

Architectural Guidelines

Statement of Intent

It is the intent of the City of Wildwood to encourage design creativity while maintaining compatible architecture throughout the City. Compatible does not mean 'the same', it means that differing architectural styles can be utilized, so long as the design reflects the sense of place of the specific area and creates a continuity of character. This definition purposefully allows quite a bit of latitude. It is the purpose of the Architectural Review Board (ARB) review process to enforce this definition while entertaining the presenters own design philosophy for any given project.

The ARB reserves the right to respectfully disagree with presenters and therefore make suggestions on design or to outright reject any proposal.

Miscellaneous

Site design

Aside from compliance with all ordinances, planning and zoning, and civil engineering requirements, all developments shall be 'designed' so that they are compatible with neighboring properties. Character of the neighborhood shall be maintained and may take precedence over other minimum requirements. In general, residential or commercial buildings should face the pedestrian

way, should address the direction of incoming travel, and in the case of corner lots, structures shall address both public directions. Commercial buildings shall not turn their back on main roads or intersections regardless of whether or not there are access roads behind them. A well-engineered site is no more important than a well-designed site.

Work with the site conditions and not against them. Consider the sun-to-building orientation, natural drainage patterns, approach, etc. before simply dropping in a building.

Colors shall be consistent with the character of the local area of the project and with the City overall. As a general direction for designers, one can use the Benjamin Moore Williamsburg Color Collection as a starting point. These are generally historical colors of earth tone bases.

Exterior materials that do not have an integral color shall be painted or stained. The overall color palette shall be consistent and compatible throughout the project and shall complement the surrounding environment.

Trim shall be of one color, which may or may not be the same as the wall color. However, trim color shall complement those used on walls.

Storefront colors shall be complementary to the building. Bright colors are generally discouraged and subject to ARB approval.

Accent color may be used for items such as the front door and shutters subject to approval of the ARB.

Masonry and mortar colors shall be selected from earth tone palettes. Natural mortar is acceptable.

Rough Siding and exterior wood shall be stained or finished as approved by the ARB, except wood roof shingles that may be left to age naturally.

Light fixtures on commercial buildings shall be mounted to walls, have LED, incandescent or metal halide bulbs and may not produce glare on adjacent properties. Light fixture cut sheets shall be submitted to the ARB along with design documents.

Picket fences shall be no greater than 3.5 feet high at front yards. Board fences may not exceed (6) feet and only used in side yards behind the front face of the building and rear yards. Chain link fences are not permitted.

Retaining walls shall be an integral part of a building design and will be reviewed on a case-by-case basis.

Free standing garages shall maintain the general character of the main building.

Miscellaneous Façade Compositions

Fenestration patterns and percent of coverage shall be consistent with surrounding buildings.

Avoid blank or monotonous elevations.

Create a pedestrian friendly scale.

Avoid garage doors on the front elevation except for residential buildings where the house is wide enough to maintain at least fifty percent (50%) of the front façade without a garage door.

Proportion is everything!

Elements

Columns, piers, arches, and chimneys shall be made of stone, wood, brick, or stucco. Any interior chimney flues shall be metal or clay flue tile. Chimney liner should be per building code.

Porches, posts, spindles, and balusters shall be made of wood, PVC or fiberglass, except railings attached to concrete or brick, which may be made of steel or wrought iron, and exhibit a painted or powder coated finish. Porches may be enclosed with glass or screens; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood or beaded vinyl; exposed joists shall be painted.

Porches shall be no less than (6) feet in depth and a minimum of (18) inches above grade. Porches shall be lighted consistent with the City's Outdoor Lighting Regulations. Other illumination sources may be authorized based upon architectural merit.

Screened and visible sides of porches must be skirted.

Railings shall have top and bottom rails.

Decks shall be located in rear yards and where not easily visible from streets or paths. Decks shall be made of polymer lumber or composite material or shall be painted or stained wood or an exotic hardwood such as ipe that does not require staining to maintain its appearance.

Wood elements must be painted or stained with an opaque stain, except walking surfaces may be left natural.

Chimneys shall be a minimum 2:1 proportion in plan and capped to conceal spark arresters. A chimney is required on any structure with a fireplace.

Bay windows at frontages shall be habitable.

Openings

Materials

Windows shall be made of vinyl or aluminum or clad wood and shall be glazed with transparent low-E glass in residential areas of the Town Center. Window selection shall be appropriate to the building and historically appropriate proportion.

Screen frame colors shall match the windows, where they are used.

Tinted glass may be considered for commercial buildings.

Doors shall be wood, steel, or fiberglass. If glazed, doors shall be glazed with clear low-E glass.

Storm doors shall be factory finished painted wood or painted/anodized aluminum and match the entry door.

Security grilles must be approved by the ARB.

Configurations

Openings in upper stories shall be centered directly above openings in the first story. Openings in the gable ends must be centered. Openings shall be a minimum of (2) feet from building corners, unless approved by the ARB.

All sides of residential buildings shall have windows unless historically accurate such as row houses, etc. Glazed areas shall be proportional to the total size of the facade where located.

Windows shall be single-hung, double-hung, or triple-hung or casement or awning types.

Transoms may be oriented horizontally with panes of vertical proportions.

Window muntins shall be true divided lights or fixed (snap-ins) on the exterior surface. Muntins shall be located on the outside of the window, unless approved by the Architectural Review Board.

Sliding doors shall be permitted only at residential backyard locations.

Garage doors facing a street frontage shall be a minimum of (10) feet in width.

Tapered drives can be used in the Town Center.

Shutters shall be sized and shaped to match the opening, when used.

Walls

Materials

Building Walls shall be finished in brick, stone, manufactured stone, split-faced or ground-faced block (commercial only), limestone (commercial only), wood shingles, wood clapboard, drop siding, wood board and batten, smooth stucco, fiber cement siding, or vinyl siding. Clapboard and siding, except vinyl, shall be painted except as noted.

Foundation walls and piers may be exposed smooth-finished, poured concrete, formed patterns, parged block or brick veneer.

Garden walls shall be finished in stone, brick or stucco matching the principal building. Material composition shall be replicated on both sides of the wall.

Gates shall be wood or wrought iron. Wall caps shall be of limestone or metal, to be reviewed on a case-by-case basis.

Garden walls shall be minimum (8) inches thick and capped with an overhang of no less than one (1) inch.

Fences fronting the street shall be constructed of wood, vinyl or coated metal; said material to be compatible with the building façade. Wood fences may have brick piers. Vinyl materials may be used as a substitute in building walls and fences, but shall be from the Master List to ensure acceptable quality.

Configurations

Walls may be built of no more than three materials. Change in material shall be aesthetically pleasing, with the heavier material below the lighter, i.e. brick or stone below stucco. Masonry walls terminating at outside corners shall wrap the corner a minimum of twenty-four (24) inches, unless approved by the ARB. Additions to buildings must be made of the same materials as the main building, except when the main building is made of brick, the addition can be wood.

Front elevations that have walls recessed or protruding from another plane shall not change materials on the sides at the recessed areas. Buildings are viewed in perspective

Siding shall be horizontal, a minimum four (4) inches exposed to the weather. Boards with more than eight (8) inches to the weather shall show a one (1) inch variation from one board to the next. Board and batten siding may be applied vertically

Wood shingles shall be eight (8) to ten (10) inches exposed. Shingles shall be hand split or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a maximum of twelve (12) inches above grade.

Trims shall not exceed one and a half (1 ½) inch in thickness. The minimum width at the corners shall be six (6) inches. The minimum width around openings shall be four (4) inches, except at the front door, which may be any size or configuration. Trim may be painted in any color compatible with the rest of the façade material colors.

Roofs

Materials

Residential roof cladding materials are to include; clay and concrete tiles, metal shingles, slate, wood shakes and shingles, fiberglass-asphalt shingles and metal panels. Fiberglass-architectural shingles are to have a minimum 30 year warranty.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished aluminum. Splash blocks shall be made of brick, gravel, or concrete. In the absence of gutters, brick or gravel shall be placed at the drip line.

Flashing shall be copper, galvanized steel, stainless steel, membrane or pre-finished aluminum. Vinyl flashing is not allowed.

Configurations

The **principal roofs** shall be a gable or hip with a slope between 6:12 to 12:12.

Ancillary roofs (attached to walls at the upper portion) may be sheds with a minimum slope of 3:12.

Flat Roofs are permitted on commercial buildings. Flat roofs will have parapet walls at a height in accordance with building codes.

Rooftop equipment shall be screened from view. Petitioner is required to submit "Line of Sight" drawings that depict views of the roof top equipment (with accurate equipment sizes) from all compass directions as well as proposed screening options. The calculation of the "Line of Sight" shall be completed utilizing the following criteria: the origin point shall be the far side of any abutting street/roadway or property line within a seven hundred and fifty (750) foot radius, to the building's rooftop and associated equipment, measured from a point that is a minimum of five (5) feet above the pavement/grade elevation.

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of pre-finished metal which must closely match the roof color. Plumbing stacks, flues, and attic vents shall not be placed on the front slope of any roof or a visible portion of it from the primary street, and painted to match the color of the roof.

Exposed foundation walls shall be painted to match siding color or be sided.

Building Types

A variety of building types are permitted in the Town Center, but only certain varieties are permitted within any given district. The following are descriptions: helpful in breaking up the massing of a large building's facade.

Live/Work

A Live/Work building is a flexible structure located at the street (0' from the frontage line) and having one or more residential units above ground floor commercial space. They may share common walls along side lot lines, and they are permitted in the Neighborhood General, Cultural/Institutional, and Pond Districts. They are typically accessed by service lanes and/or rear parking lots.

Rowhouse

A Rowhouse is a building type that is located in close proximity to the street (5' to 15' from the frontage line). It is technically a single-family dwelling, with common walls along the side lot lines. Although the facades of adjoining units combine to give the general appearance of a single continuous streetwall, the individual units are often distinguishable through the use of various vertical architectural elements (façade projections and/or recesses, entrances, stoops, dormers, roof line variations, etc.). They

are accessed by service lanes, as individual driveways on such narrow lots typically detract from the streetscape and the pedestrian experience. Rowhouses are permitted in the Neighborhood General, Cultural/Institutional, and Pond Historic Districts.

Apartment

An Apartment is a residential building type accommodating multiple dwellings above and beside each other, and they typically share one or more common entries. Apartment buildings show variations and can be designed either by placing the building in close proximity to the street for their full frontage (5' to 15' from the frontage line) or featuring courtyards serving as a common front yard. Apartment buildings may provide private outdoor space to dwellings through the use of balconies, stoops, and decks, and they often provide common green spaces for the use of residents. Apartment buildings are usually accessed by service lanes and/or rear parking lots. They are permitted in the Neighborhood General, Cultural/Institutional, and Pond Historic Districts.

Commercial

A Commercial building is limited to the Commercial and Workplace Districts. Heights range from 1 to 3.5 stories, and they are placed on the lot's frontage line. Commercial buildings are used for retail, services, and office uses and should have ground floor storefronts along their street frontage. They are typically accessed by service lanes and/or rear parking lots.

House

A House is a single-family dwelling featuring front, side and rear yards on an individual lot, possibly with an outbuilding in the rear yard. Within the context of the Town Center, a house requires a lot width of 55' or greater, and it can include a driveway accessed from a service lane or street. They are permitted in the Neighborhood General, Neighborhood Edge, and Pond Historic Districts.

Cottage

A Cottage is a single-family dwelling on an individual lot, possibly with an outbuilding to the rear yard. Within the context of the Town Center, a cottage has a lot width less than 55' and has no street-accessed driveway. They are permitted in the Neighborhood General, Neighborhood Edge, and Pond Historic Districts.

Definition of Terms

Ancillary Roof: A roof that covers a subordinate, auxiliary segment of the building.

Arcade: A series of arches supporting a roof structure in which the arches provide openings. Within the context of a Town Center, arcades are typically formed by the groundfloor facade of a structure to provide a canopied sidewalk along the street right-of-way.

Bay Window: A window forming a recess in a room and projecting outward from the wall.

Balcony: A projected platform on a building, cantilevered or supported from below.

Belvedere: A roofed structure situated to command a wide view, especially a small pavilion or tower on top of a building.

Canopy: A covered area, which extends from the wall of a building, protecting an entrance.

Column: A relatively long, slender structural compression member, which supports a load, usually vertically.

Cornice: The exterior trim of a structure at the meeting of the roof and wall, consisting of bed molding, soffit, fascia, and crown molding.

Dormer: A structure projecting from a sloping roof, housing a window or operating louver.

Eave: The projecting overhang at the lower edge of a roof.

Facade: The exterior face of a building. The term often refers to the wall facing a street, but can be applied to the sides and rear of a building.

Fascia (board): A board that is nailed to the end of rafters, sometimes supporting a gutter.

Flashing: A thin impervious material placed in construction to prevent water penetration or to provide water drainage between a roof and wall and at exterior door and window openings.

Frontage Line: The front lot line of a parcel of ground. The frontage line is commonly the same as the right-of-way line.

Gable: The entire triangular end of a building above the level of the eaves, the top of which conforms to the slope of the roof, which butts against it.

Gable Roof: A roof consisting of two surfaces sloping downward in opposite directions from a central ridge.

Garage: An outbuilding or accessory structure for parking a small number of automobiles. A garage is typically located in the rear of a residential lot.

Home Occupation: A business operation conducted within a dwelling that is not a retail, wholesale or manufacturing operation, and that employs no employees not living on the premises and generates no visiting traffic.

Lane: Sometimes referred to as an alley, a lane is an access way located as a central spine to a block for the purposes of providing rear access to a lot.

Muntin: A secondary wood or metal framing member, separating and holding panes of glass within a window.

Outbuilding/Accessory

Structure: A structure that is secondary to the primary use of the property. Such structures are most commonly associated with residential buildings, such as storage sheds, garages, pool houses, and accessory dwellings.

Parapet: A low protective wall along the edge of a terrace, roof, balcony and above cornices.

Parking Garage: A structure for parking numerous automobiles. Parking garages are typically multi-level and are associated with either housing developments, offices, public facilities, or mixed uses.

Pilaster: A partial pier or column, often with a base, shaft and capital, that is embedded in a flat wall and projects slightly.

Porch: A structure attached to a building to shelter an entrance, usually roofed and generally open-sided.

Primary Building: The principal building on a lot. The primary building is commonly the largest in scale and floor area and/or its use is more significant and/or more intensive than that of other buildings on the lot.

Primary Street: Within the context of this document, the primary street is always relative to a secondary street. The primary street is greater in magnitude than a secondary street with regard to the number of driving lanes, the volume of traffic, the width of sidewalks, the right-of-way width, or other similar characteristics.

Purlins: Horizontal timbers supporting the rafters of a roof.

Rake: A board or molding along the sloping edge of a gable.

Secondary Street: Within the context of this document, the secondary street is always relative to a primary street. The secondary street is lesser in magnitude than a primary street with regard to the number of driving lanes, the volume of traffic, the width of sidewalks, the right-of-way width, or other similar characteristics.

Shed Roof: A roof shape having only one sloping plane.

Skylight: In a roof, an opening, which is glazed with a transparent or translucent material, used to admit light to the space below.

Soffit: The exposed underside of any overhead component of a building, commonly beneath the eave.

Stoop: A platform or small porch, usually up several steps, at the entrance to a house.

Transom: An opening over a door or window, usually for ventilation containing a glazed or solid sash.

Vertical Bay: A vertical bay is a vertically-oriented plane of a building facade. The exterior edges of the bay are commonly defined by elements, such as facade projections, recesses, and/or pilasters. Vertical bays are helpful in breaking up the massing of a large building's facade.