Residential Pattern Book

for the

City of Roanoke

Planning Building & Development

Endorsed by the Planning Commission
November 20, 2008

Winner of the 2009 American Planning Association Virginia Chapter Innovation Award and the Roanoke Valley Preservation Foundation Education Award.
## Table of Contents

This document can be read chronologically or by chapter...it all depends on your goals. The following table of contents will help you navigate the document depending on your specific project. Please keep in mind that all sections are designed to work together. For example, if you are constructing a new single-family dwelling, it is not enough to just reference the New Construction section. The neighborhood classification in which the lot is located will have to be determined by using the Neighborhood Patterns section and appropriate architectural patterns for that neighborhood classification will have to be identified using the matrix found on page 17 in the Architectural Patterns section. Each section will provide direction on where additional information can be found within the Pattern Book and in other City documents.

I. Introduction........................................................................................................................................................................1

II. History of the Pattern Book.................................................................................................................................................2

III. Neighborhood Patterns..........................................................................................................................................................4

   This section classifies Roanoke neighborhoods as one of three neighborhood types - Downtown, Traditional, and Suburban - based on date ranges and development patterns. A development history of each neighborhood classification is provided along with a description of lot patterns, streetscape patterns, and landscape patterns.

   A. Downtown Neighborhoods (1880s to 1920s)..................................................................................................................4

   B. Traditional Neighborhoods (1920s to 1940s)....................................................................................................................8

   C. Suburban Neighborhoods (1940s to Present)................................................................................................................11

   E. Identify Your Neighborhood............................................................................................................................................14

IV. Architectural Patterns..........................................................................................................................................................16

   This section identifies the predominant architectural patterns found throughout Roanoke. The matrix found on page 29 will help identify which architectural patterns are found in each neighborhood classification. Each pattern contains a brief history, description and dimensions of character defining features, additions, accessory structures, painting, maintenance, and appropriate materials list. The diagram found on page 30 will help you develop a basic vocabulary of architectural terms.

   A. Queen Anne.................................................................................................................................................................20

   B. American Foursquare..................................................................................................................................................34

   C. Bungalow......................................................................................................................................................................44

   D. Tudor Revival..............................................................................................................................................................54

   E. Colonial Revival........................................................................................................................................................54

   F. Ranch...........................................................................................................................................................................74

V. Maintenance...........................................................................................................................................................................82

   This section focuses on the maintenance of exterior features including roofs, gutters, wall cladding, porches, windows, doors, and foundations. A checklist for a yearly maintenance routine is also included.
# Table of Contents

VI. New Construction

*This section serves as a guide to new construction. The Addition, Single-Family Construction, Garage Construction and Multifamily Construction chapters provide guidance on architectural design. For information on particular architectural forms and where those forms are appropriate, please see the Neighborhood and Architectural Patterns sections.*

A. Additions

B. Single-Family Construction

C. Garage Construction

D. Multifamily Construction

VII. Landscaping

*This section applies to both established and newly constructed neighborhoods. Guidance is given for walkways, driveways, retaining walls, fencing, and plantings. More information on neighborhood appropriate landscaping can be found in the Neighborhood Patterns section.*

VIII. Appendix

A. Porch Construction

*This section provides specific measurements for all porch components to aid in the construction and repair of new and existing porches.*

B. Gutter Installation

*This section provides specifics on installing and maintaining hidden and surface gutters.*

C. Security

*This section provides guidance on appropriate security measures for residential properties.*

D. Green Building

*This section provides information on how green building techniques are applied, describes various green building certifications, and lists 20 ways individuals can improve the efficiency of their own homes and lives.*

E. Roanoke’s Design Review

*This section provides a basic description of the City of Roanoke’s two design districts - the Historic Neighborhood Overlay District and the Neighborhood Design District.*

F. Material Manufacturers

*A list of national manufacturers of building products is provided in this section. Most company websites provide a search engine to locate local retailers of their products.*

G. Resource List

*A list of preservation and restoration books, periodicals, technical publications, preservation organizations, architectural history books, and historic pattern books are provided in this section.*

H. Glossary

*An alphabetical list of commonly used architectural terms are defined in this section. Terms defined by the glossary are identified by italic, bold text throughout the document.*

I. My House

*This section provides space for property owners to document the work they have completed or would like to complete on their home.*
Introduction

Roanoke Vision, the 1985 Comprehensive Plan, identifies Roanoke as a “City of Neighborhoods” recognizing that the unique character of the City and the quality of life it provides are experienced through its established neighborhoods that have developed over time. These residential neighborhoods encompass a wide range of development patterns, housing types, architectural styles, and materials that reflect the tastes of the times, the resources available as well as the way people lived. These neighborhoods were and still are the basis for a strong sense of community and quality of life. Roanoke Vision advocated for the preservation and enhancement of the City’s existing neighborhoods and recommended that City ordinances and efforts support neighborhood revitalization and preservation. The City’s current comprehensive plan, Vision 2001-2020, continues this advocacy of neighborhood preservation through appropriate and attractive design. Vision 2001-2020 states:

‘The overall goal of Vision 2001-2020 is to make the City of Roanoke an attractive place for people of all ages, backgrounds, and income levels to live, work, shop and play. This vision requires not only sound social and economic policies but also a strong commitment to excellence in community design and appearance. Simply put, the City must be a beautiful city. Good design is not optional. The quality of the physical environment through attractive streets, buildings, parks and open spaces has a direct impact on Roanoke’s economy, the sustainability of its neighborhoods, and the successful stewardship of its unique natural and cultural resources. The community expects the highest level of excellence in building design, streetscapes, pedestrian amenities, preservation of special places, and enhancement of community distinctiveness.’

In developing a Residential Pattern Book, the City of Roanoke strives to preserve and enhance the character and quality of its residential neighborhoods. The Pattern Book is a design aid for new construction and renovation of residential buildings (single-family dwellings, two-family dwellings, townhouses, and multifamily dwellings). By exploring the historic development of the City’s existing neighborhoods and residential forms, the Pattern Book aims to guide homeowners, builders, and design professionals to appropriate maintenance and design decisions. But most importantly it is intended to instill pride in homeowners and encourage them to preserve the unique character of their homes and neighborhoods.