

INTRODUCTION & CONCEPT

The Village at Wuthrich Hill presents an innovative new concept for *Rental Living* with a community emphasizing the pedestrian-friendly and diverse inter-generational neighborhoods found in many recent *New Urbanism*-inspired projects. With a variety of single family detached cottages, town homes, and flats, the development will be reminiscent of the quaint neighborhoods built during the early 1900s.

Tree-lined streets with inset parallel parking, side walks, parks, perimeter greenways, and trails are all carefully designed to create a walkable neighborhood that promotes informal interaction among the residents.

Of course, front porches prove to be one of the essential ingredients for a “neighborly” atmosphere. The cottages and town homes will have deep front porches, carefully designed to function as both outdoor living spaces and public-friendly places to interact with neighbors.

Private side and rear yards will be featured on each of the cottages and town homes, along with attached garages located along rear lanes.

REQUEST FOR ARCHITECTURAL WAIVER

In order to achieve the goal of creating an architecturally diverse neighborhood similar to those built in the early part of the 20th century, while also maintaining the integrity of each individual home, we are requesting a waiver regarding the required exterior material percentages for the homes and town homes in The Village at Wuthrich Hill.

Although we greatly appreciate the overall intent of the city’s outlined material percentages, rather than requiring a specific *mixture* of masonry and siding on *each individual home*, we are requesting that the various materials such as stone, siding, and brick be applied in a more historically-inspired manner. Using the Exterior Design Inspirations outlined below, we propose to create exteriors ranging from Arts & Crafts bungalows with fiber cement siding to German-inspired stone cottages and brick clad Colonial Revival homes.

In other words, the diversity would be achieved *throughout the entire neighborhood* with individual homes maintaining their design integrity.

EXTERIOR DESIGN INSPIRATION

The exterior design will draw from the vernacular architecture, indigenous to Pflugerville and the surrounding area:

Arts & Crafts style:

Much of the character found in traditional neighborhoods is created by houses built between 1920 and 1940. These small *bungalows* and *cottages* are defined by spacious porches and lower pitched roofs. Typically clad with both horizontal and vertical siding, stone or brick was used *only* as the base for the porch columns.



German-influenced Stone Cottages:

Soon after Texas independence, a number of German settlers came to the new republic, introducing concepts of architecture and construction from their homeland. Ingenious design, the use of local stone and wood, and structural integrity resulted in homes that have lasting appeal.

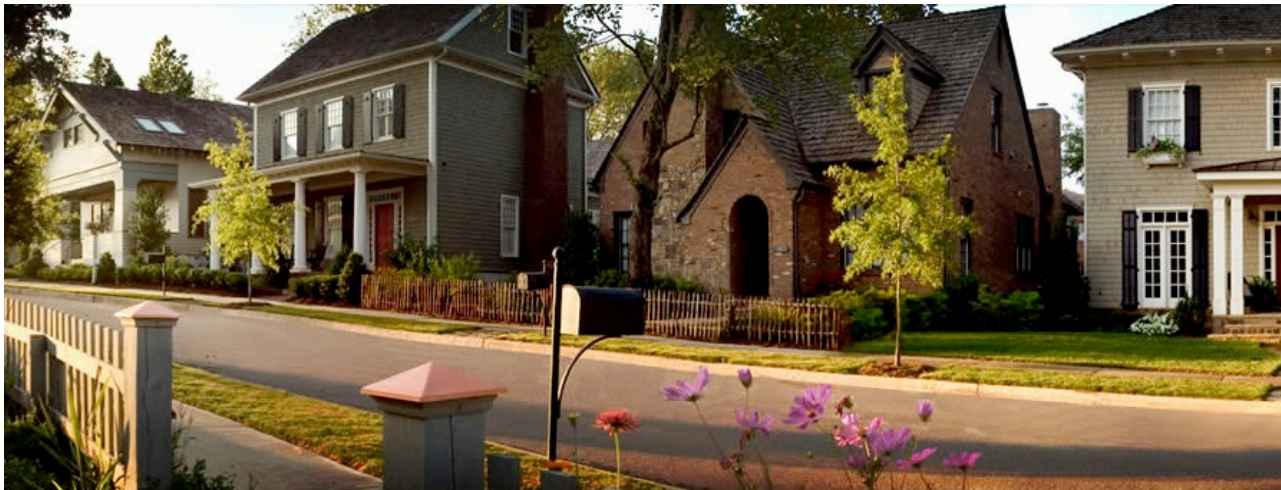


Colonial Revival:

This is a very broad style with examples found in virtually every community in America. These homes often feature steeper pitched roofs, shuttered windows and special attention to subtle exterior details for columns and eaves. Although brick and siding were both used, the combination of materials was carefully considered. Some homes were clad totally in wood while others used brick as a strong accent material, often only on the first floor.



The Importance of Materials in a New Traditional Neighborhood



An architecturally diverse neighborhood where each home maintains consistency of materials



Cottages similar to the proposed homes in Wuthrich Village. The mixture of horizontal and vertical fiber cement siding, along with Craftsman-style porch columns with brick bases are also representative of the specified details. (National Village, Alabama designed by Larry W. Garnett)



Along with the thoughtful selection of materials and colors, landscaping will play an important role in the overall appeal of the cottages at Wuthrich Hill.

Holden Street Cottages designed by Larry W. Garnett



Horizontal siding, along with porch columns on stone bases are representative of the proposed designs for Wuthrich Hill

Battles Trace, Alabama designed by Larry W. Garnett

The Importance of Materials in a New Traditional Neighborhood



Cottage Courts - Mueller in Austin, TX



Cottage Courts - The Waters Alabama

The Village at Wuthrich Hill features several areas where the cottages and the town homes face a central courtyard. This is actually a revival of a concept that originated in Southern California with Bungalow Courts in the early 1920s. Our proposed Cottage Courts feature homes that front a 50' wide common area. Instead of turf grass as typically used, we intend to use native plants and walkways of decomposed granite, both of which will conserve water usage.

Note the consistent and thoughtful use of materials and color schemes, along with particular attention to the traditional details. Several of the exterior elevations in Wuthrich Hill will feature low pitched metal roofing in keeping with the local vernacular style



Orenco Station - Oregon



Although the *Front Porches* included on each cottage become critical for creating a “people-friendly” neighborhood, private side yards will also be incorporated into each cottage and town home in order to offer secluded outdoor living spaces. The use of siding with stone accents seen in these areas is very similar to our Wuthrich Hill designs.

The Importance of Materials in a New Traditional Neighborhood -

Examples of what we want to *avoid* in Wuthrich Hill

Often, it becomes valuable to understand exactly what you *don't want* in an individual home design or neighborhood. The task of creating architectural codes and guidelines for communities

Often, it becomes valuable to understand exactly what you don't want in a design.

and new developments is daunting. The first step is realizing that the various descriptions such as “attractive, appropriate, or aesthetically pleasing” are almost impossible to define to everyone’s satisfaction. However, experience tells us that without such guidelines, the result is almost always less than satisfactory. Therefore, a number of these guidelines resort to specifying various material requirements, roof pitches and other common architectural elements. These can be effective in some

situations. Unfortunately, the formula for achieving “good architecture” is much more involved than defining materials and percentages.



While achieving a requirement for 100% masonry, the result is not always what might have been envisioned.



This home adhered to the percentages required for brick. However, the result is similar to a house on a movie set where only the front will be visible.



Stone was added up to a 32 inch height to meet the required percentage of masonry. While the home is certainly not unattractive, it's obvious that it's just another new home in a suburban development.

OR



This home is quite similar to the cottages we have designed for Wuthrich Hill. The combination of vertical and horizontal siding along with the brick bases at the porch columns offers a timeless exterior.

The Village at Wuthrich Hill

Cottages



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Typical Streetscape



CT-A-1 2% 2%
COTTAGE A



CT-A-2 28% front: 44%



CT-B-1 2% 2%
COTTAGE B



CT-B-2 15% front: 61%



CT-C-1 2% 2%
COTTAGE C



CT-C-2 24% front: 81%



CT-C-3 35% front: 73%



CT-D-1 0% 0%
COTTAGE D



CT-D-2 26% front: 70%



CT-D-3 20% front: 65%



CT-D-4 78% front: 95%



CT-E-1 2% 2%
COTTAGE E



CT-E-2 29% front: 72%



CT-E-2 CORNER ELEVATION (courtyard with fencing) Side facing street: 24%



CT-D-4 CORNER ELEVATION (courtyard with fencing) Side facing street: 4%

The Village at
Wuthrich Hill
COTTAGE ELEVATIONS & MATERIALS



CT-D-4 CORNER ELEVATION (with windows at "blank wall") Side facing street: 95%

- MASONRY MATERIAL PERCENTAGES
- Cottage Overall Percentage (including interior courtyards)
 - Front Elevation Percentage
 - Corner Elevation Percentage

Cottage Elevation Variations

The Village at Wuthrich Hill

Town Homes

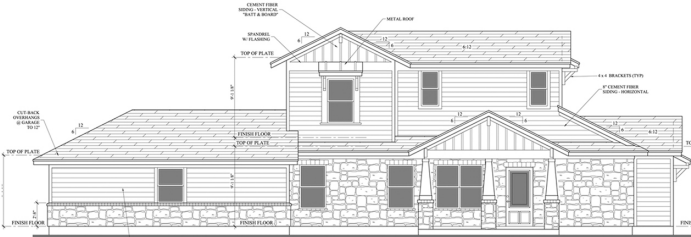


TH-D 36% Front 25%

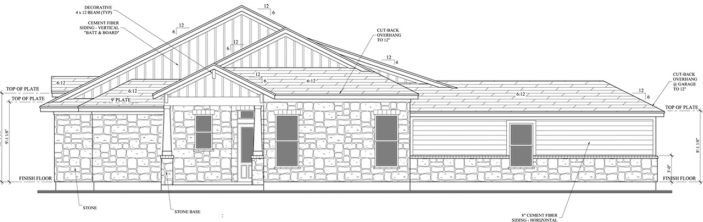
TH-C 47% Front: 51%

TH-B 20% Front: 61%

TH-A 63% Front: 85%



TH-D Corner: 48%



TH-A Corner: 76%

MASONRY MATERIAL PERCENTAGES

- Overall Percentage (including interior courtyards)
- Front Elevation Percentage
- Corner Elevation Percentage

The Village at Wuthrich Hill

MASONRY MATERIAL

PERCENTAGES

Cottages and Town Homes

PRODUCT	QUANTITY	MASONRY % EACH UNIT	TOTAL MASONRY %
Town Home TH-A	10	63%	630%
Town Home TH-B	12	20%	1,514%
Town Home TH-C	26	49%	1,274.0%
Town Home TH-D	14	37%	518%
Cottage CT-A-1	4	2%	8%
Cottage CT-A-2	5	28%	140%
Cottage CT-B-1	7	2%	14%
Cottage CT-B-2	9	15%	135%
Cottage CT-C-1	6	2%	12%
Cottage CT-C-2	8	24%	192%
Cottage CT-C-3	7	35%	245%
Cottage CT-D-1	7	0%	0%
Cottage CT-D-2	5	26%	130%
Cottage CT-D-3	9	20%	180%
Cottage CT-D-4	6	78%	468%
Cottage CT-E-1	2	2%	4%
Cottage CT-E-2	4	29%	116%
ALL COTTAGES & TOWN HOMES AVG %			40%

NOTE: The remainder of exterior cladding shall be cementitious siding