

**East Providence Waterfront Special Development District Commission
Design Review Guidelines – Crook Point Special Development Sub-Districts
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September, 2008**

Introduction

The East Providence Waterfront Special Development District Commission (“Waterfront Commission”) hereby adopts these Design Review Guidelines for Crook Point Special Development Sub-District with the illustrative sketches in order to assure high quality design in all major developments. The Waterfront Commission requires that all developments within the East Providence Special Waterfront Development District (“Waterfront District”) undergo design review by the Commission and its Design Review Committee (DRC) subject to these design and performance standards. These guidelines shall apply to all new construction, expansions and/or additions of 50% of the gross floor area of existing buildings, or changes to exterior building façades for multifamily and nonresidential development, and to proposed demolition of existing buildings.

These Design Review Guidelines for the Waterfront District will help the City accomplish several important goals related to urban planning and project design review that would:

- Enable innovative and creative site planning, building design and development.
- Ensure that similar projects within the Waterfront District are judged according to the same standards.
- Help expedite design review by focusing on adherence to standards.

- Contribute to a more efficient design review and entitlement process.

The diverse nature of the City requires that design standards apply the aforementioned principles in a number of different contexts in order to weave good design into the accomplishment of the City’s goals for the waterfront district, including:

- Revitalization of the waterfront.
- Creation of additional housing units at all levels of affordability.
- Attraction of businesses to the City.
- Retention and expansion of existing businesses in the Waterfront District.
- Creation of additional open space and park areas in the Waterfront District.
- Growth in the City’s tax base with property tax and sales tax.

In order to ensure a balanced and principled approach to meeting the Waterfront District Commission’s goals, these Design Review Guidelines are intended to:

- Have a long-term perspective.
- Require quality design, materials and construction.

- Encourage ‘green’ construction practices as well as ‘green’ construction materials.
- Consider all stakeholder impacts.
- Be guided by the vision and strategy for the waterfront district and economic development.
- Be influenced by the historical, social, natural and economic drivers in the districts and neighborhoods.
- Be balanced by local and regional trends and goals.

Crook Point Special Development Sub-District

The Crook Point Special Development Sub-District generally extends along the Seekonk River from the Washington Bridge (Interstate 195) northerly to the Henderson Bridge. This redevelopment area is bounded on the west by the Seekonk River, on the south by Interstate 195 (Washington Bridge), on the east by Valley Street, North Brow Street, and a small portion of South Brow Street, and on the north by the Henderson Bridge. The prominent geographic feature of the land in this redevelopment area is Crook Point, which is owned by the State of Rhode Island.

The roadway network in this district includes Water Street, Valley Street, North Brow Street, a small portion of South Brow Street, the westerly end of Waterman Avenue, and Massachusetts Avenue. Valley Street is a prime corridor for truck and other vehicular traffic traveling north-south on the western border of East Providence. Valley Street extends from the western end of Warren Avenue to North Brow Street. North Brow Street then connects to the westerly end of Waterman Avenue.

Bridge abutments from the old Waterman Avenue Red Bridge crossing of the Seekonk River still remain at the westerly terminus of Waterman Avenue. The development known as

“Richmond Point” is located on the opposite side of the river in Providence. A Providence & Worcester rail corridor extends through this area.

Major Properties in the Crook Point Special Development Sub-District

100 Water Street – This property consists of 3.7 acres and is zoned Commercial – 5. It is bounded by the Washington Bridge to the south, by private property utilized for a radio communications facility to the north, by property owned by RIDOT to the east (the proposed route of the northerly segment of Waterfront Drive), and by the Seekonk River to the west. It is currently utilized for a drilling and pile driving equipment and contractor use.

State of Rhode Island, Crook Point – This property consists of 6.97 acres and has frontage on the Seekonk River. This parcel includes a high prominence of land which juts out into the Seekonk River, with its highest elevations at the north and south sides, with a central depressed wetland/pond area. This property is bounded on the east by the Providence & Worcester rail line. The property was historically the site of an elevated rail river crossing via the Seekonk River Lift (Railroad) Bridge, connecting East Providence to the East Side of Providence through a 30-foot wide 5,080 foot long underground tunnel. There are two bridge abutments on this property, the purpose of which was to accommodate the splitting of the track into a north and south spur. As part of the Metropolitan Transportation Improvement Study, the RIDOT assessed the physical condition of the tunnel under the East Side of Providence. The study found that the general condition of the tunnel is good, with longitudinal cracks in the concrete roof arch and signs of drainage problems, and concluded that the tunnel structure is in a condition acceptable for rehabilitation and modification for

either rail or bus usage. The 383-foot railroad bridge itself (circa 1908) was also studied as part of the MPTIS and that report concluded that the moveable span and approach spans appear to be in a condition acceptable for rehabilitation and modification for light rail vehicle and/or self-propelled commuter train.

1 Waterman Avenue/ Red Bridge Properties – This area extends from the State of Rhode Island Crook Point property northerly to Waterman Avenue. (Waterman Avenue terminates at its most westerly point at the Seekonk River.) It is bounded on the east by a corridor owned by the RIDOT, the proposed route for the northerly segment of Waterfront Drive, and on the west by the Seekonk River.

Valley Street Properties – Properties located on both sides of Valley Street are included within this Project Area (the specific assessors map, block and parcel numbers are located in Appendix B). Properties on Valley Street are zoned Commercial – 5. Existing businesses generally include: dye/dyestuffs manufacture, a printer, scrap metal products, tire retreading and repair, and a wrecker service. A former box manufacturing business is currently vacant.

North Brow Street and Portions of South Brow Street – North Brow Street is included in this sub-district. The properties fronting on both sides of North Brow Street are included in the Project Area. Existing businesses include a technical training school, plating equipment supplies, jewelry casting, and a dairy delivery operation. Certain properties with frontage on the southerly end of Valley Street extend through to the southerly end of South Brow Street. Two other properties, which “square-off” the Valley Street block are included in this sub-district.

Providence & Worcester Railroad – This property consists of 5.65 acres. The property is vacant. This property is bounded on

the south by Waterman Avenue, on the north by the Henderson Bridge, on the east by property owned by the RIDOT (the proposed route for the northerly segment of Waterfront Drive), and on the west by the Seekonk River. Massasoit Avenue is also located to the east. This property is lower in elevation than the adjoining roadways (Massasoit Avenue and Waterman Avenue). This area is known to contain a number of easements.

The following represents Development Guidelines for the use of the DRC and Waterfront Commission in the approval process of proposed developments within the Crook Point Special Development Sub-District. Each design element is accompanied by a zoning reference which is Chapter 19, Zoning Ordinance of the City of East Providence, Article IX Waterfront Special Development District. Wherever there is ambiguity between the zoning requirement and a guideline, the zoning shall govern. The Sketch reference includes drawings to illustrate the design requirements. Not all elements require either a zoning reference or a sketch. Although the elements are listed as guidelines, it is the intent of the Waterfront Commission to enforce these provisions as they constitute “area and performance standards” as required by zoning. If any developer cannot meet these guidelines, substantive justification must be presented to the Commission before any deviations can be approved.

DESIGN GUIDELINES for Crook Point Avenue Special Development Sub-District Section 19-472 (6)

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Land Use			<p><i>Permitted Land Use</i></p> <p>Commercial Retail, Hotel, Restaurant/bar, marina (with limited support services)</p> <p><i>Architectural Guidelines</i></p> <p>(a) Maximum height (set back from the waterfront perimeter) – 4 stories</p> <p>(b) Off-street parking shall be provided through parking structures, with limited on-grade parking; any on-grade parking shall be set back from the waterfront.</p>	
GENERAL SITE CONFIGURATION				
Floodplain Considerations.			<p>Due to constraints of construction within the flood plane and the small nature of the parcels in this district, developments are encouraged to provide public walkways and terraces at or just below the first occupiable level facing the water. The character of these walkways shall connect to adjacent properties and encourage pedestrian connection to commercial uses facing the water, provide for outdoor seating, and allow for outlooks to the bay. These walkways can be boardwalks or walkways behind river walls. Amenities such as benches, ornamental lighting, shade trees where practical and public art are all encouraged.</p>	

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
<p>Streetscape</p>	<p>Sec. 19-476 (b) (5), to be shown as part of required site plan.</p> <p>And</p> <p>Sec. 19-482</p>		<p>New Internal Streets New internal streets shall be designed to encourage human activity on the street..</p> <p>Service roads and parking lot access roads shall provide street trees, sidewalks, and lighting but are not restricted by garage door placement provided primary building entrances face onto a primary road, public open space, or view corridor.</p> <p>Siting decisions shall consider the importance of streetscape features in context; for example, parking lots shall not be located in view corridors or immediately adjacent to waterfront drive and the waterfront.</p> <p>Curb cuts/garage doors shall be limited and where possible, located on sides of buildings. Such pedestrian interruptions along the street (front yard) shall be no closer than 100 feet. Parking areas shall be buffered from pedestrian ways and streets.</p> <p>Width of Street – at least 28 feet (curb to curb) and sidewalks are required on all streets.</p> <p>Pedestrian access shall be along the waterfront. The design of the pedestrian paths shall incorporate:</p> <ul style="list-style-type: none"> • Outlooks • Benches 	<p>The character of a neighborhood is defined by the experience of traveling along its streets. Streets within neighborhoods are individual spaces or “rooms.” How buildings face and are set back from the street determine the character and proportion of this room.</p> <p>It is intended to permit garage doors to be grouped on an internal service road system provided that that the main façade/front of a building faces out on to a public open space, walkway/ promenade or street. The goal is to accommodate the service road while creating pedestrian friendly main streets and spaces.</p> <p>Livelier street edges make for safer streets. Ground floor shops and market spaces providing services needed by residents can attract market activity to the street and increase safety.</p> <p>Internal roadways shall work with existing topography to enhance landscape vistas.</p> <p>Considerations include entrances, porches, balconies, decks, seating and other elements can promote use of the street front and provide places for</p>

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			<ul style="list-style-type: none"> • Lighting • Shade Trees <p>Parking lots adjacent to these linkages shall not be permitted.</p> <p>View corridors shall create visual gateways along the parkway to this new neighborhood.</p>	neighborly interaction.
Sidewalks	Sec 19-483 (h)	SK-2 SK-9	Street trees required on all streets. Street tree locations shall enhance view corridors, without creating view barriers. Maximum distance between street trees shall be 50 feet, with typical or preferred spacing of 40 feet. Tree species selection shall be in scale with the street and surrounding buildings and shall create a shade canopy on the sidewalk.	The sidewalk is a critical element that ties the pieces of a neighborhood together. Sidewalks provide safety from moving vehicles. Sidewalks are an extension of the activity that takes place in the building – they should be lively, inviting and kept free of debris.
Open Space	Sec 19-483 (c) And Sec. 19-482		Projects shall be sited to maximize opportunities for creating usable, attractive, well-integrated open space. Open Space requirements: Open spaces shall be established to create a central green “Town Square” and linear spaces in the form of boulevards and greenways linking the town square to the linear waterfront park.	Residential buildings are encouraged to consider: <ul style="list-style-type: none"> ○ Courtyards which organize architectural elements, while providing a common garden or other uses. ○ Entry enhancement such as landscaping along a common pathway. ○ Public art is encouraged.

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
LOT CONFIGURATION				
Front Yard Treatment and Setbacks	Sec 19-483 (b)	SK-4 SK-6 SK-11	<ul style="list-style-type: none"> ○ Residential – Zero front yard setback. The first floor shall have a minimum elevation of 3 feet above finished grade in front of the building. ○ No parking of vehicle in front yard of any building. ○ No overhead garage or service doors facing primary streets, town square or linear waterfront park. 	To create a sense of community and street life, commercial and multi-family should have prominent street frontages. Single family homes should have a modest front setback.
Side Yard Treatment and Setbacks	Sec 19-483 (b)	SK-9	<ul style="list-style-type: none"> ○ Commercial – No Requirement. ○ Residential – No Requirement. 	
Corner Lots			Building on corner lots shall be oriented to have two (2) front yard setbacks. Parking and automobile access shall be located at least 30 feet from corners.	Corner lots offer unique opportunities because of their visibility and access from two streets.
Entrances		SK-3 SK-5 SK-8 SK-10	Entries shall be clearly identifiable and visible from the street.	Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.
Topography			The siting of buildings shall respond to local site conditions and opportunities such as irregularly shaped lots, location at prominent intersections, unusual topography, view corridors, existing vegetation and/or other natural features.	Site characteristics must be considered in project design. Designing the building in relation to topography may help to reduce the visibility of parking garages.

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
PARKING				
Parking and Vehicle Access	Sec 19-483 (e) And Sec. 19-482		<p>Siting shall minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.</p> <ul style="list-style-type: none"> ○ Parking lots shall not be visible from the town square or the linear waterfront park at any time of the year. Parking lots are permitted along waterfront drive provided that planted buffers with street trees are provided. Buffers shall be a minimum of 10 feet. ○ Minimize surface parking lots, 50% to be structured, remainder to be on street, parallel parking or small surface lots isolated from streets, waterfront and pedestrian/bike path by planted buffers. Garage or access doors are not permitted to face onto the waterfront, or pedestrian/bike path. Parking below residential buildings shall be ½ level below street grade, see diagram. ○ Require on-street parking on both sides of all streets. ○ Required parking calculation shall include on-street parking. ○ Locate small surface parking at rear of lots. ○ Require 25 square feet of planted island per 1,000 square feet of pavement. ○ Parking lots shall not extend beyond the primary building elevation where buildings 	<p>Techniques used to minimize the impacts of driveways and parking lots include breaking large parking lots into smaller ones, minimizing the number and width of driveways and curb cuts, sharing driveways with adjacent property owners, locating parking in lower level or less visible portions of site, and locating driveways to minimize visual impact.</p>

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			are set back from the street.	
Location of Parking on Commercial Lots	Sec 19-483 (e)		Parking lots on a commercial street frontage shall be prohibited.	Parking lots located along a commercial street front where pedestrian traffic is desirable lessens the attractiveness of the area to pedestrians and compromises the safety of pedestrians along the street.
Parking Lot Light Trespass			Lighting of parking lots shall be designed to prevent light from shining onto the parkway setback and right-of-way (ROW). Lighting shall be directed at ground surfaces with upward light spread kept to a minimum.	

HEIGHT AND BULK	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Scale	Sec. 19-482	SK-3 SK-5 SK-8 SK-10	<p>Height – Four stories maximum..</p> <p>Building Massing: Maximum building length 300 feet; Minimum space between buildings at grade 25 feet;</p> <p>Street setback shall not exceed 15 feet from back of sidewalk for sidewalks, terraces and street trees. Parking between building and sidewalk and within the setback area are prohibited.</p>	<p>Height, bulk and scale impacts will be accomplished through the design review process. Careful siting and design treatment will help to mitigate some height, bulk and scale impacts; in other cases, actual reduction in the height, bulk and scale of a project may be necessary to adequately mitigate impacts. Height, bulk and scale mitigation may be required in two general circumstances:</p> <ol style="list-style-type: none"> 1. Projects on or near the edge of a less intensive zone. 2. Projects proposed on sites with unusual physical characteristics such as unusual shape, or topography where buildings may appear substantially greater in height, bulk and scale than that

				generally anticipated for the area.
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BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Building Design	Sec 19-483 (a)		<p>Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall architectural continuity within the district.</p> <p>Buildings shall exhibit form and features identifying the functions within the building.</p> <p>Large unarticulated boxes are prohibited.</p> <p>All buildings elevations shall be articulated by window openings.</p>	<p>Interesting design through articulation can create intervals to reduce perceived building mass and promote compatibility with their surroundings:</p> <ul style="list-style-type: none"> ○ Modulating the façade by stepping back or extending forward a portion of the façade. ○ Repeating the window patterns. ○ Providing a porch, patio, deck or covered entry for each interval. ○ Providing a balcony or bay window for each interval. ○ Changing the roofline by alternating dormers, stepped roofs, gables, terraces, or other elements to reinforce the modulation or articulation interval. ○ Changing the materials with a change in the building plane. ○ Providing a lighting fixture, trellis, tree or other landscape feature with each interval.

Permitted Elements on Primary Building Elevations

Elements	Required	Prohibited	Permitted
Awnings			♦
Dumpsters / Service		♦	
Windows	♦		
Entrance Doors	♦		
Utility Meters		♦	
Bulkheads		♦	
Ventilation Louvers		♦	
Signage			♦ Sec. 19-483(i)
Animated signs or LED signs		♦	
ATM Drive up		♦	
ATM Windows (walk-up only)			♦ By Deviation only
Garage Doors / Loading Dock		♦	

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Exterior Finish Materials	Sec 19-483 (a)		<p>Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>The following materials are prohibited:</p> <ul style="list-style-type: none"> ○ Vinyl siding. ○ Aluminum siding. ○ EIFS. <p>The following materials are permitted on all structures, although in selecting exterior finish and materials, it is important to consider context of abutting structures and character:</p> <ul style="list-style-type: none"> ○ Wood (cedar) shingles. ○ Wood clapboard. ○ Cement (clapboard) siding, ○ Stucco. ○ Brick, stone, rubble, pre-cast concrete. ○ Standing seam metal. ○ FYPON, AZEK or other synthetic trim or cornice material. <p>Ancillary features such as soffit materials, ridge vents, gutters and downspouts, and storm doors are permitted to be fabricated from aluminum, vinyl, PVC, or Fiberglas pending approval of specified items by the Design Review Committee.</p>	<p>Selection and use of exterior materials is a key element in the breakdown of scale for larger buildings. Incorporation of cornice lines, belt courses, banding or multiple materials is encouraged to produce buildings that will fit into the local character.</p>

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Building Design Commercial	Sec 19-483 (a)		<p>Commercial</p> <ul style="list-style-type: none"> ○ Ground floor shall extend to front property line. ○ Setbacks at entries and café terraces are permitted, (see Front Yard Treatment and Setback, First bullet). ○ Building façades are permitted to step back from the front property line above the ground floor. 	
Building Design Residential	Sec 19-483 (a)		<p>Residential</p> <ul style="list-style-type: none"> ○ All street façades are required to have windows. ○ Front doors/entrances shall face the street. ○ Garage doors are prohibited from the primary building elevation. (See Streetscape). 	
Appurtenances			<p>Trash facilities to be accommodated within buildings or roofed structures. Loading doors are not permitted to face onto the waterfront, or pedestrian/bike path.</p> <p>Mechanical systems are to be housed within buildings, or on screened rooftop service areas.</p> <p>Site features such as lighting, fencing, trash cans, bike racks shall coordinate with waterfront district standards.</p>	

DEFINITIONS

Definitions in Section 19-471 of the East Providence Zoning Ordinance shall govern where such terms are used. The following are common architectural terms that are used in some (not all) of these Guidelines. The intent is to clarify and amplify the terms. These definitions are suggested and are not mandatory. The source is the Glossary of Architectural Terms by *Archiseek*.

1. **Aluminum Siding** - Lightweight material that is often painted rather than left in its natural color.
2. **Asphalt Shingle** - A roofing material made of a brown or black tar like substance mixed with sand or gravel.
3. **Axonometric** - A drawing technique devised to represent three dimensional objects on flat paper. Verticals are drawn to scale, but diagonal dimensions are distorted.
4. **Balcony** - A platform projecting from an upper story and enclosed by a railing.
5. **Baluster** - Any of the small posts that make up a railing as in a staircase; may be plain, turned, or pierced.
6. **Balustrade** - The combination of railing held up by balusters.
7. **Bay** - Buildings are often divided into repetitive elements, or bays, defined by the space between two horizontal beams, or pairs of vertical columns.
8. **Bay Window** - A set of two or more windows that protrude out from the wall. The window is moved away from the wall to provide more light and wider views.
9. **Beam** - A Horizontal load-bearing element that forms a principal part of a structure, usually using timber, steel, or concrete.
10. **Building Code** – Rhode Island State Building Code.
11. **Canopy** - A projection or hood over a door, window, niche, etc.
12. **Cantilever** - A projecting elements, such as a beam or porch, supported at a single point or along a single line by a wall or column, stabilized by a counterbalancing downward force around the point of fulcrum.
13. **Cedar Shingle** - A roofing material made of durable pinewood.
14. **Cement Plaster** - A mixture of sand and cement that is applied to the exterior foundation wall beneath ground level to aid in watering proofing.
15. **Clapboard** - Tapered horizontal boards used as siding, thickest on their bottom edge; each overlaps the one below. Also known as weatherboard or siding.

16. **Colonnade** - A row of columns forming an element of an architectural composition, carrying either a flat-topped entablature or a row of arches.
17. **Column** - A slender, upright structure, usually a supporting member in a building. Freestanding or self-supporting structural element carrying forces mainly in compression; either stone, steel, or brick, or more recently, concrete.
18. **Corbel** - A projecting wall member used as a support for some elements of the superstructure. Also, courses of stone or brick in which each course projects beyond the one beneath it. Two such structures, meeting at the topmost course, creates an arch.
19. **Corbeling** - Stone or wood projecting from a wall or chimney for support or decoration.
20. **Cornice** - Decorative projection along top of wall. The uppermost section of moldings along the top of a wall; any molded projection of similar form.
21. **Cornice Return** - A short continuation of the face board at the gable end of a house.
22. **Course** - A continuous row of building materials, such as shingle brick or stone.
23. **Crown molding** - A molding where the wall and ceiling meet; uppermost molding along furniture or cabinetry.
24. **Cupola** - A small, dome-like structure, on top of a building to provide ventilation and decoration.
25. **Dental** - A molding motif that projects from the edge of a roof line or cornice.
26. **Dormer** - The setting for a vertical window in the roof. Called a gable dormer if it has its own gable or shed dormer if a flat roof. Most often found in upstairs bedrooms.
27. **Eave** - The projecting lower edge of a roof.
28. **Elevation** - An orthographic view of some vertical feature of a building. (Front, rear, side, interior elevation). A primary building elevation is the view of the front of the building.
29. **Entablature** - The area above an entryway in which the transom is contained.
30. **Exterior Wall** - An outside wall.
31. **Façade** - One of the exterior faces (walls) of a building.
32. **Face Brick** - A finished, non-defective brick yielding good appearance and construction quality.
33. **Fascia** - A horizontal band or board, often used to conceal the ends of rafters; the front of an object. Same as a face board.
34. **Fenestration** - The stylistic arrangement of windows in a building.
35. **Fieldstone** - A stone used in its natural shape.

36. **Finial** - A knob-like ornament.
37. **Finish Floor** - A finished walking surface.
38. **Foundation** - The base of a house providing stability and rigidity.
39. **Foundation Wall** - The masonry wall that rests on the footer.
40. **Gable** - A triangular area of an exterior wall formed by two sloping roofs.
41. **Gambrel** - A roof where each side has two slopes; a steeper lower slope and a flatter upper one; a 'barn roof'. Often found in Colonial revival houses in the "Dutch" style.
42. **Hipped roof** - A roof with slopes on all four sides. The "hips" are the lines formed when the slopes meet at the corners.
43. **Mansard** - A roof type with two slopes on each of the four sides, the lower slope being steeper than the other; capped off with a cupola, typically Victorian.
44. **Masonry** - Stonework or brickwork.
45. **Molding** - Shaped decorative outlines on projecting cornices and members in wood and stone.
46. **Mullion** - The vertical member separating adjacent windows.
47. **Muntin** - Wood or metal strips separating light.
48. **Parapet** - That portion of the wall that extends above the roof (wall surrounding a flat roof).
49. **Paved Terrace** – A paved surface adjoining a building to allow outdoor use, as an outdoor seating area of a restaurant. May be paved with concrete, decorative tile, block, brick or other impervious material, but not asphalt.
50. **Pediment** - A low triangular gable above a cornice, topped by raking cornices and ornamented.. Used over doors, windows or porches. A classical style.
51. **Pilaster** - A rectangular vertical member projecting only slightly from a wall, with a base and capital as will a column.
52. **Pitch** - The rate at which a roof or other surface slopes.
53. **Porch** - An open or enclosed gallery or room on the outside of a building.
54. **Portico** - A large porch usually with a pediment roof supported by classical columns or pillars.
55. **Rafter** - A roof beam sloping from the ridge to the wall. In most houses, rafters are visible from the attic. In styles such as craftsman bungalows and some "rustic" contemporaries, they are exposed.

56. **Raking Cornice** - The sloping moldings of a pediment.
57. **Return** - A wooden member nailed between the rafter-end and the stringer for bed board support.
58. **Ridge** - The top-most portion of a roof from which roof sides fall away.
59. **Rise** - The vertical distance from one stair tread to the next.
60. **Riser** - The vertical portion of a step. The board covering the open space between stair treads.
61. **Roof Pitch** - Degree of roof slant stated in inches rise per foot.
62. **Roof Types** - Style and shape of roofs - gable, gambrel, hip, mansard, shed, flat, butterfly, salt-box.
63. **Rough Sill** - The bottom rail of a window rough opening.
64. **Rubble** - Masonry construction using stones of irregular shape and size.
65. **Rusticated Stone** - Stonework, sometimes roughly finished, distinguished by having the joints deeply sunk.
66. **Siding** - The finished covering on the outside of non masonry walls of houses and buildings. Shingles, wood siding, aluminum siding, vinyl siding, stucco, etc.
67. **Sidelights** - Windows on either side of a door.
68. **Sill** - A horizontal piece forming the bottom frame of a window or door opening.
69. **Skylight** - A window in a roof to give light to a loft or room without other lighting.
70. **Slate** - A roof material made from a hard, fine-grained rock that cleaves into thin, smooth layers.
71. **Soffit** - The underside of a member such as a beam or arch, or of an eave, overhang, dropped ceiling, etc.
72. **Terra Cotta** - A mixture of sand and baked clay commonly used to make pipe for sewage disposal systems. A mixture of sand and baked clay used to form a shingle used on certain styles of architecture.
73. **Transom** - A small window just above a door.
74. **Vinyl** - A synthetic type of siding used for its economic value.
75. **Window Types:**
 - a) **Double Hung** - Two sash, vertical sliding
 - b) **Casement** - Side hinged

- c) **Awning** - Top hinged
- d) **Hopper** - Bottom hinged
- e) **Oriel** - Windows that generally project from an upper story, supported by a bracket.
- f) **Picture Window** - Fixed sash
- g) **Jalousie** - Glass slats, Venetian blind principle
- h) **Horizontal sliding** - two or more sash designed to slide over one another
- i) **Bay** - Extends beyond the exterior face of the wall
- j) **Bow** - Projected window with a curved surface often in the glass itself.
- k) **Combination** - The integration of two or more of the above into one unit.