

LONG COVE ARCHITECTURAL STYLES
Draft Version: (5/25/04)

"There are cycles in architecture but people always return to the classics."
Lewis E. Crook, Jr.

Architectural styles based on classic design principles create lasting value. By studying the classic architecture of Cincinnati's historical estates, we can readily recognize the timeless aesthetics and strong property values. The developers of Long Cove are committed to establishing a community which will similarly withstand the test of time, a community where each home is designed with the grace and charm of classic old-style architecture. The intent is to create homes in the classic styles, styles that are inspired by, but not copies of, the great classic homes. American architecture evolved into an original expression, which became new styles. Early American builders and architects turned to the classic architecture of Greece, Italy, France and England to create styles that are truly American in nature. The continued evolution is the inspiration for the styles and designs to be developed in Long Cove.

Currently eight (8) classic architectural styles have been approved for Long Cove as clarified in Exhibit "B". The Long Cove Architectural Review Board ("ARB") reserves the right to supplement this list of styles from time to time, in its sole discretion. For new home construction, each applicant is required to select a style of architecture prior to submission for review by the ARB. The guidelines are intended to encourage the development of architectural designs by the use of required architectural features true to the classic styles. To qualify for a given style the design must have the required features for the selected style as specified herein.

The Approved Architectural Styles is not intended to dictate how homes must be designed, but to show an example of the combination of features that make up a particular style. Innovative designs containing modern and market acceptable styles is encouraged, provided that such designs maintain an architectural historic accuracy in the design approach particularly in dealing with the exterior features.

The Long Cove ARB feels that no matter what style is selected, there are some underlying characteristics and/or features that must be incorporated into each new home built at Long Cove. From building materials to landscaping, maintaining the community theme, style and value for each owner is the primary focus and obligation of the ARB.

Attached hereto as Exhibit "A" is an extract from the General Design Provisions for Long Cove detailing the overall restrictions for every new home at Long Cove. Exhibit "B" contains the Approved Architectural Styles specifying the approved architectural identifying features applicable to each style.

Exhibit "A"

GENERAL DESIGN PROVISIONS*

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1. No garage will project beyond of the front porch or wall of the main portion of the home.
2. All garages shall be side-entry except that combination side-entry and front-entry garage may be approved provided that the front-entry garage is a minimum of 25' back from the front wall of the home.
3. All garage doors shall be single doors 10' wide max.
4. Garage doors shall be carriage style.
5. First floor ceilings shall be a minimum of 10' high, second floor ceilings shall be a minimum of 9' high.
6. All windows shall be a minimum of 1'-8" below soffits (to allow for detail over windows), unless architectural style dictates lower soffit configuration.
7. Sizeable front porches are encouraged, but not required.
8. Window grids are to be 1" wide (true divided lights are encouraged). All exterior windows and doors must be wood construction (clad or unclad). No metal or aluminum windows or doors.
9. Roof pitches, over hangs, and soffit detail shall be appropriate for the architectural style.
10. When shutters are used, traditional hardware shall be required. When shutters are not used window trim and detailing needs to be provided, which is conducive to the architectural style proposed.
11. Exterior materials are to be appropriate for turn of the century style homes. Brick, stone, stucco and wood siding are appropriate exterior materials.
12. Wall areas above roof line are not to be siding for the purpose of cost reduction on brick or stone homes. Siding can only be used if architecturally appropriate.
13. Chimneys must be masonry and relate to the style of the home. No frame or cantilever chimneys will be permitted.
14. No more than 25% of the foundation may be exposed by more than 12", and in no case shall more than 24" of the foundation be exposed. Foundations exposed greater than 12" shall be screened with landscaping.
15. Exterior deck supports shall be stone, brick or finish paint wood column continuous to the top of rail. Rails are to be compatible with the architectural style selected.
16. All exterior elevations including rear and sides are subject to architectural review.
17. All landscaping, pergolas, trellises, etc. shall be approved by the Long Cove Architectural Review Board.
18. All four (4) sides of the home are to be landscaped with HOMEARAMA® type landscaping.
19. The Long Cove Architectural Review Board shall be responsible for approving the plans, exterior style, exterior materials, and exterior colors of each home. Each home shall be reviewed to insure compatibility to the neighboring homes and community. The Long Cove ARB has final say on all design matters.

* This is an abbreviated list of General Design Restrictions.

Exhibit "B"

APPROVED ARCHITECTURAL STYLES

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The following is a summary of the key aspects of each style that the Long Cove Architectural Review Board deems are appropriate for the community. Each home must be of one of the following nine styles and must possess the architectural features specified below for the selected style.

The Board understands that many historic homes are a blend of architectural features; therefore by only basing restrictions on a few integral identifying features, the flexibility and creativity of the designer/architect should not be limited.

The following architectural styles and their identifying features that have been approved for Long Cove. The architectural features are subject to change at the discretion of the Long Cove Architectural Review Board.

1. English Manor
 - a. Steeply-pitched, Side Gabled Roof with Little or No Rake or Eave Overhang and No Cornice Detailing.
 - b. Massive Central or End Chimneys of Brick or Stone Often Formed into Decorative Shapes.
 - c. Small Windows (Narrow Surrounds and Fixed or Casement Sashes Having Many Diamond Shaped Panes or Larger Double-Hung Sashes).
2. Country French (French Eclectic Style)
 - a. Tall, Steeply Pitched, Hipped Roof Without Dominant Front-Facing Cross Gable.
 - b. Eaves Commonly Flared Outward at Roof-Wall Junction
 - c. Brick, Stone, or Stucco Walls, Sometimes with Half-Timbering.
3. English Tudor
 - a. Façade Dominated by One or More Prominent Cross Gables, Sometimes with Half-Timbering
 - b. Massive Chimneys, commonly Crowned by Decorative Chimney Pots
 - c. Tall, Narrow Windows, Commonly in Multiple Groups and with Multipane Glazing.
 - d. Steeply Pitched Roof, Usually Side-Gabled.
 - e. Entry has Round Arch or Flattened, Pointed Tudor Arch
4. Craftsman Builder Style
 - a. Low-Pitched Gabled Roof (Occasionally Hipped) with Wide, Unenclosed Eave Overhang.
 - b. Roof Rafters Usually Exposed.
 - c. Decorative Beams or Braces under Gables.

- d. Porch Support Bases Extending to Ground Level (Without Break at Level of Porch Floor).
 - e. Porch Supports Usually Squared and Sometimes Slanting Inwards.
5. Italianate
- a. Widely Overhanging Eaves with Decorative Brackets Below.
 - b. Elaborated Window Crowns.
 - c. Tall, Narrow Windows, Sometimes Arched Above.
 - d. Sometimes have Square Cupola or Tower.
 - e. Low-Pitched Roof.
6. Southern Colonial
- a. Steeply-Pitched Roof
 - b. Medieval Characteristics Including Curvilinear and Stepped Gables.
 - c. Massive Chimneys often double stacked.
7. Federal
- a. Semicircular or Elliptical Fanlight over Paneled Door
 - b. Cornice Emphasized with Toothlike Dentils or Other Decorative Moldings.
 - c. Windows with Double-Hung (Upper and Lower) Sashes, Typically with Six Panes per Sash.
 - d. Windows in Symmetrical Vertical Rows around a Central Door.
8. Georgian
- a. Paneled Door with Decorative Crown
 - b. Cornice Emphasized with Toothlike Dentils or Other Decorative Molding
 - c. Windows with Double-Hung Sashes, Typically with Six to Twelve Small Panes per Sash.
 - d. Windows in Symmetrical Vertical Rows around a Central Door.

Great American Houses and Their Architectural Styles, by Virginia and Lee McAlester, shall be deemed the primary reference for questions regarding Architectural styles and their identifying features.

Other References include:

- A Field Guide to American Houses, Virginia and Lee McAlester, 1986
- Identifying American Architecture, John J.-G. Blumenson, 1977