



a European inspired village

Introduction

A talented team of design professionals has created a vision for a community that will bring an unparalleled sense of old-world character to the Charlotte area.

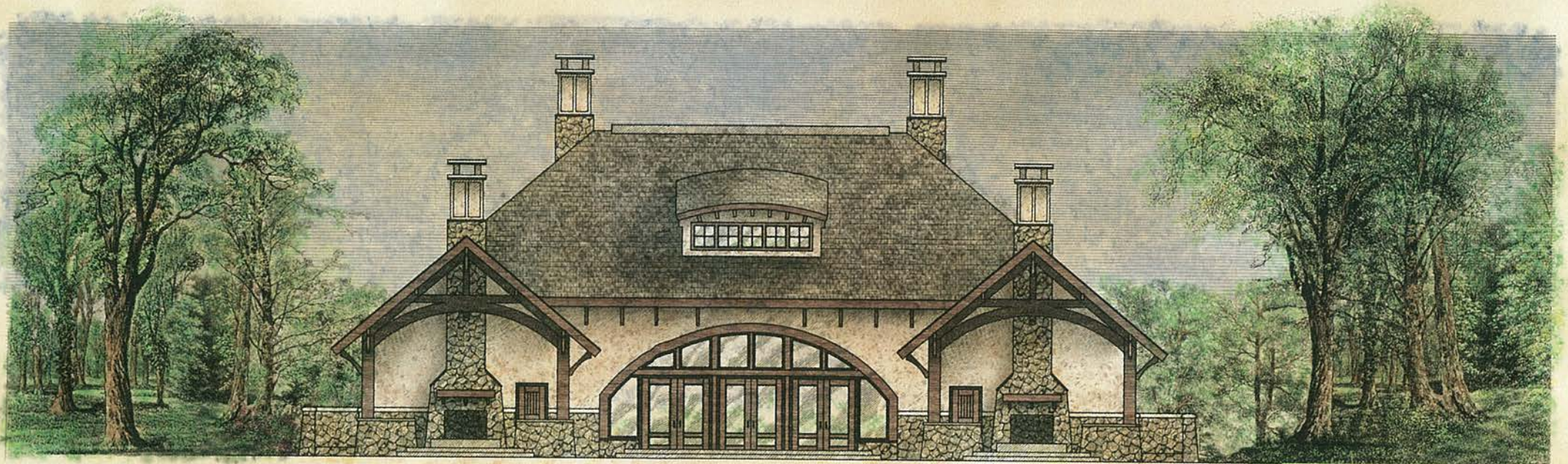
Skycroft, with its rolling topography and awe inspiring vistas, will be the backdrop for tree lined boulevards, wooded and flowering neighborhoods, and thoughtfully designed public spaces.

The natural setting will be enhanced by the addition of placid reflecting ponds, sparkling waterfalls and babbling brooks.

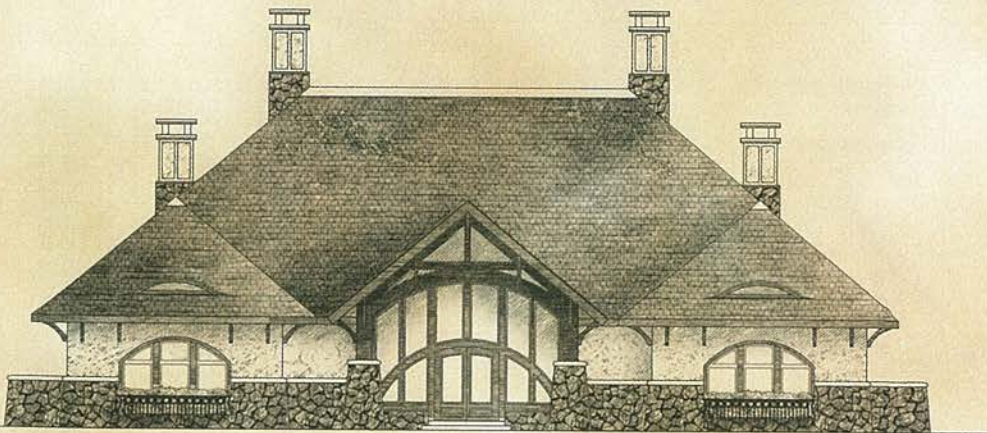
Finally, a collection of European inspired homes, crafted by the region's most prominent home builders will add a sense of timeless quality to the streetscape.

This is Skycroft. Welcome home.

SKYECROFT
Clubhouse

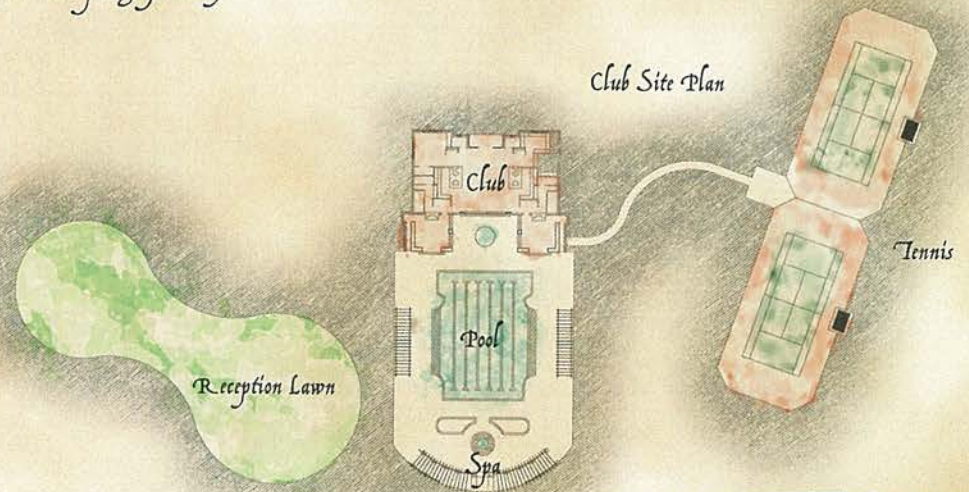


North Elevation Of Skycroft Clubhouse Facing Greenway



South Elevation Of Skycroft Clubhouse Facing Road

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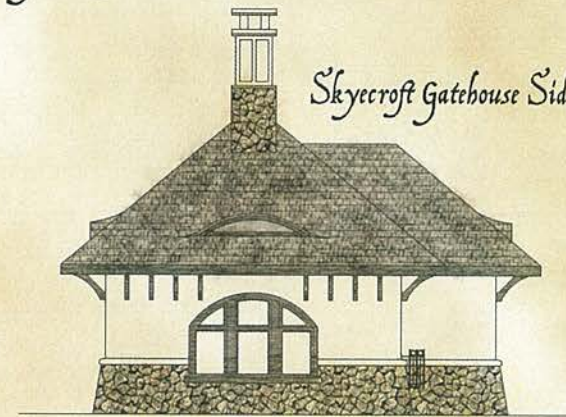
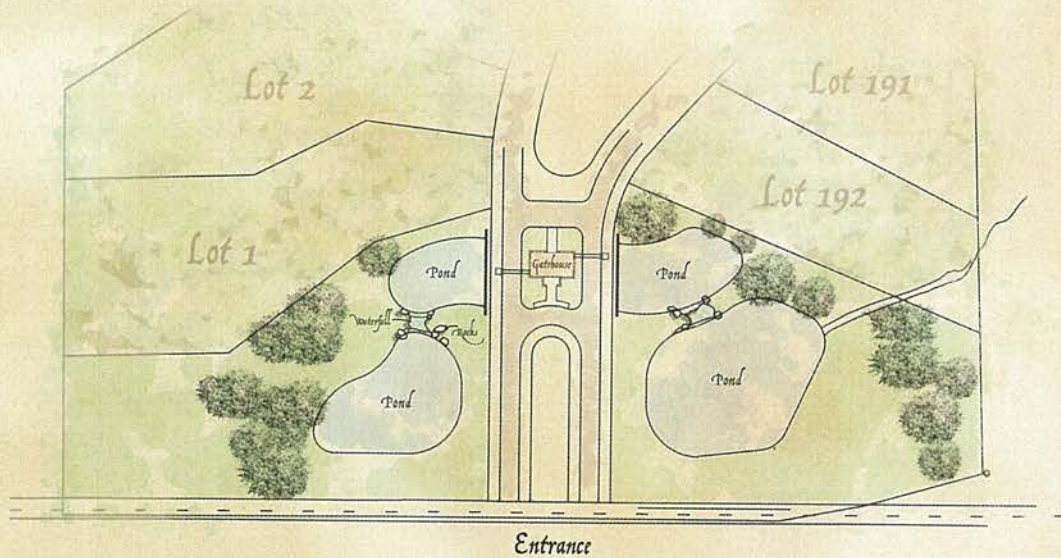
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SKYECROFT

Entrance



North Elevation of Skyecroft Entrance Gatehouse Facing Road with Flanking Ponds



Skyecroft Gatehouse Side View



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Architectural Styles

O V E R V I E W

Architecturally, the intent at Skycroft is to emulate the flavor of historic and romantic styles of Old World Europe. French Country, Arts and Crafts, Norman Manor and English Rural are four architectural styles that were carefully selected for their timeless appeal, graceful lines and heart-warming character.

The following pages define and illustrate these styles through historical reference and detail pages that define and depict common elements of each respective style. Additionally, you will find a list of approved exterior materials as well as resource books that may assist you and your design professional in creating your Skycroft home.

These and other standards are further defined in the Design Review Guidelines.

These guidelines are not meant to dictate, but rather, inspire you as you begin your journey in creating your new "old-world" dream home. It is hoped that you will embrace the opportunity to create one of the area's most original and unique luxury communities.

Historical Reference

FRENCH COUNTRY



Whether it's the classically inspired Chateaux of the Renaissance or the rusticated manor homes of Normandy, nothing seems to match the charm and inspiration of these French homes. The "logis" or French manor house has made many changes over the course of time but still retains its characteristic features.



Ornamentation is an unmistakable characteristic of the French home. They developed an unmatched mastery of the application of art and ornament to their architecture. French masters such as Ledoux, Mansart and l'Orme each contributed greatly to developing a truly national style.



Steeply pitched hip roofs originally created to avoid taxes, have become a hallmark of French architecture. Columns devoid of the arches associated with Roman architecture were another Franco feature. The beauty of the formal chateau and the informal rural manor will fit seamlessly into the landscape at Skycroft.

Historical Reference

ENGLISH RURAL



English Rural is a romantic reference to the half-timbered cottages of medieval England. Brought back to popularity as Gothic Revival, Tudor Revival and Old English styles of the Arts and Crafts movement, these designs echoed sentiments of a simpler time.



Steeply pitched gable roofs, bracketed eaves and rough-hewn columns typify this style of architecture. An early form of English home known as a cruck was a simple gable formed by arched timbers. Like the rest of the Arts and crafts movement, English Rural stressed craftsmanship and simplicity.



This style lacked ornamentation and its shape reflected its functional use. Structural elements were left exposed unashamed of its purpose or presence. A Gothic naturalism was sought that was genuine and honest in its use of materials. This purity in design makes this style a perfect candidate for the Skycroft community.

Historical Reference

ARTS & CRAFTS



For over a quarter of the latter part of the nineteenth century, Arts and Crafts architecture and the ideas that inspired it caught the attention of the Western world as the gothic revival was set upon a new and vigorous course by the concepts of Pugin, Ruskin and Morris. Looking back to an idealized medieval world in which the artist was also a craftsman, they opposed the inhumanity of the Industrial Revolution and showed the way to a new future in which the gothic spirit could serve people's needs. Their dedication to these ideals inspired by generations of architects, artists and craftsman's passion for truth to materials, function and tradition creating an architecture of freedom and originality.

This idealism caught hold in America as it influenced Wright's 'Prairie Style' as well as the work of the Greene brothers in California to create a more simplistic or "organic" style. These architects and designers designed homes that strove to honestly reflect the materials used to build them as well as its functions. It was to be a style free of rule, prior to classical influences as seen in the unselfconscious cottages of early medieval peoples.

The Arts and Crafts style home will no doubt add a level of quality craftsmanship to the Skycroft community.

Historical Reference

NORMAN MANOR



The Norman style pays homage to the Franco-Anglo medieval architecture of England. A reflection of savage times when a major function of the home was fortification, this Romanesque inspired style was simple and rusticated in appearance.



The Manor was a symbol of power and thus, by definition destined to bring out the covetous rivalry between fiefs. Its defensive appearance, for the most part symbolic, and actually incapable of such, is mainly concerned with the expression of power, of which it is a symbol. It also is a symbol of security and refuge from the threatening forces without.

These simply massed structures sometimes incorporated one or two small round tower elements attached to the main building and were primarily symbolic.

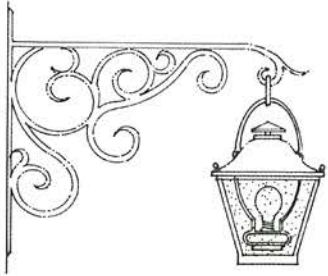
The Romanesque arch was sparingly used in Norman homes.



The Skycroft Norman Manor House incorporates the above features and seeks to achieve an elegance that relies on simplicity rather than ornamentation, making this the perfect Skycroft home.

French Country

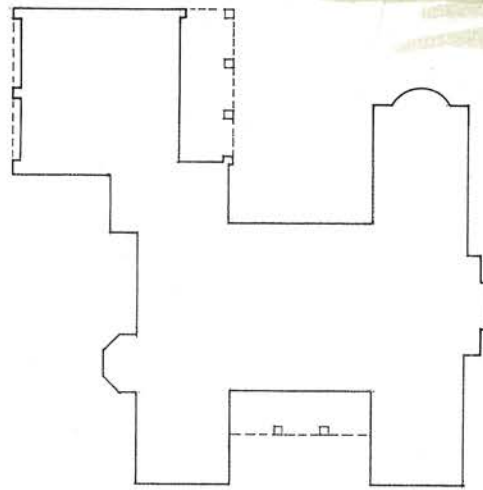
AT SKYECROFT



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The French Country style is derived from rural estates dotting the French countryside primarily from the eighteenth and nineteenth century. Typical features are steeply pitched hipped roofs usually punctuated with delicate dormers; stone or brick cladding; square quoin columns; slump arch windows; and shutter accents. The massing of a French country home can be either symmetrical as in the more formal estate homes or asymmetrical as with the more rural manor home examples. The formal estate homes were usually clad in cut stone, while the rural manor homes typically were clad in rough stacked stone, stucco or brick. The square column was a uniquely French element and they also introduced square openings devoid of arches in their colonnades and porticos.

The intent of the Skycroft guidelines is to create a style reminiscent of these picturesque architectural gems.



plan view



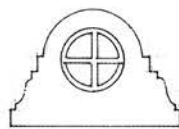
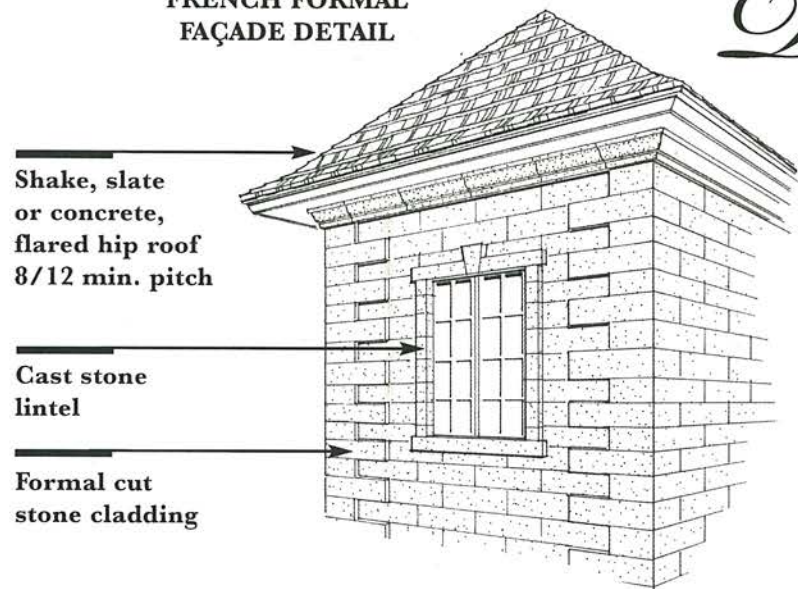
rear elevation

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FRENCH COUNTRY

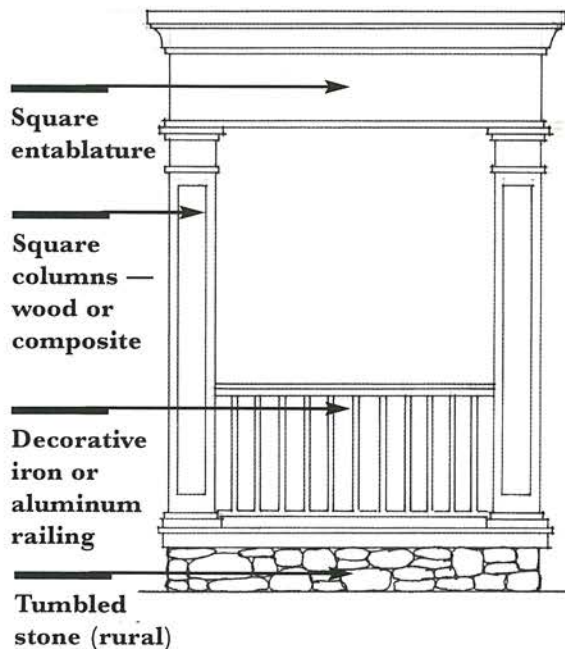
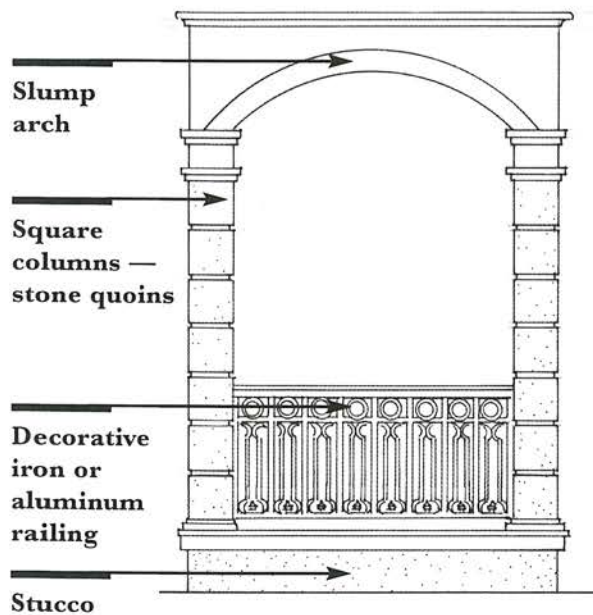
Details

FRENCH FORMAL
FAÇADE DETAIL



OCULAR
DORMER

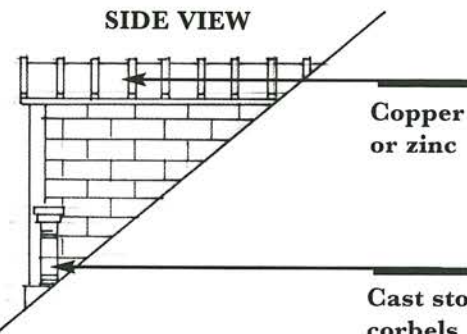
FRENCH COLUMN & RAILING DETAIL



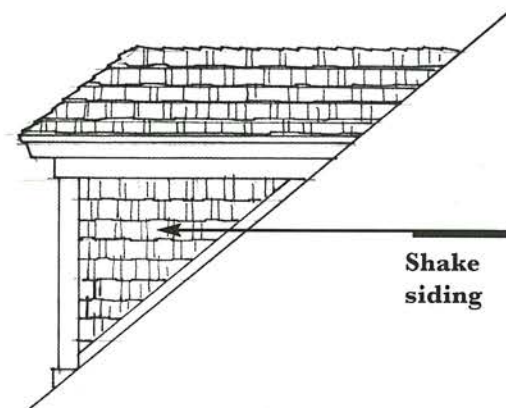
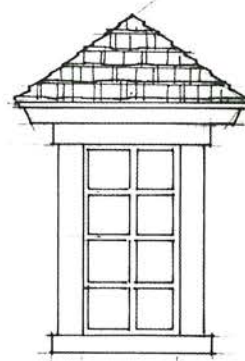
FRENCH TYPICAL DORMERS

FRONT VIEW

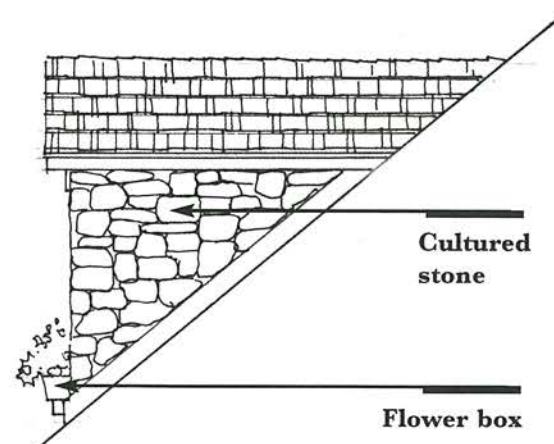
SIDE VIEW



ARCHED DORMER



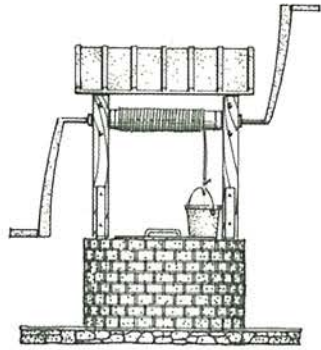
HIP DORMER



GABLE DORMER

English Rural

AT SKYECROFT

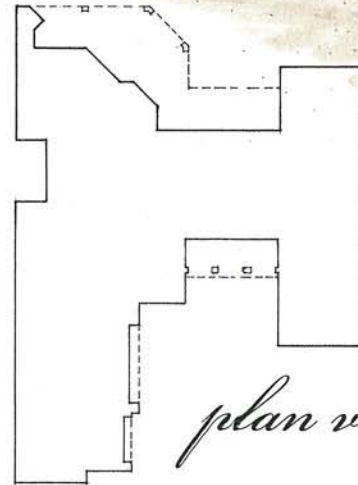


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The English Rural style references the "Gothic Revival" and "Old English" cottage period. This style features an eclectic blend of elements such as trussed gable ornamentation, exposed timber, stucco exteriors, and rusticated wood columns.

John Ruskin, a widely acclaimed English architectural critic of the period was convinced that Gothic was England's true style of architecture. The English Rural homes at Skycroft will make full use of the mixed palette of materials. The result is a more romantic exterior, earthy, tactile and lasting. The variety of old English will lend itself to more asymmetrical foot prints and massing, magnifying the homes curb appeal.

Our intent with Skycroft is to recall and pay homage to this inspirational vernacular.



plan view



rear elevation

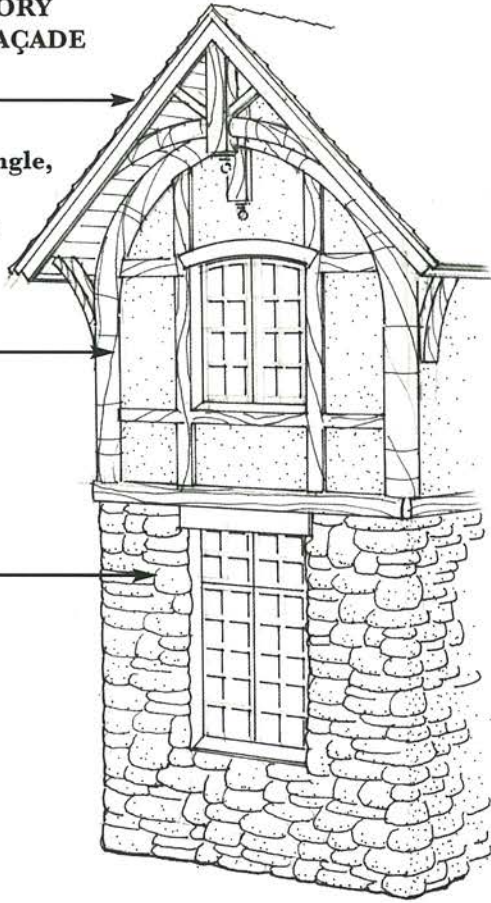
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**ENGLISH RURAL
TWO-STORY
TYPICAL FAÇADE**

Shake, slate, or
dimensional shingle,
gabled roof
10/12 min. pitch

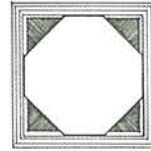
2nd story, half
timbered,
w/faux cruck

Tumbled stone
1st story

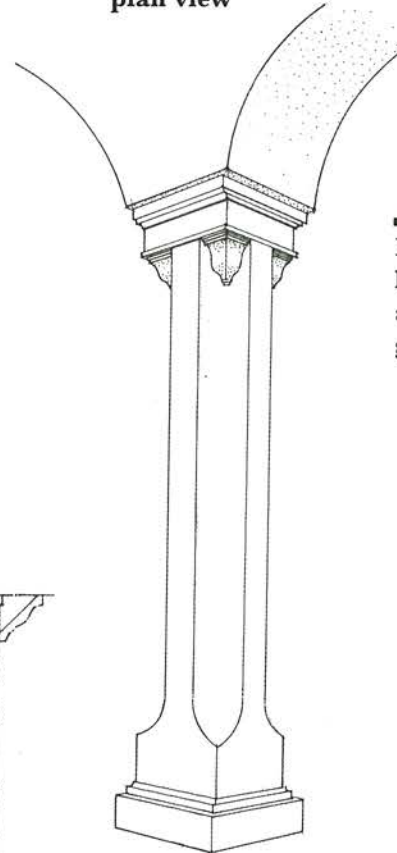


ENGLISH RURAL

Details

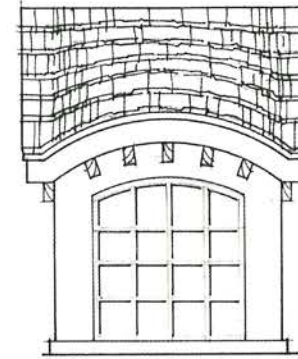


Decorative
column
plan view

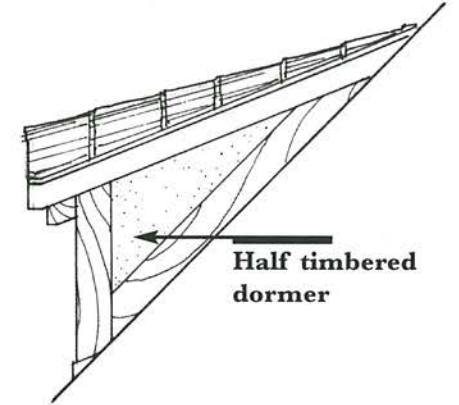


Decorative
column
perspective
view

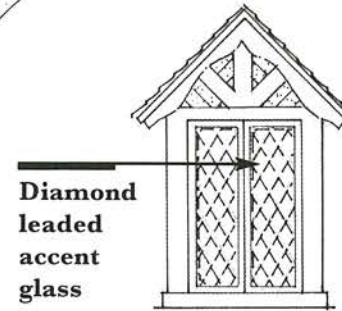
ENGLISH RURAL TYPICAL DORMERS



ARCHED SHED DORMER

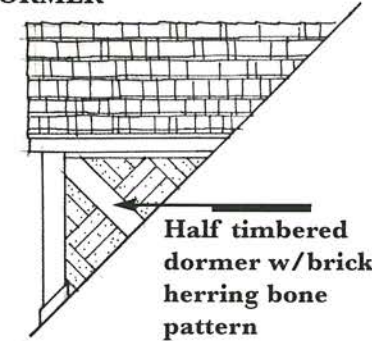


Half timbered
dormer



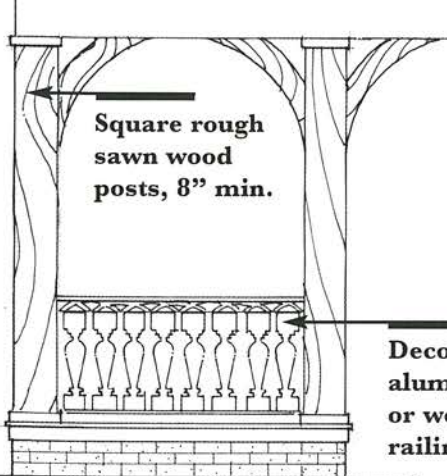
Diamond
leaded
accent
glass

GABLE DORMER



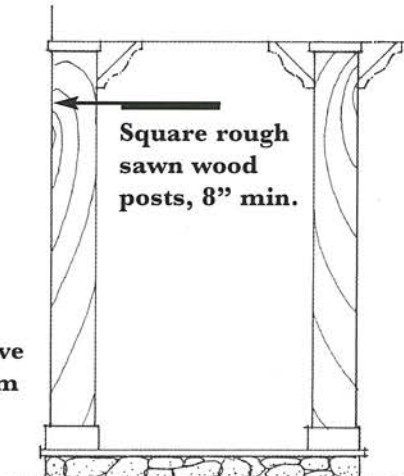
Half timbered
dormer w/brick
herring bone
pattern

ENGLISH RURAL COLUMN & RAILING DETAIL



Square rough
sawn wood
posts, 8" min.

Decorative
aluminum
or wood
railings

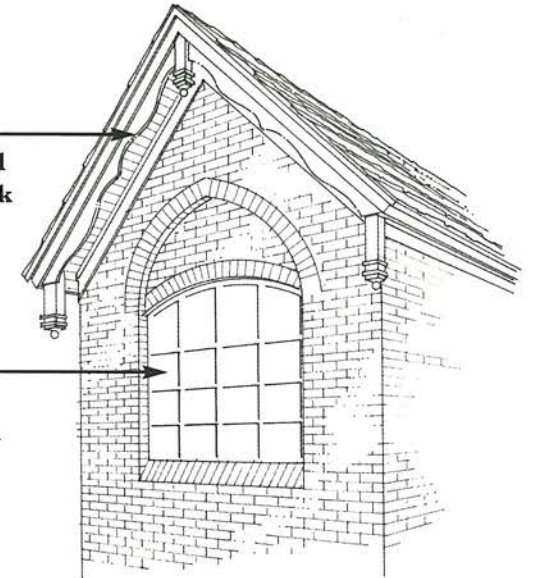


Square rough
sawn wood
posts, 8" min.

**ENGLISH RURAL
FAÇADE DETAIL**

Decorative fascia and
brackets and fretwork

Slump arch window
w/bricks around and
gothic arch



Arts & Crafts

AT SKYECROFT

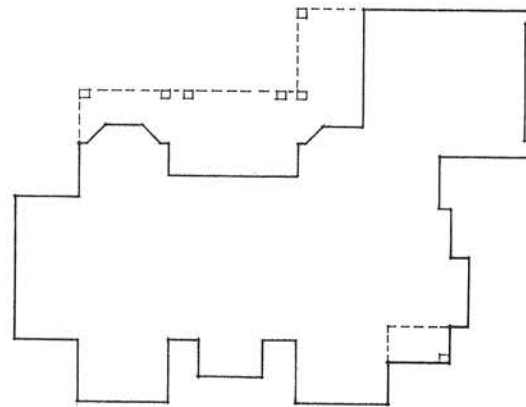


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Architects seeking a simpler style sought references from the early Tudor and late medieval English periods.

The early Tudor period was influenced by the re-introduction of brick to England and likewise a major element of Tudor Revival architecture of the Arts and Crafts period. Typical features include steeply pitched gable roofs; simple rectangular openings devoid of arches; simple building massing; and ashlar stone and brick cladding often used in combination. Entry's were strong in mass yet simple in detailing and had little or no covered areas.

The goal of the Skycroft guidelines is to create a new vernacular that recalls and recreates the grand vision of this truly inspiring period of English architecture.



plan view



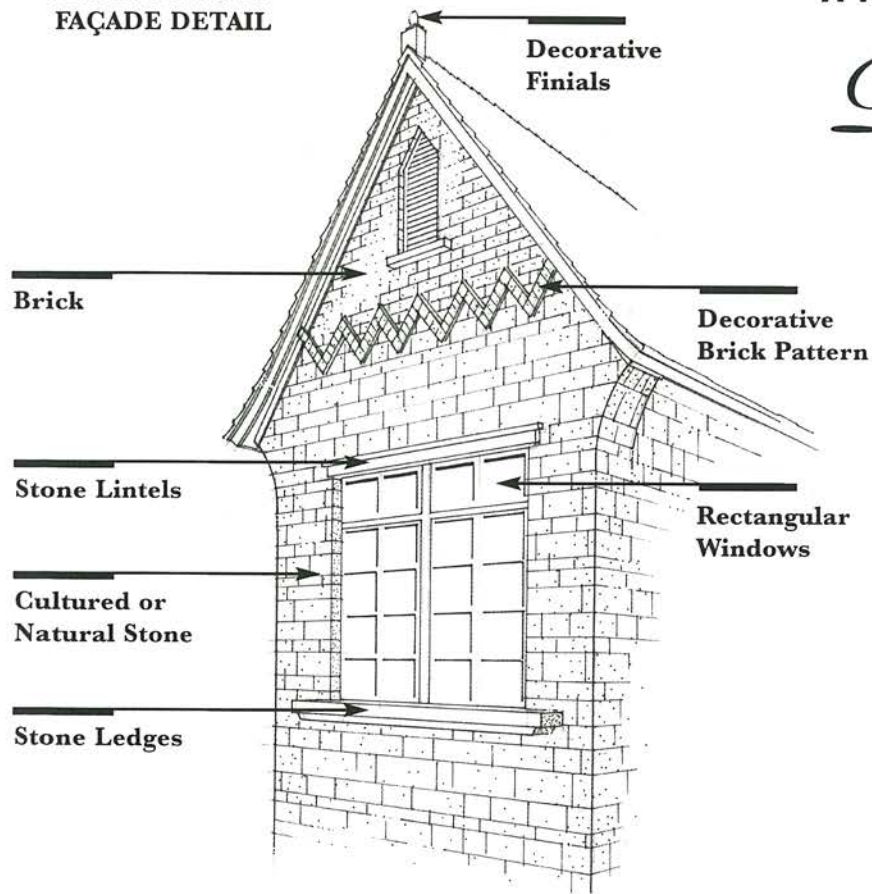
rear elevation

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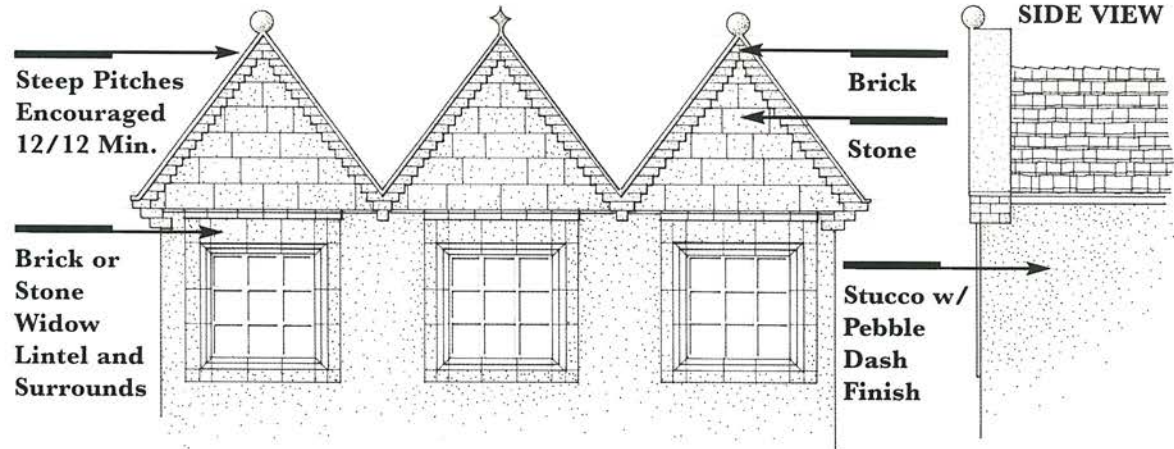
ARTS & CRAFTS
FAÇADE DETAIL

ARTS & CRAFTS

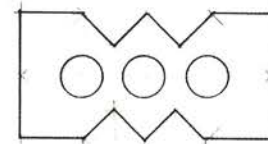
Details



ARTS & CRAFTS PARAPET



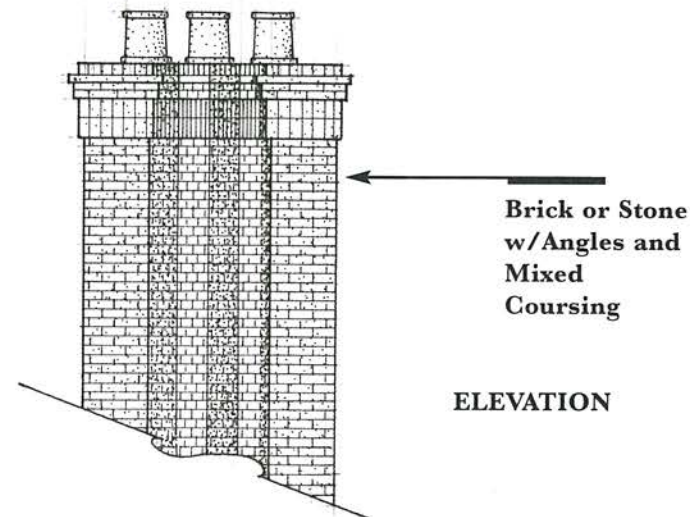
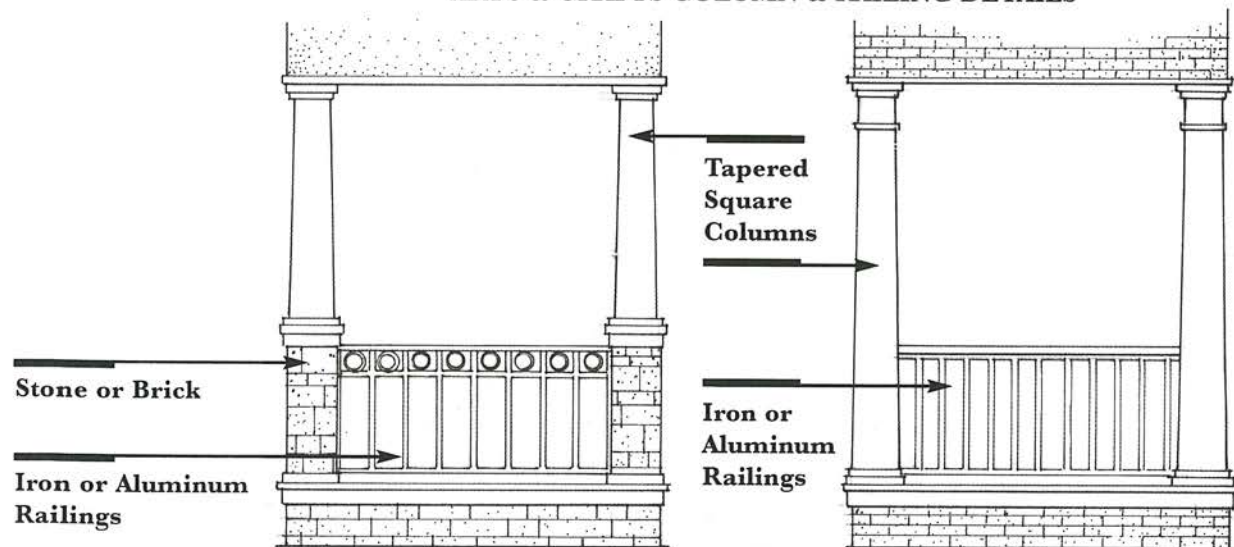
ARTS & CRAFTS
PARAPET
SIDE VIEW



PLAN VIEW

ARTS & CRAFTS TYPICAL CHIMNEY

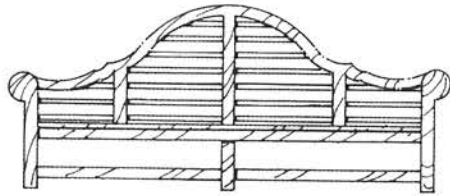
ARTS & CRAFTS COLUMN & RAILING DETAILS



ELEVATION

Norman Manor

AT SKYECROFT



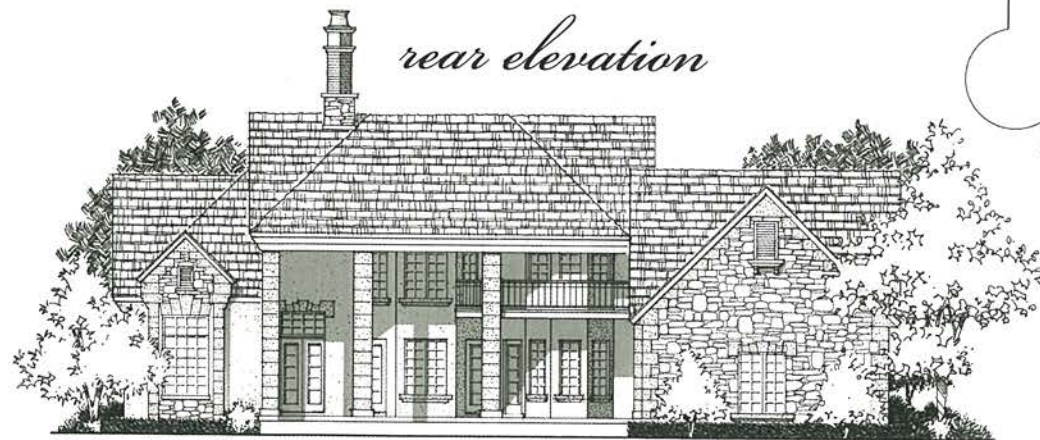
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The Norman style was an English interpretation of the Romanesque style brought by conquering Norman invaders, with simple building massing. Later adaptations were often punctuated with strong vertical elements such as a stair tower. Roman arched openings were used sparingly and had simple entry elements with little or no covered area. Early Norman homes were castellated keeps for feudal barons but later homes were built for an emerging wealthy merchant class in rural and urban areas.

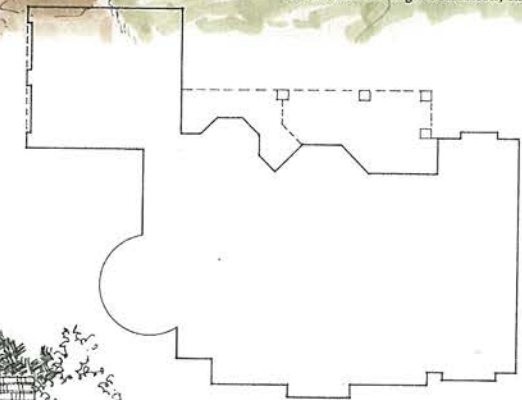
Imported rough-hewn Caen stone with quoin stone borders were a common exterior treatment although most manor homes were made out of timber or cob, which was a mixture of mud and straw or gravel.

The Normans introduced the fireplace to England, the first of which were no more than recessed openings surrounded by Romanesque arches and columns. The intent for Skycroft is to emulate a vernacular that reflects this rusticated simplicity.

rear elevation



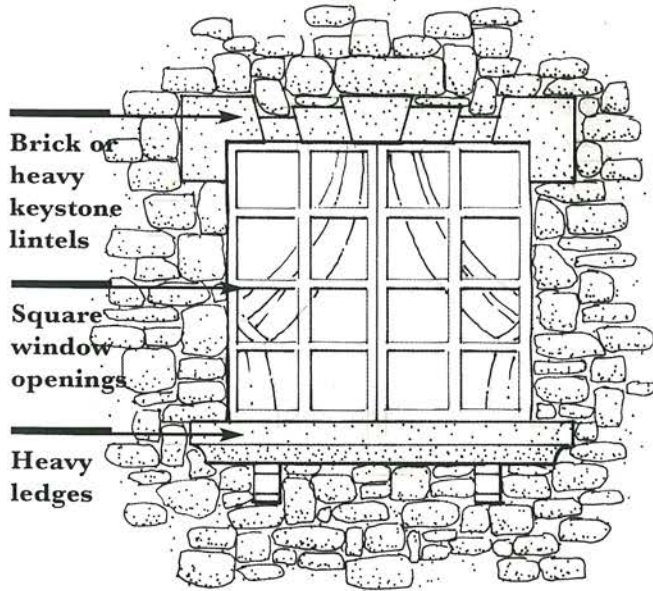
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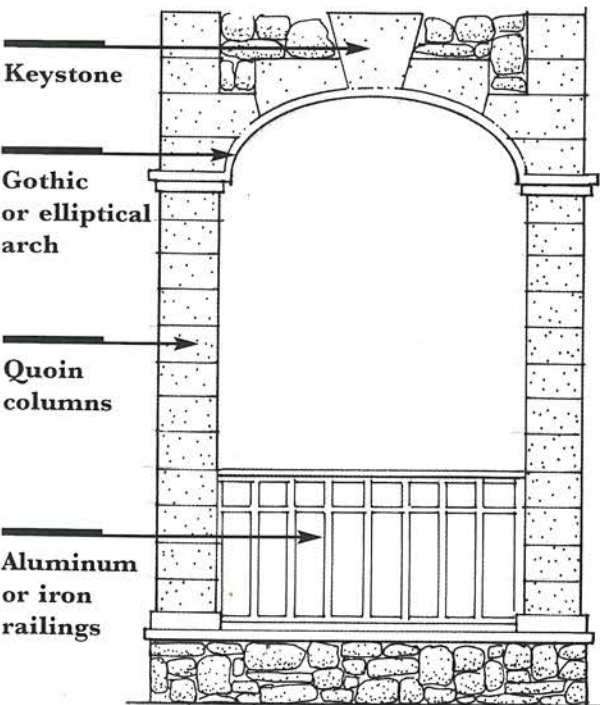
plan view

NORMAN MANOR

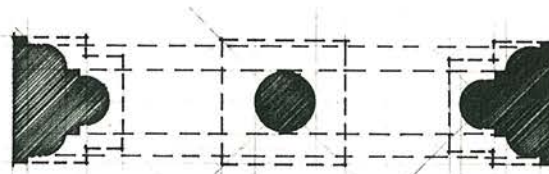
Details



WINDOW DETAIL

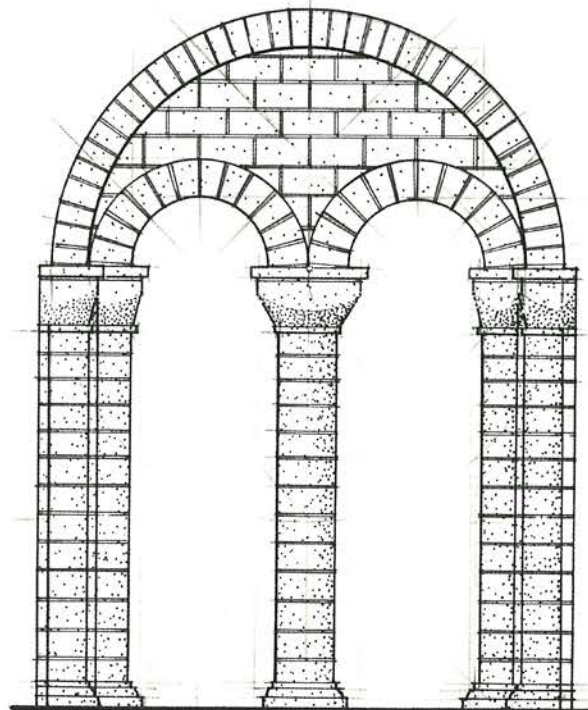


COLUMN AND RAILING DETAIL

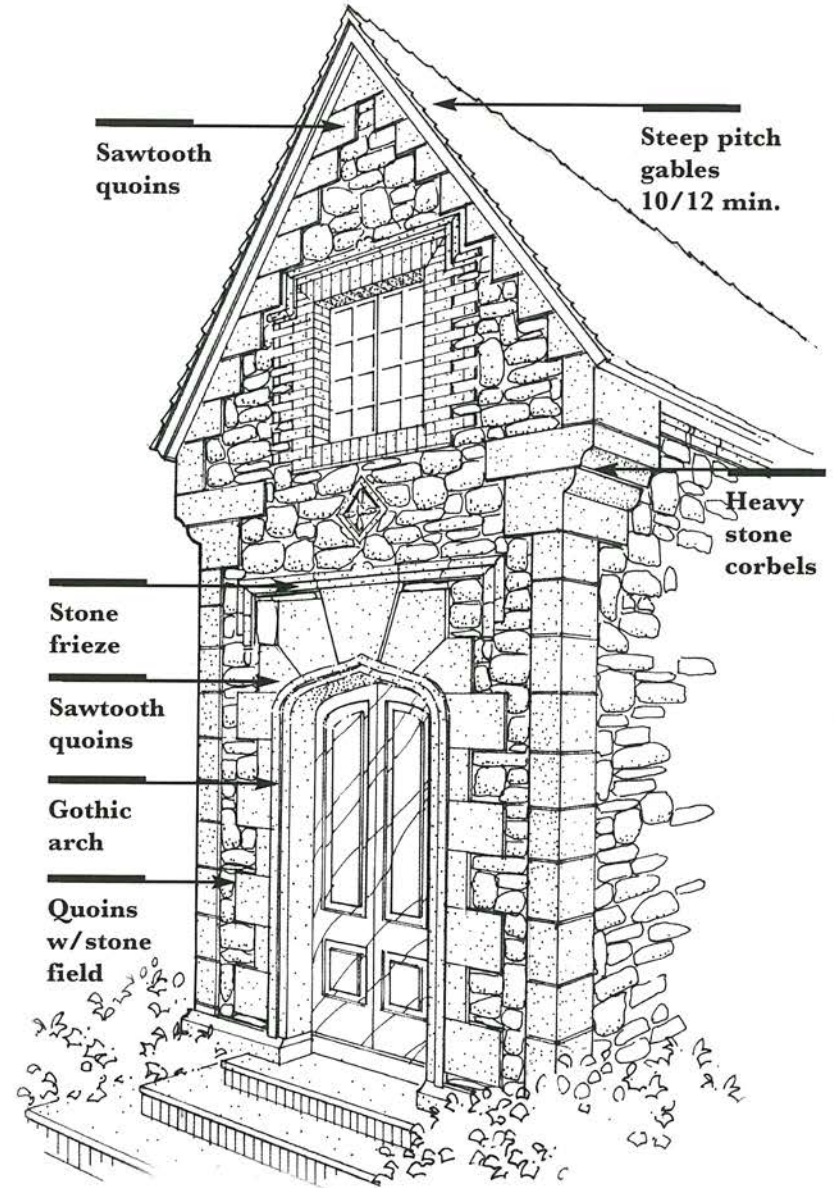


PLAN VIEW

DOUBLE ROMAN ARCH ELEVATION



ARCH AND COLUMN DETAIL



ENTRANCE DETAIL

Building Composition & Massing

In order to ensure homes in the Skycroft community are truly unique, aesthetically pleasing and harmonious with its surroundings, special attention will be given to their composition and massing. As part of the building requirements, there is a maximum straight run of 50 feet on sidewalls and 44 feet on front and rear walls.

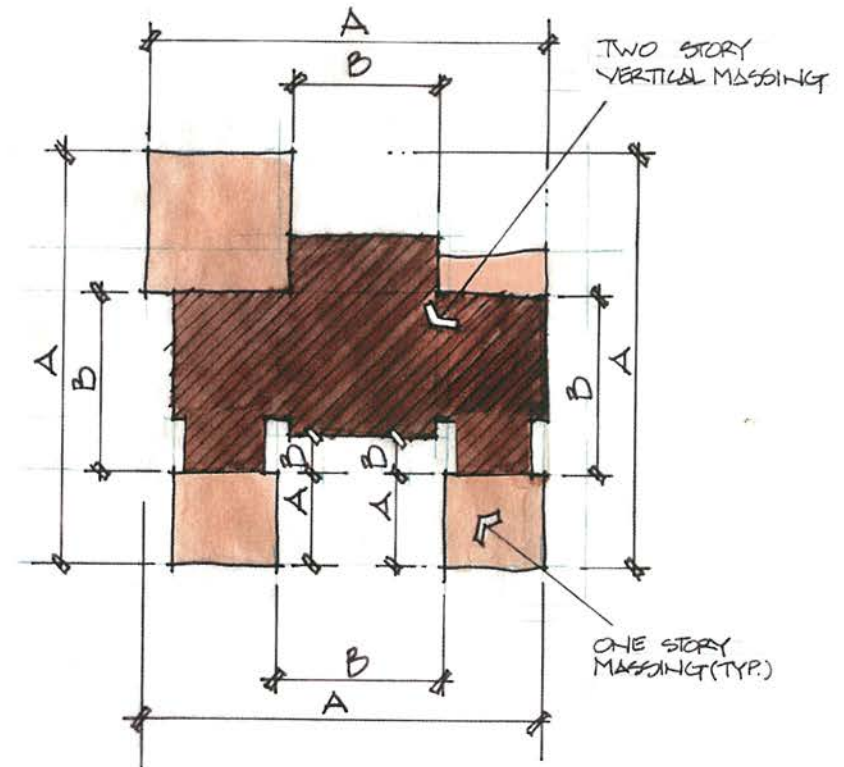
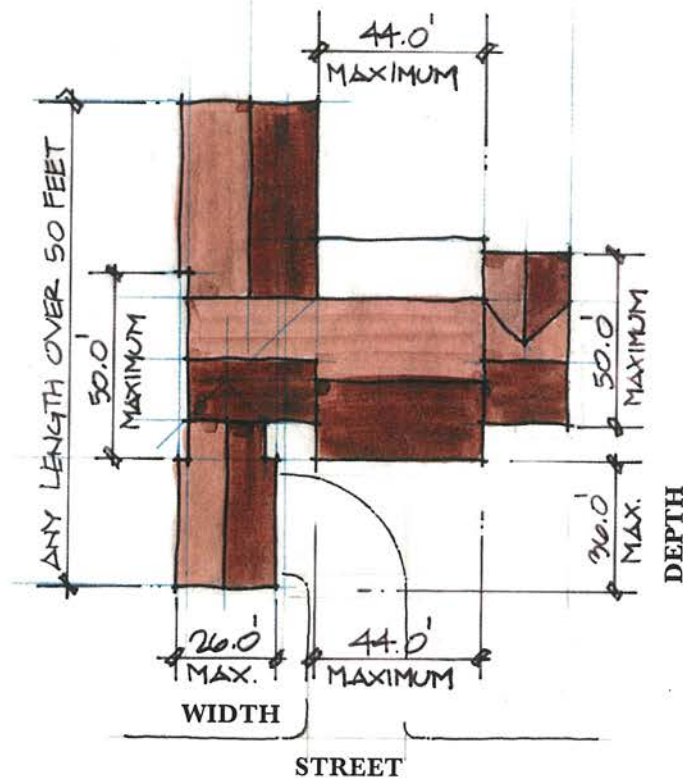
Any wall over this length must be broken up through relief.

Additionally, the size and scale of any garage will adhere to the following: The maximum street width shall be 26 feet and the maximum depth shall be 36 feet. In the case of three car garages,

the facades shall be broken up with the longest straight run being no greater than 20 feet. Also, the lineal footage of vertical two story surfaces shall be less than or equal to 50% of the homes total perimeter. This formula is defined in the given illustration.

Creating a pleasing street presence is one of the paramount goals at Skycroft. It is hoped that you will appreciate the value and importance of implementing these parameters to simplify the design process and help ensure the timeless beauty and value that is Skycroft.

Please consult your residential design professional.



A = TOTAL PERIMETER OF BUILDING
B = TWO STORY VERTICAL WALL SURFACE

VERTICAL MASSING FORMULA: $B \leq \frac{A}{2}$

All Renderings Are Used To Illustrate Styles Not Size.

Garage

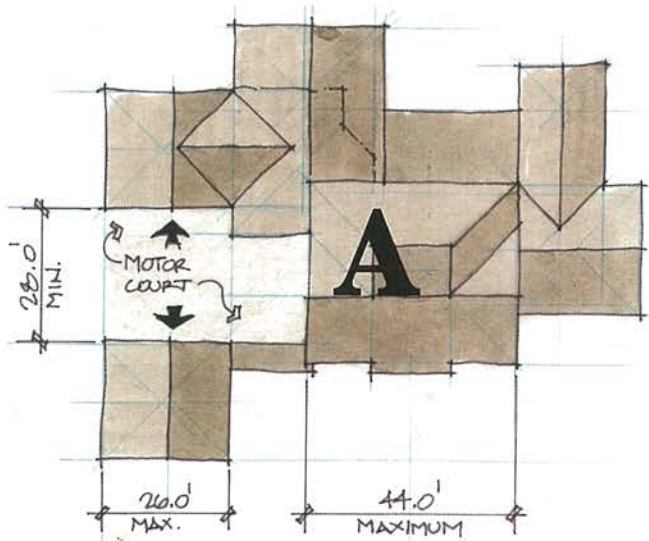
ORIENTATION

The location, approach and treatment of garages are an important element in achieving a sense of timelessness in the Skycroft community. Nothing has more greatly impacted the latter half of twentieth century architecture than the automobile. This impact has changed the massing and layout of modern homes. To maintain a contextually appropriate response at Skycroft, it is strongly encouraged to employ either a side entry garage (D) or a side motor court (A) in your home design. If lot size constraints don't allow those options and you are employing a three or more car garage in your design you are strongly encouraged to employ a front interior motor court (B) dividing the garage massing into two smaller separate elements. An interior side entry garage (C) is

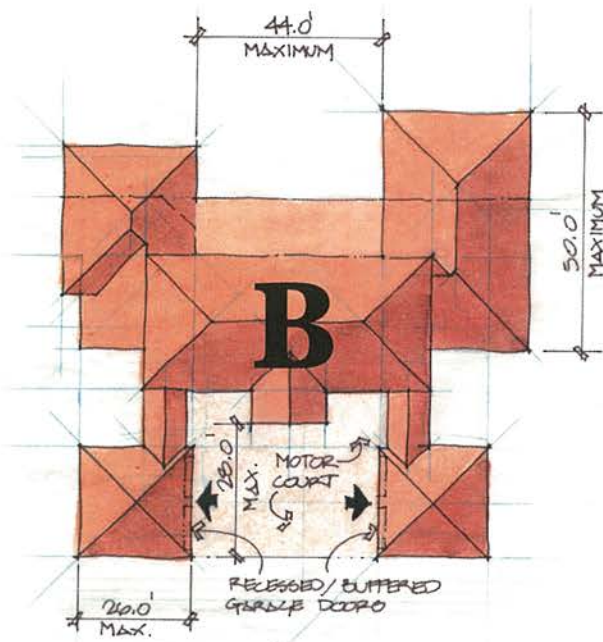
should be the last option in a three-car garage and is permitted for a four-car garage configuration.

Additionally to control the impact of garages the depth of garages are limited to a maximum of twenty-six feet. Three car interior side entry garages can extend no further than thirty-six feet beyond the face of the front entry and have an uninterrupted façade of no longer than twenty feet. The garage facades in interior side entry and front interior motor court plans must also further treat the garage doors to reduce impact. Illustrations of this are shown on the following page.

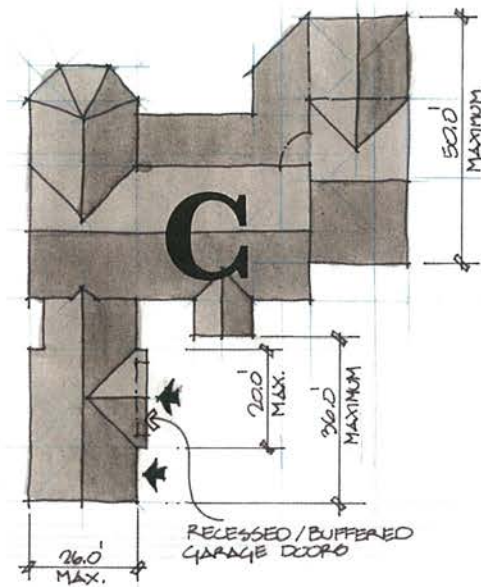
We hope you will appreciate these efforts to ensure Skycroft will be unlike any other community in its timeless appeal and character.



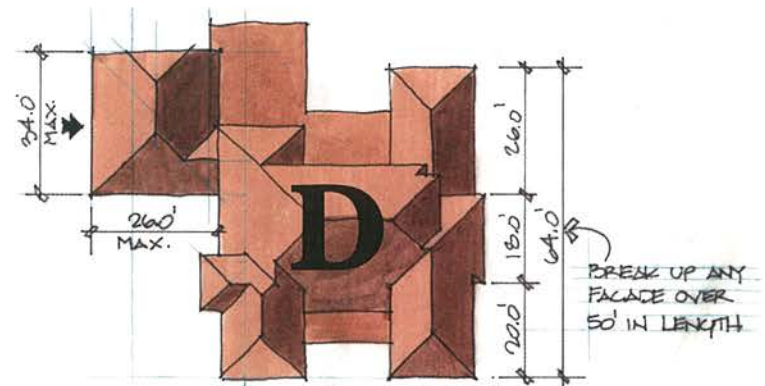
SIDE MOTOR COURT PLAN



INTERIOR MOTOR COURT PLAN



INTERIOR SIDE ENTRY PLAN

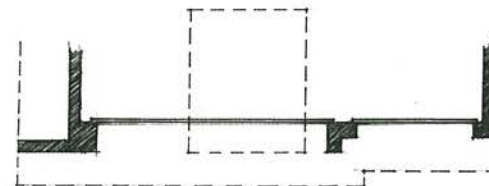
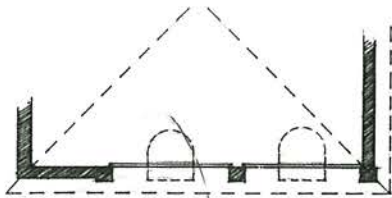
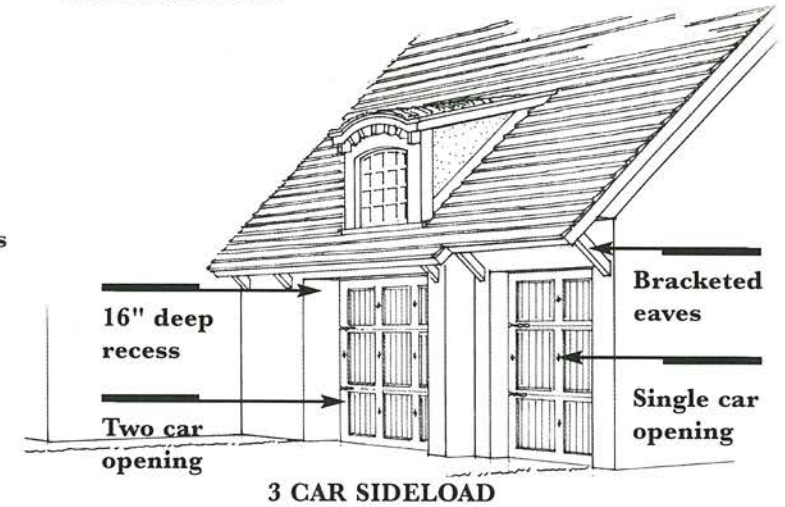
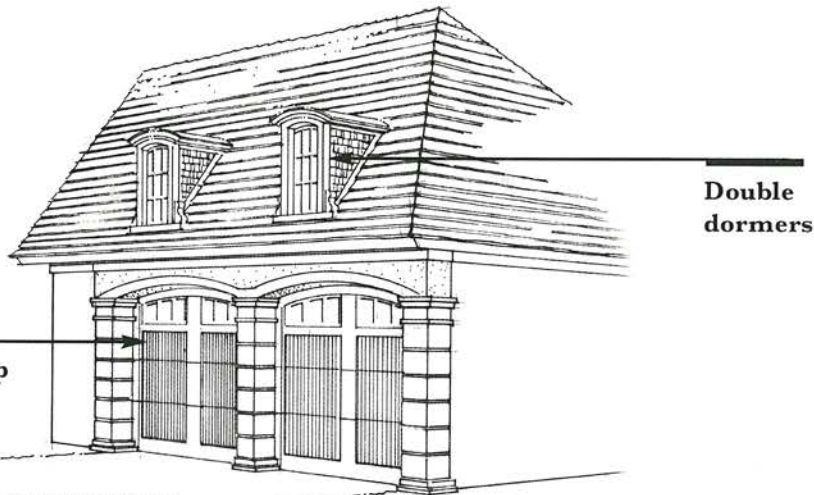
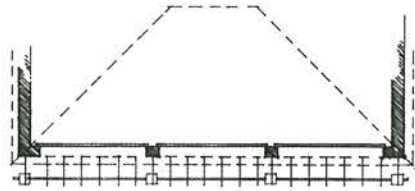
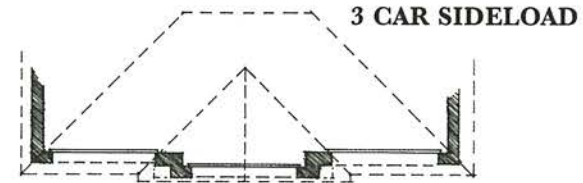
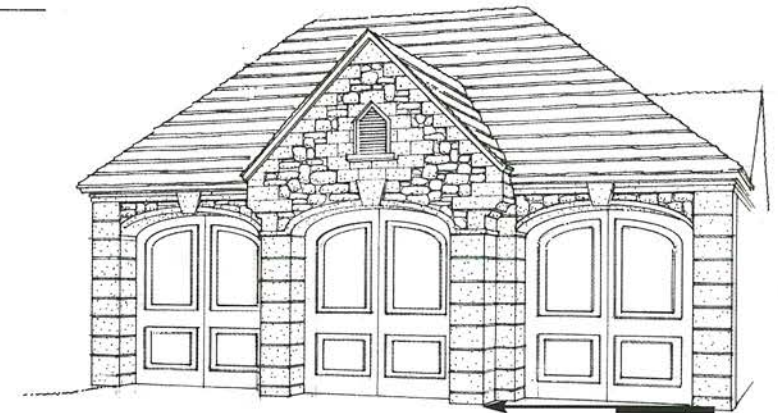
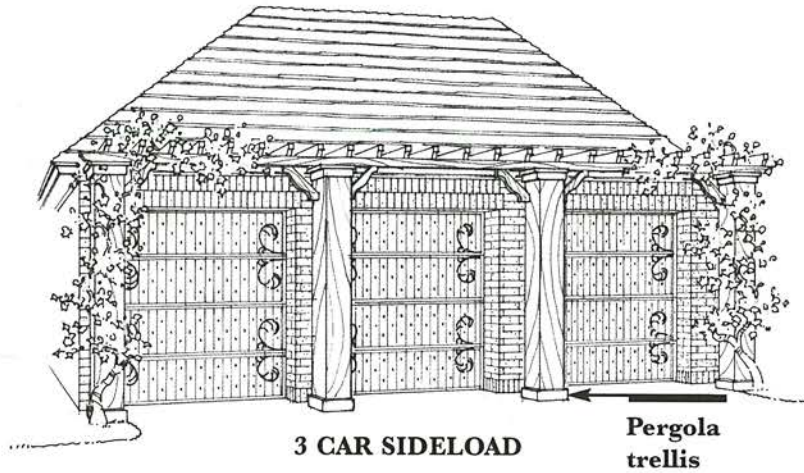


OUTSIDE ENTRY PLAN

Garage

TREATMENTS

The garage facades in interior loaded garages must be treated in one of the illustrated fashions. Garage doors themselves must be treated to reflect the chosen architectural theme and be fashioned as a carriage house door. Additionally the use of individual single garage doors is encouraged to further reduce visual impact of the garage.



Materials

APPROVED FOR EXTERIOR

The use of materials is a very important consideration in the homes at Skycroft. They should be aesthetically pleasing as well as maintenance free. Consideration in the use of "green friendly" materials is strongly urged.

Exterior walls: Stucco, wood or composite fiber cement siding; stone or brick veneers.

Roofing: Concrete or clay tiles, wood shake, natural slate, and architectural grade dimensional shingles. Standing seam copper as an accent is allowed.

Fascia: Minimum 9" in either wood or composite fiber cement.

Soffit: Natural wood, composite fiber cement, or stucco.

Windows: Clear or tinted glass of bronze or gray colors. No reflective glass or film may be used. Frames must be e.s.p. bronze, white or sand colored.

Screen enclosures: Frames are to be done in e.s.p. bronze finish with charcoal screening.

Resource List

"English Cottages"
Tony Evans & Candida Lycett Green
Sterling Publishing Co., Inc.

"The Architecture of Norman England"
Eric Fernie
Oxford University Press

"The Most Beautiful Villages of Tuscany"
James Bentley & Hugh Palmer
Thames & Hudson Ltd.

"Manor Houses of England"
Hugh Montgomery-Massingberd & Christopher Simon Sykes
The Vendome Press

"Manor Houses in Normandy"
Regis Faucon & Yves Lescroart
Konemann

"The Most Beautiful Villages of England"
James Bentley & Hugh Palmer
Thames & Hudson Ltd.

"The Most Beautiful Villages of the Loire"
James Bentley & Hugh Palmer
Thames & Hudson Ltd.

"England's Lost Houses"
Giles Worsley
Aurum Press

"The Glory of the English House"
Lionel Esher
Bulfinch Press

"Old English Farmhouses"
Bill Laws and Andrew Butler
Collins & Brown Limited

"Arts and Crafts Architecture"
Peter Davey
Phaidon Press

Skycroft Guidelines

Skycroft Community Artisans, Craftsmen and Designers:

Charette Architects

Oldham Planning and Design Associates

Outdoor Living Design Services

Paul Rousso Studio

Sater Design Collection, Inc.

Creative Resources

About the Author

Dan F. Sater II, AIBD, a Certified Professional Building Designer for over 20 years, has created thousands of distinctive homes across the United States. With countless industry awards, Dan is one of America's most recognized residential designers. His work appears regularly in such widely known publications as House Beautiful, American Dream Homes, Better Homes & Gardens, and many others. Dan has designed many of America's corporate executives' personal residences, and community themes for some of the nation's prominent developers. A professional member of the Institute of Classical Architecture, Dan conveys in each of his homes the finest principles of our heritage, expressed in language that speaks clearly to the future.

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