WILDWOOD

AGENDA

OF THE

CITY OF WILDWOOD'S

ARCHITECTURAL REVIEW BOARD

CITY HALL COMMUNITY ROOM

16860 Main Street

Thursday, July 14th, 2016 - 7:00 p.m. to 9:00 p.m.

1. Welcome And Roll Call By Chair
2. Approval Of Meeting Minutes Of June 9th,2016

   Documents:

   II. JUNE 9, 2016 DRAFT MINUTES.PDF

3. Review Agenda Items To Be Discussed At Tonight's Meeting By Chair
4. NEW BUSINESS

   4.I. READY FOR ACTION

   4.II. NOT READY FOR ACTION

5. OLD BUSINESS

   5.I. READY FOR ACTION

   5.I.i. A) Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Review The Revised Roofs Section Of The Town Center Plan's Architectural Guidelines. (Wards – 1, 4, 5, 6, 7, And 8)

   Documents:

   V.1.A. REVISED ROOFS SECTION.PDF

5.I.ii. B) Town Center Development Manual's Review And Update, After The Completion Of The Overall Plan's Ten (10) Year Update [Approved December 2013]. The Board Will Review The Revised Town Center Plan's Architectural Guidelines Document, In Its Entirety. (Wards – 1, 4, 5, 6, 7, And 8)

Documents:

V.1.B. ARCHITECTURAL GUIDELINES.PDF

5.II. NOT READY FOR ACTION

6. OTHER

7. Public Comment(S)

8. CLOSING REMARKS AND ADJOURNMENT

If you would like to submit a comment regarding an item on this meeting agenda, please visit the Form Center.

CITY OF WILDWOOD
RECORD OF PROCEEDINGS

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
June 9, 2016

The Architectural Review Board meeting began at 7:00 pm, on Thursday, June 9, 2016, in the Wildwood City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri.

I. Welcome and Roll Call

Chair Hoffmann called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [7]	Absent [1]
Chair Hoffmann	Board Member Hensic
Vice-Chair Dial	
Secretary Crow	
Board Member Teller	
Commission Liaison Lee	
Council Liaison Baugus	
Alternate Lindberg	

Staff present:	Director Vujnich, Planner Newberry, and Director of Public Works Brown
City Officials:	None
Petitioners present:	Dave Christensen, Cochran Engineering, and Tom Kelpe, Kelpe Contracting

II. Approval of Meeting Minutes from May 12, 2016

A motion was made by Board Member Teller, seconded by Secretary Crow, for the approval of the May 12, 2016 meeting minutes, as prepared. There being no discussion or changes, the motion passed by a voice vote [5-0].

III. Agenda Items to be Discussed at Tonight's Meeting

Vice-Chair Dial noted one (1) item under New Business "Ready for Action", and one (1) item under Old Business "Ready for Action". No modifications to the agenda were made and the meeting proceeded, as outlined.

IV. New Business

1. **Ready for Action [One (1) Item]**

a) Initial review and discussion of Architectural Elevations and related materials for the City of Wildwood Salt Storage Facility, c/o Department of Public Works; northwest corner of Manchester Road and St. Albans Road; 17955 Manchester Road (Locator Number 24X630103); NU Non-Urban Residence District. (Ward One)

Director Vujnich outlined the history of the City's work to construct a salt storage facility, noting this effort as a longstanding goal of the City. He described the proposed location of the salt storage facility at the Kelpe Contracting Site. Director Vujnich and Chair Hoffmann invited Director of Public Works, Rick Brown, to address the Board. Director Brown shared a slideshow of photographs of the proposed site, as well as a rendering of the preliminary proposed structure. Director Brown noted the salt storage facility is in its preliminary phases of design, and the Department of Public Works and its consultant are seeking direction from the Architectural Review Board, in regards to colors, materials, and other components of the proposed structure.

Discussion was held among Board Members regarding the Site Development Plan; the placement of the structure in dedicated right-of-way; the use of poured-in-place concrete, with form liner, and a suggestion the the form liner be minimal in its design; the need to increase the pitch of the roof (at least 6:12); the type of roofing material, with a suggestion a thirty (30) year architectural shingle be used; the color and material of the gable, with a suggestion to use fiber cement siding of an earth tone color; and the use of overhead doors, with stainless steel mechanisms.

The Board asked the Department of Public Works to submit final architectural elevations, to be reviewed and acted upon, at a future meeting.

2. **Not Ready for Action [No Items]**

V. Old Business

1. **Ready for Action [One (1) item]**

a) Town Center Development Manual's review and update, after the completion of the overall plan's ten (10) year update [approved December 2013]. The Board will review the revised Roofs Section of the Town Center Plan's Architectural Guidelines. (Wards – 1, 4, 5, 6, 7, and 8)

Secretary Crow presented proposed changes to the Roofs Section of the Town Center Plan's Architectural Guidelines and the Board held a lengthy discussion. Following the discussion, the Board reached a consensus on the changes reflected on the attached pages.

2. **Not Ready for Action [No Items]**

VI. Other [No Items]

VII. Public Comment

VIII. Closing Remarks and Adjournment:

Director Vujnich noted the next regularly scheduled meeting will be held on July 14, 2016.

Board Member Teller made a motion, seconded by Vice-Chair Dial, to adjourn. The motion was passed by a voice vote [5-0]. The meeting was adjourned at 8:30 p.m.

Approved by: **Date Approved:**

_____ _____

Secretary Crow
City of Wildwood Architectural Review Board

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ROOFS—George Crow *(Revised 7-7-16)*

Materials

Residential roof cladding materials are to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Fiberglass-asphalt shingles to have a minimum 30 year warranty.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished aluminum. Metal chains may be used in lieu of downspouts. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, tin, stainless steel, membrane or pre-finished aluminum. Vinyl flashing is not allowed.

Configurations

The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a minimum slope of 3:12.

Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Roof top equipment is to be screened from view. Petitioner is required to submit "Line of Site Drawings" which depict views of the roof top equipment from all compass directions as well as proposed screening.*(Travis please include this in the submittal requirements)*

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal. Plumbing stacks and vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street.

ROOFS—George Crow *(Revised 7-7-16)*

Materials

Residential roof cladding materials are to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Fiberglass-asphalt shingles to have a minimum 30 year warranty.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished aluminum. Metal chains may be used in lieu of downspouts. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, tin, stainless steel, membrane or pre-finished aluminum. Vinyl flashing is not allowed.

Configurations

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Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Roof top equipment is to be screened from view. Petitioner is required to submit "Line of Site Drawings" which depict views of the roof top equipment from all compass directions as well as proposed screening.*(Travis please include this in the submittal requirements)*

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal. Plumbing stacks and vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street.

WILDWOOD

Architectural Guidelines

Prepared by the Architectural Review Board

"Planning Tomorrow Today"

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Statement of Intent

It is the intent of the City of Wildwood to encourage design creativity while maintaining compatible architecture throughout the city. Compatible does not mean 'the same', it means that we can utilize differing architectural styles so long as the design reflects the sense of place of the specific area and creates a continuity of character. This definition purposefully allows quite a bit of latitude. It is the purpose of the Architectural Review Board (ARB) review process to enforce this definition while entertaining the presenters own design philosophy for any given project.

The ARB reserves the right to respectfully disagree with presenters and therefor make suggestions on design or to outright reject any proposal.

MISCELLANEOUS

Site design: Aside from compliance with all ordinances, planning and zoning, and civil engineering requirements, and all developments shall be 'designed' so that they are compatible with neighboring properties. Character of the neighborhood shall be maintained and may take precedence over other minimum requirements. In general, residential or commercial buildings should face the pedestrian way, should address the direction of incoming travel, and in the case of corner lots, structures shall address both public directions. Commercial buildings shall not turn their back on main roads or intersections regardless of whether or not there are access roads behind them. A well-engineered site is no more important than a well-designed site.

Work with the site conditions and not against them. Consider the sun to building orientation, natural drainage patterns, approach, etc. before simply dropping in a building.

Colors shall be consistent with the character of the local area of the project and with the City overall. As a general direction for designers, one can use the Benjamin Moore Williamsburg Color Collection as a starting point. These are generally historical colors of earth tone bases.

Exterior materials that do not have an integral color shall be painted or stained. The overall color palette shall be consistent and compatible throughout the project and shall compliment the surrounding environment.

Trim shall be of one color, which may or may not be the same as the wall color. However, trim color shall complement those used on walls.

Storefront colors shall be complimentary to the building. Bright colors are generally discouraged and subject to ARB approval.

Accent color may be used for items such as the front door and shutters subject to approval of the ARB.

Masonry and mortar colors shall be selected from earth tone palettes. Natural mortar is acceptable.

Rough Siding and exterior wood shall be stained or finished as approved by the ARB, except wood roof shingles that may be left to age naturally.

Light fixtures on commercial buildings shall be mounted to walls, have LED, incandescent or metal halide bulbs and may not produce glare on adjacent properties. Light fixture cut sheets shall be submitted to the ARB along with design documents.

Picket fences shall be no greater than 3.5 feet high at front yards. Board fences may not exceed 6 feet and only used in side and rear yards. Chain link fences are not permitted.

Retaining walls shall be an integral part of a building design and will be reviewed on a case by case basis.

Free standing garages shall maintain the general character of the main building.

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Misc. Façade Compositions:

Fenestration patterns and percent of coverage shall be consistent with surrounding buildings.

Avoid blank or monotonous elevations.

Create a pedestrian friendly scale

Avoid garage doors on the front elevation except for residential buildings where the house is wide enough to maintain at least fifty percent (50%) of the front façade without a garage door.

Proportion is everything!

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ELEMENTS

Columns, piers, arches, and chimneys shall be made of stone, wood, brick, or stucco. Any interior chimney flues shall be metal or clay flue tile. Chimney liner should be per building code.

Porches, posts, spindles, and balusters shall be made of wood, PVC or fiberglass, except railings attached to concrete or brick, which may be made of steel or wrought iron, and exhibit a painted or powder coated finish. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood or beaded vinyl; exposed joists shall be painted.

Porches shall be no less than 6 feet in depth and a minimum of 18 inches above grade. Porches shall be lit consistent with the City's Outdoor Lighting Regulations. Other illumination sources may be authorized based upon architectural merit.

Screened and visible sides of porches must be skirted.

Railings shall have top and bottom rails.

Decks shall be located in rear yards and where not easily visible from streets or paths. Decks shall be made of polymer lumber or composite material or shall be painted or stained wood.

Wood elements must be painted or stained with an opaque stain, except walking surfaces may be left natural.

Chimneys shall be a min. 2:1 proportion in plan and capped to conceal spark arresters. A chimney is required on any structure with a fireplace.

Bay windows at frontages shall be habitable.

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OPENINGS

Materials

Windows shall be made of painted vinyl or aluminum or clad wood and shall be glazed with transparent low-E glass in residential areas of the Town Center. Window selection shall be appropriate to the building. Screen colors shall match the window.

Tinted glass may be considered for commercial buildings.

Doors shall be wood, steel, or fiberglass. If glazed, doors shall be glazed with clear low-E glass.

Storm doors shall be factory finished painted wood or painted/anodized aluminum and match the entry door.

Security grilles must be approved by the ARB.

Configurations

Openings in upper stories shall be centered directly above openings in the first story. Openings in the gable ends must be centered. Openings shall be a minimum of 2 feet from building corners, unless approved by the ARB.

All sides of residential building shall have windows. Glazed areas shall be proportional to the total size of the facade where located.

Windows shall be single-hung, double-hung, or triple-hung or casement or awning types.

Transoms may be oriented horizontally with panes of vertical proportions.

Window muntins shall be true divided lights or fixed (snap-ins) on the exterior surface Muntins shall be located on the outside of the window, unless approved by the Architectural Review Board.

Porch and arcade openings shall be vertical in proportion.

Sliding doors shall be permitted only at residential backyard locations.

Garage doors facing a street frontage shall be a minimum of 10 feet in width. Tapered drives can be used in the Town Center.

Shutters shall be sized and shaped to match the opening, when used.

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WALLS

Materials

Building Walls shall be finished in brick, stone, manufactured stone, split-faced or ground-faced block (commercial only), limestone (commercial only),wood shingles, wood clapboard, drop siding, wood board and batten, smooth stucco, fiber cement siding, or vinyl siding. Clapboard and siding, except vinyl, shall be painted except as noted.

Foundation walls and piers may be exposed smooth-finished, poured concrete, formed patterns, parged block or brick veneer.

Garden walls shall be finished in stone, brick or stucco matching the principal building. Material composition shall be replicated on both sides of the wall. Gates shall be wood or wrought iron. Wall caps shall be of limestone or metal, to be reviewed on a case-by-case basis.

Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch.

Fences fronting the street shall be constructed of wood, vinyl or coated metal; said material to be compatible with the building façade. Wood fences may have brick piers. Vinyl materials may be used as a substitute in buildings walls and fences, but shall be from the Master List to ensure acceptable quality.

Configurations

Walls may be built of no more than three materials. Change in material shall be aesthetically pleasing, with the heavier material below the lighter, i.e. brick or stone below stucco. Masonry walls terminating at outside corners shall wrap the corner a minimum of 24 inches, unless approved by the ARB. Additions to buildings must be made of the same materials as the main building, except when the main building is made of brick, the addition can be wood.

Siding shall be horizontal, a minimum 4 inches exposed to the weather. Boards with more than 8 inches to the weather shall show a 1 inch variation from one board to the next. Board and batten siding may be applied vertically

Wood shingles shall be 8 to 10 inches exposed. Shingles shall be hand split or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a maximum of 12 inches above grade.

Trims shall not exceed 1 ½ inch in thickness. The minimum width at the corners shall be 6 inches. The minimum width around openings shall be 4 inches, except at the front door, which may be any size or configuration. Trim may be painted in any color compatible with the rest of the façade material colors.

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ROOFS

Materials

Residential roof cladding materials are to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Fiberglass-asphalt shingles to have a minimum 30 year warranty.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished aluminum. Metal chains may be used in lieu of downspouts. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, tin, stainless steel, membrane or pre-finished aluminum. Vinyl flashing is not allowed.

Configurations

The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a minimum slope of 3:12.

Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Roof top equipment is to be screened from view. Petitioner is required to submit "Line of Site Drawings" which depict views of the roof top equipment from all compass directions as well as proposed screening.

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal. Plumbing stacks and vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street.

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ROOFS

MATERIALS

Roofs shall be clad, copper, concrete, metal, and clay tiles, wood shingles, fiberglass asphalt shingles or standing seam sheet metal, colors and types to be selected from the Architectural Review Board Master List.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), vinyl or anodized aluminum. Metal chains may be used in lieu of downspouts. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, tin, vinyl or anodized aluminum.

Copper or tin roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).

CONFIGURATIONS

The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a slope between 2:12 to 3:12.

Roofs on towers shall have a slope greater than 6:12.

Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Flat roofs shall have a parapet wall as high as the City Building Code allows. Flat roofs shall be permitted in commercial buildings only and prohibited on residential buildings.

Purlins, if exposed, shall be a minimum width of 1 ½ sq. inches.

Eaves shall be continuous. Eaves that overhang more than 16 inches shall have exposed rafters.

Gutters shall be square or half-round. **Downspouts** shall be round.

Dormers, if provided, shall be habitable and placed a minimum of 36 inches from side building walls and have gable or hipped roofs with a slope of 10:12 or shed roofs with a slope of 3:12.

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of metal, which may be left unpainted. Plumbing stacks and vents shall not be placed on the front slope of any roof or any visible portion of it from the street.

Skylights shall be flat and mounted on the rear slope of the roof. No plastic bubble units shall be authorized in the Town Center.

OPENINGS

MATERIALS

Windows shall be made of painted or clad wood and shall be glazed with clear glass in residential areas of the Town Center. Window selection shall be appropriate to the building. Screen colors shall match the window.

Doors shall be wood, embossed steel or fiberglass. Doors shall be painted. If glazed, doors shall be glazed with clear glass.

Storm doors shall be painted wood or anodized aluminum and match the entry door.

Security and garage doors and window grilles must be approved.

CONFIGURATIONS

Openings in upper stories shall be centered directly above openings in the first story. Openings in the gable ends must be centered. Openings shall be a minimum of 2 feet from building corners.

Glazed area on frontage facades of residential buildings shall not exceed 20% of the total surface. Single panes shall be no larger than 100 square inches and be historically correct, where applicable. Ground floor retail shall have a minimum of 70% glazed surface. All sides of residential building shall have windows. Glazed areas shall be proportional to the total size of the facade where located. Windows in groupings shall be proportion within their respective frame.

Windows shall be single-hung, double-hung, or triple-hung or operable casement types, with a vertical proportion of no less than 1:1.5. Windows shall be operable, except where exempted by the Architectural Review Board.

Transoms may be oriented horizontally with panes of vertical proportions. Multiple windows in the y post that are proportional. Separations for multiple windows is required. Windows on ground floor shall be slightly larger than those on upper floors. Windows represent the use of the floor.

Window muntins shall be true divided lights or fixed on the exterior surface, creating panels that are square or vertical in proportion. All windows shall have equally proportion lights. Muntins shall be located on the outside of the window, unless varied by the Architectural Review Board.

Porch and arcade openings shall be vertical in proportion.

Doors shall be hinged. All doors shall have raised panels (not flush with applied trim).

Sliding doors shall be permitted only at residential backyard locations. **Windows in doors** must be rectangular and vertically placed in the frame.

Garage doors facing a street frontage shall be a maximum of 9 feet in width and recessed a minimum of 4 feet behind the extension of a line from the building elevation where it is to be located. Garage doors shall be painted and face away from the street. Tapered drives can be used in the Town Center.

Shutters shall be sized and shaped to match the opening, when used.

Awnings shall be installed so as not to be taunt, while rectangular without side panels. The use of rolled-up signage shall not authorized.

MISCELLANEOUS

COLORS

Colors of all materials shall be selected from the Master List provided by the Architectural Review Board.

Walls shall be one color for each material used. Wall colors shall be painted or stained in the local earth tone ranges. Colors shall complement those used on trim.

Trim shall be of one color, which may or may not be the same as the wall color. However, trim color shall complement those used on walls.

Storefronts shall be painted a color from the Master List.

Accent color may be used for items such as the front door and shutters subject to approval from the Architectural Review Board.

Columns, posts, balconies, shutters and porches may be any color. Window sashes and doors shall be painted or stained with a color from the Master List. Natural color mortar shall be used.

Rough siding shall be a color from the Master List.

Masonry, mortar, and smooth siding and trim shall be a color from the Master List (principally red brick). Alternative colors can be considered based upon merit as determined by the Architectural Review Board.

PAINT AND STAINS

All exterior wood shall be painted or stained, except wood roof shingles that may be left to age naturally.

OTHER DESIGN COMPONENTS

The following shall be selected from the Master List: fence designs and exterior light fixtures.

The following shall be permitted only in rear yards and where not easily visible from streets or paths: HVAC equipment, utility meters, 18" (or smaller) satellite dishes, permanent grills, permanent play equipment and hot tubs (those at ground level must be covered).

The following shall not be permitted: Panelized materials which are visible, quoins, curved windows, window air-conditioning units, swimming pools above-ground (except those of the inflatable variety), antennas, solar panels, sings (on private residential property).

Flagpoles under 6 feet long may be mounted at a 45 degree angle to building walls.

Security signs must be affixed to the wall.

Light fixtures shall be mounted to walls, have incandescent or metal halide bulbs and may not produce glare on adjacent properties.

Variances to The Architectural Codes may be granted on the basis of architectural merit.

Signs in the Town Center, shall be made of wood, cast aluminum or thickly-enameled steel. Signs shall be attached to buildings, integral with the storefronts, no larger than 24 inches in height, externally lit and painted a color from the Master List.

Picket fences shall be 3.5 feet high at front yards. In rear yards, where there is a swimming pool, the minimum height of a fence shall be 4 feet. Picket fences shall have no more than a 2 inch gap between pickets. Neighboring lots shall have different fence designs.

Board fences may be as high as 6 feet to be used for side and rear yards. Chain link fences are not permitted.

ELEMENTS

MATERIALS

Columns, piers, arches and chimneys shall be made of stone, wood, brick or stucco. The interior chimney flues shall be metal or clay flue tile. Spacing and form shall be proportional.

Porches, posts, spindles, and balusters shall be made of wood or fiberglass, except railings attached to concrete or brick, which may be made of steel or wrought iron and painted a black gloss finish. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood or beaded vinyl; exposed joists shall be painted.

Stoops shall be made of wood, brick or concrete. If concrete, a stoop shall have brick or stucco cheek walls. Accessible facilities for commercial uses shall comply with the requirements of this code, where applicable. Otherwise, the Architectural Review Board shall approve these facilities based upon merit and overall code compliance.

Decks shall be located in rear yards and where not easily visible from streets or paths. Decks shall be made of wood and painted or stained (except walking surfaces which shall be unpainted).

Bay windows at frontages shall be made of trim lumber.

Storefronts shall be made of wood. In Commercial/Workplace areas, alternative materials can be considered, such as aluminum/anodized components with approved colors, which replicate a wood character. Steel systems may also be considered.

Wood elements must be painted or stained with an opaque stain, except walking surfaces may be left natural.

CONFIGURATIONS

Chimneys shall be a min. 2:1 proportion in plan and capped to conceal spark arresters. Flues shall be no taller than required by The Building Code. Chimneys are optional within the Town Center.

Arches shall be no less than 12 inches in depth.
Keystones shall be functional and not decorative, but must be proportional, if used.
Arcades shall have vertically proportioned openings.

Porches shall be no less than 8 feet in depth and shall be 18 inches above grade. Porches shall be lit with recessed ceiling fixtures (not wall mounted fixtures) with incandescent bulbs. Other illumination sources shall be authorized based upon architectural merit. **Screened porches** shall have screens framed in wood. **Undercrofts** of porches and decks shall be skirted with framed wood or vinyl lattice installed between supports with no more than 1 ½ inch spaces between boards.

Posts shall be no less than 6 x 6 inches thick.

Railings shall have top and bottom rails. Wood top rails shall be eased at edges and bottom rails shall have a rectangular section. Top and bottom rails shall be centered on the pickets. **Spindles and balusters** on railings shall not exceed 4 inches on center if made of wood or metal.

Bay windows at frontages shall have a minimum of 3 sides and shall be habitable, extending from the height of the interior floor to the appropriate grade at street level. Balconies shall not exceed 4 feet in depth. Cantilevers, including balconies and second story bay windows, shall be supported by rackets.

WALLS

MATERIALS

Building Walls shall be finished in local brick, native stone, wood shingles, wood clapboard, drop siding, wood board and batten, smooth stucco, or vinyl siding. Clapboard and siding, except vinyl, shall be painted except as noted. Brick may be painted or left unpainted.

Foundation walls and piers may be exposed smooth-finished, poured concrete, parged block or brick veneer.

Garden walls shall be finished in stone, brick or stucco matching the principal building. Material composition shall be replicated on both sides of the wall. Gates shall be wood or wrought iron.

Fences fronting the street shall be made of wood pickets painted white. All other fences shall be made of wood boards with a rectangular section. If painted, fences shall be white. Wood fences may have brick piers. Vinyl materials may be used as a substitute in buildings walls and fences, but shall be from the Master List to ensure acceptable quality.

CONFIGURATIONS

Walls may be built of no more than two materials and shall only change material along a horizontal line, i.e. wood may be combined with stucco when the material change occurs horizontally, typically at a floor line or a gable end, with the heavier material below the lighter, i.e. brick or stone below stucco. Additions to buildings must be made of the same materials as the main building except when the main building is made of brick, the addition can be wood.

Siding shall be horizontal, a minimum 4 inches exposed to the weather. Boards with more than 8 inches to the weather shall show a 1 inch variation from one board to the next.

Shingles shall be max. 8 to 10 inches exposed. Decorative shingles shall not be permitted. Shingles shall be handsplit or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a min. of 18 inches and a maximum of 36 inches above grade.

Trims shall be minimum grade "B" wood and shall not exceed 1 inch in thickness. The width at the corners shall be 6 inches. The width around openings shall be 4 inches in width, except at the front door, which may be any size or configuration. Trim may be painted in any color.

Brick shall be horizontal running bond or flemish bond pattern with mortar joints of grapevine pattern, max. ½ inch in height. Construction shall be limited to a maximum three (3) courses of brick not to exceed 8 ½ inches width.

Stucco treatment around openings shall not protrude in excess of 1 inch from the finished wall face.

Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch.