

## ATTACHMENT B

### A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR REJECTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE

Resolution No. 13/2006-07

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to Establish Architectural Standards for Major Subdivisions

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with Carrboro Vision 2020: Policies through the year 2020.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing regulations are sufficient.

**AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO  
ESTABLISH ARCHITECTURAL STANDARDS FOR MAJOR SUBDIVISIONS**

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-177 of the Carrboro Land Use Ordinance is rewritten to read as follows:

**Section 15-177 Architectural Standards for Major Subdivisions**

(a) Intent. The intent of the provisions of this section is to ensure that developers of major subdivisions who are responsible for the construction of homes within those subdivisions pay as much attention to the site design and architectural features of their developments as they do to engineering considerations, so that the town's newest neighborhoods will reflect a high standard of design and enhance Carrboro's unique appeal. These provisions of this section are not intended to dampen architectural creativity or diversity but rather to ensure that important architectural and design considerations are addressed.

(b) Applicability. The provisions of this section shall apply to major subdivisions intended to contain five or more single family detached residences, where the developer of the subdivision is not merely selling lots within the subdivision to independent builders or individuals, but is also the builder of the homes or otherwise controls the construction of homes and is therefore in a position to comply with the requirements of this section at the time the subdivision is approved. Notwithstanding the foregoing, housing developed by nonprofit organizations intended for first-time homebuyers earning less than 80% of the annual median income level for a family of four in the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area is exempt from the provisions of this section.

(c) Definitions. The following terms shall have the meaning indicated when used in this section:

- (1) Contemporary Architecture: describes a building that is derived from current ideas of architectural form, construction and detailing.
- (2) Context: the surrounding buildings and land forms, the social and the built history of the location.
- (3) 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.
- (4) Proportion: the relationship between the vertical and horizontal elements of the building.

- (5) Scale: the relationship of the size of the building, its components, and its architectural details to people as users and observers.
- (6) 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.

(d) General Design Standards. The developer of every major subdivision covered by this section shall, in the process of designing the proposed subdivision, address each of the design considerations set forth in this section. The developer's plans submitted with the application for a special or conditional use permit shall reflect that each of the following design considerations have been addressed, and the application shall contain a written narrative explaining how each of these design considerations have been addressed. The design considerations are divided into three categories: landscape and site, context, and building.

(1) Landscape and site.

- a. Site buildings in a manner sensitive to the existing natural environment and land forms. Minimize clearing and alteration of existing topography.
- b. Site buildings or provide screening to avoid the visibility of buildings' rear facades from public streets.
- c. Avoid monolithic and unarticulated walls and buildings facing the public realm.
- d. 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.
- e. Garage entries should not visually dominate the house's primary entrance, and shall have visual separation from the main façade.
- f. Locate and specify exterior and street lighting to minimize the impact on neighbors. Fixtures shall not project light above the horizontal plane.
- g. 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.
- h. Use variable setbacks and modulate the streetscape.

(2) Context.

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

- b. Address the placement of buildings in relationship to one another; their height, orientation, and spacing.
- c. Address the vertical-to-horizontal proportions of the elements of each individual house, and the relationship of these proportions from one house to another.
- d. 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.
- e. Provide human scale in massing and building elements.

(3) Building design elements.

- a. 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.
- b. Create recognizable primary entrances, using, for example, entry placement, front and side porches, trellises, hedges, fences, and walls.
- c. Address the architectural rhythm of solids to voids in front façades, exterior walls, buildings on the streets, and entrance and/or porch projection.
- d. 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.
- e. Specify the design of doors and windows, and their spacing, placement, proportion, scale, orientation, and size.
- f. 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.
- g. The design of auxiliary buildings, fences, and privacy screens, and the materials used in their construction, should complement the design of the primary structure.

(e) Building Architectural Styles. As set forth in (d)(3) above, the developer shall submit elevations that address the general design standards set forth therein.

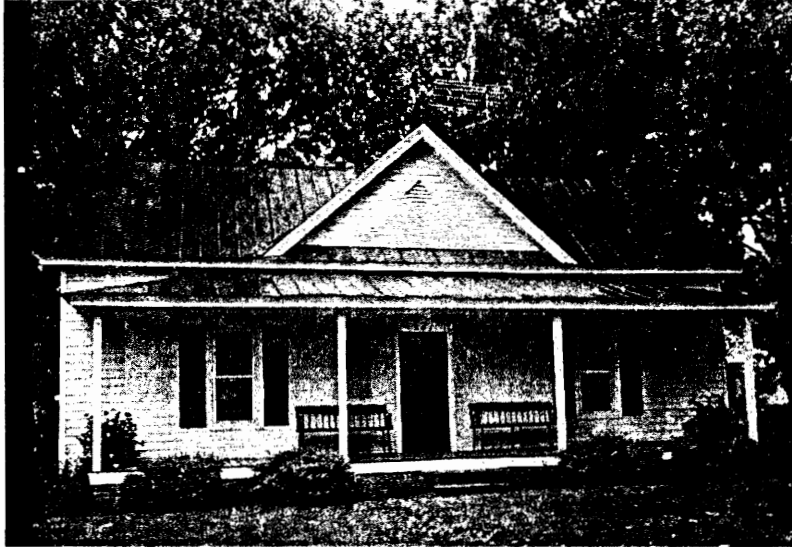
(1) Vernacular Architectural Standards. Developers are encouraged to consider complying with the provisions of ~~this section~~ **Section 15-177 (d)(3)** by using Vernacular Architectural Standards (VAS) as described in this subsection. The goal of the VAS approach is to maintain and enhance Carrboro's 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.

a. 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
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- Windows must be rectangular; at least 90% must have a minimum vertical-to-horizontal proportion of two-to-one.
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- Clapboard or shingle siding with 4½" reveal.
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- Paired 4" corner boards.
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- Garage, if any, to be detached and located behind the house's rear façade
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- 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)

b. 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.

#### One-story Mill House



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.

#### Two-story “T” House



The two-story “T” 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

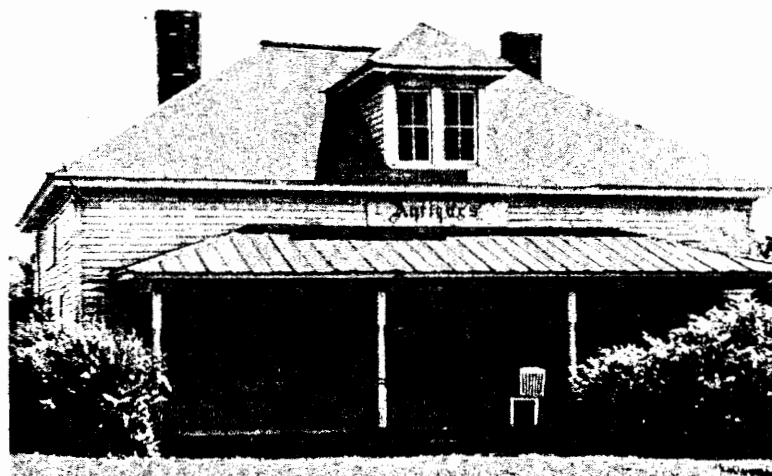
simple brackets, and simple pickets in the porch rail. Garages were single-car, gable-roofed, and set behind the house.

### 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.

- (2) **Alternative Architectural Standards.** Developers may also comply with the provisions of this section by using 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 in accordance with this section using Alternative Architectural Standards. As with the Vernacular Architectural Standards, plans must be in compliance with the General Design Standards.

(f) **Glossary of Architectural Terms.** The following glossary of terms is made available for use by architects and developers in their interpretation of the provisions of this section.

- (1) **Accent block.** A masonry element, usually square or diamond shaped, used as a decorative element in Craftsman-style domestic and commercial architecture.
- (2) **Arch.** A curved structural element that spans an opening. There are many varieties, which take their basic form from the arc of a circle.
- (3) **Awnings.** Usually of fabric, can also be plastic or metal. Used primarily to give shade to windows. Usually adjustable.
- (4) **Balance.** Achieved by the assembly of separate elements to create the whole.
- (5) **Balcony.** A narrow platform projecting from and supported by the face of a building above ground.
- (6) **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.
- (7) **Box construction.** A form of building that uses vertical wood boards or planks instead of studs for both structure and enclosure.
- (8) **Breezeway.** A short open-air passageway connecting a house to an area that may house an automobile, it is usually roofed.
- (9) **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 its 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 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.

- (10) Bungalow. A one-story or story-and-a-half house detailed in the CRAFTSMAN Style.
- (11) Capital. The top section of a column, often decorative. See also Order.
- (12) CAS. Contemporary Architectural Standards.
- (13) Chamfer. The beveled edge or corner of a beam or post.
- (14) Classical Revival Style. An Architectural style characterized by use of classic Greek and Roman forms and ornament, especially monumental porticos. See also under Order.
- (15) 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.
- (16) Columns. An upright supporting part, which may be structural or purely for decorative effects.
- (17) Corbelling. A block of masonry or material such as brick or wood, which projects from a wall and supports a beam or other feature.
- (18) Corner Block. A decorative block-like element used to define the corner of a door or window surround.
- (19) Cornice Returns. Sections of cornice appearing in a gable or on the end of a building.
- (20) Cornice. A projecting horizontal part that crowns an architectural feature.
- (21) Cottage. A small frame one-family house.
- (22) Course. A horizontal row of bricks, tiles, stone, building blocks, etc.
- (23) 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.

- (23) Crown Molding. A molding used at the top of an architectural element such as a porch post or wall.
- (24) 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.
- (25) Detail. Paying particular attention to all elements of a specific project.
- (26) Doors. Front - usually the primary entry to a house. Door-Jamb - the upright piece forming the vertical surround of the door's opening.
- (27) Dormers. A window that projects from a sloping roof.
- (28) Eaves. The lowest part of a roof, overhanging the top of the wall.
- (29) Elevation. 1) The external faces of 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.
- (30) 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).
- (31) 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 crowning element of a door or window.
- (32) Entrance. See Door.
- (33) Façade. Usually the front or street side of a building.
- (34) 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.
- (35) Fascia Board. Horizontal board (s) covering the joint between the top of a wall and the projecting eaves.
- (36) Federal Style. An architectural style occurring during the early nineteenth century.
- (37) Flashing. Material, usually metal used as a protective covering to joints between the roof finish and chimneys, dormers, gable walls, etc.
- (38) 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 grooves on the surface of a door or window surround.
- (39) Form. To take a definitive shape or arrangement, which may be based on custom, rules or invention.
- (40) Frames. A structural element that gives strength or a decorative appearance to doors or windows.
- (41) Gable. The triangle of wall surface formed by the meeting of two-sloping roof lines, at the end of a ridged roof.
- (42) GDS General Design Standards
- (43) Georgian Style. An architectural style dating to the 18<sup>th</sup> century (1700 to 1800 A.D.) from the reign of King George I (1711) to the American Revolution. Characterized by the use of classical forms and detailing and symmetrical compositions.
- (44) Girder. A supporting part which spans an opening and carries a load, which is subjected to transverse stress.
- (45) Gothic Revival Style. An architectural style characterized by allusions to medieval Gothic architecture: lancet arched openings, peaked mantel frieze profiles, vertical detailing and composition.

- (46) 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 trabeated detailing, seen in corner pilasters. Two-panel doors and pilaster-and-frieze mantels.
- (47) Gutter Board. See Fascia Board.
- (48) Gutter. A small trough fixed under the eaves of a roof, to carry off rain water.
- (49) Hip. The external angle formed by the meeting of two sloping roof surfaces.
- (50) Lintel. A horizontal part supported at each end, and carrying weight.
- (51) 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.
- (52) Molding. Continuous projections or incisions used as a decorative band.
- (53) Monolithic. A massive structure.
- (54) Mullion. The upright part dividing the lights of a window.
- (55) Muntins. The central vertical part of a door, dividing the panels above and below the middle rail.
- (56) 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.
- (57) Outrigger. A structural or ornamental element in a gable that supports or appears to support a roof.
- (58) Overhang. Term used when a sloping roof is carried out beyond the top of the wall, forming an overhang.
- (59) 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 Revival architecture, sometimes broken and/or scrolled at the center
- (60) Pitch. The angle at which a roof slopes.
- (61) Plat. Drawing based on a Surveyors staking out a lot(s). A scale drawing of a specific piece of property.
- (62) 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 or have a roof of its own. Also see Wraparound Porch.
- (63) 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.
- (64) Prism Glass. Small squares of textured and often tinted glass used to form a transom over a store front.
- (65) 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.
- (66) Rafter Ends. Covering for the parallel beams that support the roof.

- (67) Retaining Wall. A wall which supports and retains a mass of earth or water.
- (68) Reveal. Part of a vertical surface, or jamb of a window, or door opening, which is not covered by the frame.
- (69) Rhythm. An ordered recurrent order or flow of related elements.
- (70) 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.
- (71) Rosette. A circular ornament
- (72) 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.
- (73) Rusticated. Used to describe horizontally banded masonry.
- (74) 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 = 1 foot. Written as 1/8" = 1'.
- (75) Sense of Shelter. An awareness of belonging, a home that feels and looks right, and is welcoming.
- (76) 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.
- (77) Shutters. A covering for an external window, can be made of various materials, and may be purely non-functioning as decoration.
- (78) Sidings. The material used to forming the outside wall of framed buildings. Usually so pitched as to throw off rainwater.
- (79) Soffit. The under surface of a building feature, such as roof, cornice, window of door head
- (80) Specification. A statement containing exact details of and precise instructions for carrying out a piece of building work.
- (81) Splayed. Having sloped or canted surfaces. The sides of door or window openings are sometimes splayed to emphasize the thickness of the wall penetrated by the opening.
- (82) Stucco. Material of cement or a plastic compound applied to an exterior wall, to provide a smooth or rustic surface, which may be painted.
- (83) Style. A term used to define a whole body of work with certain common characteristics
- (84) Surrounds. Encircling trims, decorative or structural.
- (85) Texture. Visual or tactile surface characteristics.
- (86) Transom. The window over a door, usually the front door, which may or may not be functional. See Fanlight
- (87) Trellis. A frame of lattice used generally as a screen or to support climbing plants.
- (88) Trim. Materials used for ornament that may also be used for minor structural supports.
- (89) Unarticulated. Not carefully planned, reasoned or analyzed.

- (90) VAS. Vernacular Architectural Standards.
- (91) Vault. An arched structure
- (92) Vent. An opening (usually covered by a grid) which allows the escape of gases or hot air for example.
- (93) Vernacular. 1) Relating to a common building style. 2) Relating to a common phraseology (jargon).
- (94) 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.
- (95) Weathering. A canted surface on a buttress wall, or chimney shoulder designed to shed water.
- (96) 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.
- (97) Wraparound Porch. A porch that extends to two or more sides of a building.

Section 2. Subsection 15-182.4(a) (which deals with density bonuses for affordable housing) is amended by deleting the phrase “and (iii) that conforms to the town’s recommended ‘Village Mixed Use and Affordable Housing Vernacular Architectural Standards ’” **and inserting in its place “ and (iii) that is architecturally harmonious with other units in the subject development.”**

**Section 3. Subsection 15-141.2 (g) (1) (g) is amended to read**

**How the development proposes to substantially comply with the town’s recommended “Village Mixed Use Vernacular Architectural Standards.”**

Section 4. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 5. This ordinance shall become effective upon adoption.

April 10, 2006

Dear Mayor and Aldermen:

I have read the staff recommendations regarding the proposed *Architectural Standards for Major Residential Subdivisions* (five or more houses) and would like to forward the following observations. First, I believe that it is clearer and less confusing to call them *Architectural Standards* rather than *Vernacular Architectural Standards* as the staff does, because vernacular architectural standards are just one of the two approaches to achieving quality architecture for Carrboro.

While the staff analysis is thorough, its deconstructive format makes it very difficult for me to understand what an ordinance would look like. If I, who chaired the Task Force and worked on these standards for many years, cannot understand the analysis, I do not see how the Board can and then can make informed decisions using it. As a result, I would like to strongly urge the Board to ask the staff to put every one of the changes recommended by the Task Force into ordinance form and format so that they could be understood in their entirety. Then you could see whether or not the language changes suggested by the staff might work, and also where it would be placed in the context of the whole ordinance. Making spot changes has the very significant danger of weakening the whole ordinance.

There has been considerable discussion about how this ordinance would be administered. In its report to you, the staff suggests that the Board could use the approach it recommended to you for downtown design issues. To quote, "If the Board of Aldermen seeks to establish mandatory architectural and site design standards for major subdivisions and other residential development, staff would suggest that an optional volunteer procedure be established, similar to that included within the draft ordinance for the Downtown Architectural standards currently under review."

It would appear that the same language could be edited and applied to the Architectural Residential Standards. Converted, it would read as follows:

Applicants for major residential subdivisions that do not wish

to use the Vernacular Architectural Standards as described herein may voluntarily participate in an alternative design review process with the Appearance Commission. If the Appearance Commission certifies to the permit-issuing authority that the applicant's alternative design and standards for design substantially achieve the General Design Standards, as spelled out in subsection \_\_\_\_ of this section of the Architectural Standards for Major Residential Development, then the development shall not be required to comply with the Vernacular Architectural Standards.

The Architectural Standards would be mandatory and be used by the Appearance Commission during their analysis and discussions.

This voluntary process represents the intended flexibility of the *Architectural Standards for Major Residential Subdivisions*. It is a mandatory standard that is based on local vernacular with an alternative set of open design standards that are based on architectural design standards universally known to design professionals.

The *Architectural Standards for Major Residential Subdivisions* is a tool that has both the rigor necessary to give developers clear direction, and the flexibility to allow for creativity should they choose to do so. Above all, it gives the community a comprehensive and clear idea of what constitutes appropriate design. In a housing market that is becoming dominated by very large builders, state and national, with little connection with the community, these standards will provide a path that requires developers to address our community's aesthetic values and to continue to enhance the town's unique sense of place through its visual landscape and buildings.

Thank you for your attention and support for these considerations.

Sincerely yours,

Giles Blunden

Tall Bros

**Section 15-177 Architectural Standards for Major Subdivisions (AMENDED 05/25/99)**

(a) The following standards are recommended for all subdivisions of 5 or more units and shall pertain to 50% of the dwelling units in the subdivision.

- (1) Porches shall span 80 percent of the front façade.
- (2) Roofs shall be as follows:
  - a. Main roof pitch – 8/12 to 12/12
  - b. Lower roof pitches – 3/12 to 5/12
  - c. Roofs shall have a minimum overhang of sixteen (16) inches on all eaves and gables.
- (3) Clapboard or shingle siding shall have a four to five and a half-inch exposure.
- (4) Windows shall have a vertical to horizontal proportion of not less than two to one.
- (5) Trim details – Columns, vents, gables, and other details should reflect details in the recommended “Village Mixed Use and Affordable Housing Vernacular Architectural Standards.” (Section 15-141.2).
- (6) Any chimney must be located within the body of the house unless it is an all-masonry chimney.
- (7) Garage doors shall be nine (9) feet wide or under. Door shall not face the street unless the garage is placed at least 10 feet behind the principal dwelling.



# TOWN OF CARRBORO

## VILLAGE MIXED USE & AFFORDABLE HOUSING VERNACULAR STANDARDS

*referenced in:*

SECTIONS 15-141.2, 15-177, 15-182.4

*of the:*

TOWN OF CARRBORO LAND USE ORDINANCE

*Adopted by:*

BOARD OF ALDERMEN

*on:*

MAY 25, 1999

# I N T R O D U C T I O N

This booklet has been prepared to illustrate the architectural principles specified in the Town of Carboro's Land Use Ordinance, Sections 15-141.2, 15-182.4, and 15-177. This document presents Carboro's vernacular architecture and its detail and is to be used as a set of guidelines for new residential construction. The information that follows is not meant to be copied, but to provide an architectural language to ensure that the new residential structures in Carboro have reference to Carboro's history. This in turn will continue to provide Carboro with an architecturally unique sense of place that distinguishes it from "anyplace U.S.A."

## PURPOSE OF THE GUIDELINES

This booklet serves as a companion to the architectural and site design elements included in the town's Land Use Ordinance, and illustrates the architectural standards that are to be executed in new residential construction in villages, major subdivisions, or affordable housing units in Carboro. The booklet provides the visual and written text to give structure to the concept of a village vernacular. The guidelines themselves have been selected to achieve several purposes, including:

1. Celebrating the historical events that defined the Town of Carboro and are reflected in the built environment.
2. Provide a diversity of housing types, sizes, within a range of styles characteristic of mill-era architecture.
3. Maintain the scale of residential development in keeping with the historical precedent.
4. Reference traditional building forms and materials.
5. Provide a sense of place.

## SUMMARY OF FOUR BUILDING STYLES

The illustrations represent the vernacular architecture of the Town of Carboro and its environs during the period when mills were the defining features of the Town. It was in this era, roughly from 1890 to 1950, that the form of the community was established. These forms resulted from economics, topography, convention, craftsmanship and materials.

In Carboro, four building styles comprise most of the architectural form for that period. These styles are presented below in chronological order. A brief commentary concerning their function in the community follows.

**MILL HOUSE, *one-story*** – These wood frame structures date to the earliest period of occupation that is directly associated with the mill operation in the Carboro vicinity. These buildings are truly representative of Carboro's earliest rental housing, built as they were to house the many individuals and families who migrated into this small town from outlying areas. As is typical of early industrial housing throughout the state, the houses are one-room deep, usually with a rear ell. The houses

were placed on lots large enough to include a garden plot, approximately 7,000 square feet. Simple, gable roofs, minimal decoration, and full, or nearly full, front porches, are typical features. Slightly more decorative elements are also found, including triple-A gables with shingles and vents, and sawn spandrels and chamfered porch posts. The main block usually contains a center hall and two rooms, although one type does have a separate entry for each of the two rooms.

**MILL HOUSE, *two-story*** – Dating to the same era are the two-story, mill houses. Including both the L-shaped houses, and the one-room deep versions, which typically included a one-story, rear ell. These structures are also of wood frame construction and served both as rental housing and private residences. Some of the larger structures were operated as boarding houses for unmarried laborers. The one-room deep variety can be seen with or without the dormer.

**FOURSQUARE** – The large spaces in the attics of these handsome houses provided extra space, primarily for families, and most were privately built. Dating to the earliest decades of the twentieth century, these two- or three-room deep, center hall plan, houses provide some variety in the Carboro vernacular. These houses are found plain, or with gables or dormers. Most have three-quarter, or full, front porches.

**CRAFTSMAN** – The first of the four building types that can be considered to represent a national style, rather than the local vernacular, these structures are found in wood, as well as brick and stone. The one to one-and-a-half story structures were usually built as private residences.

## SHARED OR COMMON ELEMENTS

Although the construction era for the four building styles spans nearly five decades, a number of characteristics are common to all. These characteristics include construction materials and practices, such as the use of wood for framing, sheathing, and decoration. The structures were almost always balloon framed and supported on masonry piers.

Finished floor elevations are usually minimal, ranging from 18 to 24 inches. The building facades are characterized by balanced or ordered fenestration; with window and door openings placed symmetrically and regularly spaced. Entry porches are commonly found with the main façade porch spanning between 80 and 100 percent of the main façade. Exterior lighting is minimal. Garages and other accessory structures are detached and usually set back behind the lot's principal building.

Of the many architectural features, seven elements have been identified as necessary in order to achieve the objectives noted above. These elements include:

1. Porches that span 80 percent of the front façade.
2. Roof characteristics, as follows:
  - Main roof pitch between 10/12 and 12/12
  - Lower roof pitch between 3/12 and 4/12
  - Minimum roof overhang of 16 inches on all eaves and gables.
3. Clapboard or shingle siding with a four and a half to a five and a half-inch exposure.
4. Windows shall have a vertical to horizontal proportion of not less than two to one.

5. Columns, vents, gables and other details shall reflect those presented in this booklet.
6. Chimneys are to be located within the body of the house.
7. Garage doors shall be nine feet wide or under. Garage doors shall not face the street.

## HOW TO USE THE MANUAL

This guide contains photographs, sketches, and text that depict residential structures from the four building styles. The information presented here is organized along four principal topic areas. Some repetition, in light of the shared elements among the building styles, may be noted.

Construction materials are to reflect antecedents. Metal roofs, brick foundations, and wood siding are to be used, wherever appropriate. Other materials may be acceptable if designed to maintain traditional proportions.

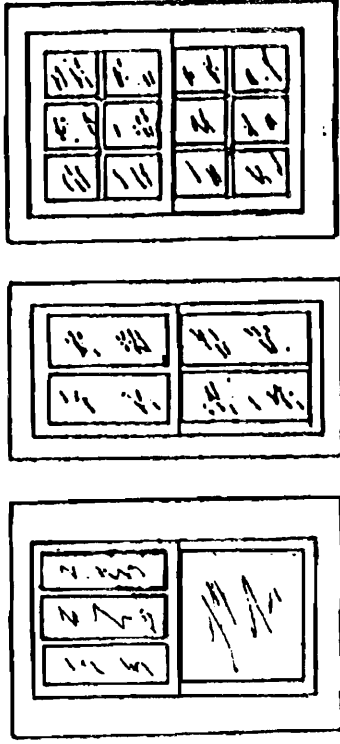
Information on the structure of the four building styles is presented in seven categories, building form, exterior materials, façade treatment, fenestration, gables and vents, porch trim and eaves. General descriptions are included for each category. There are exceptions or variations within each category, and even some architectural examples that are not included. The illustrations have been selected as they highlight the most common, or signature, elements of each building style.

The descriptions and details presented here will assist an applicant or designer to conform with the seven architectural elements described above as acceptable features and proportions are noted. The array of elements selected,

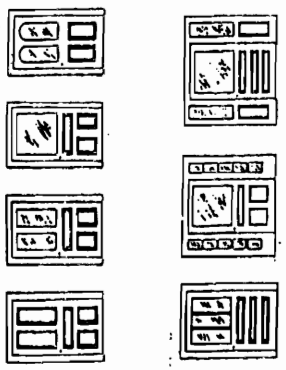
however, should occur within a particular style, with the exception of shared or common elements.

## GUIDE TO TRIM AND FINISHING DETAILS

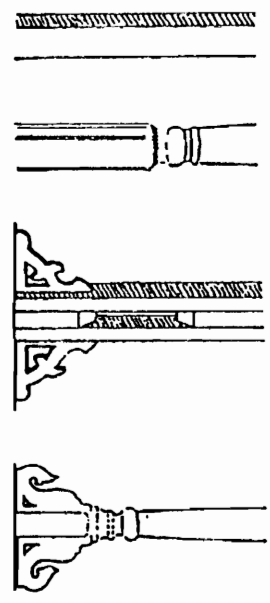
Sketches of five trim and finishing details, including windows, doors, columns, gables and vents, presented below provide simple illustrations of these building details.



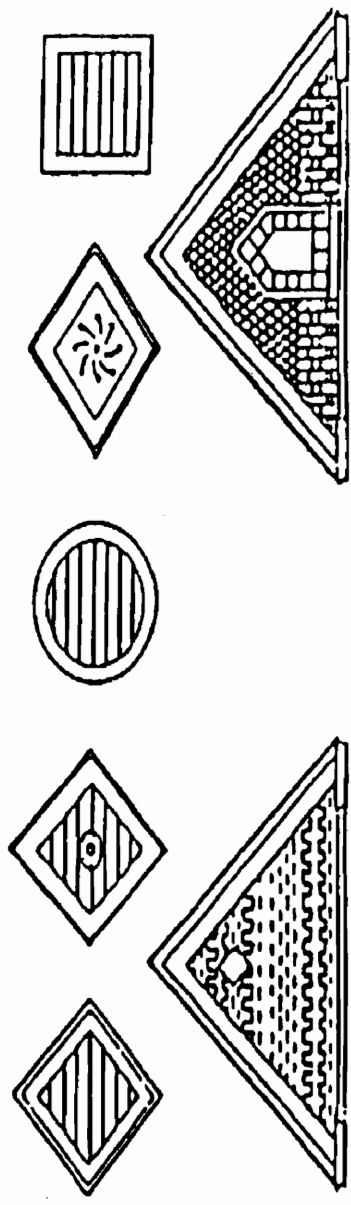
WINDOWS



DOORS



COLUMNS



GABLES & VENTS

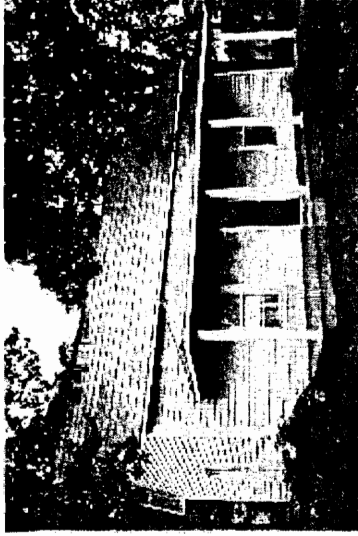
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# BUILDING FORM

## MILL HOUSE: ONE-STORY

### MASSING

- ◆ One- to One-and a-half story
  - ◆ One room deep with rear ell
  - ◆ 800 - 1,000 square feet
- ### ROOF
- ◆ Side gable
  - ◆ Triple 'A' or cross-gable
  - ◆ Porch roof - shed or hipped
  - ◆ Boxed eave and gable end returns or open eave



## MILL HOUSE: TWO-STORY

### MASSING

- ◆ Two stories
  - ◆ One room deep with rear ell
  - ◆ I-house or Gable-and-wing
  - ◆ 1,400 - 1,700 square feet
- ### ROOF
- ◆ Side gable
  - ◆ Triple 'A' or Cross gable
  - ◆ Porch roof - shed or hipped
  - ◆ Boxed eave and gable end returns or open eave



# BUILDING FORM

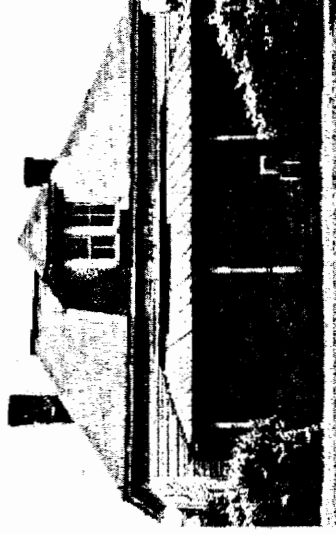
## FOURSQUARE

### MASSING

- ♦ One- to One-and a-half story
- ♦ Two rooms deep with center hall
- ♦ 1,200 – 1,600 square feet

### ROOF

- ♦ High hipped
- ♦ Plain, or Triple 'A' with dormer
- ♦ Porch roof -hipped or recessed



## CRAFTSMAN

### MASSING

- ♦ One- to One-and a-half story
- ♦ Two or three rooms deep
- ♦ Center hall or modified L-plan
- ♦ 1,200 – 1,800 square feet

### ROOF

- ♦ Front gable
- ♦ Side gable with dormer(s)
- ♦ Porch roof -shed and integrated with main roof or recessed





# EXTERIOR MATERIALS

## MILL HOUSE: ONE-STORY

### WALLS

- ◆ Lapped siding with 4 - 5-inch reveal
- ◆ Plain trim boards, 4 to 6 inches in width surround doors and windows
- ◆ Wood

### ROOF

- ◆ Moderate overhang (10 - 18 inches)
- ◆ Tin or shingle
- ◆ Open eave with fascia, but no soffit



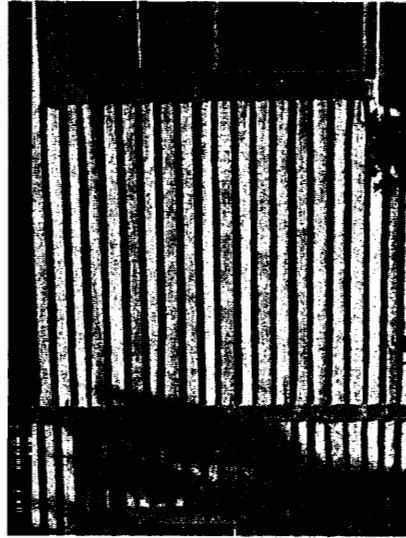
## MILL HOUSE: TWO-STORY

### WALLS

- ◆ Lapped siding with 4 - 5-inch reveal
- ◆ Plain boards, 4 to 6 inches in width surround doors and windows
- ◆ Wood

### ROOF

- ◆ Moderate overhang (10 - 18 inches)
- ◆ Boxed eave
- ◆ Tin or shingle



# EXTERIOR MATERIALS

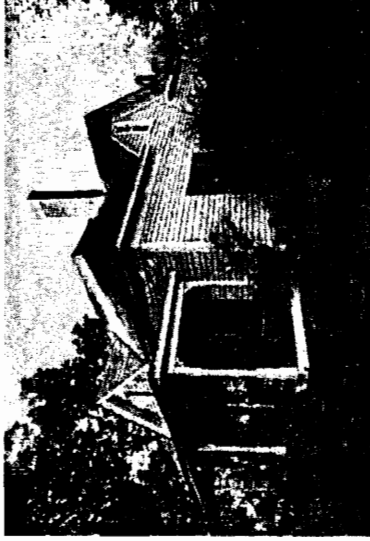
## FOURSQUARE

### WALLS

- ♦ Lapped siding with 4 - 5-inch reveal
- ♦ Plain boards, 4 to 6 inches wide surround doors and windows
- ♦ Wood

### ROOF

- ♦ Moderate overhang (10 - 18 inches)
- ♦ Boxed eave
- ♦ Tin or shingle



## CRAFTSMAN

### WALLS

- ♦ Lapped siding with 4 - 5-inch reveal
- ♦ Occasionally german siding, novelty board, or brick.
- ♦ Plain boards, 4 to 6 inches in width surround doors and windows
- ♦ Wood

### ROOF

- ♦ Wide overhang (24 - 28 inches deep)
- ♦ Rafter ends exposed or false rafter ends



E-11

# EXTERIOR MATERIALS

- ♦ Tin or shingle

# FAÇADE TREATMENT

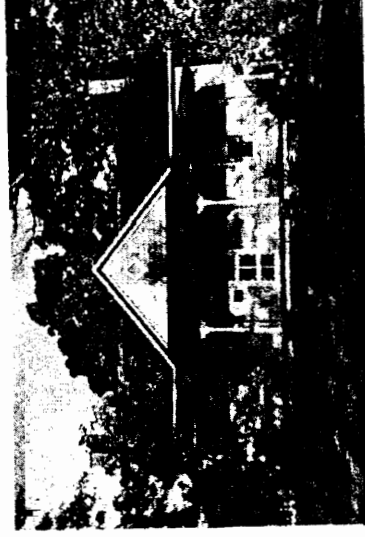
## MILL HOUSE: ONE-STORY

### FENESTRATION

- ♦ Double-hung windows
- ♦ Symmetrical, three- or four-bay façade
- ♦ One or two front doors centered on façade

### PORCH

- ♦ Centered on main façade
- ♦ At least 80 percent of the length of the façade
- ♦ Six to eight feet deep



## MILL HOUSE: TWO-STORY

### FENESTRATION

- ♦ Double-hung windows
- ♦ Symmetrical, one window per bay

### PORCH

- ♦ Porches on I-house same as one-story
- ♦ Porches on L-plan are either wrap-around or corner porches at entry
- ♦ Six to eight feet deep



# FAÇADE TREATMENT

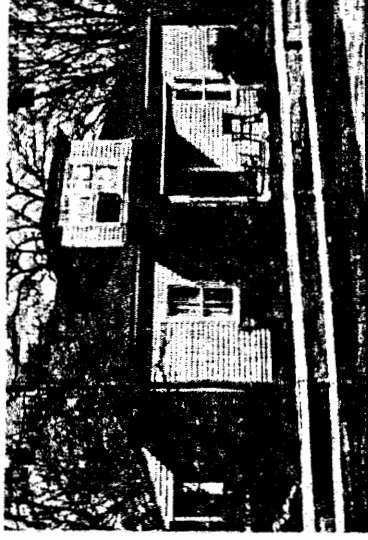
## FOURSQUARE

### FENESTRATION

- ◆ Double-hung windows
- ◆ Symmetrical, one window per bay
- ◆ Multiple in dormers and occasionally in front

### PORCH

- ◆ Porches are centered and run about 80 percent of the façade. Entry porches are also found.
- ◆ Six to eight feet deep



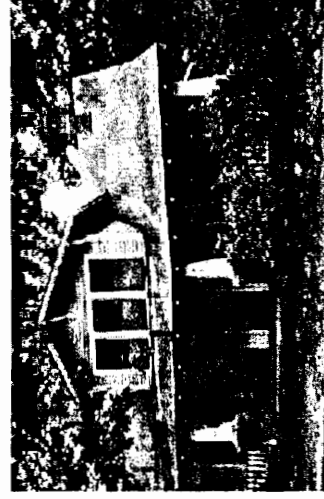
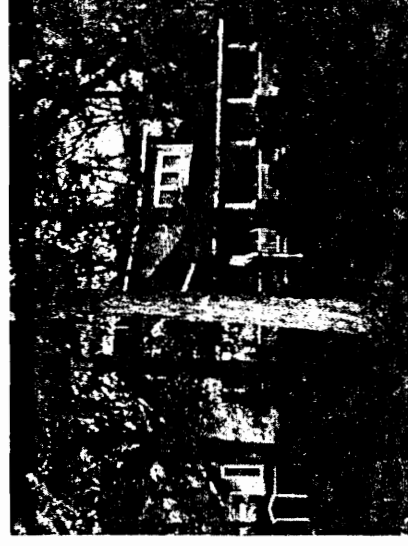
## CRAFTSMAN

### FENESTRATION

- ◆ Double-hung,
- ◆ Usually two or more windows per bay,

### PORCH

- ◆ Continuous porch found on bungalow style. Recessed or hip (centered) on front-gable type. Wraparound also found.
- ◆ Porch railings commonly found.
- ◆ Six to eight feet deep



# FAÇADE TREATMENT

# FENESTRATION

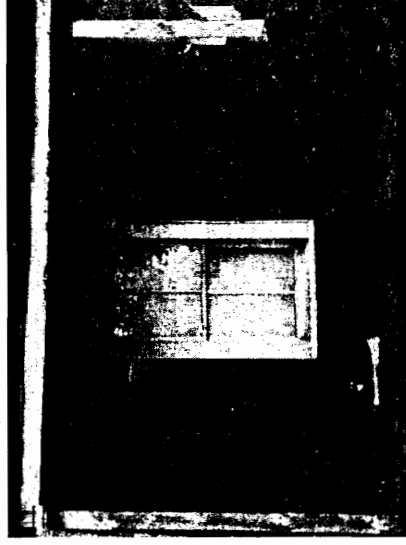
## MILL HOUSE: ONE-STORY

### WINDOWS

- ♦ Double-hung
- ♦ Light pattern, 2/2, 4/4,6/6
- ♦ Minimum vertical to horizontal proportion of two to one

### DOORS

- ♦ Single entry doors
- ♦ Multi-paneled, wood
- ♦ With or without glazing in upper half of door



## MILL HOUSE: TWO-STORY

### WINDOWS

- ♦ Double-hung
- ♦ Light pattern, 2/2, 4/4,6/6
- ♦ Minimum vertical to horizontal proportion of two to one

### DOORS

- ♦ Single entry doors
- ♦ Multi-paneled, wood
- ♦ With or without glazing in upper half of door



# FENESTRATION



# FENESTRATION

## FOURSQUARE

### WINDOWS

- ◆ Double-hung
- ◆ Light pattern, 2/2, 4/4, 6/6
- ◆ Minimum vertical to horizontal proportion of two to one

### DOORS

- ◆ Single entry doors
- ◆ Multi-paneled, wood
- ◆ With or without glazing in upper half of door
- ◆ Sidelights and transoms



## CRAFTSMAN

### WINDOWS

- ◆ Double-hung
- ◆ Light pattern, 3/1, 4/1
- ◆ Minimum vertical to horizontal proportion of two to one

### DOORS

- ◆ Single entry doors
- ◆ Multi-paneled, wood
- ◆ With or without glazing in upper half of door
- ◆ Sidelights



# FENESTRATION

# GABLES AND VENTS

## MILL HOUSE: ONE-STORY

### GABLES

- ♦ Triple - 'A' or cross gable on main façade, centered above door
- ♦ Often decorated with scalloped, sawtooth, or split shakes

### VENTS

- ♦ Used in triple-A gable or gable ends
- ♦ Diamond-shaped
- ♦ Horizontal louvers or pinwheel cutout



## MILL HOUSE: TWO-STORY

### GABLES

- ♦ Triple - 'A' or cross gable on main façade
- ♦ Cross gable often decorated with scalloped, sawtooth, or split shakes

### VENTS

- ♦ Used in triple-A gable or gable ends
- ♦ Diamond-shaped
- ♦ Horizontal louvers or pinwheel cutout



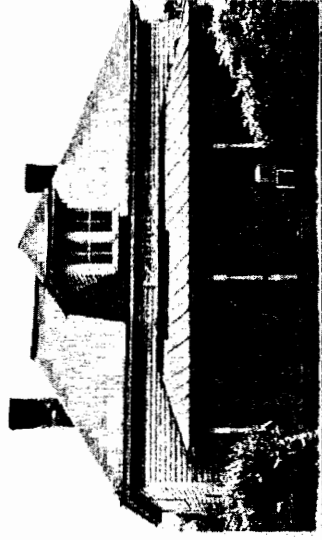
# GABLES AND VENTS

# GABLES AND VENTS

## FOURSQUARE

### GABLES

- ◆ Cross gable on front or side
- ◆ Small, functional windows



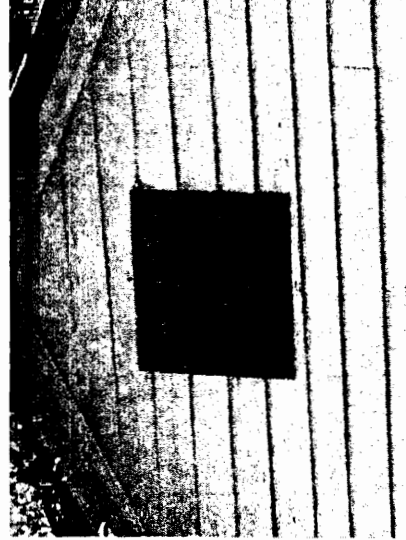
## CRAFTSMAN

### GABLES

- ◆ No true gables but large, projecting dormers typically found

### VENTS

- ◆ Half-circle, diamond, or square vents with louvers in front gable type.

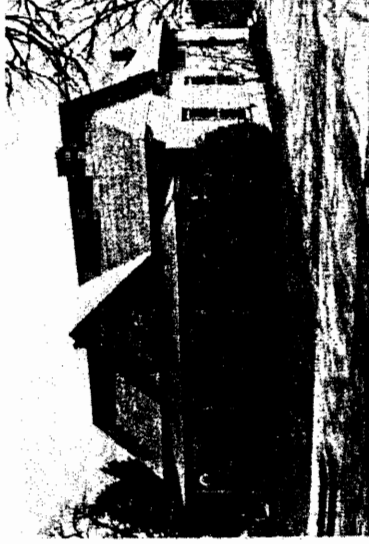


# PORCH TRIM

## MILL HOUSE: ONE-STORY

### SPANDRELS AND COLUMNS

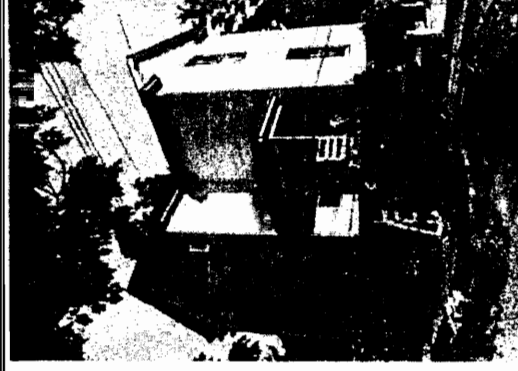
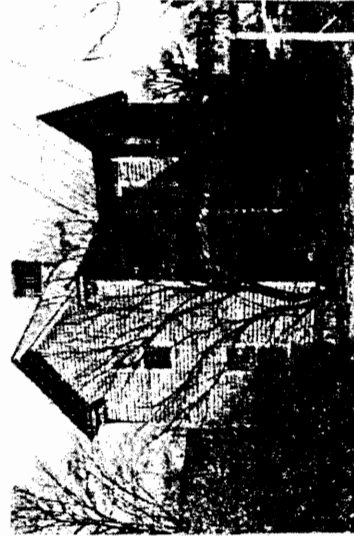
- ♦ Turned spindles with decorative spandrels or chamfered post
- ♦ Porch railings



## MILL HOUSE: TWO-STORY

### SPANDRELS AND COLUMNS

- ♦ Turned spindles with decorative spandrels or chamfered post
- ♦ Porch railings



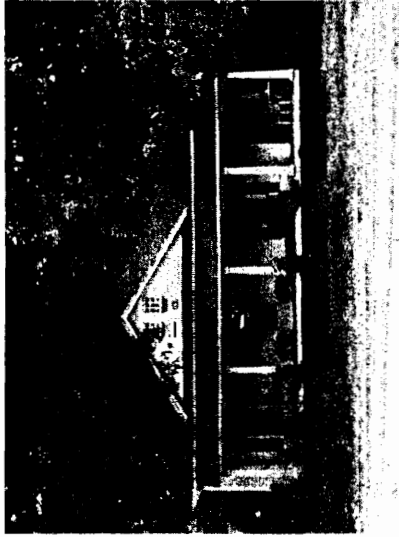
# PORCH TRIM

# PORCH TRIM

## FOURSQUARE

### SPANDRELS AND COLUMNS

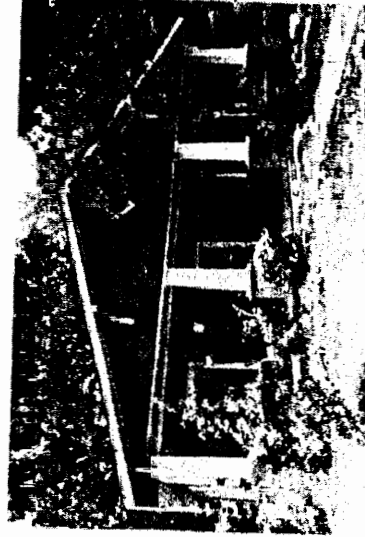
- ◆ Turned spindles with decorative spandrels
- ◆ Chamfered posts
- ◆ Square or tapered posts on brick piers



## CRAFTSMAN

### SPANDRELS AND COLUMNS

- ◆ Paired box posts on brick plinths
- ◆ Chamfered posts
- ◆ Square or tapered posts on brick piers





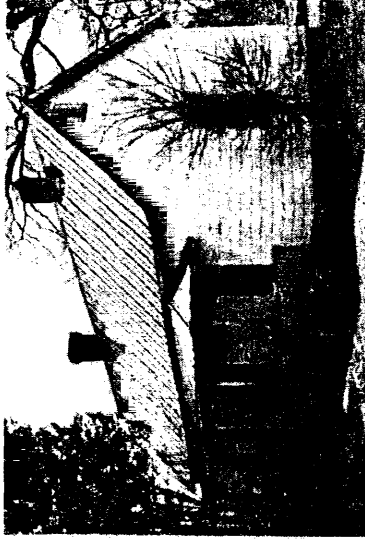
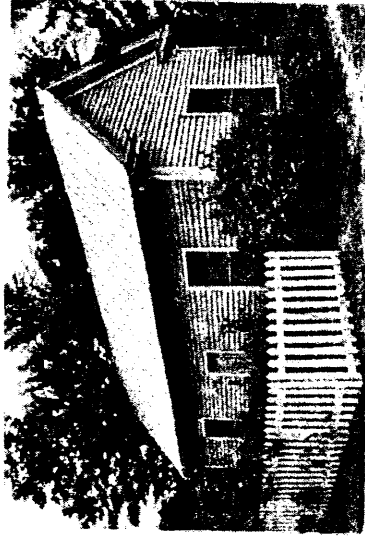
# PORCH TRIM

# EAVES

## MILL HOUSE: ONE-STORY

16" - 18" wide, in two designs:

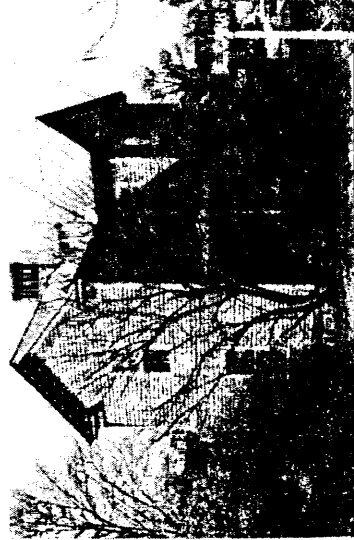
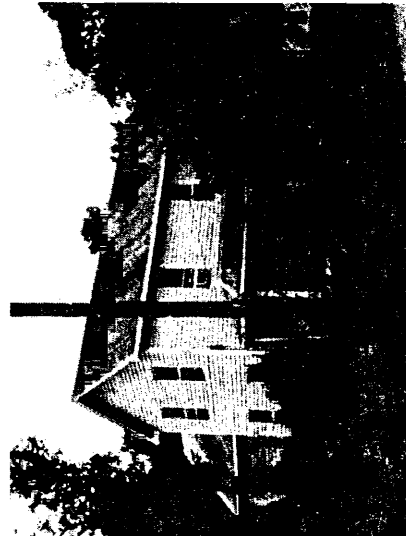
- ◆ Boxed eave with horizontal soffits, frieze board, mitered eave returns on gable end.
- ◆ Exposed rafter with visible rafter tails and minimal trim.



## MILL HOUSE: TWO-STORY

16" - 18" wide, in two designs:

- ◆ Boxed eave with horizontal soffits, frieze board, mitered eave returns on gable end. Contains rake and frieze board
- ◆ Exposed rafter with visible rafter tails and minimal trim.



# EAVES

# EAVES

## FOURSQUARE

18" - 24" overhang

- ◆ Boxed eave
- ◆ 8" - 10" rake and frieze board



## CRAFTSMAN

18" 24" overhang

- ◆ Open eaves
- ◆ Exposed rafters
- ◆ Decorative brackets added under eaves



# EAVES

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**

1. Procedure
  2. Definitions
  3. General Design Standards for all major subdivisions
  4. Vernacular Architectural Standards
  5. Alternative Architectural Standards
- Appendix: Glossary

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.

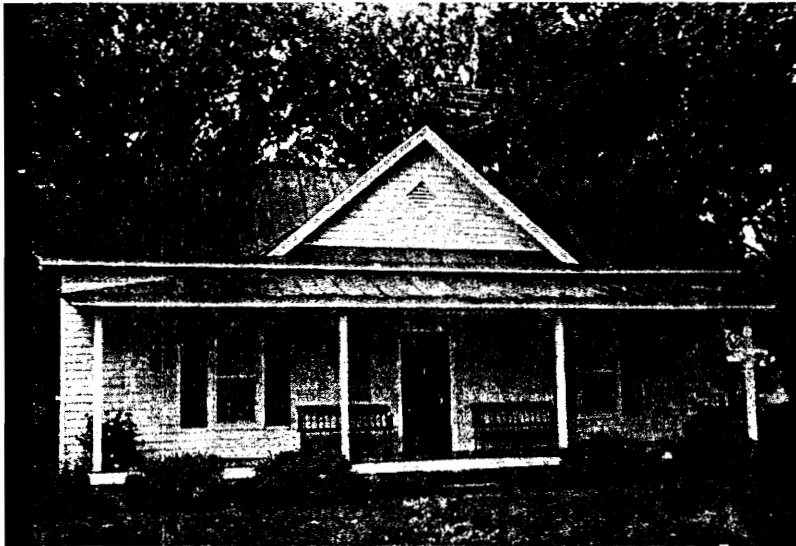
Following is a list of the minimum criteria necessary to meet the Vernacular Architectural Standards and its goal of maintaining an architectural connection to Carrboro's past.

- 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.

#### One-story Mill House



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.

#### Two-story "I" House



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 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 of 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 the 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 grooves 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 trabeated 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 REVIVAL** 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 or 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 = 1 foot. 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 or door head

**SPECIFICATION** A statement containing exact details of and precise instructions for carrying out a piece of building work.

**SPLAYED** Having sloped or cantered 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 an 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.

**CHRONOLOGY OF ACTIONS RELATED TO VERNACULAR ARCHITECTURAL STANDARDS  
REVIEW COMMITTEE**

November 17, 1997	Giles Blunden, member of the Small Area Plan Ordinance Drafting Committee, met with the Appearance Commission to discuss architectural styles of new homes in Roberson Place development
January 14, 1998	Small Area Plan Ordinance Drafting Committee began discussion of architectural requirements for new development in Carrboro's Northern Study Area.
January 13, 1998	Board discussed upcoming report and agreed to schedule a special meeting if report scheduled for January 20 was delayed.
January 20, 1998	Report from Ordinance Drafting Committee on progress and proposed JPA amendments. Board of Aldermen endorsed joint planning amendments and requested that they be forwarded to the county for placement on the agenda for the April 8, 1998 hearing.
March 24, 1998	Worksession on status of work of ordinance drafting committee.
April 8, 1998	Joint Public Hearing on JPA amendments.
May 12, 1998	Public Hearing – extension of development moratorium. There were no comments from the public. Chapel Hill Planning Board –final decision on JPA amendments.
September 22, 1998	The Board of Aldermen received a draft copy of ordinance to implement the recommendations of the small area plan.
October 6, 1998	Public hearing on development moratorium. Twelve members of the public made comments. Worksession to receive the first of four presentations on the draft ordinance.
October 13, 1998	Worksession to receive the second of four presentations on the ordinance. The board made specific suggestions for changes and clarifications
October 27, 1998	Worksession on parts 3 and 4 of NSA ordinance.
November 2, 1998	Worksession to review revisions, recommendations, and reviewer's comments. Three sections were referred to subcommittees for additional work.
December 2, 1998	Public Informational Meeting on NSA Ordinance at Homestead Community Center. Six citizens attended.
December 9, 1998	Public Informational Meeting on NSA Ordinance at Homestead Community Center. Twenty-six citizens attended.
December 15, 1998	Board of County Commissioners' consideration of Joint Planning Agreement amendments.
December 16, 1998	Public hearing on NSA Plan. Eight of eighteen speakers opposed VAS.
February 16, 1999	Board of Aldermen worksession on Vernacular Architectural Standards
April 13, 1999	Public hearing on small house requirements. Petition with 60 signatures objecting to VAS
May 25, 1999	Public hearing on NSA Ordinance. Board of Aldermen adopted VAS provisions as "recommended" and asked staff for proposal on review process. Petition with 15 signatures supporting the VAS.
September 7, 1999	Report to Board of Aldermen on possible review process involving committee made up of advisory board members and others.

October 12, 1999	Follow-up report on review process and additional considerations.
February 1, 2000	Board of Aldermen held a worksession on review process and charge for review committee.
February 8, 2000	Board of Aldermen adopted resolution establishing VAS Review Committee
April 9, 2000	Board of Aldermen appointed nine members to committee.
June 13, 2000	One additional member appointed.
June 27, 2000	One additional member appointed.

#### Meetings of the VAS Review Committee

1/29/00	9/27/00	1/09/02
6/20/00	10/18/00	2/13/02
7/12/00	11/29/00	3/13/02
7/26/00	1/10/01	5/15/02
8/9/00	2/7/01	6/10/02
8/23/00	9/26/01	1/22/03

Catherine Devine was hired to assist the Committee with preparation of the recommended revisions and provided this assistance from \_\_\_\_ to \_\_\_\_.

**WORKSESSION ON POSSIBLE REVISIONS TO VERNACULAR ARCHITECTURAL STANDARDS**

The Board of Aldermen requested town staff to bring back language to make the proposed general vernacular architectural standards more specific and that a worksession be scheduled to discuss where the standards should apply.

Trish McGuire, the Town's planning administrator, addressed the Board.

Giles Blunden addressed the Board. He stated that he felt it would be less confusing to call them Architectural Standards rather than Vernacular Architectural Standards. He stated that he felt that the staff's analysis was thorough, but its format was deconstructive which causes it to be difficult to understand what an ordinance would look like. He recommended that the Board direct the staff to put every one of the changes recommended by the Task Force into ordinance form and format so that they could be understood in their entirety. He recommended that the following language be used: "Applicants for major residential subdivisions that do not wish to use the Vernacular Architectural Standards as described herein may voluntarily participate in an alternative design review process with the Appearance Commission. If the Appearance Commission certifies to the permit-issuing authority that the applicant's alternative design and standards for design substantially achieve the General Design Standards as spelled out in subsection \_\_\_\_ of this section of the Architectural Standards for Major Residential Development, then the development shall not be required to comply with the Vernacular Architectural Standards." He stated that the Architectural Standards would be mandatory and would be used by the Appearance Commission during their analysis and discussions.

Jay Bryan addressed the Board. He asked that they be called architectural standards, not vernacular. It is about the quality of architecture. He asked staff to develop an ordinance using the Task Force recommendations and not deconstruct them. They were all extremely thought out and discussed at several meetings to come up with the proposed language.

Alderman Zaffron said that what Jay Bryan said is important. It is all designed to work as a system. It may have flaws that will be exposed if we choose to implement it. The only way to get the desired result is to put it in place and see how they work.

A MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST TO INSTRUCT STAFF TO DRAFT AN ORDINANCE BASED ON GILES BLUNDON'S MEMO DATED APRIL 10, 2006.  
VOTE: AFFIRMATIVE ALL

Alderman Gist asked the mayor and manager to set a deadline to move this along and to bring something back to the board as soon as possible.

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## MEMORANDUM

Memorandum to: Carrboro Mayor and Board of Aldermen

From: Mike Brough

Subject: LUO Amendment on Architectural Standards

Date: April 24, 2006

At the Board's request, I have drafted an amendment to the Land Use Ordinance that rewrites existing Section 15-177, which now sets forth recommended architectural standards for major subdivisions. The new Section 15-177 corresponds as closely as I could make it to the recommendations of the VAS Review Committee. The purpose of this memorandum is not to review the substance of the ordinance section by section, since the Board has already discussed the Committee's recommendations extensively. Rather, this memorandum focuses on how the Committee's recommendations have been transposed into ordinance form.

1. Subsection (b). Applicability. At the work session, there was considerable discussion about the fact that developers, particularly small local developers, who intend to sell only vacant lots would not be able to specify at the subdivision approval stage the architectural styles of the houses to be constructed within such subdivisions. In addition, the problem this ordinance was designed to address was the possibility that large developers who not only subdivide property but also construct the houses located therein would construct developments without adequately addressing the design aspects of such projects. Therefore, this subsection makes the provisions of the ordinance applicable to major (meaning subdivisions of more than four lots) where the developer is selling home/lot packages. In addition, consistent with the Committee's recommendation, affordable housing developments are exempt from the provisions of this section.

2. Subsection (d). General Design Standards. This subsection is the heart of the ordinance. It requires the developer to address in its plans three aspects of the design of the subdivision: landscape and site, context, and building. In addition, the developer must submit a written narrative that describes how each of the design elements identified in this subsection has been addressed. Note that whether the development complies with this section of the ordinance is not to be determined on the basis of whether the staff, or the advisory boards, or even the permit issuing board agrees with the way in which these elements have been addressed. The question is whether they have been addressed at all. In practice, this may be a subtle distinction, but it is an important one from a legal perspective in terms of defending the ordinance. Moreover, as a practical matter, the ordinance will focus the developers attention on the design elements of the project, and the scrutiny the project receives at the various levels of the review process are likely to produce the intended results.

3. Subsection (e). Building Architectural Styles. Under the General Design Standards, the developer is required to submit different building elevations. Presumably, those building elevations reveal the architectural style of the houses within the development. Subsection (e) states a preference that the architectural style of the subdivision be consistent with the Vernacular Architectural Standards, and this subsection illustrates what that means. However, the developer is also given the option of choosing Alternative Architectural Standards, meaning a different architectural style. Again, the ordinance requires only that the architectural style of the subdivision be addressed as provided in the General Design Guidelines, not that the developer choose a particular architectural style.

4. Section 2 of the amendment repeals the portion of Section 15-182.4(a) that requires that affordable housing comply with the "Village mixed Use and Affordable Housing Vernacular Architectural Standards." This seemed implicit in the Board's direction to exempt affordable housing from the provisions of Section 15-177.

**Town of Carrboro  
Environmental Advisory Board**



**RECOMMENDATION**

August 17, 2006



**Architectural Standards for Major Subdivisions**

The Environmental Advisory Board supports the recommended architectural standards for major subdivisions provided that the desire to maintain an aesthetic from a previous era does not override the implementation of environmentally sound design. In the upcoming year, the EAB plans to draft language that would introduce green building practices into the Carrboro Land Use Ordinance; therefore, it is important to keep in mind the impact new green-building guidelines would have on the proposed architectural standards. Furthermore, the EAB hopes that in considering new architectural standards, the committee will take into account factors such as size and energy efficiency of houses. Finally, the EAB recommends that the final ordinance language for the architectural standards refer developers to current green-building practices as well as retain enough flexibility to incorporate future changes in both environmental technology and architectural styles.

VOTE: AYES (5) (Bernstein, Buckner, Flanagan, Goers, Taylor); NOES (0); ABSENT (2)  
(Cors, Elting)

Lauren Goers 8/17/2006  
Lauren Goers, Chair August 17, 2006





## TOWN OF CARRBORO

NORTH CAROLINA

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# Memo

**To:** Mayor and Board of Aldermen  
**From:** Economic Sustainability Commission *NRM by HH*  
**CC:** James R. Harris, Director of Economic and Community Development  
**Date:** August 18, 2006  
**Re:** Proposed Land Use Ordinance Text Amendment to Establish Architectural Standards for Downtown Carrboro

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The Economic Sustainability Commission reviewed the proposed Land Use Ordinance draft proposing the establishment of architectural standards for major subdivisions. The majority of the ESC members support and recommends approval of the amendment to the text of the Carrboro Land Use Ordinance to establish architectural standards for major subdivisions. Stan Babiss, a member of the drafting committee of the original document again recommend that the ordinance should be recommended, not mandatory.



# PLANNING BOARD

*301 West Main Street, Carrboro, North Carolina 27510*

## R E C O M M E N D A T I O N

**AUGUST 17, 2006**

### **Land Use Ordinance Text Amendment to Establish Architectural Standards for Major Subdivisions**

Motion was made by Heidi Paulsen and seconded by Susan Poulton that the Planning Board recommends that the Board of Aldermen adopt the draft ordinance, subject to the following:

- 1) consideration of a limit on the sales of multiple lots to independent builders noted in Section 15-177 (b) to ensure that the exemption for subdivisions where a developer is merely selling lots to independent builders or individuals does not function as a loophole to the intent of the ordinance, and
- 2) that subsection (d)(1)(d) be modified to read "Mechanical, communication, and electrical equipment shall be screened to limit visual and auditory impacts to neighbors and public ways through the use of landscaping or by fences/screens made of materials that complement the design of the house."

VOTE: AYES: (5) (James Carnahan, Debra Fritz, Heidi Paulsen, Mary Rabinowitz, and Dianne Reid); ABSENT/EXCUSED: (1) David Clinton; NOES (0); ABSTENTIONS (3) Seth Chadbourne, Susan Poulton and Ande West).

#### Associated Findings

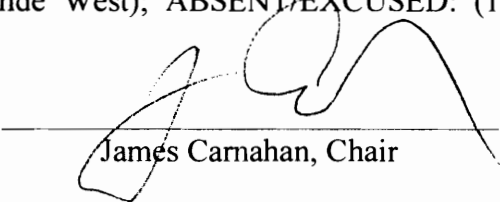
By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest by not supporting the adoption of this ordinance. Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text amendment is inconsistent with the following adopted or accepted planning document:

#### 1. Carrboro Vision 2020

Supporting comment(s): Policy 2.31 calls for the use of architectural standards in residential development.

Motion in support of this finding was made by Dianne Reid and seconded by Heidi Paulsen. The vote was as follows:

VOTE: AYES: (8) (James Carnahan, Seth Chadbourne, Debra Fritz, Heidi Paulsen, Susan Poulton, Mary Rabinowitz, Dianne Reid, Ande West); ABSENT/EXCUSED: (1) David Clinton; NOES (0); ABSTENTIONS (0)

  
James Carnahan, Chair

August 18, 2006  
(date)