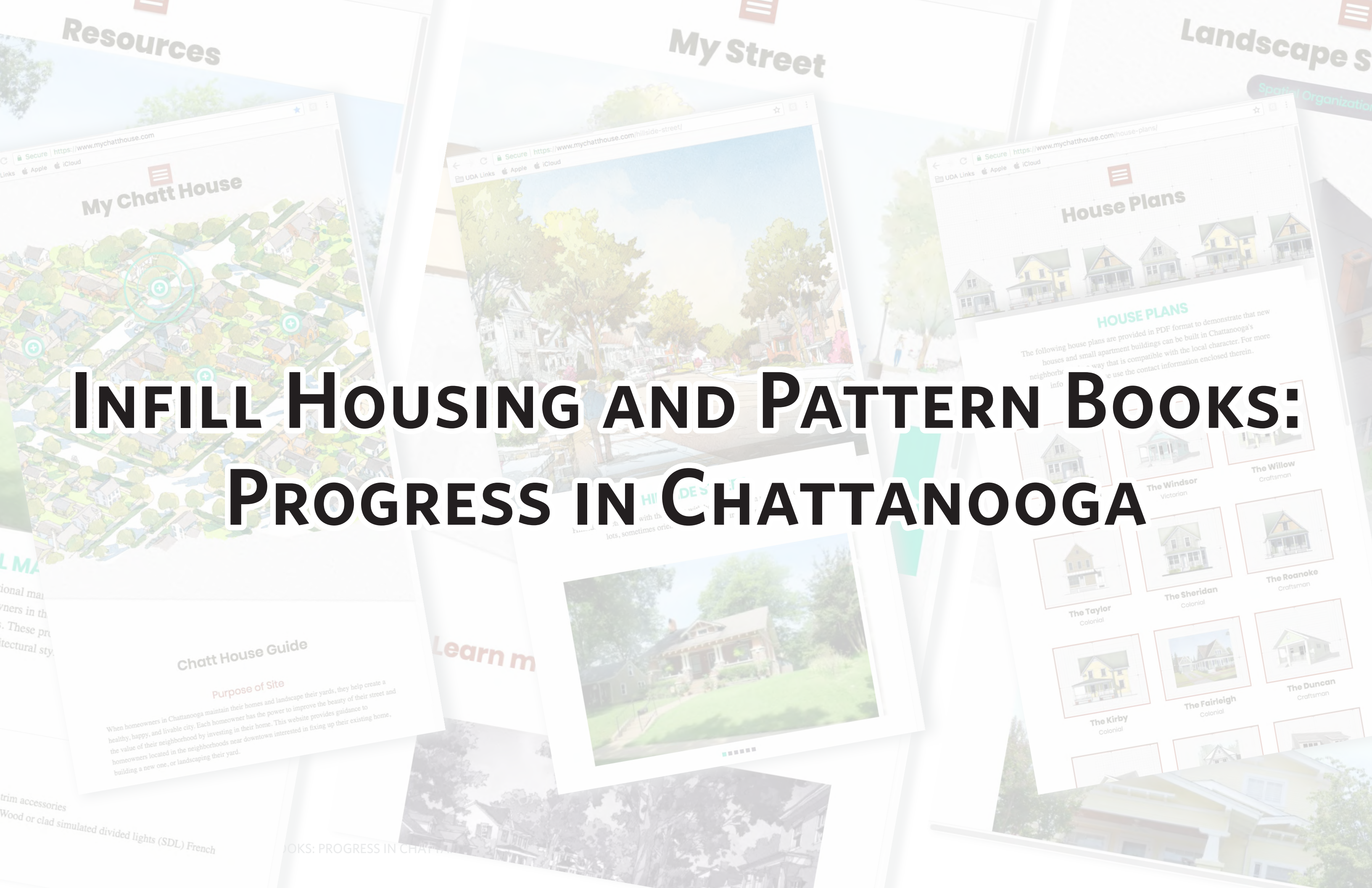


# INFILL HOUSING AND PATTERN BOOKS: PROGRESS IN CHATTANOOGA



Resources

My Street

Landscape S

My Chatt House

House Plans

Chatt House Guide

Purpose of Site

When homeowners in Chattanooga maintain their homes and landscape their yards, they help create a healthy, happy, and livable city. Each homeowner has the power to improve the beauty of their street and the value of their neighborhood by investing in their home. This website provides guidance to homeowners located in the neighborhoods near downtown interested in fixing up their existing home, building a new one, or landscaping their yard.

HOUSE PLANS

The following house plans are provided in PDF format to demonstrate that new houses and small apartment buildings can be built in Chattanooga's neighborhood way that is compatible with the local character. For more info use the contact information enclosed therein.

Learn m

The Willow Craftsman

The Windsor Victorian

The Roanoke Craftsman

The Taylor Colonial

The Sheridan Colonial

The Duncan Craftsman

The Kirby Colonial

The Fairleigh Colonial

# INFILL HOUSING AND PATTERN BOOKS

- Eric Myers, Executive Director, Chattanooga Design Studio
- Steve Auterman, Principal, Urban Design Associates





**Building a Better Chattanooga.**











Photo by Doug Strickland /Times Free Press.

***“Others may look at our neighborhood value in dollars only. Boyce Station residents see the neighborhood as an opportunity to build a stable foundation through access to home ownership. As a leader of the Boyce Station Neighborhood Association, I am asking you to consider your property, an empty lot, as an investment that builds on opportunity for families to invest in a home of their own.”***

Cora Lanier, East Chattanooga





**Eric Myers**

January 13, 2017 · 2

There is a heavy Moronic influence in architecture here.

Tag Photo Add Location Edit

Like Comment Share

Brett Dillon, Chris Anderson and 86 others

4 Shares

51 Comments



**Robert Roberts** DIY Design Inc

Like · Reply · 1y



**Lee Anne Chesnutt** Ground height windows on the front of the house are becoming a thing in North Chatt.

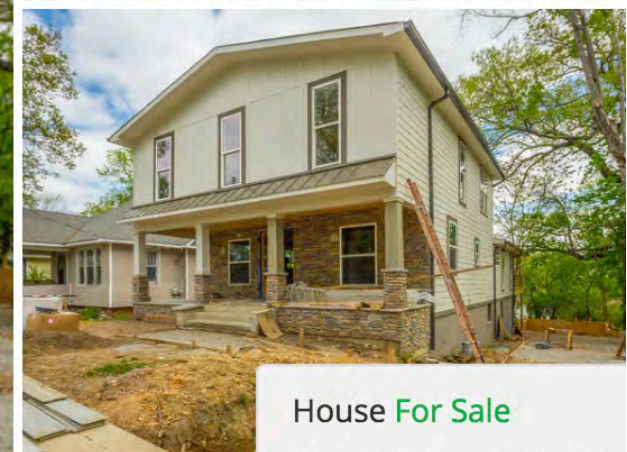
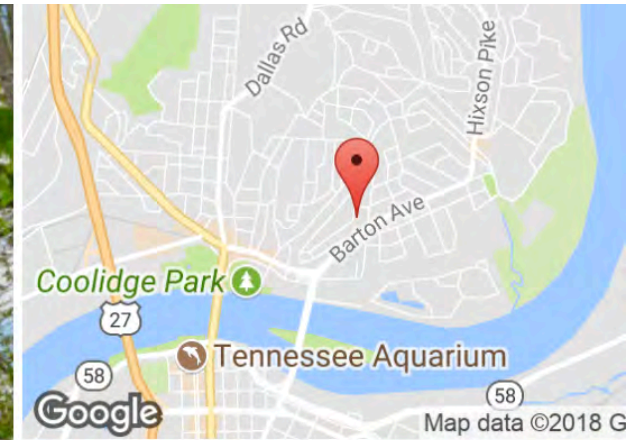


Infill Pattern









House For Sale

**\$717,000**

[Homes](#) > [Tennessee](#) > [Chattanooga](#) > [North Chattanooga](#)

# Chattanooga for Responsible Development

Public Group

## About

Discussion

Announcements

Members

Events

Photos

Files

Search this group



+ Join Group

More Join this group to post and comment.

## Shortcuts

UTK ARCH 1995 + 20

Chattanooga Design... 1

## About This Group

### Description

The over-development in Chattanooga has to stop, and the citizens need to have more say in the decisions that are made. It's time for decision driven with care and reason--not by greed. We are just forming and will hold an or... [See More](#)

## CREATE NEW GROUPS

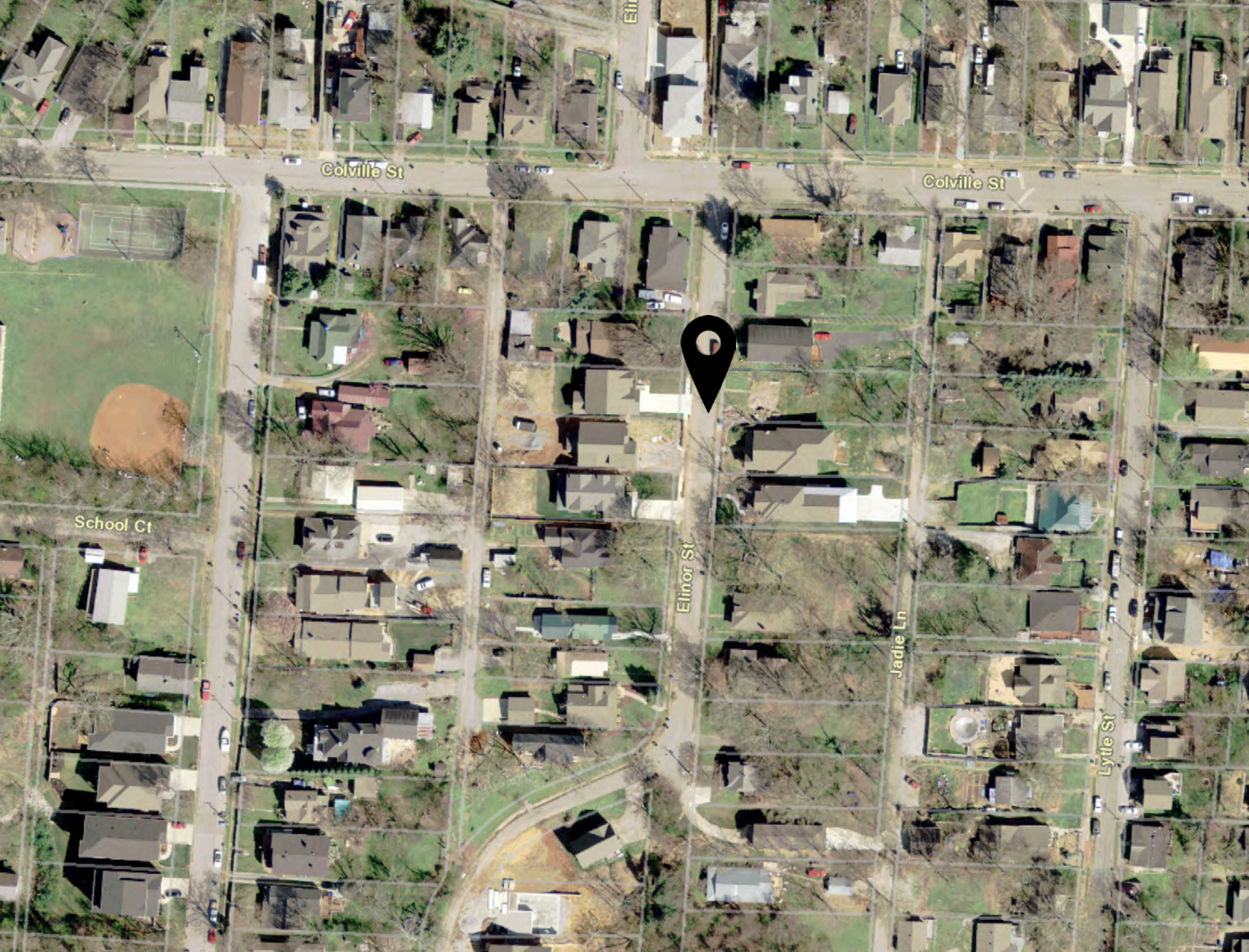
Groups make it easier than ever to share with friends, family and teammates.

Create Group

Members · 234







Neighborhood Pattern





2007  
Elinor Street (Google Street View)





2014

Elinor Street (Google Street view)





2018  
Elinor Street





926











FREE WEEDS  
PULL YOUR OWN



2506





153





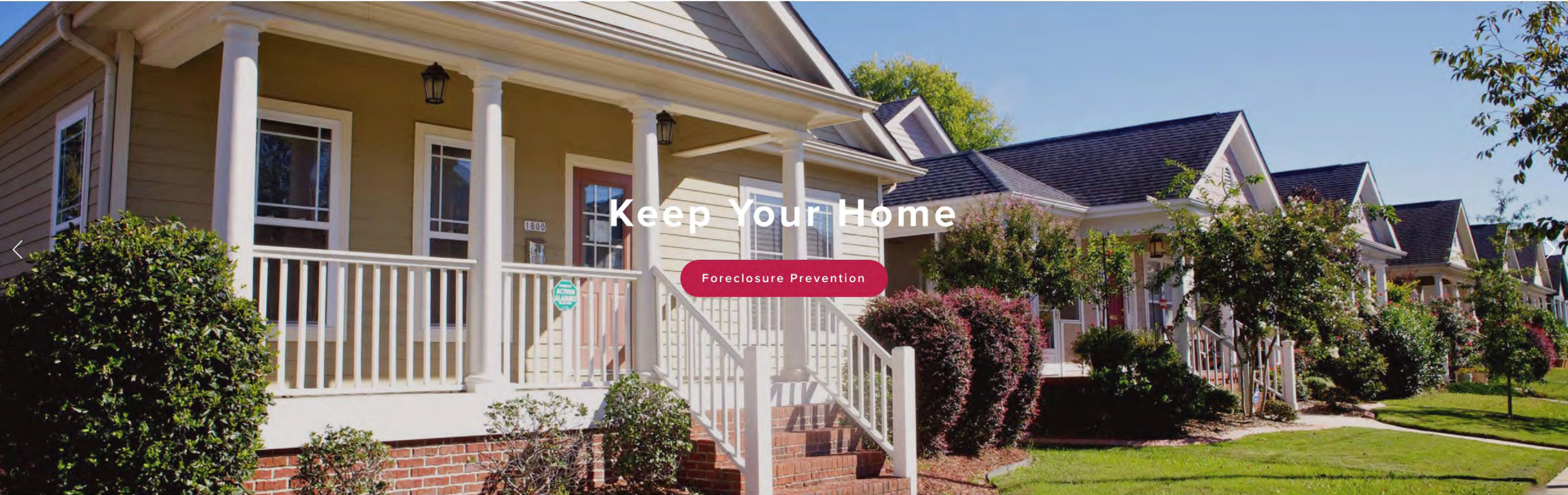


1600

**CAUTION**  
**PIPELINE**  
BEFORE DIGGING  
CALL  
1-800-351-1111  
IN CASE OF EMERGENCY  
815-482-8122  
CHATTANOOGA GAS  
COMPANY

ADT





# Keep Your Home

Foreclosure Prevention







5  
2  
4





575

1749





ADAMS ST





1720

1720

ADT  
SECURITY





1720

ACT





**THERM-CON**  
LEWNOY  
FIREPLACES-SHELVING  
423-894-8766

Bolles









*November 2016*

## MISSING MIDDLE HOUSING TYPES FOR CHATTANOOGA

- TIME-HONORED BUILDINGS FOR THE THOUGHTFUL SMALL DEVELOPER -



*Compiled by the Incremental Development Alliance for the  
Lyndhurst Foundation & Chattanooga Neighborhood Enterprise*

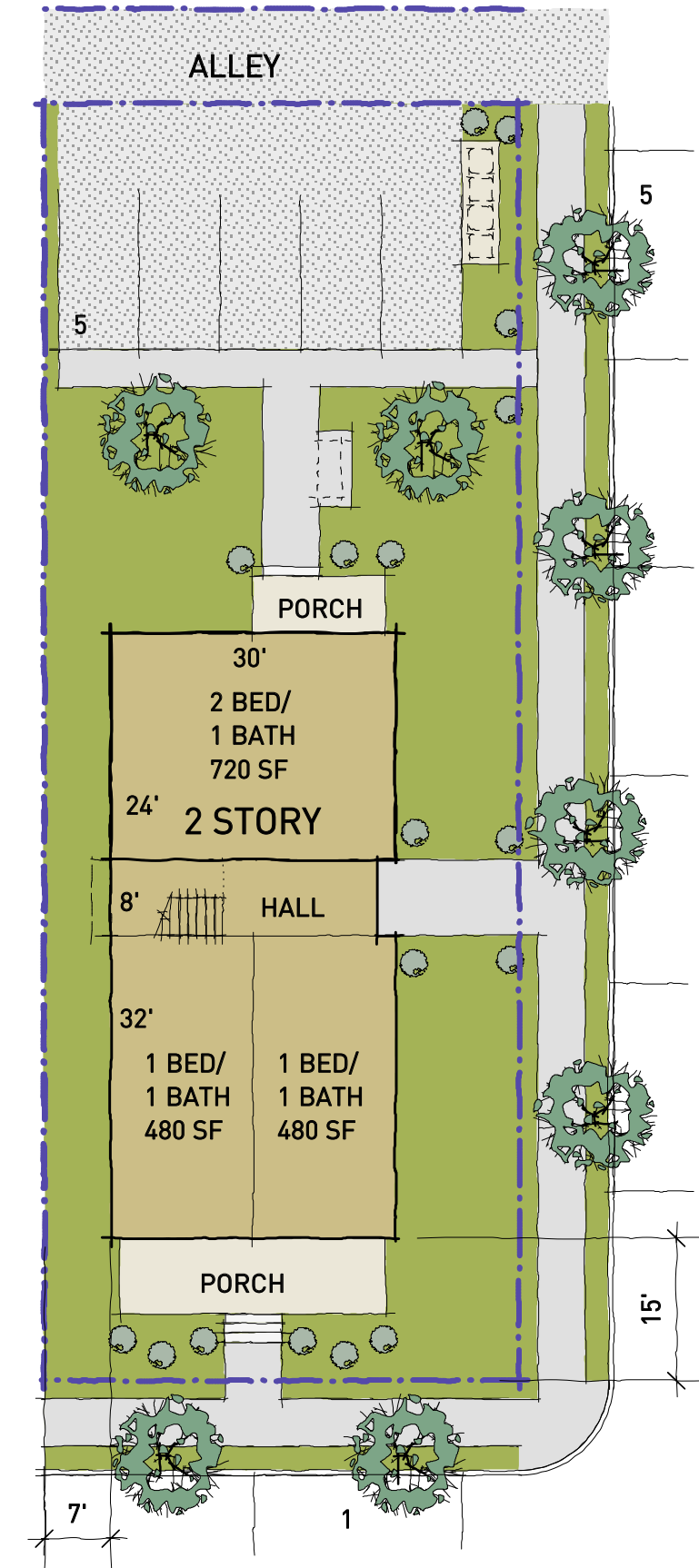
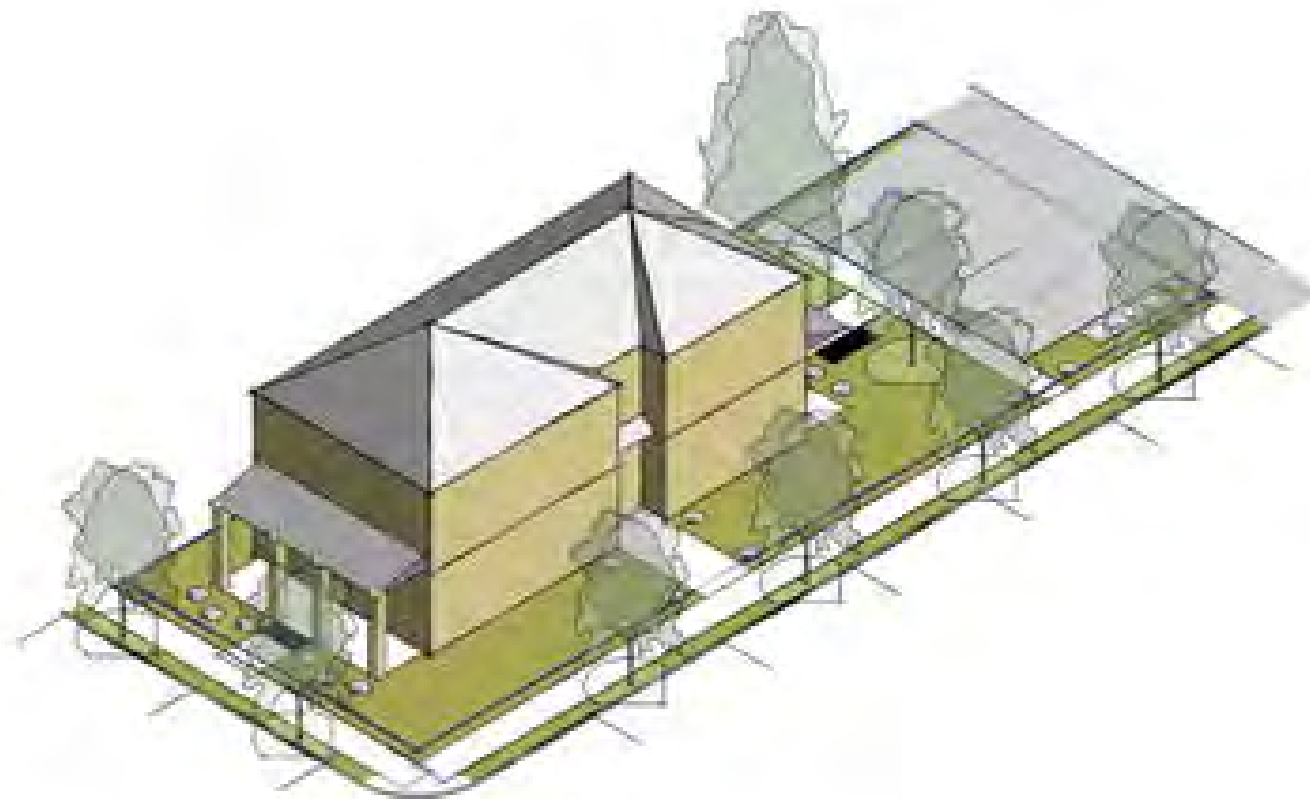


## Six-plex

The six-plex has three units on each floor. The units are close to the smallest size desirable, optimizing building cost versus rental income. All units are accessible through a central stair hall, but the first floor units also have direct access from the street or parking area. This building is excellent for a corner lot as it benefits from on-street parking and is designed to have both short and long facades with doors to the street. A mid-block setting is workable, but additional sidewalk would be necessary in the side yard as well as careful attention to landscaping.

The six-plex requires commercial multi-family financing and so, despite its modest footprint, it is most appropriate for an experienced small developer or perhaps a non-profit housing agency looking to provide a diversity of units on a block with smaller structures.

6 UNITS - 3,360 SF TOTAL	
4x 1-Bed, 1 Bath	480 sf
2x 2-Bed, 1 Bath	720 sf
PARKING - 11 SPACES	
On-street	6
Off-street	5
SITE	
Corner lot	Yes
Mid-block	Caution
Multi-lot required	No
International Building Code	











1107

1107





712









816

816

GARBAGE









1118

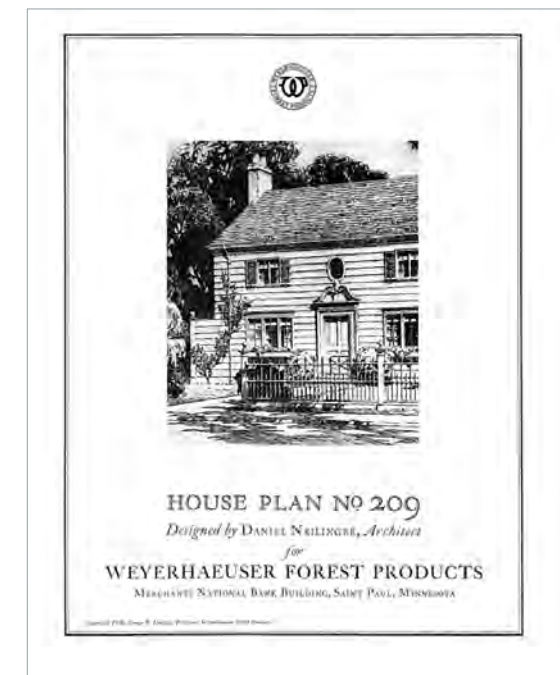
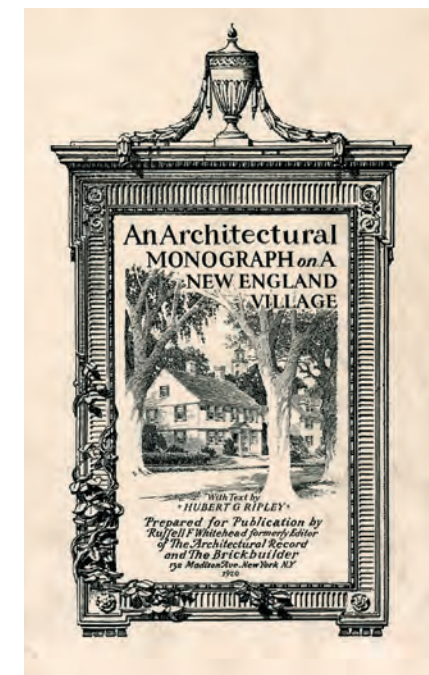
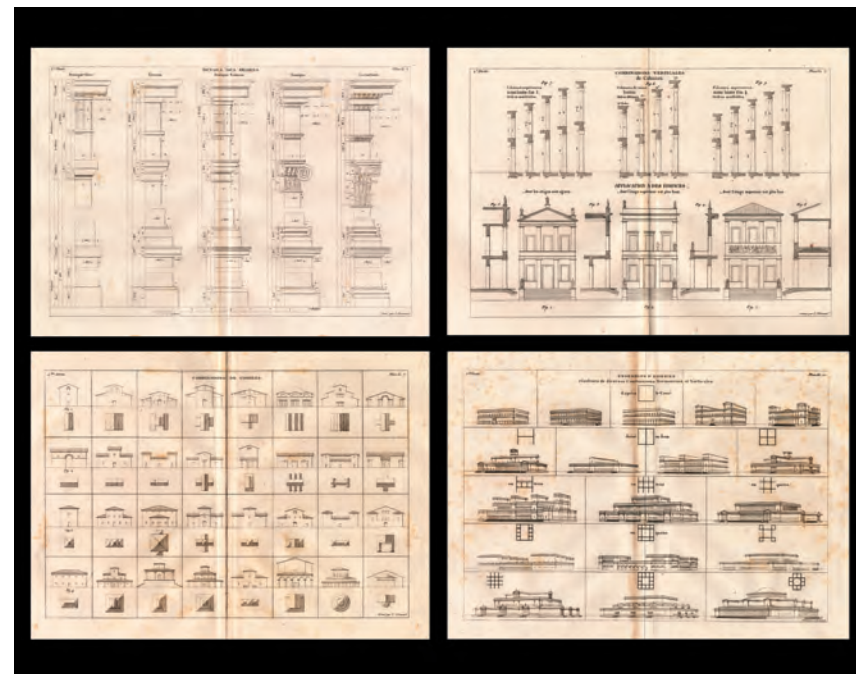
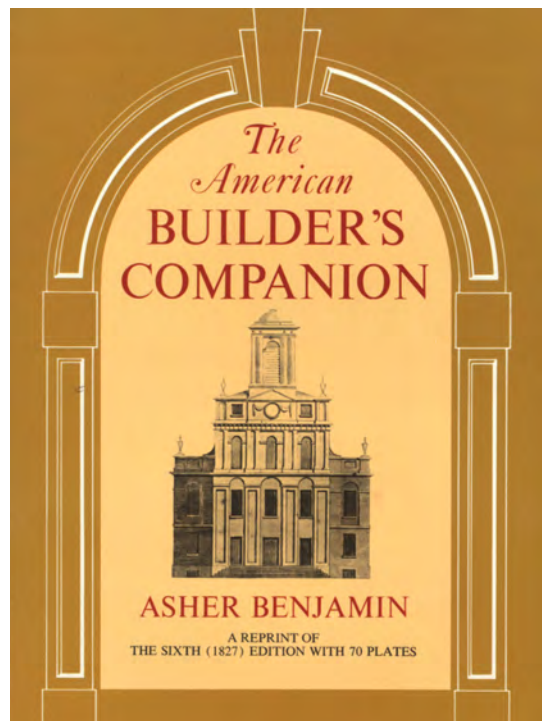
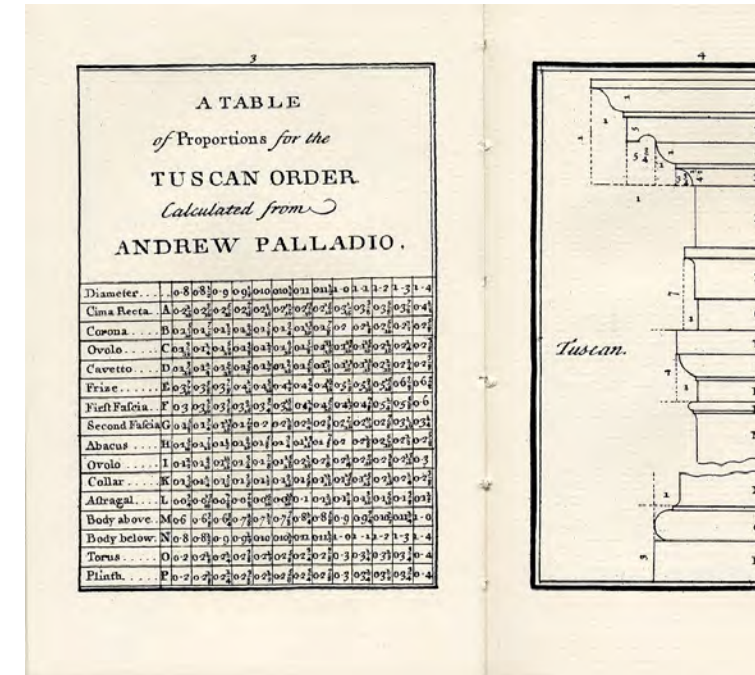
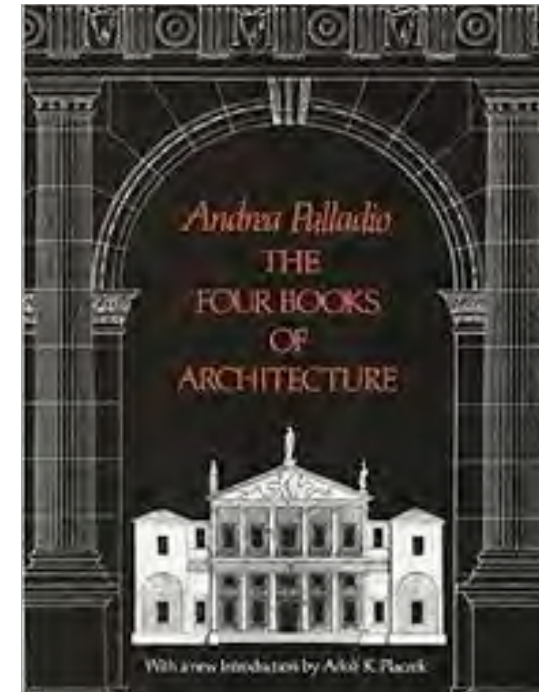
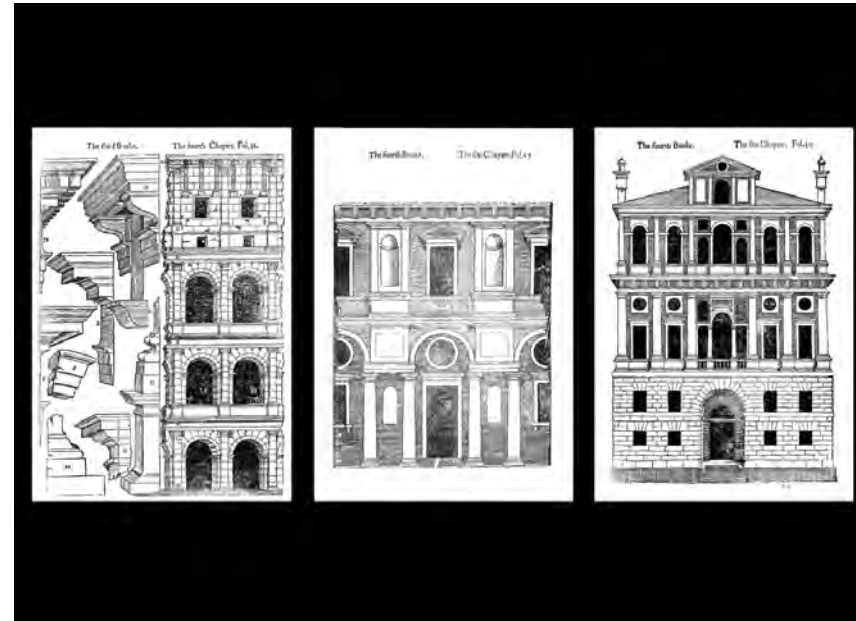
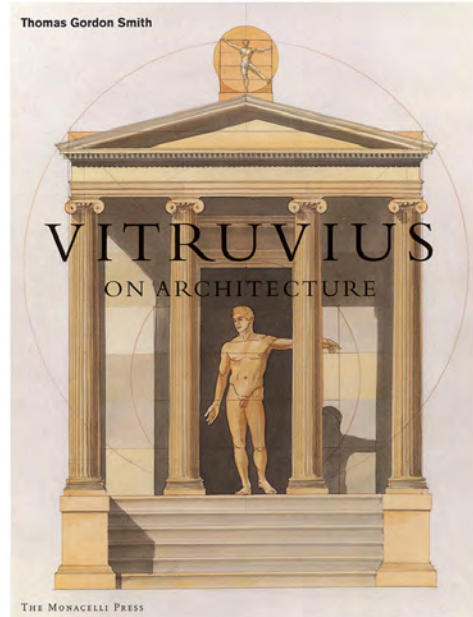






EVOLUTION OF THE PATTERN BOOK

# PATTERN BOOKS IN HISTORY



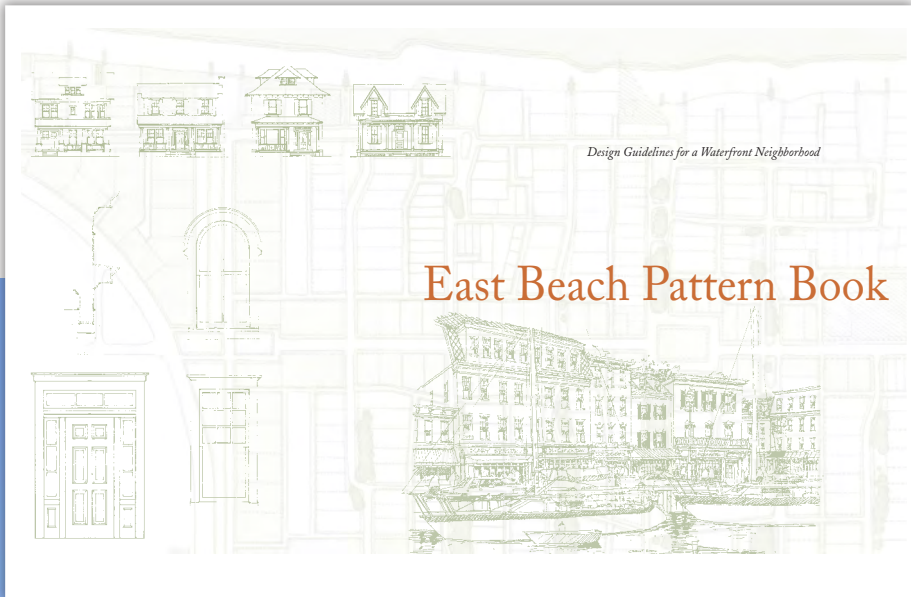


EVOLUTION OF THE PATTERN BOOK

# NEW COMMUNITIES









EVOLUTION OF THE PATTERN BOOK

# HISTORIC COMMUNITIES



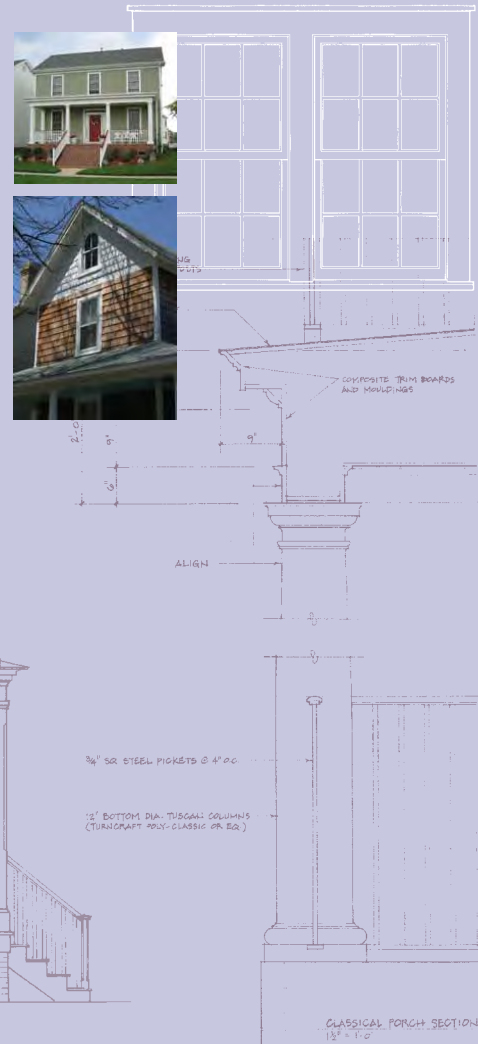


C

# Housing Patterns

This section of the Pattern Book provides an outline of typical Neighborly Habitat House types, allowing for appropriate selection according to neighborhood location. Six housing types are illustrated: single-family detached houses, single-family attached houses, mansion apartments, townhouses, apartment buildings, and mixed-use buildings. The basic elements of each type are reviewed here. The Architectural Patterns section should be consulted when designing a new house or transforming an existing plan.

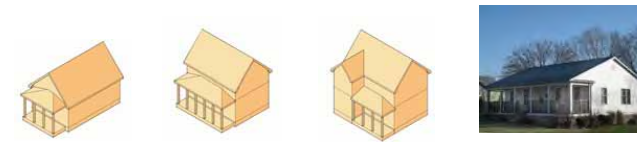
Strategies for green building, visitability and accessibility, and ancillary structures and parking are also addressed in this section. These recommendations apply to all housing types.



## Housing Types

The six building typologies presented in this section are found throughout American neighborhoods. In many older neighborhoods, styles were adapted over time as certain patterns became popular. The following inventory of building types reflects various architectural styles and vocabularies. While there are many variations on house types, those illustrated here appear to dominate the most lasting and successful neighborhoods.

### Single-Family Detached Houses



### Single-Family Attached Houses



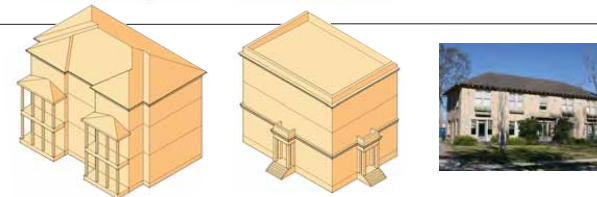
### Mansion Apartments



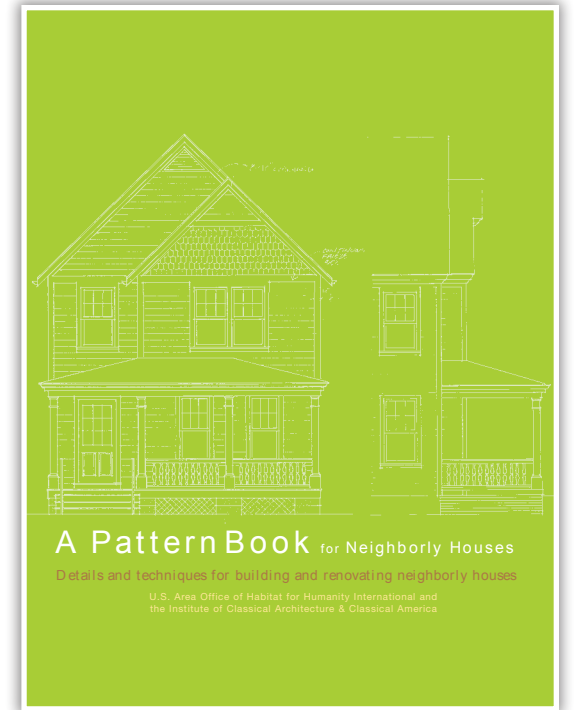
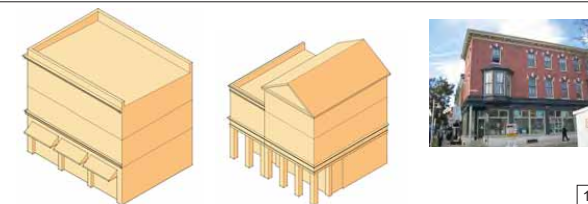
### Townhouses and Stacked Flats



### Apartment Buildings



### Mixed-Use Buildings





# A PATTERN BOOK FOR THE CHATTANOOGA DESIGN STUDIO

- The original proposal was for a print document.
- How can we ensure broad circulation and easy access?
- Web based access is the new normal.
- Can we create a web based pattern book accessible on our cell phone, tablet, and computer?



# A DIGITAL PATTERN BOOK

- How do we transition from creating a book to creating a website?
- Reconceive the pattern book structure for online navigation.
- Fewer words
- The possibilities of animation
- Graphics that work on a cell phone
- A living website vs: a fixed document



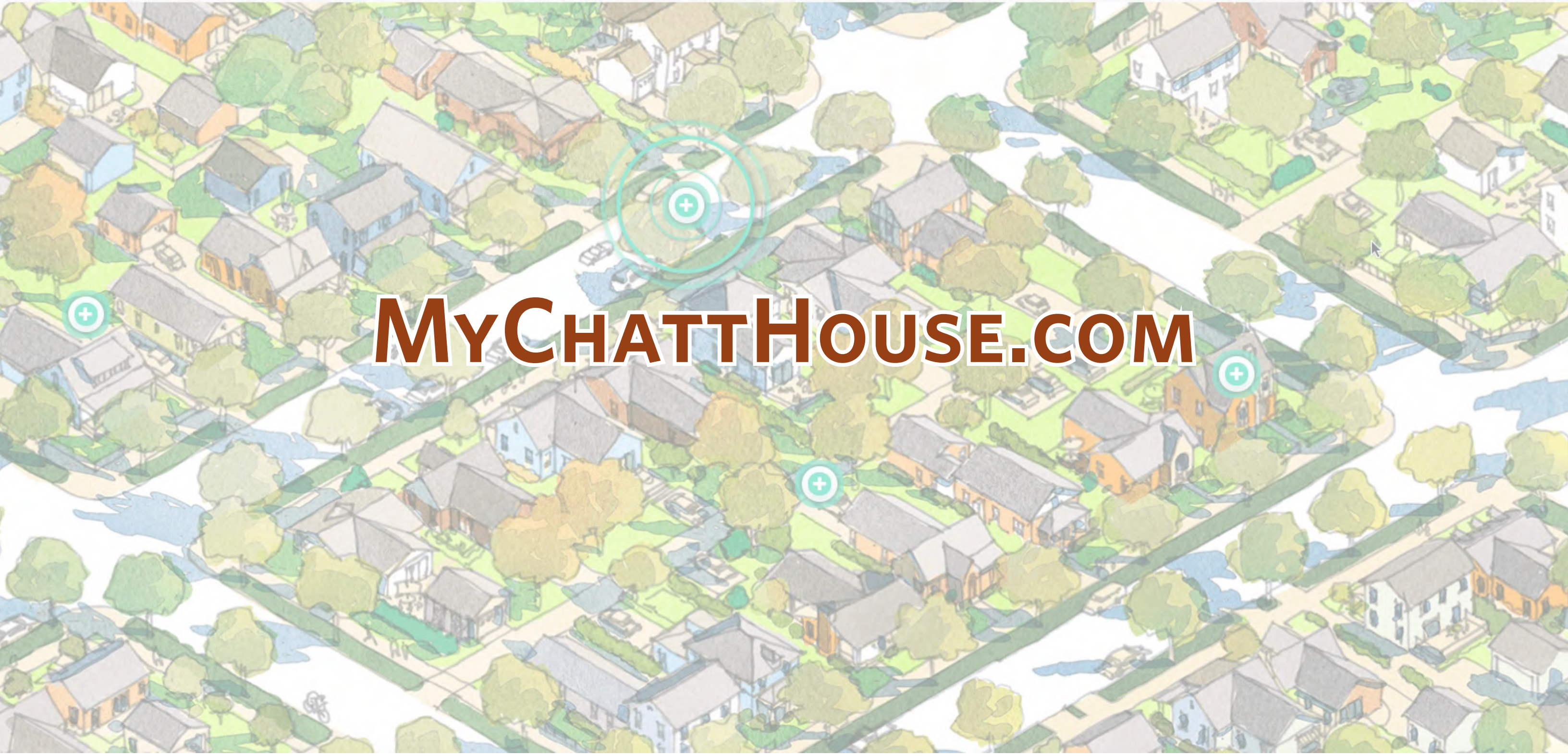
# THE TEAM FOR A DIGITAL PATTERN BOOK

- Lyndhurst Foundation
- Chattanooga Design Studio
- Urban Design Associates
- W.M. Whitaker & Associates
- npd Agency





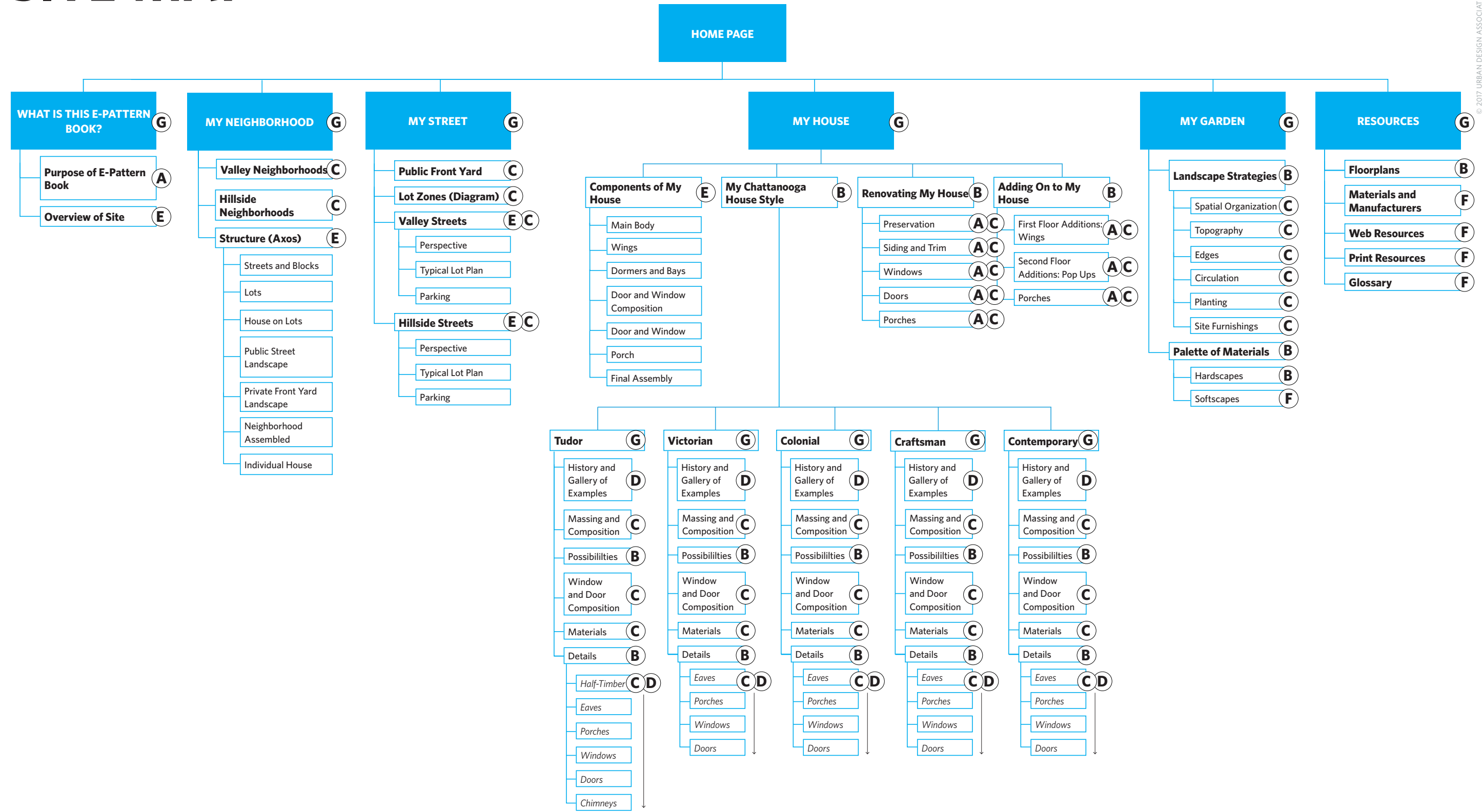
# My Chatt House



**MYCHATTHOUSE.COM**



# SITE MAP



© 2017 URBAN DESIGN ASSOCIATES



# HOMEPAGE



## Chatt House Guide

### Purpose of Site

When homeowners in Chattanooga maintain their homes and landscape their yards, they help create a healthy, happy, and livable city. Each homeowner has the power to improve the beauty of their street and the value of their neighborhood by investing in their home. This website provides guidance to homeowners located in the neighborhoods near downtown interested in fixing up their existing home, building a new one, or landscaping their yard.

## Overview of Site

Great cities are defined by their unique and charming neighborhoods. These neighborhoods have attractive, welcoming streets that are pleasant to walk along. Chattanooga has a wonderful collection of traditional neighborhoods that are at risk because homeowners have made poor decisions that break from the traditions of their neighborhood. This site guides homeowners, builders, and community organizations in Chattanooga as they make decisions about house and yard design.

We present a set of patterns here as a guide to understanding the context of your home within your neighborhood:

My Neighborhood

My Street

My House

My Yard

## House Plans

Here you can download house plans suitable for building in Chattanooga's neighborhoods, that follow the My Chatt House guidelines for style and character.



## My Chatt House

This site guides homeowners, builders and community organizations in Chattanooga as they make decisions about house and yard design.

## Comments

Powered by  
 CHATTANOOGA  
DESIGN STUDIO

My Neighborhood

My Street

My House

My Yard

Glossary

## Quick References

House Plans

Resources

Glossary



# MY NEIGHBORHOOD

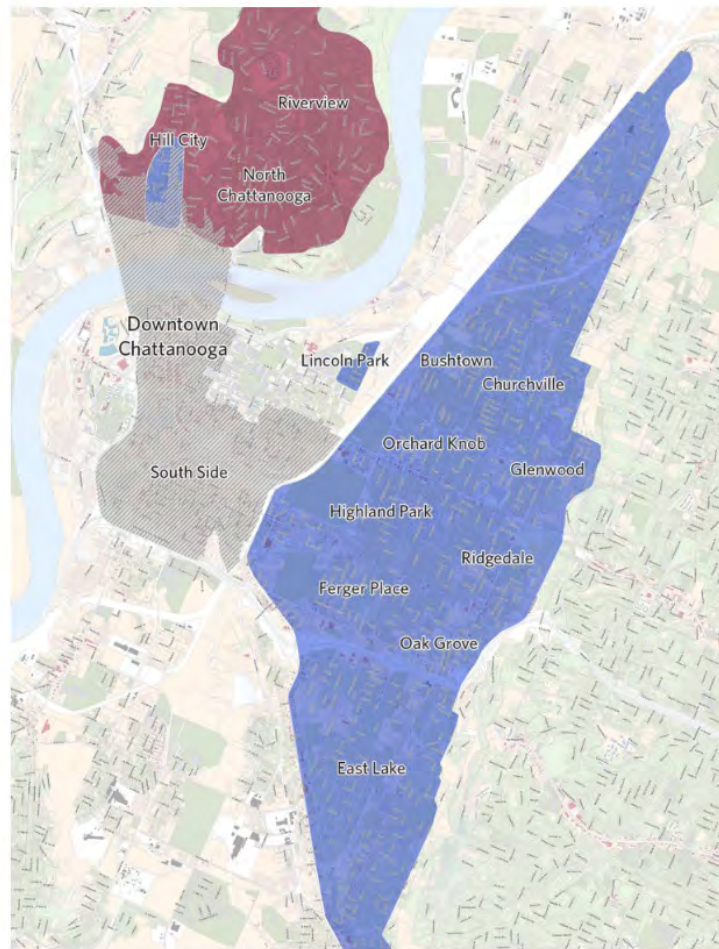


## My Neighborhood



### My Neighborhood

Each neighborhood derives its unique character from the composition and juxtaposition of these individual elements of neighborhoods – streets, blocks, houses, parks and public and private landscape elements – which together form the residential fabric.



Valley & Hillside Neighborhoods

Traditional Chattanooga neighborhoods were built in two very different terrains; the valley floor which is a gently rolling terrain that includes downtown and areas to the east and south; and hilly terrain overlooking the valley including neighborhoods across the river north of downtown.

## Learn More About My Neighborhood



### Valley Neighborhoods

Chattanooga's valley neighborhoods follow a repeated grid pattern typical of American cities.



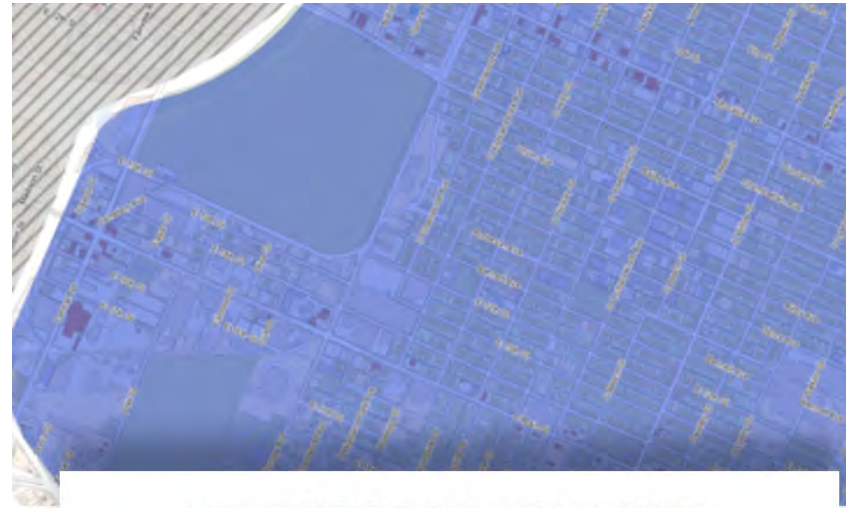
### Hillside Neighborhoods

Chattanooga's hillside neighborhoods respond to the steep topography of the hills surrounding the city.





# MY NEIGHBORHOOD

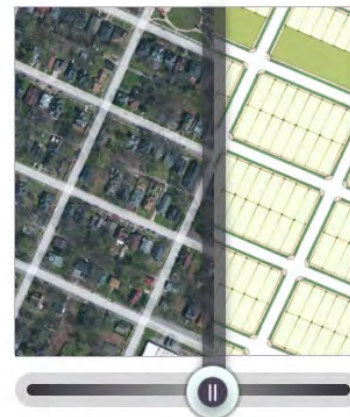


VALLEY STREET NEIGHBORHOODS

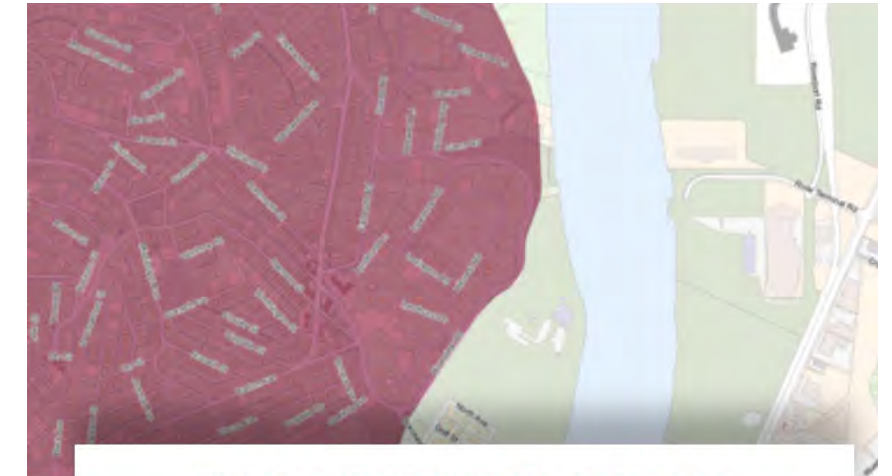
## Valley Streets Aerial Plan & Block Diagram

Chattanooga's valley neighborhoods are organized into a grid of streets and blocks typical of many American cities. Most blocks are subdivided into 50-foot-wide house lots. Other blocks are used for schools, apartment houses, stores and parks. Some blocks have alleys that provide rear access to lots for parking and deliveries.

Valley Street neighborhoods include Bushtown, Churchville, Glenwood, Orchard Knob, Highland Park, Ridgedale, Oak Grove, East Lake and Ferger Place.



Slide to see the different views

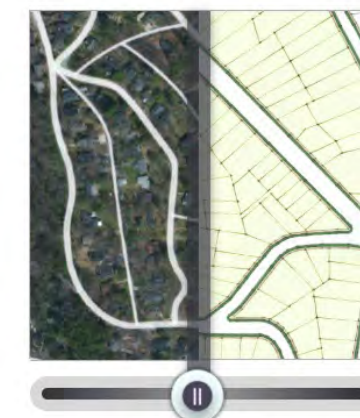


HILLSIDE STREET NEIGHBORHOODS

## Hillside Streets Aerial Plan & Block Diagram

Chattanooga's hillside neighborhoods have different street and block patterns from the valley neighborhoods. Streets follow the contours of the hills and twist and turn up, down and along the hill sides. Uphill and downhill lots are very different with houses located based on access and slope conditions. Each street is unique and can be very picturesque due to the sloping land and varying placement of houses.

Hillside Street neighborhoods include North Chattanooga, Hill City and Riverview.



Slide to see the different views



# MY STREET



## My Street



## My Street



## Learn more about Chattanooga Streets





# MY STREET — VALLEY STREETS

## Learn more about Chattanooga Streets



### VALLEY STREET

The public space of the Valley streets is enriched with trees, landscaped yards and carefully maintained attractive homes.



### Lot Zones

Alley Driveway  Front Driveway

All

**Garage Setback:** Minimum distance from alley to face of garage  
**Private Zone:** Area in which structures and private courts and gardens are located  
**Side Yard:** Minimum distance from house to side property line  
**Front Yard:** Minimum distance from front property line to front face of the house's main body.

#### Alley Driveway

Blocks with alley loaded lots have the advantage of parking access and garages facing the alley in the rear of the lot. This allows the street frontage to be uninterrupted with driveways and frequent curb cuts. The entire width of the house lot facing the street can be attractively landscaped.

The complex block contains an isometric diagram of a house lot on a grid. The diagram shows a house with a garage, a front yard, and a side yard. A legend at the top indicates that the 'Alley Driveway' option is selected. Below the diagram is a dropdown menu set to 'All'. The block also contains definitions for 'Garage Setback', 'Private Zone', 'Side Yard', and 'Front Yard', as well as a section titled 'Alley Driveway' explaining its benefits.



# MY STREET — HILLSIDE STREETS

## Learn more about Chattanooga Streets



### HILLSIDE STREET

Hillside streets bend with the terrain with houses placed on uphill and downhill lots, sometimes oriented in unique and interesting patterns.



### Lot Zones

Uphill Condition  Downhill Condition

All

**Garage Setback:** Minimum distance from lane to face of garage  
**Private Zone:** Area in which structures and private courts and gardens are located  
**Side Yard:** Minimum distance from house to side property line  
**Front Yard:** Minimum distance from front property line to front face of the house's main body.

**Uphill Condition**

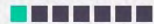
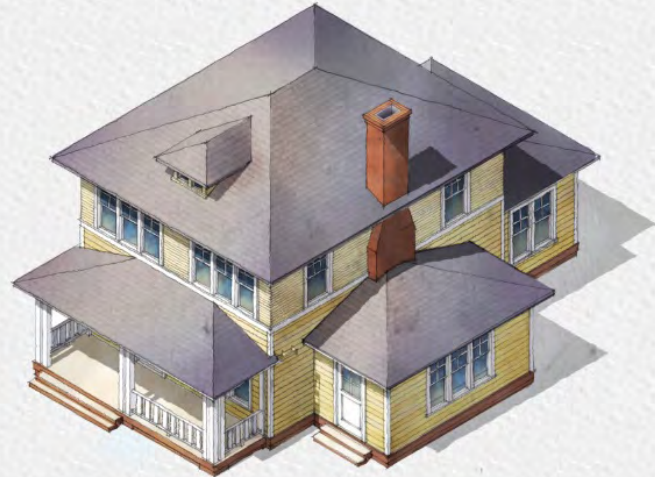
Many Hillside houses are located on lots sloping up from the street. Small lots are challenging because there is less space to make grade transitions. Houses are often placed 10- to 20-feet higher than street level making driveway access to the side and rear of the house extremely difficult. Front-facing garages at the basement level are often used. Driveway widths should be limited and located to one side of the house as illustrated here. Several landscaping techniques can be used to create visually attractive and functional yards.



# MY HOUSE



## My House

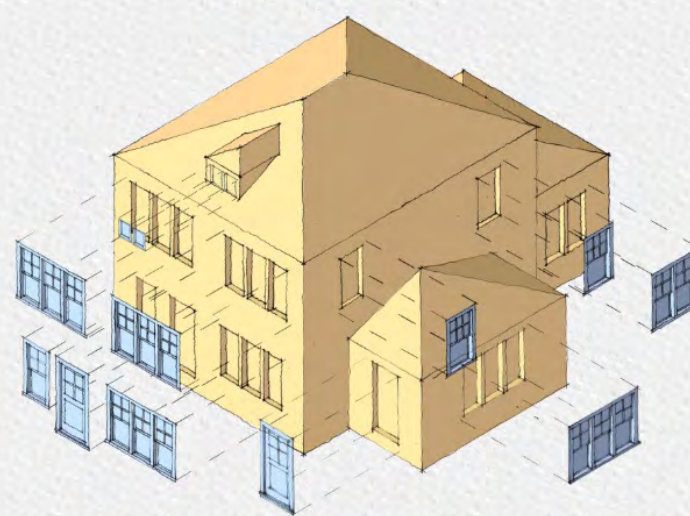


My House

Chattanooga homes are built from a vernacular architecture reflecting the design skills, family needs, and the traditions of local architects and builders.



## My House



Doors and Windows

Windows and doors are available today from a wide range of manufacturers and come in almost any shape and size. Historically correct, proportioned and detailed doors and windows are critical to reinforcing the house style.



## My Chattanooga House Style

Select a house style to learn more





# MY HOUSE — HOUSE STYLES



## My House

Colonial



## COLONIAL



### History and Gallery of Examples

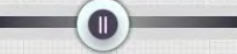
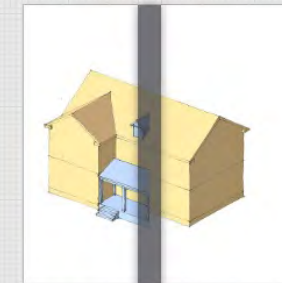
Colonial architecture is the most ubiquitous and varied architectural style in the Americas. The Colonial style in American cities usually refers to English precedents rather than French or Spanish precedents. The English Colonial style is our heritage for Chattanooga Colonial. This vocabulary originated in 17th-century English cities but rapidly adapted to a variety of different climates in the U.S., ranging from compact and efficient northern homes to sprawling houses with broad verandas in the south. In addition to English Colonial, a variety of Dutch Colonial styles with the distinctive gambrel roof form are in Chattanooga neighborhoods. The Colonial style ranges from relaxed and informal to higher-style examples. The most common main body found in Chattanooga Colonial houses is rectangular with a gabled roof. Colonial homes are typically simple and well proportioned. Broadfront Gable houses feature 3-bay or 5-bay variants with repeating windows. Windows are sometimes gathered in pairs and bays to create picturesque compositions. Entries are commonly at the center of the façade, often punctuated by a porch with Classical details.

### House Compositions

L-Shaped

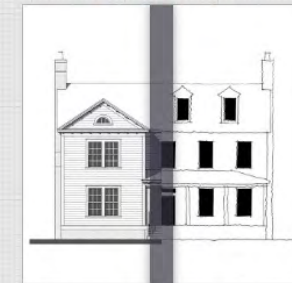
- + Houses with a narrow gable-end wing with a 7:12 to 12:12 roof pitch facing the street. The width of the gable facing the street is typically 1/3 to 1/2 the width of the main body.
- + Porches often fill out the remaining front beside the L projection

#### Primary Mass



Slide to see Massing Composition

#### Window & Door Composition

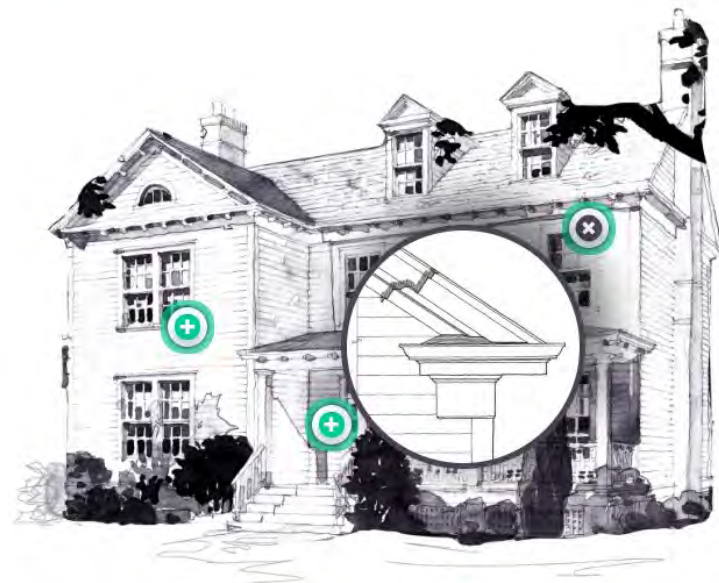


Slide to see Design Possibilities



# MY HOUSE — HOUSE STYLES

## House Details



Click on the hotspots  to see the details

Gallery Photos (Click to Zoom)



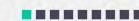
## Eaves & Wall Sections

### Details

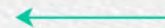
- + May have a simple Classical entablature or deep boxed eaves
- + Upper story windows should meet the frieze board
- + Classical entablatures often return at the gable end
- + Simple gable ornaments are permitted with boxed eave conditions

## Materials

[View Materials List](#)




Previous  
How It Works



Next  
Contemporary  
House Style



Close 

### Cladding

- Cladding materials should be consistent on all facades with the exception of special design elements such as gables and dormers.
- Smooth, horizontal bevel or Dutch lap wood or fiber-cement siding, 3 to 8 inches wide; sawn wood or fiber-cement shingles; vertical board-and batten siding in wood or fiber-cement with 5/4 inch wood or cellular PVC battens; horizontal reverse board-and-batten wood or fiber-cement siding; lattice over smooth finish fiber-cement panels; pebble-dash stucco; painted or pastel coat smooth finish brick in Common, English or Flemish Bond patterns

### Foundations, Piers & Chimneys

- Brick on all sides; stucco, brick or stone veneer on all sides

### Roofs

- Roofing: Metal, narrow standing seam or 5-V crimp panels; wood shakes; slate or manufactured slate products; or approved composition shingles
- Soffits: Open eaves with T&G wood boards, V-groove or beaded wood or composite sheathing, and 2x or 3x rafter tails
- Gutter & Downspouts: Half round gutters with round downspouts in primed or prefinished metal, copper, or zinc
- Brackets: Wood, 6x or 8x stock

### Porches

- Flooring & Steps: Brick, stone, or terra cotta tile with brick, T&G wood or composite boards
- Ceilings: Plaster, beaded or V-groove plywood or composite panels; beaded-profile T&G, paneled wood boards or exposed rafters
- Columns: Wood, fiberglass or composite material
- Railings: Square 2x or 3x wood balusters; 5/4x boards in decorative sawn patterns; or solid rails clad in sawn shingles, siding, stucco or brick

### Windows & Doors

- Windows: Wood or cellular PVC with traditional wood window profile, or aluminum-clad wood with brick veneer facades only (with other cladding only with approved trim detail)



# MY HOUSE — RENOVATIONS



My House

Renovations



## RENOVATING MY HOUSE

Renovations can include window restoration or replacement; a new front door; front porch restoration; roof replacement; reconstruction of soffits, gutters and fascia; brick repointing and repair; new paint; and new siding or the replacement of aged or damaged siding. Larger renovations may include adding box and bay windows, dormers and porches. Poorly executed renovations can harm a house, making the most beautiful house an eyesore regardless of how much money is spent. Conversely, an inexpensive but well-detailed modification to an existing house could add significant value.

If you are the owner of a late 19th- or early 20th-century house, it should be relatively easy for you to determine your house's style. You may already know the year it was built. It is advisable to seek the services of an architect familiar with traditional architecture to help guide you through major renovations or additions. As you proceed through design, make sure your architect remains sensitive to both neighborhood and architectural patterns.



## Siding and Trim

If the original wood siding needs to be replaced, new wood siding should be chosen to match the original material. Efforts should be made to repair original materials and replace only where necessary as changing materials will alter the appearance of the house. Cement-based siding materials are now manufactured that closely resemble historic wood profiles. These materials have the advantage of greater durability and requiring less maintenance. Vinyl and aluminum siding generally detracts from a house's appearance. These materials are limited in color and have joint detailing that alters the appearance of corners, eaves and other critical areas of the façade. If these materials are chosen, they should be applied over the original siding to allow future homeowners the option of removing the siding and restoring the original siding and trim.



## Eaves and Gutters

Roof eaves and gutters are critical architectural details that are unique to each house style. Many homeowners alter these areas of the house when they install vinyl or aluminum siding and soffits by boxing in exposed rafters and selecting alternative gutter profiles. If you have a house with distinctive roof eaves as are commonly found on Craftsman and Victorian houses, try to preserve them – don't cover them over.



## Roofing

Houses built in the late 19th or early 20th century have a variety of roofing materials that may include slate, tile, metal, asbestos shingles and wood. The most common material for homes today is the asphalt shingle, and many colors and varieties are available. These roofs have limited life spans and will be replaced fifteen years out or so. Slate and tile roofs have much longer life spans and can be easily repaired. Replacement of these roofs with asphalt will diminish the value of your home. The weak points of any roof are where flashing is required – adjacent to walls, around dormers and roof penetrations, and in roof valleys. These areas can be repaired without having to replace the whole roof, particularly if you have a slate or tile roof. Repair or replace flashing and gutters with the same material and form as the original metal work.



# MY HOUSE — ADDITIONS



## My House

Additions



### ADDING ONTO MY HOUSE

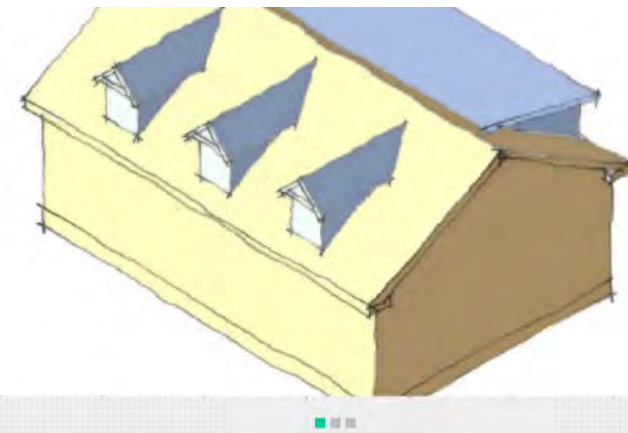
New additions to 19th- and early 20th-century houses should be designed as secondary elements or wings that preserve the integrity of the main body of the original house. Additions should never be bigger or wider than the house itself or you'll wind up with a "McMansion" where the proportions and scale of the traditional house are lost, and the house feels too big or over-scaled for its setting within the neighborhood. Additions may include the construction of a wing – typically on the side or rear, the addition of a second story, or the construction of an ancillary structure, such as a garage, on the site. Additions should reflect the architectural style of the main house body.



### First Floor Additions: Wings

Different main body masses require different types of wing additions. For example, it would be acceptable to add a one-story wing to a two-story house, but unacceptable to add a two-story wing to a one-story house. In general, wings – whether front, side or rear – should have a subordinate relationship to the main body mass.

Side wings should step back no less than two feet from the front façade of the main body mass to ensure that the addition visually maintains a subordinate role. Preferably, wings should be set back a distance from the front façade no less than half the width of the wing. Garage or carriage porch wings should be set back a distance equal to the width of the wing.



### Second Floor Additions: Pop Ups

Single story houses are often limited in floor area, making it desirable to add a second level for additional bedrooms and other functions. Chattanooga has many historic Craftsman and Victorian single-story houses designed in beautiful bungalow configurations. Adding a second floor to the front of the house would destroy its original charm. It is far preferable to add a second-floor addition towards the rear of the house, referred to as a "Camelback" addition. For other house styles, second levels can be popped up across the entire first floor area or second floor space under the roof can be created with dormers.



### Garages, Carriage Houses and Ancillary Structures

#### Garages, Carriage Houses and Ancillary Structures

Ancillary structures may include garages, carriage houses (a garage with a livable second floor), and garden sheds and pavilions. These structures should always be smaller than the main house and, whenever possible, have similar detailing. In general, ancillary structures are detached from the main body of the house although they may be connected with a variety of elements like breezeways, fences or pergolas.

#### Detached Garages and Carriage Houses

The construction of a garage or carriage house can add great value to an existing home. It is best to locate a garage at the back of the lot where possible, although it is also possible to build a tasteful, attached garage. The principal issues with garage design are size, location and detailing of the garage door. A frequent problem with current construction is that garage additions often overwhelm the scale and character of the house.

#### The In-Line Lot

In many cases, there may be enough room to build a one-, two-, or even a three-car garage in the rear yard of a relatively narrow lot. Access to the garage is typically from a rear alley or a narrow driveway from the street, usually eight to nine feet wide, that slips along one side of the house. It is recommended that the garage be placed in the rear of the lot to provide turnaround space for cars. Driveways wider than eight feet should be prohibited in the front yard of houses.

#### Attached Garage

For lots without alleys, attached parking garages are best placed behind the house with an eight foot wide driveway from the street that slips along one side of the house. If the garage must face the street it should only be a one-car garage in width. Two- or three-car garage widths will dominate the house and are unsightly from the street. If alleys are available, attached garages of one to three cars in width should orient to the alley for access.



# MY YARD

 **My Yard**

- Overview
- Materials Palette
- Landscape Strategies
  - Spatial Organization
  - Topography
  - Edges
  - Circulation
  - Plantings
  - Site Furnishings

## Softscape

Plants should be suited to Chattanooga's hardiness zone with preference given to native species for best performance. Mature size should be considered to match plants to their intended location.

All plants have specific preferences for water, light and soil composition. Some are versatile and are often the most commonly sold. These plants are also often overused. If you have dry or wet soils, deep shade or other less desirable conditions, there are many plants that are well-suited for these conditions as well.



[Download Resource PDF](#)

Includes:

- Trees
- Shrubs
- Perennials
- Vines
- and more

## Hardscape

All materials should be durable, attractive and complement the larger site, residence and surrounding context. The long-term sustainability of materials is key to maintaining an attractive appearance as the material ages. Materials should be durable, requiring minimal maintenance. Though some materials may be more expensive upfront, quality materials are more cost effective over their life span. The following outlines appropriate material use by category.



[Download Resource PDF](#)

Includes:

- Fences
- Walls
- Stairs
- Driveways
- and more

## SPATIAL ORGANIZATION



### Street to House

In urban neighborhoods, the street serves as an important public space. The elements of successful streets and their arrangement are key to creating good neighborhoods. Elements include appropriately sized streets, street trees, public sidewalks, private walk connections, front yards and porches. Successful streets and front yards overlap, allowing the street to become public space cared for by residents. Successful streets encourage walking and offer a sense of safety.

- Streets should follow the principles of Complete Streets, which means that we would allow for use by cars, buses, bicycles and pedestrians.
- Street trees increase the comfort, safety and beauty of streets and are perhaps the most important landscape component. Where the right-of-way width or utilities do not allow for planting trees in the





# QUICK REFERENCES



## HOUSE PLANS

The following house plans are provided in PDF format to demonstrate that new houses and small apartment buildings can be built in Chattanooga's neighborhoods in a way that is compatible with the local character. For more information, please use the contact information enclosed therein.



**The Crutchfield**  
Colonial



**The Windsor**  
Victorian



**The Willow**  
Craftsman



**The Taylor**  
Colonial



**The Sheridan**  
Colonial



**The Roanoke**  
Craftsman



**The Kirby**  
Colonial



**The Fairleigh**  
Colonial



**The Duncan**  
Craftsman



## Resources

### MATERIAL MANUFACTURERS

The following partial list of national manufacturers of building products provided as a starting point for home-owners in their search for appropriate materials for their home improvement efforts. These products have been selected due to their appropriateness for the architectural styles outlined in the Pattern Book.

#### Windows

**Marvin**

<http://www.marvin.com>

Wood double-hung and casement

Clad double-hung and casement with aluminum trim accessories

Replacement sash w/profiled aluminum panning Wood or clad simulated divided lights (SDL) French doors

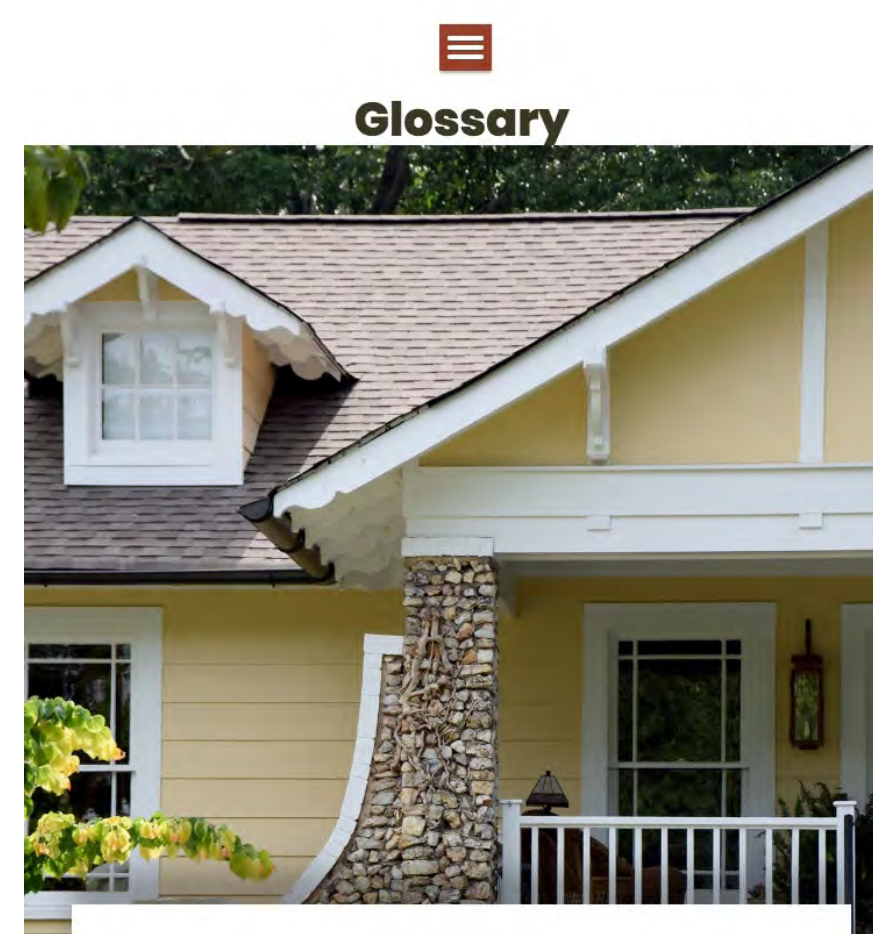
**Caradeo**

<http://windowsavings.net>

Wood double-hung and casement

Clad double-hung and casement with aluminum trim accessories

Wood or clad simulated divided lights (SDL) French doors



## Glossary

### GLOSSARY

**Apron:** A raised panel below a window sill.

**Architrave:** The lowest part of an entablature, sometimes used by itself.

**Balustrade:** An entire railing system including a top rail, balusters, and often a bottom rail.

**Batten:** A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

**Beaded-Profile Panels:** Panels manufactured to resemble traditional bead board.

**Boxed Eave (boxed cornice):** A hollow eave enclosed by the roofing, the soffit and the building wall.

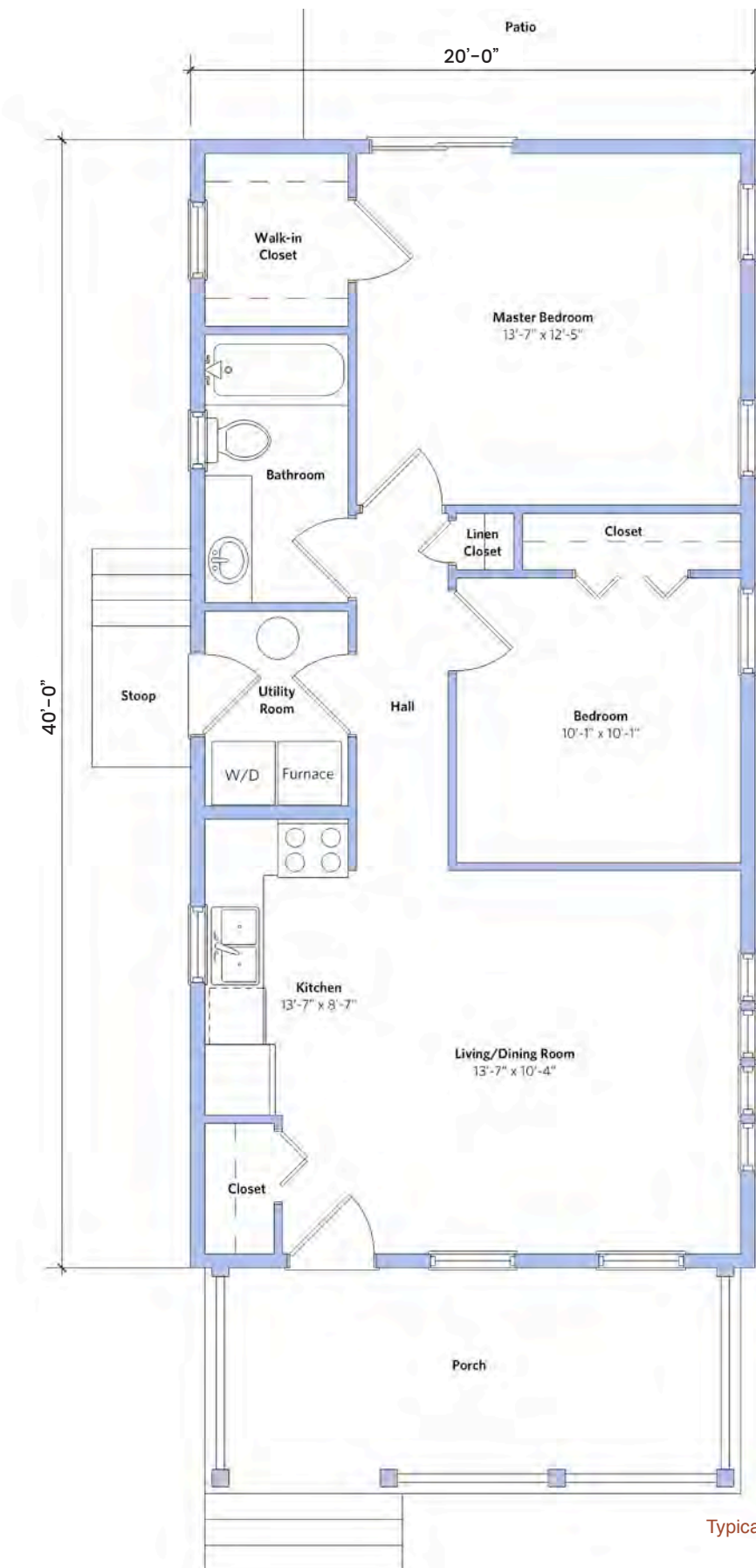
**Bricked Eave:** Eave condition where the top of a brick masonry wall is corbelled out to the eave eliminating the soffit.



**The Windsor**

2	800
30	

**The Windsor**



Typical First Floor Plan  
(not to scale)

2 Bedrooms & 1 Bathroom      Square Footage:  
 Lot Size: 30' Minimum Width      First: 800 SF  
 House Width: 20'- 0"      Second: N/A  
 House Depth: 40'- 0"      Total: 800 SF

1500 CHESTNUT ST, SUITE 102  
 CHATTANOOGA, TN 37408  
 423-765-6224 WWW.CNEINC.ORG

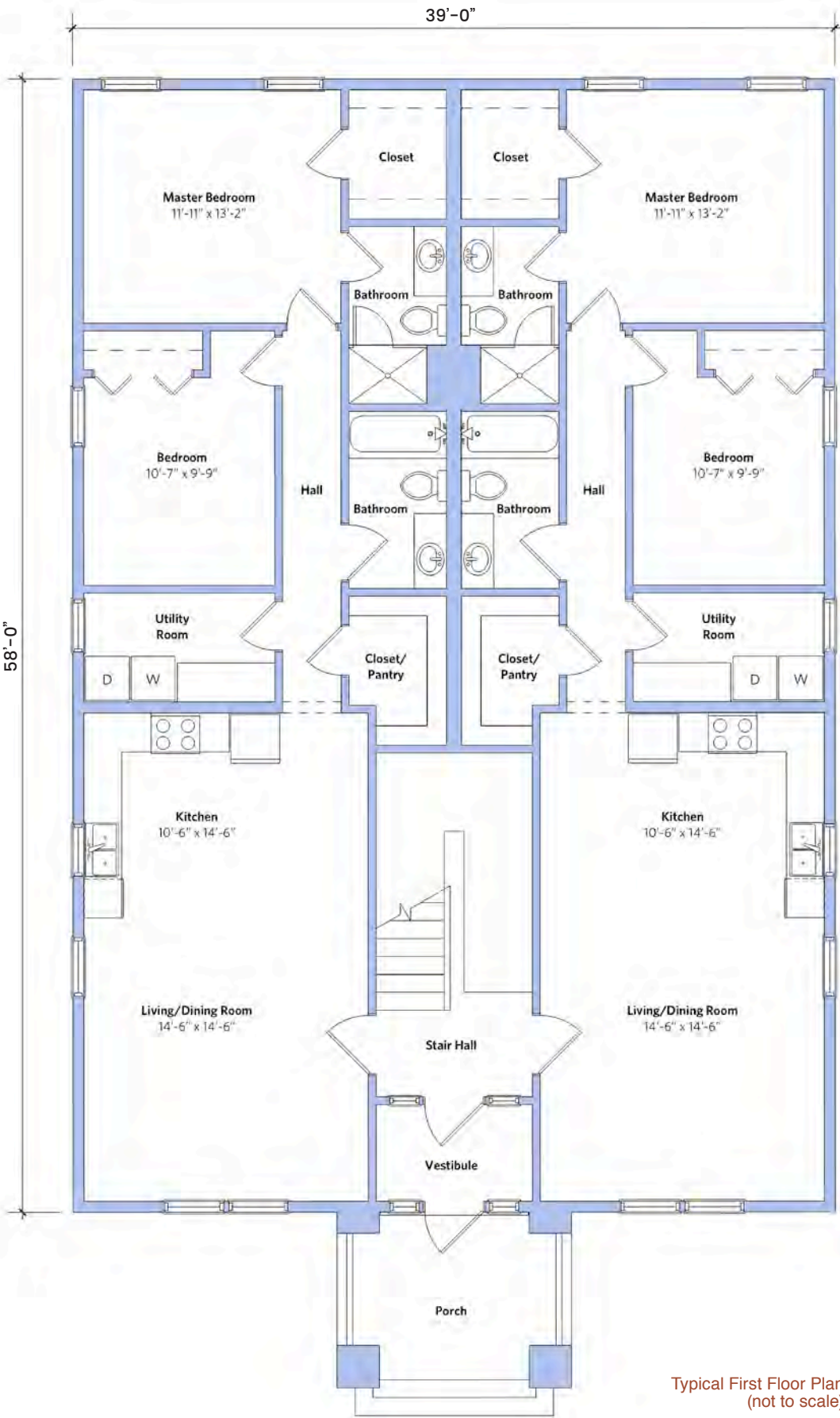
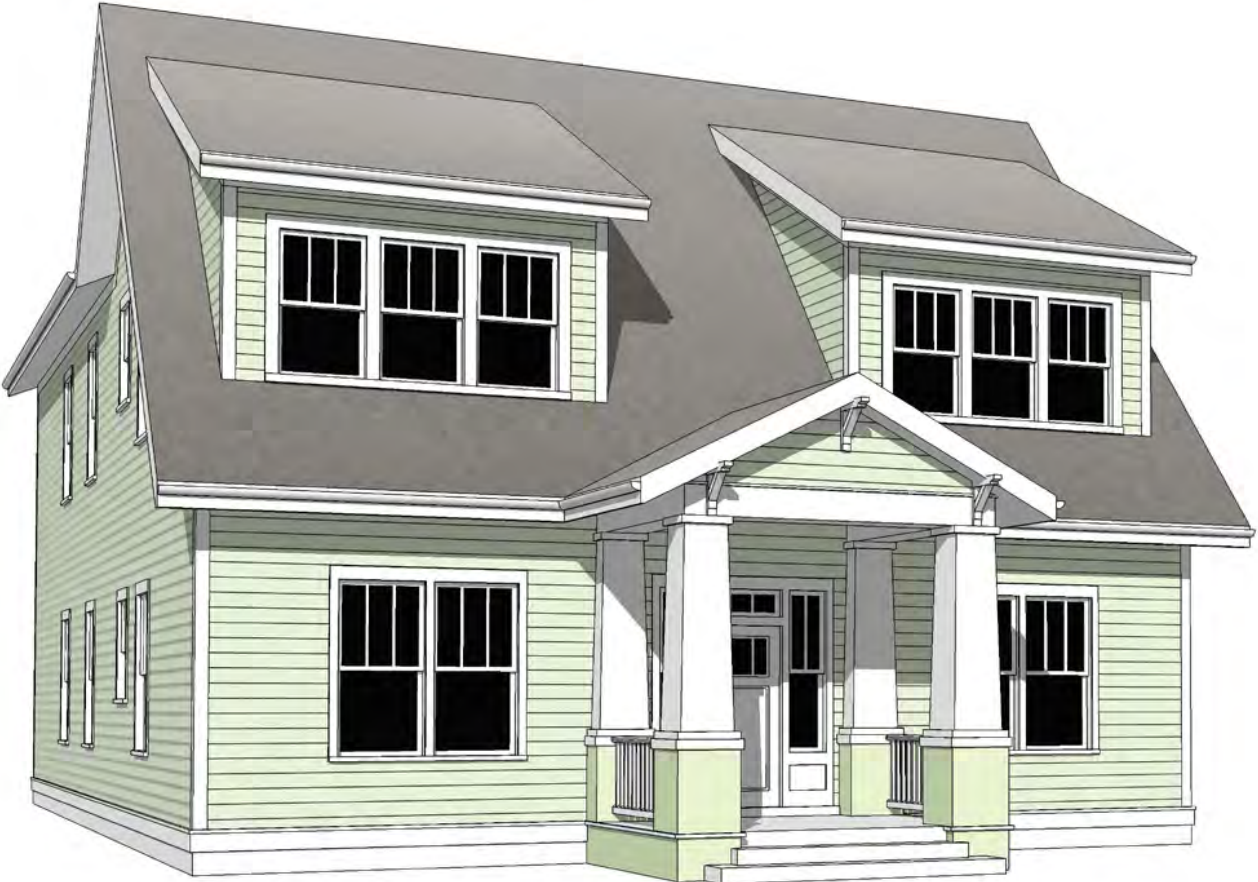




The Bennett

4	(2)
	1065
50	(2)
	1046

The Bennett



Typical First Floor Plan (not to scale)

4 Units - 2 Br & 1.5 Bath (ea)  
 Lot Size: 50' Minimum Width  
 House Width: 39'- 0"  
 House Depth: 58'- 0"

Square Footage:  
 First: 2 units - 1065 SF (ea)  
 Second: 2 units - 1046 SF (ea)  
 Total Gross SF = 4524 SF

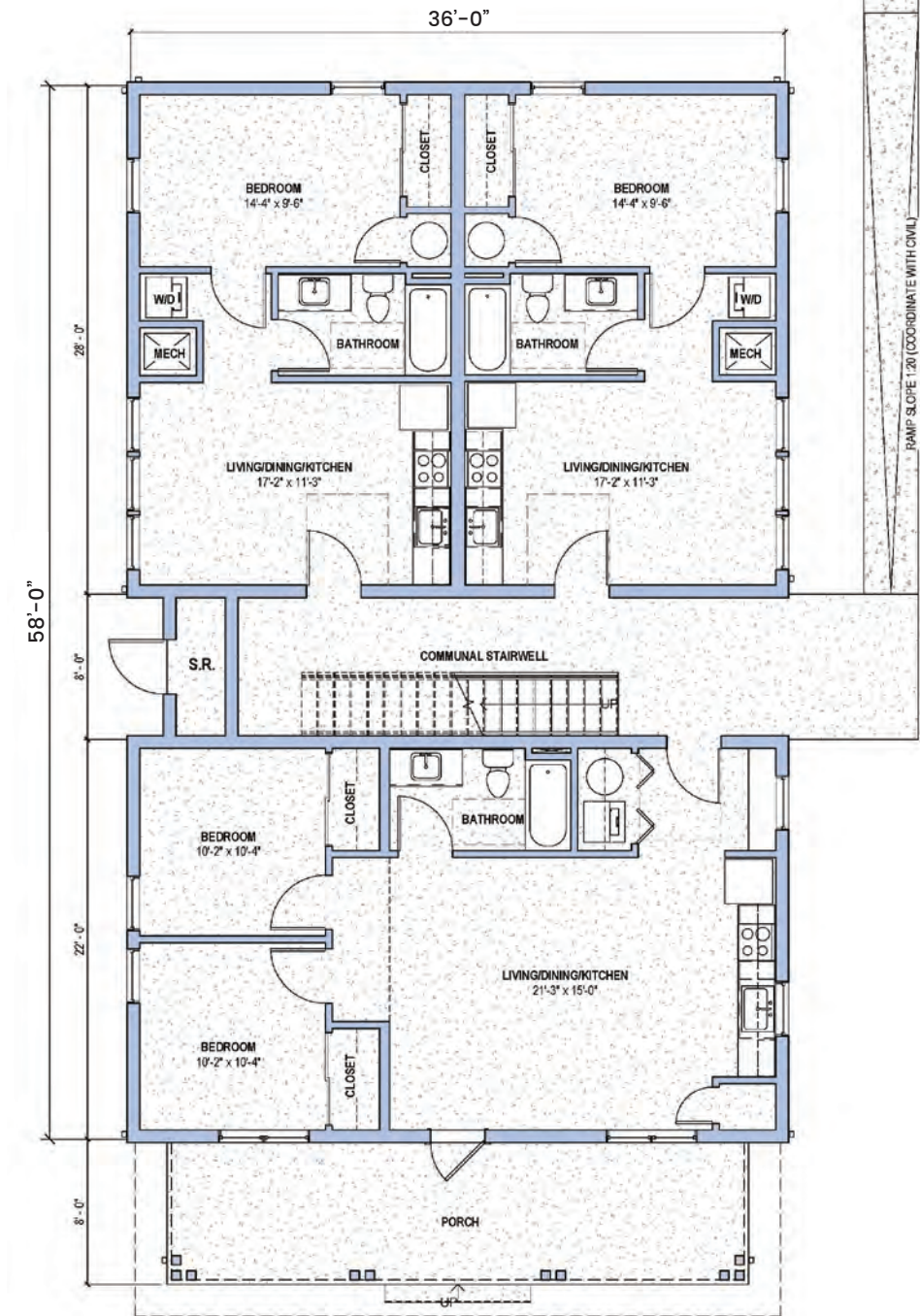




# The Bachman

6	(2) 792
50	(4) 504

# The Bachman



Typical First Floor Plan  
(not to scale)

6 Units - (2) 2 Br & 1 Bath Each  
(4) 1 Br & 1 Bath Each

Square Footage:

First: 3 units - 2 @ 504 SF; 1 @ 792 SF

Second: 3 units - 2 @ 504 SF; 1 @ 792 SF

Total Gross SF = 3600 SF

Lot Size: 50' Minimum Width

Structure Width: 36'- 0"

Structure Depth: 58'- 0"

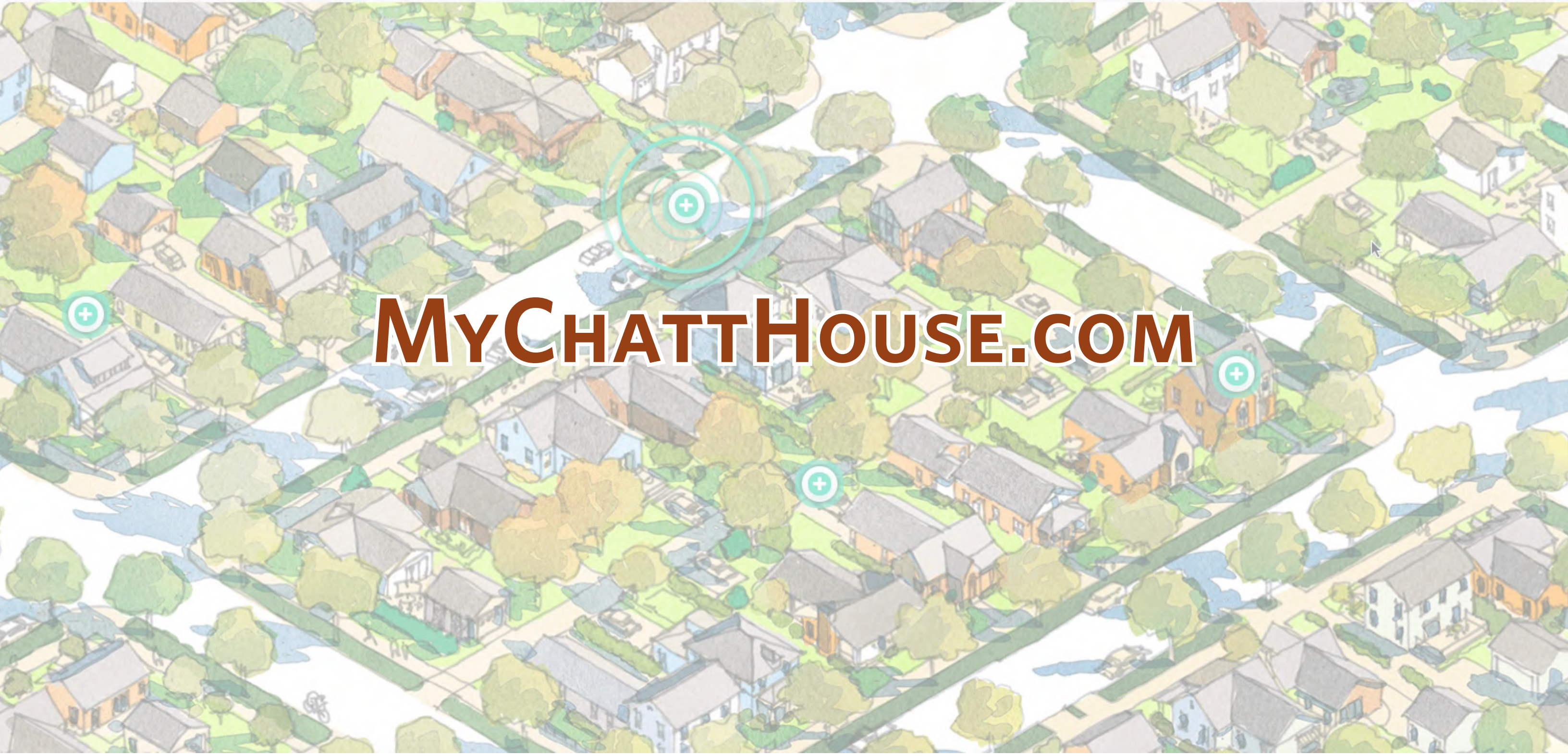
1500 CHESTNUT ST, SUITE 102  
CHATTANOOGA, TN 37408  
423-765-6224 WWW.CNEINC.ORG







# My Chatt House



**MYCHATTHOUSE.COM**