

## Design Guidelines for New and Remodeling Construction Within the Commercial and Central Business District



This section provides general guidance for the architectural styles for the Commercial and Central Business District (CBD). These structures should comport with the character and integrity of the surrounding area and embody the historical nature of the Commercial and CBD. The construction should recall the architecture styles of Federalist, Georgian, Victorian and Greek revival periods of architecture. These guidelines should be read in their entirety for the overall vision of the architecture to be built in the Commercial and CBD.

Consideration should be given to the height alignment of existing and future structures, and the building skyline should be within 10 % of the height of the neighboring buildings. The scale should be considered as the structure size relates to surrounding properties, the size of the appurtenances on the structure, and the materials chosen for the structure. This may require relational concept drawing to ascertain if doors, windows and outdoor fixtures aesthetically co-exist with adjoining buildings.

Building frontages currently vary within the zone. If new structures are created, the Town should encourage owners to maximize the frontage usage of the building lots with the use of the structures.

The samples of architecture provided in these guidelines are typical of the front elevation, the width, and the height of the existing structures within the Commercial and CBD. The proportion of the front façade should follow the standards recognized in previously referenced architectural types.

The portions within the building façade should be complimentary to the spacing of the door and window openings. This will be dependent upon the style of the structure chosen but should be harmonious with adjacent buildings.



The spacing along the frontage of the building area on the lot should be uniform, with minimal staggering of the building frontages so as to create a contiguous village appearance that is friendly to pedestrian traffic. This will require minimal setback from the front building restriction line.

Side building lots should be situated to promote parking at the rear of the building. Large side lot parking areas break up the visual aesthetic lines of the village appearance.

Front entrances should be situated to promote easy access through the use of doorways and porches.



Materials for the building exterior should be brick, wood siding and rough finished stucco. The colors that are seen on the exterior of the buildings are generally red brick, white siding, beige stucco and painted white brick.



The Town uses various architectural themes on its structures to represent a time period or style in which the building was constructed. Some of these themes are shown below.



*Dentil details*



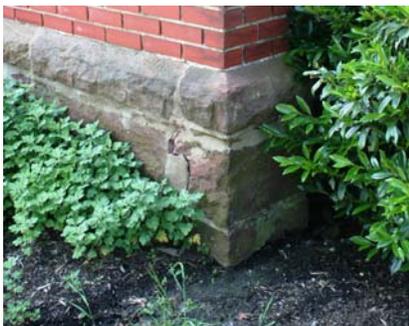
*Jack arch framed by brick*



*Three and five light transoms*



*Chimney shapes*



*Stone foundations*



*Eye-brow, lancet windows and fan lights*

Roof styles in the zone are below.



*Pitched*



*Mansard*



*Hipped*



*Flat*



Per adopted streetscape plans, the sidewalks should be a patterned red brick. The paving will add to the enhancement of the existing zone and place a perspective of place and time. This type of sidewalk paving will also delineate the zone from other sections of the Town.

If the properties are delineated by fencing, an appropriate style of fence should be chosen such as wrought iron or a standard picket fence. The height of the fence should not detract from the front of the building façade.



Planting and landscaping should be used to provide an open visual appearance to the building frontage and consider issues of line of site for pedestrian and vehicular traffic. The current streetscape plan specifies the additional plantings that are to take place in the public right-of-way.

### **Summary**

Understanding the Town's architecture in the Commercial and CBD helps the prospective developer understand the vision of the Planning Commission, the ideals of the elected officials, the aspirations of residents with regards to place and time, and future desires of the Town to meet an American Village Concept.

