

TOWN OF NOLENSVILLE

DESIGN STANDARDS

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.

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.

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.

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.

SPECIFIC DESIGN CRITERIA

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.

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.

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.

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.

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.

Facades

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.

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.

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.

Materials

Material substitutes will be considered during project review (fiber-glass 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.

Colors

Samples of period colors are available at Town Hall.