

VILLAGE CENTER  
 TYPE FOUR  
 COLONIAL

LOCAL  
 CHARACTER  
 ELEMENTS



- central chimney
- 10:12 gable roof pitch
- cornice and frieze returned at gable end
- wide frieze trim
- windows on second story smaller in proportion than first story windows
- double hung windows with small panes in sashes
- pronounced entry with paneled door, side lights, wrap around porch
- corner boards
- water table

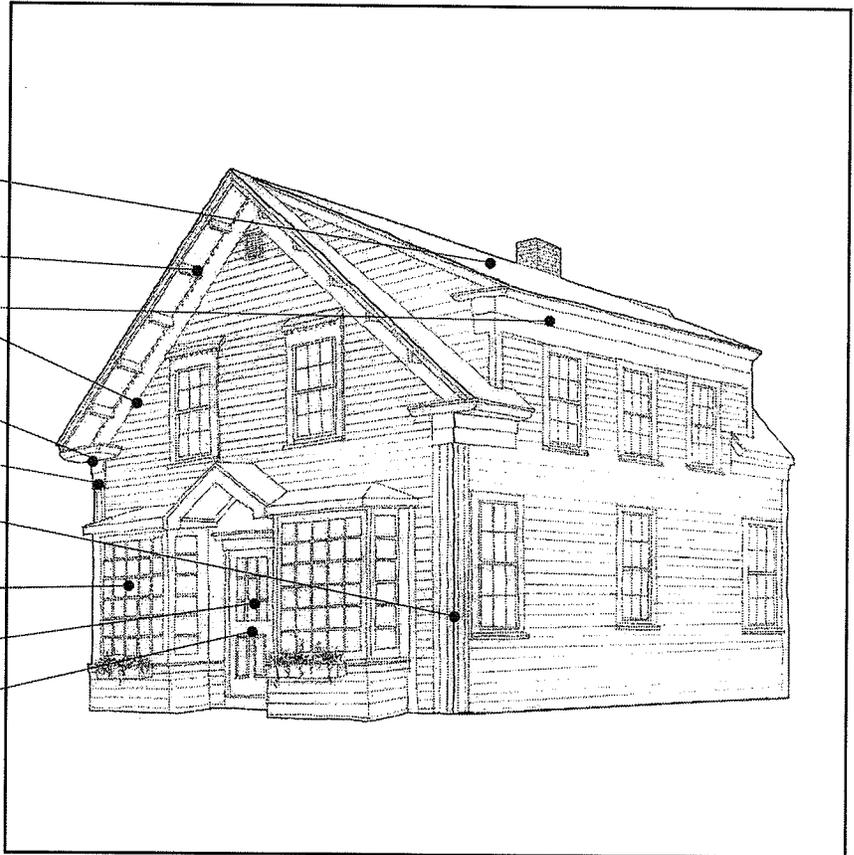
TYPICAL CHARACTERISTICS

<i>roof type</i>	gable or hip
<i>roof pitch</i>	8:12 to 12:12
<i>massing</i>	simple
<i>layout</i>	length of house parallel to street
<i>entry</i>	protected
<i>eave height</i>	two stories
<i>siding</i>	wood, generally clapboard, sometimes shingle
<i>windows</i>	double-hung sashes, often in patterns of 12/12, 8/12, 9/9, 6/9 or smaller panes in each sash; symmetrical placement; windows sometimes have decorative head trim
<i>door</i>	paneled door with sidelights
<i>trim</i>	generous and articulated
<i>chimney</i>	central location

LOCAL  
CHARACTER  
ELEMENTS

VILLAGE CENTER  
TYPE FIVE  
FRONT GABLE, COMMERCIAL

- shed dormer
- wide overhang supported by brackets
- wide built-up trim
- cornice and frieze returned at gable end
- wide frieze
- corner columns
- large percentage of glazing at first floor commercial
- paneled door with glass
- recessed, protected entry



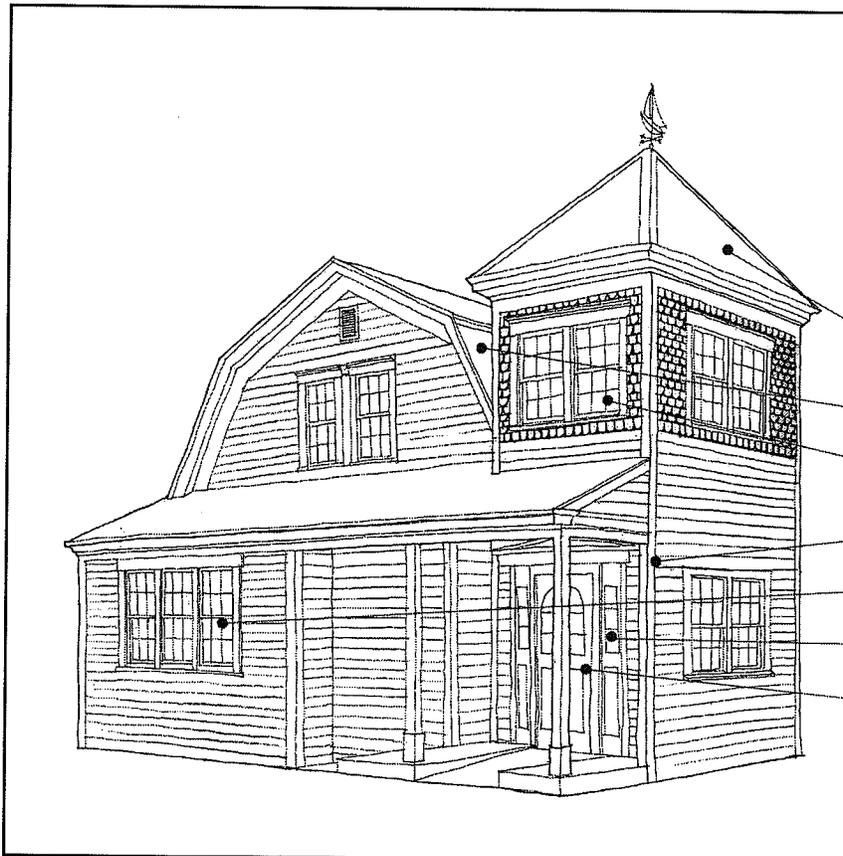
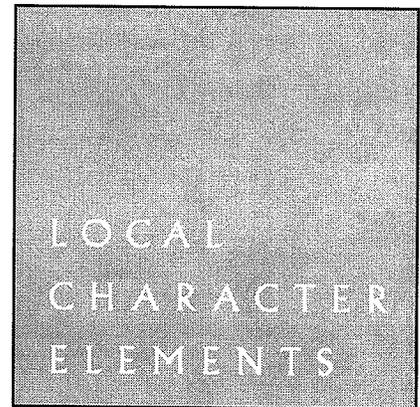
TYPICAL CHARACTERISTICS

<i>roof type</i>	gable
<i>roof pitch</i>	at least 9:12
<i>massing</i>	simple
<i>layout</i>	gable end faces street
<i>entry</i>	protected
<i>eave height</i>	one to two stories
<i>siding</i>	wood
<i>windows</i>	more glass at first floor commercial space; balanced placement; muntins
<i>door</i>	paneled (with glass)
<i>trim</i>	wide
<i>chimney</i>	to the rear

# VILLAGE CENTER

TYPE SIX

ECLECTIC



- hip roof tower addition
- gambrel roof
- small panes 6/6
- corner boards
- ganged windows
- protected, accessible entry
- paneled door with glass

## TYPICAL CHARACTERISTICS

<i>roof type</i>	gambrel with hip roof on tower
<i>roof pitch</i>	varies, as appropriate for each roof type
<i>massing</i>	asymmetrical complex massing
<i>layout</i>	roof slopes of gambrel roof to the sides
<i>entry</i>	sheltered
<i>eave height</i>	one to two story
<i>siding</i>	wood clapboard; shingle
<i>windows</i>	6/6
<i>door</i>	paneled
<i>trim</i>	simple
<i>chimney</i>	n/a

LOCAL  
CHARACTER  
ELEMENTS

VILLAGE CENTER  
TYPE SEVEN  
GOTHIC REVIVAL

- steep roof pitch with matching cross gable
- narrow arched windows extend into gable
- articulated window head trim
- bay window on first floor
- one-story porch
- decorative brackets
- porch entry flush with front of main facade
- smaller mass, consistent in form and proportional to larger mass, set back farther from the street



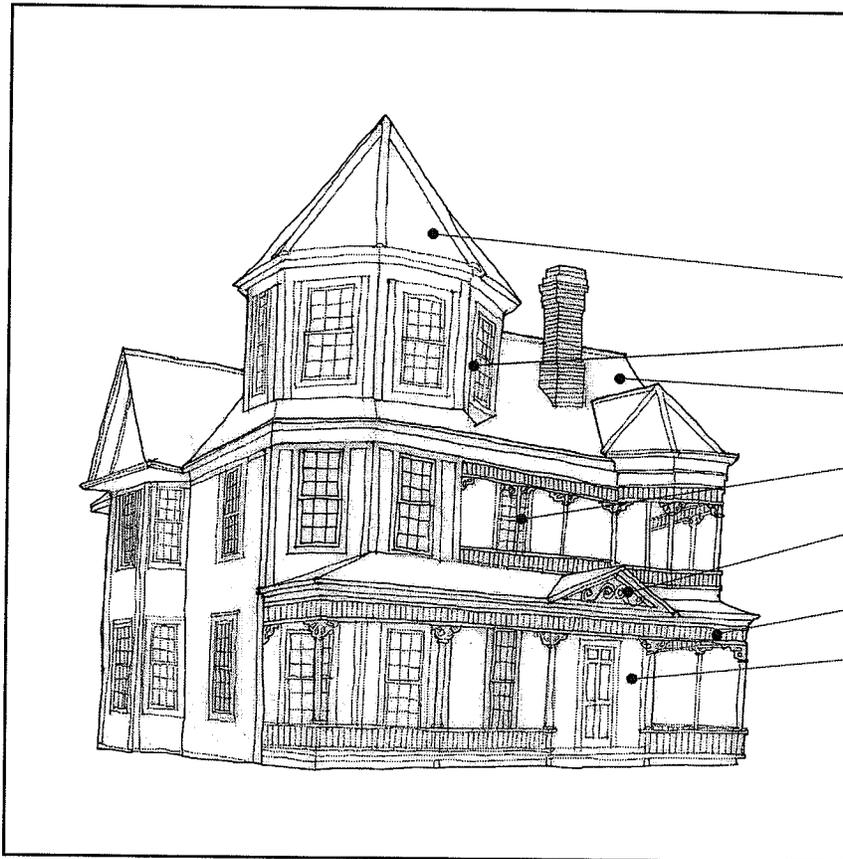
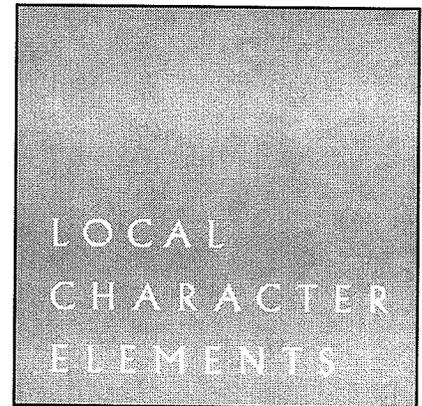
TYPICAL CHARACTERISTICS

<i>roof type</i>	multiple gables
<i>roof pitch</i>	10:12 or greater; centered cross gables 14:12 or greater
<i>massing</i>	simple or complex massing, with consistent geometry
<i>layout</i>	main roof slopes toward street
<i>entry</i>	protected; accentuated with porch trim
<i>eave height</i>	one-and-a-half stories
<i>siding</i>	wood clapboard
<i>windows</i>	2/2; bay typical at first floor; shaped; articulate head trim
<i>door</i>	paneled
<i>trim</i>	articulate
<i>chimney</i>	rear location

# VILLAGE CENTER

TYPE EIGHT

QUEEN ANNE

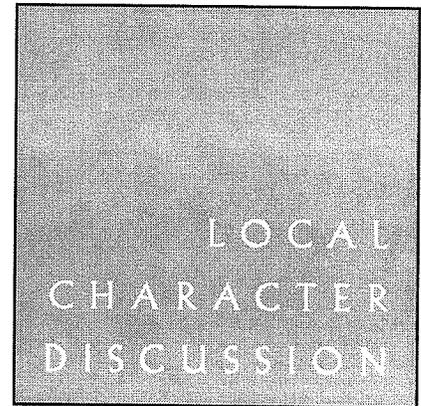


- tower at front facade corner
- turret
- gable and hip roof shapes
- double-hung windows
- gabled eave break in porch with ornate frieze to articulate entry
- lace-like brackets
- asymmetrical facade

## TYPICAL CHARACTERISTICS

<i>roof type</i>	irregular shape usually with a gable
<i>roof pitch</i>	10:12 or greater except at porch
<i>massing</i>	complex
<i>layout</i>	length is parallel to street
<i>entry</i>	asymmetrical porch with heavily articulated trim
<i>eave height</i>	one to two stories
<i>siding</i>	patterned wood shingles in various designs
<i>windows</i>	balanced placement of openings
<i>door</i>	paneled
<i>trim</i>	ornate
<i>chimney</i>	asymmetric placement; brick





## VILLAGE CENTER

Any discussion of predominant or most-used style of the Village Center would be diminished by the compelling impression of harmony and density of traditional architectural form and detail found in the twenty or so blocks of the Center. Wherever one looks, one consistently finds the following:

- roof type:* gable or hip
- roof pitch:* at least 8:12
- massing:* original buildings have simple forms; additions are smaller and set back from the main facade, to the side or to the rear
- layout:* varies according to style
- entry:* pronounced main entry, by virtue of paneled front door, trim and detail; faces the street; common entrance has overhead protection
- eave height:* one-and-a-half or two stories high at eaves
- siding:* wood shingle or clapboard siding
- windows & doors:* symmetrical or balanced placement; approximately 20-30% of the façade has fenestration or openings. For commercial buildings, increased first floor fenestration is encouraged. Windows are double-hung and proportional in overall size, as well as pane size, to the building in elevation; windows have muntins. Doors are paneled.
- trim:* wood trim is a minimum of 4½" at windows and doors; front/main entries generally display wider trim; corner boards, frieze, and fascia boards are generally a minimum of 7"; different widths are appropriate for different styles
- chimney:* brick or stone is acceptable

These characteristics were developed into the *Building Form Guidelines* at the end of this booklet. All renovations and new construction in the District should meet the *Building Form Guidelines*. It is the intent of these guidelines to promote architectural geometries in the District that reflect the above characteristics and at the same time allow for outstanding design, so that a heritage of quality form, scale, and detail—and therefore fabric—is carried on in the Village Center.



## HILLTOP

## INTRODUCTION



The last decade has seen commercial growth on Route 6 east of the Four Corners. Pedestrian safety and clear visibility for drivers are increasingly important issues. The architectural fabric has less consistency, as new growth has not been in the familiar character of older buildings. There is more asphalt in front of buildings than is typical in Marion.

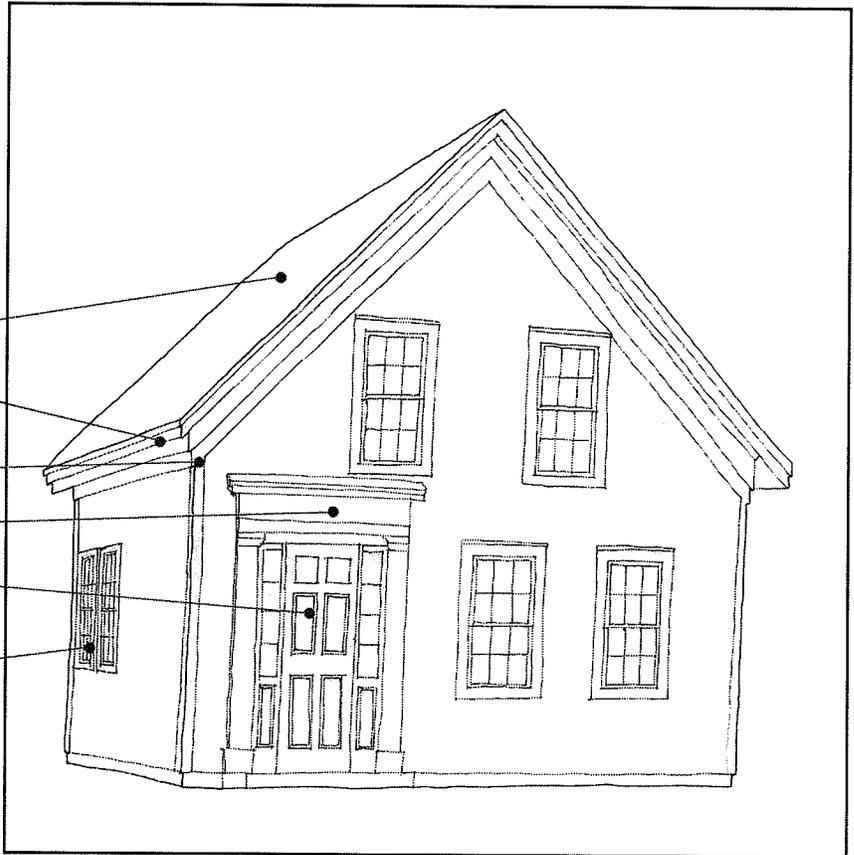
It is the intent of these guidelines that, as renovations and new construction commence, the area grows in a manner which reflects the character and scale of the Town.

The following pages present traditional examples in the vicinity. As this area grows, it becomes increasingly important to create a clear fabric which has a consistent character and presence on the street. This promotes good visibility for drivers and a safe environment for pedestrians. Two-story buildings balance the width of the road and are encouraged.

LOCAL  
CHARACTER  
ELEMENTS

HILLTOP  
TYPE ONE  
SIMPLE FRONT GABLE

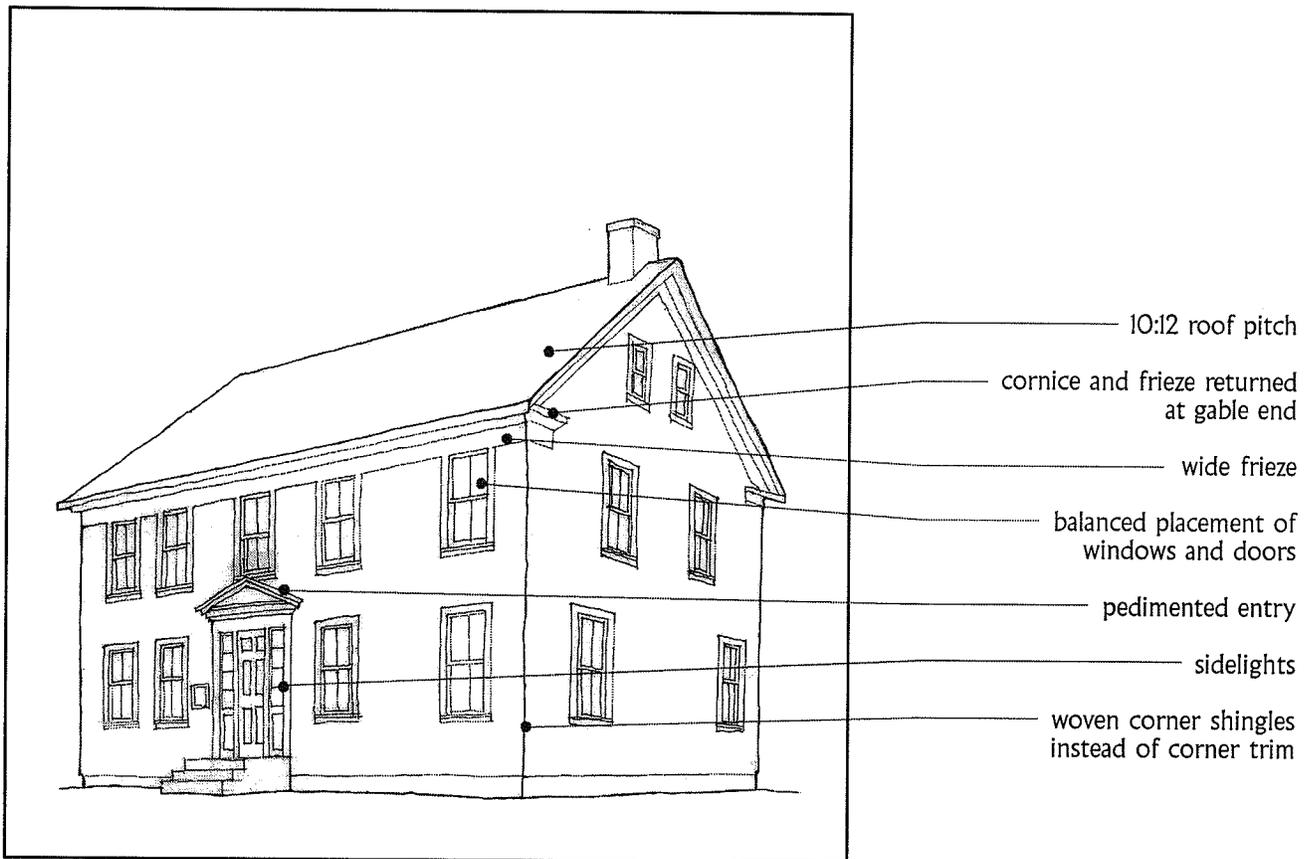
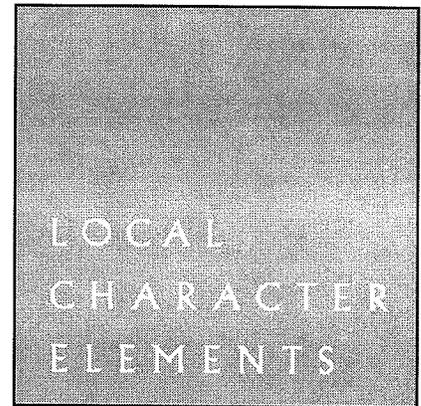
- 12:12 roof pitch
- minimal overhang
- continued fascia and frieze to rake at gable end
- highly articulated entry
- paneled door with sidelights
- double-hung windows with muntins



TYPICAL CHARACTERISTICS

<i>roof type</i>	gable
<i>roof pitch</i>	greater than 8:12
<i>massing</i>	simple
<i>layout</i>	gable facing street
<i>entry</i>	articulated
<i>eave height</i>	one-and-a-half stories
<i>siding</i>	wood clapboard or shingle
<i>windows</i>	balanced placement
<i>door</i>	paneled
<i>trim</i>	simple
<i>chimney</i>	n/a

HILLTOP  
TYPE TWO  
COLONIAL



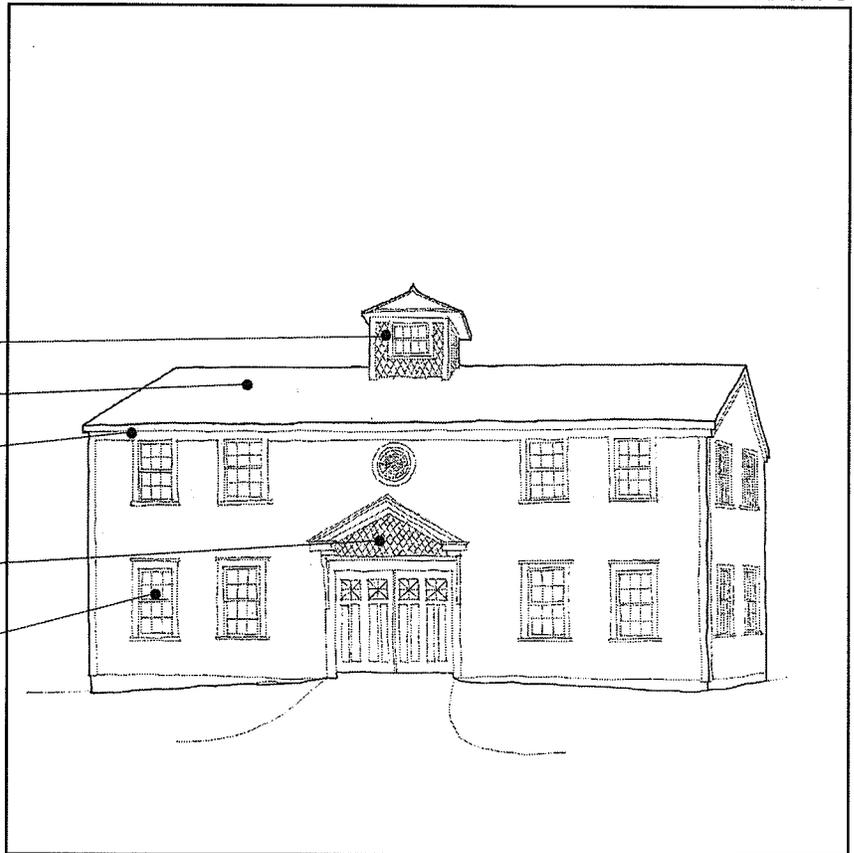
TYPICAL CHARACTERISTICS

<i>roof shape</i>	gable
<i>roof pitch</i>	greater than 8:12
<i>massing</i>	simple
<i>layout</i>	side gable
<i>entry</i>	usually with an ornate crown
<i>eave height</i>	two stories
<i>siding</i>	clapboard or shingle
<i>windows</i>	symmetrical or balanced placement, usually five openings across
<i>door</i>	paneled, pedimented, with sidelights
<i>trim</i>	in this example, interwoven shingles on the corners are used instead of corner boards;
<i>chimney</i>	wide frieze trim returned at gable end
	side

LOCAL  
CHARACTER  
ELEMENTS

HILLTOP  
TYPE THREE  
NEO-SHINGLE STYLE/COLONIAL  
NEW COMMERCIAL OUTBUILDING

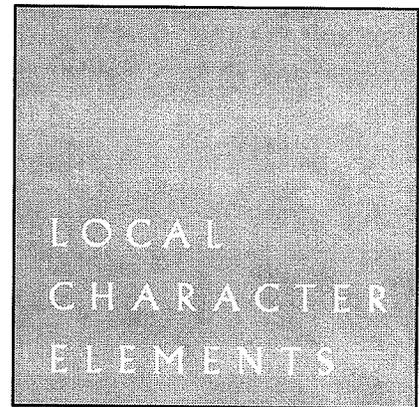
- central roof lantern
- 8:12 roof pitch
- minimal overhang
- entry articulated by decorative shinglework and paneled doors
- double hung windows with muntins



TYPICAL CHARACTERISTICS

<i>roof shape</i>	gable or hip
<i>roof pitch</i>	8:12 or greater for Colonial; Shingle Style buildings have longer roof slopes
<i>massing</i>	simple, in this example, as appropriate for Colonial; Shingle Style has more complex massing
<i>layout</i>	width of building faces street
<i>entry</i>	articulated
<i>eave height</i>	two stories
<i>siding</i>	shingle
<i>windows</i>	double hung and decorative
<i>door</i>	paneled
<i>trim</i>	simple

**HILLTOP**  
**TYPE FOUR**  
**INTERSECTING GABLE**



- 9:12 roof pitch
- cornice and frieze return at gable end
- wide frieze and rake
- accentuated head trim over windows
- corner boards
- protected entry
- paneled doors

**CHARACTERISTICS**

<i>roof shape</i>	gable
<i>roof pitch</i>	at least 8:12
<i>massing</i>	complex massing (L-shape)
<i>layout</i>	
<i>entry</i>	protected
<i>eave height</i>	two stories
<i>siding</i>	wood, generally clapboard, sometimes shingle
<i>windows</i>	double-hung sashes, smaller panes in each sash, balanced placement
<i>doors</i>	paneled
<i>trim</i>	consistent
<i>chimney</i>	center

LOCAL  
CHARACTER  
ELEMENTS

HILLTOP  
TYPE FIVE  
FRONT GABLE GREEK REVIVAL

10:12 roof pitch

roof feature takes up not more than one third of length along eave

cornice and frieze return continues across the front

wide frieze

porch beneath front gable supported by columns

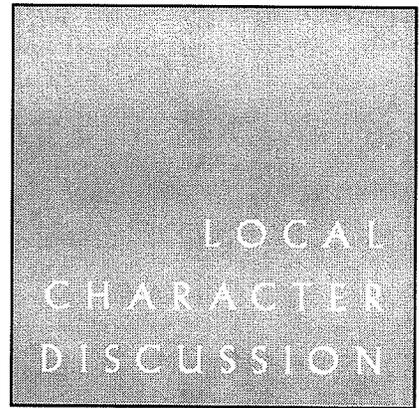
double-hung windows with muntins

articulated entry



TYPICAL CHARACTERISTICS

<i>roof type</i>	gable
<i>roof pitch</i>	ranges from 9:12 to 12:12
<i>massing</i>	simple
<i>layout</i>	gable facing street
<i>entry</i>	protected, recessed, articulated
<i>eave height</i>	one story
<i>siding</i>	wood clapboard
<i>windows</i>	balanced placement
<i>door</i>	paneled, balanced placement
<i>trim</i>	generous
<i>chimney</i>	central



## HILLTOP

There is less consistency among building types in the Hilltop District, due to the fact that this area was originally more rural and therefore some more recent infill construction has weakened the original character. It is hoped that with revised parking requirements, large areas of asphalt/parking eventually will be relocated back from the street, and new construction will lend itself to the more traditional character of the Town. Eventually, a more coherent character and scale will evolve making for a visually safer and more satisfying sense of place.

Taking the traditional examples of building in the District, we still find the consistently typical characteristics found in other areas of the Town:

- roof type:* gable or hip
- roof pitch:* at least 8:12
- massing:* original buildings have simple forms; additions are smaller and set back from the main facade, to the side or to the rear
- layout:* varies according to style
- entry:* pronounced main entry, by virtue of paneled front door, trim and detail; faces the street; common entrance has overhead protection
- eave height:* one-and-a-half or two stories high at eaves
- siding:* wood shingle or clapboard siding
- windows & doors:* symmetrical or balanced placement; approximately 20-30% of the facade has fenestration or openings. For commercial buildings, increased first floor fenestration is encouraged. Windows are double-hung and proportional in overall size, as well as pane size, to the building in elevation; windows have muntins. Doors are paneled.
- trim:* wood trim is a minimum of 4½" at windows and doors; front/main entries generally display wider trim; corner boards, frieze, and fascia boards are generally a minimum of 7"; different widths are appropriate for different styles
- chimney:* brick or stone is acceptable

These characteristics were developed into the *Building Form Guidelines* at the end of this booklet. All renovations and new construction in the District should meet the *Building Form Guidelines*. It is the intent of these guidelines to promote architectural geometries and details which engender the continuation of a fabric and character and scale which began over one hundred years ago; it is the hope that the traditional form and character and scale are respected and that good design principles will lead the way toward a slowly evolving mixed use District which represents well the Town of Marion.



## POINT ROAD CROSSING

## INTRODUCTION & DISCUSSION



While there has not been major growth at this location, there have been changing commercial ventures. Eventually this district will develop commercially to support the residential growth in the area.

This area was traditionally a rural area of the Town. It is the intent of these guidelines that as the District grows, new construction should follow the traditional forms, scale and detail of the other districts. Larger buildings should be designed so that they fit the traditional scale and character of the Town.

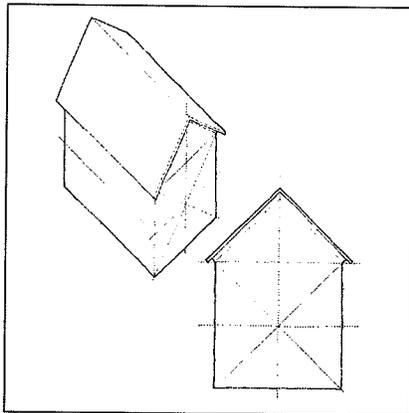
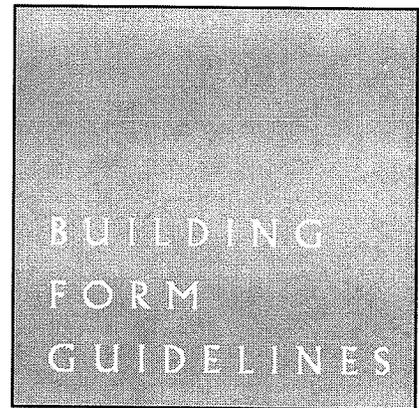
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*chimney:* brick or stone is acceptable

It is the intent of these guidelines to promote architectural geometries and details that engender a continuation of the character, scale, and vitality found elsewhere in the Town.

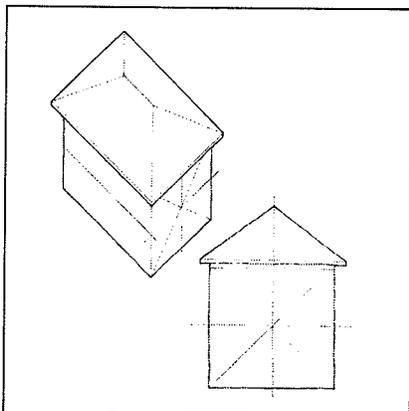


## ROOF TYPES

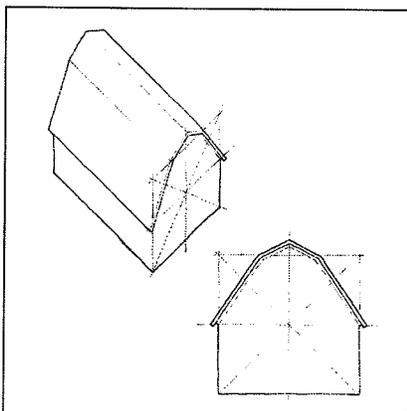
### MAIN ROOF MASS



GABLE



HIP



GAMBREL

The predominant roof types in these districts are GABLE and HIP ROOFS. These roof types are recommended for all main roofs within these districts. There is one GAMBREL ROOF at the Four Corners and two in the village. This type is discouraged except for limited applications to add interest. MANSARD ROOFS are not found within the District. This roof type is discouraged.

BUILDING  
FORM  
GUIDELINES

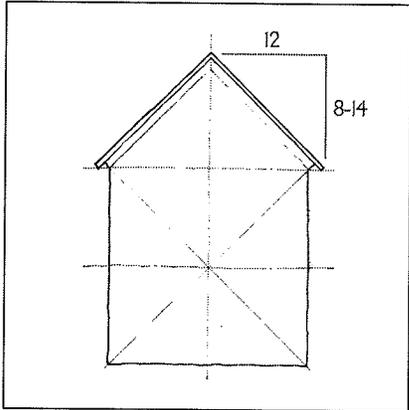
GABLE roofs may vary in pitch from 8:12 to 14:12 on main volume roofs. Pitches less than 8:12 are discouraged except for porch roofs, which may range from 4:12 to 14:12.

HIP roofs may vary in pitch from 6:12 to 14:12. Roof pitches greater than 10:12 on main roofs are discouraged.

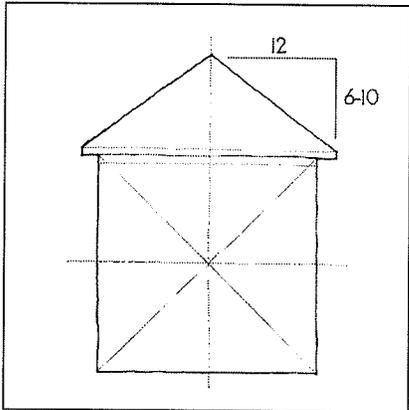
GAMBREL roofs have a shallow-pitched (usually 4:12 to 8:12) upper portion and a steeply pitched (12:12 to 28:12) lower portion.

ROOF PITCHES

GABLE



HIP



GAMBREL

