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1.0 GOALS FOR COMMUNITY APPEARANCE AND CHARACTER

- A. Natural Character** Nolensville’s natural character should be preserved and enhanced with new development. Especially important is retaining mature trees and vegetation, maintaining topography, preserving important views to other natural features and ensuring that new buildings sit within a generously landscaped setting.
- B. Compatibility** New buildings should be compatible with their neighbors assuming that neighboring structures are a credit to the community. This does not infer uniformity of architectural style rather a sympathetic response to the height, scale, materials, color, site location and other aspects of nearby structures.
- C. Orderly Public Realm** The town’s character is largely formed by the appearance of its important streets. How public and private elements of the streetscape relate to each other provides a sense of order; public roadways, shoulders and medians, utility lines and traffic signage in relationship to private landscaping, parking areas, building facades and signage. Scrutiny of what may be seen from public ways should be most intense while fewer visible private areas of sites should be more at the landowner’s discretion.
- D. Restrained Communications** Private signage and advertising should be restrained and not detract from the sense of a continuous landscape. The principal purpose of on-site signage is to identify establishments and to direct those seeking to visit them safely and efficiently to their destination. Signage that is limited in size and set in a strong landscaped surrounding can be more visible than a cacophony of uncontrolled messages.
- E. Diversity of Opportunity** Nolensville wishes to continue to attract diverse housing types, services and other community attractions. In reviewing plans and proposals, it does not wish to rule out particular uses because of costs or burdens imposed. Rather, it wishes to work with developers and builders to find a formula for creating uses that are economically viable, as well as, harmonious with the community environment.
- F. Residential Privacy** The sense of privacy of residential areas should be protected especially from nuisances created by adjacent uses such as noise, traffic, high lighting levels and uncontrolled access. Within residential areas there should be privacy of individual units.
- G. History** References to Nolensville’s past, both its natural and settlement history, should be preserved wherever possible. These include artifacts such as rock fences, walls, areas of formal landscape, historic cemeteries and archaeological sites, structures more than 50 years old and traces of prior fields and land subdivision.

- H. Utilitarian Elements** As a way of reducing disorder and emphasizing the human environment, utilitarian elements should be masked or located out of public view. These include mechanical equipment on buildings, transformers, meters, refuse stations, electric wiring and service areas.

2.0 PART A

2.1.0 SITE LAYOUT

2.1.1 Site Coverage Sites should not be covered completely with impermeable surfaces that prevent percolation of water back into the soil and can cause erosion, street flooding or overloading of storm sewer systems. A minimum of 15% of the site shall be devoted to permeable surfaces such as landscaped areas. This will also ensure that buildings are set in a strong landscape.

2.1.2 Building Setbacks Building setbacks provide dimension to the public realm along streets. In areas where there is a consistent setback line, new structures should conform to it. In areas where setbacks vary, buildings should be set back the average distance of adjacent buildings within 50 feet of the proposed structure. In major commercial areas where patrons are to be encouraged to walk between establishments, buildings should generally be located as close to streets as possible while providing adequate area for landscaping in the setback area. Large unbroken expanses of paving between the street and building are discouraged. Required side-yard areas should also be landscaped.

2.1.3 Entries and Curb Cuts Entries to sites from public streets should be clear, controlled and safe. Continuous curb cuts confuse circulation of automobiles, as well as, destroying the pedestrian environment and reduce opportunities for landscaping. Nolensville’s land development regulations set down specific standards for the location and design of curb cuts and site entries.

- A. The number and width of curb cuts along a property should be the minimum necessary for effective on and off-site traffic circulation. As a guide, no more than one curb cut should occur in each 100 feet of frontage. Combined or shared entries between properties are encouraged. If two entries are needed, a one-way system should be considered to reduce curb cut area and maximize parking area.
- B. In general, curb cuts should be no wider than needed to meet standards. Generally they should be limited to 25 feet for residential uses and 35 feet for non-residential uses except gas stations where the maximum width should be 40 feet.

2.2.0 GRADING, DRAINAGE, AND TOPSOIL PRESERVATION

2.2.1 Topography Buildings, parking and service areas should be sited in a manner that minimizes disruption of the existing topography. Where there is mature existing vegetation on a site, changes in topography and runoff patterns should be minimized.

To the extent possible, the volume of cuts and fills on a site should be balanced so that transportation of soil, off or onto the site, should be minimized.

The maximum allowable landscaped slope created by cut or fill is 1:3 vertical to horizontal. To provide a stable slope for soil and plant materials less steep slopes or terracing are encouraged.

2.2.2 Overland Drainage and Detention Overland drainage and detention are encouraged to recharge groundwater and minimize loads on storm sewer. The rate of peak runoff at site boundaries should not increase significantly from that prior to development.

A. Landscaped detention areas should be created where possible to collect runoff from paved areas. Such areas should be treated as visual amenities for the site and not as utilitarian or unkept areas.

2.2.3 Topsoil Stabilization Topsoil should not be removed from sites or used in spoil. Topsoil should be saved during construction and then placed over landscaped areas at a depth of at least 6".

2.3.0 PRESERVATION OF EXISTING TREES AND SITE FEATURES

2.3.1 Retention of Site Features A natural setting is one of Nolensville’s attractive qualities. Streams, wetlands, large rock outcrops, stands of native vegetation, fence rows, rock walls, cemeteries and other notable natural features must be located on the site plan and preserved wherever possible.

Bands of trees, such as fence rows, that are not wind-firm when left as individuals should be maintained as an effective screen and wind buffer.

2.3.2 Preservation of Notable Old Structures Structures that are 50 years old or older and valued for their local significance should be located on the site plan and retained if possible. Incorporation of such structures into the site’s development as a special feature is encouraged. If the structures are not to be retained or adapted, reasons for their removal should be given.

2.4.0 PARKING CONFIGURATIONS

2.4.1 Efficiency of Parking Areas To allow space for landscaping and site improvements without significantly reducing the potential number of parking spaces on a site, efficient configuration of entries, circulation and layout is encouraged.

Small lots or those with narrow front yards are encouraged to develop one way angle parking configurations with curb cuts narrower than the maximums noted above for entry and exit lanes.

2.4.2 Reduce Apparent Size and Visibility of Parking Areas Site arrangements which minimize the amount of parking between the street and buildings are encouraged. To the extent possible, parking areas should be split between the front and back of a lot or along the side of a building to reduce the paving at the street face. Within the Village or Historic District, all parking should be located in the rear of the buildings.

Wherever possible, parking areas should be set 2-3 feet below streets or surrounding areas or be partially hidden by landscaped berms to reduce the visibility of parked cars.

Retention of existing trees located in parking areas is strongly encouraged. Tree wells may be used if necessary to allow for changes in grade while protecting the tree.

2.4.3 Fit Parking Areas to Topography On sloping sites, lines of parking spaces should run parallel to contours with planted medians taking up excessive slope. Paved areas should not exceed a 5% slope. Landscaped slopes or brick or stone walls should provide for changes in grade.

Detention of runoff within parking areas or in adjacent landscaped areas is required. Runoff from parking areas should not sheet onto public streets or sidewalks.

2.5.0 LANDSCAPE

See Appendix B Zoning Ordinance for detailed regulations on landscaping.

2.5.1 Streetscape A consistent landscape treatment along public streets enhances the appearance of the public domain and provides an attractive unified setting for variations among individual developments. Landscaped areas must dominate the frontage of any site where entries are the only interruptions. This requires planting areas between the building fronts and the sidewalk/parking area nearest the building. Landscape design can be used to unify a site with a clear concept of spatial hierarchy, pedestrian and vehicular circulation, material selection, and creation of special features, gathering spaces, and defined public open space.

Street trees can enclose and define the streetscape, native vegetation can provide a natural transition between uses and parcels, and significant sites, gateways, and entrances can be enhanced by special plantings. The paved, accent portion of the landscape such as sidewalks, crosswalks, terraces, or plazas greatly contribute to the character and attractiveness of a place. Such accenting can also enhance the safety of an area, emphasizing pedestrian crossings in front of storefronts with brick pavers or other material change. This can be further enhanced with special planting and lighting effects.

All site boundaries fronting onto streets must have a landscape zone with a minimum width of 10 feet (see specific district regulations). It is encouraged that street trees are planted in this zone. Street trees are to be planted behind the sidewalk unless the walk is set back at least 5 feet from the back of the curb and there are no imminent plans for street widening.

If trees are planted in sidewalk zones, a protective grate or planted zone must be provided to allow water to reach the roots with minimum dimensions of 200 square feet. Trees should be planted along streets at least 40 feet on center with relatively even spacing. If frontages exceed a multiple of 40 feet, an additional tree should be planted along the street, e.g. a frontage of 50 feet should contain two trees, a frontage of 130 feet should have four trees.

To provide a consistent effect along commercial corridors, the preferred street tree specie is Sugar Maple. To provide a consistent effect along other streets, the preferred street tree species are Marshall’s Seedless Ash, Willow Oak, London Plane, Red Maple and Sawtooth Oak.

The use of ground cover or low shrubs for the ground plane of streetscape planting is encouraged as a lower maintenance and higher impact treatment than turf.

2.5.2 Plant Materials Nolensville displays a robust ecosystem with a variety of native plant materials. The use of these hardy and attractive native species in developments is encouraged.

Plant materials should be installed at a reasonable size to provide a sense of presence and to mitigate microclimate impacts caused by development.

Street trees need to be large enough when installed to have some presence while allowing views to sites and branching above pedestrians walking along the sidewalk. Trees along Main Street shall be 3 1/2" - 4" caliper and along other collector streets are to be at least 3" caliper. Trees along secondary and minor streets may be 2 1/2" caliper.

2.5.3 Maintenance All landscape zones and plantings installed by the developer shall be privately maintained. Any diseased, dying or dead plants shall be removed by the property owner and replaced with a healthy plant meeting minimum size standards.

2.6.0 SCREENING

2.6.1 Conditions for Screening Screening requirements vary by their purpose. Three types of screening conditions are distinguished:

- (1) Transitions between land uses;
- (2) Privacy separations between streets and individual sites such as on double-fronted lots and multi-family yards; and
- (3) Nuisance screening for service and loading areas, dumpsters, materials storage areas, utility boxes, etc.

2.6.2 Performance Criteria Screens are intended to provide visual and physical separation of conflicting uses and should be designed to fit within their surroundings, not dominate the view.

Screens should not compromise safety by blocking vision at intersections. They should not be placed within 35 feet of any street corner and should not be placed so as to obstruct visibility of vehicles entering or leaving driveways.

Screens should not block access to any above ground pad mounted transformer and should provide 15 feet of clear access to the transformer doors.

Screens shall not impede or divert the flow of water in any drainage way.

The maximum height for fences is 6 feet except for tennis courts or ball fields, which may be taller and screening of service areas, which must be a least 6 feet and no more than 8 feet. Any fence greater than 6 feet in height shall meet the provisions of the zoning ordinance.

2.6.3 Design Standards Design standards vary according to the function of the screen as follows:

A. Transitional Screening Transitional screening is required where commercial or industrial uses adjoin residential areas where multi-family residential or mobile home sites adjoin single family housing zones and within Planned Unit Developments with similar adjacencies.

Where areas adjoining residential zones are likely to be used for truck loading, storage, or driveways, the transitional zone must provide sound protection through use of earth berms or solid masonry materials.

Where lighted parking areas are located adjacent to residential zones, lighting should be designed to minimize illumination across the boundary and the transitional buffer must screen headlights.

- B. Privacy Screening** Double fronted residential lots should have privacy screening along the rear lot line. Privacy screening may also be required in multi-family housing areas to separate individual yards or yards adjacent to streets or pedestrian pathways.

Fences designed to create privacy or separations should be made of masonry, ornamental metal, durable wood or some combination of the three. The use of untreated wood, chain link, plastic or wire fencing is not permitted for fences fronting on streets or on double-fronted lots.

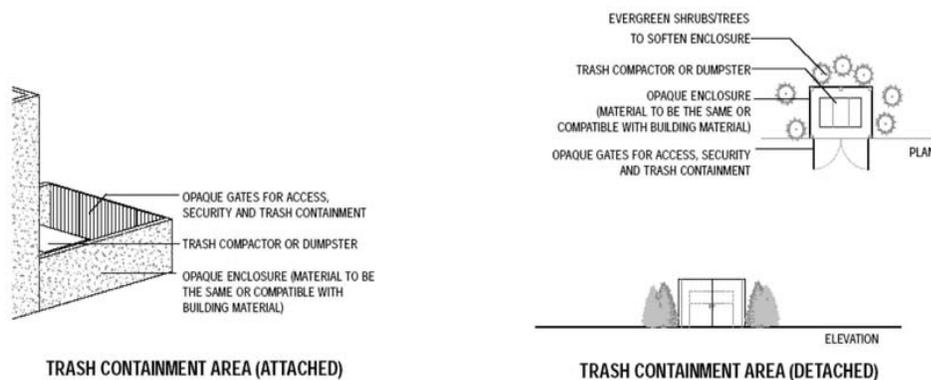
Solid fences should not create a stockade appearance. This can be avoided in several ways such as adding an evergreen planting on both sides of the fence or undulating the plane of the fence. Fences over 80 feet long on double-fronted lots facing streets should have no more than 50% of their length in a straight line unless the entire fence is set back 15 feet or more from the property line with evergreen planting in the setback area.

- C. Nuisance Screening** To reinforce the sense of natural surroundings and a consistent streetscape, auto service functions such as areas to store cars while they are being repaired, auto or truck outdoor work areas and truck loading docks in commercial or retail areas shall be screened from public view.

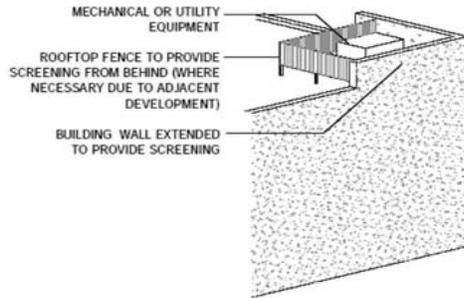
Garbage collection areas (dumpsters) shall be enclosed by opaque materials on all four sides with doors to remove containers. Where dumpsters are enclosed the screening shall be at least 2 feet taller than the dumpster and be made of same material as the principal building. Where topography may expose interiors of garbage collection areas to view screening shall be correspondingly taller.

Water meters, gas meters, electric meters and ground-mounted air condition or mechanical units should be hidden from public view by screening.

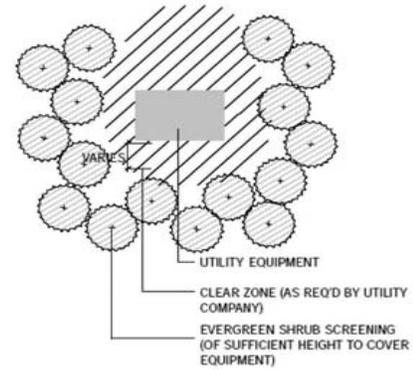
Screening requirements may be relaxed where areas are located so they are not visible from public streets or adjacent properties.



Noise mitigation is of concern. If equipment generates over 60 decibels, and the site is adjacent to any residential development, the equipment must incorporate mufflers or other noise reducing equipment. These items must be located on roofs or in rear yards and must be screened from view of a public roadway or adjacent property.



ROOFTOP SCREENING



UTILITY SCREENING (GROUND)

- D. Suggested Plant Materials for Screening** Evergreen plants are recommended for effective year-round screening. Suggested evergreen trees and shrubs include: Arborvitae, Hetzi Juniper, White Pine, Red Pine and Yew. Suggested broadleaf evergreen shrubs include: Red-Tipped Photinia, Euonymus and Holly (notably Fosteria Holly).

Ornamental shrubs and trees may also be used for screening preferably in combination with evergreen plantings or fencing. Suggested ornamental shrubs include: Barberry and Viburnum. Suggested ornamental tree species include: Flowering Crab, Magnolia, Dogwood, Redbud and Purple Leaf Plum.

2.7.0 PEDESTRIAN CIRCULATION

2.7.1 Continuous Sidewalks Along Arterial Streets Sidewalks along arterial streets shall be continuous between properties. A proposed development shall locate sidewalks to meet abutting walkways. The width of a sidewalk shall blend with that of abutting walkways. The minimum walkway width is 5 feet.

Sidewalks may run along the street curb, however, it is preferred that they be separated by a 5-foot landscape zone along arterial and collector streets.

2.7.2 Connections Within and Between Developments Sidewalks should connect building entries within and between developments where possible. Connecting uses means making clear pedestrian and vehicular pathways between developments. It also means intermingling compatible uses. A strong sense of community, the highly valued “small-town atmosphere,” depends on having such convenient and easy access to a variety of activities and uses.

2.7.3 Sidewalk Materials Sidewalks should be made of concrete with design features such as stamped brick every 30 feet or other differentiating technique. Other trails and walkways may be asphalt or a durable, dust-free material.

2.7.4 Amenities Patio seating, a plaza with several benches, a promenade, a playground, a water feature, or a clock tower are examples of amenities that should be provided on a site to contribute to its ‘sense of place.’

2.8.0 LIGHTING

2.8.1 Design Criteria To reduce adverse impacts on adjacent sites and minimize energy consumption, lighting should be carefully located and intensity should be the minimum necessary for safety. Lighting levels should be as even as possible. Warm lighting colors are preferred; blue-white color is discouraged. Light fixtures that cast light primarily downward shall be used.

2.8.2 Street Lighting Lighting levels along streets should vary according to land use with higher lighting levels in commercial areas than in residential areas. An average of 0.4 foot candles is suggested for residential areas and 0.6 foot candles for commercial developments. Lighting level should be varied by fixture height and spacing.

A standard pole and fixtures are recommended for major thoroughfares and for other streets. Applicants shall consult with the town engineer on the choice of such fixtures.

2.8.3 Site and Parking Areas Lighting Site or parking area lighting may not cast light beyond property boundaries. Cut-off devices should be used to avoid throw on adjacent sites when necessary.

The height of fixtures should be in proportion to the building mass preferably no more than 14 feet. Ground-oriented, pedestrian scale lighting should be considered as an alternate to pole-mounted fixtures along sidewalks.

Lighting fixtures should be compatible in style with associated buildings. Lighting directed on buildings is discouraged unless it illuminates identification signage on the building facade. The selection of light fixtures, pole types, lamp color (preferred black), and style all contribute to the character and sense of place within a complex.

2.9.0 SIGNAGE

The overall objective of the sign standards as contained in the zoning ordinance is to ensure that signage does not detract from the sense that Nolensville's environment is a continuous landscape.

2.10.0 ARCHITECTURAL CHARACTER

See Part B of this manual for standards for architectural design standards for non-residential uses, mixed use developments, and attached residential developments.

2.11.0 PROCEDURES FOR SITE PLAN REVIEW

See Articles 1.4.0 and 1.5.0 in Appendix C of the Zoning Ordinance for site plan submittal and approval process. See the design review checklist entitled: Nonresidential, Mixed Use, and Attached Residential Site Plan Checklist. All submittals must meet this checklist unless specifically excluded under 1.4.0 A or 1.4.0 B. The items shall be dealt with in drawings, exhibits, and in a written narrative, that accompanies the application and notes how the design standards have been met.

3.0 **PART B**

3.1.0 **ARCHITECTURAL DESIGN STANDARDS FOR NON-RESIDENTIAL BUILDINGS, MIXED USE BUILDINGS, AND ATTACHED RESIDENTIAL BUILDINGS**

3.1.1 **Purpose**

Residents of the Town of Nolensville are committed to retaining their sense of place, creating a human-scale and pedestrian-oriented environment, and ensuring that their high quality of living is preserved for future generations. Goal #1 in the Town’s Land Use Policy Plan states:

Preserve and enhance the existing small town character of Nolensville while creating a strong sense of town identity and community or “sense of place.”

The first objective under this goal is to “develop mandatory commercial design guidelines that promote high standards of design appropriate in scale, appearance and use for a small town.” This document, which may hereinafter be referred to as a manual, establishes architectural design standards that are intended to encourage creativity in design, to clarify procedures used in reviewing development proposals and to provide a framework in which diverse solutions may be measured and approved.

This is not a manual about style. In fact, it is the opposite. The architectural requirements seek to cross boundaries of time, style and history and look for common elements derived from human scale, form and psychology. With this approach, architectural styles can continue evolving while a common link is maintained between buildings. This link is based on an approach that puts the primary visual purpose of the building first, human perception.

In addition to the requirements of this manual, further information on architecture and site planning can be found in the Town of Nolensville Design Review Manual, Part A.



3.1.2 Applicability

Requirements of these Architectural Design Standards related to facade design apply to all proposed nonresidential and mixed-use developments and attached residential buildings. This component of the manual also applies to individual nonresidential infill buildings and attached residential buildings along thoroughfares and collectors, and buildings within the Office/Industrial (OI) Zoning District along thoroughfares and collectors.

Buildings within the Office Industrial (OI) Zoning District that are not located on property fronting an arterial or collector road will only be required to have front facades that comply with Principles 1, 7 and 9 of Part B Architectural Design Standards and will be reviewed by the Design Review Committee and a statement of compatibility will not be required.

Civic and Institutional buildings (e.g. schools, churches and libraries) are signature elements within the community. As such, they may intentionally be made exceptions to the more regulated patterns of private development. Appropriate designs for these buildings become even more important in representing and anchoring the community's image. While Civic and Institutional buildings shall meet the facade principles that follow, exceptions may be provided when the specific design circumstance justifies the exception.

These requirements are reviewed and approved with the submission of all new development plans. They are available and may be discussed at the required pre-application meeting for all new development plans. Facade changes and renovations (redevelopment/reuse plans) to existing buildings shall incorporate these requirements unless it would be deemed impractical or unreasonable given the constraints of the existing building(s). Specifically, facade changes should attempt to meet requirements on any portion of the facade being modified.

Development standards included in this manual may be modified pending recommendations from the Design Review Committee, the Nolensville Planning Commission and approval by the Board of Mayor and Aldermen.

A. Facades to be Reviewed

Facade overlays are required on any elevation that is visible to the public either through frontage on a public street or by frontage on a travel way within a development. Travel ways shall be defined as access points into the site, locations of ingress and egress and connecting drives or walkways within the site or across the site that will be used by the public. The Town of Nolensville requires four-sided architecture; therefore all elevations are required to have facade overlays for the materials, articulation and color principles.

3.1.3 Process

The Town of Nolensville requires that a Statement of Architectural Compatibility (SAC) be submitted as a part of the development plan approval process for all site plans for nonresidential and mixed-use developments and attached residential buildings. This is a written document, describing the site and discussing design intent. In addition to the document, facade overlays and material samples must also be submitted with individual building plans.

A. Nonresidential Center

B. Nonresidential Subdivision or Building

3.1.4 Required Submissions

A. Statement of Architectural Compatibility (SAC)

1. Elements to be addressed:
 - a) Statement of Design Intent
 - b) Physical Site Description
 - c) Principles for Façade Design
 - d) Site Considerations

B. Façade Overlays

(Examples of facade overlays incorporated in the appendix)

1. Elements to be addressed:
 - a) Materials
 - b) Composition
 - c) Scale
 - d) Proportion
 - e) Rhythm
 - f) Transparency
 - g) Articulation
 - h) Expression
 - i) Color

C. Material Samples

1. Samples of exterior materials including name, grade and color:
 - a) Sample of brick or masonry products
 - b) Sample of accent materials
 - c) Sample of roof materials if exposed
 - d) Sample of window/door frames and glass color

3.1.5 Principles for Façade Design

The following section outlines a series of design principles for building facades. Each principle includes a specific and measurable standard. Reinforcing concepts in the Town of Nolensville Design Review Manual, these principles provide quantifiable objectives for facade design.

This is not a recipe book or a step-by-step guide. It is instead a description of inherent human principles in the making of architecture. Using this premise, the standards seek to increase the prospect of compatibility between buildings, styles, and generations.

The talent and creativity of individual designers or architects must still be infused within each building for these standards to be successful.

PRINCIPLE 1 - Materials

High quality materials are the building blocks of good buildings and great places. The message of quality and durability inherent in long-lasting materials promotes the human perception of timelessness and continuity of place. High quality materials provide an expression of concern for the quality of the pedestrian experience.

Masonry elements provide a particularly strong connection between human scale and the built environment. The size of a brick is directly related to the ability of a mason to lay it comfortably by hand. Therefore, we perceive buildings that have been assembled with human-scaled materials as the result of tangible human activities rather than as abstract or synthetic.

Materials also contribute to the perception of a building’s overall scale and texture. Individual elements of a known size allow the observer to understand the total size and scale of the structure. The texture of the surface, together with its color, will affect its visual weight, scale and light reflective qualities.

The standards require commercial buildings to use masonry materials over a majority of their surface area. Exceptions may be considered when the context of a building site suggests the use of other materials (e.g. an historic district). Materials used on designated primary facades, if not used for the entire building, should return along secondary sides a minimum distance based on visibility to the public.

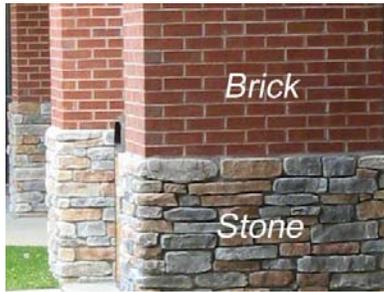
A. Requirement

Building walls shall incorporate brick (textured or tumbled designs with historic appearance preferred), cast stone, stone or other high-quality, long-lasting masonry material over 75% of surface area minimum (excluding windows, doors and curtain walls). The remainder of wall area may incorporate other materials.

At the discretion of Nolensville’s Design Review Committee, cement fiber board (Hardi-plank) with cellular PVC trim, Stucco, EIFS (Exterior Insulation Finish Systems) used above a finish floor height of 7’-0” and decorative concrete block will be permitted as accent materials.

Prohibited materials shall include all metal, vinyl and wood siding, plain concrete block, corrugated fiberglass and tilt-up concrete panels.

A color rendering of all façade overlays and a material sample board shall be required with samples of all building materials, including mortar color.



PRINCIPLE 2 - Composition

Visual balance should be achieved in the building composition. A fundamental tool for achieving balance is the use of symmetry.

The human perception of beauty is found to be influenced by the measure of symmetry within an individual composition. Psychologists ascribe this to the awareness that the body is basically symmetrical, so intuitively this principle is extended to other artistic efforts.

Applied to buildings, this principle creates order within elements of a composition. Groups of elements are read visually by their rooflines. Under each roofline, a composition is formed which is visually enhanced when visual balance is achieved.

Variations to a symmetrical condition, for example a door that is balanced by a window of the same proportion on the other side, can be absorbed while maintaining an overall sense of balance.

A. Requirement

Elements within each segment of a building facade, defined by a different roof height, are required to be visually balanced. This condition is achieved when facade elements and openings are repeated in similar positions on either side of a central vertical line for that segment.

All buildings on the same site shall be architecturally unified; i.e. related in architectural style, color scheme and building materials. Architectural design elements shall be continued around all elevations visible to the public (four-sided architecture). Corner buildings should be designed with special architectural features that accent the corner, such as corner entries, projecting windows, towers, turrets and cupolas.



Multiple symmetrical segments defined by roof heights

PRINCIPLE 3 - Scale

Scale in architecture is relative size. It refers to how we perceive the size of a building element relative to other forms, and to the human body. There are three types of scale: overall scale, mid-level scale and human scale.

Overall scale is the legibility of the overall form and mass of a building from a distance. Mid-level scale is the legibility of the individual parts of the building as one gets closer, for example the corner elements described above or the rhythm of the windows. Human scale is the legibility of elements when one is very close to a building, for example the storefront details. Good buildings incorporate all three scales simultaneously.

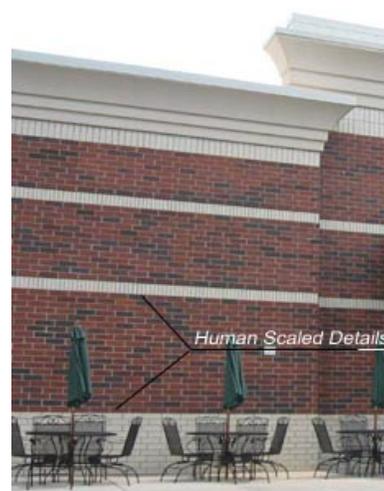
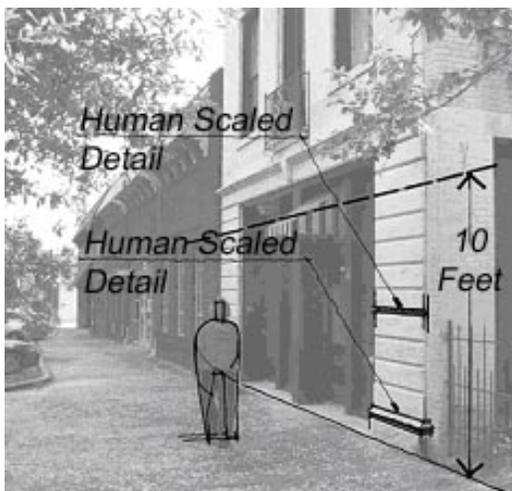
In keeping with the goals of this manual, human scale will be emphasized. Humans are similar enough in size that dimensions based on the body can be used to establish elements of detail in a building. A place can be measured by our ability to reach out and touch detail and texture.

It is therefore important that up close, buildings possess a level of refinement that is tangible. These details not only provide comfort by allowing one to judge the size of a space, but also give it human scale and intimacy.

A. Requirement

Facades shall incorporate a minimum of two (2) continuous details refined to the scale of 12 inches or less within the first ten (10) feet of the building wall, measured vertically at street level.

Canopies, awnings and similar architectural elements shall be proportioned to relate to the human scale.



PRINCIPLE 4 - Proportion

Proportion refers to the relationship of two ratios, for example, height to width. In architecture, this can refer to the overall building mass as well as openings for windows and doors within it.

The human body contains a rich system of proportions with harmonious relationships between the body and face. Much research has been done relating proportions of human form to laws of nature and mathematics. Significant among these systems of thought, the Golden Section (1:1.618) is found repeatedly throughout the relationships of parts in the human body. These proportions have been used in architecture for over two thousand years to create a sense of natural order, over and above the individual style.

Significant for this manual is the fundamental premise that vertical proportions in architecture relate to the upright human body. Buildings and spaces that communicate a vertical proportion relate inherently to the understanding of the living human form, doors and windows that follow these proportions confirm this understanding.

Architectural features can be used to organize the perceived mass of larger buildings. Building features such as columns, piers, rooflines and brick patterns can divide and create vertical orientation on a large surface. Once these proportions have been established windows and doors should reinforce the vertical orientation of the composition.

A. Requirement

While architectural style may vary, building facades shall be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, window types and degree of detail. Building facades shall be divided into architecturally distinct sections no more than sixty (60) feet in width in all areas zoned commercial and no more than thirty (30) feet in the Village district.

Varying parapet and roofline heights shall be used to add interest as well as fully screen rooftop equipment. Pilasters, protruding brick columns, change in brick color and wall recesses are architectural techniques that can be used to achieve these goals.



Distinct Sections/Varying Parapet



Varying Building Façade Styles

PRINCIPLE 5 - Rhythm

Rhythm applied to architecture refers to the regular or harmonious recurrence of lines, shapes, forms and details. It incorporates repetition and spacing as a fundamental device to create visual organization.

Studies of human perception show that the mind and eye actually seek some type of organization in order to relate various elements. The viewer is uncomfortable with confusion or unrelated chaos. The mind tends to group items that are close to each other, whether they are objects, or the spaces between objects.

Almost all buildings incorporate elements that are by their very nature repetitive. For example, windows and doors repeatedly puncture a building’s surface to allow light and access. When these elements are considered together, they have the potential to create visual rhythm. The result can enliven a surface that is too blank, measure a surface too long and create visual unity over the facade of the structure.

Architectural elements chosen to repeat on a Façade, whether a massing form or detail element, shall represent a primary characteristic of the building’s identity.

A. Requirement

A minimum of one (1) significant detail or massing component shall be repeated no less than three (3) times along each applicable elevation. The scale of the chosen element should relate to the scale of the structure.



Repeating Design Details



Repeating Roof Mass/Window Repeats

PRINCIPLE 6 - Transparency

Windows and doors narrate the uses inside the building to the observer and are a measure of how public or private these uses are intended to be. For example, storefront windows at street level are more expansive, suggesting common uses, while upper levels are smaller, indicating more private uses.

The design of storefronts in particular can enhance pedestrian activity. Commercial and mixed-use buildings shall provide a high level of transparency at the street level in order to visually connect activities within and outside of the building.

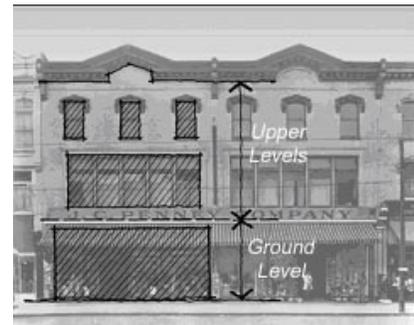
Seen from the outside, it is the openings in a wall that create one of the strongest visual impacts beyond the wall itself. As design elements, windows and doors provide the opportunity to accomplish many of the other facade principles.

A. Requirement

Facades of all commercial structures shall incorporate transparent features (windows and doors) over a minimum percentage of the surface area of street fronting facades. Minimum percentages for different levels are outlined as follows:

Ground level of retail uses:	50% of surface area min.
Ground level of office and other commercial uses:	35% of surface area min.
Ground level of any commercial use over 25,000 SF:	25% of surface area min.
Upper levels of all uses:	20% of surface area min.

Transparency of the ground level shall be calculated within the first fifteen (15) feet of the building wall, measured vertically at street level. Opaque, mirror glass or strongly tinted windows shall not be allowed. In cases where a building has multiple facades fronting a street or primary travel way, the transparency requirement shall be required on those facades based on pedestrian traffic and vehicular visibility. All ground level windows shall provide direct views to the building’s interior or to a lit display area extending a minimum of three (3) feet behind the window. Continuous glass storefront facades are not permitted. Windows shall not extend to grade. At a minimum, ground level windows shall extend above an 18 inch base.



PRINCIPLE 7 - Articulation

Facades should be organized into three major components, the base, body and cap. These elements transcend style and relate architecture to the human body with the visual analogy of feet, torso and head. The feet provide stability, the torso provides height and bulk and the head provides identity.

Base: ground level, where the building makes contact with the earth.

Body: upper architecture, forming the majority of the structure.

Cap: parapet, entablature or roofline, where the building meets the sky.

To the ancient Greeks and Romans, the elements of base, body and cap were essential to architecture and were described through various architectural Orders, each representing in its proportions an ideal expression of harmony and visual unity. These concepts have been updated and employed in building design for over three thousand years.

This suggests both timelessness and a universal relationship to visual psychology. These elements may be present today in varying proportions, and achieved using a wide variety of techniques, but should always be clearly identifiable.

A. Requirement

The building facade shall have a clearly identifiable base, body and cap with horizontal elements separating these components. The component described as the body shall constitute a minimum of 50% of the total building height. For base sections, contrasting brick, stone or a protruding brick pattern are permitted techniques.



PRINCIPLE 8 - Expression

The principle of expression creates facades with inherent visual logic, and provides human comfort level to the observer corresponding to our intuitive understanding of gravity.

Building expression should enhance the public’s understanding of how to use a building and provide visual clues to augment signage.

Beams and columns, whether expressed or concealed on the facade, form a structural framework that defines modules of space. In the construction of architecture, structural elements must span across spaces and transmit their loads through vertical supports to a building’s foundation. The size and proportion of these elements are directly related to the structural tasks they perform.

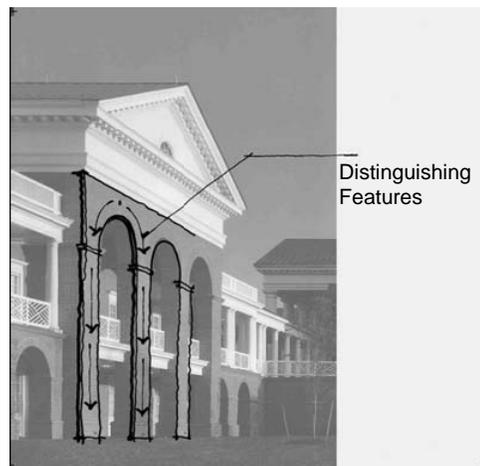
Elevation design should work within the framework of chosen materials. Design and detailing of materials should result in an authentic appearing structure, with dimensions and spans of visible materials related to their own structural properties. For example, masonry elements should display characteristics of load-bearing design such as arches and headers that relate directly to columns or pilasters below. Alternatively, steel elements should display characteristics of framed structural members.

A. Requirement

All masonry elements designed to appear as load-bearing shall be visually supported by other masonry elements directly below. On masonry building walls, expressed or implied structural piers shall be evident as vertical alignments on the façade. Each building shall have a clearly defined and highly visible entrance with distinguishing features.



Masonry elements align vertically



Clearly Defined and Highly Visible Entrance

PRINCIPLE 9 - Color

Brick, concrete and stone have their own inherent color and should be left in their natural state to weather over time. Integral colors or paint can be used to complement and accent other exterior building materials. Integral colors are preferred over painted surfaces for long-term maintenance reasons. To ensure that there is consistency, the Town of Nolensville requires a project-based palette related to color.

Proposed color schemes shall incorporate a base principal color for each building. Each building within a complex does not need to be of the same base principal color, but the color must be compatible with other selected colors on the site.

In the case of buildings that are entirely of brick, concrete or stone, the base color may be the natural color of the material.

Color definitions are as follows:

Color Palette: A color scheme that incorporates related colors of complimentary hues and shades.

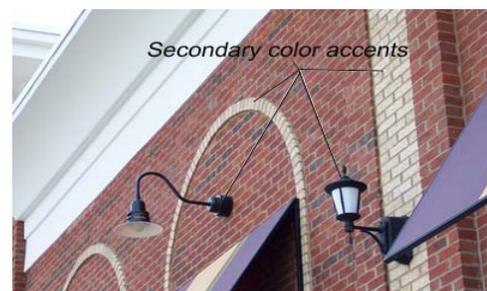
Principal Color: A maximum of two (2) base colors chosen to dominate a color scheme.

Accent Color: A maximum of three (3) contrasting colors used to emphasize architectural elements.

A. Requirement

A maximum of two (2) principal colors for each building segment may be proposed with a maximum of three (3) secondary accent colors. If accent colors are to be used, they too must be described and used throughout the development.

The principal façade colors shall be of low reflectance, subtle, neutral or earth tone colors. Accent colors shall be compatible with principal façade colors. The use of high-intensity or metallic colors shall be prohibited. Colors shall not be used as a form of advertising even though such color may be a trademark.



3.1.6 Façade Overlay Examples

1: MATERIALS OVERLAY

SAMPLE CALCULATIONS

Total Facade Area (W x H): _____ sf
 Area of Windows and Doors: (-) (_____ sf)
 Total Wall Area for Material Calculations: _____ sf

Required Brick/Stone/Cast Conc: Commercial and Mixed-Uses (x .75) = _____ sf min.
 Attached Residential Buildings (x .35) = _____ sf min.

2: COMPOSITION OVERLAY

SAMPLE CALCULATIONS

Graphic Overlay Only
 (No Calculations Required)

3: SCALE OVERLAY

SAMPLE CALCULATIONS

Graphic Overlay Only
 (No Calculations Required)

4: PROPORTION OVERLAY

SAMPLE CALCULATIONS

Building Segment Ratio: Height: _____ ft Width: _____ ft (**H > W Required**)
 Window and Door Ratio: Height: _____ ft Width: _____ ft (**H = W or H > W**)

5: RHYTHM OVERLAY

SAMPLE CALCULATIONS

Graphic Overlay Only
(No Calculations Required)

6: TRANSPARENCY OVERLAY

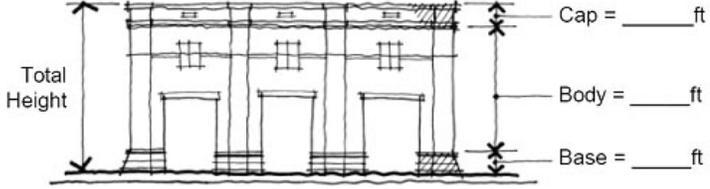
SAMPLE CALCULATIONS

Ground Level Surface Area (W x H-1): _____ sf
 Area of Required Windows and Doors: Retail Uses (x .50) = _____ sf min.
 (Calculated within first 15 feet of height) Other Uses (x .35) = _____ sf min.
 Uses >25,000 sf (x .25) = _____ sf min.

Upper Levels Surface Area (W x H-2): _____ sf
 Area of Required Windows and Doors: All Uses (x .20) = _____ sf min.

Town of Nolensville – Zoning Ordinance

7: ARTICULATION OVERLAY



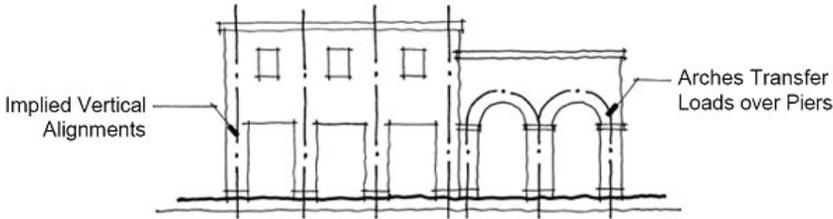
Cap = ____ ft
Body = ____ ft
Base = ____ ft

Total Height

SAMPLE CALCULATIONS

Total Building Height: _____ ft
Minimum Height of Body: (x.50) = _____ ft

8: EXPRESSION OVERLAY



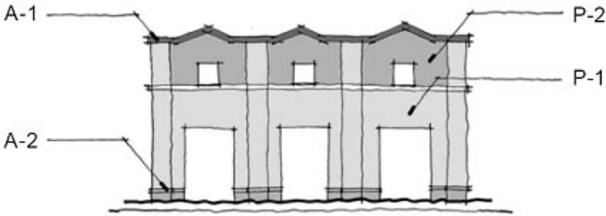
Implied Vertical Alignments

Arches Transfer Loads over Piers

SAMPLE CALCULATIONS

Graphic Overlay Only
(No Calculations Required)

9: COLOR OVERLAY



A-1

P-2

P-1

A-2

Graphic Overlay Only (No Calculations Required)

Primary Color (P-1): _____
Primary Color (P-2): _____
Accent Color (A-1): _____
Accent Color (A-2): _____

4.0 PART C

4.1.0 HISTORIC DESIGN STANDARDS

4.1.1 Introduction

The purpose of the Design Standards is to protect the historic and architectural resources which contribute to the cultural richness of the Town of Nolensville.

The protection of the historic district of Nolensville will ensure that the Town’s unique quality will remain for the enjoyment, pride and economic benefit of its citizens.

Building design reflecting “contemporary,” “modern,” “art deco,” and “post modern” styles are prohibited in the Historic District, except those existing at the time this document was adopted. Such buildings may be enlarged or rehabilitated provided that the additions or renovations are consistent in size and scale with surrounding development, and shall maintain the building’s original architectural style. The Town of Nolensville encourages the use of grants so that buildings will be in compliance with the Design Standards of the Town of Nolensville.

The Historic Design Standards are legally enforceable zoning requirements designed for the long term protection of the architectural and historical character of the Historic Town of Nolensville.

While the Historic Preservation Element establishes the importance of the preservation, rehabilitation and enhancement of the historical character of the Town of Nolensville, the Design Standards provide specific implementation requirements and consideration by which to evaluate individual projects.

In addition to the Historic Design Standards, the decision makers shall consider the Secretary of the interior’s Standards for Rehabilitation and Guidelines for Rehabilitation (see Appendix A) and the following general criteria in making a project determination:

Compatibility of the project with surrounding development and neighborhoods:

1. The development shall be consistent in size, scale and context with surrounding development.
2. The development shall retain the historic relationship between buildings, landscape features and open space.
3. Building design, colors and material shall be compatible with the character of the existing structure and surrounding area.
4. Additions shall be designed and constructed so as to not significantly change, obscure, damage, or destroy the character defining features of an historic building or feature.

4.1.2 Objective

The objective of the Design Standards is to provide guidance for the enhancement and preservation of the Town's Historic District.

The objectives of the preservation and the rehabilitation program are to:

1. Protect the desirable and unique features of the historic area and structures located within the historic area.
2. Protect and stabilize property values.
3. Minimize building deterioration.
4. Ensure that new construction is structurally and aesthetically compatible with existing structures considered to be historic.

4.1.3 Scope

Exhibit 1 indicates the area which comprises the Historic District of Nolensville located in the Village Zone.

Exhibit 2 identifies historic structures located outside of the Village Zone which are worthy of preservation.

4.1.4 Intended Users

This document has been adopted to assist property owners and design professionals in the rehabilitation of structures located within the Historic District, the construction of limited infill structures and modifications to existing buildings.

4.1.5 Specific Design Criteria

4.1.5.1 Landscaping

The type, size and location of landscape materials shall be compatible with the scale of building(s) and property. This includes the small scale areas between buildings and pedestrian links to rear parking.

4.1.5.2 Lighting

Lighting at display windows and entrances shall be incandescent and concealed from direct view. No rotating, blinking, animated, neon, or flashing lights shall be permitted. No colored lights shall be permitted.

Incandescent, traditional, low ornamental street and parking area lighting shall be utilized.

All exterior site lighting (i.e. uses, rear yards or signs) shall be directed inward so as not to disturb adjacent sites.

Outdoor light fixtures must be compatible with the style and period of the building or conflict with significant architectural details of the building. Overhead and exposed conduit for outdoor lighting is not permitted.

4.1.5.3 Signage

Signs play a substantial role in creating the overall visual character of a business district. As a primary visual element of any commercial area, each sign can enhance the image of the entire district or detract from it.

All signage shall be compatible with the building design, scale, color and materials.

All signage within the Historic District shall comply with the following standards in addition to the general requirements of the Town of Nolensville's Sign Ordinance. Where conflicts arise, these standards supersede the sign code. Historically referenced signs as documented from original building photographs may exceed permitted standards.

A. General

1. All signs shall be subject to design review by the Town of Nolensville prior to the issuance of a permit in order to assure that the sign's size and style is compatible with the historic building and does not obscure significant architectural detailing or features.
2. All signs, identifying logos, initials, marks or graphics shall be considered a part of the signage of any project.
3. No signs with changeable copy shall be permitted except for gasoline service, theaters and places of large public gatherings.
4. All signs shall be designed for visual communication to pedestrian traffic.
5. Existing painted wall signs deemed by the Town of Nolensville as having historic significance shall not be removed, defaced, painted over or covered. Building owners are encouraged to restore these signs and maintain their historic character.
6. New signs painted directly on the building wall or facade shall not be permitted.
7. No sign shall have more than two faces, and both faces shall be identical.
8. Property addresses must be visible from the street.

B. Wall Signs

1. Wall signs on each building elevation shall be no greater than the number of tenants in a building.
2. Wall signs on either the front or rear building elevation shall be limited in area to one square foot for each lineal foot of a tenant's street frontage. Sign length maximum of 20 feet.
3. Letter height is restricted to a maximum of 24 inches and a minimum of 15 inches. Multiple lines of text are permitted in compliance with the sign are requirements.
4. Wall signs shall be located in logical "signable" areas such as surfaces which are void of windows, doors, or other architectural detail buildings. The most appropriate place for signs may be on the lintel strips on transom panels above display windows. For newer buildings, continuous areas of masonry which are often immediately above the top of the storefront offer opportunities for sign placement.

C. Projecting Signs

1. One projecting sign is permitted per tenant, in lieu of a wall sign.
2. Projecting signs on either the front or rear building elevation shall be limited in area to one square foot per sign face for each lineal foot of a tenant's street maximum area of 15 square feet per face.
3. Signs shall be located to provide at least eight feet of vertical grade at the lowest point of the sign.

D. Hanging Pedestrian (Blade) Signs

1. One hanging pedestrian sign is permitted per tenant, in addition to permitted wall or projecting signs.
2. Hanging signs shall be limited in area to eight square feet per sign face.
3. Signs shall be located perpendicular to and directly above the sidewalk with at least eight feet of vertical clearance provided between the grade and the lowest point of the sign.

E. Window Signs

1. Window sign area shall be calculated as part of the total allowable area for wall signs.
2. Window sign with solid background shall be limited to ten percent of the window in which it is located.
3. Window sign consisting of lettering only shall be limited to twenty percent of the window in which it is located.

F. Awnings

1. Awnings containing signs, graphics, logos, or marks shall be considered signs, and shall be calculated as part of the total allowable area for wall signs.
2. Signage on awnings shall not exceed thirty percent of the projected area of the awning. Projected area is that area as indicated when drawn as part of the building elevation.
3. Translucent, backlit plastic awnings are prohibited.

G. Letter Styles

Letter style shall be in keeping with the historic character and style of the building. Letter style shall be consistent, bold and easy to read the letters of the sign.

4.1.5.4 Building and Rehabilitation Standards for New Construction

The reviewing bodies may require reasonable conditions of approval to implement the standards contained in this document:

- a. All projects:
The proposed work conforms to the standards and design criteria referenced and/or recommended by the Design review Committee or other reviewing body for the project.
- b. Projects located in the National Register Historic District:
The proposed work complies with the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation.
- c. Building additions and modifications:
The proposed work will neither adversely affect the significant architectural features of the building, nor adversely affect the character of historical, architectural, or aesthetic interest or value of the building, its site, or the surrounding area.
- d. New construction:
The use and design of any new criteria shall not adversely affect, and shall be compatible with, the use and design of existing buildings within the Historic District.

4.1.5.5 Façades

Each individual building façade plays a basic role in the visual makeup of the Historic District. Storefronts, signs, window displays, color, etc.; all play an integral part in the successful design of individual buildings. Collectively, these individual elements can bring visual order to the district; isolated changes in storefronts, signs, and complete facades have altered the visual unity of

individual structures and have led, in part, to the visual disorder of today’s commercial street. To restore visual harmony to the Historic District, the following standards shall apply:

- a. Only parapet building facades shall be allowed. No exposed sloped roofs are allowed.
- b. All existing historic elements of the building shall be preserved.
- c. Entryways, doors, windows, transoms, and storefronts shall be consistent and regularly modulated throughout the facade, not haphazardly placed, and consistent with the dominant historic style of the Historic District.
- d. All decorative elements such as awnings, signage, or lighting shall be symmetrically integrated.
- e. Rehabilitation of many rear elevations can be achieved through replacement of windows, doors, or second story porches, along with cleaning, painting, and brick restoration.
- f. All existing conduits and brackets shall be removed at such time as related renovations occur.

4.1.5.6 Windows

“Blocking down” or altering window or door openings shall be avoided. If original openings have already been altered, open the blocked window to its original height or width and replace the full cavity with a new or restored window frame.

If a new interior ceiling must be dropped below the height of existing windows, use a recessed setback for the dropped ceiling along the window wall. This will allow for a dropped ceiling while retaining the full window opening to remain without any alteration in exterior appearance.

Security bars, if needed, shall be mounted on the exterior of the building.

Windows may be infilled (with approval) on walls that are not the principal façade if an appropriate infill material is used and recessed according to adopted standards.

4.1.5.7 Parapets and Ornamentation

Parapets and ornamentation shall be braced.

Missing segments of original parapets and ornaments may be replaced with lightweight material that duplicates the appearance of the original member.

Original parapets and ornamentation on principal facades shall not be removed. Other parapets may be removed with Town staff approval.

The exposed exterior edge of concrete beams shall be veneered in matching brick.

4.1.5.8 Materials

Material substitutes will be considered during project review (fiberglass columns, tin cornices, etc.); however traditional detailing and intent shall be maintained. Any improvements, restoration or new construction shall duplicate traditional original details and material as accurately as possible.

Contemporary roll-up service doors are not permitted.

No chain link or rough-wood appearance fencing shall be permitted.

4.1.5.9 Colors

Samples of period colors are available at Town Hall.