



Residential Pattern Book

for the

City of Roanoke

Planning Building &
Development

ROANOKE
VIRGINIA



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.



Saving Our
Heritage





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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.

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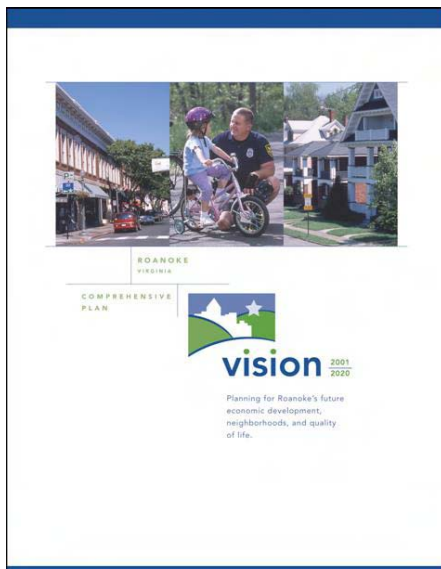
Introduction

Purpose:

To educate homeowners, builders, and design professionals about Roanoke’s older homes, and how appropriate decisions regarding renovations, additions, and new construction can enhance their value and beauty and create unique and livable urban neighborhoods.

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.