

Village of Greendale

Building Board Principals and Standards of Review

Principles and standards for architectural review shall be established and utilized by the Building Board in its review, approval or denial of an application. The standards established by the Building Board are also intended to be a design aid for builders and owners to use in the preparation of architectural plans. The Building Board shall review and make modifications to the standards to keep them current. The principles and standards to be utilized by the Building Board are as follows:

A Building Scale and Mass.

The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

B Building Rooflines and Roof Shapes.

The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.

C Materials.

Material selection for architectural design shall be based upon the prevailing materials already used on existing buildings in the area.

- Buildings shall not be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with other building facades in the area or which presents an unattractive appearance to the public and surrounding properties.
- The Building Board requires material samples be submitted for one and two-Family Dwellings.
- The Building Board requires material samples for all other buildings that are required to be submitted for review and approval.

D Colors.

The selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing area or neighborhood buildings.

- The Building Board does review and approve the choice of finish materials and colors used on One and Two-Family Dwellings. Developments that have a limited number of designs will be asked to submit color samples.
- The Building Board does require color samples for all buildings that are required to be submitted for review and approval.

E Publicly Exposed Elevations.

Publicly exposed elevations shall incorporate adequate massing, proportions and wall openings (i.e. window, doors, porches, etc.) to avoid large blank facades. As explained below, publicly exposed elevations can include any elevation exposed to sufficient public view.

1. Dwellings on Corner Lots.

Dwellings on corner lots shall address both street frontages in a consistent manner. Special attention to the massing, height, articulation, fenestration, material finish and detailing are required for all exposed elevations of a corner lot dwelling.

- Finish materials or design treatments shall be consistent on both street elevations or frontages, such as, sufficient elements of the materials used on the front elevation being used on the other street frontage(s) to provide a compatible appearance to the buildings front and corner side elevations.
- Consistent treatments on both street frontages or elevations is not intended to mean that all of the finish materials used of the front elevation need to be applied to the corner side.
- The arrangement of doors and windows on front and side elevations shall be done in a manner to provide a balanced appearance in proportion to the size of the building.
- Side elevations shall avoid flat, blank, uninteresting facades.

2. Upgraded Rear and Side Architecture.

- a. Upgraded rear and side Architecture may be required in situations other than on corner lots, such as where these elevations are exposed to public view. This occurs in the following situations.
 - Lots which back or flank onto highly visible public uses such as roads, parks, schools, storm water management ponds, public walkways, and the like; and
 - Where stepping of units on curved streets causes exposure to a sufficient proportion of a side elevation.
- b. The exposed side and/or rear elevations of these dwellings shall have a level of quality and detail consistent with the front elevation of the dwelling. This should include, but not be limited to, features such as:
 - Enhanced window style, mutton bars, shutters, frieze board, quoining/pilasters, decorative panels/louvers and brick detailing consistent with the front elevation;
 - Introduction of gables, dormers and/or bay windows; and
 - Additional windows on publicly exposed elevation.

F Repetition of Substantially Identical Designs.

No two single family dwellings of the same front elevation or facade shall be constructed or located on adjacent lots. "Adjacent lots" shall be defined as lots which adjoin or share side property lines or lots which, although separated by a street, would overlap portions of the property lines of a lot on the other side of a street, if their respective side property lines were extended across said street to the other side.

- A publicly exposed elevation is substantially identical when (1) an ordinary observer would find the differences between the two elevations to be imperceptible when viewing the elevations as a whole or (2) unless instructed to detect the differences, an ordinary observer would conclude that the two elevations are the same. A design that is not substantially identical based upon the above-mentioned standard will be considered an acceptable variation for the purposes of this rule.
- A street shall not be counted as a lot.
- This requirement shall apply to all buildings having a substantially similar design regardless of builder, designer or architect.
- Imperceptible changes in roof pitch, window size, trim style, and the like will generally not be sufficient to avoid having proposed plans rejected as being substantially identical.

G Blank or Windowless Facades.

Building facades that are blank or windowless shall be required to provide additional architectural design elements to break up the blank plane of the wall.

- The Building Board recommends that no elevation be totally windowless.
- This may be accomplished by the addition of window(s), gable end wall treatments, siding design and accent panels or other architectural design treatments consistent with the building design.
- The addition of more than one design element/s may be necessary depending on the mass of the elevation.
- A change in color is not considered an acceptable design method to break up the blank, flat or uninteresting plane of the wall.

H Past Standards and Decisions.

Past decisions shall not limit the ability of the Building Board to change, update, revise or modify their standards for review.

- Community standards as well as building design practices and construction materials change over time. The Building Board reserves the right to review, update and revise the standards it applies to the use of new building materials and building design practices.
- Past practices shall not obligate the Building Board to enforce out of date or historic standards.

I Review of Plans on a Case-by-Case Basis.

The Building Board reviews building designs and plans on a case-by-case basis. The building design and plans that are reviewed are specific to a building on a specific site.

- Generalization that the Building Board's approval or required changes for a building and or site shall not be interpreted as meaning that; that approval or the changes required apply to every similar building, design or site within the Village.
- Conditions may exist on building sites, or in a development, which may allow for approval of a building design that may not be generally applicable to another site or development in the Village.

J Foundations Below Overhanging Bays and Projections.

Buildings shall be designed with foundations below bays, which overhang the building foundation.

- Exception: The Building Board may allow the construction of bays or projections of floors above the first floor and projections of floors on sloping lots provided the projections are a minimum of twenty-four (24) inches above grade, at the closest point of the bay or projection to grade.

K Enclosure of Metal Fireplace and Furnace Vents.

Chimney and fireplace vents shall be enclosed in a chase constructed of materials similar to those used on the building elevations; metal housings designed by the vent manufacturer to enclose the chimney vents may be acceptable.

- Horizontal or vertical vent terminals that project less than sixteen (16) inches in length from the building wall or chimney chase may be left exposed.
- The Building Board recommends that all vents be located on the rear side of the roof wherever possible.
- All chimney vent terminals, with the exception of masonry chimneys, shall be painted to match the color of the surface material from which they project or the exterior siding.

Note: Vents shall terminate in accordance with the Building Code and the manufacturer's installation instructions.

L Buildings with Exposed Foundation.

Buildings constructed on lots requiring exposed foundation walls, shall be required to provide an exterior finish material that conceals the masonry or concrete foundation. Acceptable practices include,

- Extending the first floor siding material to cover the foundation walls to within eight (8) inches of grade.
- Use of brick veneer or decorative split-faced CMU to within eight (8) inches of grade.
- Other decorative finish materials that the Building Board deems are consistent with the design of the building.

M Applications for Building Board Review of Plans.

Plans submitted for Building Board review, may not be placed on the Building Board's agenda until the Village's Engineering Department has accepted the subdivision's or development's improvements and authorized issuance of building permits.

- Exception: Model homes where allowed by the Development Agreement and when approved by the Village Board may apply for review by the Building Board prior to the subdivision or development being approved.
- It is the intent of the Building Board to review plans, issue approvals or denials and allow the Department of Inspection Services to issue permits. Until a development is approved building permits cannot be issued.

N Expiration of Approval.

The approval of the Building Board shall expire within 30 business days of the meeting date, unless a building permit application has been made to and subsequently accepted by the Department of Inspection Services.

O Corrections and Revisions to Plans.

Whenever the Building Board has reviewed plans and requires significant changes, corrections or modifications to be made to the plans, the owner or contractor shall be required to redraw the building plans. It shall be the decision of the Building Board as to whether or not the revised plans must be resubmitted to the Building Board.

- Marking changes on the drawings or "red-lining" of the plans will not be accepted.
- When an owner or contractor need to make a revision to plans or a building that was previously approved by the Building Board, the plans shall be resubmitted for a new approval at the next regularly scheduled Building Board meeting.

P Construction work "conditionally exempted" from Building Board Review.

At the discretion of the Building Inspector, the following residential construction work may be exempted from Building Board review and approval prior to the issuance of a Building Permit:

1. Exterior decks (attached or detached)
2. Fences
3. Gazebos
4. Storage sheds except those required to be reviewed by the Building Board under section 17.04(7)(c)1.d..
5. Prefabricated aluminum structures (3-seasons room additions)
6. Outdoor spas and outdoor spa enclosures
7. Installation/replacement of windows
8. Detached garages
9. Re-roofing

10. Re-siding/trim work
11. Swimming pools (above-ground & in-ground)
12. Pool decks
13. Fireplace chimney/vent enclosures
14. Grading/landscaping
15. Retaining walls
16. Driveways & driveway parking areas
17. Pet kennels
18. Recreational facilities (tennis courts, basketball courts and similar facilities)
19. Exterior lighting
20. Decorative entry walls
21. Arbors & trellises
22. Other projects requiring only administrative review and approval by the Building Inspector as listed in "Design Guidelines for Greendale Originals".