



ARCHITECTURAL DESIGN REVIEW

**Evaluation Form
Original Townsite Architectural District**

Project Name: _____

Building Name: _____ Location/Address: _____

Owner: _____ Contact Person: _____ Tel# _____

Project Description: _____

Classify Construction Type / Zoning District / Points Required

| | <input type="checkbox"/> New Construction | <input type="checkbox"/> Major Addition | <input type="checkbox"/> Minor Addition | <input type="checkbox"/> Major Elevation Change | <input type="checkbox"/> Minor Elevation Change |
|--|---|---|---|---|---|
| <input type="checkbox"/> Commercial Zones | 225 | 225 ¹ | 225 ² | 225 ¹ | 0 ³ |
| <input type="checkbox"/> Residential Zones | 190 | 190 ¹ | ---- ³ | ---- ³ | 0 ³ |
| <input type="checkbox"/> Industrial | 160 | 160 ¹ | 160 ² | 160 ¹ | 0 ³ |

¹ Points shall be calculated on the entire property, both existing and publicly visible improvements.

² Points shall be calculated on proposed publicly visible construction only.

³ No specific number of total points is given however; proposed work shall not result in a lesser point total than existed.

Note: 225 is the minimum number of points required to comply with architectural standards. The maximum number of possible points for new construction is equal to 305.

Reviewer: _____ Results: _____ Date: _____

| ORIGINAL TOWNSITE | DESIGN STANDARDS | PROJECT NAME: |
|---|------------------|------------------------|
| WALLS | | POINTS POSSIBLE |
| Predominant Exterior Surface Material | | POINTS RECEIVED |
| A. Brick or Stucco | | 30 pts |
| B. Limestone, Integrally colored unit masonry (ICUM) or Glass block | | 25 pts |
| C. Concrete, Glass curtain wall, Wood siding, Wood simulated materials or non-ICUM | | 20 pts |
| D. Mirrored glass curtain wall or metal | | -10 pts |
| Color of Predominant Exterior Surface Material – Submittal of a color rendering is required. | | |
| A. White, off whites | | 30 pts |
| B. Earthtones, creams and pastels of earthtone hues including but not necessarily limited to rose, peach & terra cotta colors | | 20 pts |
| C. Pastel colors of non-earthtone hues, yellows, greens and grayish greens | | 15 pts |
| D. High-intensity colors, metallic colors, red or black | | -10pts |

| ORIGINAL TOWNSITE | DESIGN STANDARDS | PROJECT NAME: |
|---|--|-----------------|
| WALLS CONT. | POINTS POSSIBLE | POINTS RECEIVED |
| <p>Exterior Surface Material</p> <p>A. Wall surfaces appear monolithic with at least 75% of the total wall area, one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window/door awnings, applied trim and accent materials, colors and decorative bands (with the exception of stucco, masonry or concrete control joints) are used in such a way that they do not give a panelized or prefabricated appearance or produce checkerboard patterns. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least 6 ft shall be exempt from area calculations.</p> <p>B. Wall surfaces do not meet the criteria set forth in subsection (a) above.</p> | <p>10pts -10pts</p> | |
| ROOFS | | |
| <p>Roof Form</p> <p>A. Flat roofs entirely hidden from public view parapets.</p> <p>B. Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls. The permitted roof slopes to be equal to or to be greater than 5 ft. rise to 12 ft. but less than or equal to 12 ft. rise to 12 ft.</p> <p>C. Uniformly sloping roofs or any combinations of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls and having a slope with less than 4ft. of vertical rise for every 12 ft. of horizontal run.</p> <p>D. Any type of sloping roof having a height, from spring line to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs.</p> | <p>20pts</p> <p>15pts</p> <p>10pts</p> <p>-10pts</p> | |
| <p>Predominant Roof Material</p> <p>A. All surface concealed from public view or barrel tile of concrete or clay</p> <p>B. Flat tiles of concrete, clay or slate; barrel tiles of concrete or clay or copper metal</p> <p>C. Wood, textured composition shingles or standing seam metal</p> <p>D. Plastic, fiberglass, other metal; non-textured composition shingles; or glass</p> | <p>20pts</p> <p>10pts 10pts</p> <p>-10pts</p> | |
| BUILDING FORM | | |
| <p>Massing</p> <p>A. One-story buildings with over 10,000 sf. of gross floor area and multi-story building with over 20,000 st. of gross floor area which are designed with wall plane projection or setbacks on each publicly visible façade having a depth of at least 6 feet.</p> <p>B. One-story buildings with less than or equal to 10,000 sf. of gross floor area and multi-story building with less than or equal to 20,000 sf. of gross floor area which are designed with either offsetting wall planes or upper story step backs of at least four horizontal feet or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet on at least one publicly visible façade.</p> <p>C. Building not utilizing the massing techniques described in sub-sections</p> | <p>20pts</p> <p>20pts</p> | |

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| above | 0pts | |
| ORIGINAL TOWNSITE | DESIGN STANDARDS | PROJECT NAME: |
| BUILDING FORM CONT. | POINTS POSSIBLE | POINTS RECEIVED |
| Architectural Features (Design points are allotted for the use of each feature) <ul style="list-style-type: none"> A. Use of arches for doorways, windows or portals with a spring point of at least 6 ft. above the ground. B. Decorative tile trim or tile accents around roof perimeter, windows, doorways, entries or signs. C. Decorative wrought iron, wrought iron used as gates, fencing, windows, signage, railings or columns. D. Architectural decorative accents. Use of architectural decorative accents in complimentary materials including portal windows, stained glass, carved stone, plaster or stucco. E. Decorative use of brick, stucco or stone accents around walls, columns, roof lines, doors or windows. | 5pts 5pts 5pts 5pts 5pts | |
| DOOR AND WINDOWS | | |
| Treatment <ul style="list-style-type: none"> A. More than 50% of doors, windows and glazed surfaces, which are not located under portals or canopies having a horizontal depth of at least 6 ft. having one of the following: frames recessed a minimum of 4 inches; are cased with trim; have divided lites; have exposed or other wise articulated lintels. B. More than 50% of doors, windows and glazed surfaces do <u>not</u> meet the requirements set forth in subsection above. | 20pts 0pts | |
| Glazing <ul style="list-style-type: none"> A. All glazing is clear or tinted neutral gray B. Any use of colored glazing C. Any use of mirrored glazing | 10pts 0pts -10pts | |
| Door Material <ul style="list-style-type: none"> A. Solid wood doors, decorative bronze doors, wood framed doors including french doors B. Paneled metal doors C. Glass doors | 10pts 5pts 0pts | |
| LIGHTING | | |
| Shielding (excluding recessed fixtures) <ul style="list-style-type: none"> A. Building mounted artificial lighting sources (i.e. bulbs, lamps and elements) are shielded from public view, except for low intensity decorative lighting not exceeding 45 watts per lamp or bulb. B. Building mounted artificial lighting sources exceeding 45 watts per lamp or bulb are <u>not</u> shielded from public view. | 10pts 0pts | |
| Exterior Lighting Fixtures (excluding recessed fixtures) <ul style="list-style-type: none"> A. Use of antique, pierced, ceramic, pierced metal or other decorative | | |

| | | |
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| fixture or (submit sample or specs for approval). B. Use of fixtures not meeting above criteria. | 10pts -10pts | |
| ORIGINAL TOWNSITE | DESIGN STANDARDS | PROJECT NAME: |
| MISCELLANEOUS | POINTS POSSIBLE | POINTS RECEIVED |
| Screening A. All mechanical, communications and services equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage or by other means. B. All building mounted equipment set forth in subsection above is either screened and/or painted to match visually adjacent surfaces. C. All building mounted equipment set forth in first paragraph above is not screened and/or painted to match visually adjacent surfaces | 10pts 5pts -10pts | |
| Public Areas A. Project contains courtyards, fountains, public art or landscaping visible to public. B. Project does not contain courtyards, fountains, public art or landscaping visible to public. | 20pts -20pts | |
| Signage A. Signage meets recommended guidelines B. Signage does not meet recommended guidelines | 20pts -20pts | |
| Fencing Materials A. Stucco, brick, limestone, wrought iron or ICUM. B. Wood or Concrete C. Non-ICUM, metal, chain link, painted concrete or block | 10pts 5pts 0pts | |
| Fence Color A. Earthtones; or black or dark green wrought iron B. Pastel, white or low-intensity colors C. High intensity or bright colors | 10pts 5pts 0pts | |
| Native Landscape A. 50% of plant material except grass is from approved Native Plant List. B. Less than 50% of plant materials is from approved Native Plant List. | 10pts 0pts | |
| Exterior Walk Surface Material A. Brick, pavers, tile or stone B. Stamped concrete or aggregate C. Concrete D. Asphalt | 10pts 5pts 0pts 0pts | |
| TOTAL POINTS | 305 PTS Maximum | |
| Comments: | | |

