ARCHITECTURAL STANDARDS UPDATE

BREVARD, NC

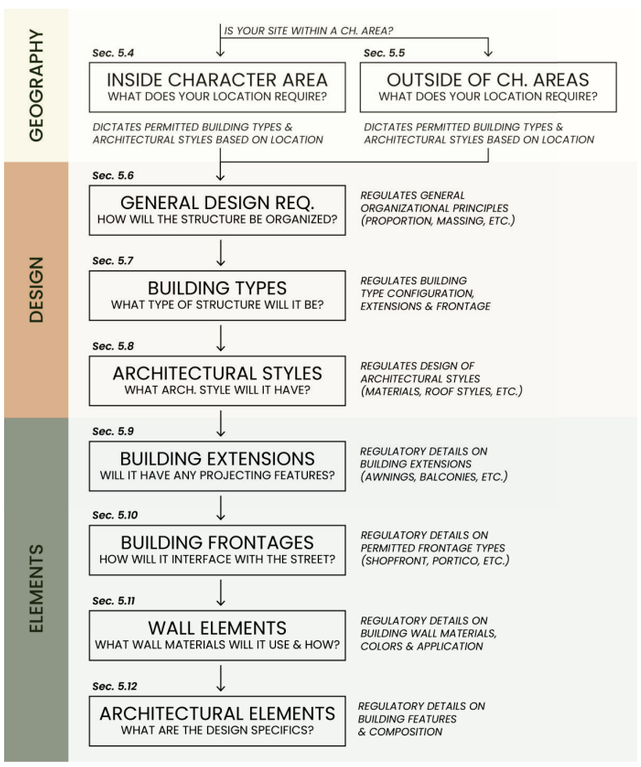


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CHAPTER 5

UPDATED STRUCTURE + FLOW

5.1-5.3. Intent/Applicability/Process

5.4-5.5. Geography

5.6-5.8. Design

5.9-5.12. Elements

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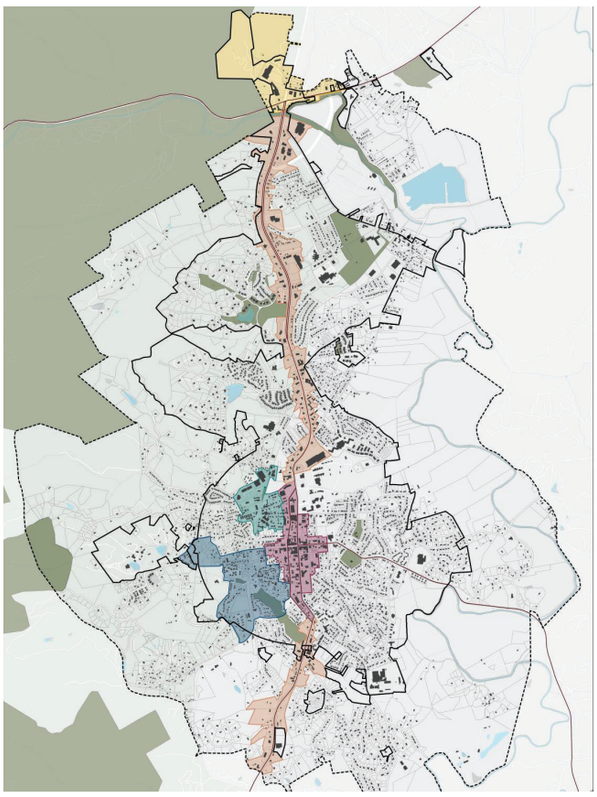


5.1-5.3.

INTENT/APPLICABILITY/PROCESS

- “To preserve and enhance Brevard’s unique architectural character”
- Apply during new construction, ability to set threshold for renovations/upfit
  - Only updated features must comply
- 1-4 unit residential structures

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Vertical Organization / Hierarchy

5.4-5.5.

CHARACTER AREAS

- Downtown & Pisgah Gateway
  - These properties linked to Building Type (5.7) and Architectural Style (5.8) options
- Properties outside Character Areas only linked to Building Type (5.7) options
  - May use any Architectural Style (5.8)

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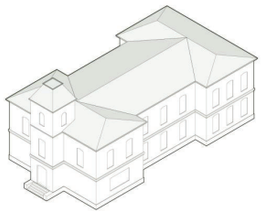


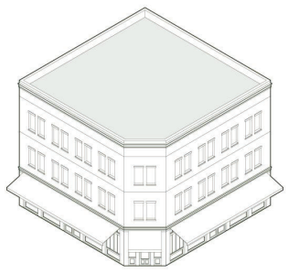
5.6.

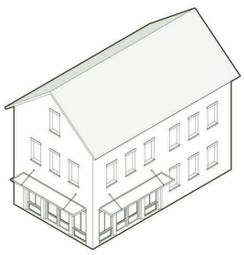
GENERAL DESIGN REQUIREMENTS

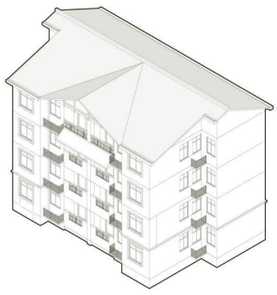
- Overarching regulations for all buildings citywide, including:
  - Proportion, Massing, Organization
  - Transparency
  - Equipment Screening
  - Material Mixing
  - Extra Standards for Buildings ≥100,000 SF

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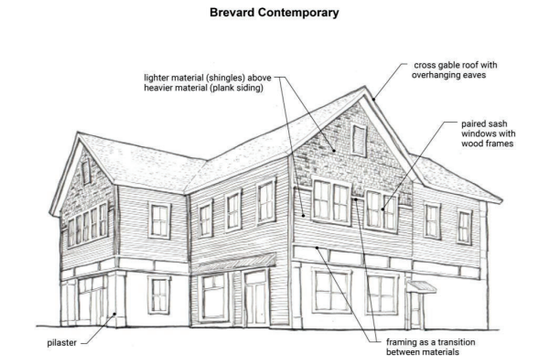


5.7.

BUILDING TYPES

- Developers select from 14 potential Building Types, depending on location
- Building Type regulates:
  - Building Extensions (5.9)
  - Building Frontages (5.10)
  - Some Dimensions

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5.8.

ARCHITECTURAL STYLES

- Each style regulates materials, application, roof shape, primary windows, etc.
  - Brick Masonry Vernacular
  - Stone Masonry Vernacular
  - Rustic Frame Vernacular
  - Industrial Vernacular
  - Colonial Revival
  - Brevard Contemporary

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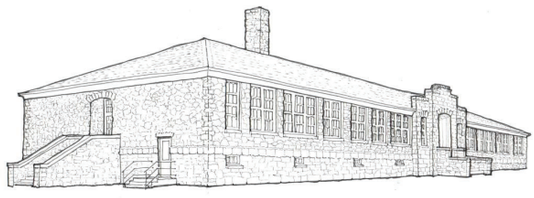
Brick Vernacular



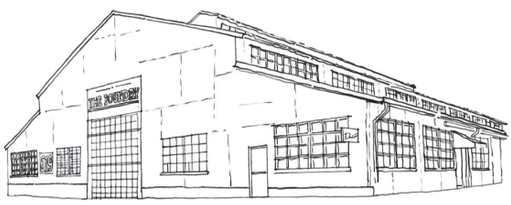
Colonial Revival



Rustic Frame Vernacular



Stone Masonry Vernacular

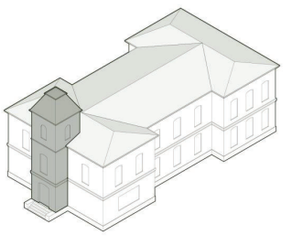


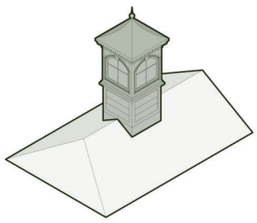
Industrial Vernacular

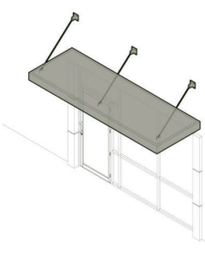


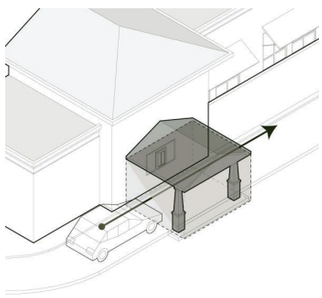
Brevard Contemporary

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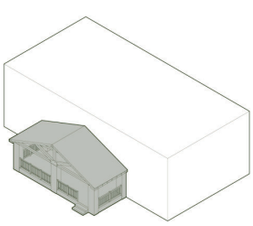


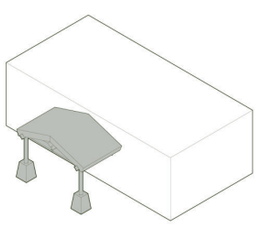


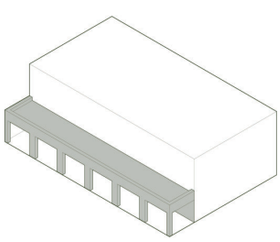
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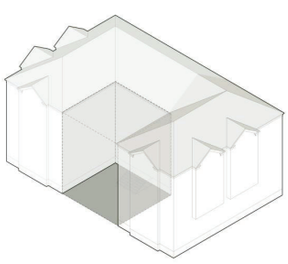
BUILDING EXTENSIONS

- Regulates projecting building elements
  - Towers
  - Cupolas
  - Porte Cocheres
  - Awnings
  - Canopies
  - Balconies
  - External Staircases





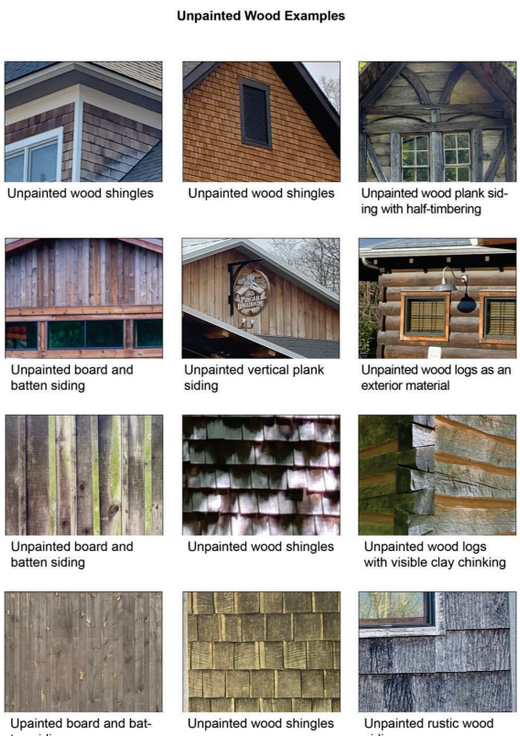




5.10.

BUILDING FRONTAGES

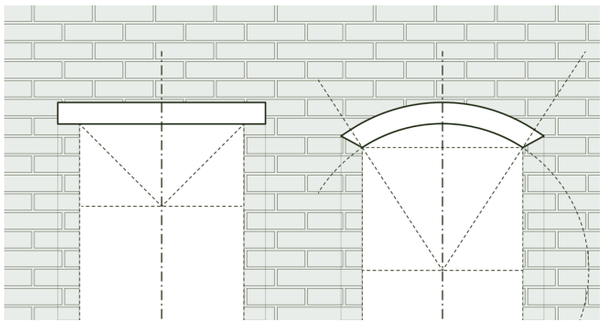
- Regulates building frontage characteristics
  - Shopfront
  - Gallery
  - Porch
  - Portico
  - Stoop
  - Courtyard

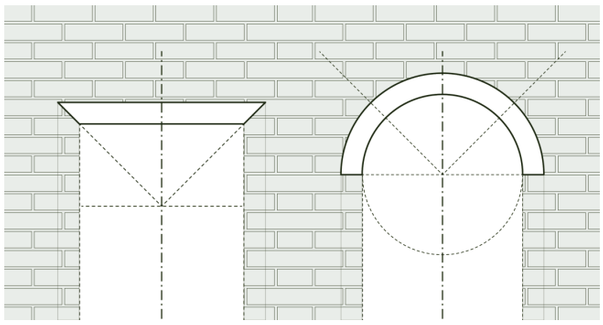


5.11.

WALL MATERIALS

- Regulates wall material application for durability and authenticity
  - Brick
  - Stone
  - Wood
  - Metal Siding
  - Stucco
  - Color Application
  - Substitute Materials





5.12.

ARCHITECTURAL ELEMENTS

- Provides additional specifications for the following elements:
  - Doors
  - Masonry Arches
  - Columns
  - Pilasters/Engaged Columns
  - Exposed Wood Structures

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DEFINITIONS

- Architectural Standards linked to new definitions
  - Accompanying graphics provided to illustrate terms



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