



OLD TOWN

RESIDENTIAL
DESIGN GUIDELINES

AUGUST 1, 2019

VERSION 3.0

PUBLISH DATE: AUGUST 1, 2019

Introduction	1
<i>Overview</i>	2
<i>Residential Design Guidelines</i>	4
<i>Master Plan</i>	6
Lot & Massing Typology.....	9
<i>Attached Single Family: Townhouse</i>	12
<i>Detached Single Family: Suburban Residential</i>	16
Architectural Patterns & Building Elements	23
<i>Wall Materials</i>	26
<i>Doors</i>	32
<i>Dormers</i>	36
<i>Windows</i>	40
<i>Roofs & Cornices</i>	44
<i>Chimneys & Foundations</i>	50
<i>Porches, Balconies, & Bays</i>	54
<i>Railings</i>	60
<i>Towers, Widow's Walks, & Cupolas</i>	62
<i>Outbuildings & Parking Structures</i>	64
Architectural Styles Inspiration Gallery	69
<i>Weracoba Colonial</i>	72
<i>Broadway Victorian</i>	80
<i>Village National</i>	86
<i>Rose Hill Craftsman</i>	92
<i>Peacock Woods Romantic</i>	98
Landscape Standards	107
<i>Residential Lot Standards</i>	110
<i>Appendix A: Approved Plant List</i>	118
<i>Appendix B: Prohibited Plant List</i>	124
<i>Appendix C: Landscape Standards Resources</i>	125
<i>Imagery</i>	126
Architectural Review & Forms	129
<i>Architectural Review</i>	132
<i>Forms</i>	136
<i>Construction Regulations</i>	142

THIS PAGE INTENTIONALLY LEFT BLANK



OLD TOWN

INTRODUCTION

OVERVIEW



INTENT AND CREATION OF THE DESIGN GUIDELINES

The following pages comprise the Residential Design Guidelines for Old Town. This document consists of general design guidelines, permissible building typologies, and permissible architectural styles. The purpose of the Residential Design Guidelines is to provide standards to the design and construction of buildings within Old Town that ensure continuity of architectural aesthetics and quality that is consistent with the heritage of Columbus, Georgia. The diagrams, photographs, and renderings included in these Residential Design Guidelines allow it to function as both regulating document and as a communication tool, representing the character and feel of future development. These Residential Design Guidelines provide history-based text, detailed diagrams, and photographs to illustrate the minimum acceptable design and construction criteria, while still allowing room for unique and creative design. The format is based upon architectural field guides and other academic publications recognized as authorities on defining historic architectural styles and precedents.

The Old Town Residential Design Guidelines have been produced by Historical Concepts with input from the project owner, the marketing and design team, and key community stakeholders in order to gain a targeted and focused consensus for the vision of Old Town. The first step in creating these Guidelines was to conduct a photo survey of existing noteworthy buildings in and around Columbus. From this an “Historic Precedent Analysis” was created to document and codify the architectural styles, building types, and architectural details that have influenced Columbus throughout its history. The next step was to present this analysis to key stakeholders to determine which styles, details, and building massing forms were appropriate for Old Town. The stakeholder response and input was documented and utilized in the creation of these Design Guidelines.

PURPOSE

A successful, healthy community is created by attention to detail at three levels of scale: the overall plan of the community, the quality of public space, and the quality and detailing of individual buildings. This document attempts to reinforce the envisioned plan for the Old Town community by addressing the second and third scale: the shaping of the public realm and the articulation of the individual buildings. It is for this reason that these Residential Design Guidelines apply to all new homes at Old Town and must be followed for all buildings that occupy a residential lot.

The primary purpose of these standards is to protect property values by ensuring that all construction occurs in a manner that respects the traditional architectural forms, building practices, and lot patterns of Columbus’s historic neighborhoods. These high standards also provide a level of predictability to residents, business owners, and investors so they know what they can expect to see develop in Old Town in future years. The building design and placement within each lot has a critical influence on the public realm and affects the values of the surrounding property directly. The prominence of civic and commercial buildings, especially if they are allowed in close proximity to residences, also requires that more rigorous attention be devoted to the design of those buildings if the public welfare is to be safe-guarded. The Commercial Design Guidelines under separate cover provide similar regulations for non-residential buildings. Old Town seeks to encourage attractive development based upon aesthetic principles of the built environment that add to financial stability and generally improve public health, safety, and welfare.



OBJECTIVES

In order to support the purpose and intent of the Residential Design Guidelines, several goals and objectives were identified and addressed in the standards these Guidelines seek to establish. Those are as follows:

FUNCTIONALITY

The Residential Design Guidelines address the needs of the community in such a way that the resulting built environment facilitates and supports those needs and do not act as an obstacle or a hindrance. Functionality is to be achieved by accommodating the uses found to already exist in the greater community, as well as allow for new uses and a mix of uses over time. While these uses will be accommodated, functionality shall not come at the expense of the community streetscape and the public realm. These standards accommodate uses in defined lot patterns and building masses, some of which will require adjustments to typical “sprawl” development patterns found in other areas. Given the permissible densities, the lot adjustments required by this code are an easily accommodated trade-off.

PUBLIC HEALTH AND SAFETY

These standards address public health, safety, and welfare by working with other provisions of the existing City of Columbus codes to create a walkable community that provides pedestrian accessibility and protection along with vehicular access. The zoning regulations focus on the design within the public right of way and the layout of the streets and alleys. These standards focus on curb cuts, driveway access, and parking allocation at the boundaries of private lots and the building frontages, and pedestrian access within each lot. These elements create a safer pedestrian environment that connects the individual buildings and lots to the larger community. These standards also provide minimum required glazing (door and window) percentages so that each building is ensured a minimum amount of natural light and ventilation, positively affecting indoor air quality, while reducing carbon emissions and energy consumption.

AESTHETICS

These standards address aesthetics in terms of building massing and general form, as well as how that massing shapes the neighborhood, streetscape, and the greater public realm. They emphasize scale, proportion, and placement of doors and windows. Whenever a particular architectural style is proposed, the standards merely require that the basic forms, elements, and details that define that style be employed. Architectural styles are not arbitrary concepts but the product of long-accepted practices and human experience. These standards are derived from careful analysis of architectural precedents found in the historic neighborhoods of Columbus, and the surrounding area.

The aesthetic objective of these standards is to preserve the legacy of the past while allowing future development to add to that legacy in a complementary way that supports private property values. This broad focus accommodates a variety of architectural styles as well as a mix of construction methods, materials, and budgets; all without sacrificing quality in the public realm. These standards reject the premise that there are no rules and no standards for the aesthetic design of buildings. This code accepts the premise that the architectural design of buildings not only affects individual property owner rights, but also impacts the welfare of the community as a whole.

RESIDENTIAL DESIGN GUIDELINES

APPLICATION OF THE DESIGN GUIDELINES

These Residential Design Guidelines first define the big picture and delve into more detail as the document proceeds. The Guidelines are laid out in a sequential order, painting a clear picture of neighborhood and building characteristics in order to guide development. Readers should start at the beginning of the document.

This *Introduction* section provides an overview of the community in order to orient the reader. Additionally, this section provides a Master Plan intended to direct the reader to the appropriate Typologies in the following sections.

The *Lot & Massing Typology* section categorizes each area of the community into a specific lot types, which in turn defines the layout of the individual building on the lot, as well as the general massing and form of the buildings.

The *Architectural Patterns & Building Elements* and *Architectural Styles Inspiration Gallery* sections of this document guides the design of the individual buildings, identifying appropriate details to be considered in the design process.

The *Landscape Standards* section provides direction for both hardscape and softscape design, as well as, recommendations to sensitively treat parking lot design.

Lastly, the *Architectural Review & Forms* section outlines the steps required for design review by the Town Architect, and provides forms required at each submittal. A list of construction regulations is provided in order to keep construction sites safe, orderly and as least disruptive as possible.

Because Old Town is envisioned as a traditional neighborhood, the public realm and the street are prioritized as the most important spaces. The requirements that guide the massing and design of the buildings were developed with the primary intent of preserving the character of these public spaces. For this reason, the main focus of these guidelines is how the buildings address the street and each other, in order to ensure that the character and value of the overall community is maintained.

STEP 1: OVERVIEW & RESIDENTIAL DESIGN GUIDELINES



In this section, the Overview and Residential Design Guidelines speak to the entire community of Old Town. Their purpose is to illustrate the vision for the community, to be bolstered by the character of the architecture and public spaces. This section of the Old Town Residential Design Guidelines will allow Owners to envision how their property fits into the larger picture of the community.

By understanding the context of the community, the reader gains a clearer perspective of how details designed for each structure will build upon and support one another in an effort to achieve a cohesive, pleasing environment. The next few pages focus on over-arching concepts that apply to all lots, and are concepts that will be elaborated upon in the *Lot & Massing Typology* section.

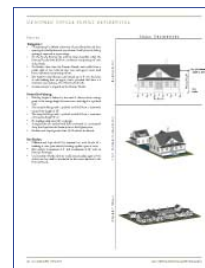
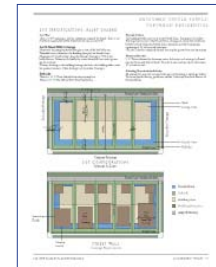
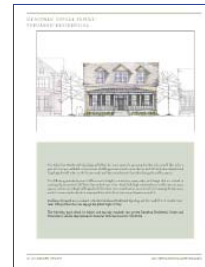
STEP 2: MASTER PLAN & LOT & MASSING TYPOLOGY

Once gaining an understanding of the overall vision for the community of Old Town, what follows is the vision for the individual neighborhoods within the community. The Master Plan* of Old Town Neighborhoods will identify the neighborhood in which a particular parcel is located, dictating the appropriate architectural styles and materials for use.

Additionally, Master Plan shows all of the buildings and lots envisioned for the neighborhood, and identifies which lot typology is appropriate for each parcel. The purpose of these typologies is to help shape the form of the building and its placement on the lot, in order to stay consistent with the overall vision for Old Town and the design of the spared spaces. Owners should find their parcel on the Master Plan and identify which typology is intended to be built on it through consultation with the Master Developer and Town Architect. Typologies identified in this document include: Street-Front Mixed Use, Free-Standing Urban, & Free-Standing Rural.

Once the owner identifies the appropriate lot typology, they should refer to the *Lot & Massing Typology* section. After an explanation of the general form and intent of each typology, graphically illustrated specifications for each typology are included in further detail.

*In addition to the Master Plan, Owners should refer to the civil engineering survey of plots to confirm the accuracy of lot designations. Survey available upon request from the Master Developer.



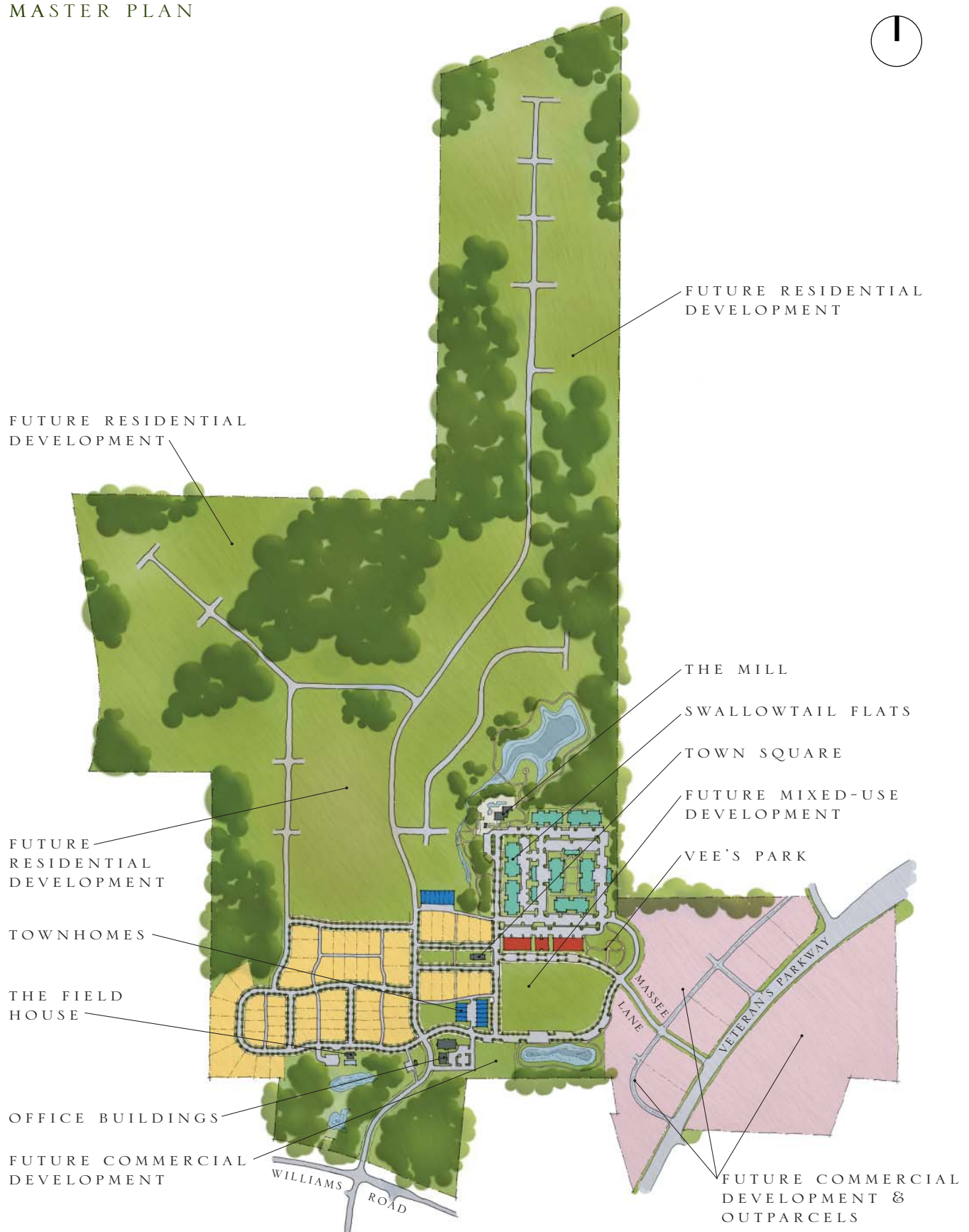
STEP 3: ARCHITECTURAL PATTERNS & BUILDING ELEMENTS & ARCHITECTURAL STYLES INSPIRATION GALLERY

Once the general form of the building is defined, one should turn to the sections on *Architectural Patterns & Building Elements* & *Architectural Styles Inspiration Gallery*. In the *Architectural Patterns & Building Elements* section, design principles are established that will apply to all Architectural Styles. This section is to serve as a technical resource used in each stage of the design process, ensuring consistent adherence to high-quality design standards.

While there are numerous styles appropriate for Old Town, an Owner should reference the *Lot & Massing Typology* section to identify styles appropriate for each neighborhood, and more specifically, for their lot typology. The Owner should turn to these sections in the *Architectural Styles Inspiration Gallery* in order to identify which of the appropriate styles they prefer.

Once an Owner has selected a style, they and their designer should review the section in depth to determine the massing nuances appropriate for that style, the shape and placement of windows, doors, and other architectural details. While the Owner's building does not need to include all of the elements identified in the Architectural Style, the building should illustrate the main principles and be clearly identifiable as one of the appropriate Old Town styles.





NOTE: This drawing is conceptual in nature and as such is subject to change without notice.

The neighborhood is the basic building block of communities and Old Town is no exception. Historic cities and towns are made up of distinct neighborhoods, each with their own unique character that complement the whole. The character of each neighborhood within Old Town will help contribute to the success of the entire community.

A neighborhood is a compact, geographic area that is easily walkable. A neighborhood may have one or many building forms and uses, depending upon its character. As important as the building design in defining the character of the neighborhood are the public spaces and streetscapes connecting places in the community to one another. The character of the public space will help to illustrate the cohesion of the entire community, while shifts in placement and articulation of the buildings will signal the transition from one neighborhood to another.

A successful community has neighborhoods of varying urban character and density. Much as historic cities are surrounded by residential neighborhoods with larger lots, followed by rural land, the neighborhoods of Old Town exhibit varying degrees of urban densities. Main Street is the most urban of the neighborhoods in Old Town, and serves as the core of the community. The Town Square boasts the Town Hall and will share in the urban character of Main Street. Shallow Tail is also directly adjacent to Main Street and so shares a similar urban quality. However, the buildings here are residential buildings, with the windows designed to be smaller than their commercial counterparts and there is more landscaping between the sidewalk and the buildings. This neighborhood has the potential to be comprised of mixed-use and residential properties.

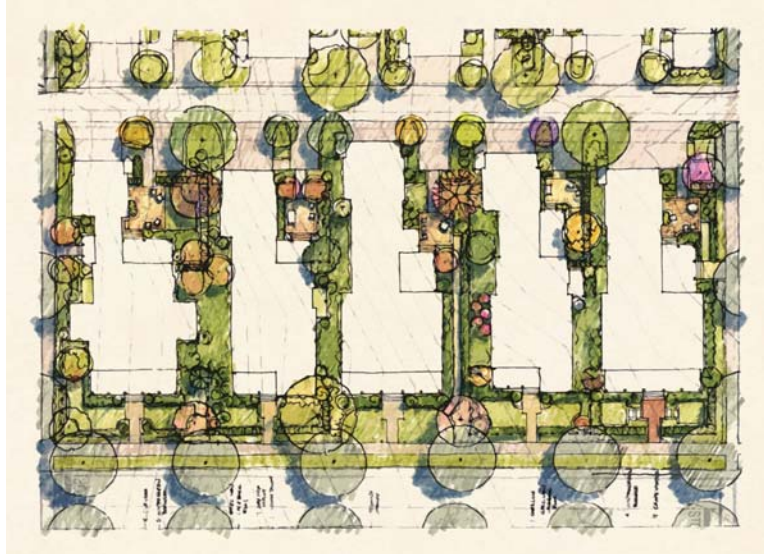
As uses transition from commercial and mixed-use, the Kaolin neighborhood is more suburban, with detached buildings housing one family. There are larger yards between buildings and the homes are set back from the street to afford more privacy. Moving a step farther from Main Street, PlumLeaf Farm is the community's connection to the history of the land and is the most rural area in the community. Nature dominates this neighborhood, though it has been put in order by man with a trail system and planted fields. The future phases of the project will include larger residential lots as one travels further from the Town Square.

The division of Old Town into distinct neighborhoods allows for an organic evolution over time, even as the community develops over a span of a few short years. This will allow early residents of the community to enjoy the sense of living in a completed community, as the future neighborhoods are being built out concurrently. Similar to the organic evolution of historic cities, this will allow for portions of the property to adapt to changing economic conditions and market demands while preserving the overall vision for the community.

NOTE:

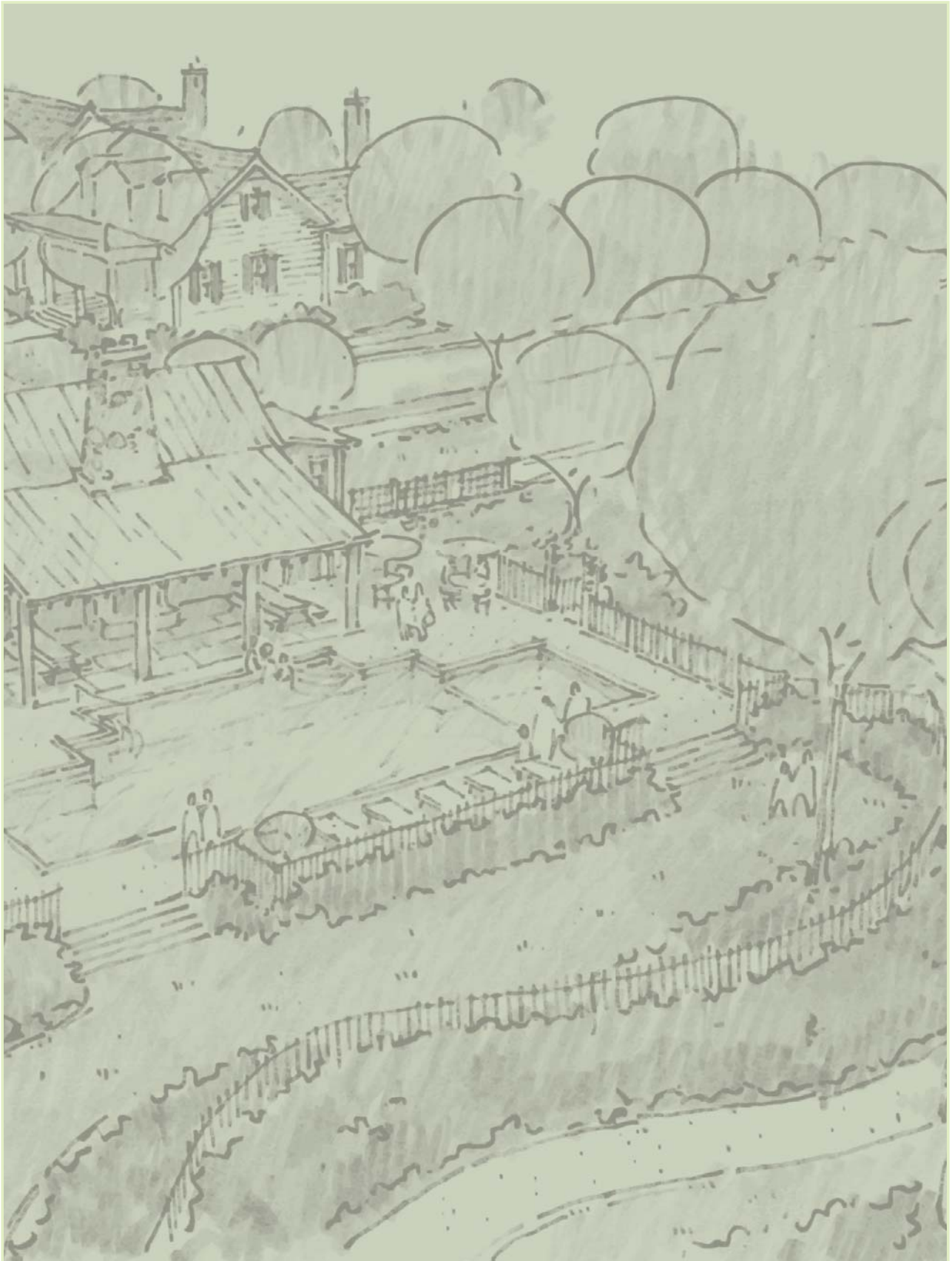
The Old Town Design Guidelines, and improvements, plans, features, amenities, and facilities described and depicted herein are based upon current development plans, which are subject to change or cancellation (in whole or in part) without notice. No guarantee is made that the improvements, plans, features, proposed recreational areas, amenities, facilities, and other features depicted by artist's renderings or otherwise described herein will be provided, or, if provided will be of the same number, configuration, style, type, size, nature, or location as depicted or described herein.

THIS PAGE INTENTIONALLY LEFT BLANK



OLD TOWN

LOT & MASSING TYPOLOGY





The LOT & MASSING TYPOLOGY section of the Old Town Residential Design Guidelines focuses on specific conventions for each lot typology that will reinforce the over-arching goal of the community to preserve and enhance public spaces. The application of this section of the Design Guidelines will ensure that development in Old Town maintains a constant and high level of design, consistent with the vision for the community. Designers should utilize this section when determining building placement and massing to facilitate a smooth Architectural Review Process. The Master Developer and Town Architect will pay special attention to the conventions dictated in this section when reviewing and approving proposed designs.

LOT TYPOLOGIES

Attached Single Family: Townhouse

Detached Single Family: Suburban House

ADDITIONAL RESOURCES

- *Traditional Construction Patterns: Design and Detail Rules-of-Thumb* by Stephen Mouzon and Susan Henderson.
- Photographic surveys of existing noteworthy buildings performed by Historical Concepts in historic downtowns and on the main streets of regional cities and towns such as Columbus, GA; Madison, GA; LaGrange, GA; Newnan, GA; Senoia, GA; Milledgeville, GA, and Macon, GA. (available by request)

ATTACHED SINGLE FAMILY: TOWNHOUSE



The Townhouse Typology will allow for more space for growing families who desire to be a part of a unique, walkable environment in a more dense neighborhood setting. Buildings constructed in accordance with the Townhouse Typology should relate to the human scale and have windows and porches facing the public spaces.

The following standards permit differences in height, orientation, mass, scale, and design that are critical in creating the sense that Old Town has evolved over time. This Lot and Massing Typology includes townhouses, row houses, and live-work units. Each building's relationship to public streets, open spaces, and surrounding buildings should be taken into consideration as material and massing decisions are made to ensure each elevation is sympathetic with the structures and spaces around it.

Buildings designed in accordance with the Townhouse Typology are mid-scale (2 to 3 stories) structures with porches that can engage the public right-of-way.

The following pages detail lot, height, and massing standards that govern Townhouses and Structures to ensure they remain in character with the vision for Old Town.

ATTACHED SINGLE FAMILY: TOWNHOUSE

LOT SPECIFICATIONS

Lot Size

There is a 60' minimum required lot depth, with no maximum. There is a 16' minimum required lot width, with no maximum.

Lot & Street Wall Coverage

Maximum *lot coverage* by the building(s) is 100% of the buildable area.

*Buildable area is defined as the Building Area plus the Facade Zone.

Minimum *street wall coverage* along the Primary Frontage is 80% of the buildable area. Pedestrian and vehicular access drives shall not count against the lot coverage.

*Primary Frontage is the building frontage that bears the building address and the primary entrance. Other frontages are Secondary Frontages.

Setbacks

There is no Front Setback from the Property Line.

There is no Side Setback from the Property Line.

There is a 15' Rear Setback from the Property Line.

Facade Zones

The building facade must occur in the Facade Zone. Fencing on Secondary Frontage must occur in the Facade Zone. Garages on corner lots must have facades located within the Facade Zone, and must provide a minimum separation of 10' between all structures.

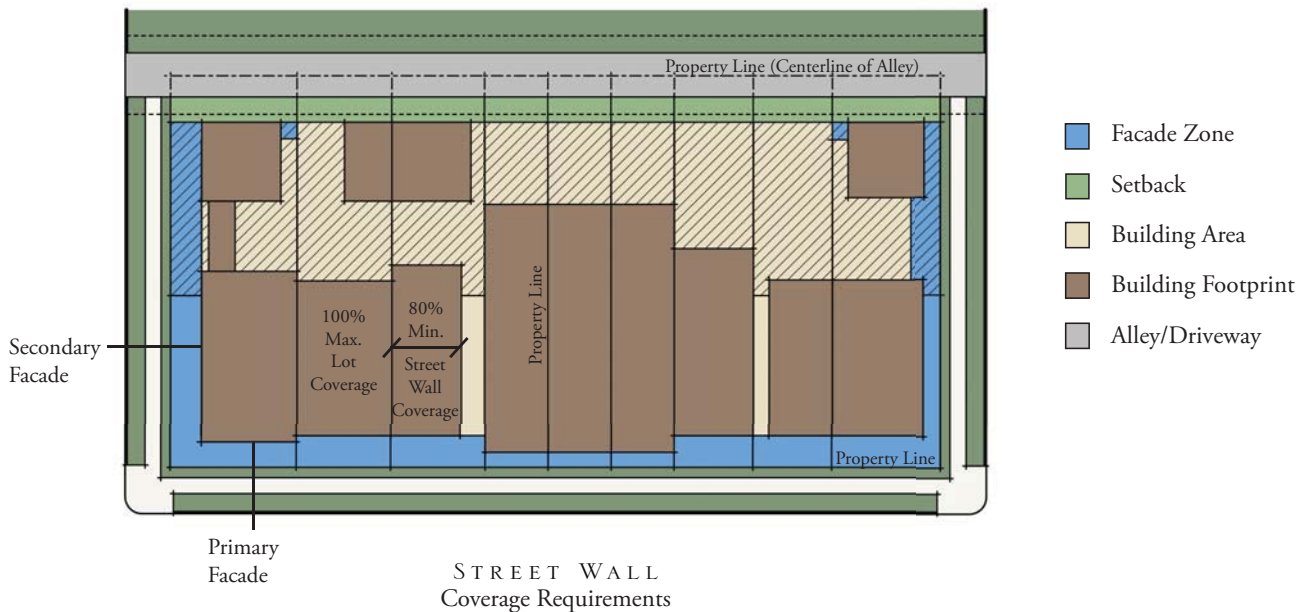
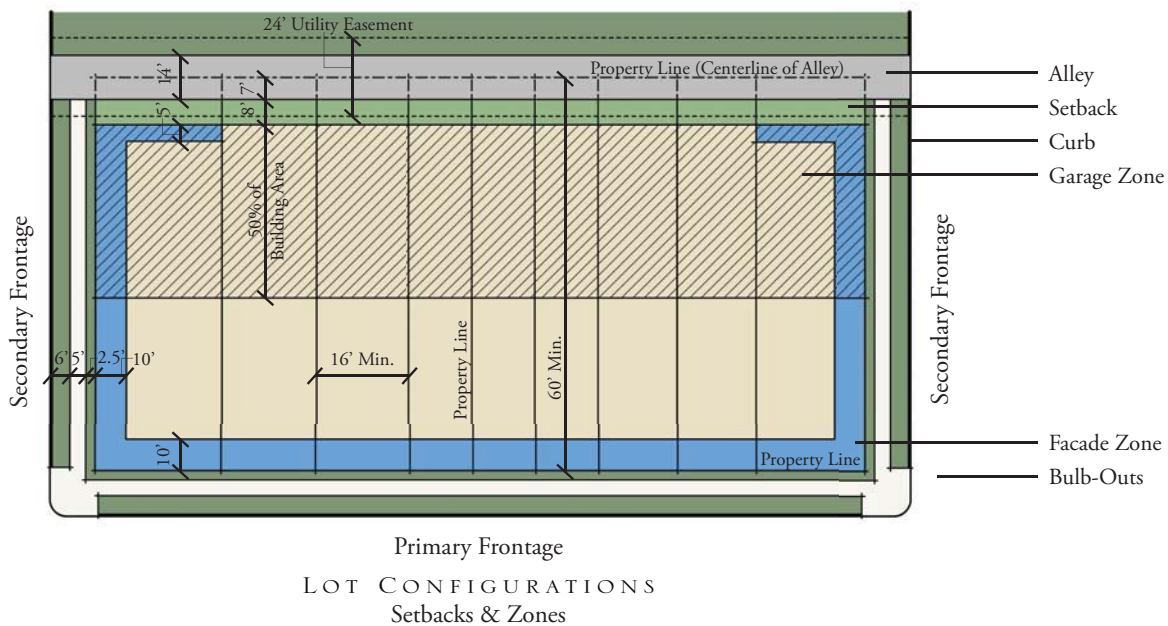
*Facade Zones for irregularly shaped lots may be granted variance by request.

Encroachments

4'-0" Encroachment for balconies, awnings, and overhangs is allowed into the Right of Way. No part of any structure can be closer than 12'-0" to the back of curb.

Fencing Recommendations

All parking lots must be screened with approved fencing or landscape buffer. For more specific fencing guidelines, see the Landscape Standards Section of the Guidelines.



ATTACHED SINGLE FAMILY: TOWNHOUSE

NOTES

Transparency:

- “Transparency” is defined as the sum of areas of window and door openings divided by the total area of vertical wall plane (including openings) expressed as a percentage.
- On the facade fronting the primary street, hereafter called the Primary Facade, there shall be a minimum transparency of 10% of the facade.
- On facades other than the Primary Facade, and visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 8%.
- Bay windows and balconies may extend up to 4’ over the front or side building lines on upper stories, provided that there is a minimum clear distance of 12’ from back of curb.
- A main entrance is required on the Primary Facade.

Pitched Roof Massing:

- Building height is defined as the vertical distance from average grade to the average height between eaves and ridge for a pitched roof.
- Two-story buildings with a pitched roof shall have a maximum cornice/eaves height of 26’.
- No building shall exceed 45’ in height.
- A single plane of a pitched roof shall not exceed 25’ as measured along the slope from the lowest point to the highest point.
- Pitched roofs sloped greater than 12:12 will not be allowed.

Flat Roof Massing:

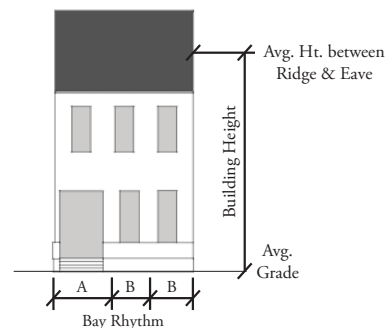
- Building height is defined as the vertical distance from average grade to the highest point of a flat roof.
- Buildings with a flat roof and parapet are not required to have a cornice/eave line distinct from the top of the parapet.
- Parapets must extend a minimum of 2’ above the top of the roof structure. This minimum height is intended to ensure that all rooftop equipment is hidden from public view.
- All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.

Bay Rhythm:

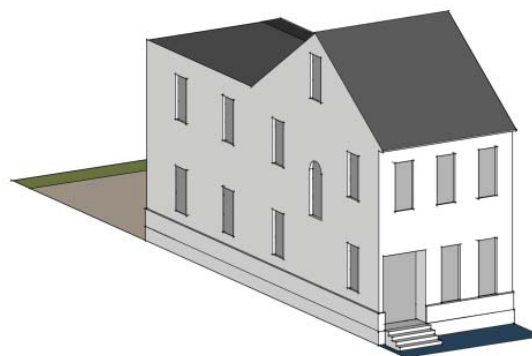
- Differentiated bays should be expressed on each facade of a building directly fronting a public space or street.
- Bays shall be a minimum of 6’ and a maximum of 14’ wide on Primary Frontages.
- On Secondary Facades that are visible from a public right of way, at least one bay shall be articulated on the corner adjacent to the Primary Facade.
- Facades over 60’ in length must have architectural articulation such as faux windows and doors, bays, or pilasters, for at least 20% of the facade, in addition to the first bay adjacent to the Primary Facade.

SMALL BUILDINGS

ELEVATION



LOT CONFIGURATION

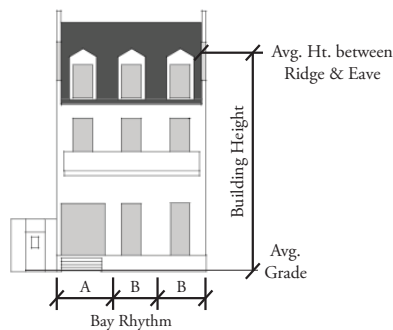


STREET WALL

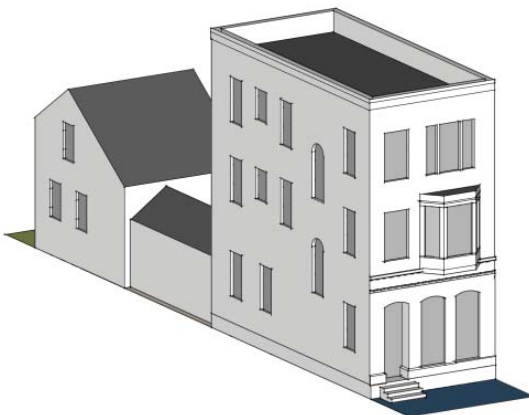
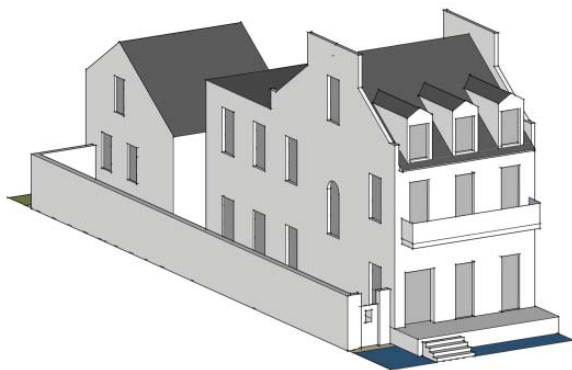
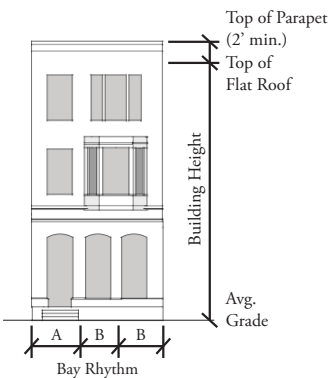


ATTACHED SINGLE FAMILY:
TOWNHOUSE

MEDIUM BUILDINGS



LARGE BUILDINGS



DETACHED SINGLE FAMILY: SUBURBAN RESIDENTIAL



The Suburban Residential Typology will allow for more space for growing families who would like to be a part of a unique, walkable environment. Buildings constructed in accordance with the Suburban Residential Typology should relate to the human scale and have windows and porches facing the public spaces.

The following standards permit differences in height, orientation, mass, scale, and design that are critical in creating the sense that Old Town has evolved over time. Each building's relationship to public streets, open spaces, and surrounding buildings should be taken into consideration as material and massing decisions are made to ensure each elevation is sympathetic with the structures and spaces around it.

Buildings designed in accordance with the Suburban Residential Typology are low-scale (1 to 3 stories) structures with porches that can engage the public right-of-way.

The following pages detail lot, height, and massing standards that govern Suburban Residential Homes and Structures to ensure they remain in character with the vision for Old Town.

DETACHED SINGLE FAMILY: SUBURBAN RESIDENTIAL

LOT SPECIFICATIONS: ALLEY LOADED

Lot Size

There is a 40' minimum lot width, and no maximum required lot depth. There is no maximum required lot width. Minimum lot area is 5,000 S.F.

Lot & Street Wall Coverage

Maximum *lot coverage* by the building(s) is 60% of the buildable area.

*Buildable area is defined as the Building Area plus the Facade Zone.

Minimum *street wall coverage* along the Primary Frontage is 50% of the buildable area. Pedestrian and vehicular access drives shall not count against the lot coverage.

*Primary Frontage is the building frontage that bears the building address and the primary entrance. Other frontages are Secondary Frontages.

Setbacks

There is a 10'-0" Front Setback from the property line.

There is a 5'-0" Side Setback from the property line.

Facade Zones

The building facade must occur in the Facade Zone. Fencing on Secondary Frontage must occur in the Facade Zone. Garages on corner lots must have facades located within the Facade Zone, and must provide a minimum separation of 10' between all structures.

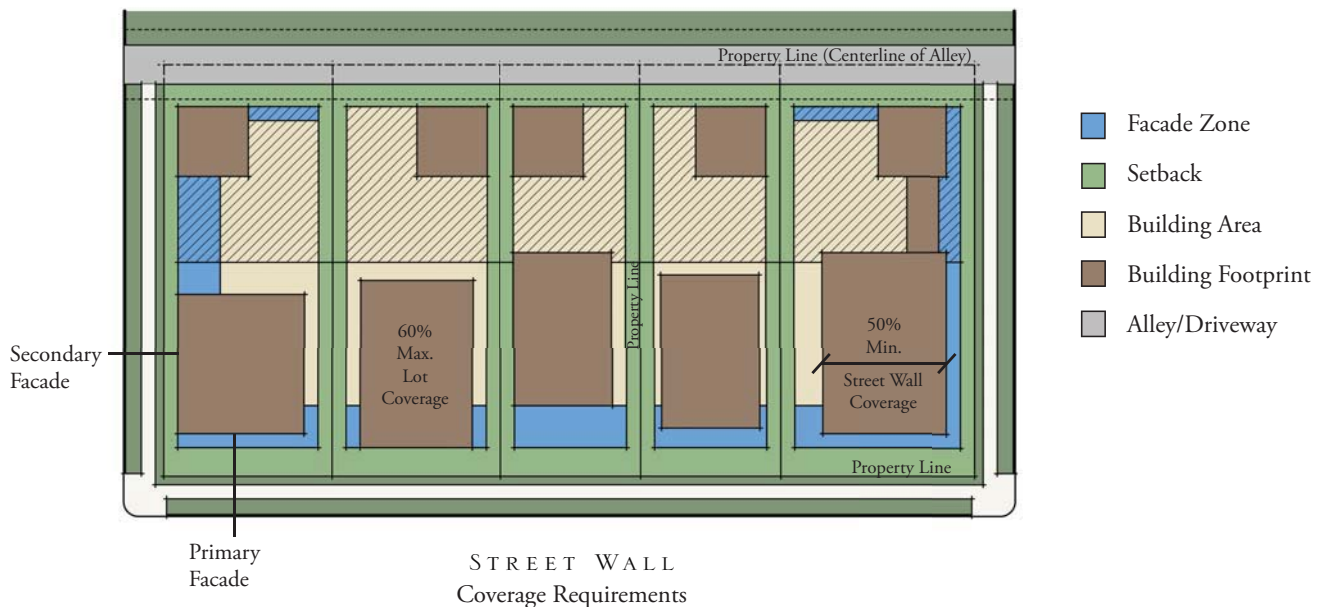
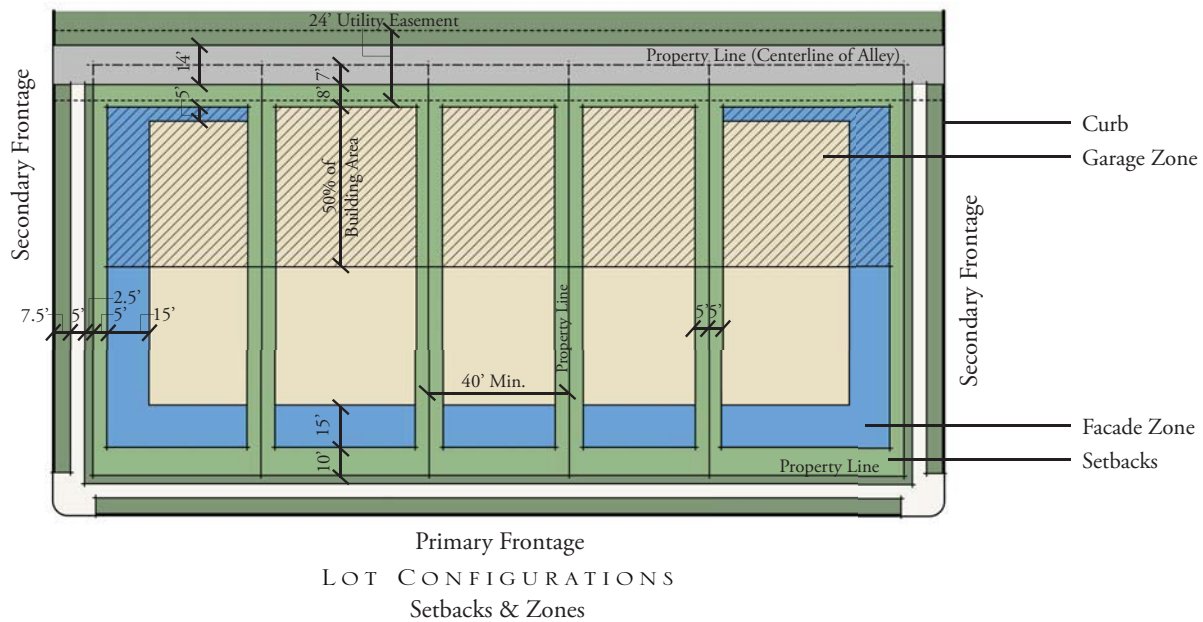
*Facade Zones for irregularly shaped lots may be granted variance by request.

Encroachments

2'-0" Encroachment for chimneys, stairs, balconies, and awnings is allowed into the Front and Side Setbacks. No part of any structure can be closer than 15' to back of curb.

Fencing Recommendations

All parking lots must be screened with approved fencing or landscape buffer. For more specific fencing guidelines, see the Landscape Standards Section of the Guidelines.



DETACHED SINGLE FAMILY: SUBURBAN RESIDENTIAL

LOT SPECIFICATIONS: STREET LOADED

Lot Size

There is a 40' minimum, and no maximum required lot depth. There is no maximum required lot width. Minimum lot area is 5,000 S.F.

Lot & Street Wall Coverage

Maximum *lot coverage* by the building(s) is 60% of the buildable area.

*Buildable area is defined as the Building Area plus the Facade Zone.

Minimum *street wall coverage* along the Primary Frontage is 50% of the buildable area. Pedestrian and vehicular access drives shall not count against the lot coverage.

*Primary Frontage is the building frontage that bears the building address and the primary entrance. Other frontages are Secondary Frontages.

Setbacks

There is a 10'-0" Front Setback from the property line.

There is a 5'-0" Side Setback from the property line.

Facade Zones

The building facade must occur in the Facade Zone. Fencing on Secondary Frontage must occur in the Facade Zone. Garages on corner lots must have facades located within the Facade Zone, and must provide a minimum separation of 10' between all structures.

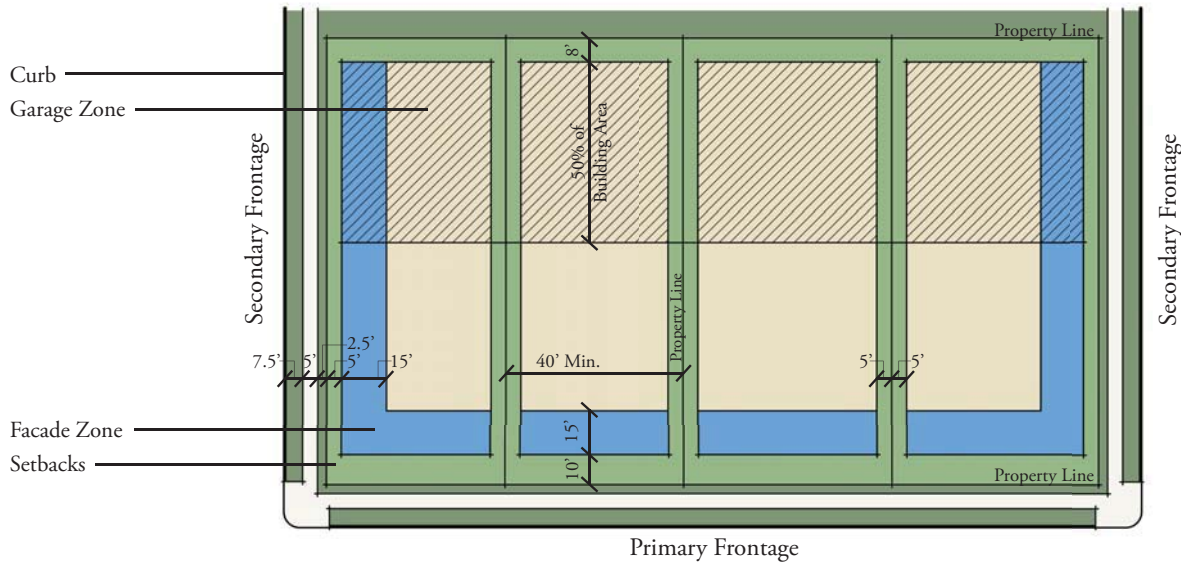
*Facade Zones for irregularly shaped lots may be granted variance by request.

Encroachments

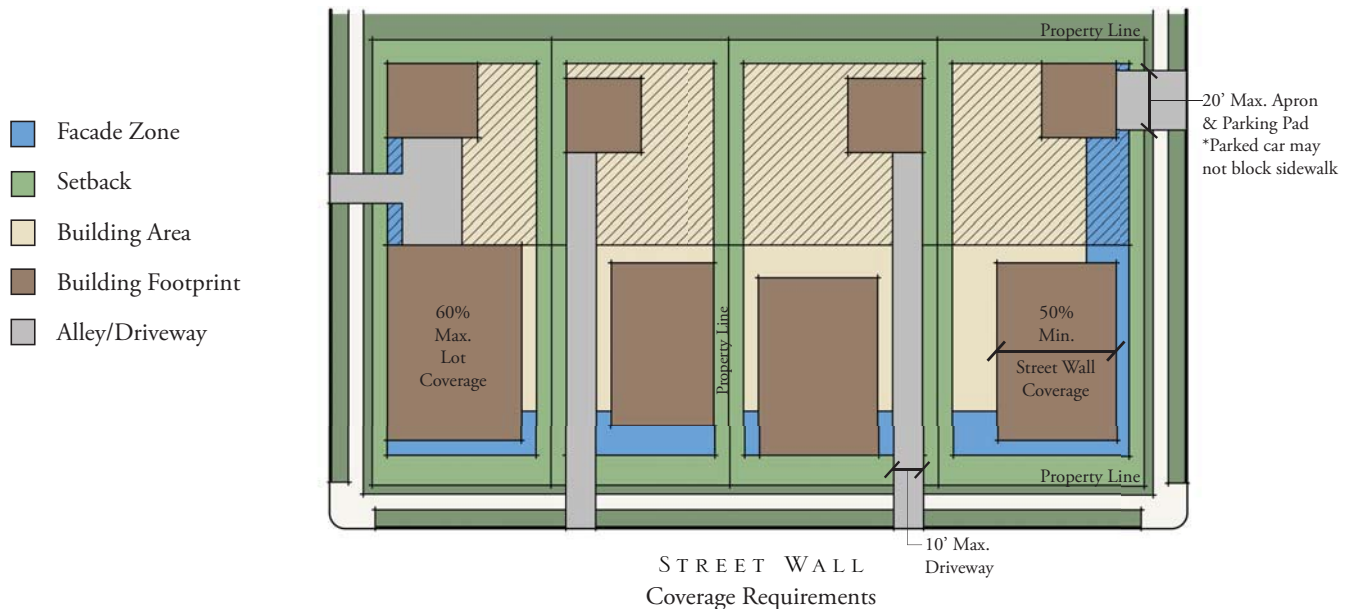
2'-0" Encroachment for chimneys, stairs, balconies, and awnings is allowed into the Front and Side Setbacks. No part of any structure can be closer than 15' to back of curb.

Fencing Recommendations

All parking lots must be screened with approved fencing or landscape buffer. For more specific fencing guidelines, see the Landscape Standards Section of the Guidelines.



LOT CONFIGURATIONS
Setbacks & Zones



STREET WALL
Coverage Requirements

DETACHED SINGLE FAMILY: SUBURBAN RESIDENTIAL

LOT SPECIFICATIONS: COURTYARD LOT

Refer to "Outbuilding and Parking Structure" sheets in the 'Architectural Patterns and Building Elements' section.

* Design submittals for these lots will be reviewed on a case by case basis.

** Requirements of the Guidelines must be followed in addition to the requirements of this Special Exception Addendum.

Lot Size

There is a 60' minimum lot width, and no maximum required lot width. There is no maximum required lot depth. Minimum lot area is 5,000 S.F.

Lot & Street Wall Coverage

Maximum *lot coverage* by the building(s) is less than 50% of the buildable area. Pedestrian and vehicular access drives shall not count against the lot coverage. Buildable area is defined as the Building Area plus the Facade Zone. Minimum *street wall coverage* along the Primary Frontage is 25% of the *building frontage*.

The garage must occur within 32' feet of the front property line unless noted otherwise below.

The front facade of the house must occur within 40' feet of the front property line.

*Primary Frontage is the building frontage that bears the building address and the primary entrance. Other frontages are Secondary Frontages.

Setbacks

There is a 10'-0" Front Setback from the property line.

There is a 5'-0" Side Setback from the property line.

There is an 8'-0" Rear Setback from the property line.

Facade Zones

The front facades (house and garage) must occur within the Facade Zone. On corner lots, a garage structure must be located at the corner with the courtyard adjacent to the neighboring lot. *Facade Zones for irregularly shaped lots may be granted variance by request.

Encroachments

2'-0" Encroachment for chimneys, stairs, balconies, and awnings is allowed into the Front and Side Setbacks. No part of any structure can be closer than 15' to back of curb.

Fencing Recommendations

All courtyard and parking areas must be screened with approved fencing or landscape buffer.

The intent is to create a separation of the courtyard from the street and to focus attention on the front door of the main house.

For more specific fencing guidelines, see the Landscape Standards Section of the Guidelines.

Garages

Garages to be 2-Bay maximum, no 3-bay garages will be allowed.

2-Bay garages must have 2 separate doors, no double-wide doors will be allowed for this lot type.

Garage massing must have 2 openings minimum (windows or doors) facing the primary frontage and facing the adjacent property (opposite the garage door openings).

Any connecting structure between garage and house must be subordinate to both.

Courtyard Paving

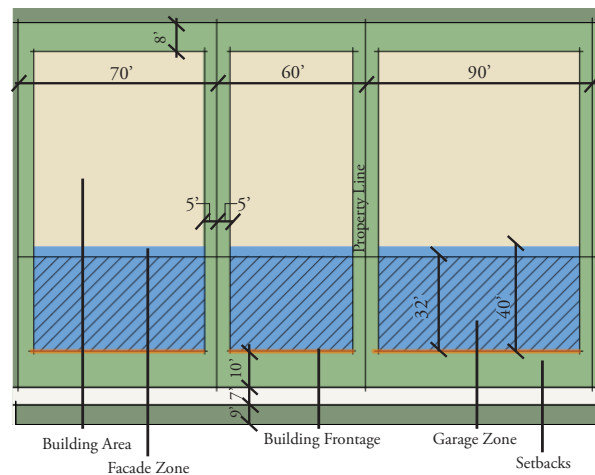
Exclusive of the driveway, courtyard paving should be limited to 60% of the total Garage Zone area.

Special Cases for Lots Greater Than 70' Wide

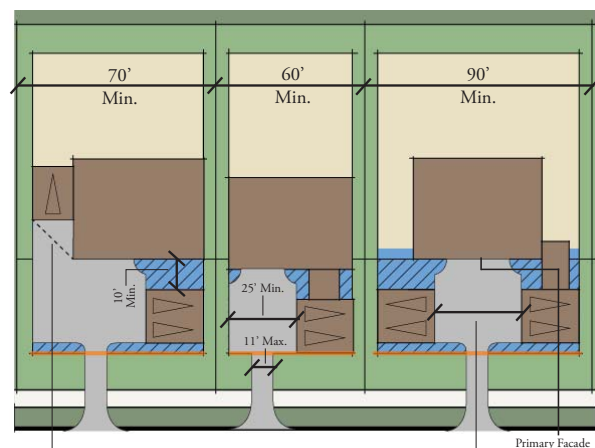
Three or more covered parking spaces are permissible so long as they are not under one roof.

3 cars: The option for a 2-car garage and a single car garage is allowed on 70'+ lots or wider. They can be either attached or detached. Where there is a front facing parking structure on a 70'+ lot, the structure must be located behind a 45 degree projection from the front facade (or porch) of the house. The structure may be placed outside the Facade and Garage Zones.

4 cars: Multiple 2-car parking structures are only allowed on 90' lots or wider.



Primary Frontage
LOT CONFIGURATIONS



STREET WALL
Coverage Requirements

- Facade Zone
- Setback
- Building Area
- Building Footprint
- Alley/Driveway

DETACHED SINGLE FAMILY RESIDENTIAL

NOTES

Transparency:

- “Transparency” is defined as the sum of areas of window and door openings divided by the total area of vertical wall plane (including openings) expressed as a percentage.
- On the facade fronting the primary street, hereafter called the Primary Facade, there shall be a minimum transparency of 10% of the facade.
- On facades other than the Primary Facade, and visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 8%.
- Bay windows and balconies may extend up to 4’ over the front or side building lines on upper stories, provided that there is a minimum clear distance of 12’ from back of curb.
- A main entrance is required on the Primary Facade.

Pitched Roof Massing:

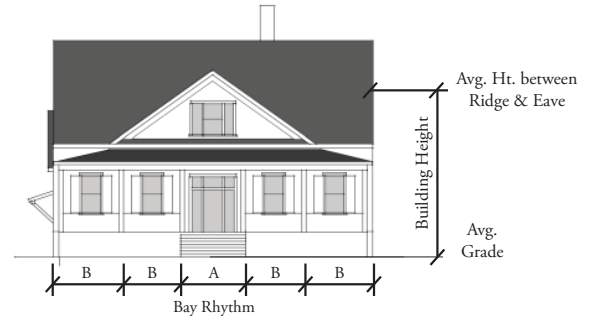
- Building height is defined as the vertical distance from average grade to the average height between eaves and ridge for a pitched roof.
- One-story buildings with a pitched roof shall have a maximum cornice/eave height of 18’.
- Two-story buildings with a pitched roof shall have a maximum cornice/eave height of 26’.
- No building shall exceed 45’ in height.
- A single plane of a pitched roof shall not exceed 25’ as measured along the slope from the lowest point to the highest point.
- Pitched roofs sloped greater than 12:12 will not be allowed.

Bay Rhythm:

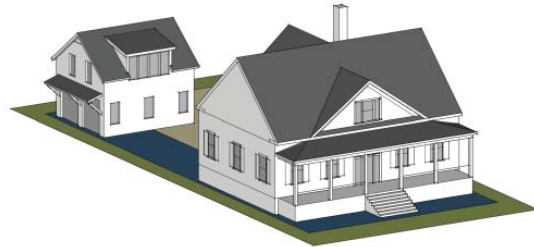
- Differentiated bays should be expressed on each facade of a building or store space directly fronting a public space or street.
- Bays shall be a minimum of 6’ and a maximum of 14’ wide on Primary Frontages.
- On Secondary Facades that are visible from a public right of way, at least one bay shall be articulated on the corner adjacent to the Primary Facade.

SMALL RESIDENCES

ELEVATION



LOT CONFIGURATION

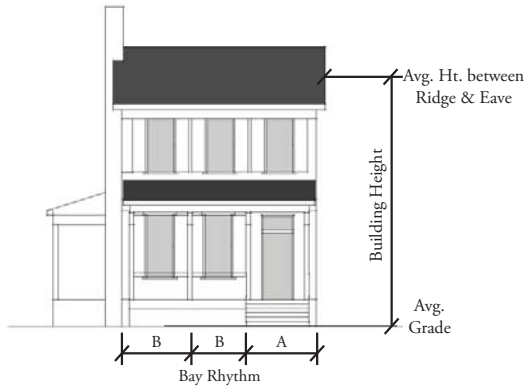


STREET WALL

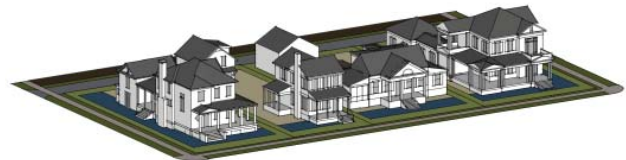
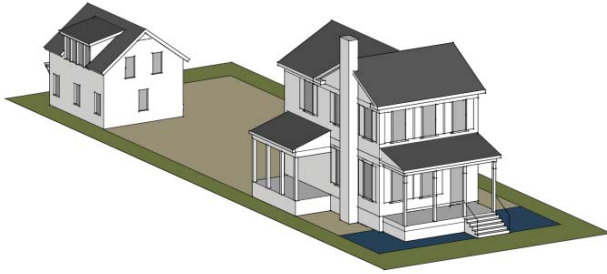


DETACHED SINGLE FAMILY RESIDENTIAL

MEDIUM RESIDENCES



LARGE RESIDENCES

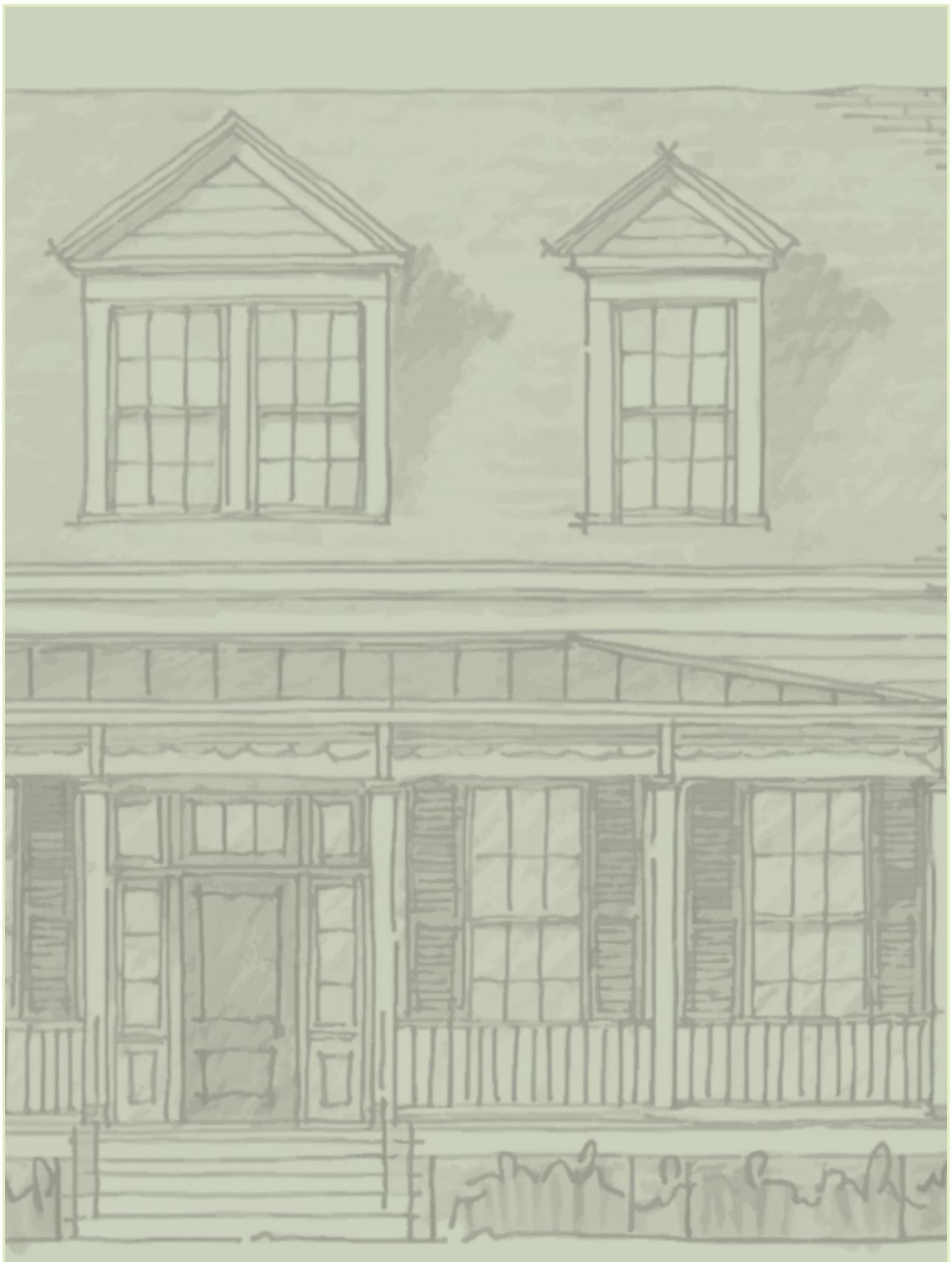


THIS PAGE INTENTIONALLY LEFT BLANK



OLD TOWN

ARCHITECTURAL PATTERNS
& BUILDING ELEMENTS





OVERVIEW

The ARCHITECTURAL PATTERNS & BUILDING ELEMENTS section of the Old Town Residential Design Guidelines focuses on specific key elements, details, materials, finishes, and other architectural features that can greatly add to or detract from the aesthetic quality of buildings. The application of this section of the Design Guidelines will ensure that the buildings in Old Town maintain a consistent and high level of design. Designers should utilize this section to facilitate a smooth Architectural Review process. The Town Architect will pay special attention to the items specifically prohibited in this section when reviewing designs.

BUILDING ELEMENTS

- | | | |
|-------------------|-------------------------------|---------------------------------------|
| 1. Wall Materials | 5. Roofs & Cornices | 8. Railings |
| 2. Doors | 6. Chimneys & Foundations | 9. Towers, Widow's Walks, & Cupolas |
| 3. Dormers | 7. Porches, Balconies, & Bays | 10. Outbuildings & Parking Structures |
| 4. Windows | | |

ADDITIONAL RESOURCES

- *Get Your House Right: Architectural Elements to Use & Avoid* by Marianne Cusato, Ben Pentreath, Richard Simmons, & Leon Krier.
- *Traditional Construction Patterns: Design and Detail Rules-of-Thumb* by Stephen Mouzon and Susan Henderson.

WALL MATERIALS

Materials:

- Exterior Architectural Woodwork (natural wood & composite)
- Unit Masonry
- Stucco Cement Plaster (foundations only)

Configurations:

Exterior Architectural Woodwork

- Exterior architectural woodwork shall be limited to premium grades of wood or composite material and shall include, but is not limited to, exterior siding and wood shingles (in accordance with specific architectural typologies), exterior standing and running trim, exterior ornamental work, pediments, pilasters, cupolas, railings, columns, exterior frames and jambs, and exterior shutters.
- Species of wood for exterior woodwork shall be suitable for retaining painted finish coating and from FSC certified locations.
- Lumber below grade B is not allowed.
- Composite material includes: high density polymer molded products, fiber-cement board Hardie-plank (with smooth face exposed) and engineered products, Masonite, or approved equal are allowed. PVC is prohibited.

Stucco Cement Plaster

- Portland cement plaster shall consist of three coat work over metal lath. A factory prepared integrally colored synthetic finish coat shall be considered acceptable for use, however adherence to approved color palette by painting, if required, shall still remain. As an alternative to a three coat system hard coat synthetic plaster is approved.
- Stucco shall be finished with a steel trowel. The finish shall be neither an applied texture nor a mirror smooth surface, but should show the hand of the workman and general irregularities in the wall.
- The use of exterior polystyrene sheet board is prohibited.
- Stucco homes must have the stucco return back to window casing (brick mould is acceptable) unless substantial trim is applied as deemed appropriate by the Town Architect.
- The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.

Unit Masonry

- Brick should be “wood mould” or irregular edge type with white or light colored mortar.
- Brick selection and mortar color are subject to the approval of the Town Architect.
- Brick shall be laid in the running bonding pattern (no stack bond with vertical joints aligned).
- Concrete masonry units shall not be considered acceptable for exposed applications unless deemed appropriate by the Architectural Review Professional.
- Brick homes must have a return back to window casing (brick mould is acceptable) unless substantial trim is applied as deemed appropriate by the Town Architect.
- The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.

Colors:

- Building wall shall be one color per material used.
- Paints for masonry applications shall have a flat finish.
- All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall be painted to complement the columns and overall value of the building. An accent color, for items such as the front door, balusters, trim, and shutters, may be used subject to approval from the Town Architect.
- All paint selections shall be “premium grade” or better.
- All paint selection shall be low or zero VOC.
- All Benjamin Moore “Historical Colors”, Sherwin Williams “Historic Collection”, and Valspar “National Trust” Colors are acceptable. Other selections to be approved at the discretion of the Town Architect.

Prohibited

- Rustication or brick openings without an articulated arch.
- Wire-cut brick that is uniform in shape and color.
- Joints in center of arches.
- Masonry lintels shorter than 7 5/8” tall (3 courses of brick).
- Masonry lintels that do not extend past the edges of wall opening.
- Brick arches without a consistent center line.
- Soldier course brick window lintels.
- Brick openings without expressed arch support.
- Vinyl or synthetic “wood grain” siding.
- Corner boards not thick enough to ‘catch’ siding.
- Stone veneer with random, non-horizontal joint coursing.
- Raked or squashed mortar joints or struck joints.
- Exposed brick core holes.
- Use of more than two (2) wall materials on any facade.
- Aluminum or vinyl siding.
- Heavily textured stucco finishes.
- Cut brick courses at the top of walls or window openings.
- Changes in vertical wall materials at the outside corners.
- Arches without support.
- Lintels shorter than 1/5 of opening.
- Eave trim overlapping or intersecting an arch.

General Notes:

- Vinyl, metal siding, and exterior insulation finish systems are prohibited.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND



Indicates a “Do”



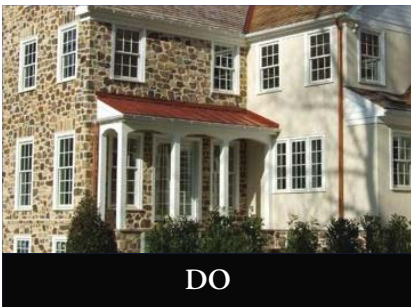
Indicates a “Don’t”

DO’S & DON’TS FOR WALL MATERIALS



✓
Use two different materials
on a facade.

✗
Use more than two building
materials on a facade.



✓
Change building materials at
the inside corner.

✗
Change building materials at
the outside corner.



✓
Use a corner board of
appropriate width & thickness.

✗
Use a corner board
that is narrow.



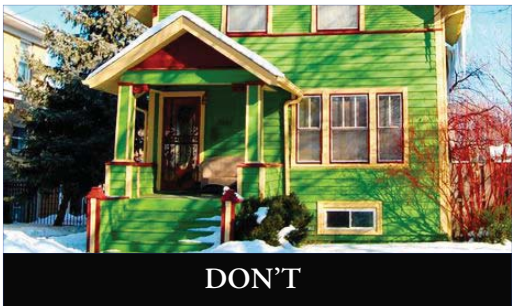
WALL MATERIALS

DO'S & DON'TS FOR WALL MATERIALS



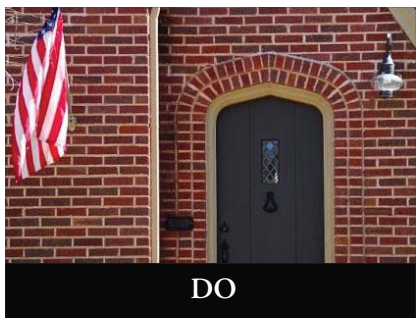
✓
Wall Color -
natural tones.

✗
Wall Color -
flamboyant colors.



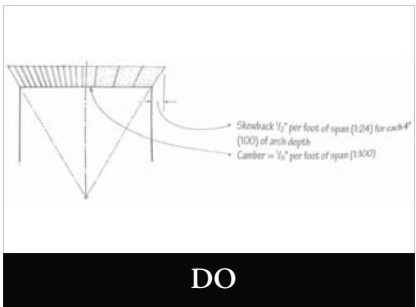
✓
Wall Color - natural tones
on trim work.

✗
Wall Color - overly
bright trim work.



✓
Brick Color - uniform or
similar brick tones.

✗
Brick Color - dark to light
contrasting colors.



✓
Correct brick jack arch - mortar
joints converge at radius point.

✗
Incorrect brick jack arch -
mortar joints do not converge.



DO'S & DON'TS FOR WALL MATERIALS



- ✓
Self supporting brick arched opening.
- ✗
False brick arched opening with flat lintel below.



- ✓
Use synthetic siding with no grain.
- ✗
Use synthetic siding with faux grain



- ✓
Articulated brick jack arch over window opening.
- ✗
Brick running bond over window opening.



- ✓
Historic color palette for doors.
- ✗
Non-historic and overly bright door color.

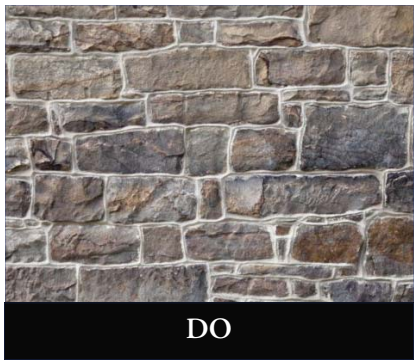


DO'S & DON'TS FOR WALL MATERIALS



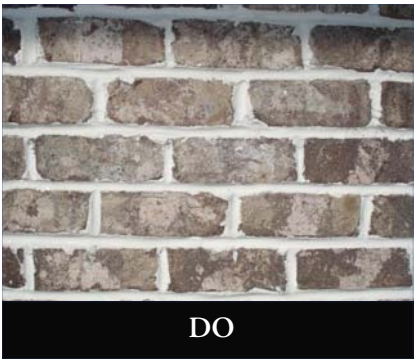
✓
Stucco opening with clearly articulated casing.

✗
Stucco with no window casing.



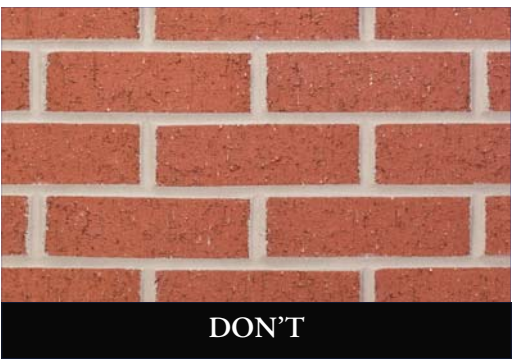
✓
Coursed stone work with mortar joint.

✗
Dry stacked stone veneer without mortar joints.



✓
Variegated color brick with irregular edges.

✗
Wire-cut brick with uniform color and shape.



✓
Stucco with smooth troweled finish. Color and texture come from subtle trowel work.

✗
Rough finish stucco, such as spattered or heavy troweled.



DO'S & DON'TS FOR WALL MATERIALS



✓
Stucco window set into
thickened wall.



✓
Painted brick wall.

DOORS

Materials:

- Door units shall be painted or stained wood, aluminum clad, or vinyl clad as approved by the Town Architect.
- Insulated glazing shall be allowed for use; however, tint and reflectivity shall be limited to a maximum of 10%.

Configurations:

- Front entry doors should be carefully detailed and appropriate to overall style of home. Custom front doors are recommended over “off-the-shelf” doors in order to more easily meet the guidelines.
- Door units with glass shall have divided lites or simulated divided lites with authentic muntins and mullions.
- The use of sidelites and transoms are strongly encouraged.
- Transom units shall be horizontally proportioned with vertically proportioned lites. Transoms must be a minimum of 16” high.
- Sidelites must be a minimum 12” in width and have a divided light pattern consistent with the rest of the house. Sidelites must have a minimum 3” mull (as measured from finish frame to finish frame) between sidelite and the door.

Doors and Windows at Non-Frontage Lines:

- True divided lites are not required. However, muntins shall not be flat.
- There are no tinting requirements on these doors or windows.
- Grids between panes of glass are prohibited.

Prohibited:

- Door panels with widths smaller than stiles and rails.
- Plate glass transoms and sidelites.
- Stamped metal doors at Primary Frontages.
- Wood door trim narrower than 3 1/2”.
- Horizontally sliding doors are prohibited on all street facing facades.
- Dark tinted or reflective glass, and applied door moldings are prohibited.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND



Indicates a “Do”



Indicates a “Don’t”

DO’S & DON’TS FOR DOORS



DO

✓
Transom proportion
matches adjacent
windows.

✗
Squatty transom with
horizontal proportions
over door.

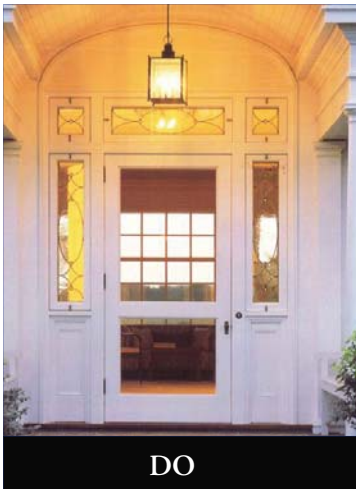


DON'T

DO'S & DON'TS FOR DOORS



- ✓
Door panels wider than door
stiles and rails.
- ✗
Door panel widths smaller than
rails and stiles.



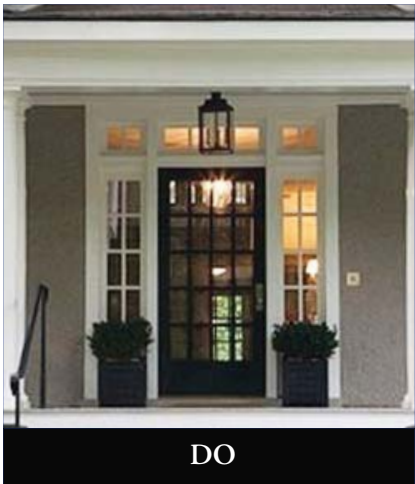
- ✓
Decorative pattern in
sidelites and transom
glass.
- ✗
Stained glass and overly ornate
patterns.



- ✓
Proportioned glass
inside door.
- ✗
Oval glass in door.



DO'S & DON'TS FOR DOORS



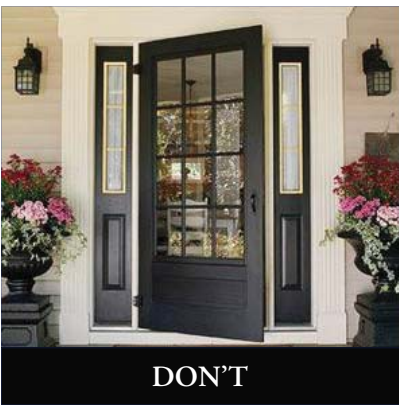
✓
Proportioned sidelites
and transoms with
divided lites.

✗
Nondivided side lites
and transom window.



✓
Sidelite proportion
matches door lites.

✗
Narrow sidelites do not
match proportion of
door lites.



✓
Wood mull detail
between door and
arched transom
window.

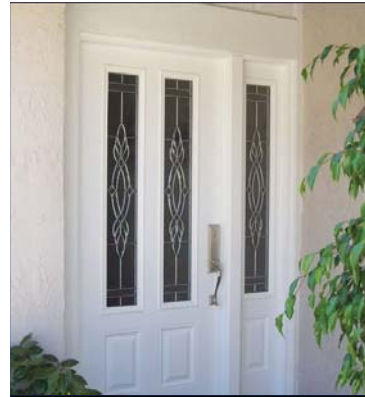
✗
Arched windows in
square door.



DO'S & DON'TS FOR DOORS



Sidelite on only one side of door.



DON'T



Brick mull between door, transom, and sidelite.



DON'T

DORMERS

Materials:

- Dormers should have wood or shingle siding. Dormer siding does not necessarily have to match that of the main body of the house. Stucco and brick are prohibited materials on dormers.

Configurations:

- The use of dormers is encouraged, provided that they fit within the style and the design of the building.
- The scale of the dormers is very important to the overall design and therefore is subject to the approval of the Town Architect. Careful attention should be given to maintain minimum width between the window and outer edge of the dormer and window and head or roof.
- Dormers may have gabled, hipped, or shed roofs.
- Dormers may have single or multiple windows.
- Dormers shall sit no closer than 3 feet to the gable end of the building.

Prohibited:

- Skylights facing road frontage or community parks.
- Use of siding material between a dormer window and the dormer jamb/cornice.
- Brick dormer faces, unless they are an extension of facade.
- Use of siding on a dormer face, other than in the gable.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND

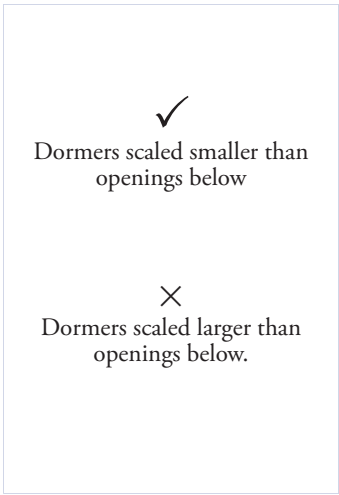


Indicates a “Do”



Indicates a “Don’t”

DO’S & DON’TS FOR DORMERS

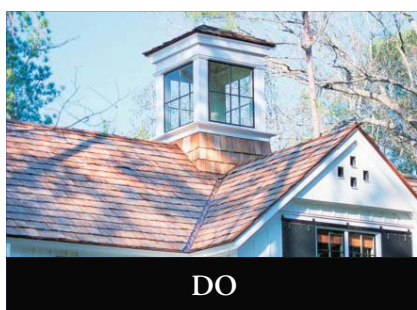
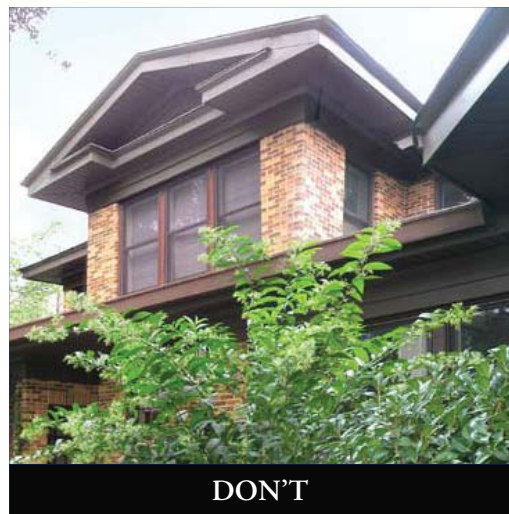


DO'S & DON'TS FOR DORMERS



✓
Use brick on face of dormer
if it is an extension of a facade.

✗
Use brick on a dormer if it is
not in line with the facade
of the house below.



✓
Use cupolas and dormers
instead of skylights.

✗
Use skylights on street
facing facades.



✓
Use shed dormers to capture
living area in attics.

✗
Use under sized windows
in shed dormers.



✓
Dormer appropriate height
above window.

✗
Excessive dormer height
above window.



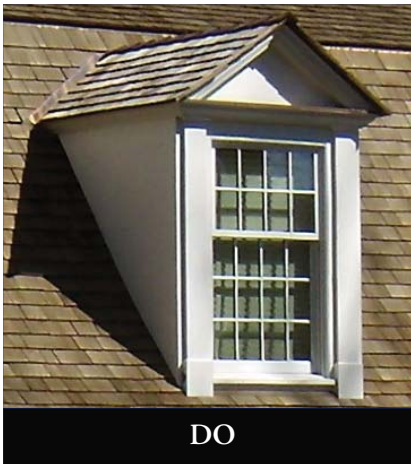
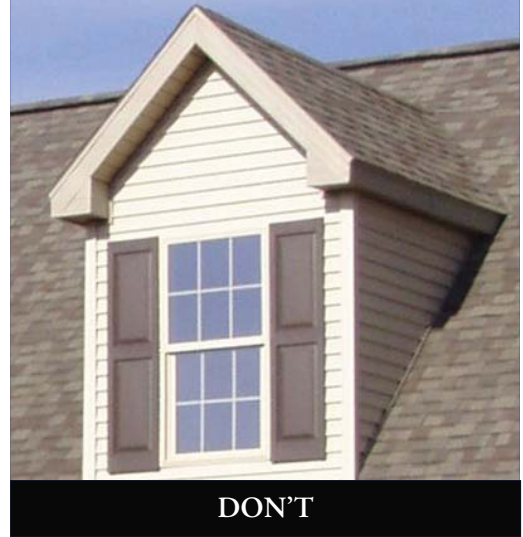
DORMERS

DO'S & DON'TS FOR DORMERS



✓
Use shutters as decorative element to fill space between window and corner board.

✗
Use siding material between window and corner board.



✓
Window and dormer trim appropriately sized

✗
Narrow window and trim, resulting in siding on the face of dormer.



✓
3" or more wood mull between windows in dormer.

✗
Narrow wood mull detail between windows in dormer, resulting in siding on the face of dormer.



THIS PAGE INTENTIONALLY LEFT BLANK

WINDOWS

Materials:

- Factory finished aluminum clad windows are highly recommended, but wood, fiberglass, and PVC windows may be used.

Configurations:

- Windows shall be rectangular, vertically proportioned, and operable.
- Transoms may be oriented horizontally with panes that are vertically proportioned.
- Window muntins are encouraged, shall be true divided light or simulated divided light, and shall create panels of square or vertical proportion.
- Window sills shall have a minimum 2" thick exterior sill horn.
- Precast window sills in masonry construction shall project a minimum of 1" from the face of the building.
- Shutters, when used, must be operable and sized to match the openings. Shutters in accordance with specific architectural typologies are encouraged. All shutters shall be provided with shutter stays and hangers.
- Security doors and window grills must be approved on a case by case basis.
- Windows may be grouped in horizontally proportioned openings and shall have a minimum 3" wide mullion between individual units. Figural windows are permitted, subject to the approval of the Town Architect.
- Special windows such as Palladian, flanked, triple hung, walk through, jib windows, and decorative stained glass windows are subject to the approval of the Town Architect.

Prohibited:

- False shutters without hardware, and/or not sized to window opening.
- Horizontally proportioned window panes and/or openings.
- "Picture-framing" windows.
- Ganged windows without a dividing mullion.
- Transoms over windows.
- Snap in muntins on windows.
- Grilles between window glass without interior/exterior mounted muntin bars.
- Plate glass picture windows.
- Brick moulding window surrounds on wood walls.
- Wood window trim narrower than 3 1/2".
- Dark tinted or reflective glass, glass block, window-mounted air conditioner units, and molded vinyl shutters are prohibited.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the "Do's" demonstrated, and avoiding the "Don'ts" shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND

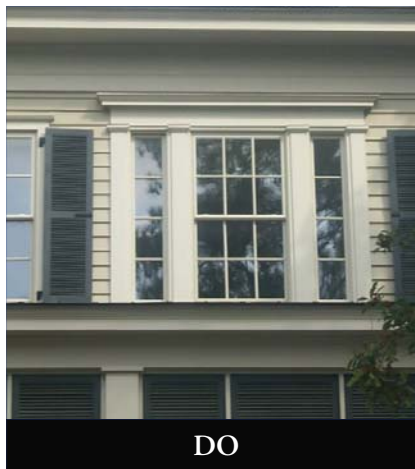


Indicates a "Do"



Indicates a "Don't"

DO'S & DON'TS FOR WINDOWS



DO

✓
Windows grouped together
with 3" + mulls.

✗
Windows grouped together
with thin mulls.



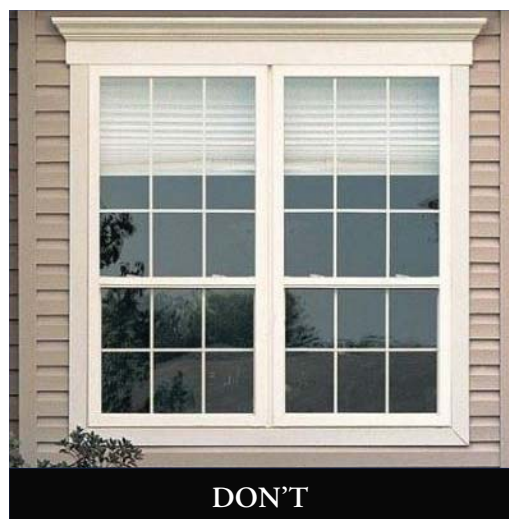
DON'T



DO

✓
Applied window sill with
2" thick sill horn.

✗
Pictured framed window
casing with no sill
expressed.



DON'T



DO

✓
Window shutters sized
appropriately for window
with operable hardware.

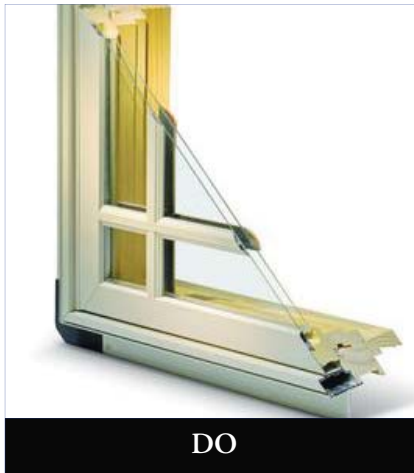
✗
Shutters do not match the
size of the window opening.



DON'T

WINDOWS

DO'S & DON'TS FOR WINDOWS



✓
Simulated or true divided
lite windows.

✗
Muntin bars not applied
to both side of the
window glass.



✓
Window sized appropriately
without transom.

✗
Place a transom window
over a window.



✓
Vertical and matching
window proportions.

✗
Use horizontal squat
window lite patterns.



DO'S & DON'TS FOR WINDOWS



✓
Use windows that follow the
typical window pattern for high
window situations.

✗
Use transom windows for high
window situations.



✓
Use brick in-fill as false
windows to articulate bay
rhythm.



✓
Faux window detailed with
window casing, sill, and shutters.

ROOFS & CORNICES

Materials:

- Primary roof masses shall be clad in one of the following materials: wood shingles, architectural asphalt shingles, metal panel (factory painted aluminum or galvanized steel, dark in color, including standing seam and 5V configuration), copper, slate, or synthetic slate (upon approval of the Town Architect).
- Secondary roof masses may be clad in one of the following materials: architectural asphalt shingles, metal panel (factory painted aluminum or galvanized steel including standing seam and 5V configuration) or copper.
- Gutters, down spouts, and rain chains, when used, shall be made of galvanized steel or copper (not copper coated). Down spouts shall be placed at the corner of the building least visible from nearby streets or integrated into the façade to hide them. They shall not be placed on columns or posts. Splash blocks shall be made of concrete, brick, gravel, or stone.
- Exposed gutters and leaders shall be rounded in profile.
- Gutters shall be “half round” in profile.

Configurations:

- Copper roofs, flashing, gutters, and down spouts shall be allowed to age naturally (not painted or sealed).
- Roof ridges shall be clad in same material and color as the roofing.
- No through roof penetration for mechanical or electrical devices shall be allowed to penetrate the roof at the building’s frontage(s). Penetrations of these devices at approved locations are of color to match the roof.
- Flat roofs are allowed, but a parapet shall be provided to shield any mechanical equipment from view to the satisfaction of the Town Architect.
- Overhangs must be a minimum of 12” for principal buildings, 6” for shed roofs and outbuildings. Overhangs should be proportionate to the mass of the building appropriate to the style of the home.
- Rafters left open exposing the rafter tail should be no less than 1½” of actual width.
- Simple shed roofs with pitch between 3:12 and 6:12 are permitted.

Prohibited:

- Stacking multiples of the same moulding type in a row or on top of each other.
- Parapets taller than 1/3 of order/column below.
- Pediment roof slopes greater than 36 degrees.
- “Pork Chop” boxed eave returns.
- Overly complex roofs.
- Hip roofs with very short ridges.
- Roof slopes of 45 degrees.
- Exposed rafter tails smaller than 2x6 nominal.
- PVC gutters.
- Square or rectangular downspouts.
- Undersized brackets that do not extend to the face of the eave.
- Omitting the frieze board.
- Overlapping gables, except in Arts and Crafts style.
- No rooftop mechanical units may be visible from street rights-of-way.
- Rooftop utilities shall not be located on Primary Frontages.
- Oversized hip and valley caps are prohibited.
- Perforated PVC soffit paneling.
- Highly reflective roof materials.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND



Indicates a “Do”



Indicates a “Don’t”

DO'S & DON'TS FOR ROOFS & CORNICES



DO

✓
Install shaped gutter as crown
moulding would be installed.

✗
Ogee gutter that leaves the
cornice return unfinished.



DON'T



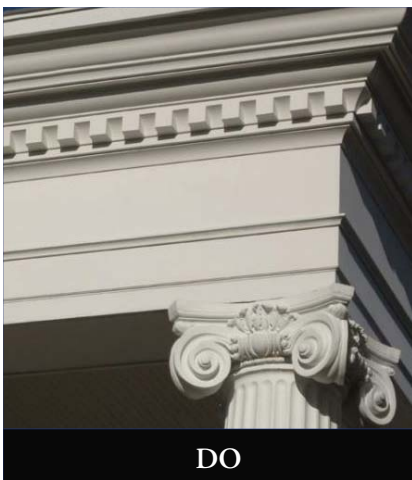
DO

✓
Wood brackets
appropriately sized.

✗
Wood brackets undersized.



DON'T



DO

✓
Dental molding
appropriately sized.

✗
Dental molding
overly large.



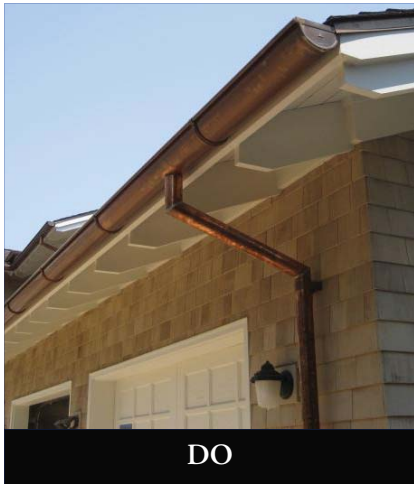
DON'T

DO'S & DON'TS FOR ROOFS & CORNICES



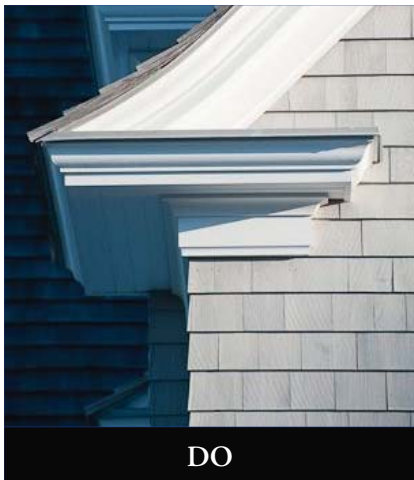
✓
Appropriately sized metal
flashing elements.

✗
Oversized metal
flashing and hip caps.



✓
Half round gutter with
open rafter cornice.

✗
Ogee gutter with open
rafter cornice.



✓
Low slope flashing
at cornice returns.

✗
Steeply pitched flashing
or roofing at
cornice returns.



DO'S & DON'TS FOR ROOFS & CORNICES



✓
Soffit and cornice trim.

✗
Prefabricated soffit boards
and corrugated gutters



✓
Articulate molding
at cornices.

✗
Block-y cornices with
no moldings.



✓
Simple roof massing
and building form.

✗
Overly complex
roof massing.

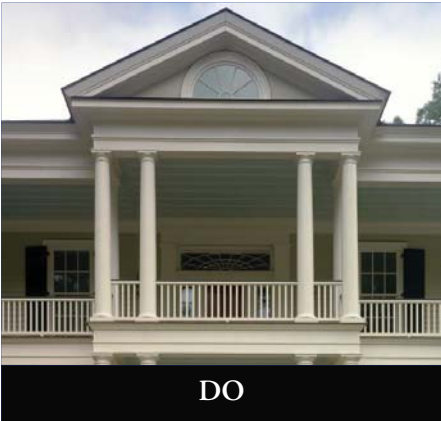


DO'S & DON'TS FOR ROOFS & CORNICES



✓
Articulated
molding at
cornice return.

✗
Porch pork chop
cornice.



✓
Slope roof less
than 45 degrees at dormers
and porch features.

✗
Slope roof at
45 degrees at dormers and
porch features.



✗
Place roof utilities
on primary frontage.



THIS PAGE INTENTIONALLY LEFT BLANK

CHIMNEYS & FOUNDATIONS

Materials:

- Chimneys shall be finished with stucco, stone, or brick and shall match the foundation material of the main house. Stone or cast stone coping shall be used to conceal prefab spark arrestors (metal chimney shrouds) must be approved by the Town Architect.
- Foundation vents include:
 - Wood or synthetic lattice/louvers.
 - Ornamental metal grilles, subject to the approval of the Town Architect.
 - Pierced brick pattern, subject to the approval of the Town Architect.
- Foundation materials: Brick, stucco, or stone. Local brick is strongly encouraged.
- Brick should be “wood mould” or irregular edge type with white or light colored mortar.
- Brick selection and mortar color are subject to the approval of the Town Architect.
- Painted brick is subject to the approval of the Town Architect.

Configurations:

- Chimneys must extend to the ground.
- Wood burning stove flues are permitted, but are preferred on the rear side of the principle mass.
- Decorative elements to chimney tops and flue caps may be formally elaborated, subject to the approval of the Town Architect.
- Foundations should be a minimum of 30” above finish grade at street frontages.
- Piers shall be no less than 12”x 16”
- Crawl space lattice and skirting include:
 - Lattice (horizontal and vertical) minimum 1 x 2 to 1 x 4 nominal; wood or composite.
 - Fencing shall be horizontal boards 5/4 x 6 nominal min.; wood or composite.
- Open space under decks or steps are to be enclosed by wood lattice (vertical or horizontal pattern only).

Prohibited:

- Wood or composite material is prohibited (except for skirting).
- Draft-inducer chimney caps without covering.
- Wire-cut brick that is uniform in shape and color.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND



Indicates a “Do”



Indicates a “Don’t”

DO’S & DON’TS FOR CHIMNEYS & FOUNDATIONS

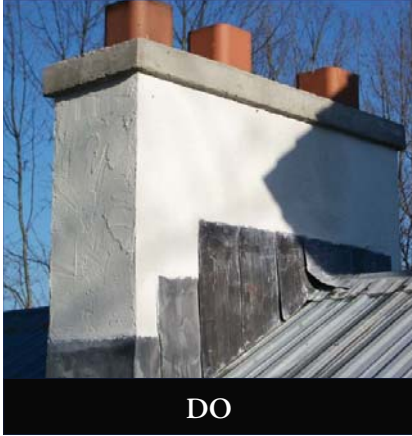


✓
Brick chimney with
minimal shroud.

✗
Large and decorative
chimney shrouds.



DO'S & DON'TS FOR CHIMNEYS & FOUNDATIONS



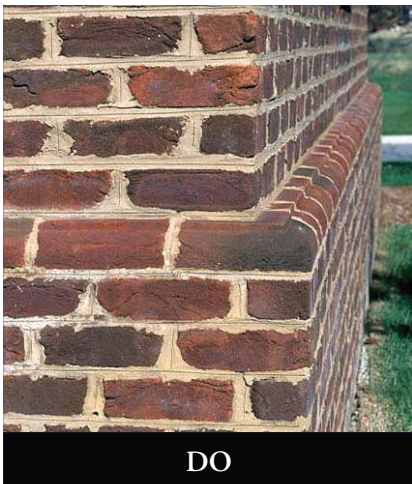
DO

✓
Stucco Chimney with
stone cap.

✗
Wood or composite sided
chimney and exposed spark
arresting flue caps.



DON'T



DO

✓
Brick water table.

✗
Brick chair rail course.



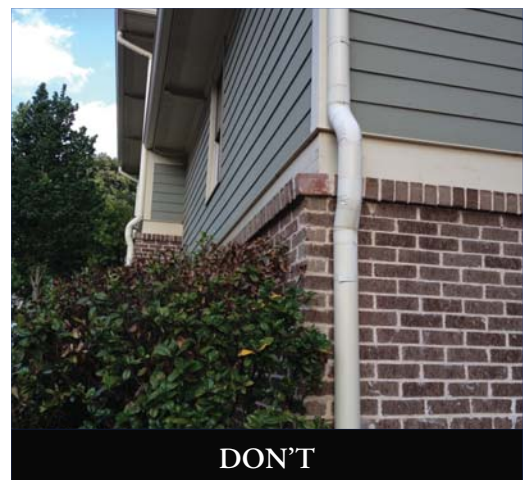
DON'T



DO

✓
Wood water table
overlaps face of brick.

✗
Brick foundation course
projecting further than
the wall plane above.



DON'T

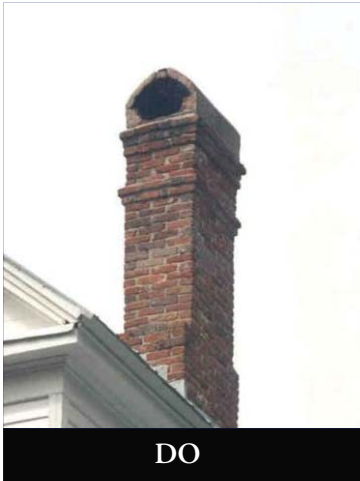
CHIMNEYS & FOUNDATIONS

DO'S & DON'TS FOR CHIMNEYS & FOUNDATIONS



✓
Extend exterior
chimneys to grade.

✗
Visually unsupported
chimney.

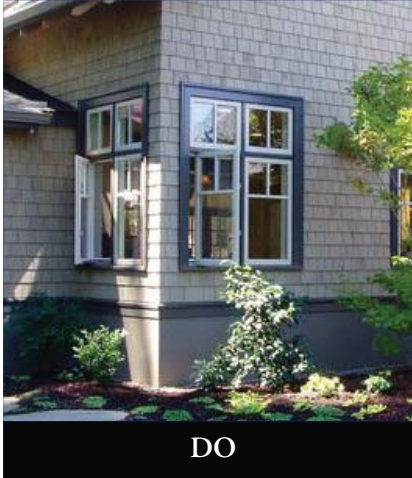


✓
Decorative masonry
chimney caps.



✓
Brick or stone
chimney caps.

DO'S & DON'TS FOR CHIMNEYS & FOUNDATIONS



✓
Stucco finish on foundation.

PORCHES, BALCONIES, & BAYS

Materials:

- Porches may be composed of a variety of materials including: brick, stucco, cast stone (details), wood, or composite.
- Utilize wood or pre-fabricated columns of classical proportions (manufacturer and drawings of same must be submitted to the Town Architect for approval).
- Wood posts and piers are permitted.
- Stoops shall be made of wood, brick, stone, or concrete. If concrete, a stoop shall have walls of brick or stucco.
- Metal elements shall be galvanized steel, anodized or ESP aluminum, marine-grade aluminum, stainless steel, copper, cast iron, or wrought iron. All metal elements shall be painted except copper.
- Porch floors shall be made of wood, composite wood, or masonry. If masonry, the walls shall also be masonry.
- Balconies and bays must have consistent materials as the main mass of the building or approved by the Town Architect.

Configurations:

- Porch ceilings may be paneled with painted wood or composite; exposed joists shall be painted or stained.
- All exposed porch and balcony wood is to be pressure treated; if painted, prime on all sides prior to installation.
- Required structural connectors at all exposed roofs shall be concealed from view unless ornamental in nature as determined by the Town Architect
- Porches must have a minimum 8 ft. depth as measured from the face of the wall to the outer edge of porch decking.
- Porch openings to be no more squat than a square.
- Wood posts shall be no less than 6 x 6 nominal dimension.
- Decks shall be located only in rear yards and where not easily visible from streets or paths.
- Arcades and breezeways should have vertically proportioned openings.
- Balconies shall be structurally supported by brackets.
- Any cantilevered bay must be supported by brackets or have the appearance of support.
- Stacked columns shall have a centerline that extends through the second floor beam and column to the first floor beam and column. When using round columns, the second floor column should have a narrower diameter than the first floor column diameter.
- The shaft nearest the top of column used must align with the porch beam above.
- Beams shall be centered on the column and adjusted accordingly. The width of the beam, as measured from the outside face of the finished beam, shall be no wider than the shaft of the column nearest the top of the column.
- All corner trim shall be 5/4 x 6 nominal min. in width and rest on top of the water table.
- All porches shall be no lower than 30" above grade.

Prohibited:

- Face of porch beams not aligned with neck of column.
- Pilasters projecting more than 1/4 of their width.
- Engaged columns projecting less than 3/4 of their diameter.
- Using ogee moulding as a cap or base of a post, column, corner board, etc.
- Two-story columns in groups of less than 4.
- Bay windows or balconies or canopies without brackets or visible means of support.
- Improperly proportioned or detailed Classical Orders.
- Extruded aluminum columns.
- Round columns without entasis or proper Classical Order detailing.
- Vertically ribbed vinyl "beams."
- Column bases protruding beyond the edge of porch flooring.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the "Do's" demonstrated, and avoiding the "Don'ts" shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND

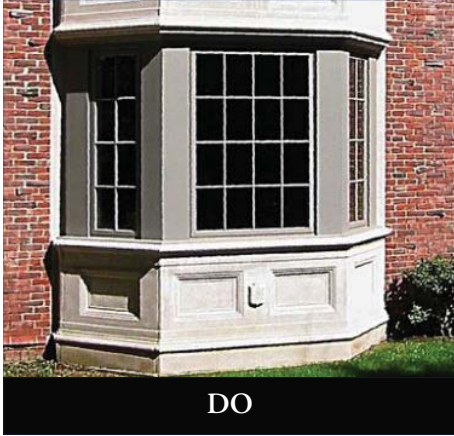


Indicates a "Do"



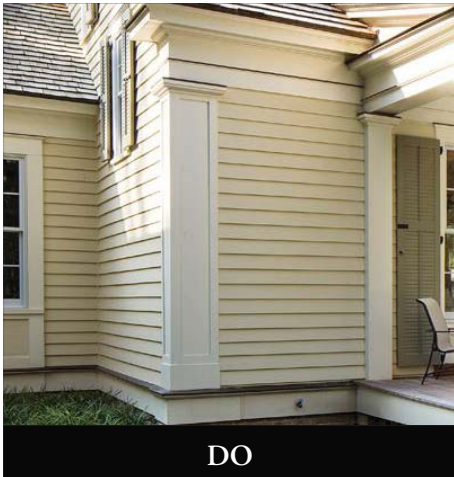
Indicates a "Don't"

DO'S & DON'TS FOR PORCHES, BALCONIES, & BAYS



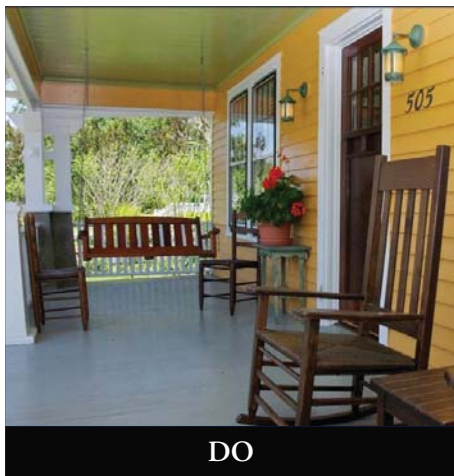
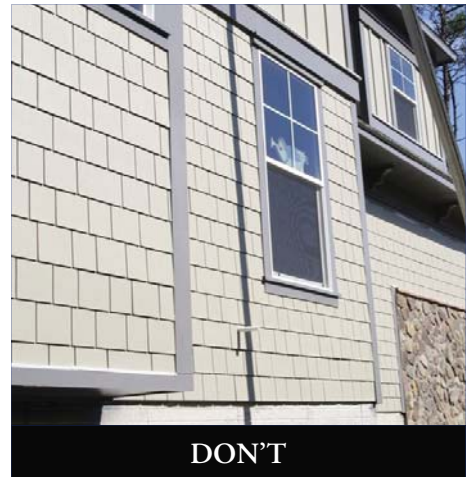
✓
Bay supported by
foundation or brackets.

✗
Bays and balconies not
supported by foundations
or brackets



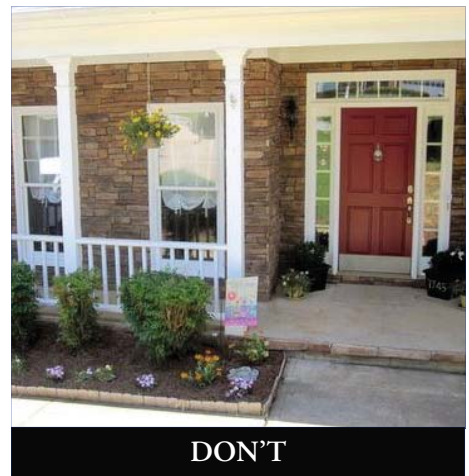
✓
Widely proportioned
corner boards
resting on water table.

✗
Corner boards less than
4" wide which do not
rest on water table.



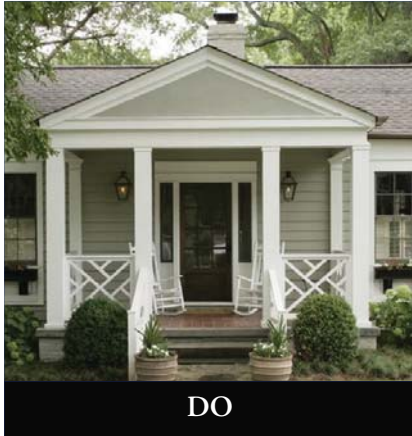
✓
Front porches 8' or more
create furnishable spaces.

✗
Porches less than 8' deep.



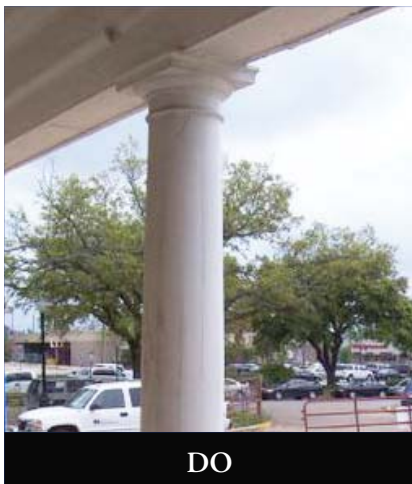
PORCHES, BALCONIES, & BAYS

DO'S & DON'TS FOR PORCHES, BALCONIES, & BAYS



✓
Openings between porch
columns narrower
than column height.

✗
Openings between porch
columns wider than
column height.



✓
Shaft nearest top of column
aligns with face of beam.

✗
Shaft of column does not align
with face of beam above.

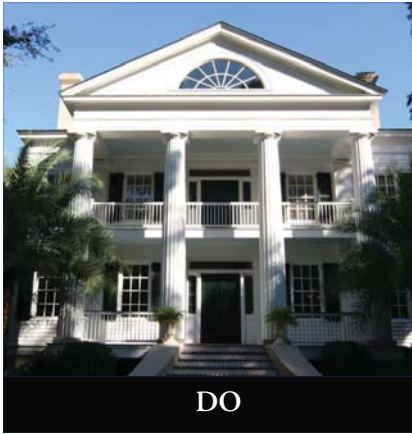


✓
Tapered porch columns with
plinth extending to ground.

✗
Tapered porch columns
with plinth sitting on
top of porch.



DO'S & DON'TS FOR PORCHES, BALCONIES, & BAYS



✓
Two-story porch columns
in groups of four.

✗
Two-story porch columns
in groups of less than four.



✓
Pilaster at wall
supporting porch beams.

✗
No pilaster supporting
porch beam.



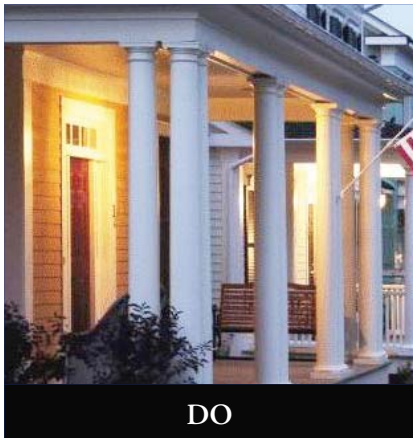
✓
Column and beam support the
roof.

✗
Column solely supporting the
roof, with no beam.



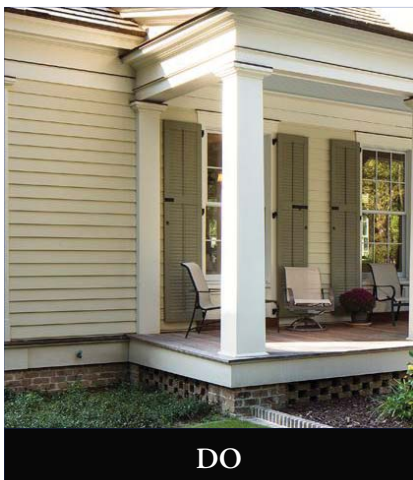
PORCHES, BALCONIES, & BAYS

DO'S & DON'TS FOR PORCHES, BALCONIES, & BAYS



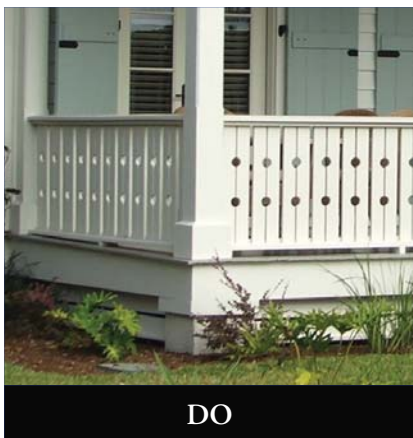
✓
Capitals proportionately scaled
to column using Classical
Orders.

✗
Capitals with oversized
crown molding.



✓
Raised front porch.

✗
Slab-on-grade front porch.



✓
Porch column with profile on
top edge.

✗
Oversized, chunky porch
column base.



DO'S & DON'TS FOR PORCHES, BALCONIES, & BAYS



✓
Classical capital
on square column.

✗
Block-y trim
used as capital on
square column.



RAILINGS

Materials:

- Porch/Stair railings shall be made of wood, composite materials, iron, or stainless steel.

Configurations:

- Railing enclosures or panels shall be composed of balusters, pickets, or spaced boards, centered on top and bottom rails. Iron railings, decorative cutouts, and picket patterns are permitted, subject to the approval of the Town Architect.
- Stainless steel cable railings are acceptable on non-Primary Frontage facades, or otherwise approved by the Town Architect.
- Hand and shoe railings should be appropriate to the style of the local vernacular and designed in a manner that sheds water away from balusters.

Prohibited:

- Pressure treated railings with no bottom rail.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND



Indicates a “Do”



Indicates a “Don’t”

DO’S & DON’TS FOR RAILINGS



DO



Decorative balusters in keeping with style.

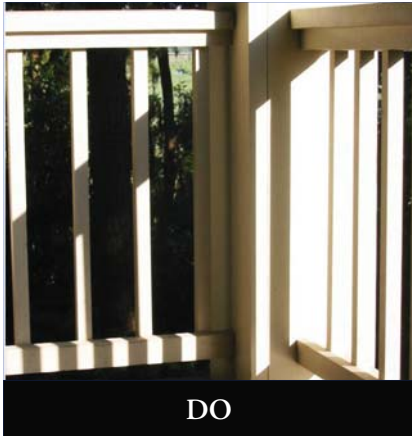


Out of proportion classical balusters not in keeping with architectural style.



DON'T

DO'S & DON'TS FOR RAILINGS



DO

✓
Simple, yet distinct rail pickets
and shoe rails.

✗
Rails and pickets
not distinct.



DON'T



DO

✓
Painted rails and
balusters on front facade.

✗
Rails and balusters on
front facade not painted.



DON'T



DO

✓
Simple iron rail in
keeping with style.

✗
Overly ornate iron rail
not in keeping with style.



DON'T

TOWERS, WIDOW'S WALKS, & CUPOLAS

Materials:

- Towers shall be consistent with the design of the house and comply with all the general requirements of the Design Guidelines.
- Towers do not necessarily need to be the same material as the principal mass.
- Towers or turrets are encouraged on larger corner lots.
- Widow's walks and cupolas are permitted as architectural character allows.

Configurations:

- No portion of the tower may exceed 15'-0" above the top of the roof ridge on the principle mass.
- Towers may be enclosed, partially open, or open air.
- Towers must occur within the building setback.
- Towers and cupolas are permitted up to 225 square feet of floor area. The floor plate may be square, rectangular, octagonal, or circular in form. The square footage of the widow's walk is subject to the approval of the Town Architect.
- No portion of a widow's walk may exceed 7' above the top of the roof ridge on the principle mass. The square footage of the widow's walk is subject to the approval of the Town Architect.
- No portions of a cupola or light monitor may exceed 14' above the top of the roof ridge on the principle mass. The size and massing of the cupola is subject to the approval of the Town Architect.

GALLERY OF APPLICABLE IMAGES



THIS PAGE INTENTIONALLY LEFT BLANK

OUTBUILDINGS & PARKING STRUCTURES

Materials:

- Materials shall be consistent with that of the primary structure, or appropriately complementary, as approved by the Town Architect.
- Garage doors shall be overhead sectional or side hinged and shall be made of wood or metal. Metal doors shall be faced in wood. Sectional doors must have the appearance of a traditional swinging carriage door.

Configurations:

- Parking structures must be carefully incorporated into the composition of the lot. They may not be located in the front façade zone, with the exception of approved courtyard lots (See “Detached Single Family Suburban Residential, Lot Specifications: Courtyard”).
- Detached garages in the form of carriage houses are strongly encouraged. The impact of the garage can be minimized by designing with creativity, not only from the stand point of function, but especially with regard to massing. Not only can a garage store automobiles, but it also has potential for guest quarters or office studios within the loft or attic. The massing shall conform to that of the primary structure.
- Carriage houses with living spaces above may include porches or balconies.
- Garages may be attached to the main house by an open breezeway or enclosed connector.
- Garage doors are discouraged from facing the street. Garage doors facing the street are subject to approval of the Town Architect. If a lot is adjoining an alley, then the garage is required to be accessed from that alley.
- Garage door openings are encouraged to be single bay and no wider than 10’, and required when facing the road or when locating three garage doors on the same facade.
- For front loaded lots the use of porte-cocheres is allowed. They should be designed in the same language of a porch.
- Only the following uses of outbuildings are permitted:
 - Garden pavilions, greenhouses, and potting sheds
 - Gazebos, trellis structures, and arbors
 - Garages and workshops
 - Guest house and artist studio
 - Saunas, pool cabanas, and equipment enclosures

Prohibited:

- Wide horizontal garage doors without panels or vertical emphasis
- Car ports and porte-cocheres may never be fully enclosed.

The following pages of text, diagrams, and photos serve as a continuation of and supplement to the Architectural Patterns outlined in the preceding pages. Following the recommendations provided, in conjunction with the “Do’s” demonstrated, and avoiding the “Don’ts” shown will facilitate the drawing review process and assist in maintaining a high level of design quality at Old Town.

LEGEND

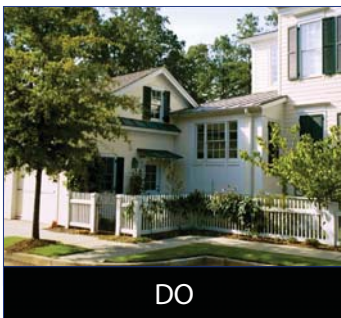


Indicates a “Do”



Indicates a “Don’t”

DO'S & DON'TS FOR OUTBUILDINGS & PARKING STRUCTURES



Garage massing is distinct and subordinate to main mass of house.



Oversized garage competes with massing of house.



OUTBUILDINGS & PARKING STRUCTURES

DO'S & DON'TS FOR OUTBUILDINGS & PARKING STRUCTURES



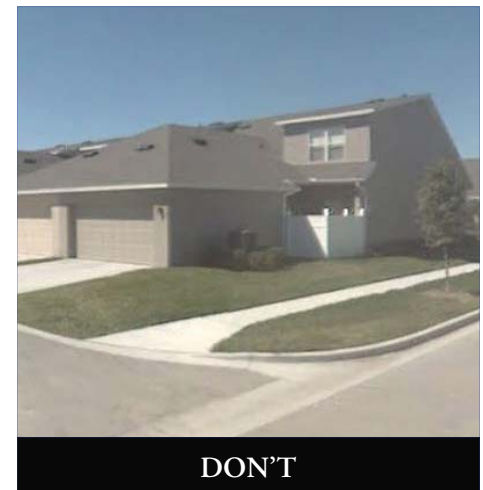
✓
Alley facing garages with
parking pads.

✗
Garages forward of
facade facing street.



✓
Alley with screen wall.

✗
Alley with open
visual sight lines.



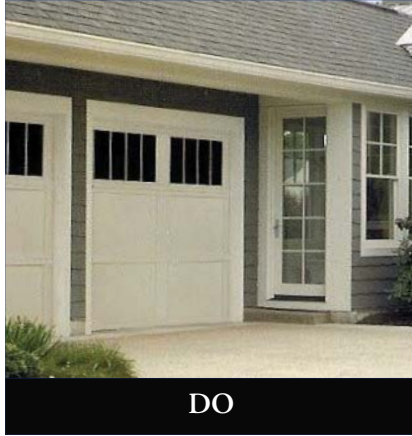
✓
Breaking down mass of
garage structure into
multiple masses.

✗
Large garage massing can
compete with house scale.



OUTBUILDINGS & PARKING STRUCTURES

DO'S & DON'TS FOR OUTBUILDINGS & PARKING STRUCTURES



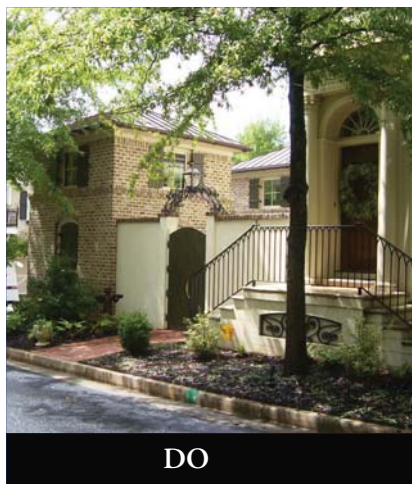
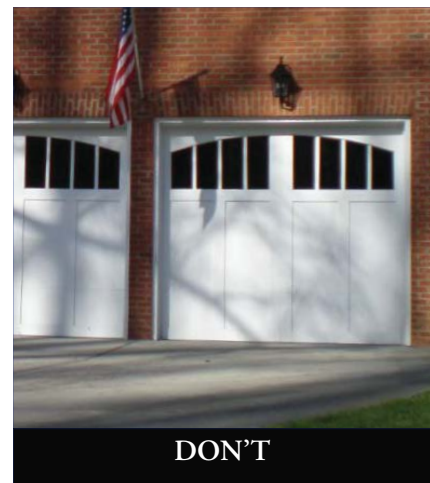
✓
Vertically proportioned rectangular windows (close to 1/3 of door height) in garage doors.

✗
Horizontally proportioned windows (less than 1/4 of door height) in garage doors with horizontal panels.



✓
Arched brick opening with square door.

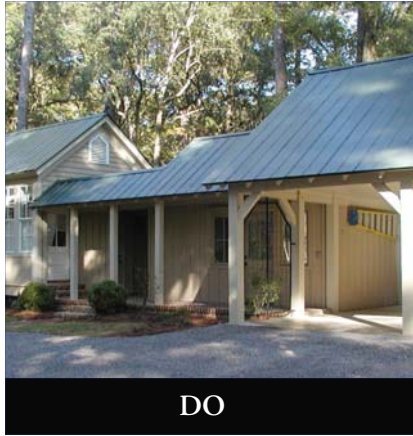
✗
Arched windows in garage doors.



✓
Outbuildings to frame exterior space.

OUTBUILDINGS & PARKING STRUCTURES

DO'S & DON'TS FOR OUTBUILDINGS & PARKING STRUCTURES



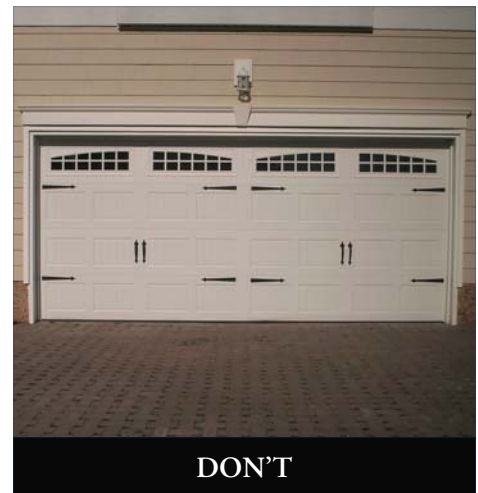
✓
Connect garages and carports
with subordinate breezeways.

✗
Append garages to house with
no separation.



✓
Simple doors with minimal
hardware.

✗
Doors with unrealistic,
decorative hardware on double-
wide doors.



THIS PAGE INTENTIONALLY LEFT BLANK



OLD TOWN

ARCHITECTURAL STYLES INSPIRATION GALLERY





OVERVIEW

The ARCHITECTURAL STYLES INSPIRATION GALLERY section of the Old Town Residential Design Guidelines focuses on five unique styles found in the Columbus area to provide inspiration for proposed development. The application of this section of the Design Guidelines will ensure that the buildings in Old Town maintain a consistent and high level of design. Designers should utilize this section to facilitate the conceptual and design development phases of a project. The Town Architect will pay special attention to the items specifically noted in this section as pertaining to certain styles.

ADDITIONAL RESOURCES

- *Get Your House Right: Architectural Elements to Use & Avoid* by Marianne Cusato, Ben Pentreath, Richard Simmons, & Leon Krier.
- *Traditional Construction Patterns: Design and Detail Rules-of-Thumb* by Stephen Mouzon and Susan Henderson.
- *A Field Guide to American Architecture* by Carole Rifkind.
- Photographic surveys of existing noteworthy buildings performed by Historical Concepts in historic downtowns and on the main streets of regional cities and towns such as Columbus, GA; Madison, GA; LaGrange, GA; Newnan, GA; Senoia, GA; Milledgeville, GA, and Macon, GA. (available by request)

WERACOBA COLONIAL



The WERACOBA COLONIAL architectural style encompasses elements from Federal, Georgian, and Classical Revival styles inspired by English and Colonial precedents. Many of the residential buildings found in and around Columbus, Georgia share the core characteristics of the classical tradition, but express subtle regional differences. While the Uptown Classical style categorizes public and commercial buildings, the Weracoba Colonial style categorizes single-family residential buildings. This style is found mainly in stately homes around Columbus.

The dominant features of these buildings are the simple and symmetrical massing, embellished by more refined classical ornamentation. Roof forms are typically gabled or hipped with slopes no greater than 6:12. In most cases these buildings are constructed with brick and/or stone masonry. The higher style examples use cast stone for their ornamentation. More modest examples are constructed of brick masonry with wood ornamentation. The entries and doors are often intricately detailed to bring a pedestrian scale to some of the larger structures.

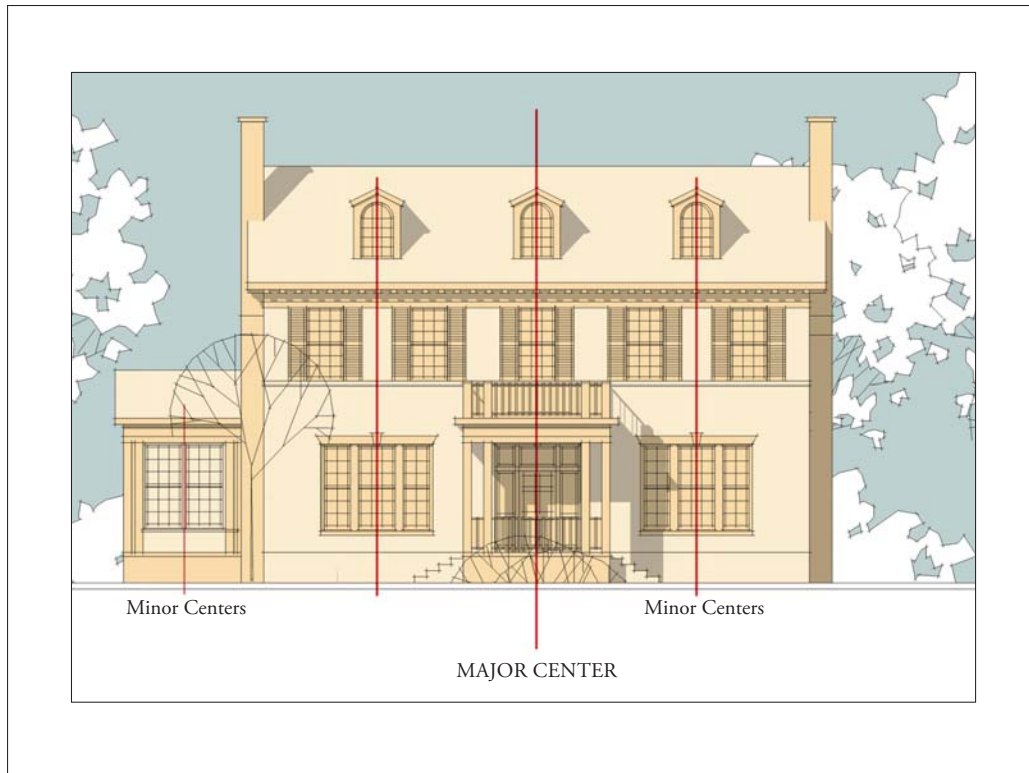
IDENTIFYING FEATURES - Please refer to the image above for visual representations of the features listed below.

1. Simple volumes, additive porches, or smaller wings used to make more complex shapes
2. Symmetrical composition of doors and windows
3. Simplified classical detailing at entries, windows, cornices, and walls
4. Roof pitches typically 6:12 or less for the main massing with shallower pitches (3-5:12) for frontal triangular gables or secondary masses and porches

ADDITIONAL RESOURCES:

- The Abrams Guide to American House Styles* by William Morgan.
- A Field Guide to American Houses* by Virginia and Lee McAlester.
- American Houses: A Field Guide* by Gerald Foster.





WERACOBA COLONIAL DESIGN CONCEPTS

SYMMETRY - The most prominent feature of a Weracoba Colonial building is bilateral symmetry; each side generally matching the other along the imaginary centerline. This symmetry mimics the natural 'design' of animals and humans.

PROPORTION - The organization of a Weracoba Colonial is based upon and generated from proportions which can be found in nature and many historic structures. The classical canons of Tuscan, Doric, Ionic, and Corinthian proportions can be applied to appropriately size cornices, columns, openings, pedestals, and bases. Typical ratios include 1:1, 1:2, 1:3, 2:3, 3:5, and 1:1.618 (the Golden Section).

SURFACE - Monumental Weracoba Colonial buildings should be constructed of lasting materials such as brick, stone, or stucco. Buildings that are more vernacular in nature may have wood trim and may be constructed primarily of wood. Openings should be recessed into masonry walls a minimum of 2".

HIERARCHY OF SCALE - A Weracoba Colonial building includes large scale elements such as porticoes which can express importance and small scale elements such as mouldings to relate to the smaller human scale. However, all sizes of details require the use of appropriate proportions to compose an aesthetically pleasing and successful building.

WERACOBA COLONIAL MASSING EXAMPLES



Crossing gable main mass with 3-bay 'Temple front' portico and secondary gable



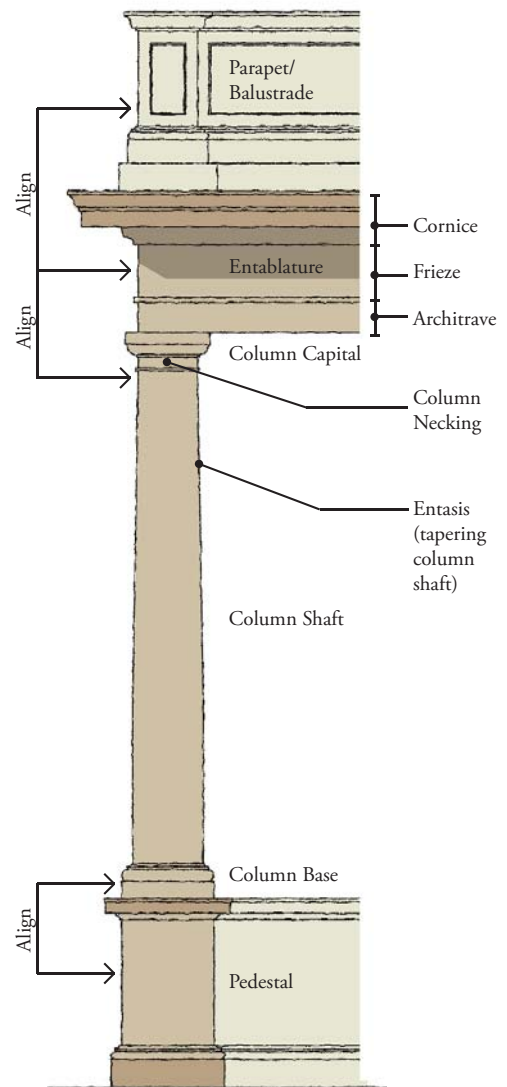
Crossing gable main mass with dormers and a 1-story hipped-roof porch; secondary gable and shed roof masses



2-story crossing gable mass with dormers; monumental 2-story, 3-bay porch; secondary hip and gable masses



Weracoba Colonial buildings draw heavily on classical details for embellishment at important portals and horizontal planes. The profiles and proportions of these details are dictated by well documented classical traditions. The most prominent proportional systems are expressed in the classical canonical orders of Tuscan, Doric, Ionic, and Corinthian. More information about these traditions can be found in additional resources such as *The American Vignola* by William Ware or *Parallels of the Classical Orders of Architecture* by Normand and von Mauch.



BASIC CLASSICAL
ORDER COMPONENTS

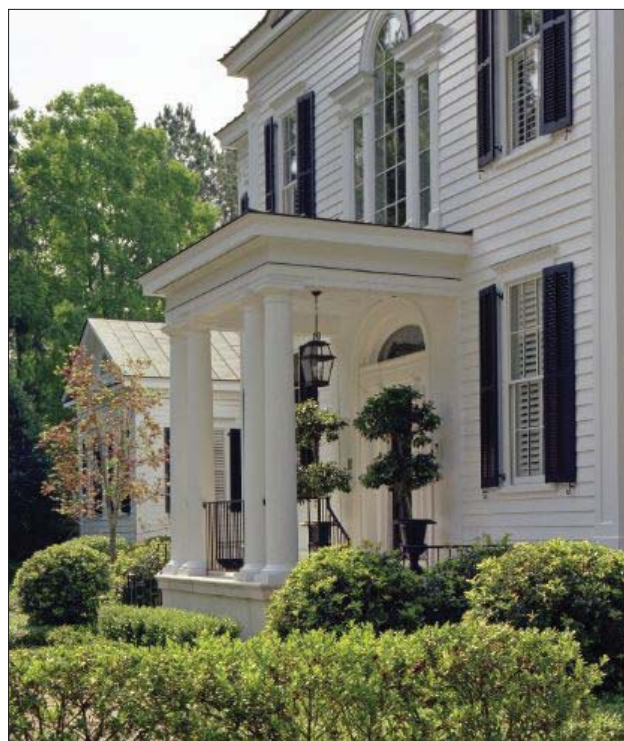


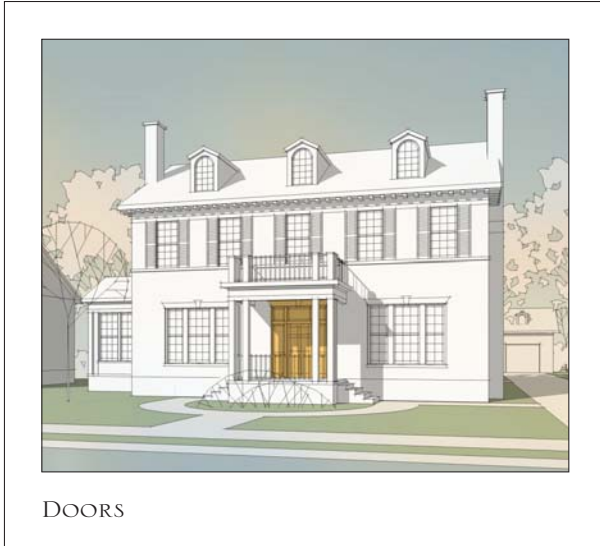
WERACOBA COLONIAL



ENTRY FEATURES

The entries into buildings of the Weracoba Colonial style are the most articulated elements on the facade. They are highlighted with ornamental embellishments and other architectural features. The entry most often occupies the central bay on a bilaterally symmetrical facade. Instead of an applied porch, an arcade may be incorporated into the mass of the building. These arcades feature an odd number of bays, with the entry occupying the central bay. Additive bays on the sides of the main mass may have a flat expression of an arcade filled with glass.

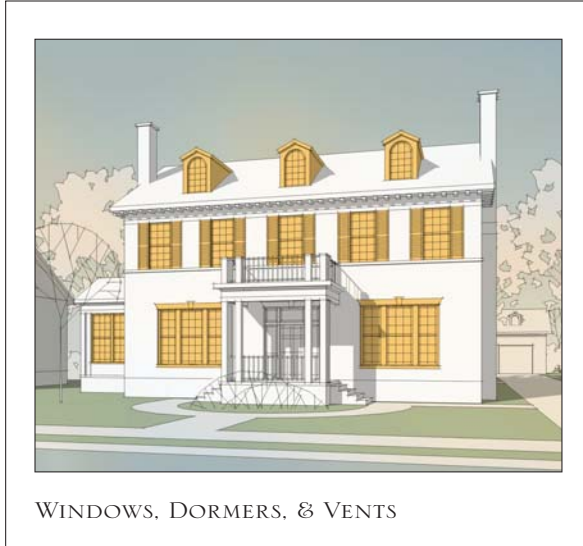




The main door of a Weracoba Colonial building is often highly embellished and the central element on the facade. The door may be single or double and is often accompanied by a transom and sidelights to increase the scale of the opening. Transoms may be rectangular, semicircular, or elliptical in shape. In most cases, the door surround is articulated with a portico, pilasters, or columns. Side or rear doors often display a stripped down version of columns or pilasters with a shallow gable or bracketed shed roof similar to an awning.



WERACOBA COLONIAL



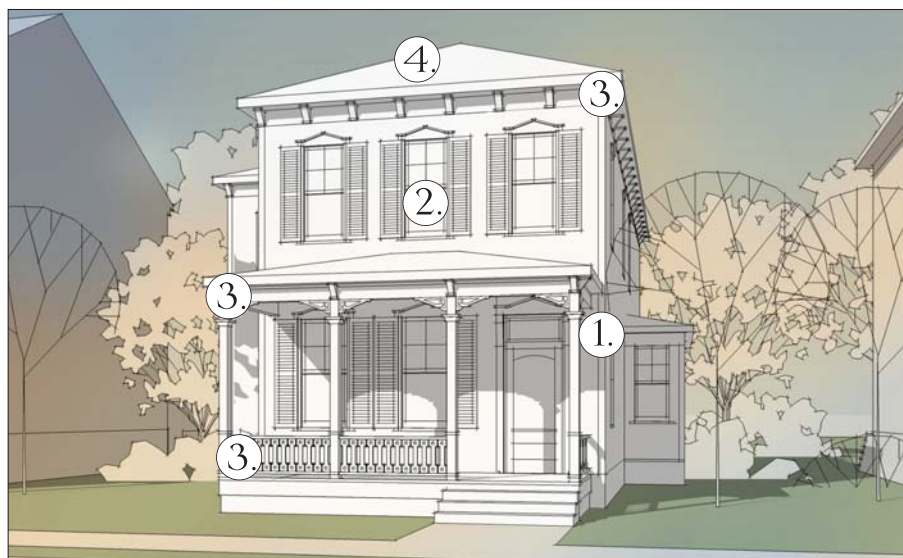
Windows on Weracoba Colonial buildings shall be vertical in proportion, though several windows may be ganged in order to form a more horizontal composition. Windows may have a half-round or elliptical head. Windows should be operable with double-hung or casements preferred. Standard minimum window size shall be 2'-8" in width and 5'-0" in height. Window head heights should align at each story of the building.

Where appropriate, dormers, should be constructed of wood and not masonry as the main body of the structure. Small accent windows in non-rectangular shapes are allowed for accents such as in the pediment of a facade. Windows should be articulated as punched openings with inset wood trim. The masonry opening may be articulated as a round, elliptical, or jack arch. Shutters may be used, but must be sized appropriately to the opening and have functioning hardware and hinges.



THIS PAGE INTENTIONALLY LEFT BLANK

BROADWAY VICTORIAN



The BROADWAY VICTORIAN architectural style encompasses ornamental elements from Victorian styles, but also melds the simple forms of Folk or other national styles. Broadway Victorian is a more sedate and simplified form of the Victorian style and not the elaborate Queen Anne, with which many people are familiar. There are Broadway Victorian buildings found in essentially every historic neighborhood in Columbus, Georgia as it is an attractive style with relatively inexpensive ornamentation and simple massing.

The dominant features of these buildings are the vertical proportion and the ornamental scrollwork that embellishes the porch and cornice. The configuration of openings is generally symmetrical, though the massing is not always symmetrical. Broadway Victorian generally has an odd number of bays. Roof forms are typically low hipped with slopes no greater than 6:12, or steep gables with slopes between 8:12 and 12:12. In most cases these buildings are constructed of wood with wood ornamentation, though in some instances the main mass may be constructed of masonry.

IDENTIFYING FEATURES - Please refer to the image above for visual representations of the features listed below.

1. Simple volumes, additive porches, or smaller wings used to make more complex shapes
2. Symmetrical composition of doors and windows with optional asymmetrical elements or bay features
3. Vertical emphasis through narrow columns and tall, narrow openings
4. Geometric wood scrollwork at porches, windows, and cornices
5. Low hip or steep gable roofs (8:12 or steeper)

ADDITIONAL RESOURCES:

- The Abrams Guide to American House Styles* by William Morgan.
- A Field Guide to American Houses* by Virginia and Lee McAlester.
- American Houses: A Field Guide* by Gerald Foster.

BROADWAY VICTORIAN



BROADWAY VICTORIAN



BROADWAY VICTORIAN DESIGN CONCEPTS

SYMMETRY - The overall massing of Broadway Victorian Buildings is generally not symmetrical, though simpler forms will sometimes exhibit bilateral symmetry. There is generally bilateral symmetry of the main mass, with asymmetrical bays or additions. The openings on the main mass also exhibit bilateral symmetry.

PROPORTION - The organization of a Broadway Victorian building is based upon more modern proportions as often seen in the Gothic Style and in early steel and iron construction of the Industrial Revolution through the early 20th Century.

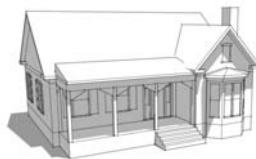
SURFACE - The wall surface of Broadway Victorian buildings is consistent in plane and material. Wood siding is the most common siding material. Trim and cornices are also constructed of wood. In the event that masonry is used, openings should be recessed into masonry walls a minimum of 2".

HIERARCHY OF SCALE - A Broadway Victorian building is dominated by its porch. Whether the porch is symmetrical or not, it is where the most detail is concentrated and is the most easily identifiable element of a Broadway Victorian building.

BROADWAY VICTORIAN MASSING EXAMPLES



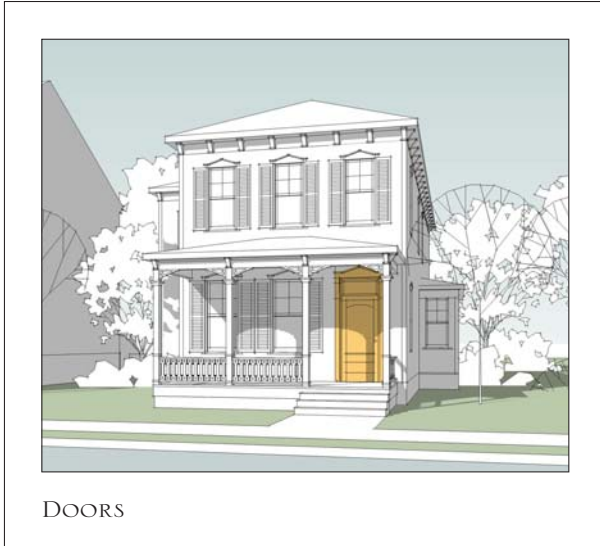
1-story gable roof mass with applied shed roof porch



Crossing gable main mass with accent gable and bay mass and shed roof porch



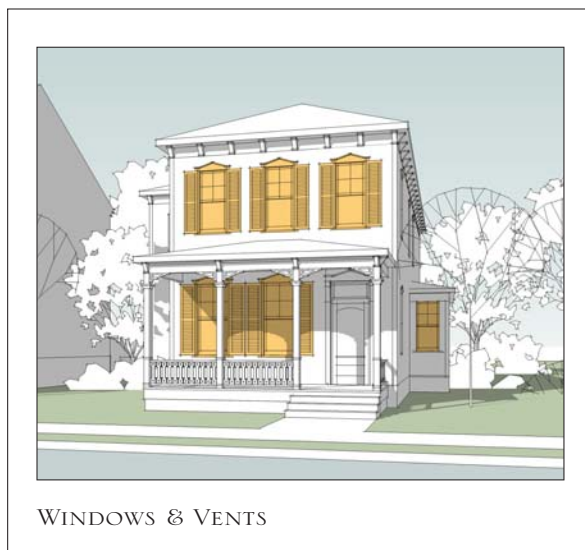
Hipped roof mass with integral 5-bay porch



The main door of a Broadway Victorian building is typically embellished with brackets or scrollwork. The door is often pushed to one side of the mass, though it may be the central element on the facade. The door should exhibit vertical proportions, i.e. a single door, not a double door. The upper panel of the door is often glass, with decorative woodwork at the lock rail. The door may be surrounded by sidelights, which should also be vertical in proportion, and 1-2' wide. Transoms may be utilized to increase the sense of height at the door. Victorian transoms were often painted or stained glass and sometimes display the address of the house.



BROADWAY VICTORIAN



WINDOWS & VENTS

Windows on Broadway Victorian buildings shall be vertical in proportion (often exaggerated), though several windows may be ganged in order to form a more horizontal composition. Windows may have an elliptical or segmental head. Windows should be operable with double-hung or casements preferred. Standard minimum window size shall be 2'-8" in width and a minimum of 5'-0" in height. Window head heights should align at each story of the building. Small windows in non-rectangular shapes are allowed for accents such as in the pediment of a facade. Windows should be articulated as punched openings with wood trim and cap, often with crown moulding.

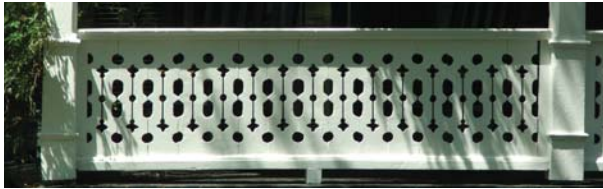
Lites should be larger than the Weracoba Colonial style, and more vertical in proportion. The masonry opening may be articulated as a round, elliptical, or jack arch. Shutters may be used, but must be sized appropriately to the opening and have functioning hardware and hinges.





SCROLLWORK

The porches of the Broadway Victorian style are the most articulated elements of the facade and are highlighted with ornamental wood scrollwork. Scrollwork is flat wood pieces with geometric shapes cut out of them. The pattern cut into the wood is repetitive. This variety of ornament was more economical to manufacture than turned woodwork and easier to mass produce. Turned wood pieces should be used sparingly. Scrollwork may be used at porch railings, brackets, entablatures, and building cornices.



VILLAGE NATIONAL



The VILLAGE NATIONAL architectural style is a simplified building form which encompasses elements from Federal, Georgian, and Classical Revival styles inspired by English and Colonial precedent. This style is generally reserved for residential structures, as it provides a clear and stately mass with minimal complicated architectural detailing. This style can be found in virtually every historic residential neighborhood in Columbus, Georgia.

The dominant features of these buildings are the simple and symmetrical massing, embellished by simplified classical ornamentation. Roof forms are typically gabled or hipped with slopes no greater than 6:12. In most cases these buildings are constructed with a brick and/or stone masonry base and wood as the primary building material. The entries and doors are often the most intricately detailed item on the facade.

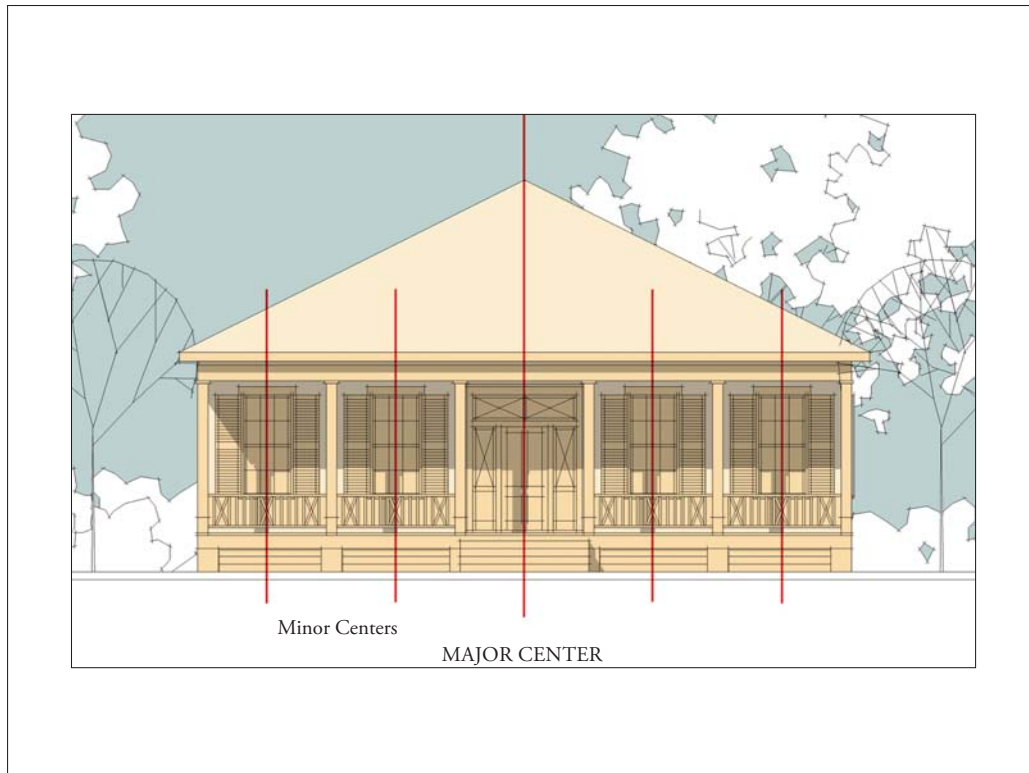
IDENTIFYING FEATURES - Please refer to the image above for visual representations of the features listed below.

1. Simple volumes, additive porches, or smaller wings used to make more complex shapes
2. Symmetrical composition of doors and windows
3. Simplified classical detailing at entries, windows, cornices, and walls
4. Low hip roof or cross gable for main mass; porch typically under main roof or as small addition

ADDITIONAL RESOURCES:

- The Abrams Guide to American House Styles* by William Morgan.
- A Field Guide to American Houses* by Virginia and Lee McAlester.
- American Houses: A Field Guide* by Gerald Foster.





VILLAGE NATIONAL DESIGN CONCEPTS

SYMMETRY - Village National buildings are generally bilaterally symmetrical with each side generally matching the other along an imaginary centerline.

PROPORTION - The organization of a Village National building is based upon and generated from proportions found in nature and many historic structures. The classical canons of Tuscan, Doric, Ionic, and Corinthian proportions can be applied to appropriately size cornices, columns, openings, pedestals, and bases. Typical ratios include 1:1, 1:2, 1:3, 2:3, 3:5, and 1:1.618 (the Golden Section). While proportions are used to generate building masses and the relationship of individual elements to the whole, the classical orders and mouldings are often stripped down, simplified, or left off.

SURFACE - Monumental Village National buildings are primarily constructed of wood and detail is applied in wood. The base piers and or water table are generally constructed of brick. Openings should be recessed into masonry walls a minimum of 2".

HIERARCHY OF SCALE - A Village National building should have a straightforward massing with a clear entry. The detail should be simple, as this style establishes its character with the simple, symmetrical massing. However, all sizes of details require the use of appropriate proportions to compose an aesthetically pleasing and successful building.

VILLAGE NATIONAL MASSING EXAMPLES



Simple 1-story gable mass with stoop



Simple 2-story gable mass with 1-story, 3-bay hipped roof porch

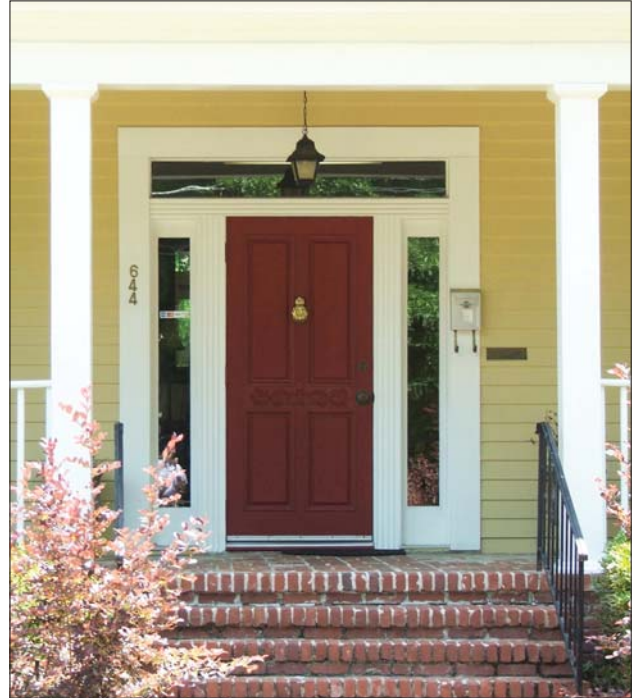


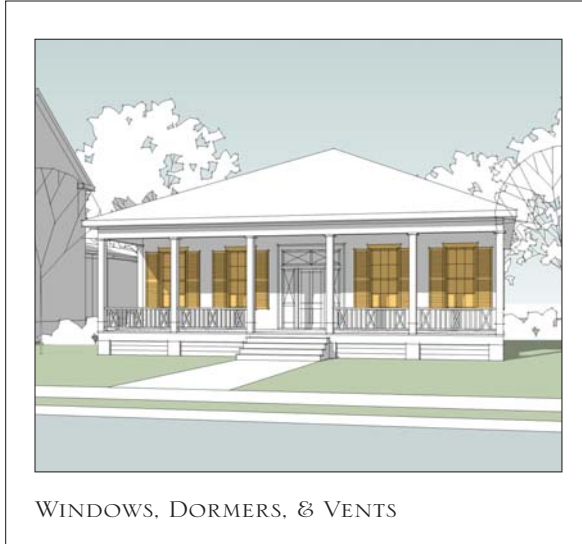
Simple 2-story hipped roof mass with shed roof porch



DOORS

The main door of a Village National building is frequently embellished and the central element of the facade. The entry may take the form of single or double doors, often accompanied by a transom. Transoms may be rectangular, semicircular, or elliptical. Sidelights are also often present on Village National buildings and should be a minimum of 18" wide. The transom and sidelights may exhibit a playful pattern in their lites, reminiscent of Chippendale woodwork, which was inspired by Asian architecture.





Windows on Village National buildings shall be vertical in proportion, though several windows may be ganged in order to form a more horizontal composition. Windows may have a half-round or elliptical head. Windows should be operable with double-hung or casements preferred. Standard minimum window size shall be 2'-8" in width and 5'-0" in height. Window head heights should align at each story of the building. Small windows in non-rectangular shapes are allowed for accents in the pediment of a facade. Windows should be articulated as punched openings with inset wood trim.

Dormers, where appropriate, should be constructed of wood and not masonry as the main body of the structure. The masonry opening may be articulated as a round, elliptical, or jack arch. Shutters may be used, but must be sized appropriately to the opening and have functioning hardware and hinges.



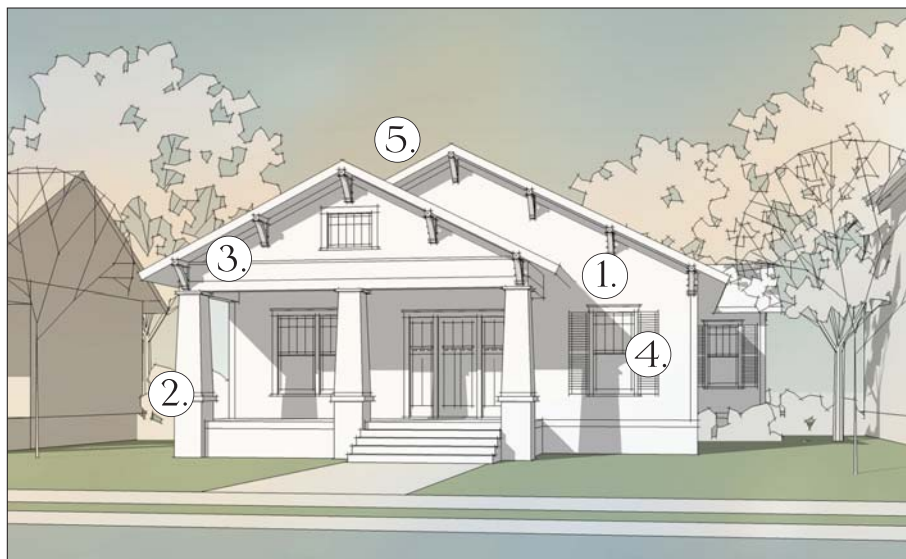


WOODWORK

The primary ornament on a Village National building occurs on the porch. The porch railing and columns are where carpenters exhibited their talents and had some fun. Railings are often reminiscent of Chippendale woodwork which was inspired by Asian architecture. The railings are typically composed of straight wood pickets and angled or horizontal wood pieces forming a repetitive pattern. The design of the woodwork should exhibit bilateral symmetry to work with the overall mass. In the Village National style there is an opportunity to incorporate unique woodwork between porch columns as lattice and screening.



ROSE HILL CRAFTSMAN



The ROSE HILL CRAFTSMAN architectural style is a uniquely American one inspired by the Arts and Crafts movement and fused with South American and Spanish architecture. In the early twentieth century, Craftsman was a very popular residential style across the entire country. As many of the homes in Columbus, Georgia were built during this time period, examples of the Rose Hill Craftsman can be found throughout the City.

The dominant features of these buildings are the low, horizontal proportions, heavy bracketery, and woodwork. Roof forms are typically gabled or hipped with slopes no greater than 6:12, and may exhibit a gambrel or dutch shaped roof. These buildings are constructed principally of wood, with brick or stone masonry accents. In instances where masonry is the predominant building material, the cornice, porch, and additions should be detailed in wood. The Rose Hill Craftsman style is primarily appropriate for bungalows (one or one and a half story residences) as the building proportions are more horizontal. This style may be articulated with a two-story structure, provided that the roof maintains a low profile, the windows on the upper level are significantly smaller than the main level, and the cornice and porches are ornamented with brackets or exposed rafter tails.

IDENTIFYING FEATURES - Please refer to the image above for visual representations of the features listed below.

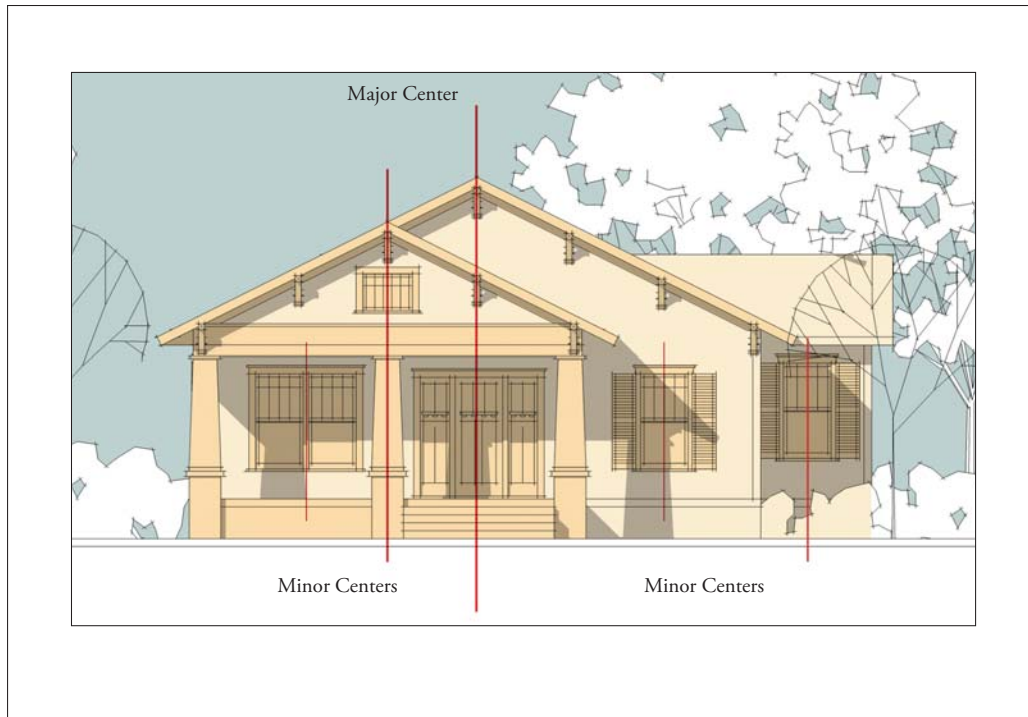
1. Simple volumes, additive porches, or smaller wings used to make more complex asymmetrical forms.
2. Brick or stone porch column bases with square tapered columns at porch.
3. Heavy wood brackets at eaves.
4. Double hung windows with custom lite pattern sash above a single pane sash.
5. Low pitched (shallower than 6:12) gable roof or hipped roofs.

ADDITIONAL RESOURCES:

- The Abrams Guide to American House Styles* by William Morgan.
- A Field Guide to American Houses* by Virginia and Lee McAlester.
- American Houses: A Field Guide* by Gerald Foster.



ROSE HILL CRAFTSMAN



ROSE HILL DESIGN CONCEPTS

SYMMETRY - The main mass of the Rose Hill Craftsman exhibits bilateral symmetry. However, porches, wings, and additions are usually added in an asymmetrical manner. Although the overall mass may be asymmetrical, there is a balance exhibited by openings across the building.

PROPORTION - The Rose Hill Craftsman building exhibits horizontal proportions and low roofs. This style creates homes that feel very comfortable and warm. Columns are stout and square and the cornice is heavy, reinforcing the feeling that the building is rooted in place.

SURFACE - Rose Hill Craftsman buildings should be constructed of natural materials such as brick, stone, stucco, or wood. While most buildings are primarily constructed of wood, they typically have a masonry base or water table, and the porch floor is frequently masonry. Openings should be recessed into masonry walls a minimum of 2".

HIERARCHY OF SCALE - A Rose Hill Craftsman building is not a monumental building. This style literally keeps a low profile and is generally only appropriate for use in single family residential applications. The style may be appropriate for select low density multi-family housing at the discretion of the Town Architect.

ROSE HILL MASSING EXAMPLES



Simple hipped roof mass with integral 5-bay porch



Hipped gable roof mass (also called 'Jerkin Head') with integral 3-bay porch



Simple 2-story hipped roof mass with shed roof porch

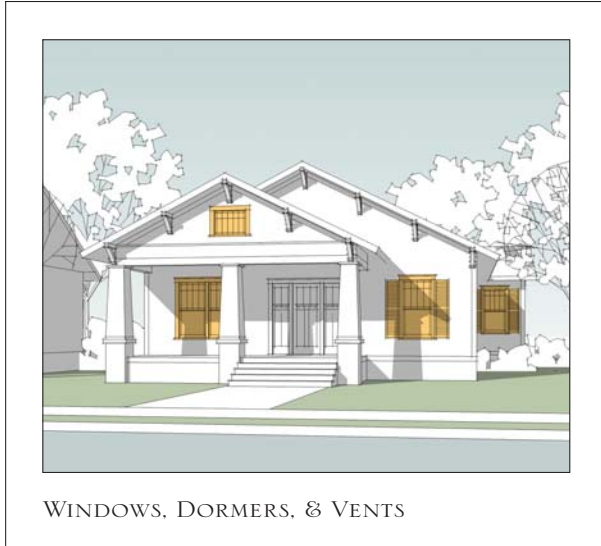


DOORS

The main door of a Rose Hill Craftsman building is not as embellished as many of the other styles included in this document. The front door is generally surrounded by simple wood casing, though covered by a porch or awning, and is most often a single door flanked by sidelights in order to reinforce the horizontal proportions of the style. Transoms may be used, but should be horizontal in proportion. Transoms and sidelights should have wide lite proportions or patterns as seen in historical examples of the style.

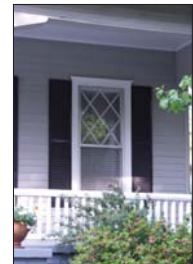


ROSE HILL CRAFTSMAN



Rose Hill Craftsman windows shall be vertical in proportion and often ganged in groups of two or three to create a more horizontal composition. Windows should be operable with double-hung or casements preferred. The standard minimum size shall be 2'-8" in width and 5'-0" in height, though similar accent windows are also acceptable. Window head heights should align at each story of the building. Windows often exhibit narrow lites, non rectangular lite patterns, or diamond patterns. Prairie patterns, which include lites of different sizes created from straight lines, are an identifying feature of this style. Shutters may be used but must be sized appropriately to the opening and have functioning hardware and hinges.

Where appropriate, dormers should be constructed of wood, not masonry as the main body of the structure. This style often has a small dormer over the front porch. Vents are an identifying feature of the Rose Hill Craftsman, and are often articulated in the gable end wall or in a small dormer.



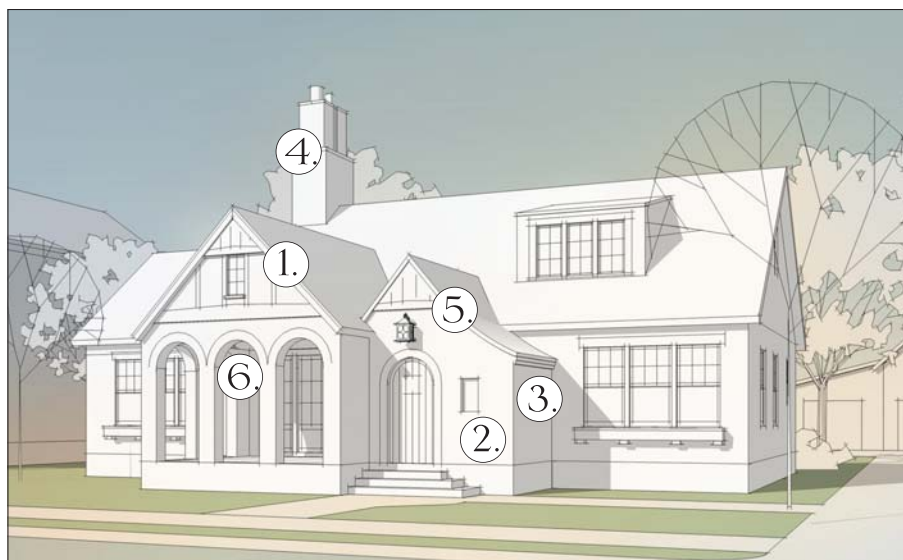


WOODWORK

The entries into buildings of the Rose Hill Craftsman style are articulated with heavy columnar elements. Large piers, stout square tapered columns, and grouped columns are an identifying feature of this style. Columns are often placed on masonry pedestals. The eave is articulated with brackets or visible rafter tails. Brackets are regularly employed to embellish porches as well. Visible rafter tails often have a simple profile. Brackets are generally more horizontal than vertical in nature, with a maximum 45 degree angle from horizontal being employed. Porch railings should be heavy wood pickets or constructed of masonry with openings or as a solid wall.



PEACOCK WOODS ROMANTIC



The PEACOCK WOODS ROMANTIC Style is based on the palette of existing precedent within the historic residential neighborhoods of Columbus, Georgia. This style was popular during the early twentieth-century when the romantic movements influenced many architects, planners, and developers. The ultimate source of these movements was reverence for the traditional European village and its values as expressed in quality, natural building materials, and a rich variety of massing forms.

Roofs are steeply pitched, typically 11:12 to 18:12, and front facing gables are very common and encouraged individually or in groups in this style. Walls are masonry or stucco with half-timbering, stucco, shingle, or siding within the upper portions of gable forms, often beginning over the window head trim. Windows are grouped vertically and horizontally to create larger glazed openings, with the upper sash of all windows frequently divided into smaller panes over a single pane lower sash. Turrets, arches, bays, brackets, dormers, and chimneys all embellish and add character to Peacock Woods Romantic structures.

IDENTIFYING FEATURES - Please refer to the image above for visual representations of the features listed below.

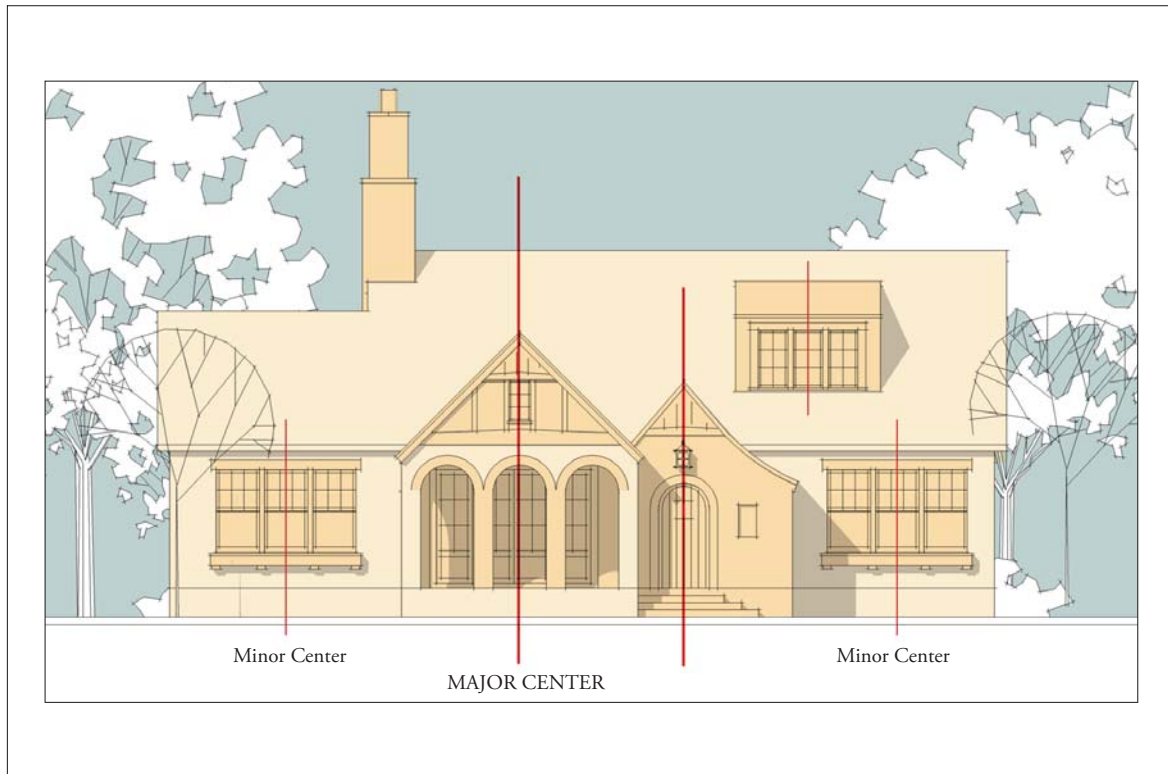
1. Steeply pitched roofs (11:12 to 18:12)
2. Picturesque Massing, often Asymmetrical in Overall Composition
3. Masonry Walls
4. Strong chimneys, turrets, or towers
5. Half-Timbered Wall Surface Treatment
6. Arched Openings at entry and porches

ADDITIONAL RESOURCES:

- *The Abrams Guide to American House Styles* by William Morgan.
- *A Field Guide to American Houses* by Virginia and Lee McAlester.
- *American Houses: A Field Guide* by Gerald Foster.
- *Comparative Architectural Details* by Ed Grenfell.
- *Smaller Houses of the 1920's* by Ethel B. Power.



PEACOCK WOODS ROMANTIC



PEACOCK WOODS ROMANTIC DESIGN CONCEPTS

SYMMETRY - A Peacock Woods Romantic building will have a picturesque order guided by the principles of balance and modulation for an overall harmonious composition. Bilateral building symmetry is not common and is discouraged. However, individual design elements or groups of elements can be symmetrical to each other. While this apparent contradiction makes the style more difficult to prescribe than others, the results of a well composed Peacock Woods Romantic building will have a timeless, charming character.

PROPORTION - In the Peacock Woods Romantic style 1:2, 1:3, 2:3, and 3:5 are key proportional relationships to consider. Wall opening dimensions need to honor standard masonry unit sizes to minimize awkward material cuts and misaligned openings. The overall goal of the style should be an appearance of modest, durable charm.

SURFACE - A Peacock Woods Romantic surface is meant to be textured. Wall materials should be as natural as possible: brick, stone, or wood, with natural undulations across the masonry faces to create soft variations in shade and shadow. Openings are recessed deeply to create strong shadow lines and trim profiles are projected to unify grouped elements.

HIERARCHY OF SCALE - The scale of detail is very important in this style and must be appropriate to the building materials being used. Stone and masonry details will be larger and more simple than those of details constructed in wood. Monumental design elements to be viewed from afar are not typical, due to the inherent modesty of this architectural style.

PEACOCK WOODS ROMANTIC MASSING EXAMPLES



Gable mass with accent gable feature



Hipped gable roof mass with intersecting dormers and crossing accent gable



Gable main roof (2) with balconies and recessed arched porch or loggia

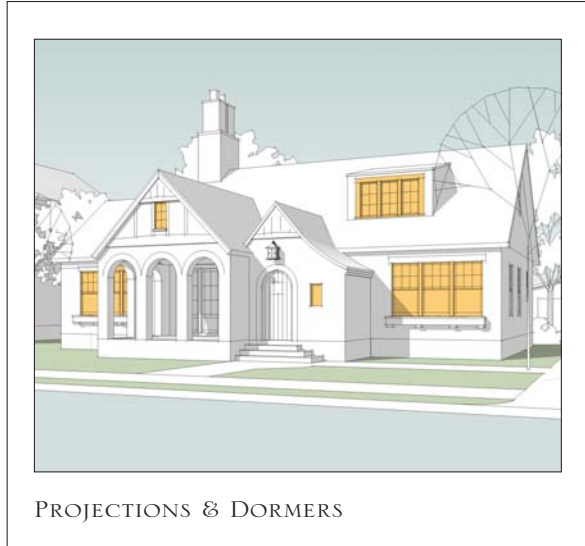


PORTALS

In the Peacock Woods Romantic style, arches abound and are used at important portals and porches. The most commonly used form is the semicircular arch. Also common is the "Tudor Arch." This is flattened, pointed arch typically built up from four key center points. It is very similar in appearance to an elliptical arch. The dimensions of Tudor Arches may vary, but the distance from spring-line to peak should always be less than half of the arch opening. Other acceptable forms to consider would be elliptical and jack arches. The trim around the arch can be brick, stone, stucco, or wood and will often be in a contrasting color from the wall which surrounds it. Arches repeated in a row as an ensemble make for very successful and useful arcades. Repetition of this element should occur in odd numbers only.



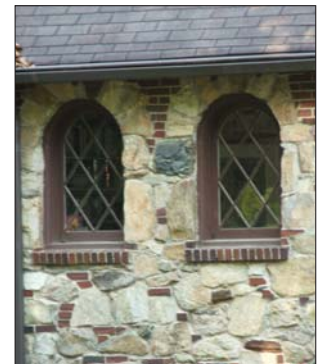
PEACOCK WOODS ROMANTIC

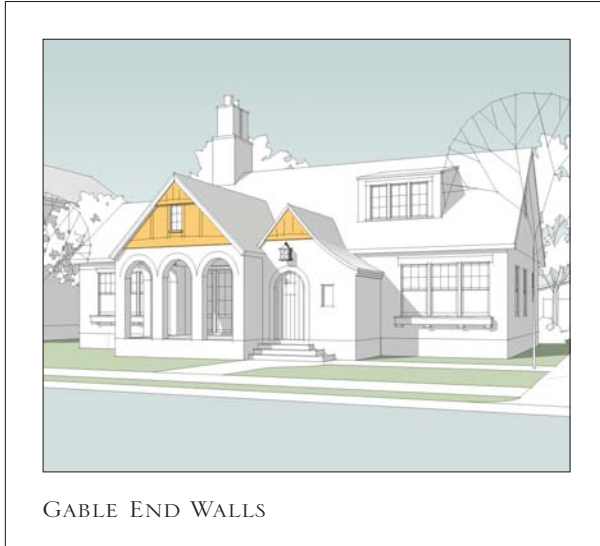


A distinctive element in the Peacock Woods Romantic style is the occurrence of wall 'Projections' and 'Overhangs.' 'Projection' and 'Overhang' will be used in the text below to describe the same general effect of 'sticking out', but there is a slight difference in the two terms. Projection is used to describe individual building elements that project out from the main wall plane, such as bay windows and dormers. Overhang is used to describe an entire floor/wall that cantilevers over the one below in order to expand interior space - it is a very practical consideration. As the old adage goes, make every inch count!

When an overhang occurs there is always a transition of material from 'heavy' to 'light'; if brick, stone, or stucco is used on the ground level, the upper story that is overhanging will be a lighter mix of materials, often seen as half-timbering (wood posts between stucco or brick infill). The distance of these overhangs will not exceed 24" and are most common between 6"-16". In larger overhangs there will often be visual, if not structural, support provided underneath the projection. If a projection occurs off of the lighter story, it will often maintain the similar wall surface material. If it projects off a solid masonry wall, the lighter mix of materials rule should apply.

Dormers are a very important roof element in the Peacock Woods style and create visual interest within the mass of roof that steeper roof pitches create. Dormers may be gabled, shed, or a clipped gable similar to a hip. They can be located solely on the roof plane or be placed on the wall to provide a break in the eave line. Dormers are typically large, with windows grouped in numbers from 2-4. They can be handled successfully in many different ways, but the most egregious error is for a dormer to be out of proportion to the rest of the roof. Their placement needs to be well composed just as any other building element.





GABLE END WALLS

In the Peacock Woods Romantic style Gable-fronted End Walls can be in brick (natural color or painted/stained), stone, or stucco, with wood introduced in the upper stories through half-timbering (entire wall) or thick beveled siding (starting over the upper window head trim). All masonry should project a hand crafted appearance, minimizing the machine influence of material production. Gable end walls are commonly grouped together which can create a very appealing rhythmic roof-line. If grouped, gables should maintain the same material appearance while the fenestration may vary.

In the Peacock Woods Romantic style the roof pitch should be high (11:12) to steep (18:12). If wood is used in upper gables, the roof structure will project out from the wall by a minimum of 6". If masonry is used, a slight parapet will terminate the roof structure behind the wall and the parapet will be capped with masonry, often slightly contrasting in color and texture with the lower wall material.



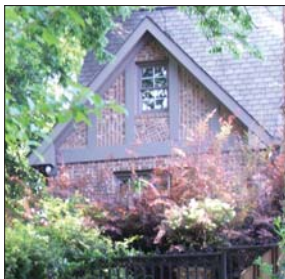
PEACOCK WOODS ROMANTIC

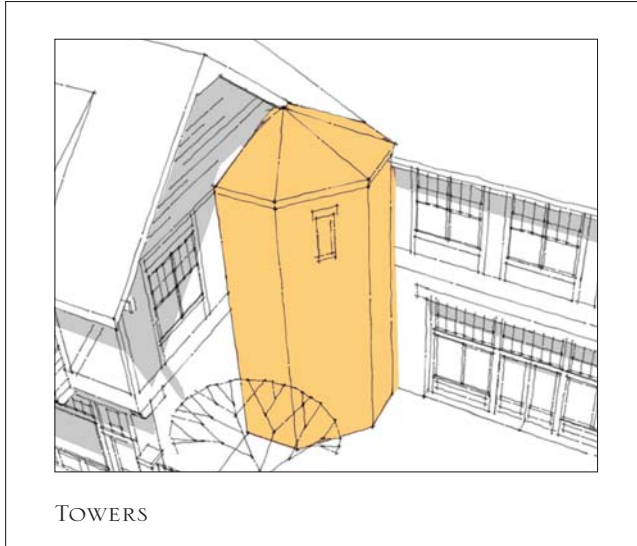


WALL SURFACES & TEXTURES

The most important features of a Peacock Woods Romantic building are the design treatment of the exterior wall surface and the material character. The Peacock Woods Romantic style is rooted in local historic precedent, itself built upon the precedent of the Garden City movement of the early 20th Century, and popularized by British Arts & Crafts architects and planners of that time. Natural materials like stone, brick, stucco, and wood are used in combination to create a charming visual texture across all building faces.

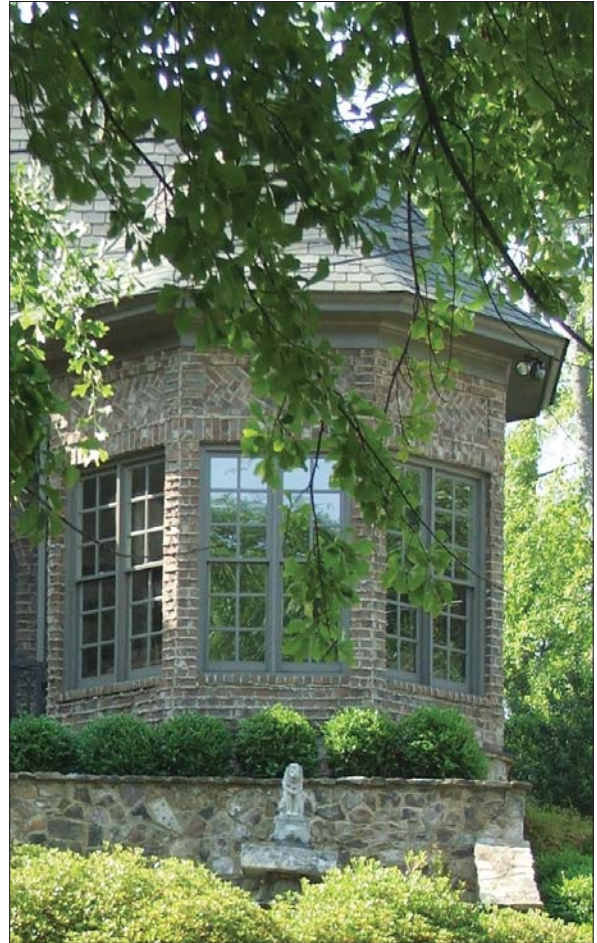
Half-Timbering is an ornamental wall detail used to depict the structural appearance of wood wall supports, in-filled with a contrasting wall material. This is either flush with or slightly protruding from the in-fill surface. The most common in-fill material is stucco, with a smooth or rough texture, followed by brick used in non-structural pattern and painted or stained a light color. An alternate contrast can be achieved if the wood trim is light and the in-fill is a darker tone or hue. A common dimension to consider for a wood 'timbering' trim piece is 5"-9" in width.





Peacock Woods Romantic Towers are typically strong masonry design elements used to add visual interest. Unlike those found in more formal castles and forts, Peacock Woods Romantic towers occur at inside corners (most commonly), off of the front building face (not centered), or as a growth up from the wall plane (fully engaged). Towers should be built of masonry (matched to the rest of the building, and of brick, stone, or stucco) with minimal punched openings to accentuate solidity.

Towers can be circular, rectangular, or polygonal and should seek to maintain the main building mass eave line or act as a transition between two different eave heights. Towers are not common in great numbers as they are not an essential building element. If the building site is at the end of an axis line, or around an outdoor space like a courtyard, a tower would be a successful design element to consider.



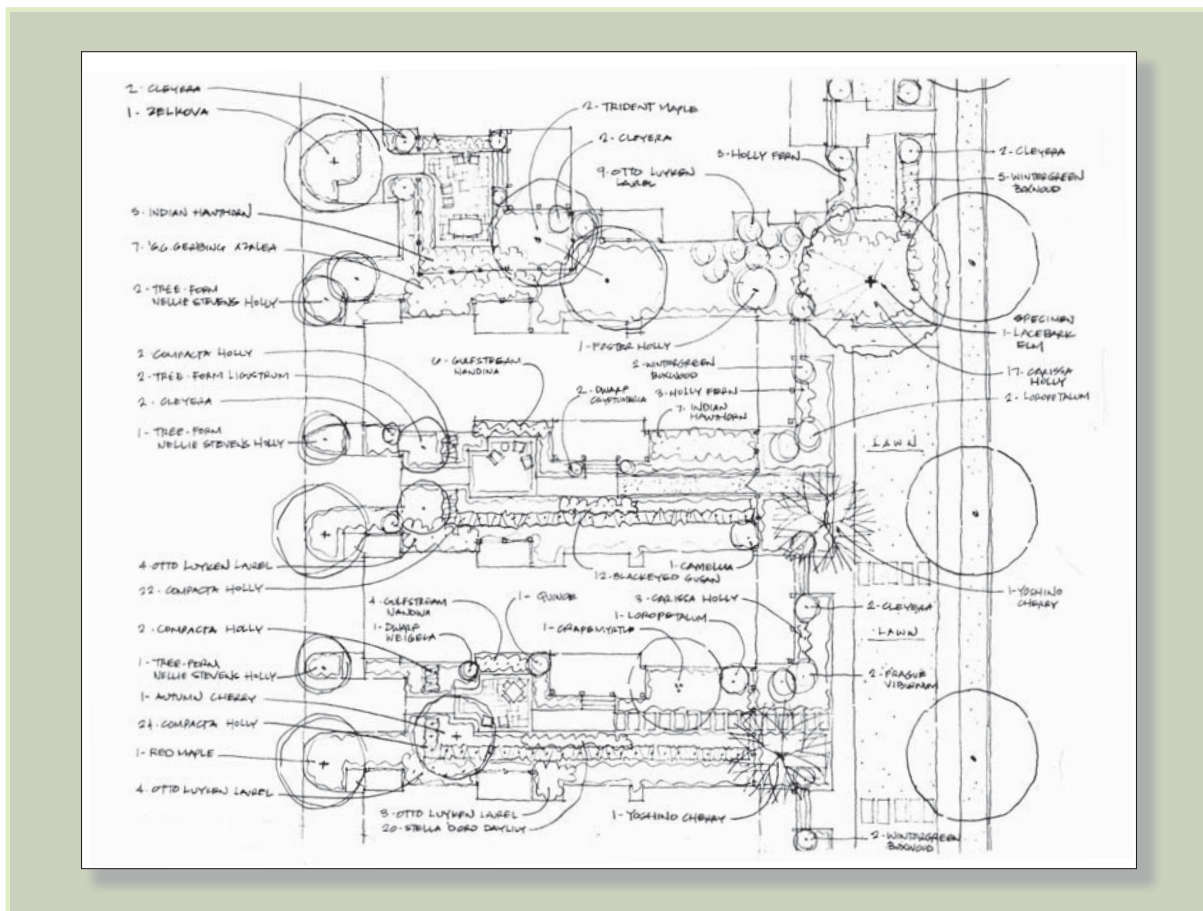
THIS PAGE INTENTIONALLY LEFT BLANK



OLD TOWN

LANDSCAPE STANDARDS





LANDSCAPE STANDARDS - Character & Philosophy

The landscape is a part of the fabric of Old Town, working hand in hand with the architecture to help define the pattern of the neighborhood. The mixture of uses in the community; from the Main Street and its retail and commercial spaces, to the denser living options of apartments and townhomes, the surrounding neighborhoods of large and small lots, the amenity, and green spaces will require subtle variations in the forming of spaces and landscape. The concept behind all landscape designs will be to create a pedestrian scaled environment of outdoor public and private “rooms.” Old Town will reflect the essence of a classic Southern town like Columbus, Georgia.

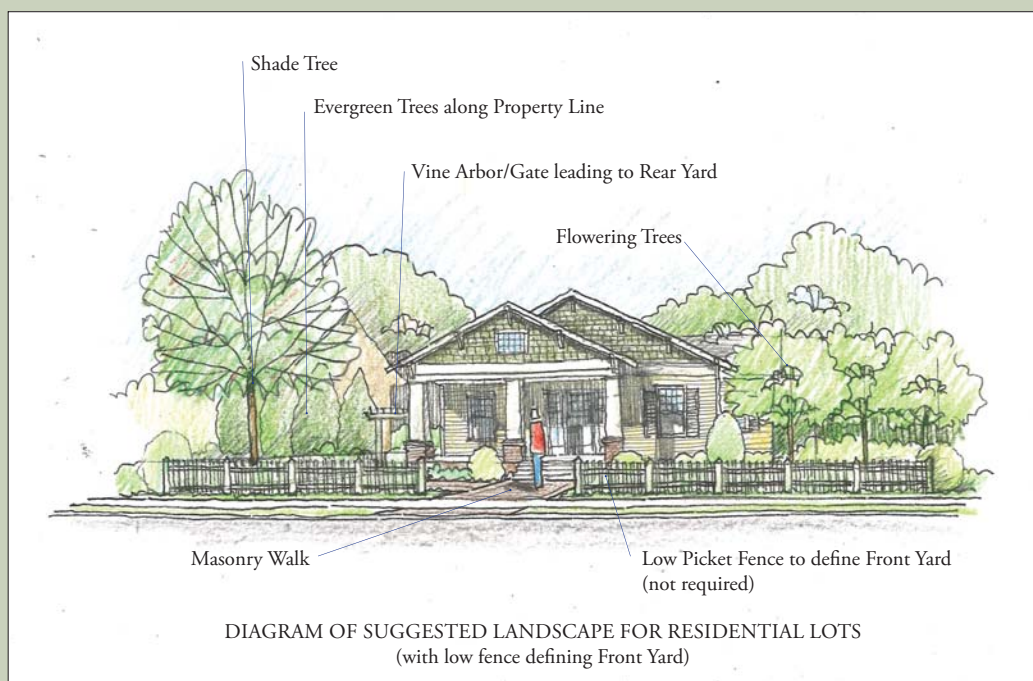
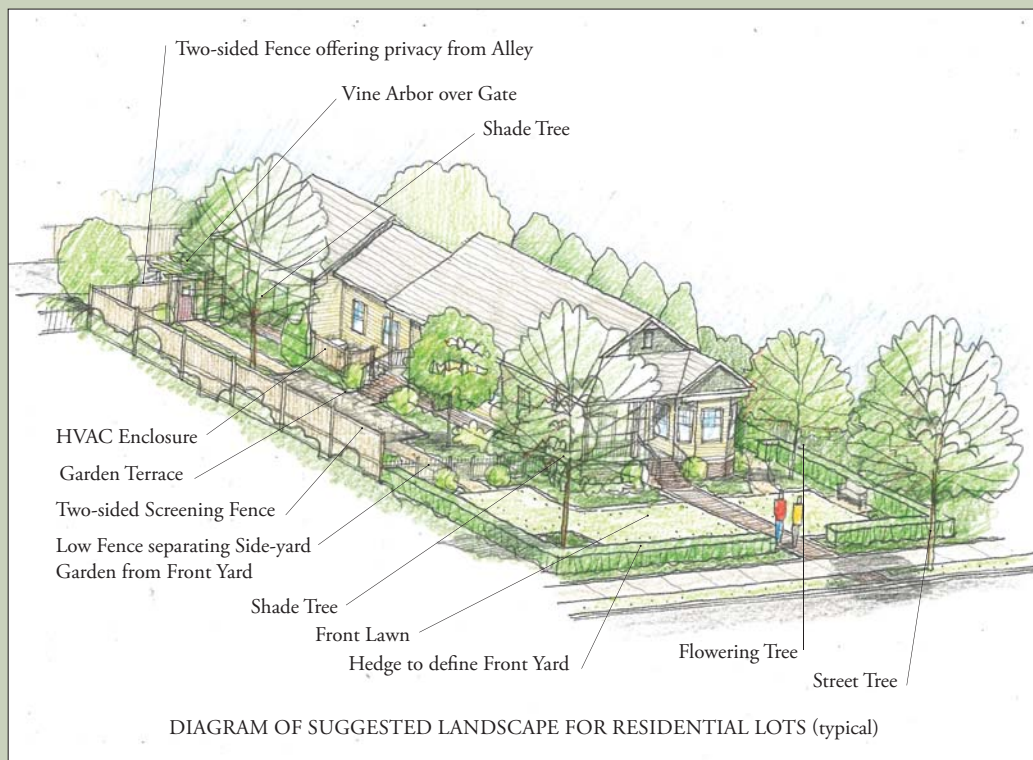
The formation of these public and private “rooms” can be achieved by the subtle variations of grade, the creative use of paving patterns and materials, definition from walls, fences, and stairs, and the imaginative use of groundcover, vines, and shrubs on the ground plane and trees to form an overhead canopy. Since the selection of plant material is the foremost element in establishing the pattern of outdoor spaces, a list of recommended and prohibited plants for use in Old Town is included (please see Appendix A and Appendix B). In all cases for landscape development the Columbus Code of Ordinances will be followed or exceeded.

NOTE:

The information contained in this section of the Old Town Design Guidelines is provided in addition to the City of Columbus, Georgia's Code of Ordinances. Please refer to www.columbusga.org/planning/developemnt-services/udo as well as the following sections of the City Code document (found online at <http://library.municode.com/index.aspx?clientId=10583>) for additional information regarding the City's restrictions and requirements -

- Part II, Chapter 8, Article of the Columbus Code of Ordinances regarding swimming pool code.
- Appendix A, Chapter 4, Article 5 of the Columbus Code of Ordinances regarding landscaping, screening, and buffering.
- Appendix A, Chapter 4, Article 6 of the Columbus Code of Ordinances regarding tree preservation and replacement.
- Appendix A, Chapter 7, Article 8 of the Columbus Code of Ordinances regarding streets.
- Appendix A, Chapter 7, Article 10 of the Columbus Code of Ordinances regarding sidewalks.

RESIDENTIAL LOT STANDARDS



RESIDENTIAL LANDSCAPES:

The setting, context, and unique character of each lot and its proposed site construction and planting are the elements that form a livable and attractive homesite, which works together with other homesites to form a vibrant neighborhood. The design of each site should gracefully work with existing site and grade conditions and the architecture of the structures on the site and on adjacent lots. The desire is to create a cohesive neighborhood that looks and feels like those in older, traditional sections of Columbus, Georgia. In Old Town there will be small detached home lots and estate lots ranging from one-half to one acre in size.

Attached Single Family Lot Landscapes:

The Attached Single Family Lots at Old Town will have little or no garden space in the front of the structures. Front yard landscaping will consist primarily of street trees. There may be potential for small garden spaces in the front and enclosed garden spaces to the rear that may open up to an alley or be self contained by separate garages and adjacent structures.

HARDSCAPE - PAVING

In the street frontage sidewalks, of brick or broom-finished concrete, will be permitted. Brick is to be full thickness, tumbled, or hand molded to give texture and weathered character. Sharp edged brick, thin pavers, and concrete unit pavers are not allowed. Red/brown colors are to be used and bright red/orange brick is to be avoided. Bricks may be laid with or without visible mortar joints.

Paving patterns may vary to establish different activity areas such as a sitting area along a walk or a plaza. However, these patterns should be traditional, such as running bond, herringbone, or basket-weave. Simple stone accents such as granite cobbles may be used in moderation for banding or vertical planting area definition.

No exposed aggregate, stamped concrete, or interlocking concrete pavers will be permitted. In contained gardens, brick or stone is desired.

HARDSCAPE - CURBING

Curbing in these residential areas will be vertical concrete curb (no gutter). Refer to Sections 7.10.3 and 7.8.4 of the Columbus, Georgia Code of Ordinances for standards.

HARDSCAPE - FENCING

If fencing occurs in front of a homesite, it is to be ornamental iron or masonry, compatible with that used on the structure. In rear or in garden spaces opening to side street or alley, ornamental iron (black), masonry, wood picket, or wood screening fence (maximum 6' ht.) may be used. All wood fencing is to be of same construction on each side (two-sided). Wood fencing is to be stained or painted. HVAC compressors are to be screened with wood or masonry enclosures. No vinyl fencing is to be used.

HARDSCAPE - LIGHTING

Lighting for street frontages shall be pole mounted luminaries. The light fixtures should be traditional carriage units in scale with the setting. Poles should be 10'-16' ht. cast iron or heavy aluminum, black in color. No wood or composite material is allowed. Accent lighting may be used to illuminate signage, fountains, or other elements.

Lighting in courtyards may be pedestrian scale post lights (wood, cast iron, or heavy aluminum) or low path lights (light source to be shielded). Subtle up lighting may be permitted per Town Architect review and approval, but must be concealed from public view by shrubbery or other landscape forms a minimum of 18" high. All lighting to be copper or powder coated aluminum, dark in color. No composite material or solar powered fixtures are to be used. Down lighting is not permitted.



Small Lot

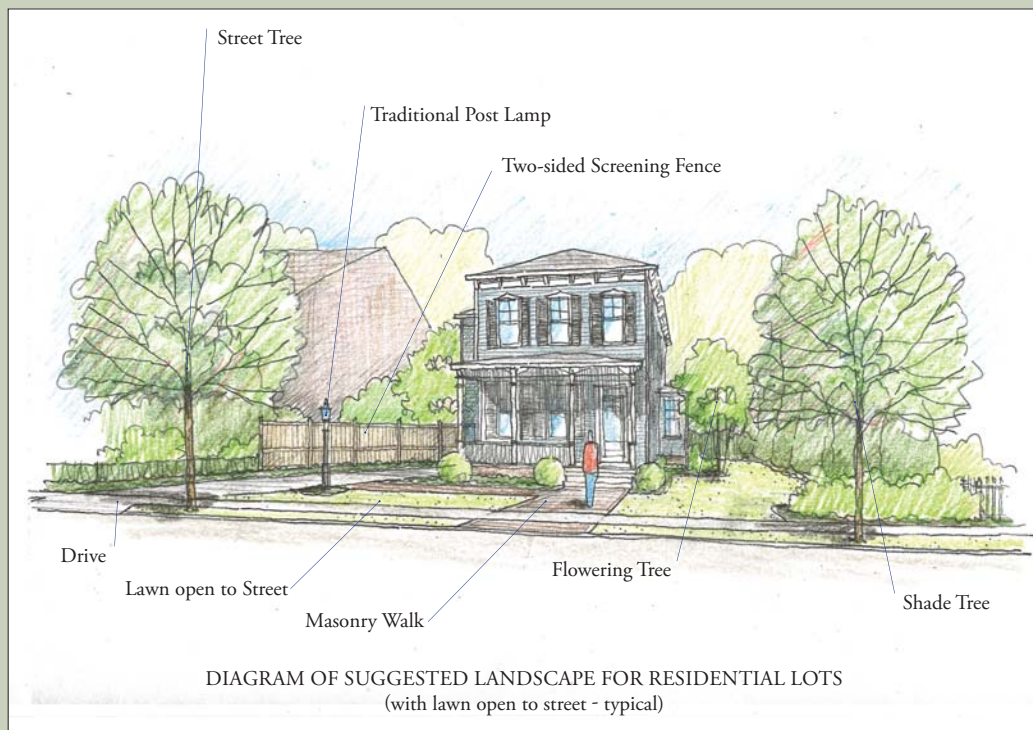


Picket Fence defines Front Yard



Small Lot Detail

RESIDENTIAL LOT STANDARDS



Rear Yard Landscape



Front Yard defined by Low Wall & Shade Tree Planting

SOFTSCAPE - LANDSCAPING

The front yard planting of the Small Residential Lots at Old Town will primarily be street trees. Those lots lacking a street tree within their street frontage are required to plant one (1) min. 4" caliper Oak (see Appendix A, page 110) on that lot, in the front or rear yard. If small front garden spaces occur, combinations of groundcovers, low shrubs, and small understory trees may be used. Care should be taken in assuring that as plants grow they do not encroach on streets or sidewalks. In rear garden spaces small trees and combinations of intimate shrubs, groundcovers, and perennials should be used. All planting will meet minimum requirements outlined in section 4.6 of the Columbus Code of Ordinances.



Lawn open to Street



Low Hedge defines Front Yard

SOFTSCAPE - STREET TREES

Street trees are to be planted along all streets in Old Town where conditions permit. They should be planted no closer than 50 feet and no further than 75 feet apart, except in special case-by-case situations, to be approved by the Town Architect. Trees permitted for street tree use are Willow Oak, Darlington Oak, Chinese Elm, American Hornbeam, or Red Maple. Trees specified must be a minimum of 4" caliper at time of installation.

RESIDENTIAL LOT STANDARDS



Front Yard defined by ornamental Iron Fence



Enclosed Garden

Detached Single Family Lot Landscapes:

Detached Single Family residential neighborhoods will be varied, with small urban lots being under one-third of an acre, estate lots from one-half to one acre, and possibly lots larger than one acre. With each lot the goal is to create a homesite that responds to the unique characteristics of its setting. The homesite size, its position on the block, the shape of the lot, its relationship to adjacent structures, the topography, and existing tree canopy are all factors that influence the landscape design and in turn create a diversity that will form a varied community.

Each homesite should be thought of as a series of outdoor rooms that relate to the structures on the site and on adjacent lots. The outdoor spaces also provide transitions to streets, alleys, and sidewalks. This transition should happen gradually with a feeling of discovery. The transition and the forming of rooms can be achieved by manipulating grade, working with existing vegetation, and introducing built elements such as fences, walls, trellises, terraces, walks and stairs, and new plantings of hedges, beds, and tree canopies.

Homesites will have zones that typically have different functions. The front yard is the space viewed by passersby and is the physical and visual link to the house. In small urban lots there will be a walk connecting to the sidewalk, and with the larger lots there most likely will be a drive connecting to the street and a walk that will connect to the drive and possibly to the sidewalk. The rear yard most typically is the outdoor living space with terraces, garden elements, and lawns. Its relationship to alleys and adjacent properties is important, and fencing, hedging, and planting can be used for separation or privacy. Side yards present an opportunity to link the front and rear yards. Walks or paths can be introduced to make the connection. These spaces also are often the place for utility boxes and HVAC condensers. Screening of these elements can be achieved by the use of fences and planting.

With all residential design, all applicable sections of the Columbus City Code are to be followed.

HARDSCAPE - GRADING AND DRAINAGE

In general, grading on homesites should be minimized to lessen disturbance and preserve existing trees. However, there are instances where grading is necessary and is used to create useful outdoor spaces. Grading should be natural and blend in with surrounding topography. Retaining walls may be used where necessary and to create outdoor rooms. With all grading operations, Columbus City codes are to be followed, including those pertaining to tree protection.

Use natural drainage systems as much as possible; rely on natural swales and vegetation to absorb and filter runoff. Gutters and downspouts should be directed away from foundations and where possible connected to an underground system. Do not direct water onto adjacent homesites or sidewalks.

HARDSCAPE - PAVING

Drives are to have a maximum width of 12 feet, with the exception of the driveway apron or connection to garages. They should be designed to minimize visibility from adjacent houses and blend in with the landscape. Where site allows a space, guest parking will be permitted either directly off the alley in small urban lots or off the drive on the larger lots.

Permitted drive materials include concrete, tinted concrete, exposed aggregate concrete, brick, natural stone, and appropriately shaped and colored pre-cast pavers. Full thickness, tumbled, or hand molded brick should be used to give texture and weathered character. Sharp edged brick and thin pavers are not allowed. Red/brown colors are to be used and bright red/orange brick is to be avoided. Bricks may be laid with or without visible mortar joints.

Brick and stone may be used for edgings. On estate lots pea gravel with stone or brick edging may be used. No metal, concrete block, or wood edgings are permitted. An apron of approved impervious material must be used with gravel.

HARDSCAPE - PATHS, WALKS, AND TERRACES

Paths, walks, and terraces are to be used for linkage and combined with stairs, fences, walls, and plantings to create outdoor rooms. Paved areas are to minimize the number of types of materials in order to create a unified design. Front yard walks, landings, and terraces are to be brick or stone. Informal materials such as stepping stones with planted joints and pea gravel may be used where appropriate.

Approved materials include brick, natural stone, and pea gravel, where appropriate. Brick is to be full thickness, tumbled, or hand molded for texture and weathered character. Sharp edged brick, thin pavers, and concrete units are not allowed. Red/brown colors are to be used and bright red/orange brick is to be avoided. Brick may be laid with or without visible mortar joints. Paving patterns may vary to establish different activity areas. These patterns should be traditional, such as running bond, herringbone, or basket-weave.

Stone used for walks and terraces can include Pennsylvania Bluestone, Limestone, Crab Orchard, or other neutral colored, smooth surfaced material. Large pieces of stone are to be used. Avoid using small pieced or rough faced stone such as Tennessee Fieldstone. All joints should be uniform and a maximum of 1/2" wide.

HARDSCAPE - FENCING, GATES, AND WALLS

The use of fencing and walls is encouraged to give definition and variety to the streetscape and outdoor spaces, offer privacy, and screen service areas. The type and height of fencing will be dictated by its location. On small urban lots low masonry walls, fences, or a combination of masonry base wall and fencing with a height of 36" to 48" are acceptable in the front yard. Masonry columns may be used at corners and flanking gates, but should not exceed the height of the fence or wall by more than 6". On estate lots fencing is not permitted in the front yard. In side and rear yards masonry walls or fencing up to 6 feet height is permitted. Fences or walls in these areas should be "two-sided" construction with the appearance the same for both sides. On small urban lots service areas are to be enclosed with masonry walls or fencing of a height of 1 foot above the tallest unit to obscure views.

Permitted materials for masonry walls are tumbled or hand molded brick (pierced pattern or solid), stone, or stucco. Concrete blocks or interlocking concrete units and brick with sharp edges are not allowed.

Permitted materials for fences are wood (picket or board where appropriate), cast iron, ornamental aluminum (side or rear yard only), combinations of masonry and wood, or iron. Wood fences are to be stained or painted colors that relate to the architecture and blend in with the surroundings. No wood fencing will be left untreated. Invisible fencing for pets may be used anywhere. Inappropriate materials include vinyl, PVC, chain link, or or woven slat.

RESIDENTIAL LOT STANDARDS

HARDSCAPE - TRELLISES AND PERGOLAS

Trellises may be used in any yard in conjunction with fences, walls, and gates. They may arch over a gate or be used as an element against a wall or fence on which to train vines. Pergolas and arbors will be restricted to the rear yard. These structures may be of wood or metal construction or a combination. If wood is used, it is to be stained or painted a color that relates to the architecture and blends in with the surroundings. Wood structures will not be left untreated. Vinyl or PVC materials are not permitted.

HARDSCAPE - POOLS AND SPAS

In-ground pools and spas will be permitted, per local and state codes (see Article N. Swimming Pool Code, City of Columbus Code of Ordinances and State of Georgia Amends to International Swimming Pool and Spa Code [2012 ed.], revised January 1, 2014). They will be located in rear yards only. No above ground pools are permitted. Decking for pool areas may be brick, stone, or concrete. If concrete is used it is to be tinted and should have a lightly textured broom-finish or salt finish. Do not use exposed aggregate concrete. Joints are necessary for expansion and contraction, and should be used in a geometric pattern with thought given to their placement. Joints should not be placed randomly and at odd angles. Coping may be brick, stone, or cast stone.

HARDSCAPE - IRRIGATION

All landscapes for homesites are to be irrigated. Provide multiple zones, with separate zones for turf, so that the system can be adapted to varying water needs of different plants and lawn and ones may be shut down over time as needed.

HARDSCAPE - LIGHTING

Pole mounted fixtures will be used along roadways. The light fixtures should be traditional carriage units in scale with the setting, and the poles are to be 10'-12' ht. cast iron or heavy aluminum, black in color. No wood or composite material is allowed. Lighting for individual home sites will be used for safety and aesthetics. Flood lights may be used on structures for emergency use only. Everyday lighting is to be a combination of post lamps, path, and accent lights. Post mounted fixtures are to be a traditional carriage type fixture and the posts may be black cast iron, heavy weight powder coated aluminum, or traditional inspired wood post. Accent lights are to be inconspicuous and positioned to avoid direct sight to the light source. Path lights (light source to be shielded) are to be copper or powder coated aluminum and dark in color. No composite material or solar powered fixtures are to be used. Down lighting is not permitted.

HARDSCAPE - MISCELLANEOUS

Fountains, ponds, art, and sculpture will be permitted in front and rear yard of sites, depending upon type and scale and with prior approval of Town Architect. Mailboxes will be of uniform design, and a uniform street number sign will be in front at street of each lot. These will be determined by Town Architect.

SOFTSCAPE - LANDSCAPING

In all single family detached residential areas, codes established by the City of Columbus for tree removal and replacement will be followed. Refer to Article 6, Tree Preservation and Replacement of the City of Columbus Code of Ordinances for rules and regulations. All plants used will be selected from the Old Town Approved Plant List (see Appendix A, page 110).



Brick Walk



Pennsylvania Bluestone Terrace Stairs



Irregular Pattern Crab Orchard Stone Walk & Terrace

Like in other parts of Old Town, street trees will be a part of the landscape design for the larger estate lots. Those lots lacking a street tree within their street frontage are required to plant one (1) min. 4" caliper Oak (see Appendix A, page 110) on that lot, in the front or rear yard. Also, each lot will be required to plant at least three understory trees (see Appendix A, page 110). Additional trees will be planted, if needed, to satisfy minimum requirements outlined in section 4.6 of the Columbus Code of Ordinances. Proposed planting should be compatible with the landscape on adjacent lots.

In the front yard, planting will be used along with fencing and walls to give definition and variety to the streetscape. Evergreen hedges and other plant masses across front and along property lines can help with this definition. For variety turf areas tying into the sidewalk may be used as well. Effort should be made to create a canopy over parts of the yard using shade and understory trees. Lower shrubs, groundcovers, and perennials will add foliage and flower interest.

The rear yard planting will be used as a supplement to fences and walls to offer separation from alleys and adjacent properties and provide privacy. Use evergreen trees and shrubs for this function and shade and understory trees to create a canopy over part of the yard. Turf areas are permitted in the rear yard. Use shrubs, groundcover, and perennials for year round interest.

Side yards are the transitional space between the front and rear yard. Because of the narrow character of these spaces care should be given in not selecting plants that will overgrow the space. Hedges that are easily contained may be used for privacy, and groundcover and perennials can add interest.

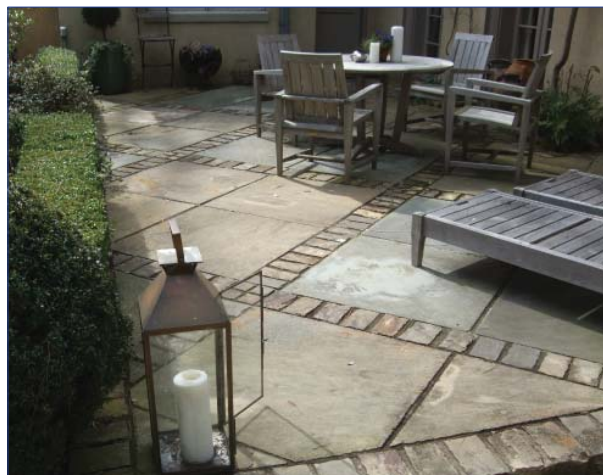
Turf areas are to be Zoysia. Do not use Bermuda lawns.

The landscape of estate lots will vary from the small urban lots. More space will in some instances allow for the use of more shade trees and larger evergreens such as Magnolias. Where sunlight permits, use Zoysia lawn to link the front, side, and rear yards and offer open space for activities. Plant sufficient numbers of shade and understory trees to, along with existing preserved trees, meet requirements outlined in section 4.6 of the Columbus Code of Ordinances. Every lot will be required to plant at least one minimum 4" caliper Oak (see Appendix A, page 110) and 4 understory trees (see Appendix A, page 110). Protect existing trees with barriers during construction, and prune and fertilize to ensure that they continue to grow in a healthy state.

In all single family detached residential areas, codes established by the City of Columbus for tree removal and replacement will be followed. Refer to Article 6, Tree Preservation and Replacement of the City of Columbus Code of Ordinances for rules and regulations. All plants used will be selected from the Old Town Approved Plant List (see Appendix A, page 110).

SOFTSCAPE - STREET TREES

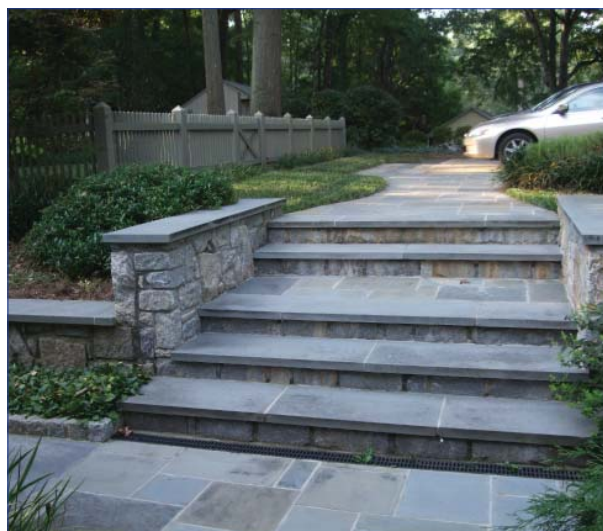
Street trees are to be planted along all streets in Old Town where conditions permit. They should be planted no closer than 50 feet and no further than 75 feet apart, except in special case-by-case situations, to be approved by the Town Architect. Trees permitted for street tree use are Willow Oak, Darlington Oak, Chinese Elm, American Hornbeam or Red Maple. Trees specified must be a minimum of 4 inch caliper at time of installation.



Patterned Crab Orchard Stone Terrace



Wood Picket Fence & Gate



Stone Stairs transition up to Rear Yard & Parking

APPENDIX A

APPENDIX A: APPROVED PLANT LIST

Please note that this list may be amended by the Town Architect as conditions require, and other plant material selections may be submitted to the Town Architect for review.

Codes:

The following code letters regarding plant light requirements are offered to help homeowners select the best plants for their lots.

Plant Light Requirements:

N = Neutral, takes Sun or Shade

PS = Partial Shade/Partial Sun

SH = Shade Loving

SU = Sun Loving

Deciduous Shade Tree List

Common Name	Light Requirements	Botanical Name	Comments
Southern Sugar Maple	PS	Acer barbatum	native
Trident Maple	SU	Acer buergeranum	ornamental
Amur Maple	SU	Acer ginnala 'Flame'	ornamental
Red Maple	N	Acer rubrum	native
October Glory Red Maple	SU	Acer rubrum	native
Green Mountain Sugar Maple	SU	Acer saccharum	native
Sugar Maple	N	Acer saccharum	native
River Birch	N	Betula nigra	native
Fastigate Hornbeam	SU/PS	Carpinus betulus	ornamental
Musclewood	SH/PS	Carpinus caroliniana	native
American Yellowwood	SU/PS	Cladrastis kentukea	native
Ginkgo	SU	Ginkgo biloba	ornamental
Tulip Poplar	N	Liriodendron tulipifera	native
Cucumber Tree Magnolia	SU/PS	Magnolia acuminata	native
Bigleaf Magnolia	SU/N	Magnolia macrophylla	native
Dawn Redwood	SU	Metasequoia glyptostroboides	ornamental
Black Gum	SU	Nyssa sylvatica	native
American Hophornbeam	N	Ostrya virginiana	native
Sourwood	SU/PS	Oxydendrum arboreum	native
Sawtooth Oak	N	Quercus acutissima	ornamental
White Oak	N	Quercus alba	native
Southern Red Oak	N	Quercus falcata	native
Darlington Oak	N	Quercus hemisphaerica	native
Willow Oak	N	Quercus phellos	native
Red Oak	SU	Quercus rubra	native
Shumard Oak	N	Quercus shumardii	native
Sassafras	N	Sassafras albidum	native
Littleleaf Linden	SU	Tilia cordata	native
Chinese Elm	N	Ulmus parvifolia	ornamental
Allee Elm	N	Ulmus parvifolia 'Allee'	ornamental

Flowering/Ornamental Understory Tree List

Common Name	Light Requirements	Botanical Name	Comments
Paperbark Maple	SU	Acer griseum	ornamental
Japanese Maple	PS	Acer palmatum	ornamental
Red Buckeye	SU/PS	Aesculus pavia	native
Serviceberry	SU/PS	Amelanchier arborea	native
European Hornbeam	SU/PS	Carpinus betulus	ornamental
Musclewood	SU/PS	Carpinus caroliniana	native
Eastern Redbud	SU/PS	Cercis canadensis	native
Chinese Fringetree	SU	Chionanthus retusus	native
Fringetree/Grancy Grey-beard	SU/PS	Chionanthus virginicus	native

APPENDIX A: APPROVED PLANT LIST CONTINUED

Flowering/Ornamental Understory Tree List Continued

Common Name	Light Requirements	Botanical Name	Comments
Smoketree	SU	Continus coggygia	ornamental
Flowering Dogwood	N	Cornus florida	native
Chinese Dogwood	PS	Cornus kousa	ornamental
American Smoketree	SU/PS	Cotinus obovatus	native
Hawthorn	SU	Crataegus phaenopyrum	native
Witchhazel	SU/PS	Hamamelis virginiana	native
Crapemyrtle	SU	Lagerstroemia indica spp.	ornamental
Star Magnolia	PS/SH	Magnolia stellata	ornamental
Loebner Magnolia	SU/PS	Magnolia x loebneri	ornamental
Saucer Magnolia	SH	Magnolia x soulangiana	ornamental
Flowering Crabapple	SU	Malus spp.	ornamental
Devilwood	SU/PS	Osmanthus americanus	native
Fortune's/Sweet Osmanthus	PS	Osmanthus fortunei	ornamental
Fragrant Tea Olive	PS	Osmanthus fragrans	ornamental
American Hophornbeam	SU/PS	Ostrya virginiana	native
Sourwood	SU/PS	Oxydendrum arboreum	native
Okame Cherry	SU	Prunus 'Okame'	ornamental
Autumn Cherry	SU	Prunus subhirtella autumnallis	ornamental
Yoshino Cherry	SU	Prunus yedoensis	ornamental
Columnar English Oak	SU	Quercus robur	ornamental
Bald Cypress	SU	Taxodium distichum	native
Chinese Elm	N	Ulmus parvifolia	ornamental
Chaste Tree	SU	Vitex agnus-castus	ornamental

Evergreen Tree List

Common Name	Light Requirements	Botanical Name	Comments
Deodar Cedar	SU	Cedrus deodara	ornamental
Cryptomeria	SU	Cryptomeria japonica	ornamental
Lusterleaf Holly	SU	Ilex latifolia	ornamental
Mary Nell Holly	SU	Ilex	ornamental
American Holly	SU/N	Ilex opaca	native
Yaupon Holly	SU/PS	Ilex vomitoria	native
Savannah Holly	SU/PS	Ilex x attenuata	native
Hume #2 American Holly	PS/SU	Ilex x attenuata	native
Carolina #2 Holly	SU	Ilex x	native
Emily Brunner	PS/SU	Ilex x	native
Nellie R. Stevens Holly	N	Ilex x	ornamental
Columnar Juniper	SU	Juniperus chinensis	ornamental
Eastern Red Cedar	SH	Juniperus virginiana	native
Tree Form Ligustrum	N	Ligustrum japonicum	ornamental
Southern Magnolia	SU	Magnolia grandiflora	native
Sweetbay Magnolia	PS	Magnolia virginiana	native
Longleaf Pine	N/PS	Pinus palustris	native
Loblolly Pine	SU	Pinus taeda	native
Japanese Black Pine	SU	Pinus thunbergiana	ornamental
Virginia Pine	SU	Pinus virginiana	native
Carolina Cherrylaurel	SU/PS	Prunus caroliniana	native
Live Oak	N	Quercus virginiana	native
American Arborvitae	SU	Thuja occidentalis	ornamental
Giant Western Arborvitae	SU/PS	Thuja plicata	ornamental

APPENDIX A

APPENDIX A: APPROVED PLANT LIST CONTINUED

Evergreen Shrub List

Common Name	Light Requirements	Botanical Name	Comments
'Canyon Creek' Abelia	SU	Abelia grandiflora 'Canyon Creek'	ornamental
'Confetti' Abelia	SU	Abelia grandiflora 'Confetti'	ornamental
'Rose Creek' Abelia	SU	Abelia grandiflora 'Rose Creek'	ornamental
Acuba	SH	Acuba japonica	ornamental
Dwarf Green Acuba	SH	Acuba japonica nana	ornamental
Leucothoe	SH	Agarista populifolia	native
Japanese Boxwood	N	Buxus microphylla japonica	ornamental
Korean Boxwood	N	Buxus microphylla koreana	ornamental
'Wintergreen' Boxwood	N	Buxus microphylla 'Wintergreen'	ornamental
Japanese Camellia	PS	Camellia japonica spp.	ornamental
Sasanqua Camellia	PS	Camellia sasanqua spp.	ornamental
Japanese Fatsia	SH	Fatsia japonica	ornamental
Gardenia	SU	Gardenia jasminoides spp.	ornamental
Dwarf Gardenia	SU	Gardenia jasminoides radicans	ornamental
St. Johns Wort	SU	Hypericum calycinum	ornamental
Dwarf Burford Holly	N	Ilex cornuta burfordi nana	ornamental
Carissa Holly	N	Ilex cornuta carissa	ornamental
Needlepoint Holly	N	Ilex cornuta 'Needlepoint'	ornamental
Helleri Holly	N	Ilex crenata helleri	ornamental
'Shamrock' Inkberry Holly	PS	Ilex glabra 'Shamrock'	native
Dwarf Yaupon Holly	N	Ilex vomitoria nana	native
Japanese Anise	N	Illicium anisatum	ornamental
Florida Anise	PS/SH	Illicium floridanum	native
Florida Leucothoe	PS/SH	Leucothoe popifolia	native
Ligustrum	N	Ligustrum japonicum	ornamental
Recurve Ligustrum	N	Ligustrum recurvifolium	ornamental
Loropetalum	SU	Loropetalum chinese spp.	ornamental
Leatherleaf Mahonia	SH	Mahonia bealei	ornamental
Wax Myrtle	N	Myrica cerifera spp.	native
Nandina	SU	Nandina domestica	ornamental
'Gulfstream' Nandina	SU	Nandina domestica 'Gulfstream'	ornamental
'Harbour Dwarf' Nandina	SU	Nandina domestica 'Harbour Dwarf'	ornamental
Devilwood	N	Osmanthus americanus	native
Fortune's Osmanthus	N	Osmanthus fortunei	ornamental
Tea Olive	N	Osmanthus fragrans	ornamental
Pittosporum	SU	Pittosporum tobira	ornamental
'Whealers Dwarf' Pittosporum	SU	Pittosporum tobira 'Whealers Dwarf'	ornamental
Southern Yew	PS	Podocarpus macrophyllus maki	ornamental
Dwarf Podocarpus	PS	Podocarpus macrophyllus 'Pringles Dwarf'	ornamental
Otto Luyken Laurel	PS	Prunus laurocerasus 'Otto Luyken'	ornamental
Indian Hawthorn	SU	Raphiolepis indica	ornamental
Azalea	PS	Rhododendron spp. or hybrid	ornamental
Rosemary	SU	Rosmarinus officinalis	ornamental
Cleyera	N	Ternstroemia gymnathera	ornamental
Emerald Arborvitae	SU	Thuja occidentalis	ornamental
Chindo Viburnum	PS	Viburnum awabuki	ornamental
Prague Viburnum	PS	Viburnum pragnense	ornamental
'Spring Bouquet' Viburnum	PS	Viburnum tinus 'Spring Bouquet'	ornamental
Yucca	PS	Yucca filamentosa	native

APPENDIX A: APPROVED PLANT LIST CONTINUED

Deciduous Shrub List

Common Name	Light Requirements	Botanical Name	Comments
Bottlebrush Buckeye	PS	Aesculus parvifolia	native
Butterfly Bush	SU	Buddlei davidii spp.	ornamental
Beautyberry	PS/SH	Callicarpa americana	native
Sweetshrub	PS/SH	Calycanthus floridus	native
Flowering Quince	SU	Chaenomeles speciosa	ornamental
Summersweet	PS	Clethra alnifolia	native
Slender Deutzia	SU	Deutzia gracilis	ornamental
Paperbush	PS/SH	Edgeworthia chrysantha	native
Strawberry Bush	PS/SH	Euonymus americanus	native
Forsythia	SU	Forsythia x intermedia	ornamental
Dwarf Fothergilla	PS	Fothergilla gardenii	native
Fothergilla	PS	Fothergilla major	native
Witchhazel	PS	Hamamelis x intermedia	ornamental
Rose of Sharon/Shrub Althea	SU	Hibiscus syriacus	ornamental
Smooth Hydrangea	PS/SH	Hydrangea arborescens	ornamental
Hydrangea	PS	Hydrangea macrophylla	ornamental
Peegee Hydrangea	PS	Hydrangea paniculata	ornamental
Oak Leaf Hydrangea	PS	Hydrangea quercifolia	ornamental
Possum Haw	PS/SH	Ilex decidua	native
Winterberry	PS	Ilex verticillata	native
Virginia Sweetspire	PS/SH	Itea virginica	native
Japanese Kerria	SU	Kerria japonica	ornamental
Dwarf Crapemyrtle	SU	Lagerstroemia indica spp.	ornamental
Winter Honeysuckle	PS	Lonicera fragrantissima	ornamental
Native Azalea	PS	Rhododendron spp.	native
'Knock Out' Rose	SU	Rosa 'Knock Out'	ornamental
Spiraea	SU	Spiraea spp.	ornamental
Mapleleaf Viburnum	N	Viburnum acerifolium	native
Koreanspice Viburnum	SU/PS	Viburnum carlesii x	ornamental
Arrowwood Viburnum	SU/PS	Viburnum dentatum	native
Linden Viburnum	SH	Viburnum dilatatum	ornamental
Chinese Snowball Viburnum	N	Viburnum macrocephalum	ornamental
Double File Viburnum	SU/PS	Viburnum plicatum var. tomentosum	ornamental
Blackhaw	N	Viburnum prunifolium	native
Old Fashioned Weigela	SU	Weigela florida	ornamental

Vine List

Common Name	Light Requirements	Botanical Name	Comments
Kiwi	SU	Actinidia kolomitka	ornamental
Five Leaf Akebia	N	Akeba quinata	ornamental
Crossvine	N	Bignonia capreolata	native
Trumpet Creeper	SU	Campsis radicans	native
Evergreen Clematis	SU	Clematis armandii	ornamental
Sweetautumn Clematis (white)	SU	Clematis paniculata	ornamental
Clematis	SU	Clematis spp.	ornamental
Climbing Hydrangea	PS	Decumaria barbara	ornamental
Hyacinth Bean	SU/PS	Dolichos lablab	ornamental
Creeping Fig	N	Ficus pumila	ornamental
Carolina Jasmine	SU/PS	Gelsemium sempervirens	native
Morning Glory	N	Ipomea purpurea	ornamental
Yellow Honeysuckle	PS/N	Lonicera flava	native

APPENDIX A

APPENDIX A: APPROVED PLANT LIST CONTINUED

Vine List Continued

Common Name	Light Requirements	Botanical Name	Comments
Coral Honeysuckle	SU/PS	Lonicera sempervirens	native
Goldflame Honeysuckle	SU/PS	Lonicera x hecrotti	native
Virginia Creeper	N	Parthenocissus quinquefolia	native
Boston Ivy	N	Parthenocissus tricuspidata	ornamental
Lady Banks Rose	SU	Rosa banksiae	ornamental
Confederate Jasmine	PS/SH	Trachelospermum jasminoides	ornamental
American Wisteria	SH	Wisteria frutescens	native

Groundcovers & Ferns List

Common Name	Light Requirements	Botanical Name	Comments
Northern Maidenhair Fern	SH	Adiantum pedatum	native
Bugle Flower	SU/PS	Ajuga reptans	ornamental
East India Fern	SH	Arachnoides simplicior variegata	ornamental
Japanese Ardesia	PS/HS	Ardisia japonica	ornamental
Cast-Iron Plant	PS	Aspidistra elatior	ornamental
Lady Fern	PS	Athyrium filix-femina	ornamental
Japanese Painted Fern	PS/SH	Athyrium nipponicum 'Pictum'	ornamental
Japanese Plum Yew	PS	Cephalotaxus harringtonia prostrata	ornamental
Bearberry Cotoneaster	N	Cotoneaster dammerii	ornamental
Holly Fern	SH	Cyrtomium falcatum	ornamental
Dianthus	SU/PS	Dianthus	ornamental
Autumn Fern	SH/PS	Dryopteris erythrosora	ornamental
Wintercreeper	SU	Euonymus fortunei var.	ornamental
Lenten Rose	PS/SH	Helleborus orientalis	ornamental
Heuchera	PS	Heuchera americana	ornamental
Bar Harbor Juniper	SU	Juniperus horizontalis	ornamental
Yellow Archangel/Mint	SH	Lamium galeobdolon	native
Liriope	N	Liriope muscari	ornamental
Sensitive Fern	N	Onoclea sensibilis	native
Mondo Grass	SH	Ophiopogon japonica	ornamental
Dwarf Mondo Grass	SH	Ophiopogon japonica nana	ornamental
Black Mondo Grass	SH/PS	Ophiopogon planiscapus	ornamental
Cinnamon Fern	SH	Osmunda cinnamomea	native
Royal Fern	PS/SH	Osmunda regalis	native
Christmas Fern	SH	Polystichum acrostichoides	native
Nippon Lilly	SU/PS	Rhodea japonica	ornamental
Creeping Raspberry	N	Rubus calycinoides	ornamental
Asiatic Jasmine	PS/SH	Trachelospermum asiaticum	ornamental
Periwinkle	SH	Vinca major	ornamental
Common Periwinkle	SH	Vinca minor	ornamental

Herbaceous Perennials List

Common Name	Light Requirements	Botanical Name	Comments
Arkansas Bluestar	SU	Amsonia hubrichtii	native
Wild Ginger	SH	Asarum canadense	native
Aster	SU	Aster spp.	native
Baptisia	SU	Baptisia alba, B. australis	native
Boltonia	SU	Boltonia asteroides	native
Canna	SU	Canna spp.	ornamental
Chrysanthemum	SU	Chrysanthemum spp.	ornamental

APPENDIX A: APPROVED PLANT LIST CONTINUED

Herbaceous Perennials List Continued

Common Name	Light Requirements	Botanical Name	Comments
Green-and-Gold	PS	Chrysogonum virginianum	native
Coreopsis	SU	Coreopsis spp.	native
Tickseed	SU/PS	Coreopsis verticillata	native
Purple Coneflower	PS/SU	Echinacea purpurea	native
Wild Geranium/Cranesbill	PS	Geranium maculatum	native
Swamp Sunflower	SU	Helianthus angustifolius	native
Daylily	SU/PS	Hemerocallis spp.	ornamental
Scarlet Mallow	SU	Hibiscus coccineus	native
Plantain Lily Hosta	PS	Hosta spp.	ornamental
Bearded Iris	SU	Iris germanica	ornamental
Yellow Flag Iris	SU	Iris pseudacorus	ornamental
Siberian Iris	SU	Iris sibirica	ornamental
Japanese Roof Iris	PS	Iris tectorum	ornamental
'Ms Huff' Lantana	S	Lantana camara 'Ms Huff'	ornamental
Daffodil	PS	Narcissus spp.	ornamental
Woodland Phlox	PS	Phlox divaricata, P. spp.	native
Solomon's Seal	SH	Polygonatum biflorum	native
Black Eyed Susan	SU	Rudbeckia fulgida	native
Blue Sage	SU	Salvia guaranitica	ornamental
'Autumn Joy' Sedum	SU	Sedum spectabile 'Autumn Joy'	ornamental
Sedum	SU	Sedum spp.	ornamental
Creeping Sedum	SU	Sedum spp.	ornamental
Fireworks Goldenrod	SU	Solidago x. fireworks	ornamental
Stokes Aster	SU/PS	Stokesia laevis	native
Germander	SU	Teucrium chamaedrys	ornamental
Virginia Spiderwort	N	Tradescantia virginiana	native
'Homestead Purple' Verbena	SU	Verbena 'Homestead Purple'	ornamental

Ornamental Grasses List

Common Name	Light Requirements	Botanical Name	Comments
Sedge Grass	SU	Carex spp.	ornamental
Maiden Grass	SU	Miscanthus sinensis	ornamental
Pink Muhly Grass	SU	Muhlenbergia capillaris	native
Switchgrass	SU	Panicum virgatum 'Strictum'	native
Fountain Grass	SU	Pennisetum alopecuroides	ornamental

APPENDIX B

APPENDIX B: PROHIBITED PLANT LIST

Marked plants (blue text*) are to be used sparingly due to their invasive character. Use of all other plants on the below is strictly prohibited.

Prohibited Plant List		
Common Name	Botanical Name	Comments
Tree of Heaven	Ailanthus altissima	
Mimosa	Albizia julibrissin	
Porcelain Berry	Ampelopsis brevipedunculata	
Marlberry*	Ardesia crenata, A. japonica	Evergreen Groundcover/Shrub
Giant Reed Grass	Arundo donax	
Oriental Bittersweet	Celastrus orbiculatus	
Crown Vetch	Coronilla varia	
Leyland Cypress	Cupressocyparis leylandii	
Elaeagnus	Elaeagnus spp.	
Winged Burning Bush*	Euonymus alata	Deciduous Shrub
Winter Creeper*	Euonymus fortunei	Evergreen Groundcover
English Ivy*	Hedera helix	Evergreen Vine
Chinese Holly*	Ilex cornuta	Evergreen Shrub
Golden Rain Tree	Koelreuteria bipinnata	
Shrubby Lespedeza	Lespedeza bicolor	
Chinese Lespedeza	Lespedeza cuneata	
Bushclover*	Lespedeza thunbergii	
Privet	Ligustrum spp.	
Japanese Honeysuckle	Lonicera japonica	
Japanese Climbing Fern	Lygodium japonicum	
Purple Loosestrife	Lythnum salicaria	
Chinaberry Tree	Melia azedarach	
Japanese Silvergrass*	Miscanthus sinensis	Ornamental Grass
Princess Tree	Paulownia tomentosa	
Bamboo	Phyllostachys spp., Bambusa spp.	
Kudzu	Pueraria lobata	
Bradford Pear	Pyrus calleryana 'Bradford'	
Cherokee Rose*	Rosa laevigata	Deciduous Shrub
Tallowtree/ Popcorn Tree	Sepium sebiferum	
Non-native Wisteria	Wisteria floribunda, W. sinensis	

APPENDIX C: LANDSCAPE STANDARDS RESOURCES

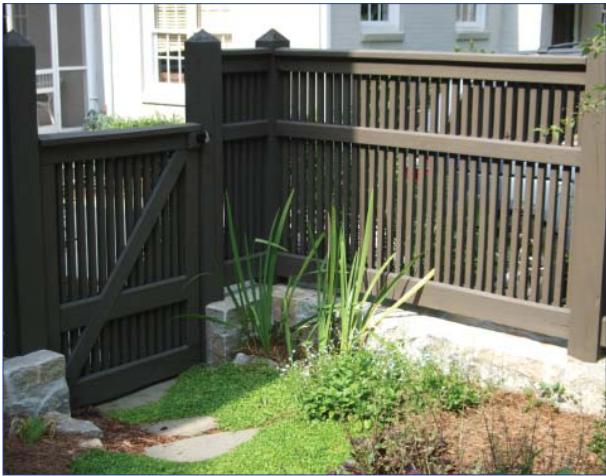
Below is a list of general reference books to consult regarding landscape design at Old Town.

- *Dirr's Hardy Trees and Shrubs* by Michael Dirr.
- *Dirr's Trees and Shrubs for Warm Climates* by Michael Dirr.
- *The Southern Living Garden Book* by Steve Bender.
- *Southern Living Landscape Book* by Steve Bender.
- *Georgia Gardener's Guide* by Erica Glasener & Walter Reeves.
- *Timeless Landscape Design* by Mary Palmer Dargan & Hugh Dargan.

IMAGERY



Picket Fence



Two-sided Screening Fence



HVAC/Utility Screening



Low Stone Wall



Garden Gate



Garden Arbor



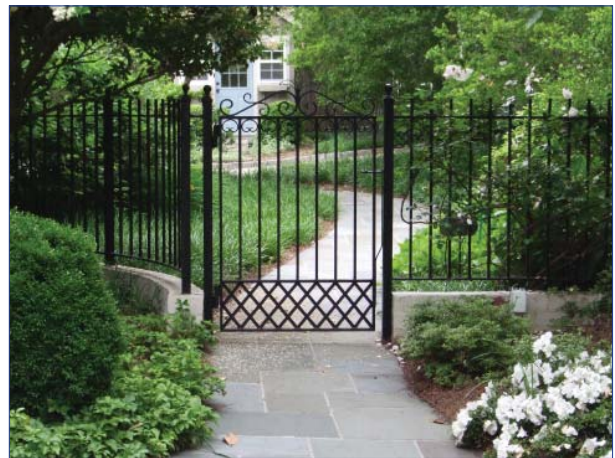
Two-Track Drive



Low Brick Wall



Residential Post Lamp



Ornamental Iron Fence & Gate



Cobblestone Edging



Property Line Fencing

THIS PAGE INTENTIONALLY LEFT BLANK



OLD TOWN

ARCHITECTURAL REVIEW & FORMS



OLD TOWN DESIGN REVIEW POLICY:

IN ORDER TO ENCOURAGE THE ARCHITECTURAL HARMONY OF OLD TOWN, THE DEVELOPER AND ALL PROPERTY OWNERS ARE BOUND BY THE REGULATIONS DEFINED IN THE OLD TOWN DESIGN GUIDELINES. TO THAT END, NO STRUCTURE OR IMPROVEMENT SHALL BE ERECTED OR ALTERED UNTIL APPROVALS, AS DESCRIBED IN THIS DOCUMENT, HAVE BEEN OBTAINED.

RESPONSIBILITY

The Old Town Residential Owners Association, Inc. ("Association") and its representatives have the right to exercise control over all construction in Old Town and will also review all alterations and modifications to structures and improvements through the Town Architect, Architectural Review Committee, or other agent (even after initial construction is complete), including, but not limited to: painting, renovations, and landscaping.

ENFORCEMENT

Should a violation occur, the Association has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by the old Town Design Guidelines Design Review Process. Approval does not relieve an owner of his/her obligation to obtain any governmental approvals. If such approvals are required and are not obtained by the owner, the Association and/or the applicable governmental agency may take whatever actions are necessary against the owner to force compliance.

LIMITATIONS OF RESPONSIBILITY

The primary goal of the Design Review Process is to review the submitted applications in order to determine if the proposed construction conforms to the patterns set forth by the Old Town Design Guidelines. The Association does not assume responsibility for the following:

- A. The structural adequacy, capacity, or safety features of the structure and/or improvement.
- B. Compliance with any or all building codes, safety requirements, and governmental laws, regulations, or ordinances.
- C. The performance or quality of work of any architect or contractor.
- D. Architect/Designer shall review/implement soil test requirements.
- E. Non-compatible or unstable soil conditions, soil erosion, etc.

THE TOWN ARCHITECT

The Town Architect has the greatest knowledge of the Old Town Design Guidelines and their intent and will provide the commentary on all design submittals. The Town Architect also spearheads any adjustments that may be required of the Guidelines as the community grows and develops.

REVIEW FEES

Review fees are established by the Association. The Association reserves the right to waive any and all fees at its discretion.

VARIANCES

All variance requests pertaining to the Old Town Design Guidelines must be made in writing. Any variance granted shall be considered unique and will not set precedence for future decisions.

APPROVAL OF BUILDERS

All builders must be approved by the Association to build in Old Town. A list of pre-approved builders who understand the high quality of construction expected at Old Town is available from the Association. A builder not on the list must receive prior approval by the Association.

ARCHITECTURAL REVIEW

CONSTRUCTION INSPECTION

Periodic inspections may be made by the Association while construction is in progress to determine compliance with the approved plans and specifications. The Association is empowered to enforce its policies as set forth in the Old Town Design Guidelines by any action, including an action in a court of law, to ensure its compliance.

WAIVER AND ADDITIONAL REQUIREMENTS

The Old Town Design Guidelines have been adopted to assist the owners in connection with the Design Review procedure. However, the Association has the right to waive the requirements within the Old Town Design Guidelines on the basis of architectural merit or demonstrated hardship.

ARCHITECT REVIEW PROCEDURE

- All documents shall include the name of the project [Old Town], block and lot number, address, building type, owner(s)' name(s), and the date.
- Drawings will be submitted to the Town Architect in a clean and orderly fashion and at cost to the owner.
- Owner [or architect, builder, designer on owner's behalf] is responsible for the record keeping and administration of the submittal materials.

STEP 1. REVIEW DOCUMENTS

In order to proceed, you should have reviewed the following documents:

- A. The Lot Purchase Agreement.
- B. The Old Town Design Guidelines.
- C. The Design Review Procedure (this document).
- D. The list of recommended architects, landscape architects, and approved builders.
- E. All Declarations, Bylaws, Covenants, and Restrictions.

STEP 2. SCHEMATIC DESIGN REVIEW

This review will be to confirm a correct interpretation of the appropriate Architectural Patterns found in the Old Town Design Guidelines.

Submission Requirements:

1. Review Application.
2. Schematic Design Drawings as outlined below:
 - A. Site Plan (1/16" = 1') showing:
 - North arrow.
 - Building footprints with entries, porches, and balconies delineated and overhangs shown as dashed lines.
 - Drives and walks, with dimensions of each.
 - Existing trees with 10" diameter or greater shown and those marked for removal.
 - % of lot coverage.
 - Preliminary Landscape.
 - B. Floor Plans (1/8" = 1' or 1/4" = 1') showing:
 - Rooms labeled.
 - All windows and doors.
 - Total Square Footage broken down by floor into heated/cooled spaces and outdoor spaces under roof.
 - C. Elevations (1/8" = 1' or 1/4" = 1') for all four (4) sides of the building showing:
 - Porches, balconies, doors, and windows.
 - Principal materials specified with sizes.
 - Height of each floor, eave, and maximum height in relation to ground level.
 - Roof pitch.
3. Variances: If there are any variances to the Old Town Architectural Patterns outlined in the Design Guidelines, submit a description of them and the justification based on merit or hardship.

The Town Architect/Association reviews the submission and either grants approval, grants approval with stipulations, or denies approval. The owner is notified of the decision in writing within fifteen (15) days or longer as needed from the date of receipt of submittal

STEP 3. CONSTRUCTION DOCUMENTS REVIEW

**** Be sure to submit Construction Document Review paperwork before sending project out to bid.****

This review checks the construction documents for compliance with the Old Town Design Guidelines and verifies that recommendations made at the Schematic Design Review phase have been incorporated. The owner must submit a copy of the previous submission and received comments with this submittal to verify conformity and be granted construction document approval.

Conformity to all applicable local regulations and building codes is the responsibility of your architect or builder.

Submission Requirements:

1. Review Application.
2. Previous Submittals with comments and conditions.
3. Materials and Finishes List (indicated clearly on drawings).
4. Construction Documents as outlined below:
 - A. Site Plan (1/16" = 1') showing:
 - North arrow.
 - Building footprints with entries, porches, and balconies delineated and overhangs shown as dashed lines.
 - Drives and walks, with dimensions of each.
 - Existing trees with 10" diameter or greater shown and those marked for removal.
 - Preliminary Landscape.
 - % of lot coverage.
 - B. Floor Plans (1/4" = 1') showing:
 - Rooms dimensioned and labeled.
 - All windows and doors with swings shown.
 - All overhangs of doors, cased openings, and roofs as dashed lines.
 - Overall dimensions.
 - Total Square Footage broken down by floor into heated/cooled spaces and outdoor spaces under roof.
 - Electrical plan showing exterior lighting.
 - C. Elevations (1/8" = 1' or 1/4" = 1') showing on all four elevations:
 - Porches, balconies, doors, and windows.
 - Principal materials specified with sizes.
 - Height of each floor, eave, and maximum height in relation to ground level.
 - Roof pitch.
 - D. Details (3/4" = 1' or 1-1/2" = 1') showing:
 - Eaves.
 - Door and window surrounds.
 - Porches and railings.
 - Foundation, water table, and/or skirt board details.
 - Unique elements (such as dormers).
 - E. Landscape Plan delineating existing trees with 10" diameter or greater shown, trees with 10" diameter or greater to be removed, and new plantings labeled by common name and indicating plant size. The Landscape Plan must also show the location of proposed hardscape elements, including but not limited to, lighting (include fixture cut sheets with lamps and wattages specified), signage, and all proposed garden structures with material call outs.
5. Variances: If there are any variances to the Old Town Design Guidelines, submit a description of them and the justification based on merit or hardship.

The Town Architect/Association reviews the submission and either grants approval, grants approval with stipulations, or denies approval. The owner is notified of the decision in writing within fifteen (15) days or longer as needed from the date of receipt of submittal of Construction Documents. The owner may also be asked by the Association/Town Architect to stake out the building, garden walls, fences, and trees to be removed.

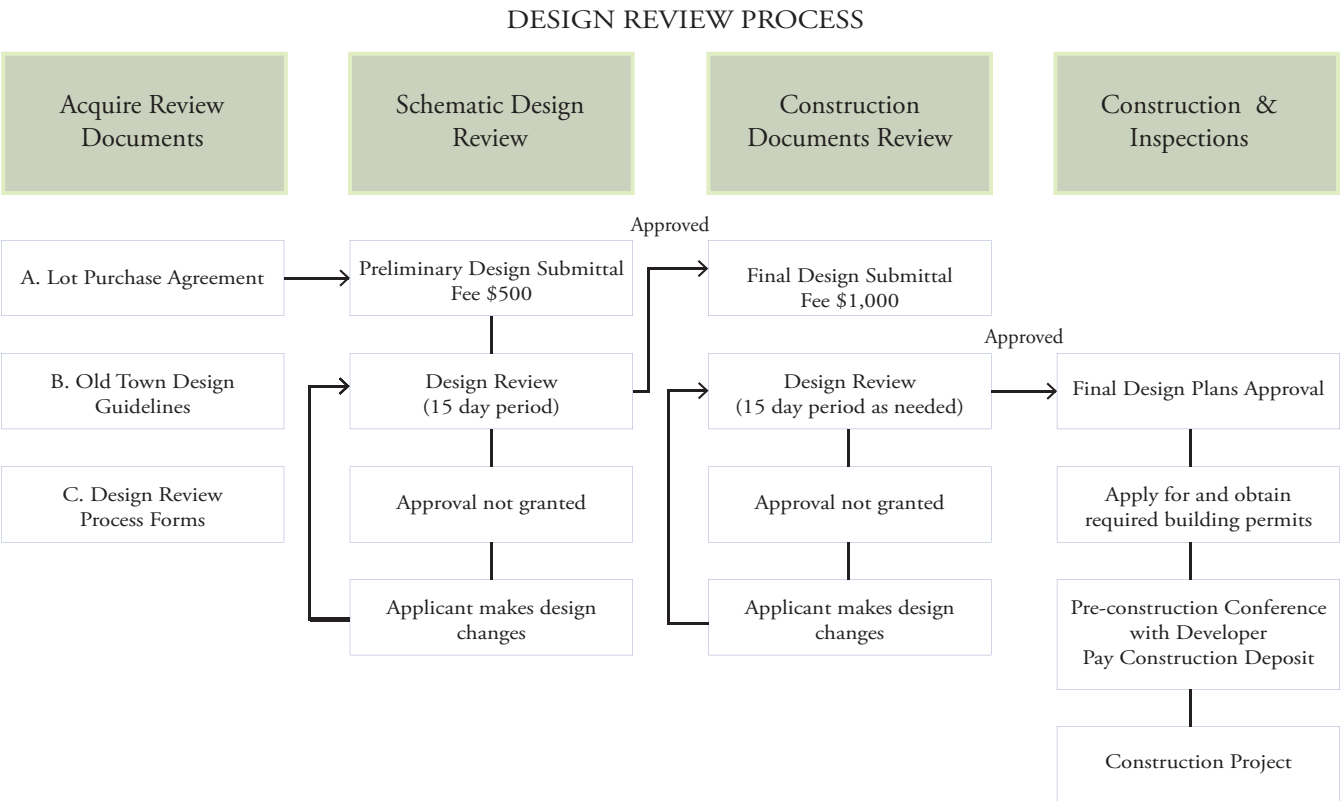
Each of these steps are required in order for plans to receive approval. The review period, is fifteen (15) calendar days or longer as needed for Construction Documents. Comments, notes, and if applicable, approval will be communicated to applicant for their records.

If approval is not granted, a revised application may be submitted and reviewed in the same fashion as the initial application. If the revised application is denied approval, a formal appeal may be made in writing to the Association, Attn.: Old Town Design Review.

Appropriate forms may be found at the Old Town Sales Office or online at oldtowncolumbus.com. For more information, please contact:

Old Town Sales Office
Phone: 706.323.6401

Wendy Elliott
E-mail: wendy.elliott@woodruffre.com



THIS PAGE INTENTIONALLY LEFT BLANK

OLD TOWN
SCHEMATIC DESIGN REVIEW APPLICATION

Application Submission Date: _____

Type of Review (check one): ☐ Schematic Design ☐ Modification ☐ Re submittal

Section I: Initial Project Information

1. Lot Number: _____ Block: _____ Parcel: _____

2. Lot Address: _____

3. Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone/Fax: _____ E-mail: _____

4. Name of Architect: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone/Fax: _____ E-mail: _____

License Number (State): _____

5. Name of Landscape Architect: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone/Fax: _____ E-mail: _____

License Number (State): _____

A. A Schematic Design Review Fee of \$500.00 (check made payable to The Association) must accompany this application.

B. For questions regarding the Schematic Design Review application or requirements, please contact the Old Town Sales Office.

I have read and will comply with the Old Town Design Guidelines relating to the design and construction requirements for Old Town.

Signature: _____ Date: _____

Name (Print): _____

Date of Schematic Design Review Application Receipt: _____

Application for *Schematic Design* Review Approval

OLD TOWN
SCHEMATIC DESIGN REVIEW APPLICATION
Section II: Specific Project Information

1. Lot Acreage: _____ Lot Square Feet: _____
2. Home Square Footage (Air Conditioned Space):

A. Main Floor		Square Feet
B. Second Floor		Square Feet
C. Guest House		Square Feet
TOTAL		Square Feet
3. Outdoor/Non-Air Conditioned Living Space:

A. Covered Porch		Square Feet
B. Accessory Structures		Square Feet
C. Garage/Carport		Square Feet
TOTAL		Square Feet
4. Number of Bedrooms: _____
Number of Bathrooms: _____
5. Enclosed Parking Spaces: _____
Guest Parking Spaces: _____
6. Building Coverage: _____ %
(Area of all under-roof square footage divided by total square footage of lot)
7. Stories: _____
8. Building Height: _____ (Avg. grade to highest ridge)

Section III: Submittal Requirements

Package shall include the information/plans described below (2 sets of full size plans and 1 set reduced to 11" x 17" format):

1. Completed Schematic Design Review Application Form and Review Fee.
2. Location Map - indicating location of Parcel within Old Town.
3. Parcel Survey - (Scale: 1" = 20' min.). Prepared by a licensed surveyor indicating parcel boundaries, the area of the parcel, all easements of record, utilities, one-foot contours, any significant natural features such as existing trees, or any significant drainages as applicable.
4. Preliminary Site Plan - (Scale: 1/16" = 1'). Showing north arrow, building foot print(s) with entries, porches, and balconies delineated and overhangs shown as dashed lines, drives, parking areas, and walkways with dimensions of each, existing trees and those marked for removal, % of lot coverage, preliminary landscape, and utility yards.
5. Preliminary Floor/Roof Plans - (Scale: 1/8" = 1'-0" min.). Showing rooms dimensioned and labeled, all windows and doors with swings shown, overall dimensions, and total square footage broken down by floor into heated/cooled spaces and outdoor spaces under roof. Roof plans should call out proposed roof slope.
6. Preliminary Elevations - (Scale: 1/8" = 1'-0" min.). Showing porches, balconies, doors, windows, principal materials specified with sizes, height of each floor, eave, max. height in relation to ground level, and roof pitch.

Date of Schematic Design Review Application Receipt: _____

Application for *Schematic Design Review Approval*

OLD TOWN
CONSTRUCTION DOCUMENT REVIEW APPLICATION

Application Submission Date: _____

Type of Review (check one): ☐ Construction Documents ☐ Modification ☐ Re submittal

Section I: Initial Project Information

1. Lot Number: _____ Block: _____ Parcel: _____

2. Lot Address: _____

3. Name of Owner(s): _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone/Fax: _____ E-mail: _____

4. Name of Architect: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone/Fax: _____ E-mail: _____

License Number (State): _____

5. Name of Landscape Architect: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Phone/Fax: _____ E-mail: _____

License Number (State): _____

- A. **A Construction Document Review Fee of \$1,000.00 (check made payable to The Association) must accompany this application.**
- B. A Construction Document Review Meeting will be held within 30 working days following receipt of the completed Construction Document Review Application Form, review fee, and required plans.
- C. For questions regarding the Final Design Review application or requirements, please contact the Old Town Sales Office.

I have read and will comply with the Old Town Design Guidelines relating to the design and construction requirements for Old Town.

Signature: _____ Date: _____

Name (Print): _____

Date of Construction Documents Review Application Receipt: _____

Application for *Construction Document* Review Approval

OLD TOWN

CONSTRUCTION DOCUMENT REVIEW APPLICATION FORM

Section II: Specific Project Information

1. Lot Acreage: _____ Lot Square Feet: _____
2. Home Square Footage (Air Conditioned Space):

A. Main Floor _____	Square Feet
B. Second Floor _____	Square Feet
C. Guest House _____	Square Feet
TOTAL _____	Square Feet
3. Outdoor/Non-Air Conditioned Living Space:

A. Covered Porch _____	Square Feet
B. Accessory Structures _____	Square Feet
C. Garage/Carport _____	Square Feet
TOTAL _____	Square Feet
4. Number of Bedrooms: _____
 Number of Bathrooms: _____
5. Enclosed Parking Spaces: _____
 Guest Parking Spaces: _____
6. Building Coverage: _____ % (Area of all under-roof
 square footage divided by total square footage of lot)
7. Stories: _____
8. Building Height: _____ (Avg. grade to highest ridge)

Section III: Submittal Requirements

Package shall include the information/plans described below (2 sets of full size plans and 1 set reduced to 11" x 17" format):

1. **Completed Construction Documents Review Application Form and Review Fee.**
2. **Location Map** - indicating location of Parcel within Old Town.
3. **Parcel Survey** - (Scale: 1" = 20' min.). Prepared by a licensed surveyor indicating parcel boundaries, the area of the parcel, all easements of record, utilities, one-foot contours, any significant natural features such as existing trees, or any significant drainages as applicable.
4. **Final Site/Grading & Drainage Plan** - (Scale: 1/16" = 1'). Showing north arrow, existing topography/spot grades and proposed grading and drainage (1' contour interval), building foot print(s) with finished floor elevations, setbacks, entries, porches, and balconies delineated and overhangs shown as dashed lines, accessory structures, drives, parking areas, and walkways with dimensions of each, existing trees and those marked for removal, % of lot coverage, final landscape, and utility connections and yards.
5. **Roof Plans** - (Scale: 1/8" = 1'-0" min.). Showing roofs as dashed lines, overall dimensions, total square footage broken down by floor into heated/cooled spaces and outdoor spaces under roof. Roof plans should call out proposed roof slope.
6. **Final Elevations** - (Scale: 1/8" = 1'-0" min.). Showing porches, balconies, doors, windows, principal materials specified with sizes, height of each floor, eave, and max. height in relation to ground level, and roof pitch.
7. **Details** - (Scale: 3/4" = 1'-0" min.). Showing eaves, door and window surrounds, porches and railings, foundation, water table, and/or skirt board details, and unique elements such as dormers.
8. **Color & Materials Samples** - Samples are most important when applying for improvement approval, because of the necessity of matching existing materials. (See Exterior Materials Form in this section for more details).
9. **Landscape Plan** - Delineating existing trees, trees to be removed, and new plantings labeled by common name and indicating plant size. The Landscape Plan must also show the location of proposed hardscape elements, including but not limited to, lighting and signage, with material call outs.

Date of Construction Documents Review Application Receipt: _____

Application for *Construction Document Review Approval*

FORMS

OLD TOWN EXTERIOR MATERIALS FORM

* COLOR & MATERIAL ITEMS TO BE SPECIFIED AND SAMPLE BOARD INCLUDED FOR FINAL APPROVAL

Product/Material	Materials & Finish	MFGR. & Model No.	Color
Roofing *			
Roof Flashing			
Gutters			
Wall Cladding *			
Exposed Foundation *			
Exterior Trim *			
Fascia			
Soffit			
Frieze & Corner Boards			
Rakes			
Window Sash/Casings			
Door Frames			
Door Casings			
Columns			
Beams			
Brick			
Mortar			
Paint Color(s)			
Paint Color(s)			

Posts			
Vents			
Railings			
Other Exterior Trim			
Other Exterior Trim			
Other Exterior Trim			
Chimney *			
Entry Walkway			
Driveways			

COLOR & MATERIALS FORM/SAMPLES CONFORMANCE

All exterior colors have been indicated _____, Yes/No, N/A, Other.

All exterior materials have been indicated and samples provided where required _____, Yes/No, N/A, Other.

All exterior finished have been indicated _____, Yes/No, N/A, Other.

All window and glass specifications have been provided _____, Yes/No, N/A, Other.

All information regarding accent items has been provided _____, Yes/No, N/A, Other.

Date of Receipt: _____

Exterior Materials Form

OLD TOWN
EXTERIOR MATERIALS FORM

* COLOR & MATERIAL ITEMS TO BE SPECIFIED AND SAMPLE BOARD INCLUDED FOR FINAL APPROVAL

Product/Material	Materials & Finish	MFGR. & Model No.	Color
Terraces/Decks *			
Stoops/Steps			
Porch Ceiling			
Pads			
Screen Enclosure Frame			
Screening			
Shutters *			
Shutter Hardware			
Front Doors			
Other Doors			
Garage Door			
Exterior Hardware			

Retaining Walls *			
Pool/Spa			
Fencing			
Pathways			
Exterior Lighting			
Signage			
Garden Structure Materials			

COLOR & MATERIALS FORM/SAMPLES CONFORMANCE

All exterior colors have been indicated _____ Yes/No, N/A, Other.

All exterior materials have been indicated and samples provided where required _____ Yes/No, N/A, Other.

All exterior finished have been indicated _____ Yes/No, N/A, Other.

All window and glass specifications have been provided _____ Yes/No, N/A, Other.

All information regarding accent items has been provided _____ Yes/No, N/A, Other.

Signature: _____

Date: _____

Name (Print): _____

Date of Receipt: _____

Exterior Materials Form

CONSTRUCTION REGULATIONS

PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the Builder/Contractor must meet with an authorized representative of the Association to review the approved Final Plans, the Construction Area Plan, the Construction Regulations, and to coordinate scheduling and construction activities with the Committee. At this meeting, the Builder/Contractor and Owner must bring a copy of the Building Permit issued and any related use permit from the Planning Department and or any other appropriate jurisdictional authority.

CONSTRUCTION AREA

Prior to the commencement of any Construction Activity the Builder/Contractor will provide the Association, for its approval, with a detailed plan of the proposed Construction Area showing the area to which all Construction Activities will be confined and how the remaining portions of the Lot will be protected. This Construction Area Plan will designate the location and size of the construction material storage and parking areas, and the locations of the chemical toilet, also the temporary trailer/structure, dumpster, debris storage, fire fighting equipment, utility trenching, and limits of excavation and erosion control. The Builder/Contractor shall be responsible for repair of any damage to Common Area or Developer installed Irrigation or Landscape to the satisfaction of the Association. There shall be no staging of construction equipment or materials on Lots adjacent to the Owner's Lot. All staging within Old Town must occur on the Owner's Lot.

ACCESS TO CONSTRUCTION AREA

Old Town requires all Builders/Contractors to comply with the following:

1. Restrict access to the Construction Area only through the approved Old Town construction entrance.
2. Enforce hours of access, speed limit, and route of travel on the Old Town road system as specified by the covenants of Old Town.
3. Limit access to the Construction Area only on designated routes as specified by the Association.
4. Consolidate all deliveries of materials and equipment to the extent feasible.

VEHICLES & PARKING AREA

Only vehicles, equipment, and machinery that are essential to any Construction Activity may park within the Construction Area or such other specific area designated by the Association so as to minimize potential damage to existing vegetation, utilities, landscape, or other improvements.

STORAGE OF MATERIALS & EQUIPMENT

All construction materials, equipment, and vehicles must be stored within the lot boundary of the Association approved Construction Area. Equipment and machinery will be stored on-site only while needed.

CONSTRUCTION ACTIVITIES TIMES

No construction operations may occur on Sundays or national Holidays. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the Association. No personnel are to remain at the Construction Site after working hours.

CONSTRUCTION TRAILER and/or TEMPORARY STRUCTURES

Any Contractor who desires to bring a construction trailer or the like to Old Town must obtain written approval from the Association. The Association will work closely with the Owner and/or Contractor to site the trailer in the best possible location to minimize impacts to the Site and to adjacent Parcel Owners. All such facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy. It is recommended that construction trailers be painted colors that will not stand out in the landscape.

SANITARY FACILITIES

Sanitary facilities must be provided for construction personnel on-site in a location approved by the Association that complies with all local requirements. The facility must be located in an area on-site that does not impact adjacent neighborhoods and roads, and must be maintained regularly.

DEBRIS & TRASH REMOVAL

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. Lightweight material, packaging, and other items must be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Contractors are prohibited from dumping, burying, or burning trash anywhere on the Lot or in Old Town. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore or affecting adjacent Lots. Dirt, mud, or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces, and driveways or other portions of Old Town. All excess earth generated by trenching and approved grading activities must be removed from the Site. Any clean up costs incurred by the Association in enforcing these requirements will be billed to the Owner as needed.

HAZARDOUS WASTE MANAGEMENT

In order to be able to respond to and monitor hazardous material use and/or spills, the Contractor shall comply with the following criteria listed below:

- The Contractor shall provide a contact person's name and telephone number for a company experienced in emergency response for vacuuming and containing spills for oil or other petroleum products.
- Absorbent sheets will be used for spill prevention and clean up. Several boxes shall be located at fuel trucks, storage areas, and in maintenance vehicles. Inventories must be maintained as necessary.
- A reportable spill is defined as a spill of one (1) or more gallons and a significant spill is defined as more than ten (10) gallons.
- The Contractor shall maintain a list of product names and a Materials Safety Data Sheet (MSDS) for all hazardous material products used or located on Site.
- Before a hazardous material is stored, the Contractor shall check to ensure that:
 - material is stored in an approved container;
 - container is tightly closed;
 - container has the proper warning label; and
 - container is inspected for leaks.
- Any Contractor determined to be introducing hazardous materials into the sanitary sewer or storm drain system will be removed from the Site.

EXCAVATION & GRADING

During construction, erosion must be minimized on exposed Cut and/or Fill slopes through proper soil stabilization, water control, and re-vegetation. Grading operations may be suspended by Association during periods of heavy rains or high winds. Blowing dust resulting from grading and construction operations must be controlled by watering. All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the Site restoration/landscaping plans. All excess materials must be removed from the Site.

FOUNDATIONS

The Owner is encouraged to hire a licensed Soil Engineer to examine and test soil conditions on his/her Lot prior to undertaking any design or construction. Developer makes no representations or warranties, expressed or implied, as to the soil conditions. Owner shall verify soil compaction on pad prior to construction.

- The Owner and the Owner's Architect, Engineer, and Contractor shall give due consideration to the design of the foundation systems of all structures.
- It is the Owner's responsibility to conduct an independent soils engineering investigation to determine the suitability and feasibility of any Lot for construction of the intended Improvement.

CERTIFICATE OF COMPLIANCE

The Owner's contractor shall submit to the Town Architect a Certificate of Compliance certifying that the structures have been constructed according to the required City of Columbus, Georgia building codes.

START OF CONSTRUCTION & TEMPORARY LANDSCAPE

All Improvements commenced on a parcel shall be completed within 18 months after commencement according to approved Construction Document Review plans unless otherwise approved in writing by the Association. If an Improvement is commenced and construction is then abandoned for more than 90 days, or if construction is not completed within the required 18-month period, the Association may impose a fine of not less than \$100.00 per day (or such other reasonable amount as the Association may set) to be charged against the Owner of the Lot until construction is resumed or the improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Association that such abandonment is for circumstances beyond the Owner's Control. For aesthetic and dust control reasons, the Association may request Parcel Owners who, in the Association's opinion, are not diligently pursuing construction to stabilize and maintain the surface of their Lot at the Owner's sole expense.

DAMAGE REPAIR & RESTORATION

Damage and scarring to other property, including open space, adjacent Parcels, roads, driveways, irrigation and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Parcel.

- To the Association's satisfaction, re-vegetate the area disturbed Immediately and maintain said vegetation until established; and,
- Pay any fines imposed by the Association or other governmental agencies as a result of said violation.

PROJECT COMPLETION & CLOSEOUT

Upon completion of construction, each Owner and Builder/Contractor will be responsible for cleaning up the Construction Site and for the repair of all property that was damaged including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the Association, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. Any property repair costs as mentioned above, incurred by the Association will be billed to the Owner and builder.

CONSTRUCTION OBSERVATIONS

In addition to the building inspections required by the City of Columbus, Georgia government, the following construction observations must be scheduled with the Association:

1. Site Observation - This observation includes review of staking of the Construction Area including all corners of proposed buildings, driveways, and extent of grading.
2. Framing Observation - This observation must be done prior to enclosure of exterior walls and roof to ensure conformance with the approved plans.
3. Final Observation - The observation must be done prior to the Certificate of Occupancy Issued by the local governing authority and may be scheduled when all improvements, including all structures, landscaping and grading, have been completed.

CONSTRUCTION SIGNS

Temporary construction signage will be limited to one (1) sign per Homesite. The sign shall not exceed 6-square feet of total area, and shall be located within 10-feet of the Construction Site entrance. All construction signs must be reviewed and approved by the Committee prior to installation. Layout for the sign must be submitted to the Association.

SECURITY

Security precautions at the Construction Site may include temporary fencing approved by the Association.

NOISE

Builder/Contractor will make every effort to keep noise to a minimum.

NO FIREARMS

No firearms are allowed on any Construction Site at Old Town.

NO ALCOHOL/DRUGS

No alcohol or illegal drugs are allowed on any Construction Site at Old Town at any time.

CONSTRUCTION PERSONNEL CONDUCT

Offensive, loud, or unmannerly behavior exhibited by the Builder, its employees, or subcontractors is not allowed and will not be tolerated. Builder shall be responsible for the behavior of his employees and subcontractors.

FIRE PROTECTION

At least one (1) full and operable 10 pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Absence of such a device may result in fines against the Builder or the Builder being declined access to the Construction Site.

THIS PAGE INTENTIONALLY LEFT BLANK

OLD TOWN
RESIDENTIAL DESIGN GUIDELINES

VERSION 3.0

PUBLISH DATE: AUGUST 1, 2019