

Alpental

PRIVATE CHALET
DESIGN GUIDE

****Reprint by Alpental Community Club, 2003, of the
original Pamphlet developed by the Founders of Alpental****

INTRODUCTION

Alpentäl's desire for a closely controlled architectural design stems from the basic goal to develop a beautiful alpine valley in such a way as to preserve the natural beauty of this valley. Over a period of years a single basic theme will prevent a hodge podge appearance.

We could have chosen a mining village design, so-called "Modern Northwest Mountain" design, or a host of others. However, the Tyrolean-Bavarian architecture has been chosen because it has stood the test of centuries as a pleasing mountain design. It is functional, clean and is a perfect type of building to employ the age old arts of wood carving, wrought iron work and beautiful painted designs.

When we speak of a "house" in the Alps we usually mean a building that for generations has served its peasant owners as home and farmstead combined in a virtually unchanged form. Nowadays, however, the term "Alpine house" includes buildings that have nothing to do with farming and are simply "mountain cottages" built by town-dwellers.

Everything about the Tyrolean-Bavarian homes has developed organically; every ornament has a purpose and the way the wood is used shows how well the craftsmen understood the properties of the material they were working in. These unassuming, functional buildings, which are still eminently habitable today, reveal a high

degree of artistic craftsmanship and a real feeling for rustic beauty.

The basis of this design is the "Einhaus," so called because the living quarters and the farmstead are combined under a single roof. These houses are built of both wood and stone. This combination originated when a stone sub-structure was built to support the timber house on a sloping hillside. In time it dawned on people that this stone structure could be used as a stable or cellar. The upper part, with the characteristic balcony-like structure running right around the house, is of wood, the sun-browned beams providing a highly effective contrast to the whitewashed walls. Artists have left their mark on these houses in the form of picturesque ornamental windows and door-frames, and often a picture or two on the walls between the windows. The influence of the Romans is seen in the arched doorways in the masonry.

Another highly individual type of house is basically an "Einhaus" but the living quarters and the farm building are side by side. Its most striking feature is the abrupt contrast on the gable frontage between the two parts of the house: the living quarters of whitewashed stone constitute a single self-contained unit, whereas the farm quarters are a frame building with all kinds of wooden tie beams, their upper portion merging with the roof-truss of their common roof.

In Alpental, the Tyrolean-Bavarian design does not mean loss of flexibility and architectural originality, but rather a type of design that defines the basic look and features as compared with A-frames, ranch style homes, etc. For example, the use of wood and white concrete or stucco is basic, as is the large roof overhang, balconies and shutters. A color scheme of white with brown stained wood and accent colors of green, red or occasionally

blue should be followed. The use of rock or stone, flower boxes, bell towers, wrought iron and painted designs fall within the Tyrolean-Bavarian look but afford many opportunities for variation and originality.

Now, let's look at some of the external design details of the Tyrolean-Bavarian chalet as they apply to your home at Alpental:

Fundamental features of Tyrolean-Bavarian architectural design

BASIC MATERIALS — Stone, concrete, concrete block, stucco painted or whitewashed. Brown stained wood. **GABLES** — Large overhang and massive roof beams. **BALCONIES** — Supported by heavy beams.

SHUTTERS — Louvred, paneled or cut out. Painted red, green, blue or stained to match. **DOORS** — In masonry, arched and recessed opening with heavy carved wood door. **CHIMNEYS** — White masonry or stone with arched cover. **BELL TOWER** — Stained wood. **FLOWER BOXES** — Beneath windows and on balcony rail. **WROUGHT IRON** — Trim features, hinges and window grilles. **PAINTED DESIGN** — On white surfaces. **TRIM COLORS** — Red, green or blue.

GENERAL APPEARANCE

These homes are typical of Alpine architecture and show the charm and functional beauty that will be reflected in construction at Alpental. Some of these homes are new, some are old and some are remodeled, but while modern materials and interior layout may be utilized in the new ones as at the right, the traditional configuration and exterior detail is retained. Note the covered chimney, fairly flat roof pitch and heavy beams.



Concrete block home under construction, showing details of beam application. Finish surface is white stucco and brown stain.



Bell tower from the beautiful home shown on the cover. This type is the most generally used, but a four post tower is also quite common.

Basic color layouts



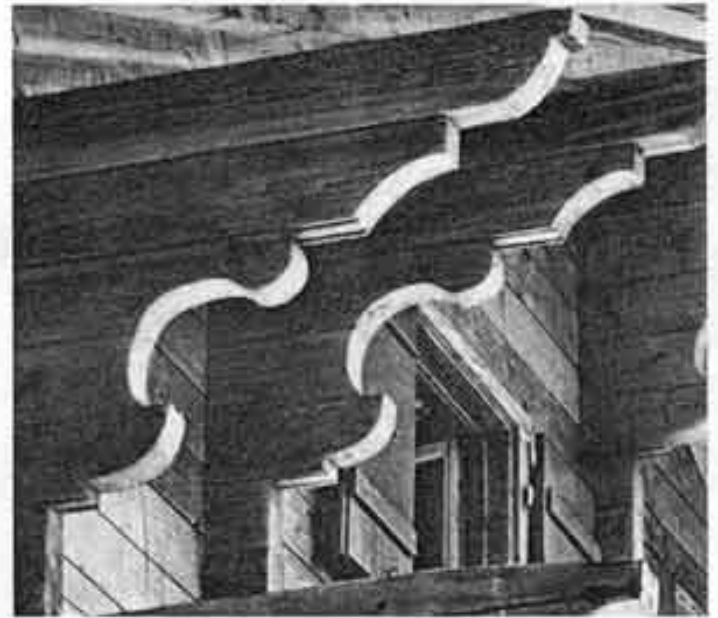
The ground floor is white stucco; the wood second and third stories are stained brown. Shutters and small accents may be painted red, green or blue.



Here the first two floors are white stucco with balconies and top floor of stained wood. Heavy balcony supports are also stained brown.



This layout is basically of masonry or concrete construction, all of which is white. All wood areas are stained brown.

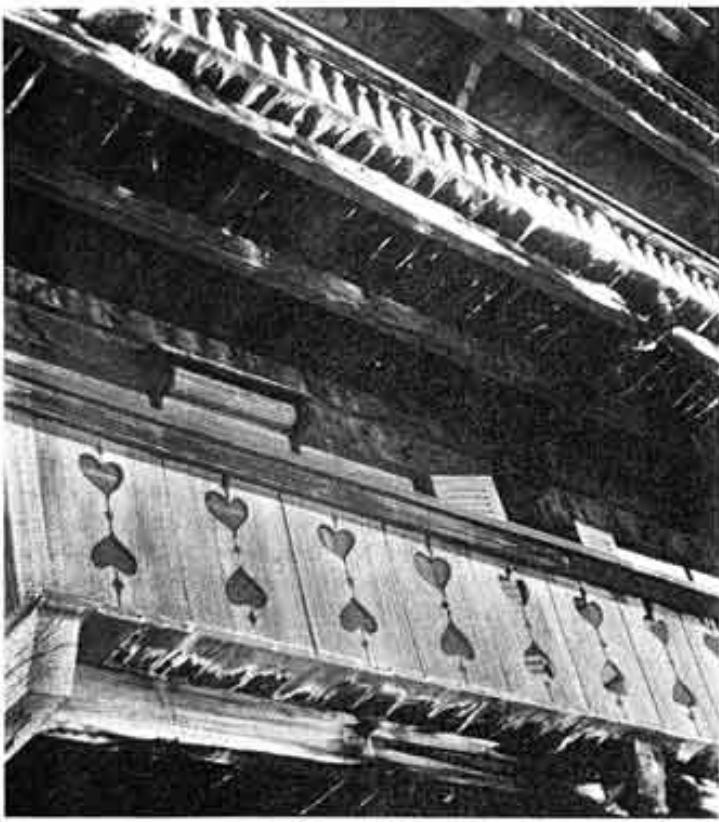


The large chalet at the top of the page is an interesting variation of traditional design, featuring an asymmetrical gable. The balcony terminates at the left in a spacious covered deck. Another desirable characteristic of Alpine design is to have the ridge rafter across the short axis of the house, thus providing more open gable space to second floor rooms.

The modern mountain home directly above harmonizes architecturally with the rest of the homes in its beautiful valley. It utilizes the white stucco and brown

wood in a typically Tyrolean manner, but the balcony has become a sun deck and large windows are a concession to modern living.

Directly above is an interesting roof beam detail from the chalet at the top of the page. As is often done, these beams are actually a continuation of interior walls, extended at the top to support the roof overhang. The scalloped beam-ends are also typical of balcony supports. The ornate woodworking is usually confined to the beam ends, balcony rails and doors.



BALCONIES

The balcony is probably the most important feature of the Tyrolean chalet and originally provided access to the second floor rooms. It has proved to be such a delightful place for lounging, sunning and socializing that the narrow space originally provided has had to be made much deeper. This has been effected by pushing the house wall further back. Sometimes a recessed deck has accomplished the same purpose. The balcony has been the showcase for proud Alpine woodworkers, displaying their talents with intricate cut-outs and shaping. The massive support beams often bear carved designs.



The contrast between clean, simple surfaces and the sculptured shapes of the balcony detail make this entrance interesting and inviting.



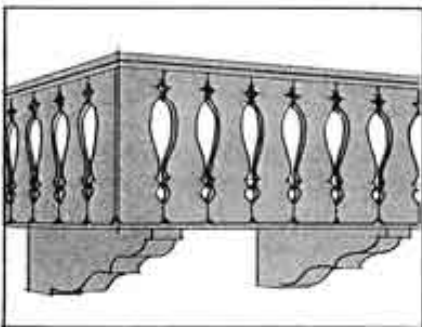
Here the balcony rail is of boards, cut out in a floral design. Balcony and roof overhang are supported by spiral carved braces.



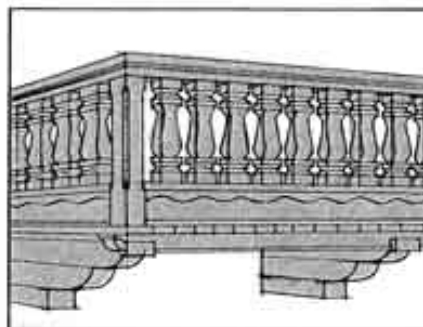
Close-up shows tongue and groove decking, heavy beams and wrought iron flower box brackets.



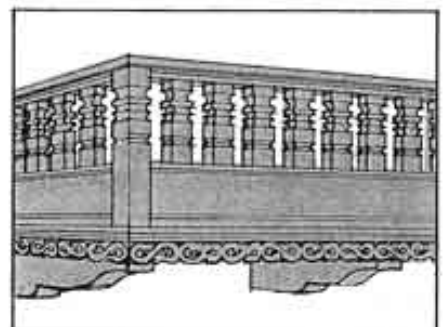
Hearts, flowers and simple diamonds are featured in the cut-outs in the board balcony rail above.



Closely spaced board panels are decorated with ornamental cut-outs of stars, hearts, flowers or leaf designs. Large, plain panels are seldom used. The design should be quite massive in effect, but with considerable detail.



Typical balustrades are rectangular in cross section, band sawed to shape and spaced closely together. Lathe turned shapes are the exception rather than the rule, either in furniture or architectural detail.



Wider spacing of balustrades is balanced by a heavy horizontal base of boards and timbers. Even the newest Tyrolean homes retain this traditional heavy balcony construction.

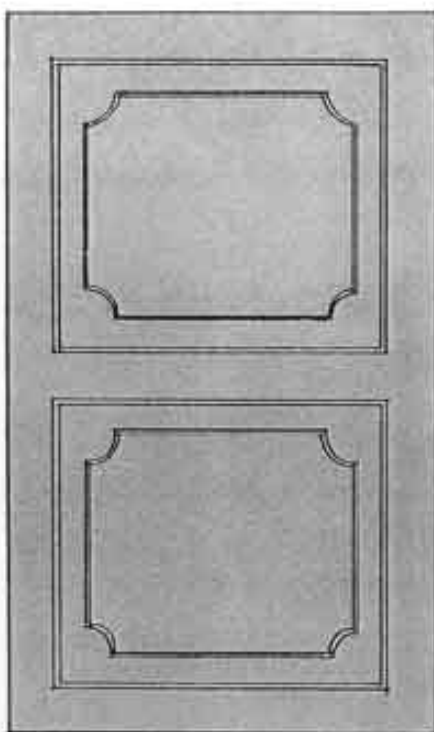
SHUTTERS

While the use of shutters today is largely ornamental, they can serve a real function at Alpentel, where the 8 to 10 foot snow pack often buries the first floor of buildings. Also, for the weekender, operational shutters afford additional security while the chalet is unoccupied, even though the area will be protected. As with the other characteristics of Tyrolean design, shutters are of sturdy construction, often with heavy wrought iron hinges and latches. They are either stained to match or painted red, green or blue.

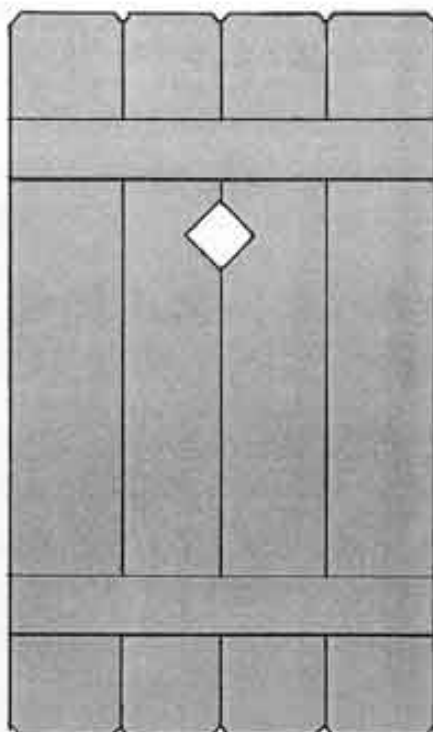
The photo at the right shows an attractive entrance arrangement with standard louvred shutters.



The simplicity of stock louvred shutters will appeal to some and is entirely in keeping with the Alpentel architectural concept. Operational louvers can give additional sun and light control.



Paneled shutters are popular in the Tyrol and lend themselves nicely to painted decoration, routed or carved design. A grill effect can be achieved with a sawed-out pattern. The paneled shutter can be stained or painted green, red or blue.



Board shutters with cut-out patterns are the most typically Tyrolean in flavor. The cut-outs do not have to match balcony rail cut-outs, as Alpine builders incorporated many different patterns in the same house.

DOORS AND WINDOWS



"Haus am Hugel" (House on the Hill) presents a sophisticated approach but preserves the essence of Tyrolean design with the recessed, rounded openings and tasteful use of stone, stucco, wrought iron and carved wood.

Much of the charm of Tyrolean-Bavarian architecture is due to the arched doorways and openings. These deeply recessed entries are evidence of the Roman influence in the Alps and the arch is often used in the wood construction of the upper levels as well as the stone, concrete or stucco ground floor.

Windows are often grouped to give greater light and view. Little eaves over these banks of windows are sometimes used for extra protection and ornament. Wrought iron hinges, latches and grilles as well as the ubiquitous flower boxes adorn the facades.

Doors are heavy wood, either heavy plank and batten construction in a rustic design or beautifully carved and finished, sometimes including a small opening.



A two-car garage occupies the lower level of this modern Alpine design, and the arched openings are adapted for this purpose. It represents an excellent application of traditional elements to modern requirements.



A nice arrangement of balcony, doors and windows make an inviting entrance to this chalet. The white stucco again makes an attractive contrast to the wrought iron and carved wood.

The grouping of windows makes the interior light and airy and offers a view of the Alpine landscape in this large chalet. It demonstrates how this style of architecture is completely adaptable to almost any size building, from small cottage to large pensions.



The entrance to this old Tyrolean farmhouse shows the quaint charm of the original arched doorway and vaulted, stuccoed stonework of the ground floor. Note the heavy, lipped construction of the carved door and the rough texture on the walls.



A feature which is very popular in some Alpine areas is the wide corner window bay, emphasized on the outside with wooden paneling. Notice also the heavy construction of roof and balcony.

There are several styles of Alpine architecture, each originating from its own district of the Alps. In the last fifteen years many modern homes have been built, completely departing from the traditional style. But the trend is now back to the more traditional mountain-bred architecture, the new homes blending harmoniously with their older neighbors.

Each chalet shown here has a personality of its own, but they all could be placed together in a mountain setting in perfect harmony. The flower boxes are planted with colorful blooms in spring and summer and filled with evergreens for the winter. The logs and stones seen on the roofs of many of these chalets are to hold the snow on the roofs for insulation purposes, which is not necessary with the insulation materials available today.



Two views of a comfortable chalet designed for year around enjoyment. The balcony is recessed for greater depth and to give wind protection. The shape of the rounded corner window bay is repeated in arched openings and arched chimney cap.

The gutters in the pictures are unique, being hollowed-out logs suspended on hangers under the eaves to catch run-off and carry it away from the house. There are also seen in some cases a skeleton structure over the balcony which is the remnant of hay drying racks of the original farm structures.

Modern, more workable materials have also simplified construction. Glue laminated beams have replaced the laid-up timbers. Concrete and concrete block can be substituted for the original stonework. The automobile has also replaced the farm animals in the ground floor space. But the Tyrolean-Bavarian style was developed in the mountains for mountain living and the house, as well as its occupants, is at home there.



The cover home is shown again to point out the decorative designs painted on the white stucco front and around the side window. The large shutters at the front would be an excellent idea for Alpen-tal's deep snows.



A strictly rectangular arrangement is not necessary, as is shown by this home. The garage is set at an angle to the house, which sometimes could make driveway access easier and add interest to the layout. The deeply recessed entry is also noteworthy.



Access to the balcony, summer or winter, is provided by outside stairs in this application. The use of small decorative medallions on the wood facade are a nice decorative touch.



This picture-postcard home utilizes most of the desirable elements of Tyrolean architecture, including balconies, corner window bay, bell tower, wood-stucco combination and rounded doorway.

ALPENTAL BUILDING RESTRICTIONS:

1. Each dwelling and any appurtenant structures placed on a Lot shall conform strictly to a uniform pattern of external appearance as defined in this Article. The intent of these declarations is to require that such external appearance be substantially identical with the style and appearance of traditional Tyrolean-Bavarian Alpine houses. The provisions of this Article shall be strictly construed to accomplish this purpose against the free use of the property. In the event of question of interpretation of whether the external appearance of any structure placed or proposed to be placed on a Lot shall conform to this Article, any and all parties interested in the Real Property agree to be bound by and comply with the decisions of the Committee. At the time of recording these provisions the Committee has been furnished with drawings and pictures of dwellings which conform to these provisions in external appearance and such drawings and pictures may be used in guiding any decision of the Committee hereunder. The Committee shall furnish on written request of any party interested in a Lot copies of such drawings and pictures for which the Committee may require the payment of a reasonable charge to cover the cost of reproduction.

2. In conformity with the foregoing no dwelling or appurtenant structure shall be erected, placed or permitted upon any Lot unless its external appearance shall conform to the following:

(a) The roof shall have a pitch of not less than 18° nor more than 40°, measured from a horizontal line. Roofing material shall be shake. All roofs shall be gable type having eave overhangs of not less than three and one-half feet from the exterior wall and shall have a barge board of scalloped or carved design in traditional Tyrolean-Bavarian Alpine style. In no event shall there be any "A-frame" style of structure.

(b) The dwelling shall have at least two stories one of which may be a loft. A dwelling may have a basement but in such event such a basement shall not be considered as a story in height. As used herein "basement" means, in addition to its usual meaning, a portion of the dwelling enclosed by a cement wall not to exceed one story in height, the floor of which is at or near finished grade of the Lot.

(c) Foundations shall be either full concrete foundation or fully enclosed by a skirt of cedar siding. Exposed basement walls and concrete foundation walls shall be finished in white.

(d) All exterior walls shall be constructed of concrete, cement block or cedar siding, or any combination of one or more of them as the basic construction material and their finish colors shall be a combination of white and dark brown.

(e) All exterior windows shall be equipped with operative or decorative wood shutters designed in the traditional Tyrolean-Bavarian Alpine style.

(f) Each dwelling shall have balconies with railings of traditional Tyrolean-Bavarian Alpine design. The shutters, railing and barge board designs on each dwelling shall be consistent and compatible.

(g) It is encouraged but not required that each dwelling have a bell tower at the peak of its roof consisting of a frame supporting smaller roof structure.

(h) Any structure appurtenant to a dwelling on a Lot shall have a consistent decorative style and coloring with the dwelling.

3. In addition to the foregoing external appearance requirements, no dwelling or appurtenant structure shall be placed, erected or permitted on any Lot unless it shall comply with the following:

(a) Each dwelling shall be of permanent construction and have not less than five hundred (500) square feet of fully enclosed area devoted to living purposes.

(b) Each dwelling structure shall be equipped with sanitary plumbing facilities within the structure fully connected to a public sewer system unless temporarily connected to a septic tank system of sewage disposal designed, located and constructed in accordance with the rules and regulations of and its installation approved by the King County Health Department, any other governmental agencies having jurisdiction and the Committee. At the time that a system of public sewers is ready to collect and dispose of sewage for the Plat, any dwelling temporarily connected to the public sewer within 60 days after weather permits.

(c) There shall be off street parking facilities provided for each dwelling on a Lot for at least two vehicles including any garage or carport facilities.

(d) Prior to erecting or placing any structure upon a Lot or altering the external appearance of any existing structure, the plans and specifications therefor shall be submitted to and approved by the Committee as hereafter provided, and the structure as erected, placed, maintained or altered on a Lot shall conform to such approved plans and specifications.

4. After October 31, 1967 no temporary structure, trailer, tent, garage, or outbuilding shall be placed upon any Lot; provided that a temporary structure may be used for storage of materials during construction with the prior written consent of the Committee.

5. The work of constructing, altering or repairing any structure on a Lot shall be diligently prosecuted from its commencement until completion thereof, but in any event the exterior shall be completed no later than the December 1st next following commencement of the work.

6. No artificial structure shall be placed beyond the bank of the River within any Lot. No land fill, retaining wall or bulkhead shall be constructed along the bank of the River within any Lot, except that the placement of protective devices such as rock to prevent erosion shall be permitted if the plans and specifications therefor are first approved by the Committee as maintaining the natural appearance of the River and the installation thereof shall conform to such plans and specifications.

