



Mountain Brook Design Guidelines

Second Edition

29 October 2021

As adopted by:

Mountain Brook Architectural Control Committee

In accordance with the Mountain Brook Development By-Laws and Covenants

Prepared by:

Melrose Design Group, P.A.
Landscape Architecture / Land Planning / Environmental Design

56 White Oak Road
Arden, North Carolina 28704
Phone: 828-684-5155



Table of Contents

Vision for Mountain Brook	3
Site Planning	4
Building Mass	6
Exterior Materials and Colors	8
Roofs, Cornices, and Roof/Wall Junctures	13
Windows, Dormers, and Doors	15
Doors and Entryways	16
Chimneys	17
Porch Columns and Railings	17
Landscaping and Fences	18
Garages and Driveways	20
Inappropriate Architectural Styles	22
Appropriate Architectural Styles	23



Mountain Brook Design Guidelines

A Vision for Mountain Brook



We wrote this document to explain what the Architectural Control Committee (ACC) expects of property owners and their contractors when building homes in Mountain Brook. To avoid delays in construction, use these guidelines along with the Declaration of Restrictive and Protective Covenants for Mountain Brook, specifically Article 2 - Architectural Control, the Design Guidance, and the Design Application Review Package when preparing your building requests.

A Vision for Mountain Brook

The guidelines set forth in this document represent a vision for a community of homes compatible to the natural environment. The architecture will communicate its unique approach to natural surroundings with deliberate choices in the building site, materials, and the proper incorporation of appropriate design features.

The term Mountain Architecture is used to describe Mountain Brook. This is to say that there is an emphasis on neatly-crafted detailing and a variety of forms. Front porches, multiple rooflines, and attention to natural materials are all cornerstones of mountain styling. The Brevard area has many instances of this style and should be looked to for examples.

With these guidelines, our objective is to provide **a framework of details and characteristics from which architects, designers, and landscape architects can draw in the design of these homes.** These guidelines do not dictate one specific architectural style but refer to common design elements. These common elements are mainly natural building materials, organic in nature, with a focus on craftsmanship and their ability to blend with our mountain environment.

Topography and natural settings dictate the need for careful planning and design. Minimal grading and tree removal, and natural landscaping will reinforce the harmony between buildings and natural surroundings.





Site Planning

At Mountain Brook, there is a strong desire to retain the natural beauty of the site by making modest and restrained building moves. It is important that buildings be placed in a way that minimizes their presence from the street and from surrounding properties. The building should be designed to fit the site conditions rather than making massive changes in the site to fit the design. This is especially important on ridge lots where houses may be visible from below. Houses should be designed so that they are well-rooted and anchored onto their site. For minimum and desired setback lines refer to the Declaration of Restrictive and Protective Covenants for Mountain Brook, Article 4.

1. The Architectural Control Committee (ACC) and the POA architect, along with the homeowner's architect and homeowner, shall meet to establish specific limitations necessary to avoid overwhelming the lot and impeding neighboring views and will evaluate each site on an individual basis.
2. Each site plan is subject to the discretion of the ACC on an individual basis with concerns of the homeowner, the community, and the natural surroundings in mind.
3. In compliance with the Mountain Brook Covenants, it is important to remove as few trees as possible, and to get approval for each tree or other such vegetation that the homeowner or builder desires to remove.
4. Site plans should be designed with the intention to disturb as little of the property as possible. Driveways should follow the natural topography, and large, formal auto courts are prohibited. Likewise, excessive grading for other purposes is subject to approval by the developer.



House set back on lot
with a planned buffer



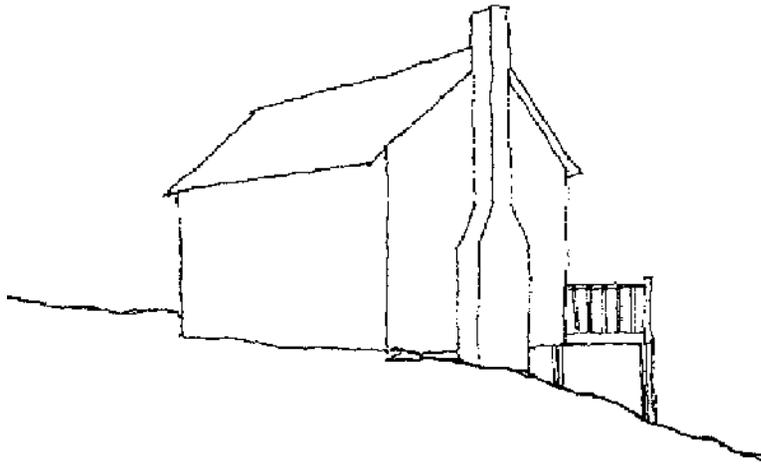
House set back on lot
with a natural buffer



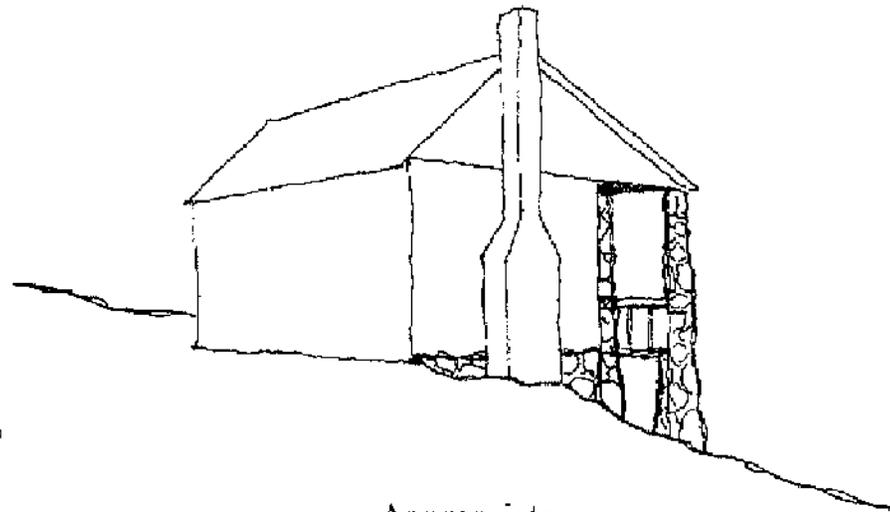
Building Mass

In order to maintain the harmony of Mountain Brook, it is important that building mass be ordered and restrained. As the building becomes more complicated, chaos can be avoided by using the traditional additive approach to expand the mass. Specific site conditions must also be used to determine the appropriate massing for each house. Massing will be evaluated on an individual basis with consideration for order, balance, and restraint.

1. Additive massing, in which one mass prevails and secondary masses are joined appropriately, is preferred.
2. Cantilevered masses are discouraged and will be reviewed based on their articulation and scale.
3. Subtractive massing can be ambiguous and is generally inappropriate for this style of architecture.
4. Buildings should not overwhelm their lot. Appropriate set-backs and landscaped buffer information will be determined in conjunction with a representative of the ACC.
5. Buildings may have detached accessory buildings such as garages, guest houses, or storage buildings provided that they are of equal quality to the main house and that there is adequate space. Breezeways between buildings are encouraged. (See Covenants, Article 1 for guidelines and restrictions on house and garage sizing.)



Inappropriate



Appropriate



Exterior Materials & Colors

In **Mountain Architecture**, the exterior colors of the building should be natural, painted, or stained finishes of an earth-tone color. Color may be used on windows, doors, casings, and small accents. All materials and colors are subject to approval by the ACC. Vinyl is not permitted as an exterior material.

Appropriate Exterior and Trim Colors

Mountain Brook encourages the use of colors that let the house 'disappear' into the forest setting. Darker, muted colors are appropriate for the mass of the house. The following samples provide a range of acceptable colors for field, accent, and trim paint.



Mountain Brook Design Guidelines

9

Exterior
Materials
and Colors

SW 6167
Garden Gate
Interior / Exterior
Location Number: 212-C7

SW 7746
Rushing River
Interior / Exterior
Location Number: 247-C6

SW 6187
Rosemary
Interior / Exterior
Location Number: 215-C6

SW 6208
Pewter Green
Interior / Exterior
Location Number: 217-C6

SW 7743
Mountain Road
Interior / Exterior
Location Number: 247-C7

SW 6180
Oakmoss
Interior / Exterior
Location Number: 213-C6

SW 7061
Night Owl
Interior / Exterior
Location Number: 237-C6

SW 9126
Honed Soapstone
Interior / Exterior
Location Number: 211-C4

SW 7749
Laurel Woods
Interior / Exterior
Location Number: 237-C7

SW 7020
Black Fox
Interior / Exterior
Location Number: 244-C7

SW 3041
Cypress Moss
Exterior Stain

SW 7730
Forestwood
Interior / Exterior
Location Number: 278-C5

SW 7103
Whitetail
Interior / Exterior
Location Number: 261-C1

SW 6151
Quiver Tan
Interior / Exterior
Location Number: 207-C5

SW 7069
Iron Ore
Interior / Exterior
Location Number: 251-C7

TRIM ONLY

Samples from Cabot Stains

SEMI-TRANSPARENT

SEMI-SOLID



Mission Brown



Sandstone



Oak Brown



Red Cedar



New Cedar



Taupe

SEMI-TRANSPARENT

SEMI-SOLID



Burnt Hickory



Spanish Moss



Pepperwood



Pewter Gray



Fieldstone



Dune Gray

SEMI-TRANSPARENT

SEMI-SOLID



Deep Forest



Dark Slate



Allagash



Sagebrush



Sycamore



Driftwood Gray



Acceptable Exterior Wall Materials

1. Wood shingles / shakes
 - a. Cedar-natural or stained in natural colors preferred.
 - b. Paint in natural colors needs approval.
 - c. Cement fiber board that imitates natural wood may be substituted.

2. Stone
 - a. Natural stone in earth tones preferred.
 - b. No flat veneer stone.
 - c. Cultured stone with special approval.

3. Board and Batten
 - a. True board and batten siding is encouraged. However, cedar plywood with 1/2" cedar battens will be the only acceptable plywood. T-111 style siding will not be permitted.
 - b. V-groove tongue & groove is acceptable.
 - c. If natural wood is used, natural cedar is preferred.
 - d. Natural stain.
 - e. Paint in natural colors needs approval.
 - f. Cement fiber board that imitates natural wood may be substituted.

4. Wood horizontal lap
 - a. Natural cedar preferred.
 - b. Natural stain preferred.
 - c. Cement fiber board that imitates natural wood may be substituted.

5. Bark shingles: 18" exposure

6. Feather-Edge siding
 - a. Natural stain preferred.
 - b. Paint in natural colors needs approval.



c. Materials for Additional Elements

1. Trim

- a. Cedar or fir preferred.
- b. Trim may be painted or stained.
- c. Cement fiber board imitating natural wood is encouraged.
- d. No clad trim.

2. Shutters

- a. Operable shutters are strongly encouraged.
- b. Stationary shutters are permitted, provided they fit the window size exactly.
- c. Shutters may be painted.

3. Chimneys: Must be stone or approved, limited stucco with approved color.

4. Foundations

- a. Stone on front of house is preferred.
- b. As an alternative to stone, traditional, painted stucco foundations are allowed on the exposed sides and rear of house.

5. Solar panels are allowed with approval. (See Covenants, Article 20)

- a. Roof-mounted solar panels must be non-adjustable, and must be as integral *in appearance* as possible, to the roof. Panel frames must match the panels: Panels with frames resembling unpainted aluminum are not permitted.
- b. Ground-mounted panels may be permitted to the rear of the building but must not be visible from the street.



Roofs, Cornices, & Roof/Wall Junctures

Roofs

1. Flat roofs are discouraged (except for terraces).
2. Roofs should be gabled. No hip roofs (except for small porches).
3. No mansard roofs.
4. No turrets or cupolas.
5. Wide overhangs are required (24" or more). Exposed roof rafters and brackets are encouraged.
6. Slate, cedar shingles, or shakes. Pine shingles or shakes, 40-year architectural asphalt shingles, and painted metal are acceptable roofing materials. Color of all types of roof must be approved by the ACC.
7. Synthetic or composite materials such as polymer slate may be used. The ACC must approve color and overall appearance.
8. No tile or concrete roofs will be acceptable.
9. Half-round gutters and round downspouts are preferred. Square downspouts are allowed. (Gutters are not required).
10. All flashing must be copper or pre-finished aluminum.

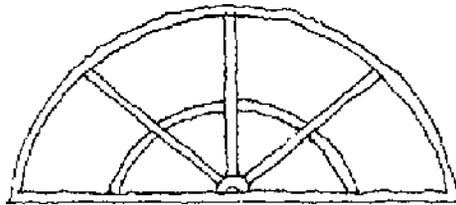
Roofs, Cornices,
Roof/Wall
Junctures

11. Roofs should be simple in form but should be used to enhance the “rambling” look of small masses of buildings.
12. All gabled roofs should have a slope of no less than 6:12, and no more than 12:12. Exception: Porches and sheds may have a minimum slope of 4:12, provided they maintain the overall character of the house.
13. Shed roofs are permitted over small porches.

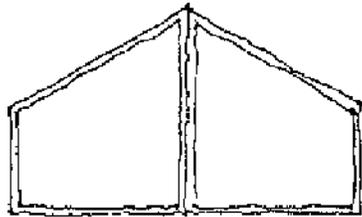


Cornices and Roof/Wall Junctures

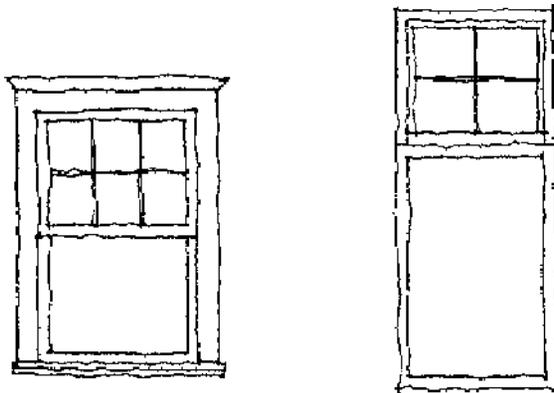
1. Exposed rafter tails are encouraged.
2. Knee braces and brackets are appropriate to this style; logs or rough-sawn timbers are preferred.
3. Trellises and gazebos are encouraged, provided the design and materials reflect the style of the home.



Inappropriate



Inappropriate



Appropriate

Windows, Dormers, and Doors

Windows and Dormers

1. Windows seen from the street should have true or simulated divided lites.
2. No large areas of glass will be accepted on the front or sides of any house.
3. Windows must be all wood with clad exterior sashes
4. Window glass must be plain, no color (no stained glass).
5. No Palladian (semi-circular) or triangular windows are allowed.
6. Dormers are encouraged, but they must be traditionally scaled and detailed. The overhangs for dormers should not exceed six inches.
7. Windows can be double hung, casement, or awning, and must be traditional in style, size, and proportion.
8. Large "view" windows should be composed of traditionally sized and scaled windows so as to maintain the scale and detail of the house. Divided lites are still encouraged on "view" windows.
9. If the design is appropriate for the use of shutters, they must match the window style and size exactly when closed.
10. No extravagant casing around windows or dormers. All trim should be simple and appropriate to the home's vernacular.

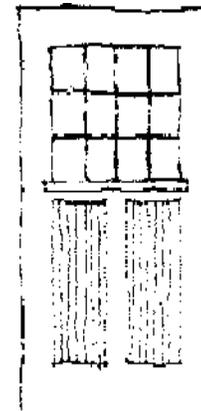
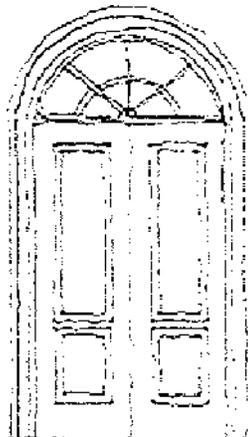


Doors and Entryways

1. True divided lights are encouraged in doors with glazing.
2. Sliding glass doors are discouraged.
3. Doors should be scaled appropriately to the size and style of the house,
4. Hardware should be appropriate to the size and style of the door. Acceptable finishes include black iron, bronze, or other, natural-finish metals. No protected bright brass.
5. No arched transoms. Transom lights must be of equal height to the door lights.
6. Storm doors are discouraged.
7. Screen doors must be wood and must complement the design of the door.



Inappropriate



Appropriate



Chimneys



Chimneys must be made of suitable materials and properly proportioned. The form of the chimney top is also important, including the choice of a chimney pot or cap that suits the style of the house.

1. Stone and limited stucco are preferred materials for chimneys. (Cultured stone is discouraged.)
2. Chimneys may be tapered, straight, or corbelled.
3. Chimney tops should be simple in form, void of accessory with the exception of clay chimney pots.

Porch Columns & Railings

1. No oversized, fluted, aluminum, or overly ornate columns.
2. All columns must be wood. Columns may be logs with bark, provided the height and diameter fit the scale of the house. Columns may be rough-hewn.
3. Simple details that follow classic proportions are required in all porch support and rail designs.
4. Low piers with square columns are encouraged.
5. Columns may be grouped in two's and three's. Columns may be tapered or straight.
6. Wood, wood with laurel branches, or wooden frames incorporating simple metal spindles are appropriate railings for Mountain architecture.

New Landscaping



Mature Landscaping



Landscaping & Fences

Landscaping and fences are an important aspect of anchoring a home on a mountain site and integrating it with its mountain surroundings. It is particularly important in a development such as Mountain Brook where buildings should have limited visibility from any other vantage within or surrounding the community. All landscaping, fences, and retaining walls shall preserve the subtlety of the Mountain Brook community.

1. Fences in mountain communities are used for architectural and landscaping accents. Stained wood or stone are the preferred fence materials.
2. Fences should be simple in design and compatible with the home's vernacular.
3. Fences may be placed on property lines.
4. Fences may not exceed four feet in height. Trellises may not exceed eight feet in height.
5. Parking areas should be screened from the road with a landscape buffer. The buffer should consist of shrubs and other plants arranged in natural groupings along the landscape buffer to provide a maximum screening effect. Shrubs should be evergreen, at least three feet tall when planted, projecting an average of 6-10 feet mature growth. When possible, retain existing forest growth.
6. Entry from the street should be understated. No tall piers or ornate lampposts will be permitted. Yard art is discouraged, and must be reviewed by the ACC.



Garages and Driveways

Garages must be designed with a minimizing scale to create the feeling of a simpler, more utilitarian structure. Individual structures are preferred, but they may be connected to the house as long as they are clearly separated from the main building mass. If connected by a breezeway, the breezeway must be clearly secondary to the house. Garages must match the house in quality of finish materials.

1. Garage doors will have a maximum width of nine feet. They must be single doors, treated in a way that complements the main house. V-groove paneling, board and batten, raised or flat panels are options and may be painted to match the trim color or stained.
2. Garage dormers must be appropriately scaled and placed and must have windows. Vent dormers are not allowed. Garages and garage doors may not have fan lights, Palladian or half round windows, or any other windows inconsistent with the traditional style of the house.
3. All vents must be located in the center or just below center of the gable end of garages.
4. Lanterns must be appropriately sized and placed.
5. Finish materials for driveway include: concrete pavers, exposed aggregate concrete, asphalt pavement, crushed pea gravel (including on asphalt). No white or bright colors will be permitted. Earth tone colored pea gravels are strongly encouraged.



Appropriate and Inappropriate
Architectural Styles

Inappropriate in Mountain Brook





Appropriate

