Rafter Tails



Painted Ceiling and Floor



Brick Floor



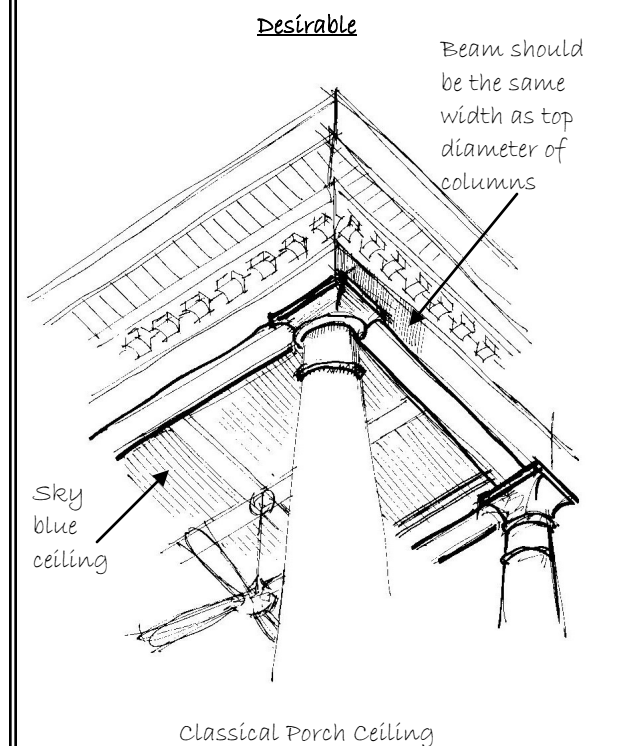
Exposed Roof Framing

Porch Flooring

- The preferred materials are brick, stone, or wood.
- Wood: 1¼ inch tongue and groove, utilizing a pressure treated or similar material.

Porch Ceilings

- 1 x 4 or 1 x 6, plain or beaded, square edged or tongue and groove.
- Ceilings utilizing a Hitchcock molding or chamfered design are encouraged.
- Open roof with exposed rafters revealing the underside of the roof decking (metal or wood) can be an attractive and desirable ceiling design for River Island.
- Natural, unpainted ceilings are encouraged.
- Eaves extending more than 3' over edge of porch is encouraged.



ARCHITECTURAL PATTERNS

Guidelines ~ Cornice, Soffit, & Frieze



Exposed Cornice with Exposed Rafter Tails



Exposed Rafter Tails with Bracketed Cornice



Simple Cornice with Return



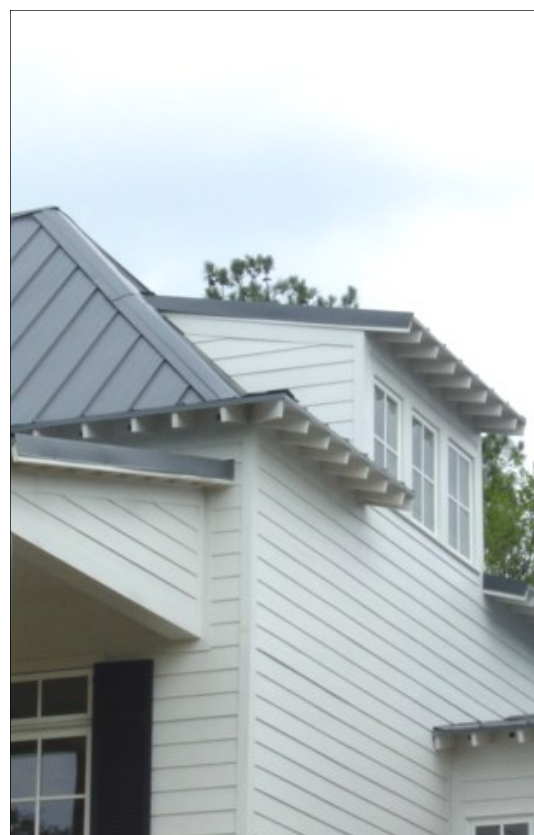
Exposed Rafter Tails with Bracket



Cornice with Dental Molding



Cornice with Details



Exposed Rafter Tails



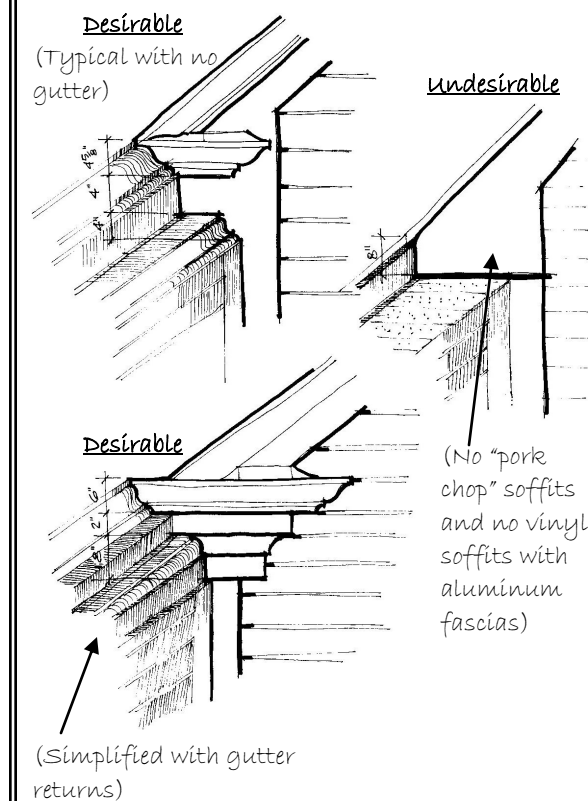
Simple Cornice with Return



Exposed Rafter Tails with Bracketed Cornice

Cornices

- Cornices may be enclosed, utilizing crown and bed moldings.
- Exposed rafter tails are encouraged on architecture using a less formal design.
- Proper proportion must be used in determining size, scale, and overhang depth of cornice and frieze.
- Cornice and frieze must be appropriate to the style and body of the house.
- Frieze should be at least 8" if wooden or a soldier course of brick.
- Two to three courses of brick or Jack arches should be utilized above upstairs windows on masonry homes.



ARCHITECTURAL PATTERNS

Guidelines ~ Roofing and Gutters



Old Fashioned Chain Link Gutter



Hand-Crimped Standing Seam Roof



Shake or Shingle Roof

5V Crimped Metal Roof



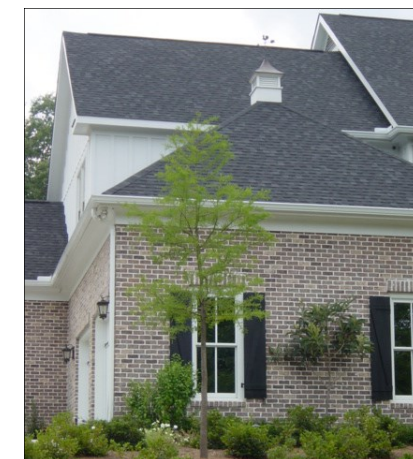
Half-Round Copper Gutter



Slate Roof



Half-Round Gutter



Architectural Grade Asphalt Roof



Copper Eave



Shake or Shingle Roof

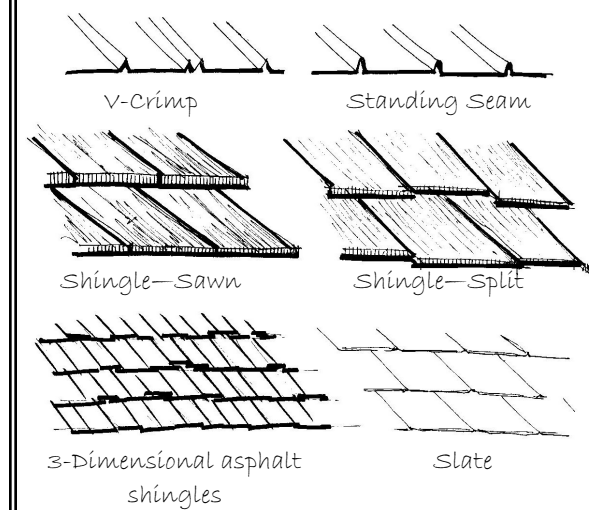
Roofing

- Materials: various materials are acceptable, with slate, shingle (cedar), and metal or Galvalume highly encouraged.
- Fiberglass shingles must utilize architectural grade with proper relief.
- Metal roofs must utilize a 5V crimp style and must be painted or Galvalume finish.
- Pre-painted panels from the factory will not be allowed.
- Copper may be utilized if allowed to weather to a dark or pale blue patina.

Gutters

- Must be 1/2 round or crown gutter.
- Materials: aluminum, copper, or galvanized paint.
- Downspouts should generally be round and match gutter colors.
- Unusual gutters, such as chain downspouts, are discouraged.

Desirable Roofing Materials



Guidelines ~ Siding and Trim



Board and Batten



Lap Siding with Shingle Accent Gable



Brick with Weeping Mortar



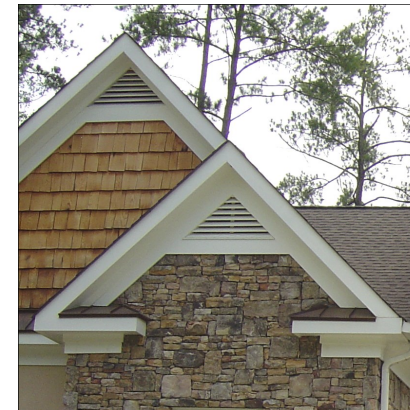
Brick with White Mortar



Tabby with Shake Roof



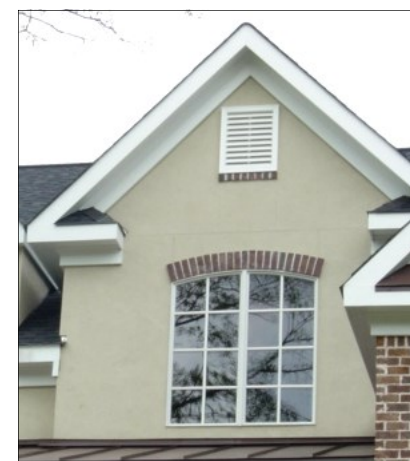
Cedar Shake Shingles



Stone and Shingle Accents



Shingles Siding

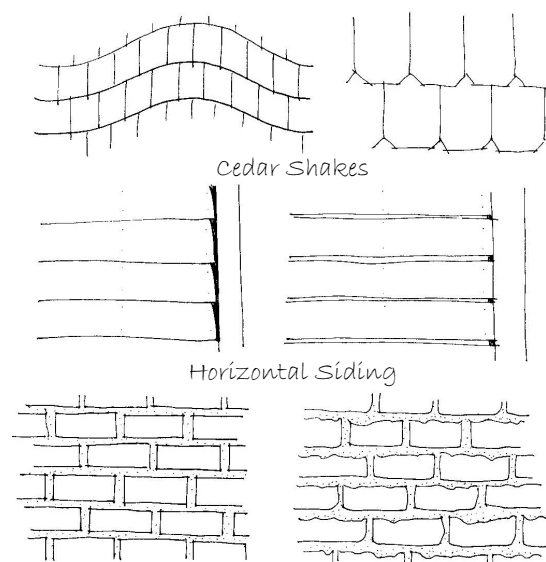


Stucco with Brick Accents

Siding and Trim

- Siding generally associated with historical housing or less formal structures is strongly encouraged.
- Accents using stone and brick are strongly encouraged. Combining Charleston or Savannah grey brick with white mortar is very desirable.
- Acceptable Siding materials: Hardie Plank (smooth), new or recycled wood.
- Stone should be selected having a gray coloration, avoiding stones with a substantial amount of brown, clay, purple, or similar colors.
- Cedar shingles are preferred for certain traditional and shake homes.
- Horizontal siding may be installed using a lap or clap style.
- Vertical board & batten can also be attractive if used in conjunction with horizontal siding or stone and brick accents.
- Corner boards should be a minimum of 4" x 1 1/4".
- Other materials, such as tabby or stucco, may be appropriate under certain circumstances if approved by the Architectural Review Board.
- Under *no* circumstances will aluminum or vinyl siding be allowed.

Desirable Siding Materials



Brick with 3/4" "mortar joints" and weeping mortar

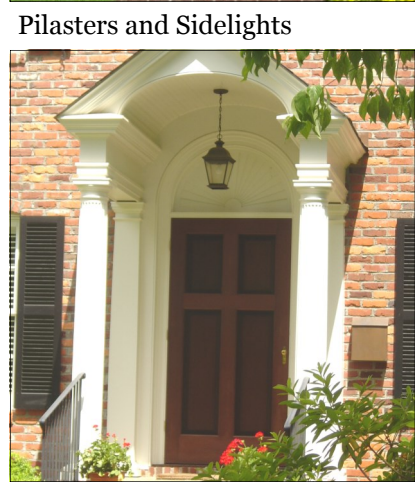
Guidelines ~ Doors



Sidelights and Arched Transom



Front Entry with Sidelights



Pilasters and Engaged Columns



French Doors



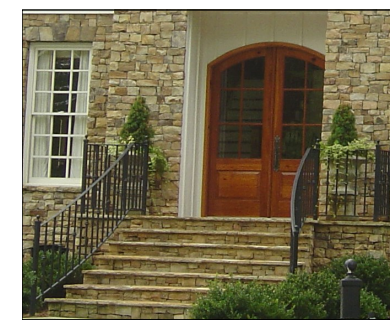
French Doors with Transoms and Shutters



Double Doors with Half-Round Transom



Side Door with Copper Eave



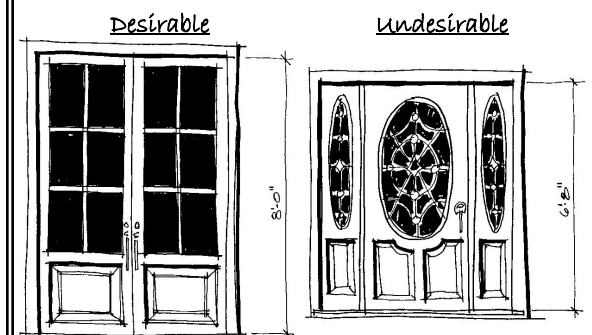
Arched Double Door Entry

Doors

- The main entry door should be simple and elegant in design and appropriate to the style presented.
- Properly scaled transoms and sidelights are required.
- Transoms must have a minimum height of 18" and sidelights should be proportionally sized to the transom.
- Any front doors utilizing glass should be historical and traditional in design.
- Front doors with excessively ornate designs are discouraged and may not be approved.
- High quality materials such as mahogany, heart pine, or similar materials are required.
- Metal doors may not be used on any main entrance, any secondary doors visible from the front facade or any side streets.
- Transoms (standard and fan) are encouraged if simple in design and historically accurate.

Rear Doors

- Rear doors may be either a solid raised panel or French doors.
- High quality metal doors may be utilized if not visible from any front or side street.



Note: Nicely Proportioned door

Note: No metal doors with stained glass inserts that are not proportioned to house.

ARCHITECTURAL PATTERNS

Guidelines ~ Windows and Shutters



Bay Window with 5V Crimped Metal Eave



Bay Window with Copper Eave



Palladian Window



Round Accent Window



Plank Shutters



Side Windows without Shutters



Louvered Shutters



Arched Windows w/ Louvered Butterfly Shutters
(Note: will cover entire window when closed)



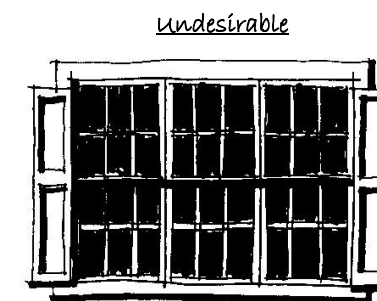
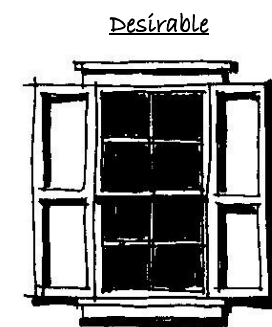
Paneled Shutters with Shutterdogs

Windows

- Windows may be wood or vinyl clad if a wood trim and sill are utilized.
- Glass surfaces must have a true divided light appearance with interior and exterior surface being broken by muntins or sticking ($\frac{7}{8}$ " sticking is preferred).
- Either a true or simulated divided light must be used.
- Window-like patterns should be in keeping with the style of the home.
- No 1-over-1 configuration will be approved.
- Casing: minimum of $1\frac{1}{4}$ " x $3\frac{1}{2}$ ".
- No standard $2\frac{1}{4}$ case will be allowed.
- Window sills must have a minimum thickness of 3".
- Use of transoms should generally be restricted to doors and interior passages.
- Larger windows should be used in lieu of transoms in other areas.
- Special window styles such as Palladian should be used in strict adherence to historical imagery and style.

Shutters

- Louvered, raised panel, plank, or board shutters may be utilized if harmonious to the style of the home.
- Shutters must be functionally operable with the ability to be closed.
- Shutters should cover the entire window or door when closed. (This may not be possible in all instances.)
- Shutters must be a minimum of $1\frac{1}{4}$ " thick and should have a copper cap if wooden.
- High quality synthetic shutters may be used.
- Architecturally correct shutterdogs are desirable underneath shutter.



Guidelines ~ Foundations and Chimneys



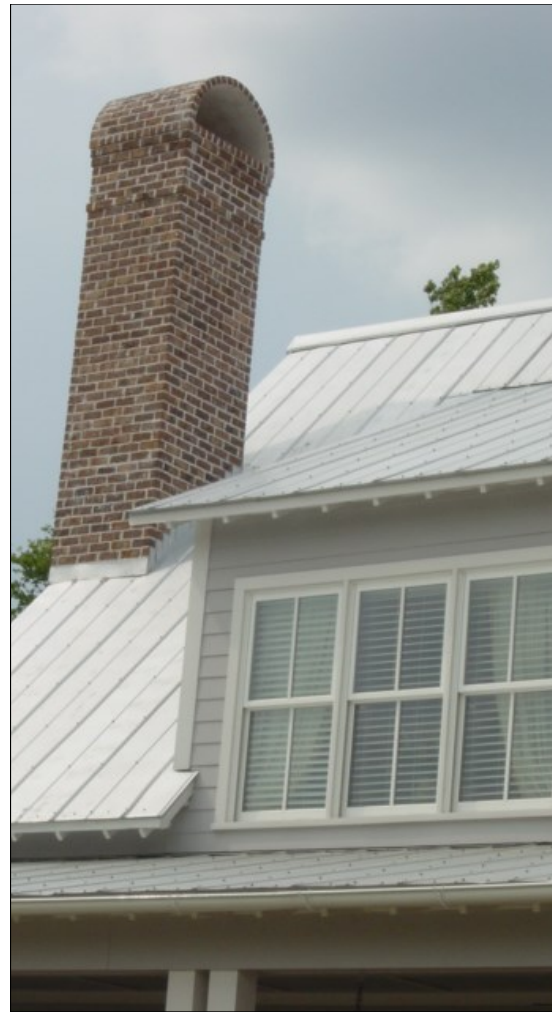
Tabby Foundation w/ Pierced Brick Detail



Brick Foundation with Arched Detail



Stone Chimney and Foundation



Brick Chimney



Brick Foundation



Brick Chimney and Foundation (Savannah grey brick with white mortar)



Brick Chimney and Foundation



Tabby and Brick Chimney



Pierced Brick Detail

Foundations

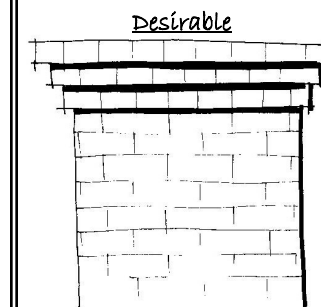
- Brick and stone are the preferred materials. Stucco may be used under certain circumstances.
- All piers to porches must be stone, brick, or stucco.
- All foundations (crawl space or slab) must have a minimum of 30" above grade as seen from the front elevation.
- Higher elevations of 36" to 38" are preferred.

Chimneys

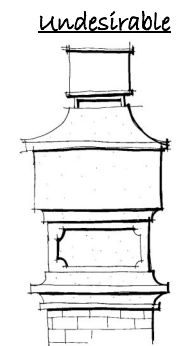
- Brick and stone are the most desirable materials. Stucco may only be used if used in conjunction with the foundation.
- No synthetic or foam may be used with stucco application and only a fine sand finish will be permitted.
- Chimney material must match the foundation and must extend at least 6' above the highest roof ridge.
- Pre-fabricated fireplaces are permissible only if they are ventless or vented utilizing a 6" flue that cannot be seen from the front elevation. They must be painted to match the roof.
- Metal spark arresters or similar devices are discouraged and may not be allowed.
- Chimney pots or bonnets can be desirable for certain architectural styles.

Crawl Space and Skirting

- Louvered wood vents are preferred unless inconsistent with the architectural style.
- Pierced brick patterns may be used where appropriate.
- Horizontal boards of at least 6" width may be acceptable.
- Lattice may only be used under extreme circumstances if appropriate with the architectural style of the home.



Note: Typical chimney cap; very simple



Note: No gaudy chimney caps

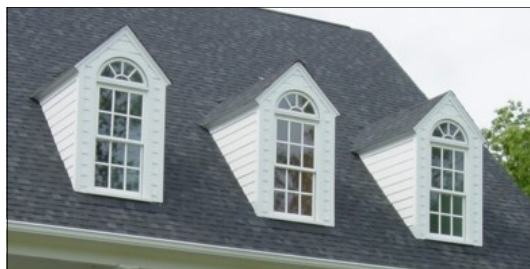
Guidelines ~ Dormers



Shed Dormers with Center Accent Dormer



Gable Dormers



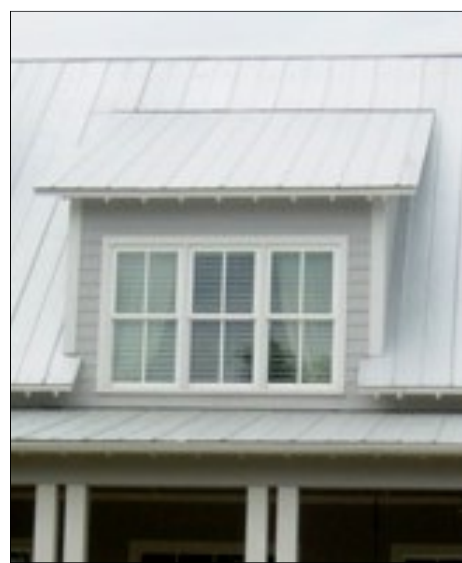
Gable Dormers with Half-Round Transoms



Hipped Dormers



Shed Dormers



Shed Dormer with Triple Window



Gable Dormers



Arched Dormer



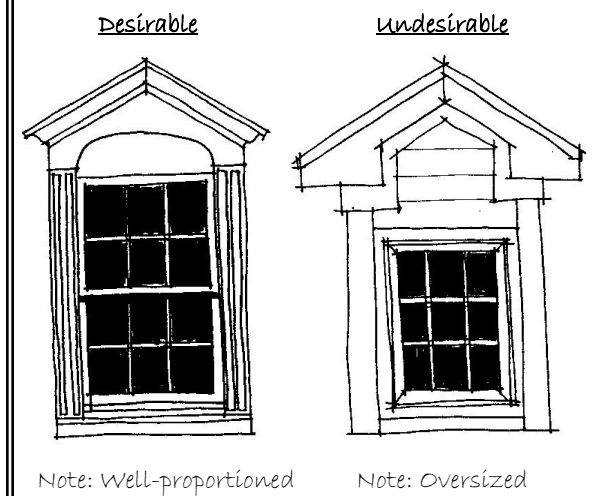
Shed Dormers



Gable Dormers

Dormers

- The utilization of dormers can accent the architecture of many structures if within the context and style of the home.
- A variety of roof styles may be used on dormers including gable, hipped, or shed.
- The siding material may be lap, butt-joint, or shake if shingle materials are used.
- Stucco or other synthetic materials are generally not acceptable for dormers.
- The use of shed dormers may be acceptable on the rear of a home or garages, but will generally not be acceptable for the front of the main house.
- Great detail must be used in the design of the dormers relative to scale, proportion, and spacing.
- The trim and window surrounds must be proportionally sized relative to the windows and roof pitches.





River Island Property (2003)

River Island has been created giving careful consideration to the existing landscape features. The natural landscape served to dictate the layout of roads, home sites, and recreational amenities throughout the River Island community. River Island strives to create a careful balance between the natural setting and the proposed improvements.

The natural elements that each home site offers should guide the development of the site, the architectural style used on the site, and the enhancements to the existing landscape. The following landscape guidelines will help homeowners achieve this attractive balance between the site improvements and the beautiful environment that River Island has to offer.

Driveways and Walkways



Concrete Drive with Stone Run-off System



Pebble Walkway with Wooden Bridge



Double Driveway Divided by Grass



Aggregate Concrete Driveway



Stone and Pebble Walkway



Tabby w/ Brick Edging



Aggregate Concrete w/ Brick Stairs



Concrete Walkway



Brick Walkway

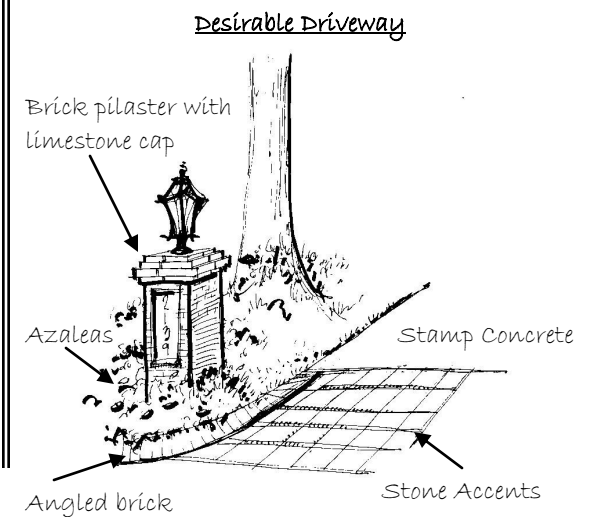
- Driveways and walkways are an extension of the home. Therefore, both should be purposefully designed to remain in unison with the architectural style and materials of the home.

Driveways

- Approved driveway surfaces: concrete, asphalt, brick or tabby concrete.
- Oyster shell or granite screenings may be approved in certain instances and must have brick or steel edging.
- Oyster shell or granite screenings must also have a permanent hard surface (brick, concrete, or tabby concrete) driveway apron. This driveway apron must extend a minimum of 15' from the road towards the house.

Walkways

- Approved walkway surfaces: brick, concrete, tabby concrete, oyster shell or granite screenings.
- Oyster shell or granite screenings must have brick or steel edging.
- Grass pavers (grass grown between pavers) are also acceptable for walkways.



Fencing and Walls



Wrought Iron Fence & Stone Pillars



Gray Brick Wall with White Mortar



Hedge Fencing with Brick Pilasters



Natural Wood Fencing



Stone Wall



Wooden Fence and Gate



Wooden Fence and Gate



Wrought Iron Fence with Tabby Pillars



Wooden Picket Fence



Arched Wooden Gate

Fencing

- Fences are generally considered an avoidable element, due to the fact that they often block views. However, fencing may be acceptable if it compliments the style of the house, if proper respect is paid to the architecture, and if designed in an unobtrusive manner. Fences should be simple and inviting.
- Fencing at the front of the house may be used to define or frame the entrance space.
- No operable gates on entrance fencing will be allowed within 20' of road and then only if deemed compatible with surrounding properties.
- Fence height should be a maximum of 6' above finished grade.
- Acceptable Materials: masonry, wrought iron (painted black), wood board-on-board, wood picket, or wood railing.

Walls

- Materials: masonry, stacked stone, tabby concrete, or stucco.
- Landscape walls may be used for structural purposes, aesthetic purposes, as planters, as seat walls, or to organize areas.
- Garden walls and planters should be a maximum of 4' high.



Note: A welcoming, pleasant gate

Garages



Double Doors with Dormers



Double Doors



Arched Double Doors



Double Carriage Doors with Dormers



Arched Recessed Doors



Double Doors with Dormer



Double Doors with Columns and Arbor Accent



Double Doors

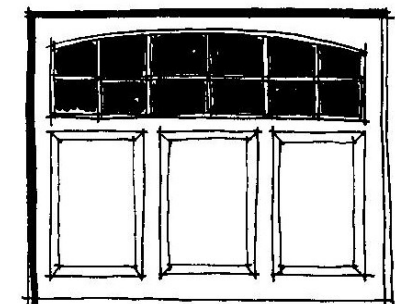


Double Carriage Doors

Garages

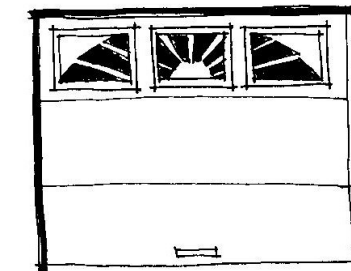
- The architecture for garages should be an extension of the main dwelling. Garages themselves can be architectural gems.
- Roof materials should be similar to the roof materials used on the main house.
- Garage doors should be in keeping with the style of the house. Informal “farm” type doors are appropriate for simpler style homes, while more formal homes may require a finished panel type of door.
- Garage doors should be wood or composite if visible from any street.
- Not all doors have to have glass, but they should have a carriage style.
- Each bay should have a separate door if visible from the street.
- Surface mount exterior lamps are desirable.
- Separate structures are most desirable.
- Finished space above can add extra space at a relatively low cost.

Desirable



Note: Simple, carriage style garage door

Undesirable



Note: No decorative inserts; No aluminum handles

Docks



River House Dock



River Island Community Dock

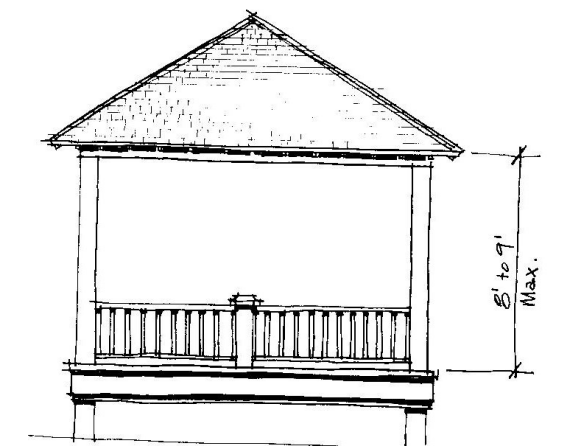


River Island Viewing Platform

Docks

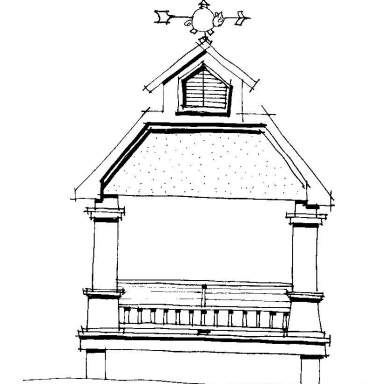
- All private docks at River Island are required to follow this design, whether single or double slip:
 - cedar shake roofs with or without cupola
 - approved stain color
 - square columns
 - approved railings
 - approved flooring materials
- All docks must also be approved by appropriate Governmental Agencies, including the U.S. Corps of Engineers.

Desirable



Note: Simple elegance; low roof pitches; proportional spans

Undesirable



Note: No architectural style; lack of proportion; poor use of materials

ARCH—a structure forming the curved, pointed, or flat upper edge of an open space and supporting the weight above it, as in a bridge or doorway.

ARCHITRAVE—the lowermost part of an entablature in Classical architecture that rests directly on top of a column; the molding around a door or window.

BALUSTER—one of the upright supports of a balustrade; one of the supporting posts of a handrail.

BALUSTRADE—a rail and the row of balusters or posts that support it, as along the edge of a balcony, terrace, bridge, staircase, or the eaves of a building.

BATTEN—a narrow cover strip at the vertical joint between two boards.

BAY—a part of a building marked off by vertical elements, such as columns or pilasters.

BAY WINDOW—a large window projecting from the outer wall of a building and forming a recess within.

BEAD—a convex shape cut into the length of the surface or corner of wood moldings.

BEAM—a large, squared-off piece of timber used as a horizontal support in construction.

BEADED BOARD—A board with a rounded edge separated from the rest of the board by a small depression.

BRACKET—a decorative or weight-bearing structural unit beneath a projecting surface such as eaves, balconies, or other overhangs, with one arm flush against a wall and the other flush beneath the projecting surface.

BUTT JOINT—a joint formed by two abutting surfaces placed squarely together, end to end.

CASING—the frame or framework of a window or door opening.

CHAMFER—a flat surface made by cutting off the edge or corner of a square or rectangular block of wood or other material at a 45 degree angle.

CHIMNEY CAP—the part of a building which contains the smoke flues and in most cases extends through or above the roof of the building.

CHIMNEY POT—a short, usually earthenware pipe placed on the top of a chimney to improve the draft.

CLAPBOARD SIDING—a siding commonly used on the exterior of a building that consists of boards that are overlapped horizontally, with the lower

edge thicker than the upper edge and the grain running lengthwise.

CLASSICAL ARCHITECTURE—architecture influenced by the ancient Greeks or Romans during the pre-Christian era.

COLUMN—a supporting pillar consisting of a base, a cylindrical shaft, and a capital.

CORINTHIAN—the lightest and most ornamental of the three classical orders of architecture.

CORINTHIAN COLUMN—the most ornate column, marked by a slender, fluted column with an ornate bell-shaped capital decorated with acanthus leaves.

CORNER BOARD—a vertical strip of wood placed on the corners of a building's exterior that is used for decoration, protection, and construction.

CORNICE—a horizontal molded projection that crowns or completes a building or wall and makes up the overhang or eave.

DORIC—the oldest and simplest of the three Classical orders of architecture that was originated by the Doran Greeks.

DORIC COLUMNS—the simplest column, marked by unadorned capitals and no bases.

DORMER—an extension built out from a sloping roof to accommodate a window or ventilating louver.

DOUBLE-HUNG WINDOW—a window with two balanced sashes, one vertically sliding over the other.

DOWNSPOUT—a vertical pipe for carrying rainwater down from a roof gutter.

DRIVEWAY APRON—a strip of strong surface material at the entrance to a driveway used to protect the surface.

EAVES—the projecting overhang at the lower edge of a roof.

ENTABLATURE—the upper section of a classical building, resting on the columns or pilasters and consisting of the architrave, frieze, and cornice.

ENTASIS—a slight convexity or swelling, as in the shaft of a column, intended to compensate for the illusion of concavity resulting from straight sides.

FAÇADE—the face of a building, especially the principal face.

FLUE—a vertical passage through a chimney for the escape of flame and smoke to the outer air.

FLUTED COLUMN—a column with long, usually rounded grooves incised as a decorative motif on the shaft of the column.

FOUNDATION—the base of a structure; the part of the structure in or on the supporting earth.

FRENCH DOORS—a pair of hinged doors, usually with glass lights.

FRIEZE—a plain or decorated horizontal part of an entablature between the architrave and cornice; a decorative horizontal band, as along the upper part of a wall in a room.

GABLE—the triangular section of wall at the end of a pitched roof, from the level of the cornice or eaves to the ridge of the roof; a triangular, usually ornamental architectural section, as one above an arched door or window.

GABLED ROOF—a roof having a gable at one or both ends.

GRADE—the level at which the ground surface meets the foundation of a building; the degree of inclination of a slope, road, or other surface.

GUTTER—a trough fixed under or along the eaves for draining rainwater from a roof.

HAND RAILING—the uppermost horizontal bar extending between supports on a fence or porch railing.

HIPPED ROOF—a four-sided roof having uniformly sloping ends and sides.

IONIC—the Classical order of architecture originated by the Ionian Greeks and characterized by its elegant detailing.

IONIC COLUMNS—a column that is less heavy than Doric and is marked by a capital with large volutes and elegant detailing; detailing is more elaborate than the Doric but less elaborate than the Corinthian.

JACK ARCH—an arch that is the thickness of one brick.

LAP SIDING—a siding commonly used on the exterior of a building that consists of boards that are overlapped horizontally, with the grain running lengthwise.

LATTICE—an open framework made of strips of wood overlapped or overlaid in a regular, usually crisscross pattern.

LOUVERED SHUTTERS—shutters fixed with movable, horizontal slats for admitting air and light and shedding rain.

MAIN BODY—the largest part of the front façade, which includes the front door of the house.

MASONRY—stonework or brickwork held together by mortar.

MOLDING—a linear or curved strip of wood that is used to decorate or finish a surface, such as the wall of a room or building or the surface of a door.

MULLION—a slender vertical pier between lights of windows, doors or screens.

MUNTIN—a strip separating panes of glass in a sash.

PALLADIAN WINDOW—a window made up of an arched opening directly flanked by square-head openings of smaller size and with the same base or sill.

PIER—any of various vertical supporting structures.

PILASTER—an engaged column used as an ornamental motif, projecting only slightly from a wall and following the height and width of related columns, with similar base and cap.

PILLAR—a square or rectangular vertical support; a column.

PITCH—the angle of a roof.

PORCH—an open or enclosed gallery or room attached to the outside of a building; a veranda.

RAFTER—one of the sloping beams immediately beneath the roofing material or the roof boarding.

RAIL—a bar extending horizontally between supports, as in a fence.

RELIEF—the projections of a figure above the ground or plane on which it is formed.

SASH—a frame in which the panes of a window or door are set.

SCREENINGS—a framing designed to divide or decorate.

SHAKE—a rough shingle, often made from cedar, used to cover rustic buildings.

SHED ROOF—a roof that is pitched in only one direction.

SHINGLES—a thin, oblong piece of material, such as wood or slate, that is laid in overlapping rows to cover the roof or sides of a house or other building.

SHOE RAILING—the bottom, horizontal bar extending between supports on a fence or porch railing.

SHUTTER—a hinged cover for a window or door.

SHUTTERDOG—a device used at the base of a shutter to hold the shutter in place against the wall.

SIDE PORCH—porches attached to the side of the main body of the house, which may be enclosed with glass or screen.

SIDELIGHTS—a pair of narrow windows on either side of a door.

SIDING—materials such as boards or shingles, used for surfacing the outside walls of a framed building.

SILL—the horizontal member at the base of a door or window that sheds water.

SOFFIT—the underside of a roof overhang.

SPARK ARRESTER—a device placed at the top of a chimney flue to keep sparks from escaping at the chimney opening.

STICKING—a long, slender piece of wood used to frame window panes.

STUCCO—a durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.

TABBY—a building material made from a mixture of shells, lime, and gravel or stones mixed with water.

TONGUE-AND-GROOVE—a tight joint made by fitting a tongue on the edge of a board into a matching groove on the edge of another board.

TRANSOM—a horizontal crosspiece over a door or window.

TURNUED BALUSTER—balusters cut on a lathe.

TUSCAN—one of the Classical orders of architecture similar to Doric, but of greater simplicity.

VINYL CLAD—having a vinyl covering.

WRAPPING PORCH—a porch that spans the front façade of a building and continues around to both sides of the building.

WROUGHT IRON—an easily welded and forged iron that is worked into shape by manual effort and used for fences, railings, gates, lanterns, etc.