

IX. BUILDING MATERIALS

A. Statement of Intent

1. Maintain a high level of quality materials used in the façades. The desire is to use quality materials while being conscious of maintenance, durability, and sustainability.
2. Use complementary building colors which not only work for a single building but relate to other buildings within the area. While the desire is to have various materials and colors used that create diversity, it is also necessary that each building's materials and colors relate to other buildings within the area.



B. Narrative

The characteristics of building materials, i.e. durability, texture, finish, composition, and color work to convey quality and define style. Showy or glossy materials imply plasticity and are discouraged. Natural materials with texture, and earth tone colors, are highly encouraged. Use of recycled content (>20% post-consumer), material from local/regional sources, and low VOC (Volatile Organic Compounds) emitting sources are also encouraged as appropriate. Wood certified by the Forest Stewardship Council (FSC) is encouraged.

C. Guidelines

1. Architectural Elements

- a. Walls
 - Wood siding should be horizontal with approximately 6 inches exposed. Cedar shingles may be used on particular elements of a building. In general, shingles may be combined with wood siding when the material change occurs horizontally, typically at a floor line or gable end. Trim should be made of trim-grade lumber, not to exceed 2 inches in actual thickness, 6 inches in width at corners and 4 inches around openings — except for the entry door which can be of any size or configuration.



- No wall should have more than two materials.
- Buildings with siding shall have foundations of finished brick. These walls shall be between 24 inches and 36 inches in height unless grade changes dictate more.
- Retaining walls at frontages and in front yards should be built of brick. Tops of walls may be architectural precast concrete, or brick.
- All openings in walls shall be vertically proportioned.

b. Acceptable Materials for Exterior Walls

- Clapboard wood siding (painted or solid stain). Beaded siding is encouraged.
- Board batten wood siding (painted).
- Wood shingles (painted or semi-transparent stained).
- A synthetic siding such as “Hardieplank” is acceptable for sidings.



- Brick veneer that is earth-toned. Brick that is bright red, pink, or light red, generally are not acceptable. Mortar shall be red to light brown in color. Grey and white mortar colors are not acceptable.
- Stucco and EIFS (as long as they are used as accents or limited surfaces).

c. Unacceptable Materials for Exterior Walls

- Metal siding that is exposed, galvanized, aluminum, or other shiny metal materials.
- Tile-faced or ceramic-faced masonry units.
- Varnished, epoxy-finished or otherwise shiny materials.
- White mortar.
- Vinyl siding and trim.
- Vinyl or metal covered wood trim.

d. Roofs

- All buildings up to 3-stories shall have sloped roofs. Buildings 4-stories and over may have flat roofs, as long as all rooftop equipment is concealed from view by parapet walls.
- The types of roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. Gables are the most prevalent. Primary roofs should have slopes no less than 6:12. Secondary roofs may have slopes less than 6:12 depending on the material used (i.e. metal roof over porches can be less than 6:12, whereas a shingled roof should not be less than 6:12). On residential structures, flat roofs should be used only as occupiable areas directly accessible from outdoors. These must have appropriate parapets or railings.
- Single plane pitched roofs for residential buildings shall not be used.
- Dormers should have gabled, hipped, or shed roofs.
- Roof materials should be architectural grade fiberglass shingles, standing seam metal roofing, or cementitious shingles. (Note: copper roofs, gutters, and flashing should not be painted or sealed but should be permitted to age naturally). All roofs over porches shall be metal roofs. Bay windows shall have metal roofing. Gutters and downspouts should be made of copper or prefinished aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick or gravel be placed at the drip line.
- Gable roof ends shall have a minimum overhang of 12 inches.
- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights should be flat and mounted on the rear slope of the roof and should not be visible from any public area.



e. Porches and Balconies

- Porches are another common element on residential buildings.
- In general, porches with a narrow frontage should be no less than 6 feet deep, while porches with a wide frontage should be at least 8 feet deep. Screened porches must be framed with painted wood and located on the side or rear of structures. Lighting on porches should be discrete.
- French balconies may be used on upper levels. They shall be a minimum of 14" deep from the face of the exterior wall.

f. Columns, Posts

- When used, columns should have correct proportions and profiles as described in *The American Vignola*. Nothing should be attached to columns. Columns should be made of wood, although certain grades of fiberglass columns are acceptable.
- All posts shall be no less than 5 x 5 inches and have chamfered corners.
- Columns and posts should be sealed with paint or opaque stain.

g. Decks

- Decks are to be located in rear yards only.
- Decks must be painted or stained to match the main building.