



ISTORIA

FIND YOUR PLACE IN HISTORY



PATTERNS

DEVELOPER'S PERSPECTIVE

History

History (n): "A record of past events or experiences."

After 20-plus years of development experience in northeast Florida, we located a property worthy of a name synonymous with St. Augustine, "Istoria", from the Latin word *Historia* meaning History.

Attributes of the Istoria property include a predominantly undisturbed vegetative cover consisting of indigenous species, expansive views of the Tolomato River, and a riverfront location and orientation well suited to benefit from the coastal sea breezes common to the region. Our plan of development is sensitive to these natural attributes, offering significant preserved open space, a common area located on the river marsh, and this pattern book to guide home construction and landscaping.

Istoria not only derives its name from its neighboring city, but also, its architectural standards. The Coastal vernacular prescribed in this pattern book reflects the architectural styles historically accurate with St. Augustine and coastal North Florida.

We invite you to write a chapter of your family history in our newest and most-distinguished neighborhood. With much work, attention to detail and pride, we present our record of historical patterns for great homes of the future.

Authentic Architecture

Istoria is located just north of St. Augustine, Florida. This region has a long-standing history of varying Colonial influences, which are reflected in its unique architectural styles.



These colonial influences are the foundation of the two styles of architecture selected for this design code; "The British West Indies" and its more contemporary cousin, the "Florida or Coastal Vernacular." These styles of architecture evolved in direct response to their natural and cultural environment. The outcome of this evolution is structures with simple forms and details that result in well-proportioned homes with casual charm.



Old Capo Island Road

A canopied road in Florida

Canopied Capo Island Road is a remnant of Dixie Highway. In 1927, U.S. Highway 1 entered Florida south of Folkston, Georgia. It traveled through St. Johns County along the Florida eastern coast to Miami. Inadequate to meet today's traffic needs, Old Dixie Highway has been abandoned by the Federal and State highway departments. The local residents of northern St. Johns County have protected this discarded segment of highway as a peaceful trip down memory lane. Istoria is proud to join the residents in maintaining the character of this piece of St. Johns County history.

DESIGN PHILOSOPHY

The British West Indies and Coastal styles have combined over the years to create a wonderful building type or architectural language. The form and ornamentation of buildings is limited to well-crafted elements that are functional and respond to the environment. These elements provide shade from the intense sun, ventilation for natural cooling, and shelter from the rain. Key building elements of the selected architectural styles include:

- ❖ Porches & balconies
- ❖ Extended roof overhangs
- ❖ Double hung windows
- ❖ High ceilings
- ❖ Shutters
- ❖ Weather vanes

Construction is typically executed using local craftsmen and materials that are indigenous to the region. Such materials include:

- ❖ Horizontal wood siding
- ❖ Wood board & batten
- ❖ Masonry chimneys and foundations
- ❖ Metal and architectural shingled roofs
- ❖ Wood windows
- ❖ Stucco



BUILDING COMPONENTS

The execution of construction details for the building components listed below is critical to insure the character of the British West Indies and Coastal styles. The guidelines included on the following pages elaborate on the construction of these building components including details and use of materials.

The various building components respond to the previously discussed design philosophy. Accurate detailing of these components is critical to insure the character of the architectural vernacular.

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DOORS, WINDOWS AND SHUTTERS

Materials

Wood frame windows are strongly suggested, as are the use of French doors in combination with windows. They should be carefully proportioned to enhance the exterior appearance and interior light quality. Vinyl or aluminum clad wood windows will be permitted, subject to color approval.

Lightly tinted glass is acceptable for windows & doors, but foil or reflective material is not allowed.

Colors

Window trim and shutters are typically painted an accent color that complements the color of the main body of the house. All color selections are subject to ARC approval.

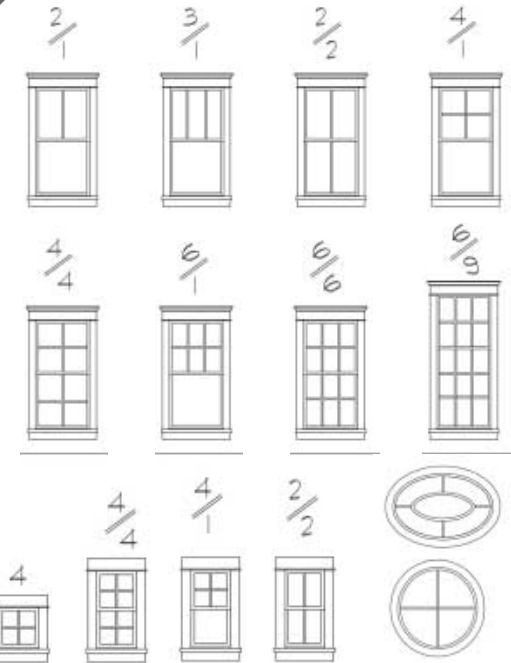
Details & Examples

Front doors should make a strong architectural statement. Wood or glass exterior doors exceeding a height of seven feet (7') are recommended. The use of double front entry doors, or doors enhanced by side and/or transom panels is encouraged. Sliding patio doors are not permitted when visible from the street or used as a front entrance.

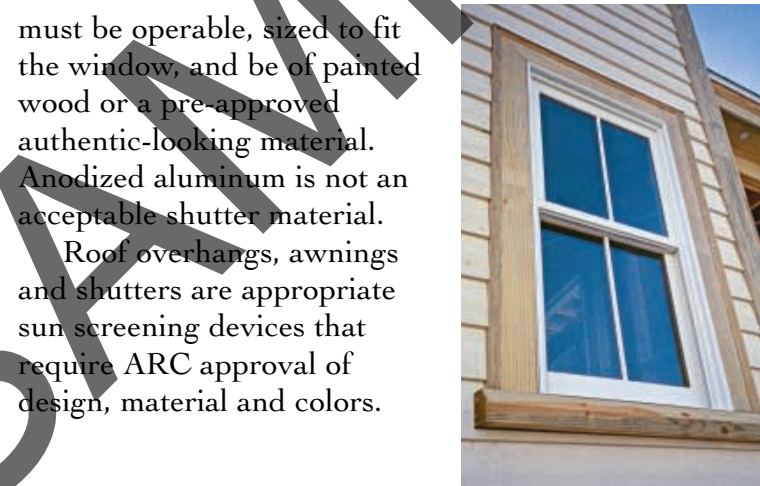
Louvered, bevel board, and panel shutters are encouraged. Louvered shutters can tilt from the top or swing open. All shutters



When side-hinged shutters are used, the width of the shutters should be half the width of the window.



Select muntin configurations that are consistent throughout the structure. Derivations are only allowed on special windows.



ROOFS

Roofs are a significant design component of Isthia's coastal architectural vernacular. The practical purpose of the roof is to provide the structure with protection from the weather. The design of the roof should include accurate architectural details, in addition to providing protection from the elements.

Materials

Roof materials may be chosen from a selection of architectural asphalt, imitation cedar shingle, standing seam metal, corrugated or 5V crimp metal. Roof colors will be limited to natural wood color, mill finish or shades of gray. All color selections are subject to ARC approval.



Methods of Construction

Roof overhangs with cornice or rafter designs are an essential part of the Coastal vernacular style. Proper overhangs should be included to provide shelter from both the sun and rain. Roofs that incorporate decks, balconies and screened porches are encouraged. Proper detailing of overhangs allow for a clear understanding of traditional design and craftsmanship.

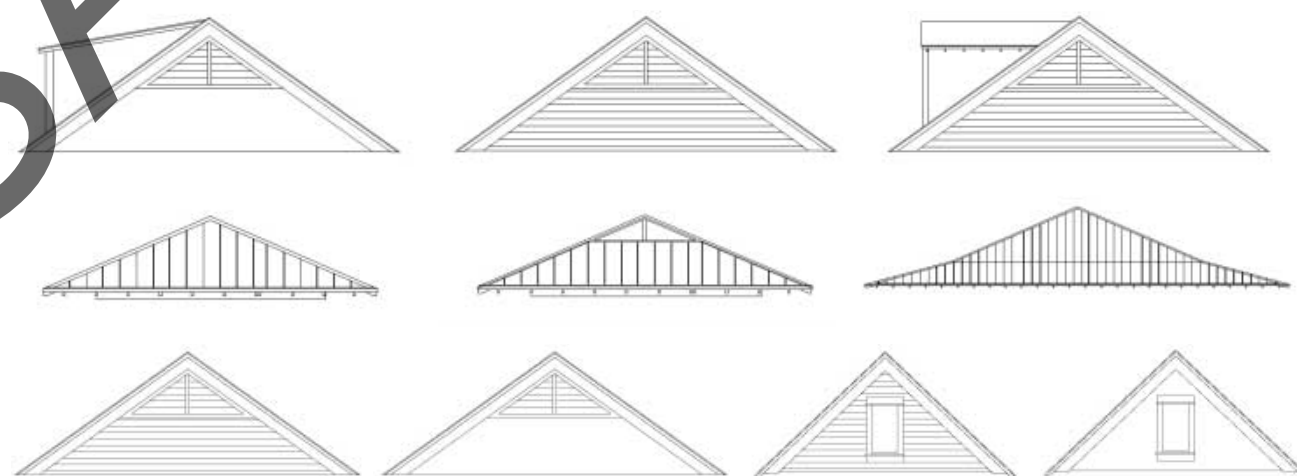
Details & Examples

Roofs of all homes within Isthia shall have a similarity of form to provide for a homogeneous character. Gable and hip roofs shall have a minimum roof slope of 5/12 and maximum of 12/12.

Roof slopes less than 5/12 slope are acceptable only in minor areas (not to exceed 20% of the total roof area) where used on connections to or between larger roofed areas, attached shed roofs or shed roofs at porches. All connecting roofs shall have a roof with material compatible with the main building structure.

The following roof configurations are used in the Coastal Vernacular styles and are represented in the graphic details shown below.

All roof accessories, such as vent stacks and roof vents shall be painted to match the roof color. Wherever possible, vents shall be located away from the entry elevations. Copper flashing is recommended, except in the case of metal roofs where it shall be of the same material as the roof. Roof overhangs shall be a minimum of twenty inches (20"). Rain gutters are permitted. No vinyl soffits are permitted.



ACCESSORY STRUCTURES



Carriage house



Pergola



Drive to detached carriage house

Towers & Cupolas

Towers and cupolas will be allowed on select lots. The scale & proportion of the tower to the main body of the house is crucial. The footprint of the tower shall be no greater than 10% of the conditioned space below it and no greater than 400 square feet. The height of the tower is limited to 35'. The location of the towers and cupolas can be on the side, front, or rear.

Carriage House: Garages & Parking

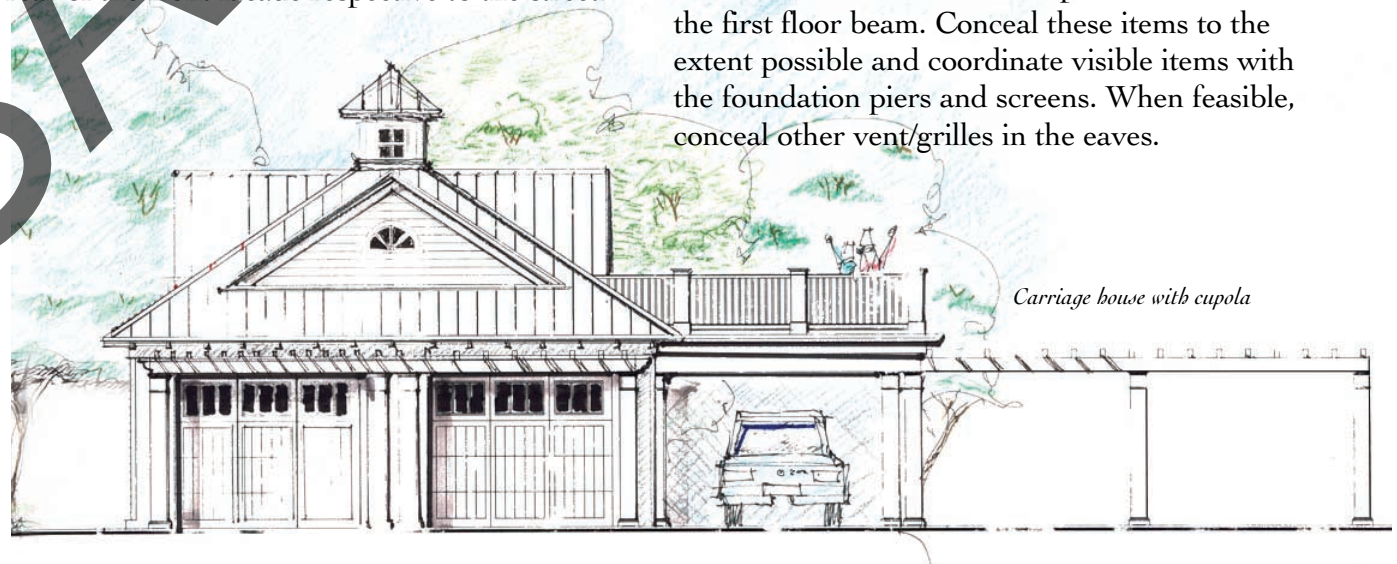
The character of these structures shall be commensurate with the main house and may be connected to the house by a porch or breezeway. Such structures may or may not have rooms above or attached shed storage appendages. Garages cannot face the street unless they are 20' rear of the front facade respective to the street.

Outbuildings: Gazebos & Cabanas

Gazebos and cabanas serve as areas of leisure allowing residents a place to read, meditate or relax while breezes and shade help insure comfort. These structures shall be detailed similar to the porches of the main house.

Miscellaneous Equipment Screening

Compressors, meters and miscellaneous equipment shall be grouped and screened to minimize the impact on neighbors and the community. Screens can be landscaping or wood compatibly detailed to the exterior of the house. Exposed vents, grilles and other mechanical, electrical and plumbing components shall be coordinated with building elements. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens. When feasible, conceal other vent/grilles in the eaves.



Carriage house with cupola

DETAILS

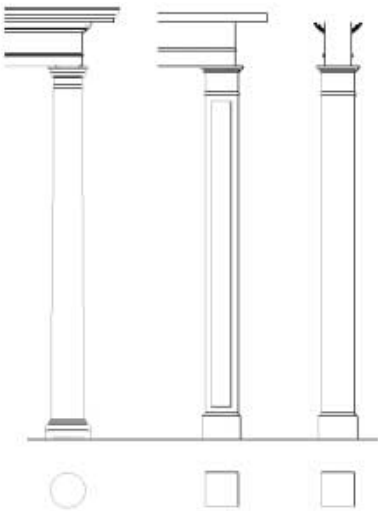
The skillful application of the following details will bring unique quality to each owner's residence.

Porches

Porches are required on at least one side of every house and are a minimum of 8 feet deep. Wrap around porches are encouraged. Porches can be one or two stories. See examples and possibilities for suggested porch compositions. Flat porch roofs utilized as connectors to accessory structures will be permitted.

Columns

The application and use of columns require stronger and larger first-story columns supporting (when applicable) lighter and proportionally leaner second-story columns. These second story columns are square with or without chamfered edges with nominal dimensions of 6x6 or 8x8. The first story columns can be square box columns or rounded tapered columns of the Tuscan or Ionic order. Column heights will typically be 9' to 10'. Columns



shall be proportioned to one story and two story conditions. Handrail details will comprise of square balusters with tight spacing coupled with simple newel posts or pedestal bases for the columns.

Cupolas

Cupolas may be added to the Main body of any house. Cupolas will be centered in the middle of the main house mass and may not exceed 1/8 of the footprint of the house.

Chimney

Chimney dimensions shall be compatible in scale with the structure; however, the minimum size shall be two feet six inches (2'6") by four feet six inches (4'6"). Prefabricated metal fireplaces, when used, must have coverings for all exposed flue pipes. No direct vent fireplaces will be permitted where visible from the streets. All chimneys must be of masonry construction.

Weathervanes

The use of weathervanes may be added to accessory structures, garages, gazebos and pavilions. The design of the weathervanes should reflect the uniqueness and personality of the owner. These weathervanes should monitor climactic changes along this coastline ranging from wind direction and speed to navigational bearing directions. Weathervanes shall be made of copper or noncorrosive metal components.



LANDSCAPE AND PLANNING

Landscape Standards are provided to ensure that the natural character of Isthia will be maintained and enhanced as the community matures. The intended result of these Standards is to reinforce the visual fabric that blends the built environment with the site's natural landscape setting.

Isthia is located adjacent to conservation lands in Florida's Northern Coastal Basin and the saltwater marsh along the Tolomato River at Casa Cola Creek. A compelling attribute of Isthia is the predominantly undisturbed vegetative cover consisting of indigenous species. The overall landscape theme is designed to reinforce, enhance and celebrate the natural systems by establishing a harmonious and consistent flow of natural and indige-

nous landscape throughout the community.

The plant environment at Isthia is characterized by pine mesic oak and sand live oak communities. Plants that support this beautiful habitat have evolved over time to withstand the stresses of extreme heat, drought conditions, salt air and lack of nutrients. Existing plants are sensitive to disturbance and re-establishing the native plant cover can be a challenging and slow process. Therefore, in lieu of clearing and replanting, "protection and preservation" is the requirement for homesite construction.

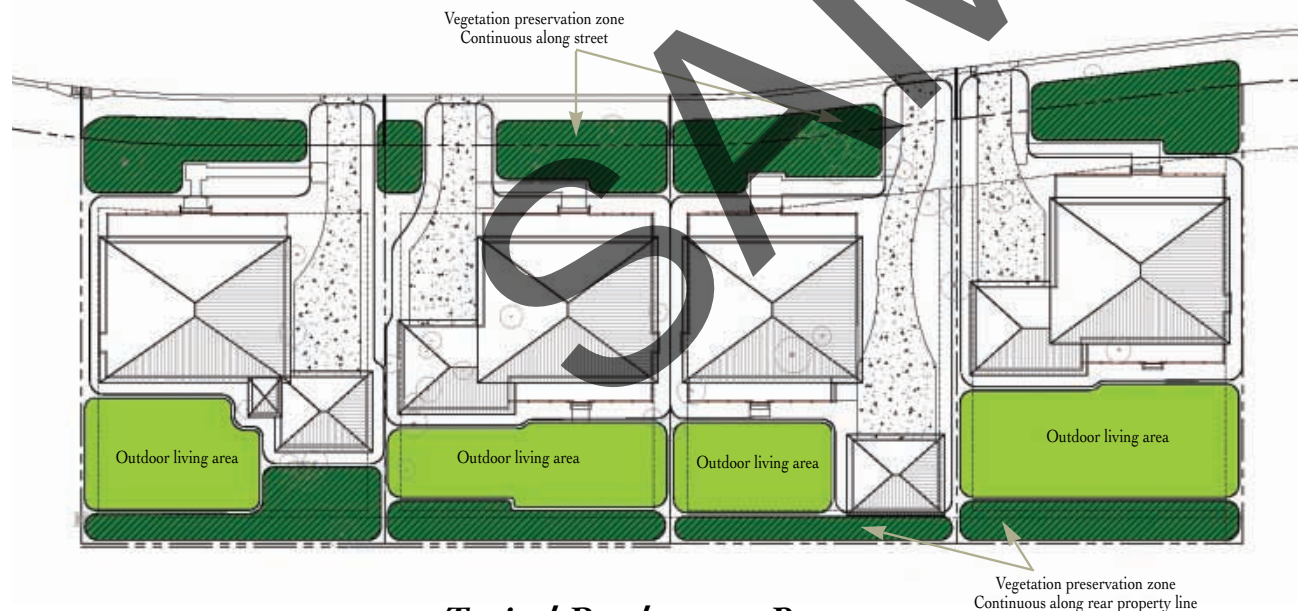
The ability to integrate building improvements with the natural features of each homesite is essential in preserving and enhancing the natural character of Isthia. Individual homesites present a variety of opportunities

that must be closely evaluated to determine the best Site Development Plan. Considerations include access, solar orientation, shade patterns, existing vegetation, soils, topography, drainage, utilities, building restriction lines and the relationships of indoor and outdoor use areas that create a functional and aesthetic residential property. Tree surveys, preservation plans and landscape plans are required with each Architectural Review submittal.

Xeriscape Landscaping

Local governments across the state have begun enforcing strict regulations for landscape water usage. The primary objective of Xeriscape is to create healthy landscapes by selecting plants that are compatible with existing site conditions. Once established, plants that are matched to their site conditions will thrive with little or no irrigation. Requirements for fertilizer and pesticides are reduced and can often be eliminated completely. Owners are strongly encouraged to apply principles of Xeriscape when planning their landscapes, avoiding future consequences as a result of further restrictions on water use.

The St. Johns River Water Management District offers a good reference document, *Waterwise Florida Landscapes: Landscaping to Promote Water Conservation Using the Principles of Xeriscape*.
<http://sjr.state.fl.us/programs/outreach/pubs/index.html>



Typical Development Pattern

EXAMPLES AND POSSIBILITIES

One-Story



Two-Story

