

Nokesville Design Guidelines

Adopted by Prince William County Board of Supervisors October 3, 2000



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I. General Background Information

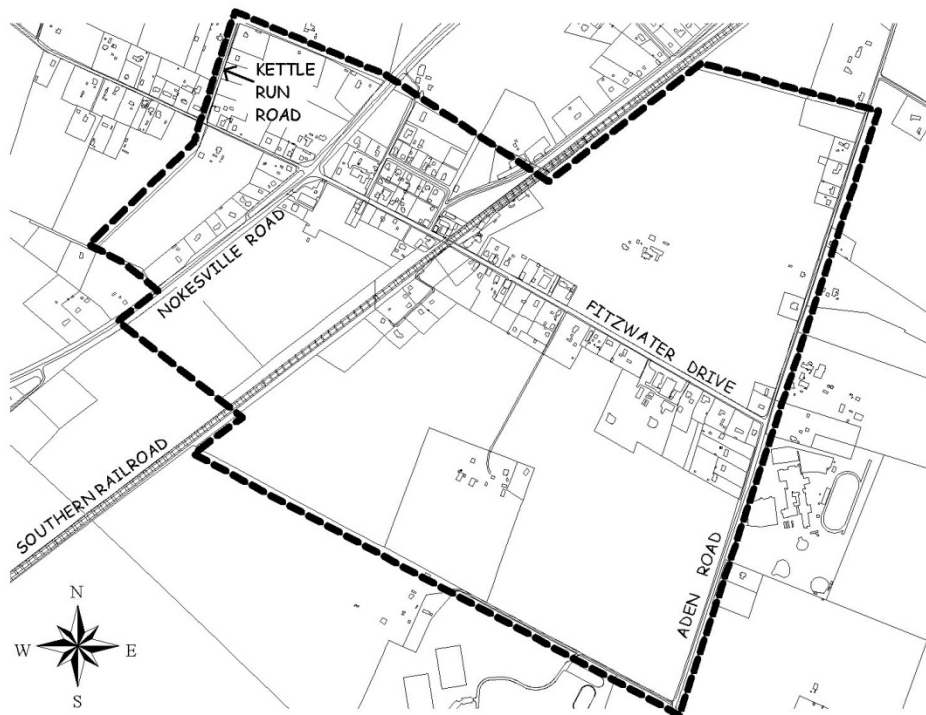
Nokesville is a small, rural unincorporated village located in Prince William County's Brentsville Magisterial District. Proximate to the border of Prince William and Fauquier Counties, Nokesville has been experiencing fairly dramatic change. The village proper has long experienced a steady economic decline. Businesses continue to leave the area and the neighboring farms are finding it difficult to remain economically viable. Efforts are, therefore, needed to preserve this small rural community.

The County Board of Supervisors selected 14 citizens whose presence represented the population and often diverse interests of residents of the area. The Committee was charged with the responsibility of producing a sector plan and outlining a vision and guidelines for future development. The development of design guidelines and objectives for existing properties and future growth aids in the implementation of the vision. The following document is based upon research into the history of Nokesville's downtown, successful downtowns in other communities and sound neotraditional planning principles.

While these guidelines will serve to improve the physical condition of the Nokesville "Main Street," they are not the sole answer to economic revitalization of the downtown area. As suggested in the action strategies for the Nokesville Sector Plan, the enhancement of the Fitzwater Drive corridor is the initial step in this revitalization process.

The map below indicates the Committee's core study area and main focus of study for these guidelines.

Figure 1 – Sector Plan Boundary



Given the core study area’s rural character, these design guidelines are intended to enhance the small town charm and to discourage suburban-style development which is dependent on the automobile. The following images indicate what is and what is not the desired character of the village.

Examples of Development that is NOT DESIRED

Examples of Development that is DESIRED



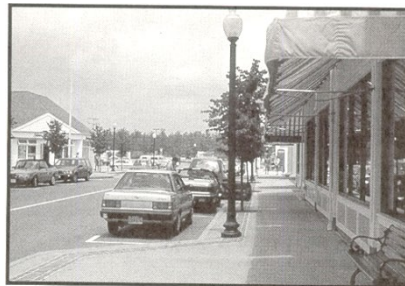
Left: Single family units far from the road with unsecured backs

Right: Traditional relationship of house to street including parallel parkin, parkway, sidewalk, a front yard and porch defining the semi-public space



Left: Suburban sprawl, cookie-cutter pattern with overly wide streets that do not fit into existing context

Right: Hamlet with residential units on various size lots and of various building sizes, narrow roads, a mixed use center integrated into the natural setting



Left: Strip commercial retail with front yard parking

Right: Traditional “Main Street” features including buildings at the sidewalk edge, parallel parking, pedestrian scale street lights & awnings



Left: Auto-oriented retail with a pad of concrete surrounded by asphalt

Right: Mixed-used neighborhood commercial building with retail on ground floor & office / residential above

II. Gateways

There are two major gateways for the village of Nokesville. The first is the intersection of Fitzwater Drive and Route 28 and the second is the railroad right of way. Another gateway exists at the corner of Aden Road and Fitzwater Drive, but given the traffic at this end of the village, this is considered a minor gateway. Both major gateways provide opportunities for the village to let visitors know that they are indeed entering a special place.

Unlike other villages and towns in Virginia that were studied (including The Plains, Marshall, and Middleburg), Nokesville does not present a clear image and distinct sense of place to those driving along Route 28 or to those traveling on the train. Signage and manicured landscaping along the Route 28 entrance is an important part of illustrating Nokesville’s rural charm. The illustrations to the right are examples of what could be done along this valuable street frontage, including new signage with a posting of upcoming community events, landscaping, and traditional agrarian wooden fencing to form the entranceway into the village proper.

The railroad area presents a unique opportunity. Just like the Route 28 intersection, the railroad frontage is important in projecting the image of Nokesville. As it stands, there is no landscaping, no signage, nothing to key the visitor into what Nokesville has to offer.

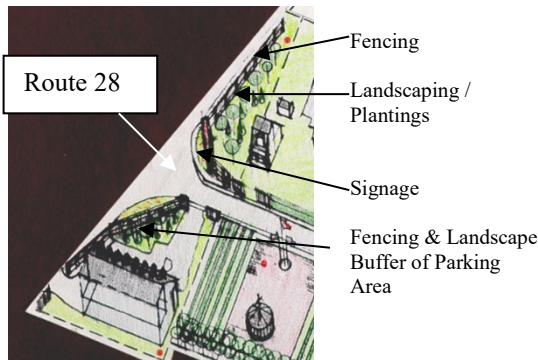
The re-creation of the train depot that once stood on the site presents an opportunity for both retail businesses and offices wanting a prime location to advertise their wares. The building could be used as a tourist information center. Landscaping, decorative lighting, and a well-designed parking area will add to strengthening this view of the village. The images to the right represent the style and type of structure and outdoor spaces that are envisioned.



Existing Route 28 & Fitzwater Dr.



Existing Railroad Right of Way



Proposed Corner of Route 28 & Fitzwater Drive



Corner of Route 28 & Fitzwater Drive – New entry signage, landscaping & fencing



Re-creation of historic depot



Proposed Rail Yard Parking

III. Siting

Commercial / Mixed Use Setbacks

The diagrams on this page illustrate the recommended building siting for commercial / mixed use development in the village proper. These diagrams, along with Section VI Architecture, are the suggested design regulations, but in no way govern or regulate standard building codes. All development should preserve the natural vegetation of the area, especially existing mature trees.

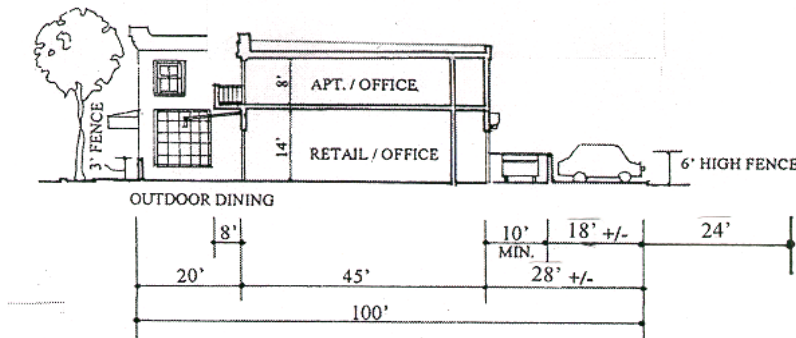
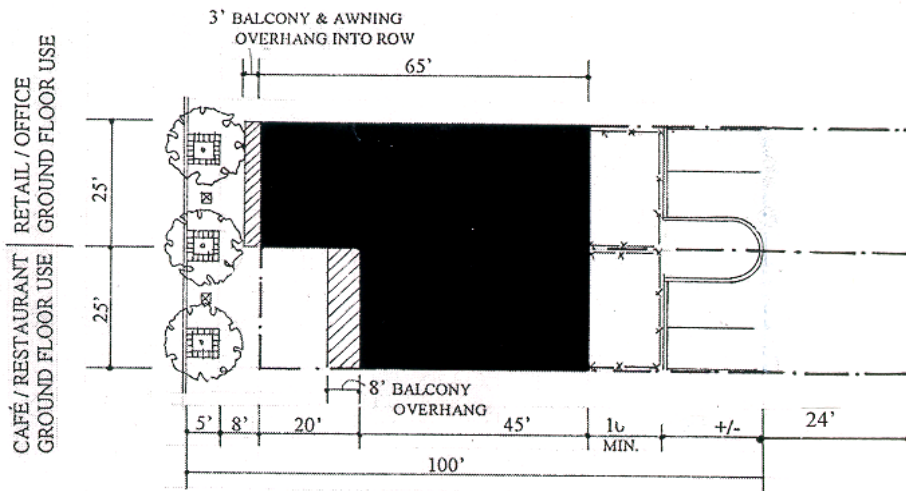
	MIN.	MAX.
BUILDING HEIGHT	---	2 stories
FRONT YARD	0 ft.	---
Café Uses (to accommodate outdoor dining)	0 ft.	20 ft.
REAR YARD (Rear Service Yard)	25 ft.	---
BUILD-TO LINE	0 ft. with a 5 ft. variation	
SIDE YARD (S)	0 ft.	
ROOF TYPE	Gable, hip, flat or combination Roof pitch: 6 /12 min.	
PARKING	In rear of structure	

Permitted encroachments:

Front: Awnings and outdoor displays not to extend more than 2 ft. from the façade. Stairs to upper levels must be inside the building footprint. Balconies for housing on second floor shall not extend more than 2 ft.

Rear: Storage area for garbage, HVAC, etc. provided that it is screened with a 6 ft. high impervious wall that matches the façade treatment.

Building Height: Ground floor shall be level with the sidewalk. Chimneys are allowed to extend over the roof ridge.



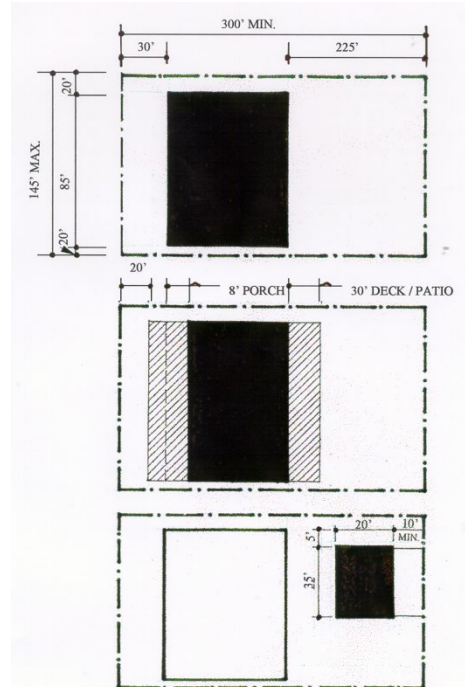
Residential Setbacks

The diagrams on this page illustrate the building /zoning requirements for residential development in the village proper. These diagrams along with Section VI Architecture, are the suggested design regulations, but in no way govern or regulate standard building codes. Modifications to the rural cluster ordinance will be completed to accomplish this siting guideline. All development should preserve the natural vegetation of the area, especially existing mature trees.

	MIN.	MAX.
LOT WIDTH	---	145'
LOT DEPTH	300 ft.	---
LOT AREA	1 acre	---
FRONT YARD	20 ft.	40 ft.
REAR YARD	225 ft.	---
BUILD TO LINE	30 ft. with a 10 ft. variation	
SIDE YARD (S)	One 20' Both 40'	
BUILDING FOOTPRINT		
HOME	2,080 sq ft. (maximum)	
ROOF TYPE	Gable, hip, or combination Roof pitch: 6 / 12 min.	

Building Envelope:

The build-to line is at fifteen feet (15 ft.) with a five-foot (5 ft.) variation, Meaning that the front façade can fall anywhere between ten feet (10 ft.) to twenty-five (25 ft.) from the front property line. Shown here are the minimum sizes allowed for front and side yards and the maximum allowable building footprint.



Permitted Encroachments:

Balconies, stoops, open porches, decks, bay windows, raised doorways, carriage porch, chimneys, and awnings projecting from the front façade, may lie within the front yard no closer than ten feet (10 ft.) from the property line. A front porch may encroach into the first floor footprint.

Parking:

On-site parking shall be provided by an enclosed garage and located in the back yard with access from a rear alley or access way.

Garage Specifications:	280 sq. ft. single detached
	440 sq. ft. double detached
	700 sq. ft. triple detached

Building Height / Mass:

Each home shall be minimum 2 ½ stories. The ground floor can be raised to a minimum of three feet (3 ft.) above the grade of the sidewalk. It is required that front porches can be at least eight feet (8 ft.) deep.

- Chimneys are allowed to extend over the roof ridge by two feet (2 ft.)
- Towers are allowed only on corner lots.
- HVAC units shall be completely screened from pedestrian view by a wall, hedgerow, fence, etc.

Front Yard:

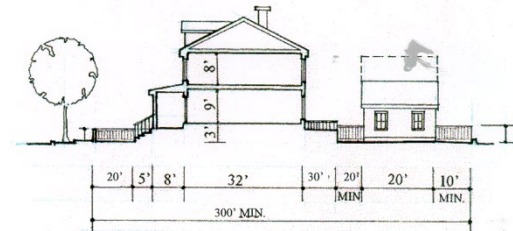
A hedge, picket fence, or combination thereof, must be placed along the front property line, and must be a minimum of three (3) feet high.

Interior Lot:

Adjacent lots can be divided by a four (4) or five (5) foot high fence, hedge, or wall.

Corner Lot:

Side streets should be treated the same as the frontage road. The front porch encroachment may wrap around the corner on a corner lot house. Even if the driveway is located off of the lane, the garage façade closest to the side street must be set back at least ten feet (10 ft.) from the side street.



Parking

The Community Design chapter of the 1998 Comprehensive Plan illustrates the importance of minimizing the visual impact of parking by placing surface lots to the side or rear of buildings, not in the front yard area between the main entrance of the building and the public street. Parking placed in the front of the building is a suburban prototype of development that focuses on the automobile rather than the pedestrian. In creating a “Main Street” community, the focus is on the pedestrian and his or her relationship with the street and the building. The introduction of large expanses of parking in front of buildings is not appropriate for the Nokesville core area.

In residential development, the same principles apply. Parking surfaces and garages which are front-loaded visually place the automobile over the building. Front loaded garages for automobiles, often by their sheer size, are the dominant feature of the street front elevation. The architecture of the building should dominate the image presented to the street. For these reasons, residential parking should either be rear-loaded from a rear alley access way or side-loaded from the primary street.

The illustrations to the right give examples of how the visual impact of parking can be minimized. Note that the use of landscape buffers and shade tree plantings within the larger surface lots that are required to be used for further buffering. Parallel parking along roadways, such as Fitzwater Drive, is appropriate in a downtown condition and provides additional capacity for village businesses as well as residential properties.

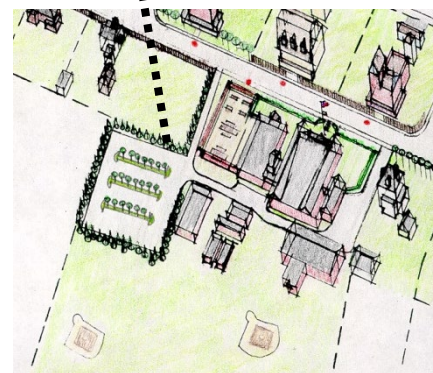


12915 Fitzwater Drive

12916 Fitzwater Drive



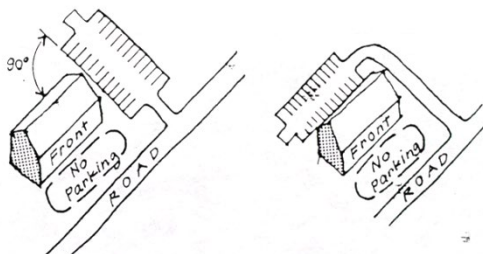
Examples of Parking Lot Siting & Buffering



Nokesville Elementary School

Parking Guidelines

- Establish parking areas at the side or behind buildings.
- Align parking 90 degrees or parallel to buildings.

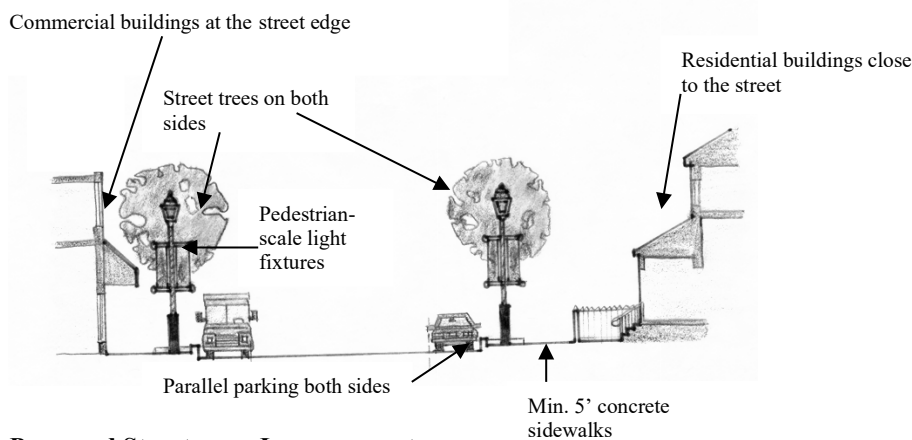


IV. Streetscape

One of the main areas of focus for the core area study was streetscape improvements for the Fitzwater Drive corridor from Route 28 to Aden Road. The following is a list of recommended improvements:

- Relocate overhead utilities underground
(If too cost-prohibitive, relocate overhead utilities to rear alleys)
- Install sidewalks with a minimum width of 5 feet on both sides of the street for entire length of Fitzwater Drive within the core area and at all existing adjacent roadways, where appropriate, within the core area.
- Street tree plantings (every 20' o.c.)
- Provide pedestrian- scaled decorative light fixtures with stanchions for banner attachment.
- Introduce street amenities such as:
 - benches
 - trash receptacles
- Incorporate seasonal plantings

It is very important that the streetscape and the architecture of the buildings reflect the same character and style in order to present a cohesive image of the village. The following images reflect the desired character of the street amenities within the streetscape.



Proposed Streetscape Improvements



Typical Acorn light fixture, banner & seasonal plantings



Typical bench



Typical receptacle

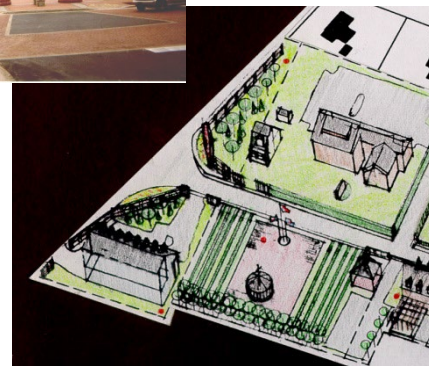
V. Open Space / Gathering Place

When looking to other successful downtown communities, both economically and socially, a gathering place for residents was an integral part of the “Main Street.” These spaces range from large formal plazas to smaller more-intimate casual sitting areas. Nokesville is without an outdoor gathering place for either large scale parade events or even a more casual smaller-scale setting for neighbors to sit down and discuss the goings-on of the day. The creation of both formal and informal outdoor gathering places is an essential part of the downtown revitalization process.

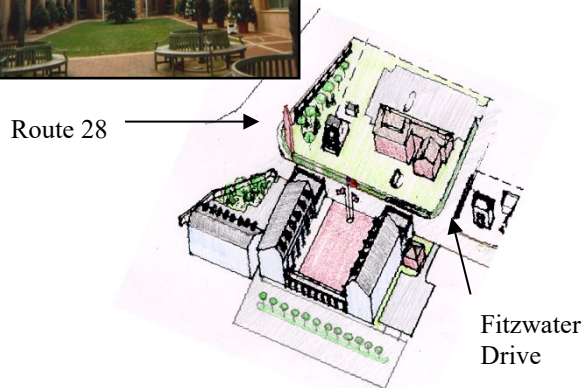
Nokesville has long been a farming community. The connection of a farmer’s market area that can be used for a variety of events including a beginning and ending point for parades, community yard sales, and other events, is a logical community project. For instance, the vacant lot between the library and the shopping area on Fitzgerald Drive is an ideal location for such a place. Given its close proximity to Route 28 (a major roadway throughout the larger Nokesville and Brentsville communities), the farmer’s market area could begin to draw on the larger community’s resources as well as become a possible tourist and visitor attraction. The market area’s adjacency to the public library would leave it open to providing an outdoor reading space for patrons as well as a place for reading clubs, including a children’s reading club, to meet.



Existing Vacant Property at Corner of Fitzwater Drive and Route 28



Farmer’s Market Area / Town Green – Plaza Scenario



Farmer’s Market Area / Town Green – Courtyard Scenario

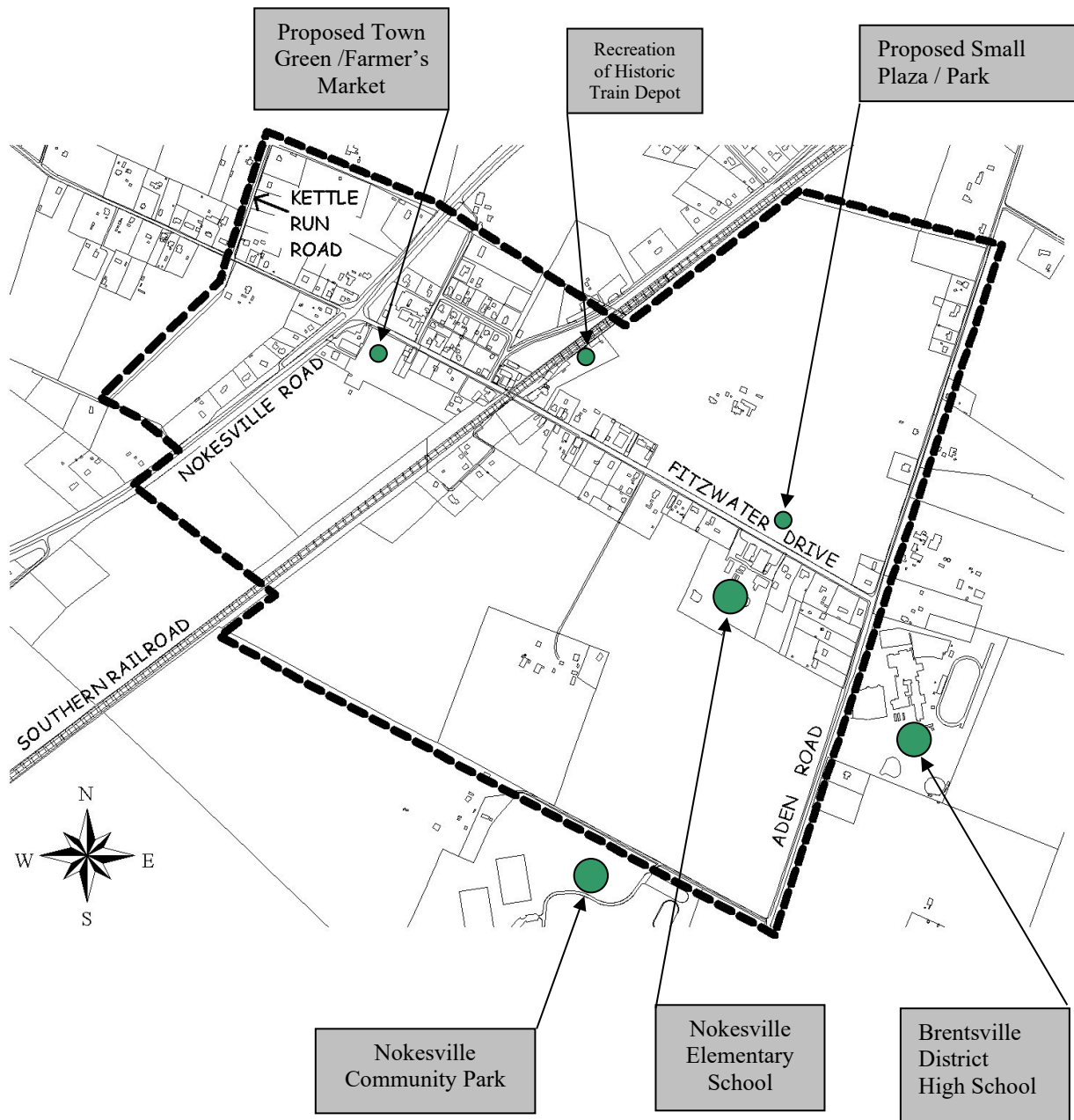
The scenarios shown illustrate different design approaches for the market area. The first scenario creates a formal plaza area with a gazebo being used for an informal sitting area. This gazebo area can be used as a bandstand with weekly spring and summer performance capabilities. The second scenario creates a courtyard area by building two parallel commercial structures that would surround the market area. These structures would utilize porches that face into the market area. The buildings would frame the parking area of the existing strip mall and would provide a needed backdrop for the Route 28 corridor. Both scenarios could include manicured landscaping, benches, and picnic and chess tables.

In either scenario, large and small informal meetings could begin to take place in the market area. The historic link of the plaza area as a farmer's market illustrates the village's rich rural character that still survives today. The market area could become the center of community life, a place where neighbors meet on a weekly basis to see a performance, purchase some fresh vegetables, or just say hello.

The Nokesville Community Park is a wonderful resource for the village proper as well as surrounding properties. Given its proximity to the local schools- both the high school and the elementary school, it is an ideal destination for a trail system which can begin at the school sites or further down at the corner of Fitzwater Drive and Route 28. The trail system can work for either pedestrians, bicyclists or those choosing to arrive via horse back. The design of the trail system should be studied further particularly as to how it can work and intertwine between the properties located at the end of Fitzwater Drive near Aden Road.

Another outdoor feature which should be considered as an amenity is a small park or plaza area across from the Nokesville Elementary School. If residential units are created in this area, they should surround the plaza area to better define it as an outdoor space. This plaza area should be formally landscaped and should include benches and a larger open play area. This plaza will balance the farmer's market plaza at the opposite end of Fitzwater Drive and can act a gathering place and stopping point during local parades or other outdoor civic events (see Figure 2). Again the trail system should link the farmer's market plaza, the area for the recreation of the train depot, a smaller proposed plaza / park, and the regional Nokesville public park just a couple of blocks away. Given their close proximity to each other, all open space areas should offer a different variety of activities.

Figure 2 - Connection of Existing & Proposed Outdoor Public Facilities



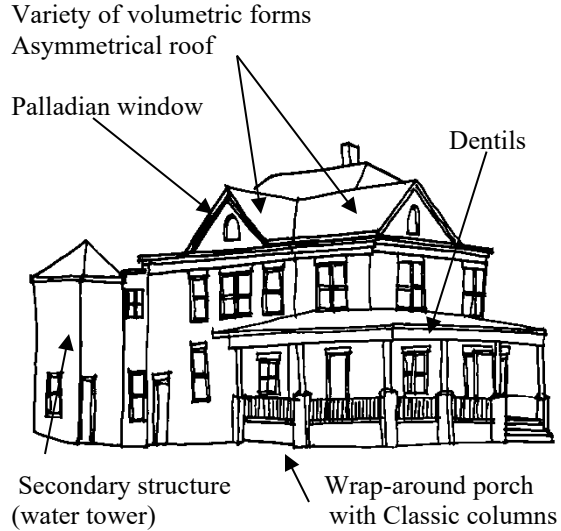
VI. Architecture

Residential

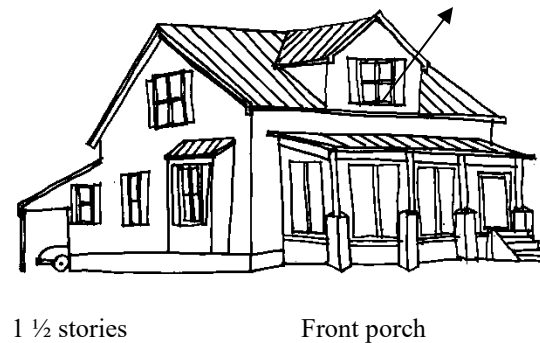
The village proper is composed of two distinct styles of residential architecture – American Vernacular and Victorian. The Victorian style can be referred to as Queen Anne. While both styles have porches facing the street, vernacular building forms include pitched roofs, and wood or brick siding.

While the American vernacular style houses are simple and elegant 1 to 2 story cottages, the Victorian types are more complex in their collection of volumetric forms tied together in one composition by the porch and architectural detailing. Unlike the American vernacular houses, the Victorian structures are asymmetrical in design and much more massive structures – usually 2½ to 3 stories. The pictures to the right illustrate the two building prototypes. Buildings, both commercial and residential, if sited on a corner, should be designed so that the architectural emphasis is placed on both primary elevations either equally or hierarchically. All buildings should be sited with the primary elevation facing the street.

The rhythm of uniform building height along a block or in a neighborhood is an important element in maintaining architectural cohesiveness and prohibiting new construction from dominating smaller historic structures. New infill construction should support, rather than compete with, the established character of the core area and surrounding residential neighborhoods and farms. In order to blend new housing with the historic character of the village, these two prototypes should stand as examples of the massing, style, detailing and character that should be repeated.



Victorian / Queen Anne
Gable, mansard, hip, and gambrel standing seam metal roof
One main volume with dormer





American Vernacular House

The images below illustrate further the desired character and style for residential properties.

Victorian or Queen Anne

American Vernacular Style Houses



Commercial

There are three types of existing commercial building types which exist within the village proper – the strip mall, traditional downtown design, and freestanding single or mixed-use structures.

Future commercial or office development should look to the traditional downtown and freestanding building prototypes since the strip mall design is not appropriate for a “Main Street” but rather for a more suburban application. A mix of traditional downtown buildings with either ground floor retail / office and upper level living; and/or live-work units; and unique freestanding structures will create a more interesting streetscape and build upon the existing charm of the small village center.

The commercial or mixed use buildings should be 2-2½ stories and of a traditional architectural vocabulary similar to the residential prototypes with peaked roofs, brick or wood siding, door and window surrounds and large display windows at the ground level for merchandise and signage. Front porches for outdoor eating or sidewalk displays are encouraged. Parking should be located at the rear or side



Strip Shopping Center



Traditional Downtown



Freestanding Building

Existing Commercial Properties in Nokesville



Pylon Signage

Parking in front of building

Building setback too far from sidewalk

**Oriented to the Automobile
Inappropriate Suburban-style Pad Site Development**

Traditional Building-mounted Signage



Parking in Rear

Buildings brought up to the sidewalk

**Oriented to the Pedestrian
Appropriate Main Street Development**

of the structure and should be landscaped and buffered according to DCSM standards. The use of awnings is encouraged to animate the upper floor levels and to aid the creation of enclosure of the outdoor space of the streetscape. Planters, banners, benches, and street plantings in front of businesses are needed to animate the streetscape for the pedestrian.

The photographs to the right represent examples of building form & style, details, outdoor amenities, and overall siting for both new and renovated properties.



General Architectural Guidelines

General Siting

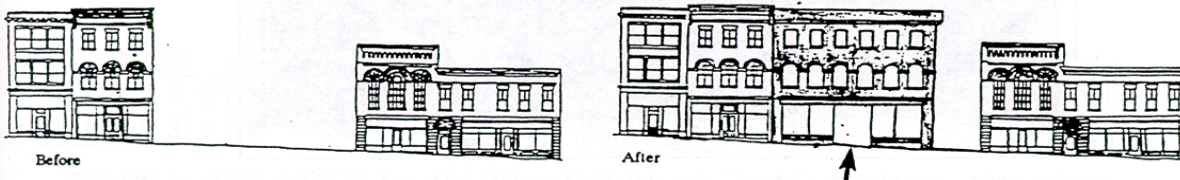
- All buildings should be sited with the primary elevation facing the street. Under no circumstances should a structure present a rear yard façade or ancillary structure to the street side.
- Buildings located at corners should be designed so that the architectural emphasis is placed on two elevations either equally or hierarchically. Towers placed at front façade corners are typical of Victorian styles.

Proportion, Massing & Scale

- New infill construction should support, rather than compete with, the established character of the existing core area, adjoining residential neighborhoods and farms. Newer structures should not visually overwhelm neighboring smaller structures.
- Designs of smaller structures should reflect a simpler massing such as the vernacular house types. Larger construction should utilize the technique of additive massing which consists of simple and distinct volumes that are joined together to produce one larger structure such as the Victorian style discussed above. Traditional farm plans utilize this same technique of siting several smaller buildings on one lot that come together in one composition rather than constructing one larger building. In order to fit larger development into the existing rural character, this additive massing technique should be employed for both new residential and commercial structures.
- The size of new additions should not overwhelm the existing structure.
- To reduce the apparent scale of larger buildings, the architectural composition may be delineated into sections such as a base, shaft and capital. Other scale defining devices that should be used include a belt course or decorative panels that can visually reduce a large structure into comprehensible and a more pedestrian-friendly size. The incorporation of traditional storefronts on commercial buildings defines the pedestrian scale of the street.
- A design in which the window area exceeds 50 percent of the wall area would not be appropriate or compatible with existing buildings.
- The size of building details such as windows, doors, ornamental features or flat or projecting signs should be proportional to the overall size of the building on which the elements would be installed. For example, 8-inch-wide siding is inappropriate on two-story buildings because the width of the board would be out of scale with the overall size of the building.



Lack of rhythm in building height occurs after the construction of a one-story building on the corner of a block (shown far right)



The design solution above shows a building reflecting an appropriate height maintaining a consistent rhythm along the block. Please note the building scale as well as proportion and arrangement of window openings also contributes to the success of the design in fitting the new structure into its existing context.

Examples of Proportion & Balance

Rhythm & Balance

- A design proposal that ignores the dominant architectural characteristics of adjacent buildings along a block façade would be inappropriate. The architectural characteristics may include, but would not be limited to, building roof form, size and arrangement of windows across the primary façade, and building height.
- The height of a new structure should be consistent with the average height of existing buildings along a neighborhood block.

Roof Pitch & Form

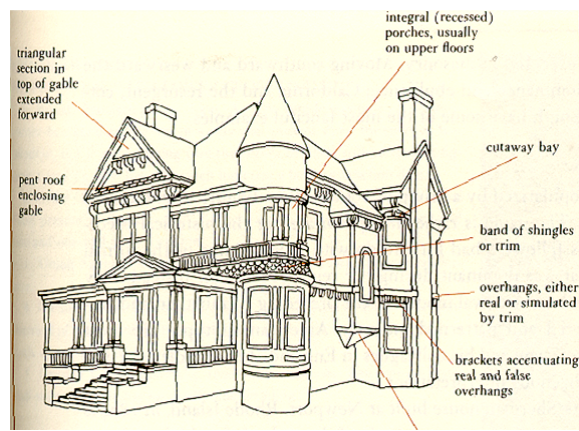
- Gable, mansard, hip and gambrel roofs are recommended. Flat modernistic roof forms characteristic of 20th century architecture are strongly discouraged.
- To maintain a traditional profile, roof pitches should be between 7 to 12 and 12 to 12.
- Typical roof materials include standing seam and asphalt shingle. Acceptable asphalt shingle colors are subdued and include medium or dark gray, black, or dark brown. In general, roof color should not detract from the appearance of the building nor from the surrounding landscape / streetscape. It is best to limit shingle colors to a small range in color between individual shingles and to avoid light or brighter colors. Standing seam roofs should have a

repeating profile spaced at a minimum of 12 inches and can use the existing palette of colors such as deep green, black, silver, or deep brick red.

- Gable roofs for Victorian houses are typically decorated with patterned shingles or more elaborate motifs. Conversely, American vernacular houses typically leave the gable area unadorned.
- Roof dormers should be centered on the roof area rather than aligned with window openings on the building elevation.
- Skylights should be a flat type with a frame color that matches the roofing materials to obscure the visibility of the feature. Skylights should be located in an inconspicuous site on the roof; placing skylights on the front elevation should be avoided.

Materials & Colors

- Differing wall textures are a hallmark of Victorian houses. These are most commonly achieved with patterned wood shingles shaped into varying designs. In masonry houses, texture is obtained by using differing patterns of brick courses or brick of different colors and even sometimes terracotta panels. A variety of materials are commonly used on the different stories of Victorian houses such as shingle over clapboard or over brick is most common.

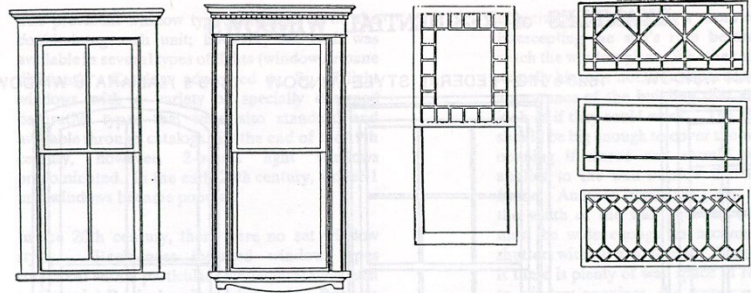


Devices to Avoid Flat Wall Surfaces for Victorian Styles

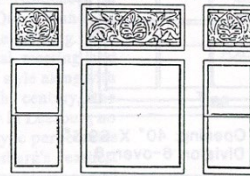
- Traditional materials for foundations are stone, brick or parged surfaces. Exposed concrete block is discouraged.
- Traditional wall materials include brick, stone and wooden siding. Bricks should be medium earth tones with an emphasis on red values. Light colors such as white or tan brick or even orange hues reflect a 20th century building style and would be incongruous with the historic nature of some of the existing houses. White or tan siding is appropriate since it is compatible with existing frame structures. Synthetic siding should match in size, profile and finish details of existing early 20th century homes such as the Hale farm house on Fitzwater Drive. Synthetic siding with simulated wood graining is discouraged as the artificial surface texture makes the synthetic material more conspicuous.
- Modern boutique painting schemes should be avoided. Colors that tend toward day-glo or pastels or combinations of more than five colors are not typical of the historic palettes that were present at the time the existing structures were built in the early 20th century. Boutique color schemes which differ from historical practice tend to conflict with the more subdued agrarian colors or natural materials present in existing farm structures.
- The late 20th century practice of sheathing the front façade of a building in a material such as brick and then covering the other sides with siding undermines the cohesive composition of a building and the expression of a building as a three dimensional object. This practice is strongly discouraged and inappropriate given the existing historical context.
- The painting of existing brick or stone walls on structures is strongly discouraged.

Doors & Windows

- Double hung windows are strongly preferred. Awning, sliding, and casement windows are strongly discouraged.
- Window openings should be appropriate relative to the composition or style of the building. Rectilinear windows are used on both Victorian and American vernacular houses with Palladian windows (arched) used to denote special interior features on Victorian homes.
- Authentic muntin bars are strongly encouraged. Snap-in plastic muntin bars are discouraged since they illustrate false construction that includes placement of the muntins behind the window glass producing no protruding structure that creates texture and depth or shadows from light moving across the façade.
- Shutters are used on folk house rather than Victorian styles. Whether shutters actually hinge or not, it is important to the appearance of the building that shutters look as if they could work. To this end, shutters should be fastened to the sash of the window, not to the wall outside the window frame. Shutters should be scaled to the window size. A single pair of shutters is not appropriate on paired or picture windows; paired windows may include hinged double shutters on each side of the paired opening.



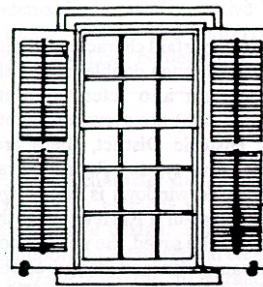
Examples of late 19th century windows, including a decorative Queen Anne style (above right center) and a transom window (above right)



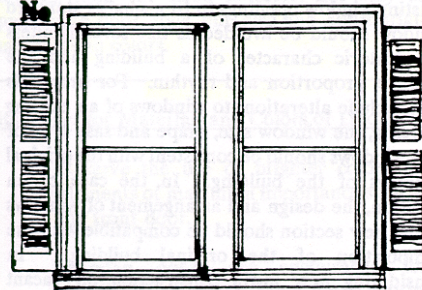
Triple window with decorative transoms

Window Details

Yes



No

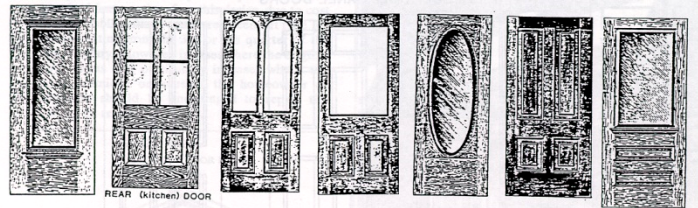
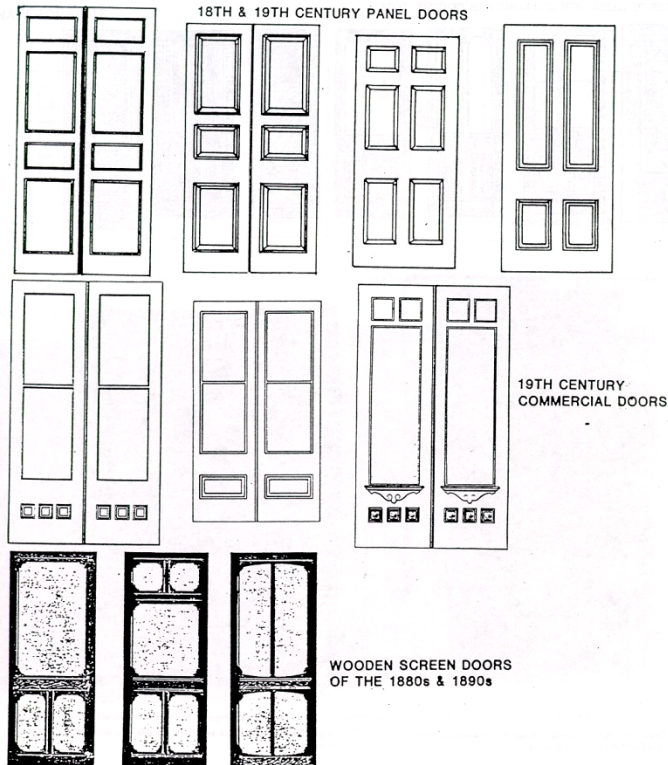


- Shutters are not scaled to window opening
- Shutters are not operable, they are nailed to the wall
- Shutters are inappropriate on paired windows or on windows that do not have adequate space to accommodate these features between windows
- Paired windows may include hinged double shutters on each side of the paired openings

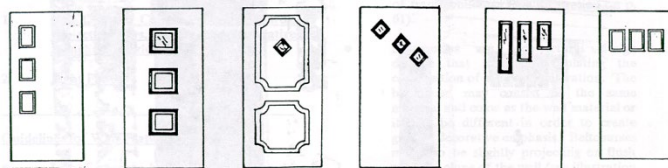
Shutter Detail

From the Piedmont to the Potomac

- Doors on Victorian houses commonly have delicately incised decorative detailing and a single large pane of glass set into the upper portion.
- Reserve the use of accent colors for elements of importance such as the front door.
- Wooden doors are strongly encouraged for residential structures. The use of metal doors may be more appropriate on secondary elevations which are not visible from the front facade.
- The door is an important focal point on both residential and commercial structures. The sketches to the right illustrate appropriate and inappropriate doors given the existing and desired character.
- Doors and window surrounds tend to be simple in both Victorian and American Folk houses. Window sashes usually have only a single pane of glass. A frequent elaboration for Victorian houses is a single large pane surrounded by additional small or rectangular panes on one or more sides while traditional vernacular houses have light arrangements of one over one, two over two or four over one, two over two or four over four muntin patterns.



Appropriate



Not appropriate

Porches

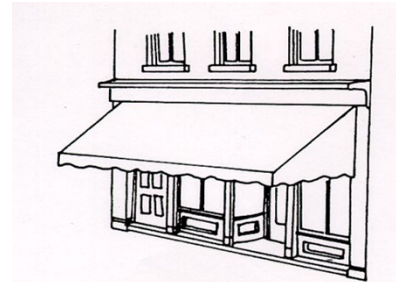
- Porches are an important character-defining feature. They provide a transition area between the public space of the street and the private space of the home. They add to the variety of the streetscape. Porches should be designed to be consistent with the composition and style of the main structure. All residential structures should have a porch facing the primary street. Commercial structures are encouraged to use porches for outdoor dining and display areas.
- In the Victorian style, classic columns are either grouped and/or raised to porch rail level. Railings on this type of Victorian normally lack the delicate, turned balusters of the

spindlework common to other Victorian styles. Similarly the vernacular house utilizes simple rectangular columns to support the porch roof and Classic style newel and porch posts.

- Wooden decks are a mid-20th century feature that should not be located on visually prominent elevations. Decks are not permitted to front primary streets. Railings should match the front porch railings.

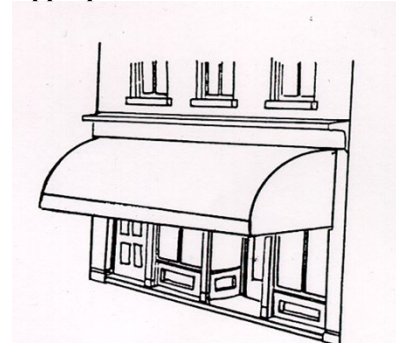
Awnings

- Awnings can enhance the appearance of commercial areas if the placement, color and type of awning are architecturally compatible with the building. Given the prototypes chosen for the core area and the existing residential structures, awnings are not appropriate on new or remodeled residential properties.
- Traditional, sloped awnings with free swinging valance are preferred instead of rigid frame inoperable types which tend to obscure architectural details of the building itself and overpower the façade.
- Canvas awnings are recommended.
- The awning color should be compatible with the overall color scheme for the building. Bright primary colors are discouraged for awnings as these colors are not consistent with the subdued colors of the existing palette.
- Signs may be located on the valance of the awning but not on the sloped portion of the awning.



Yes! Awning consists of traditional retractable shed type with free-swinging 12-inch high valance. The valance may be used for a sign.

Appropriate



No! Awnings mounted on fixed, rigid frames produce architectural components that compete with the composition of the historic building.

Not Appropriate