

# POINTE WEST

By: OZ Architecture

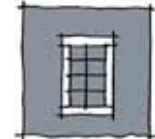
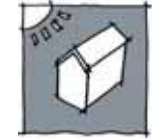
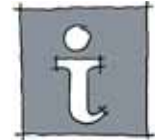
Prepared for: Centex Destination Properties

*June 30, 2004*

**Architectural**  
Character Guidelines

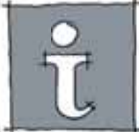
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CONTEXT

GUIDELINES



intent

CONTEXT

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

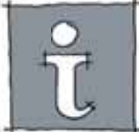
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## 1. Intent

The Point West Architectural Review Board (ARB) is providing this document to be used in the development of all architectural elements as part of a design review process. The goal of the ARB is to encourage a cooperative approach to planning, design and construction between potential clients and the Pointe West development team. These guidelines are intended to provide an overall vision and define standards for the creation of neighborhoods.

Pointe West is a development comprised of several neighborhoods, each of which will use a selected palette of architecture as well as reference specific coastal resort developments. These guidelines are for use in the design of homes within the custom lot section and not for the amenity buildings, villa or cottage neighborhoods. The expression for the neighborhood should reference architectural styles which possess qualities reminiscent of the Southeastern United States and Caribbean. The affects of employing specific architectural elements, and the control of materials and color palettes, will contribute to the creation of a cohesive theme and aesthetic for the neighborhoods in Phase I of this development.



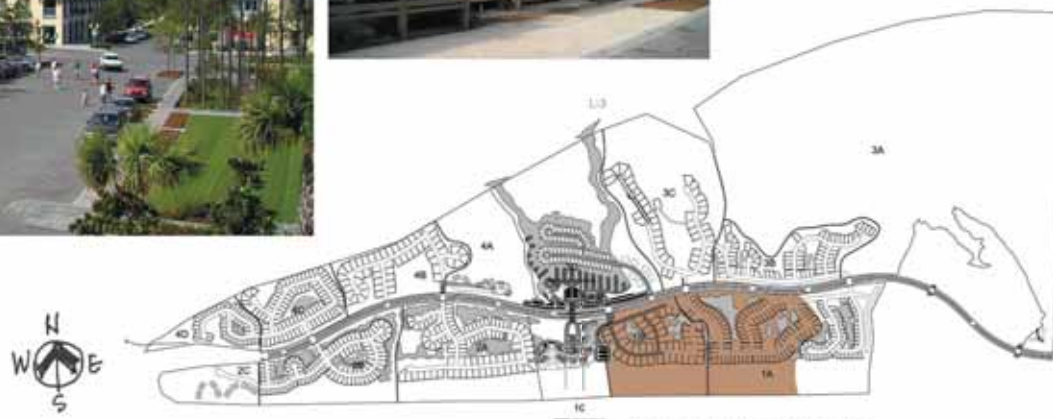
intent

CONTEXT

# Pointe West

## ARCHITECTURAL CHARACTER GUIDELINES

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Phase 1A Custom Lots

Buildings are expected to vary in their expression of form, scale, massing and orientation, as well their detailing and ornamentation. However, the ARB will evaluate each designs' response to the underlying patterns and themes that visually tie the architecture together. Pointe West will require the use of simple roof forms and similar roofing materials to provide a clear identity to the neighborhood that is visible beyond the individual architectural differences.

These guidelines will be utilized throughout the development of future phases at Pointe West, however, the ARB reserves the right to change certain parameters in response to the particular objectives of each neighborhood. This is a general architectural character guide only, and does not constitute a detailed criteria as stipulated by Galveston County or national and local building codes. Accordingly, this document should be referenced in conjunction with all applicable codes and regulations.



# Pointe West ARCHITECTURAL CHARACTER GUIDELINES



## 2. Natural Environment

Galveston Island is a sand barrier island on the southeast coast of Texas and the Gulf of Mexico. The island is over thirty miles long and less than 3-miles wide. Pointe West comprises the western tip of Galveston Island. The characteristics of the site include:

- Island located over the San Luis Pass off the Gulf of Mexico.
- 32 miles of beach

### Our Property Consists of:

- Plus or minus 5.5 miles of waterfront.
- Numerous wetlands
- Coastal prairie uplands



Existing footpaths



Local scene



Aerial view



Aerial View



built environment

CONTEXT

## 3. Built Environment

The regional coastal vernacular is expressed through the following characteristics:

- Simple, well-proportioned building forms.
- Elevated structure to accommodate high water hazards and promote ventilation.
- Street-facing entrances
- Full width or wrap-around front porches are dominant.
- Operable shutters.
- Low fences or hedges provide separation between semi-private yards, porches and public zones.
- Use cupolas, towers or other roofed structures expressive of the coastal character; those that can be occupied are situated so as to command a wide view.



Elevated pile construction



Cottage vernacular



Florida cottage vernacular-hip roof with dormer



Two-tiered full width porch



Elevated structure with wraparound porch



Street facing entrance



Second story porch under main roof, appropriate coastal cupola



POINTE WEST  
A Coastal Time Retreat

TERRAMESA  
RESIDENT PROPERTIES



form & scale

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## 4. Form and Scale:

Form and scale should comply with the following characteristics:

- Use a combination of simple, well-proportioned geometries and shapes. Avoid the use of repetitive forms.
- Use human-scale elements to address the street and adjacent sites. Porches with railings are appropriate.
- The ground level must be free of obstructions. Use of screening, open lattice panels, and break-away walls are required.



Appropriate scale and form



Simple gabled shape with enclosed front porch



Appropriate scale, full length porch addresses street



Out of scale



Avoid repetitive form



# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

- Express the building structure, such as columns and piles, and maintain the hierarchy they articulate.
- Use appropriately scaled columns and posts. Columns to be heavier at ground level.
- Column spacing should be harmonious with the length of the facade or porch, and proportionate to the overall massing
- Use vertical forms to promote ventilation and address potential high waters.



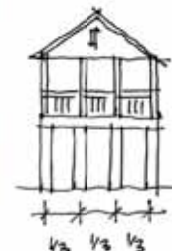
Appropriate expression of structure in vertical form



Base independent from structure above



Good form, structural continuity



Maintain structural continuity from ground to upper floors



form & scale



# Pointe West

## ARCHITECTURAL CHARACTER GUIDELINES

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- Building entries should be clearly seen and inviting. Define entries with roofs, walls, porches and stairs, accent paving and landscape.
- Incorporate mid-level landings on entry stairs to reduce length of flights and the overall scale.
- Create inviting, habitable ground level spaces
- Integrate ground level architectural and landscape features to create private outdoor spaces.



Overscaled entry stair



Good overall form with wraparound porch and defined entry



Ground level as outdoor room



Mid-Level landing



Uninhabitable ground level



Entry not clearly defined



# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## 5. Massing and Orientation:

Massing and orientation of new structures at Pointe West should employ the following characteristics:

- Reduce larger buildings by creating smaller, simple elements; use techniques such as telescoping the gable ends, flanking wings, stepping back upper stories, and adding secondary roof forms to the main massing.
- Emphasize the main entrance with stairs and a front porch.
- Secondary side and rear porches are desirable.
- Corner lot buildings should address both street sides.
- Recess front facing garages under main volume to reduce their dominance.



Good massing for large home-recessed garage



Efficient simple massing



Well broken-up massing



Efficient Massing-good entry



Front porch breaks up massing



Bulky, unattractive massing



Flat facade, unresolved geometry



Poor massing



massing & orientation

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

- Orient rear/living rooms toward desired views.
- Building height should be limited to two, or two and one half stories, elevated above grade.
- The maximum height of buildings shall be 45 feet. Refer to PUD documents for details.
- Refer to the Point West Development General Land Use Plan for proposed lot areas and setback requirements.



Well defined entry and use of secondary roof forms



Garage is recessed but dominates street facade



Lack of structural continuity-awkward massing



massing & orientation



Use simple massing elements



Add simple volumes



Secondary volumes break up massing

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## 6. Openings:

### Windows

- Window placement should take into consideration neighboring buildings. Provide windows on all view sides.
- Street facing windows to have the appearance of divided lights, and to have maximum sill height of 3'-0" on the main level.
- Large, monolithic, glass walls are strongly discouraged. Group vertically proportioned windows instead.
- Storm resistant windows are required and must be wind loading and impact resistant. Use Low-E, multiple glazed, clear windows, either double hung, casement, or transom.
- Shutters are to be proportionate to window size and functional in appearance.
- Avoid the use of skylights that distract from appearance of roof.
- Roll-up shutters are to include rolling hoods that integrate with the design.



Accent window and dormer



Functional shutter; pronounced sill



Awning shutter with simple trim



Simple vertical window proportions



Appropriate window articulation



2/2



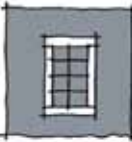
4/1



2/2

Window light patterns

- Typical window is vertical in proportion
- Accent window may be square and be set with dormers
- Center windows within structural elements
- Group windows together instead of using long horizontal picture windows
- Shutter styles can be louvered or planked.

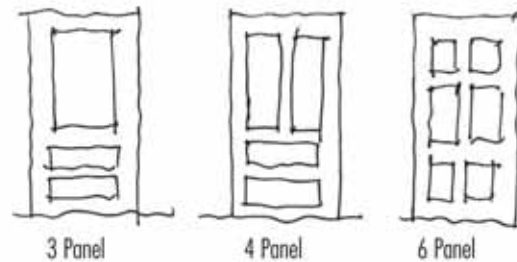


openings

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## Entry doors

- Doors are typically centered in their bays.
- Entry doors should employ glass or be paneled. Use sidelights/transoms or double doors to give scale and definition to the front entry.
- Trim to be simple and proportionate to size of openings.



- Doors are encouraged to be paneled or glazed
- Allowable materials are: fiberglass, wood, or wood clad
- The use of metal is discouraged



Glazed french doors with fixed sidelights



Sidelights with transom

## Garage doors

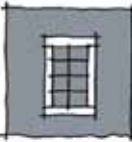
- Garages entrances should be attractive and recessed under the main building.
- Encourage the use of two single car garage doors instead of one double door. Garage doors should be paneled not flush.
- Use the same siding and trim material for the garage as used for the body of the building above.
- Combinations of garage and carport are allowed.
- Garage walls and ground level enclosures must be constructed of breakaway walls.



Appropriately-spaced windows/doors



Attractive louvered garage doors



openings

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

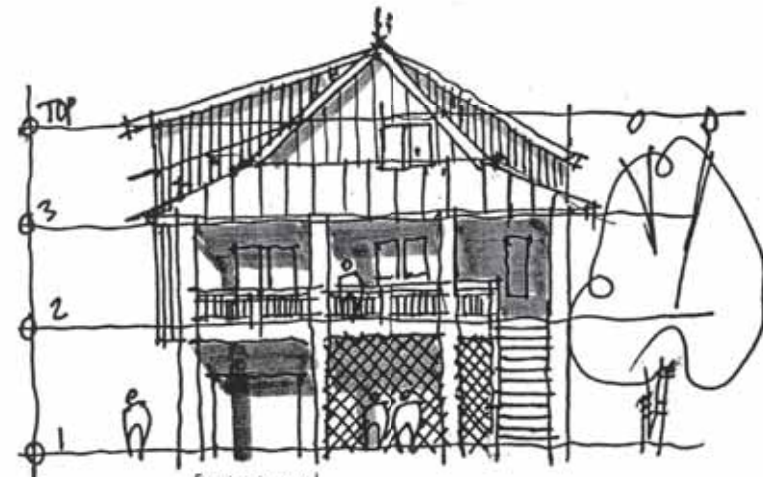
## 7. Porches:

Porches should comply with the following:

- Porches are required on both street side and beach side elevations. Use a front porch to define the entry.
- Create porches as outdoor rooms either by extending the roof or by subtracting from the massing. Continuous, not incidental porches are encouraged.
- Minimum depth of 8 feet, particularly when located on a view side.
- Porches can extend along the length of façade or wrap around a building corner.
- Porch detailing should be harmonious with the overall aesthetic of the building.
- Preferred materials are vinyl, PVC, or fiberglass. The use of high maintenance materials such as wood and metal is discouraged.
- Screened porches are acceptable



Well integrated porch



Front entry porch



porches



Enclosed porch



Appropriate railing



Porch trim



Transition band

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

- Keep railing designs simple. Traditional designs with horizontal members between posts, and vertical spindles or pickets, are preferred.
- Railings should express the structure by terminating at posts or columns.
- Equal spacing between columns and posts is required, and their placement should not restrict views. Keep porch ceilings high for views and light.
- Columns should be either round or square and painted to match the trim. The use of tube steel or steel sections is discouraged.
- Intermediate posts should be used at all rail sections that span distances greater than 6 feet.



Secondary porch element



Emphasize structure



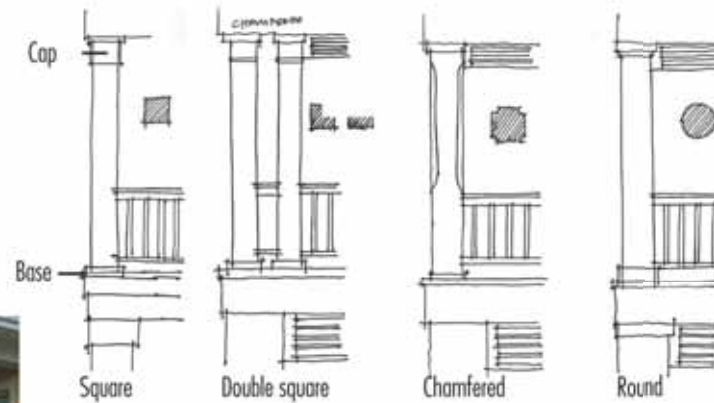
Successful entry porch



Two-tiered wraparound porch



Main entry porch



- Columns to have bases and caps
- Use either shed, gable or hipped forms over roofed porches
- Columns to express the building hierarchy; large columns at ground level should transition to smaller posts above.



Porch integrated with structure



porches

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## 8. Roof:

- The roofing material and color will be the dominant feature that visually unites the community.
- Use hipped, shed, gable and broken back roof forms.
- Use galvanized metal, corrugated metal, standing seam, tile, slate, or premium quality, asphalt shingle roofing. Concrete or wood shakes will not be allowed. All roofs to be brown, grey, tan or toupe.
- Reduce the visual bulk of main volumes with smaller, secondary roof forms.
- Main roof pitch to be 5-8:12
- Porch and secondary roofs can have a flatter pitch of 3-6:12.



Gable  
Simple roof forms

Hip

Hip and gable

broken back

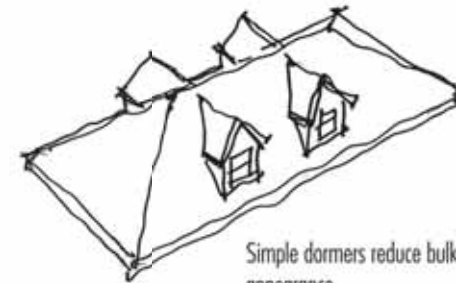
Dutch roof



Standing seam metal



Hip and gable



Simple dormers reduce bulk appearance



Uniform community appearance



Traditional broken back roof



Gable roofs 5-8:12 PITCH Primary  
Hip roofs 3-6:12 PITCH Secondary



roof



# Pointe West

## ARCHITECTURAL CHARACTER GUIDELINES

- Parapets, flat, A-frame and mansard roofs are prohibited.
- Towers, cupolas and widow walks are encouraged, and should harmonize with the overall massing and proportions of a building.
- Limit the size of roof overhangs to a minimum of 12 inches.
- Exposed rafter tails and thin eaves are encouraged.



Dominant tower element with metal roof



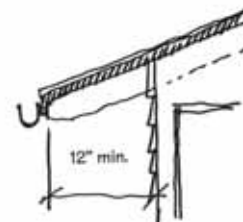
No flat roofs



Exposed rafters are encouraged



Cupola element



Eave example - exposed rafters with gutter



Exposed rafters, purlins and underside of deck



Small cupola adds coastal character



Exposed rafters



roof

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## 9. Materials:

- Use materials that are durable and low-maintenance, and of a quality that will retain their appearance over time. Fiber cement and vinyl are recommended.
- High maintenance materials such as steel, wood and hardboard products are discouraged.
- Changes in material should occur at inside corners or where the transition is accommodated through an architectural detail such as a cap, trim or band.
- The preferred wall or siding materials are to be either fiber cement board or vinyl, in lap, shingle or board and batten style.
- Use lattice work and screens between piles, or columns, and beneath exterior stairs to ground the building, and provide human scale.



Vinyl siding and lattice work at ground level



Vinyl siding



Horizontal lap siding and trim boards



Painted porch, screens, railing and trim



Louvered railing at ground level



Apron between columns



materials

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

- Lattice work and screening to be recessed from the main facades.
- A transition band between the main body and ground level is strongly encouraged.
- Switch boxes, HVAC equipment, electrical and gas meters shall be screened even when located on a side elevation.
- Ground level enclosures must be constructed with breakaway walls. Refer to code requirements for the maximum areas allowed.
- The following cladding materials are prohibited:
  - Reflective glass
  - Aluminum siding
  - Brick
  - Stone
  - Manufactured masonry products



Louvered apron recessed from main body



Screened AC unit



White trim on vinyl siding



Shingle siding



Transition band



materials

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Screened AC unit



White trim on vinyl siding



Shingle siding



Transition band



materials

# Pointe West ARCHITECTURAL CHARACTER GUIDELINES

## 10. Color Palette:

- The predominant colors and tones of all buildings should be selected from the attached color palette.
- They are reminiscent of the colors of the beach, gulf waters, and local landscape.
- The use of primary and brighter colors will be considered, but are not recommended for the main body of the building.
- All trim to be white or chosen from the attached palette.
- The use of single color and uniform textures for walls is not encouraged.
- Accent colors should be compatible with the colors of the building.
- Light grey roof colors are preferred in order to create uniformity across the development. The use of brown and tan-colored roofing, however will be permitted.



White trim, vinyl siding
























White trim with accent shutters, allow more colors-refer to color matrix



Painted fiber cement siding, simple form

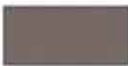




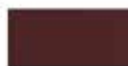





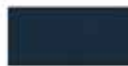








# Pointe West

	Colors	Manufacturer/ Color Name	Wall	Trim	Accent		Colors	Manufacturer/ Color Name	Wall	Trim	Accent
Scheme 1		PPG/Turquoise Mint	✓			Scheme 4		PPG/Slate Pebble	✓		
		PPG/Delicate White		✓				PPG/Delicate White			✓
		PPG/Admiralty			✓			PPG/Kaleidoscope			
Scheme 2		PPG/Belgian Waffle	✓			Scheme 5		PPG/Stonehenge Greige	✓		
		PPG/Delicate White		✓				PPG/Moth Grey			✓
		PPG/Mountain Pine			✓			PPG/Misty Surf			
Scheme 3		PPG/Hemlock	✓			Scheme 6		PPG/Dusty Yellow	✓		
		PPG/Garlic Clove		✓				PPG/Delicate White			✓
		PPG/Warm Mahogany			✓			PPG/Victory Blue			
Scheme 7						Scheme 7		PPG/Spiced Vinegar	✓		
								PPG/Delicate White			✓
								PPG/Fudge			

# Pointe West

## ARCHITECTURAL CHARACTER GUIDELINES

	Colors	Manufacturer/ Color Name	Wall	Trim	Accent		Colors	Manufacturer/ Color Name	Wall	Trim	Accent	
Scheme 8		PPG/Patches	✓			Scheme 11		PPG/Blue Beads	✓			
		PPG/Delicate White		✓				PPG/Delicate White			✓	
		PPG/Sweet Spiceberry			✓			PPG/Warm Mahogany				✓
Scheme 9		PPG/Blue Beard	✓			Scheme 12		PPG/Aqua Smoke	✓			
		PPG/Delicate White		✓				PPG/Delicate White			✓	
		PPG/Stained Glass			✓			PPG/Annapolis Blue				✓
Scheme 10		PPG/Baritone	✓			Scheme 13		PPG/Safari	✓			
		PPG/Delicate White		✓				PPG/Garlic Clove			✓	
		PPG/Blue Bayberry			✓			PPG/Annapolis				✓