

SANCTUARY IN THE HILLS EAST

ARCHITECTURAL FEATURES/DETAILS

September 22, 2015

The issue of front entry garages has been mentioned at times. Traditional buildings rarely had architectural details that did not serve a purpose.

Specifically, side entry garages work well for stand-alone single family homes. Using side entrance garages on narrow lots with a duplex plan creates the following issues:

1. Dual garage roof peaks create a valley for ice dams that will inevitably leak even with the best saddle.
2. Duplexes with side entry garages entail having all of your services: sanitary sewer, city water line, electric and gas supplies all being placed under your concrete driveway. Repair of these lines necessitates the removal of most of the driveway.

In the Rochester Hills Design Standards, most of the principles discussed there are incorporated in the Sanctuary building designs: Form follows Function, specific ways to be correctly built, traditional building design using columns, pediments, arches, cornices, details in brick, stone and wood. All of these contribute to making the facade very desirable to the homeowner and neighborhood. Even with front entry garages, which are a must for empty nesters, the impact is softened by the use of architectural features and beautiful landscaping which draws your attention to the front entry rather than the garage face.

SANCTUARY IN THE HILLS EAST (Continued)

As we follow the Form of Function guide, we note that with the empty nesters, side entry garages are an anathema. They had them on their larger single family homes. Now it is difficult for them to make the turn—their depth perception has changed. They then hit the front porch steps and/or the garage door jamb. Further, they cannot park the second car on the drive for fear of hitting the car when backing out of the garage.

Seniors are the upscale condominium market. We have studied the market for years and held focus groups. The plan we have developed is the plan they prefer above all others. We strive to give them what they desire in their new home as we have always done with all of the customers we serve.