ATTACHMENT A

A RESOLUTION SPECIFYING ADDITIONAL ACTION IN RELATION TO THE VAS REVIEW SUBCOMMITTEE - RECOMMENDED REVISIONS TO THE VERNACULAR ARCHITECTURAL STANDARDS
Resolution No. 72/2005-06

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are appropriate and beneficial, and;

WHEREAS, the Board of Aldermen has held a worksession to consider more specific descriptions of the possible architectural requirements recommended by the VAS Review subcommittee and to discuss where the requirements would apply.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen chooses as follows:

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NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen establishes a VAS Review Committee and charges this committee to:

1) Examine and comment on the manner in which the Vernacular Architectural Standards would satisfy general community interests, specifically:
    a) The appropriateness and content of the standards individually and as a whole.
    b) The compatibility of the standards with environmentally-friendly, innovative, cost-effective construction techniques and materials, as well as the town's goal of housing affordability.
    c) The desired degree of flexibility and/or rigidity in the nature and application of the criteria.

2) Examine the extent to which any standards should be recommended or required in 1) Village mixed use, conditional use developments, 2) major subdivisions (90% of the units), and 3) affordable housing, density bonus situations.

3) Examine options for incentives to encourage and offset the application of the standards.

4) Complete and present a report within five months of the formation of the committee.

5) The committee will include a maximum of 15 members including a representative from the Planning Board, the Appearance Commission, the Northern Transition Area Advisory Committee, the Environmental Advisory Board, and up to 11 citizen members. In addition, the Board of Aldermen will appoint one of its members to serve as a liaison with the committee.

6) In conducting its evaluation the VAS Review Committee will consider comments and correspondence previously received by the Town.

Executive summary

The VAS Review committee Made up of Alex Zaffron Giles Blunden Susan Rodemeir Chris Potter Jay Bryan, Tom High, Chris Potter, Robert Dowling, Jack Haggerty, Stan Babbis and Chuck Morton a cross section of proponents and opponents of the of the original VAS document. Through a consensus building process facilitated by Giles Blunden over a period of two years the group produced a document that they feel represents and addresses the broader communities interests. This document requires developers to establish an architectural design intent for his subdivision and provides reviewers a set of standards by which to judge that intent.

Architectural Standards for Major Subdivisions is a document that satisfies the general community interest by describing and defining a high quality of architecture in general terms without limiting personal expression.

This objective was achieved by a thorough compilation and careful filtering of similar documents from other ordinances and resources as well as the personal interpretations of those on the committee.

The result is a document that establishes standards for a high quality of architectural cohesiveness in future Subdivisions. The committee concluded that there were general design standards that regardless of style or type were important in defining architectural quality. These are the General Design Standards and should be applied to every new subdivision.

While applying the General Design Standards the developer would have a choice of either using a relatively specific set of guidelines based on Carrboro vernacular architecture using the VAS or he could present an architecture of his own choosing using the AAS. In either case he would be expected to produce and present a carefully thought through set of design principles to be reviewed and approved by the ??????.

ARCHITECTURAL STANDARDS FOR MAJOR SUBDIVISIONS

Prologue

The intent of the Architectural Standards for Major Subdivisions is to ensure that the Town's newest neighborhoods meet a required level of quality and reflect and enhance Carrboro's unique appeal. To that end, architectural design criteria are included in the review process for new subdivisions. These standards are not intended to dampen architectural creativity or diversity but rather to provide a framework within which to work.

Housing developed by nonprofit organizations intended for first-time homebuyers earning less than 80% of our area's median income is exempt from these provisions.

Contents

A glossary of architectural terms and illustrations can be found in the Appendix. It is available for use by architects and developers in their interpretation of these standards.

1. Procedure

The applicant shall address the architectural design of houses in the proposed subdivision according to the General Residential Design Standards (GDS), and then shall meet either the Vernacular Architectural Standards (VAS) or Alternative Architectural Standards (AAS).

The Town's administrative staff and the Appearance Commission may consult a licensed architect to help them determine whether the plans submitted meet the intent of the General Design Standards, and whether they meet either the Vernacular Architectural Standards or Alternative Architectural Standards.

2. Definitions

Contemporary Architecture: describes a building that is derived from current ideas of architectural form, construction and detailing.

Context: the surrounding buildings and land forms, the social and the built history of the location.

Massing: the relationship of solids to voids, and the relationship of major components of the building such as roof, wall planes, and porches to one another, to surrounding buildings, and to the landscape in general.

Proportion: the relationship between the vertical and horizontal elements of the building.

Scale: the relationship of the size of the building, its components, and its architectural details to people as users and observers.

Vernacular: a building style that is historical and typical of a region and surrounding area. The predominant residential vernacular style in Carrboro and the surrounding area is the mill-era housing.

3. General Design Standards (GDS)

The GDS address three components of residential design: landscape, context, and building. The following criteria must be addressed by developers in the design of buildings and will be used by the Town's administrative staff and the Appearance Commission in their review of major subdivision applications. The applicant's design narrative and plans must address and show compliance with each item (whether using the VAS or the AAS approach).

Landscape and site:

- Site buildings in a manner sensitive to the existing natural environment and land forms. Minimize clearing and alteration of existing topography.

- Site buildings or provide screening to avoid the visibility of buildings' rear facades from public streets.

- Avoid monolithic and unarticulated walls and buildings facing the public realm.

- Mechanical, communication, and electrical equipment shall be screened from neighbors and public ways through the use of landscaping or by fences/screens made of materials that complement the design of the house.

- Garage entries should not visually dominate the house's primary entrance, and shall have visual separation from the main façade.

- Locate and specify exterior and street lighting to minimize the impact on neighbors. Fixtures shall not project light above the horizontal plane.

- Address the transition between street and primary entrance through pathways that consider changes of light, sound, direction, surface, or grade level, i.e. through the use of benches, fencing, or low walls connected to the building.

- Use variable setbacks and modulate the streetscape.

Context:

- Address the overall plan of the subdivision in terms of rhythm, building heights, patterns, spacing, form, scale, massing, materials, and proportion.

- Address the placement of buildings in relationship to one another; their height, orientation, and spacing.

- Address the vertical-to-horizontal proportions of the elements of each individual house, and the relationship of these proportions from one house to another.

- Address the relationship of the roof of one building to the next in rhythm, form, texture, detail, and shelter, with attention to color, materials, and pitch and to features such as soffits, rafter ends, vaults, overhangs, dormers, cornices, vents, fascias, gutters, and eaves.

- Provide human scale in massing and building elements.

Building Design Elements:

- Provide a minimum of four significantly different sets of elevations if the subdivision contains five or six houses, five sets if seven or eight houses, six sets if nine or ten houses, and seven sets if eleven or twelve houses, and eight sets if thirteen or fourteen houses, to ensure variability of design. Subdivisions of fifteen or more houses must have a minimum of nine differing elevations.

- Create recognizable primary entrances, using, for example, entry placement, front and side porches, trellises, hedges, fences, and walls.

- Address the architectural rhythm of solids to voids in front façades, exterior walls, buildings on the streets, and entrance and/or porch projection.

- Address façade relief as provided by corner trim, porch trim, window and door trim, door panels, transoms, frames, surrounds, shutters, muntins, moldings, corbelling, cornices, gables, columns, casings, vents, fabric awnings, and roofs. Specify materials and dimensions.

- Specify the design of doors and windows, and their spacing, placement, proportion, scale, orientation, and size.

- Address the design and character of all exterior walls and foundations, including their functional and decorative features, materials, details, and proportions in relation to the entire building.

- The design of auxiliary buildings, fences, and privacy screens, and the materials used in their construction, should complement the design of the primary structure.

4. Vernacular Architectural Standards (VAS)

The goal of the VAS approach is to maintain and enhance Carrboro's historic mill-era architecture, which distinguishes it and is a primary element in defining Carrboro's unique sense of place. New subdivisions using the VAS approach should recognize and reflect the local architectural vernacular. This approach notes the defining elements of the vernacular and requires that those elements be used in conjunction with appropriate scale, proportion, massing, and texture. Proposed plans need not be copies of historic Carrboro houses; successful contextual design combines current design ideas with sensitivity and reference to the defining architecture of the locale.

Following is a list of the minimum criteria necessary to meet the Vernacular Architectural Standards and its goal of maintaining an architectural connection to Carrboro's past.

- Roof characteristics: 10-12 /12 upper roofs, 3/12 lower roofs, 16-24" eaves at all roof edges.

- Porches with a minimum depth of 6', across at least 80% of the primary street façade

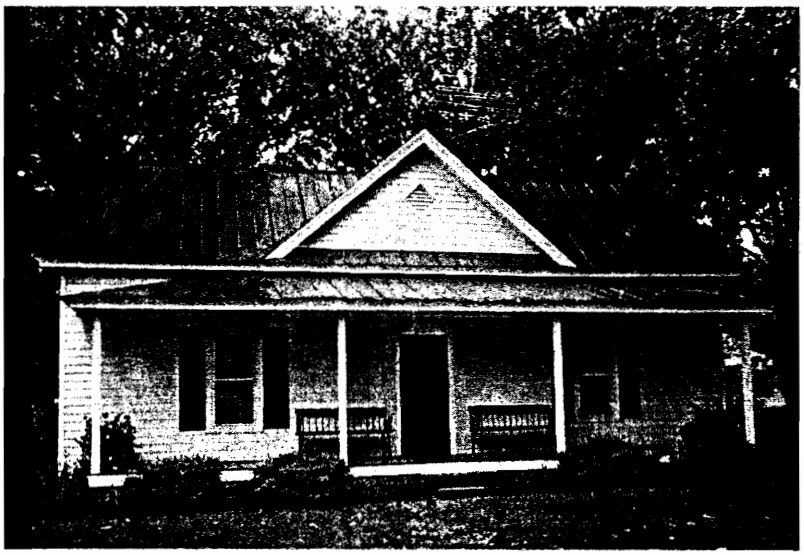
- Windows must be rectangular; at least 90% must have a minimum vertical-to-horizontal proportion of two-to-one.

- Clapboard or shingle siding with 4½" reveal.

- Paired 4" corner boards.
- Garage, if any, to be detached and located behind the house's rear façade
- Chimney, if any, to be faced with brick or stone, interior to the building or located exterior, on a gable end
- Details such as columns, trim, vents, dormers, and eaves reflective of the character of the vernacular (see building types, below)

Four building types display most of the primary architectural elements characteristic of residences built in Carrboro's mill era. All photos are from Carrboro's Historic Inventory.

<u>One-story Mill House</u>



The one-story mill house is modest in scale, with simple massing defined by a one-room deep "L"-shaped plan, gable roof, generous front porch, and moderate roof overhangs. It is characterized by symmetry in the gable ends and front and has windows of a vertical proportion placed singly in the wall plane. The exterior details generally consist of a false dormer, clapboard siding, 4" trim and corner boards, diamond gable vents, plain square porch posts with simple brackets, and simple pickets in porch rails. Garages were single-car gable-roofed buildings set behind the house.

<u>Two-story "I" House</u>

The two-story "I" house is defined by its moderate massing, a one-room deep plan, two-story front and one-story "L", gable roof, generous front porch, and moderate roof overhangs. It is symmetrical in its front elevation and gable ends and has windows of a vertical proportion placed singly in the wall plane. The exterior details generally consist of a false dormer, clapboard siding, 4" trim and corner boards, diamond gable vents, plain square porch posts with simple brackets, and simple pickets in the porch rail. Garages were single-car, gable-roofed, and set behind the house.

The Bungalow

The bungalow style house is a medium scale building with a solid massing defined by its square floor plan, gable roof, generous front porch, moderate roof overhangs, and large dormers. It is characterized by large articulated gable ends, windows of a vertical proportion spaced doubly or triply in the wall plane, and a porch roof contiguous with the main roof. The exterior details generally consist of clapboard siding or shakes, 4" trim and corner

boards, generous two-part square porch posts, and large gable end brackets, rake, and eave boards.

The Four-Square House

This is another medium-scale building type with a solid straight-forward massing defined by its square two-room deep plan, hip roof, moderate roof overhangs, dormers, and generous front porch. The defining characteristics are a symmetrical front elevation, windows of a vertical proportion placed singly in the wall plane, and a porch roof that is distinct from the main roof. The exterior details generally consist of clapboard siding, 4' trim and corner boards, modest brackets, and simple square porch pickets.

5. Alternative Architectural Standards (AAS)

The AAS approach recognizes that architecture is constantly evolving and that changing needs, tastes, and technologies generate new styles. Carrboro welcomes new and varied architecture but does not want to open the door to developments that neglect thoughtful design. Applicants may therefore choose to submit plans to be evaluated using Alternative Architectural Standards. As with the Vernacular Architectural Standards, plans must be in compliance with the General Design Standards. The applicant shall submit as part of the application a detailed narrative describing compliance with the GDS and shall provide, in addition, a set of architectural standards for proposed and future construction within the subdivision.

Appendix

A GLOSSARY OF ARCHITECTURAL TERMS

ACCENT BLOCK A masonry element, usually square or diamond shaped, used as a decorative element in Craftsman-style domestic and commercial architecture
ARCH A curved structural element that spans an opening. There are many varieties, which take their basic form from the arc of a circle.

AWNINGS Usually of fabric, can also be plastic or metal. Used primarily to give shade to windows. Usually adjustable. As a rule.
BALANCE Achieved by the assembly of separate elements to create the whole.
BALCONY A narrow platform projecting from and supported by the face of a building above ground.
BAY A division of the elevation of a building. For example, a house with a front door flanked by two windows would be described as having a three-bay façade.
BOX CONSTRUCTION A form of building that uses vertical wood boards or planks instead of studs for both structure and enclosure.
BREEZEWAY A short open-air passageway connecting a house to a area that may house an automobile, it is usually roofed.
BRICK A clay (or shale) masonry unit, solid or partly hollow, that is formed in a mold and fired until hard. When laid in a wall so it's long side is visible, referred to as a Stretcher Brick. When laid so that its short end is visible, referred to as a Header Brick. A closer brick is a partial brick used at the end of a course to even it up. A Gauged Brick is a brick is a brick that has been shaped to form part of a jack arch. (Gauged and Closer bricks are associated with early brick work.) The coursing or pattern of bricks in a wall is referred to as the Bond, and the divisions between bricks and courses are referred to as Mortar Joints. Stretcher bond is composed of Stretcher Bricks exclusively. Flemish bond is composed of alternating Stretcher and Header Bricks and is associated with early and COLONIAL REVIVAL brickwork. English Bond is composed of courses of Stretcher Bricks alternating with courses of Header Bricks. A Soldier Course is formed by Stretcher Bricks standing on end and lined up over a window or parapet. Basketweave refers to Stretcher Brick laid horizontally and vertically to form a checkerboard pattern. Houndstooth refers to bricks set at an angle, creating a sawtooth appearance. Paving refers to bricks used like pavers to cover the sloped shoulders of early chimneys. Tumbling refers to bricks laid in diagonal courses to form chimney shoulders or edge of a gable; it associated with decorative mid 1800's chimneys' and with the Tudor Revival style. Penciling refers to the painting of a line (usually white) along mortar joints.
BUNGALOW A one-story or story-and-a-half house detailed in the CRAFTSMAN Style.
CAPITAL The top section of a column, often decorative. See also ORDER.
CAS Contemporary Architectural Standards.
CHAMFER The beveled edge or corner of a beam or post.
CLASSICAL REVIVAL STYLE An Architectural style characterized by use of classic Greek and Roman forms and ornament, especially monumental porticos. See also under ORDER....
COLONIAL REVIVAL STYLE An architectural style most popular from about 1920 to the present. Characterized by the use of classical forms and detailing (or, in more academic examples, allusions to Colonial - or Early National - Period American architecture) and symmetrical composition. Also referred to as the Georgian Revival style.
COLUMNS An upright supporting part, which may be structural or purely for decorative effects.
CORBELLING A block of masonry or material such as brick or wood, which projects from a wall and supports a beam or other feature.
CORNER BLOCK A decorative block-like element used to define the corner of a door or window surround.

CORNICE RETURNS Sections of cornice appearing in a gable or on the end of a building.
CORNICES A projecting horizontal part that crowns a architectural feature.
COTTAGE A small frame one-family house.
COURSE A horizontal row of bricks, tiles, stone, building blocks, etc.
CRAFTSMAN An architectural style most popular from about 1910 to 1950. Characterized by the use of broad, spreading forms; low-pitched gable roofs, often with gable and eaves brackets, decorative windows and other details. The bungalow house form is associated with this style. A Craftsman porch is usually supported by tapered wood columns on brick bases.
CROWN MOLDING A molding used at the top of an architectural element such as a porch post or wall.
CUPOLA A small structure built on top of a roof. It may be purely decorative or may be the base for a weathervane or antenna.
DETAIL Paying particular attention to all elements of a specific project.
DOORS Front - usually the primary entry to a house. Door-Jamb - the upright piece forming the vertical surround of the door's opening.
DORMERS A window that projects from a sloping roof.
EAVES The lowest part of a roof, overhanging the top of the wall.
ELEVATION 1) The external faces or a building, e.g. front, side and back elevations. 2) Also a drawing of one side of a building, usually drawn to a specific scale. Also drawn in projection on a vertical plane.
ENGAGED Attached to or embedded in a wall (a pilaster is an engaged column), or embraced by another architectural element (as the front porch of a COTTAGE or CRAFTSMAN BUNGALOW is enclosed under the roof of the house.
ENTABLATURE In classical architecture, the section of the building elevation above columns or piers or at the top of a wall. Also used to describe the crowing element of a door or window.
ENTRANCE see DOORS.
FAÇADE Usually the front or street side of a building.
FANLIGHT A window above the head of a door. In some styles of architecture the panes are divided into a fan-like appearance, thus the name.
FASCIA BOARD Horizontal board (s) covering the joint between the top of a wall and the projecting eaves.
FEDERAL STYLE An architectural style occurring during thee early nineteenth century.
FLASHING Material, usually metal used as a protective covering to joints between the roof finish and chimneys, dormers, gable walls, etc.
FLUTING Vertical concave indentations along the length of a column, giving the surface of the column a rippled or scalloped appearance. Usually occurring as straight-edged groves on the surface of a door or window surround.
FORM To take a definitive shape or arrangement, which may be based on custom, rules or invention.
FRAMES A structural element that gives strength or a decorative appearance to doors or windows.
GABLE The triangle of wall surface formed by the meeting of two-sloping roof lines, at the end of a ridged roof.
GDS General Design Standards

GEORGIAN STYLE An architectural style dating to the early 1800's (and possibly the late 1700's). Characterized by the use of classical forms and detailing and symmetrical compositions.
GIRDER A supporting part which spans an opening and carries a load, which is subjected to transverse stress.
GOTHIC REVIVAL STYLE An architectural style characterized by allusions to medieval Gothic architecture: lancet arched openings, peaked mantel frieze profiles, vertical detailing and composition.
GREEK REVIVAL STYLE An architectural style characterized that emulated the simplicity and purity of classical Greek architecture, as typified by the Greek temple. Characterized by symmetrical composition and columnar or trabeaded detailing, seen in corner pilasters. Two-panel doors and pilaster-and-frieze mantels.
GUTTER BOARD See FACIA BOARDS
GUTTERS A small trough fixed under the eaves of a roof, to carry off rain water.
HIP The external angle formed by the meeting of two sloping roof surfaces.
LINTEL A horizontal part supported at each end, and carrying weight.
MODERNIST An architectural style most popular from the late 1930's to the present. Characterized by the use of simple, geometric forms, modern materials (concrete, aluminum, plate glass), and a general absence of ornament. The Craftsman, Art Deco, and Prairie styles may be considered precursors to Modernist architecture.
MOLDING Continuous projections or incisions used as a decorative band.
MONOLITHIC A massive structure.
MULLION The upright part dividing the lights of a window.
MUNTINS The central vertical part of a door, dividing the panels above and below the middle rail.
ORDER In classical architecture, the style or system of proportion and detail of a column and related elements. There are three principal orders of classical Greek and Roman architecture. The Doric Order is characterized by simplicity, with a molded column Capital. The Ionic Order has capitals with dominant spiraled volutes. The Corinthian Order, the most ornate, is characterized by delicate leaflike ornament and small volutes. Vernacular compositions based on the orders are used in local GREEK REVIVAL architecture.
OUTRIGGER A structural or ornamental element in a gable that supports or appears to support a roof.
OVERHANG Term used when a sloping roof is carried out beyond the top of the wall, forming an overhang.
PEDIMENT In classical architecture, the triangular end of a gable roof, defined by cornices. Used as a decorative element above a door or window opening in COLONIAL REVIVEL architecture, sometimes broken and/or scrolled at the center
PITCH The angle at which a roof slopes.
PLAT Drawing based on a Surveyors staking out a lot(s). A scale drawing of a specific piece of property.
PORCH The covered entrance to a building. Front - a covered area in the front of a house, which may share a common roof with the house of have a roof of its own. Also see WRAPAROUND PORCH .
PRAIRIE STYLE An architectural style derived from the work of Frank Lloyd Wright and others, characterized by spreading forms, low-pitched hip roofs and geometric ornament.

PRISM GLASS Small squares of textured and often tinted glass used to form a transom over a store front.
PURLIN A horizontal roof member, either one that spans between the gables or one that spans between the gables or one supported by rafters. Also used historically to describe a horizontal member in a crib.
RAFTER ENDS Covering for the parallel beams that support the roof.
RETAINING WALL A wall which supports and retains a mass of earth or water.
REVEAL Part of a vertical surface, or jamb of a window, or door opening, which is not covered by the frame.
RHYTHM An ordered recurrent order or flow of related elements.
ROOF Flat - having a pitch of less than 20 degrees. Hipped - a roof in which the end is formed by a sloping surface face enclosed by hips. Lean to Roof - having one sloping surface only, built against the side of another building.
ROSETTE A circular ornament
RUSTIC STYLE An architectural style popular from the 1920's to the present. Characterized by the use of traditional, "pioneer;" or natural forms, materials, and building techniques such as log construction, rubble masonry, and unfinished surfaces.
RUSTICATED Used to describe horizontally banded masonry.
SCALE 1) As the building or project under consideration relates to neighboring buildings and/or the area around it. 2) in the drawing of plans, reducing measurements to fit on paper capable of viewing. e.g. 1/8 inch = 1foot. Written as 1/8" = 1'.
SENSE OF SHELTER An awareness of belonging, a home that feels and looks right, and is welcoming.
SHOULDER The point at which the body of a chimney narrows, usually at the level of the eaves. Most chimney shoulders are stepped, some paved. Some early chimneys are double-shouldered, with shoulders above the fireplaces at the first and second-story levels.
SHUTTERS A covering for an external window, can be made of various materials, and may be purely non-functioning as decoration.
SIDINGS The material used to forming the outside wall of framed buildings. Usually so pitched as to throw off rainwater.
SOFFITS The under surface of a building feature, such as roof, cornice, window of door head
SPECIFICATION A statement containing exact details of and precise instructions for carrying out a piece of building work.
SPLAYED Having sloped or canterd surfaces. The sides of door or window openings are sometimes splayed to emphasize the thickness of the wall penetrated by the opening.
STUCCO Material of cement or a plastic compound applied to a n exterior wall, to provide a smooth or rustic surface, which may be painted.
STYLE Is a term used to define a whole body of work with certain common characteristics
SURROUNDS Encircling trims, decorative or structural.
TEXTURE Visual or tactile surface characteristics.
TRANSOMS The window over a door, usually the front door, which may or may not be functional. See Fanlight
TRELLISES A frame of lattice used generally as a screen or to support climbing plants.
TRIMS Materials used for ornament, that may also be used for minor structural supports.
UNARTICULATED Not carefully planned, reasoned or analyzed.

VAS ARCHITECTURAL STANDARDS
VAULTS An arched structure
VENTS An opening (usually covered by a grid) which allows the escape of gases or hot air for example.
VERNACULAR 1) Relating to a common building style. 2) Relating to a common phraseology (jargon).
VICTORIAN Used to describe buildings constructed during the late 1800's and early 1900's that usually exhibit combinations of the following: asymmetrical composition, complex massing and roof lines, architectural details that distantly reflect medieval prototypes, and the liberal use of machined ornament. Typical Victorian features include hip-and-gable roofs, bay windows, porches supported by chamfered or turned posts with sawn brackets, wood-shingle sheathing, decorative roof vents, and intricate mantles. The Queen Anne style is a form of Victorian styling. Masonry commercial buildings that are Victorian in inspiration often feature decorative parapet brickwork and segmental-arched windows.
WEATHERING A canted surface on a buttress wall, or chimney shoulder designed to shed water.
WINDOW An opening in a building to admit light and/or air that may be opened and closed. Various architectural styles include, Bay, Bow, Casement (window hinged vertically, which may open inward or outward), Double-hung and etc.
WRAP AROUND PORCH A porch that extends to two or more sides of a building.

DISCUSSION OF VERNACULAR ARCHITECTURAL STANDARDS

The Board of Aldermen requested additional information and scheduled a worksession for further consideration of the proposed revisions to the Vernacular Architectural Standards (VAS).

Trish McGuire, the town's Planning Administrator, made the presentation.

Alderman McDuffee asked whether the VAS would affect the cost of affordable housing.

Robert Dowling stated that he was concerned about the added cost on affordable housing, and would not be in favor of mandated standards. He also stated that the Land Trust does not believe affordable housing should look like affordable hosing.

Alderman McDuffee asked how rigidly the standards would be prescribed.

Giles Blunden stated that the standards are based on millhouses and that is not an expensive construction type. The idea is not to have a cookie cutter look, and stated that he does not feel affordable housing should be exempt from the standards.

Alderman Chilton asked who would decide if a project meets the alternative standards

Mr. Blunden stated that the Town and the Appearance Commission would decide if a project meets the standards.

Alderman Chilton stated that the Board should adopt standards that would be objective for staff to enforce and standards that are cost neutral so that they could apply to nonprofits. The town staff would be put in a tough position enforcing the alternative standards

Mike Brough expressed concern about the general design standards because they are not measurable.

Alderman Zaffron asked if the general design standards and the alternative architectural standards could be one package, and the other package would be the vernacular architectural standards.

Mr. Brough said that could work.

Alderman Broun stated that she was not convinced that the two-prong system would not cost more time and money.

Mayor Nelson stated that he is not convinced that the two-prong system will affect the cost of housing.

Alderman Chilton suggested that the alternative path be refined to get specific enough for the town staff to enforce. The alternative path should be reduced down to specific standards.

Alderman Herrera stated that Carrboro is diverse and it should have diverse housing. He stated that he feels the standards should not be made mandatory.

Alderman McDuffee stated that she is hesitant to make the standards mandatory, and feels the alternative standards should be cleaned up to make them easier to interpret

It was the consensus of the Board to ask the town staff to bring back language to make the general standards more specific (but leaving room for creativity) and that a work session be scheduled to discuss where the standards should apply.

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POSSIBLE REVISIONS TO SELECTED GENERAL DESIGN STANDARDS RECOMMENDED BY THE VAS REVIEW SUBCOMMITTEE AND A SUMMARY OF WHEN THE REQUIREMENT MAY BE APPLIED

The VAS Review Subcommittee introduction to the General Design Standards (GDS) states the following: *The GDS address three components of residential design: landscape, context, and building. The following criteria must be addressed by developers in the design of buildings and will be used by the Town's administrative staff and the Appearance Commission in their review of major subdivision applications. The applicant's design narrative and plans must address and show compliance with each item (whether using the VAS or the AAS approach).*

	VAS Review Committee Recommended Standard	Staff Revision, where Noted	SUP CUP	Final Plat	Building Permit
	Landscape and Site				
1.	Site buildings in a manner sensitive to the existing natural environment and land forms. Minimize clearing and alteration of existing topography.	*None. This recommendation is addressed by site planning, tree protection, stormwater management, open space and stream buffer provisions of the Land Use Ordinance*			
2.	Site buildings or provide screening to avoid the visibility of buildings' rear facades from public streets.	The rear elevations of principal and accessory buildings are not permitted to front onto public streets. Where lots are double-fronted, Type A screening shall be required on the property line between the rear façade and a public street.			√
3.	Avoid monolithic and unarticulated walls and buildings facing the public realm.	Architectural detailing must be provided on all elevations facing public streets. Detailing must include at least five of the following elements: roof overhang, windows, windowsills, doors, functional gables, functional shutters, columns, porches, balconies, decks, or stoops.			√
4.	Mechanical, communication, and electrical equipment shall be screened from neighbors and public ways through	Amend the Table of Screening Requirements to specify that mechanical, communication, and electrical equipment must be screened to servient residential uses, open space, and public areas using a Type C screen.			

	VAS Review Committee Recommended Standard	Staff Revision, where Noted	SUP CUP	Final Plat	Building Permit
	the use of landscaping or by fences/screens made of materials that complement the design of the house				
5.	Garage entries should not visually dominate the house's primary entrance, and shall have visual separation from the main façade	Garages are to be set back from the main façade 5 feet if the garage is equal to or less than ½ the width of the main façade, 7 feet if the façade measures between ½ and 3/4th the width of main façade and 10 feet if the façade measures more than 3/4th the width of the main façade. It could be prohibited for garages to face rights-of-way. Such a requirement may affect lot sizes and subdivision layout. Review at the land use permit stage may be required. Otherwise, the provision could be enforced at the building permit stage.	√	√	√
6.	Locate and specify exterior and street lighting to minimize the impact on neighbors. Fixtures shall not project light above the horizontal plane	*Lighting ordinance provisions should address these desired conditions. Changes to the LUO per the recommendations of the Northern Transition Area Advisory Committee are in preparation*			
7.	Address the transition between street and primary entrance through pathways that consider changes of light, sound, direction, surface, or grade level, i.e. through the use of benches, fencing, or low walls connected to the building	None noted.			
	Note the following possible standards marked with asterisks indicate those				

	VAS Review Committee Recommended Standard	Staff Revision, where Noted	SUP CUP	Final Plat	Building Permit
	that involve the relationship of buildings on multiple lots. These standards must be addressed at the land use permit review and will also need to be confirmed/approved at the issuance of a building permit.				
8.	Use variable setbacks and modulate the streetscape	Establish a build-to line (minimum – maximum range for r/w building setbacks) for residential development. Require that no more than two adjacent buildings can build to the same setback.	√	√	√
	Context				
9.	Address the overall plan of the subdivision in terms of rhythm, building heights, patterns, spacing, form, scale, massing, materials, and proportion	See items 10, 11, 12, 14 below.	√	√	√
10.	Address the placement of buildings in relationship to one another; their height, orientation, and spacing	Establish a build-up line of 30 to 35 feet with a requirement that no more than two adjacent structures can build to the same height	√	√	√
11.	Address the vertical-to-horizontal proportions of the elements of each individual house, and the relationship of these proportions from one house to another.	See item # 14 below.	√	√	√

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12.	Address the relationship of the roof of one building to the next in rhythm, form, texture, detail, and shelter, with attention to color, materials, and pitch and to features such as soffits, rafter ends, vaults, overhangs, dormers, cornices, vents, fascias, gutters, and eaves.	See item # 14 below.	√	√	√
13.	Provide human scale in massing and building elements.				
	Building Design Elements				
14.	Provide a minimum of four significantly different sets of elevations if the subdivision contains five or six houses, five sets if seven or eight houses, six sets if nine or ten houses and seven sets if eleven or twelve houses and eight sets if thirteen or fourteen houses, to ensure variability of design. Subdivisions of fifteen or more houses must have a minimum of nine differing elevations. Houses shall be considered to have significantly different	As worded, with additional language, as follows. Homes with the same front elevation must be separated by at least two homes with differing elevations regardless of whether they are located on the same or opposite sides of a street.	√	√	√

	VAS Review Committee Recommended Standard	Staff Revision, where Noted	SUP CUP	Final Plat	Building Permit
	elevations if they demonstrate dissimilarity in at least four of the following six visually significant elements: size, height, proportion, roof form, fenestration, and materials.				
15.	Create recognizable primary entrances, using, for example, entry placement, front and side porches, trellises, hedges, fences, and walls	The principal façade of every residential unit shall include two of the following four entry elements: covered front entry, including a porch, portico, or awning, front door with sidelights, bay or other similar decorative or massed window opening, functional dormers or gables.	√	√	√
16.	Address the architectural rhythm of solids to voids in front façades, exterior walls, buildings on the streets, and entrance and/or porch projection	None noted.			
17.	Address façade relief as provided by corner trim, porch trim, window and door trim, door panels, transoms, frames, surrounds, shutters, muntins, moldings, corbelling, cornices, gables, columns, casings, vents, fabric awnings, and roofs. Specify materials and dimensions	None proposed. This provision is interpreted as a processual requirement. It will be necessary for specific information on building design and elements to be provided as part of the land use permit, final plat, or building permit, as applicable.			
18.	Specify the design of doors	See item # 17 above.			

	VAS Review Committee Recommended Standard	Staff Revision, where Noted	SUP CUP	Final Plat	Building Permit
	and windows, and their spacing, placement, proportion, scale, orientation, and size				
19.	Address the design and character of all exterior walls and foundations, including their functional and decorative features, materials, details, and proportions in relation to the entire building	See item # 2 above.			√
20.	The design of auxiliary buildings, fences, and privacy screens, and the materials used in their construction, should complement the design of the primary structure	None proposed.			