

### **3.0 The Mother Lode Style**

The purpose of defining the Mother Lode Style (MLS) is to establish a style mode within which various projects may be designed. The intent of defining this style is not to limit the design of structures within the City of Jackson, but to illustrate the variety of styles which can be incorporated into the structure's design. When properly utilized these design styles will maintain the character, charm, and history of the area. It is vital that the design and form of new structures respond to locally available materials and encourage the use of forms which are consistent or compatible with our pattern of historic structures. Rather than create a tightly defined style, the Mother Lode Style (MLS) strives to serve as a framework that allows both traditional and contemporary building forms. Although the MLS outlines elements considered appropriate within the City of Jackson, other approaches may be equally compatible, and all projects will be considered on a case-by-case basis.

#### **3.1 The Mother Lode Style for Residential Uses**

In order to begin the description of the MLS, it is necessary to present an outline and description of typical historic structures, primarily residential, within the City of Jackson. With the foregoing in mind, however, it is abundantly clear that some of the historic homes in Jackson defy categorization. A number of historic period homes in Jackson incorporate a range of architectural details and styling that span more than one recognized style. When studied carefully though, common themes emerge and it becomes apparent that most historic homes not otherwise described in terms of a recognized style instead incorporate bits and pieces of the styles described in Section 4.4. In many cases the result, while admittedly difficult to categorize, is pleasing to the eye and contributes nicely to the over-arching historic character of the City of Jackson's residential neighborhoods.

#### **3.2 The Mother Lode Style for Multi-Family and Commercial Uses**

The MLS as it applies to multi-family and commercial uses is not characterized by a style as much as by features which include the following:

1. Recessed entries
2. Framed windows
3. Façade articulations (reveals or corbels and cornices)
4. Parapets
5. Colonnades
6. Balconies and/or awnings

The following are examples of these design characteristics:



Use of framed windows, recessed entry and clean roofline.



Use balcony and framed windows.



Use of clean roofline and awnings.



Use of framed windows, balconies, recessed entry, and traditional building materials.



Use of recessed entry, framed windows, awning, clean roofline, and traditional building materials.



An adaptive re-use of a 1900s building. New building materials (windows and doors) are compatible with the historic materials.



Office building designed to be compatible with its neighborhood of residential buildings.



Example of mixed use with retail on the ground floor and residential upstairs. These are new buildings which are compatible with the Mother Lode Style.



Multi-family residence which is compatible with the surrounding neighborhood (Broadway). Use of balconies and awnings keep it in character with the Mother Lode Style.



Another multi-family residence which is compatible with the surrounding neighborhood (Stasal).