



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
Exterior Surface Material		
<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>		10pts -10pts
ROOFS		
Roof Form		
<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>		20pts 15pts 10pts -10pts
Predominant Roof Material		
<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>		20pts 10pts 10pts -10pts
BUILDING FORM		
Massing		
<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>		20pts 20pts

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 		

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:		

