

WATERSOUND PATTERN BOOK

Walton County, Florida



The 1,400-home community of WaterSound, located along Florida's Gulf Coast, sought a Pattern Book to ensure that development followed the traditional architectural rhythms of coastal towns in order to create a distinct sense of character through texture, scale, materials, and color.

The Pattern Book draws on historic maritime influences to lay out guidelines for new homes that are reflective of modern sensibilities, yet respectful of traditional precedents. Traditional town planning principles guide homes toward supporting the vision of walkable blocks, interesting building juxtapositions, neighborhood common areas, a carefully chosen visual palette, and paths that lead to community facilities and open spaces.

Lot types for each of the distinct districts are detailed in the Pattern Book, to create appropriate relationships between buildings and the street through careful placement and execution of garages, porches, and other elements. Architectural details are shown graphically through a variety of means including sketches, photographs, and narrative, to guide the homebuilder toward the WaterSound design philosophy.

The combination of architectural guidelines, and landscape guidelines that govern plantings, fences, and gardens, help form the basis for the distinct character of the WaterSound community that recalls an earlier time, yet is sensitive to current trends.

top right: Artist's rendering of typical streetscape with homes
below: Pages from Pattern Book (clockwise): lot regulating zones, roof elements and details, garden character, and maritime architectural precedents



LOT REGULATING ZONES

LOT TYPE B

REQUIREMENTS

- Front Setback Zone
- Rear Setback Zone
- Side Setback Zone
- Garage and Parking Zone

NOTES

- Parking: garage or carport to provide a minimum of two off-street parking spaces
- Front Setback Zone
- Rear Setback Zone
- Side Setback Zone
- House Zone

LOT TYPE B

Lot Type B is located between a street and a common open space, such as a natural area or a portion of the golf course. The front of the house which includes a front porch faces the street. The back of the house, parking and garage are located at the rear of the lot. Parking is accessed from the street and includes a driveway that exceeds the length of the lot.

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ROOF ELEMENTS & DETAILS

In addition to form and shape, the slope and detail of an eave and other elements including dormers, widow's walks, light scooters and cupolas are important features in establishing the character of WaterSound. The design of the roofscape and its profile adds to one of the most critical details in a successful house design. These roof elements and profiles will add scale, texture, and articulation to the WaterSound roofscape.

In the Southeastern United States, homes have evolved with generous overhanging eaves that provide protection from the harsh daily sun by giving shade to a house's vertical surfaces. The design of eaves is often an expression of numerous regional influences such as vernacular construction methods, locally available materials, climate, and tradition.

COMPOSITION

- Roof elements, such as dormers, mansard and cupola, widow's walks, decks and terraces are encouraged.
- A typical eave of a roof connection with exposed rafters and purlins, which has become a hallmark of the Florida vernacular dwelling.
- Deep eave overhangs, in all directions, are required on building masses and roof elements and should be in proportion to the scale of the building. Overhangs can be a minimum of 12"-18" and should be a minimum of 16" on average. Exposed wood rafters are encouraged.

ROOF ELEMENTS

- Large dormers are allowed in a small eave building.
- Exposed rafters and purlins.
- Low Pitched Mansard Cupola.
- Widow's Walk.
- Light Scooter and Cupola.
- Side Terrace.
- Decorative Eave and Purlin.
- Deep eave overhang with exposed wood rafters.

ROOF DETAILS

- Roof details should be finished in one of the following:
 - Low Profile Mansard Cupola. (Barns are prohibited).
 - No. 1 Clear Cedar or No. 1 Clear Cedar or Pine Wood Shingles, machine cut, gable and side.
 - Asphalt or Composition shingles with DRB approval of specific material, grade and color.
- Natural material or painted white color palettes to complement building, only in porches and other areas, additive materials.

COLOUR

- Eaves, rafters, and rips should be painted or stained to match the house's main color. Refer to Color Palette.

Other details include: Flat roof, Mansard Cupola, Widow's Walk, Light Scooter and Cupola, Side Terrace, Decorative Eave and Purlin, Deep eave overhang with exposed wood rafters.

WATERSOUND ARCHITECTURAL CHARACTER 23

GARDENS

CHARACTER OF THE PRIVATE GARDEN

The character of a private garden in WaterSound begins with a desire to preserve and enhance the natural beauty of the site, the existing vegetation and the natural plane spaces found on the lot. The incorporation of carefully selected soft plantings and garden elements can further define the chosen style.

ARCHITECTURAL SITE ELEMENTS AND GARDEN STRUCTURES

Garden structures include, but are not limited to, pergolas, trellis, arbors, and lanterns that support vines, amplified trees and other climbing plants. These can be used to define spaces within the garden, to frame views, and add to the garden's character and pathos. Garden structures such as arbors and pergolas can also be incorporated into the garden design. All structures should be designed and built with long-lasting, WaterSound architectural building character.

WATER IN THE GARDEN

Fountains, birdbaths, cills, basins, reflecting pools, and other types of water elements are encouraged. Inspiration for the shape, form and the overall design of water can be drawn from the important role water plays in the garden environment and historical ways people use water in the landscape in the form of lakes, ponds, springs, creeks, troughs, and irrigation. Fresh water is scarce in this region, therefore design of water conservation methods such as retaining water in cisterns or rainwater is encouraged.

GARDEN ELEMENTS

Placement of sculpture, urns, pottery, garden benches, and selective forms of art and ornamentation in the garden is encouraged. The use of natural stone should be kept with WaterSound architectural building character: wood, crushed stone, sabb, limestone, concrete, cast stone, granite cobble and painted stone concrete.

HABITAT FOR WILDLIFE

WaterSound encourages the creation of wildlife habitat such as birdhouses, bee houses, bird feed and bathhouses, and stages of plants that attract butterflies, wild birds and bats.

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HISTORY

WaterSound, like its oceanfront counterpart WaterSound Beach, is a Florida community embracing the maritime traditions and community patterns of earlier coastal settlements. Built largely of wooden houses set slightly above the natural topography, it reflects the character of other historical places by its use, where a rational connection to the waterfront was the focus of all business and social activity. All along America's coastline, maritime settlements share a commonality of spirit, but feature unique expressions of place.

Like Nantucket, Massachusetts or Mystic, Connecticut, the common visual identity of seaside towns evolved from the use of local materials, traditional construction methods, simple forms, and a limited selection of natural colors. The rich textures within the overall composition of these towns is achieved from a constant juxtaposition of simple forms and shapes through a limited material palette. The method of varying and interpreting regional building types and practices form a unified collection of individual expressions within these seaside places.

The distinct sense of place created by these buildings derives from the relationship of the product architectural practices of the day to the crafts and technologies of the prevailing maritime economies. Aspects of the local ship-building culture, like the craftsmanship of woodworking, found expression in the domestic architecture of the village.

As a region, Northeast Florida was an active participant in the historic maritime economy that sustained numerous seaside settlements. Lumber from southern pine and oak and rope from abundant local cordons were important raw materials in the ship-building industries and were found locally. Eighteenth and nineteenth century ships transported these natural resources throughout the eastern states, and even as far as England.

So aside Walton County's landscape of pines, live oaks and coastal cypress, WaterSound neighborhoods call upon a shared history, connection to its past maritime traditions.

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