

298 Main Street

Re: Request for Approvals Extension | 298 Main Street
Attn: Erin Zwirko | Director of Planning and Development Town of Yarmouth
Prepared by: Matthew Ahlberg, AIA on Behalf of Applicant 298 Main Partners, LLC

To Whom It May Concern:

This letter is intended to serve as a formal request for an extension of the Planning Board approvals received in August of 2021 as they relate to the proposed construction at 298 Main Street.

Due to changing market conditions as it relates to the financial structure of the proposed development relative to the previously approved design, the applicant is seeking an amendment to the submission for Planning Board approval. Specifically, this amendment relates to a proposed change to a portion of the building façade (top 2 floors at Main St., RR Square and South Street Elevations) from brick masonry to clapboard type siding and trim in accordance with the Character Based Development Code.

After performing various value engineering/pricing exercises in advance of construction with specific input from subcontractors and material suppliers the associated costs of using masonry on the façade is no longer economically feasible due to construction cost escalation impacted by both material cost (specifically masonry and structural steel) and subcontractor labor availability and cost and their significant impact on the project's financial modeling and viability.

Please refer to the attached amended Architectural Matrix from the CBDC (Chapter 703 Article 5.M, Architectural Standards) that was previously submitted for approval. The attached revised version highlights the areas where updates to the exterior of the building are being proposed and how, more specifically, these updates work in conformance with the guidelines and requirements.

Section/category and comments in the following areas have been amended in accordance with the proposed changes and are attached:

Section 2: ai, aii, avi, aviii, bi, cv, cvi
Section 3: ci, cii, ciii
Section 4: aii
Section 7: c

Respectfully Submitted,

Matthew Ahlberg, AIA

Barrett Made Architecture + Construction

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1	COMPOSITION	APPLICANT ASSESSMENT	STAFF ASSESSMENT
a.	Buildings of three stories shall be designed to have a defined base, a middle, and top that includes an articulated cornice and roof, appropriate to the Building style, which shall be accomplished by such measures as:	Accomplished via material use changes and installation methods on façade.	
i.	The top shall also include the upper Story.	'Top' consists of area of façade of upper story and architectural cornice.	
ii.	Base transition line locations shall depend on the overall height of the Building, with such transition line usually occurring above the first floor.	Accomplished by use of granite material at lower/base level of facade.	
iii.	The design of the base of a Building, as well as the quality and durability of its materials, shall be emphasized.	Granite used for quality and durability.	
iv.	The upper transition line shall occur below the upper floor windows. In many cases, the windows within the top may be square or shorter than those of the floors below.	Accomplished by use of painted horizontal trim marking transition between upper floors.	
v.	Transition lines may consist of a continuous, shallow balcony, a short setback, or a slightly articulated trim course.	Accomplished by articulated trim course.	
vi.	The transition may be supported by a change of window rhythm or size and a change in material or color.	Accomplished by articulated trim course.	
vii.	An articulated cornice shall be provided where the of the Building wall meets the roof.	Architectural cornice provided.	
b.	Greater relative care shall be given to the design and the allocation of expense and workmanship to Building Facades than that given to other Elevations that are not readily visible from any street.	Refer to below	
c.	Frontages of new Buildings shall be harmonious with the Block face on both sides of the Thoroughfare which the Building enfronts.	Architectural style is meant to compliment existing Main Street buildings and traditional styles.	
d.	Building Facades shall be highly fenestrated, utilize classic composition and proportions, and	Accomplished by prescribed layering and other architectural design requirements such as	

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	composed to avoid a monolithic or monotonous effect, through use of such measures as:	window proportions, use of materials, etc.	
i.	Blank walls are prohibited at Frontages.	N/A	
ii.	The Facades of Buildings with continuous façades of 60 feet or greater in width shall be provided with an entrance for every 50 feet of Façade where practicable, and shall be designed with projecting or recessed offsets not less than 2 feet deep, and at intervals of not greater than 50 feet.	2 entrances have been provided for 84' long façade. The entrances are recessed greater than two feet from the primary line of the façade at all entrances.	
iii.	The first floor and all other floors shall have a coordinated composition , which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.	Window locations have been designed to have coordinated composition. Second and Third floor windows align with lower level to greatest extent practical. Refer to elevations.	
e.	Principal Buildings shall have a Principal Entrance(s) which shall generally face any Adjacent Thoroughfare. Entryways shall clearly be the main focus of the Façade, and for multifamily, commercial, or mixed use Buildings, shall be directly accessible to the lobby, common area, and elevator lobby, if provided. Principal Buildings shall generally be placed parallel to the Adjacent Thoroughfare with a constant setback.	Principal storefront entrances have been provided at Main Street elevation.	
f.	Residential finished floor level of the first floor shall be 2 feet to 6 feet above Sidewalk or adjacent grade level in the front, but may be on grade in the rear. Residential windows at the sill shall generally be 5 feet min. from the grade of the adjoining Sidewalk. First floors of Buildings with Shopfront Frontages shall be located at Sidewalk grade.	Entrance provided for ground floor residential unit is provided at grade on South Street façade due to constraints of sidewalk elevations and existing conditions. Entrances for commercial spaces at Main Street are provided at grade.	
2.	WALLS		
a.	Material choices shall be appropriate to the chosen	Proposed materials are primarily clapboard and stone and have	

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	architectural style and shall be authentic, durable, and representative of or visually compatible with the predominant materials in use within the visual vicinity of Yarmouth Village. This may be accomplished by such measures as:	been chosen for their relationship to other existing commercial and residential buildings in the vicinity of Yarmouth Village.	
i.	Exterior materials shall be durable and of high quality, with a life expectancy exceeding 25 years.	Stone and composite clapboard siding with the applicable life expectancy and performance warranty are chosen for durability and longevity.	
ii.	Building walls and gables of Principal Buildings shall be natural stone, painted or unpainted brick or painted or opaque stained smooth-cut wood shingle, wood tongue and groove, wood clapboard siding, wood board-and-batten siding or smooth cementitious siding with all exposed surfaces painted. Façade materials or cladding comprising Exterior Insulated Finish System (EIFS), (including stucco, Driv-It, or similar products), and vinyl or aluminum siding are generally not allowed on Facades.	Façade materials are primarily painted smooth cementitious siding and masonry cladding.	
iii.	If the Building walls of a Principal Building are stone or brick then the Backbuilding or Outbuilding may also be masonry, otherwise all Backbuildings and Outbuildings shall be made of wood or cementitious siding or wood shingles.	N/A no backbuilding proposed.	
iv.	Reflective wall materials are prohibited.	N/A	
v.	Smooth-face concrete block is prohibited as an exterior material. Split-face block may be used on Elevations not exposed to Thoroughfares.	N/A	
vi.	Brick shall be of standard dimensions or Roman sized and shall have minimal color variation.	N/A	
vii.	Columns shall be brick, natural stone, painted synthetic or	N/A	

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	composite wood, painted or opaque stained wood.		
viii.	Foundation walls , retaining walls, piers and pilings shall be block or poured concrete. Exposed block or concrete shall not exceed 12 inches in height or must be finished in native stone, or painted or unpainted brick or other appropriate durable cladding or surface treatment.	Masonry cladding to extend to grade or level below the 12” height prescribed herein.	
b.	Façade design and composition shall be representative of or compatible with the character of Buildings in the visual vicinity of Yarmouth Village, through such design measures as the following:	Refer to below.	
i.	Building wall materials may be combined on each Façade with the heavier below the lighter.	Heavier granite is proposed at the base of the building with lighter siding material and trim above.	
ii.	Building walls and gables of Backbuildings and Outbuildings shall be designed to harmonize with the form, color, and details of their associated primary structure.	N/A no backbuildings proposed	
iii.	Building walls shall be one color per material used. Paint for masonry applications shall have a flat finish.	Masonry and granite will be uniformly used and will be unpainted.	
iv.	Mortar color value (lightness/darkness) for natural brick or stone shall be in the tan or warm range, not white.	Warm masonry tones will be employed.	
v.	Facades (and both front Facades of a corner Building) of any one Building shall be made of the same materials and similarly detailed.	Consistent materials are being proposed for the front facing façade and both adjacent ‘side’ facades.	
vi.	Columns shall be proportioned according to the standards set forth in Traditional Construction Patterns by Steve Mouzon.	N/A	
vii.	Intercolumniation (distance between columns) on the ground floor shall be vertically proportioned.	N/A	
viii.	Except for hedge Streetscreens, Streetscreens shall be constructed of a material matching any Adjacent Façade.	All screening at parking being proposed is consistent with adjacent façade material.	

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ix.	Columns shall have capitals and bases, except Doric columns with no base.	N/A no decorative columns are proposed.	
c.	Construction methods shall encourage the traditional building methods of Yarmouth Village, incorporating such practices as the following	Refer to below.	
i.	Board-and-batten siding shall have “boards” no more than 12 inches in width and “battens” no more than 2 inches in width. Board-and- batten siding shall be installed so there are no visible joints in the underlying board material.	N/A no board-and-batten proposed.	
ii.	Foundation openings shall be appropriately scaled and sized, shall occur in sufficient quantities, and shall respond to the grade of the lot to allow for drainage and ventilation.	Openings for parking are provided for access and ventilation requirements at the rear (south) façade.	
iii.	No more than three (3) materials may be used on the Facade of a Building in addition to the basement or undercroft.	No more than three materials are proposed.	
iv.	Stone shall be native material and laid in local historic patterns. Use of native New England stone is encouraged.	New England stone will be employed wherever practical to the greatest extent possible.	
v.	Brick shall be laid in a horizontal running bond, common bond, English bond or Flemish bond pattern with raked mortar joints of not greater than 3/8 inch in height. Variations such as soldier course and other articulated brick coursing are allowed.	N/A	
vi.	Shingles and siding shall be 8 inches maximum to the weather. Shingles shall be machine cut with the bottom edges aligned.	Where siding is being proposed, installation will be coordinated with these standards.	
vii.	Arches and piers shall be natural stone or brick. Piers shall be no less than 12 x 12 inches in plan. Arches shall be no less than 8 inches thick.	N/A no arches or piers are proposed.	
viii.	Posts shall be painted or opaque stained wood or painted synthetic	Structural posts required at parking area will comply with these requirements.	

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	or authentic wood no less than 6 x 6 inches.		
ix.	Foundation walls shall be exposed a minimum of 6 inches and a maximum of 36 inches above grade.	At locations where Foundation walls will be exposed they will be less than 12" but more than 6".	
x.	Surface-applied waterproofing shall not be visible.	Any surface applied waterproofing shall not be visible.	
xi.	Exterior trim shall be indistinguishable from wood when painted. Trim shall be pine graded better than number 2, fiber-reinforced cementitious trim, or PVCBD-based products.	Where required, All trim used in select areas will be painted and likely consist of Azek which has the appearance of natural wood. Prefabricated architectural cornice will be painted to look like wood	
xii.	All exposed wood , except cedar shake shingles, shall be painted or opaque stained.	Any exposed wood will be painted.	
3.	ATTACHMENTS & ELEMENTS		
a.	Porches shall be proportional to the scale of the rest of the Building, and should be architecturally harmonious with the Building to which it is attached.	No porches are proposed.	
b.	Porches shall be designed to address functionality, appearance, and durability standards by such measures as:	N/A	
i.	Porches and posts shall be made of painted or opaque-stained wood or synthetic composite material (except for cedar or ironwood which may be untreated).	N/A	
ii.	Porch decking shall be made of painted or opaque-stained wood, (except for cedar or ironwood which may be untreated), natural or painted brick, ceramic tile, natural stone or stained concrete faced on three sides with brick or natural stone.	N/A	
iii.	Porch railings should be made of wood or metal. Metal railings shall be painted or rust proof.	N/A	
iv.	Stoops shall be finished in painted or opaque-stained wood or composite wood (except cedar or ironwood which may be untreated), synthetic composite	N/A	

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	material, natural stone, or painted or unpainted brick.		
v.	Porch posts may be wood or masonry.	N/A	
vi.	Porches may be enclosed with glass or screens.	N/A	
vii.	Stoops shall be at least 4 to 6 feet deep.	N/A	
c.	Balconies shall meet character and functionality standards through Building design features that complement the Building by such measures as:	N/A	
i.	Balconies shall be used as a single, continuous element at the location of the upper or lower transition lines or separately as a periodic element of the Facade composition.	N/A	
ii.	Balconies shall be made of painted or opaque-stained wood or synthetic composite material.	N/A	
iii.	Balconies shall be visibly supported by brackets or beams and shall be at least 4 feet deep.	N/A	
iv.	Roof Decks , if visible from any Thoroughfare, shall be recessed from the eave by 3' or 1' from the front plane of the Building.	No roof decks are proposed.	
d.	Chimneys , chimney enclosures, and fireplaces shall meet the following character and functionality standards through Building design features that complement the Building by such measures as:	N/A no chimneys are proposed.	
i.	Chimneys, chimney enclosures and fireplaces , shall be of masonry, finished with painted or natural brick, or native stone.	N/A no chimneys are proposed.	
ii.	Chimneys shall be a minimum of 16 inches to 20 inches rectangular in plan and consistent with the architectural style and scale of the Building and capped to conceal spark arresters. Vented gas fireplaces or similar appliances shall not be located on Facades, and the firebox shall not extend beyond the plane of the exterior	N/A no chimneys are proposed.	

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	wall, unless incorporated fully within a chimney structure.		
iii.	Flues shall be tile or metal left to age naturally or painted black and shall be no taller than required by the Building Code. Flues shall be no taller than required by the Building Code.	N/A no chimneys are proposed.	
iv.	Each chimney shall have a projecting cap.	N/A no chimneys are proposed.	
v.	Chimneys shall extend below the ground as true masonry Structures.	N/A no chimneys are proposed.	
vi.	Chimney pots and expressive chimney cap details are encouraged.	N/A no chimneys are proposed.	
e.	A satellite dish or antenna shall be as small as feasible and placed in the least visible location on the property allowing adequate signal reception	N/A no satellites or antennas are proposed.	
f.	Decks shall meet character and functionality standards through built design features that complement the Building by such measures as:	N/A no decks are proposed.	
i.	Decks shall be permitted only in rear yards and on roof tops and shall be made of synthetic or composite painted or opaque stained wood, or in the case of roof top decks, stained concrete, concrete pavers, bricks or brick pavers or ceramic tile. They shall not be visible from streets or paths.	N/A no decks are proposed.	
ii.	Decks and stairs to decks shall be painted or opaque-stained, with the exception of the “floor” and the treads which may be painted, stained or left unfinished.	N/A no decks are proposed.	
g.	Bay (which may include bow) windows shall meet character and functionality standards through built design features that complement the Building by such measures as :	N/A no bays are proposed.	
i.	Bay windows shall have a full foundation that extends all the way to the ground or be visually	N/A no bays are proposed.	

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	supported with brackets or corbels of appropriate size.		
ii.	Bay windows shall be a 4 feet deep maximum and shall be three-sided.	N/A no bay windows are proposed.	
iii.	Bay windows shall be built of wood or other material indistinguishable from wood when painted.	N/A no bay windows are proposed.	
h.	Posts, columns, and balustrades shall be built of painted or opaque-stained wood or painted synthetic wood.	N/A	
i.	Solar shingles, panels and arrays that complement the Building design and character standards are encouraged.	N/A no PV elements are proposed.	
j.	Open exterior stairs and fire escapes above the first floor are discouraged, and are prohibited where visible from any Thoroughfare, except where no reasonable alternative safety egress is available and subject to Planning Board review	N/A no open exterior stairs or fire escapes are proposed.	
k.	Cupolas are allowed and may extend above the applicable height limit as defined and provided for in Article 7, and must be designed and scaled as integral and appropriate to the building to which it is attached.	N/A no cupolas are proposed.	
4.	ROOFS		
a.	With respect to roofs of Buildings : Roof composition, functionality, and façade surface material shall meet Building design standards that complement the character of the Building by such measures as:	Refer to below.	
i.	Roof materials shall be in keeping with the architectural character and style of the Principal Building, Backbuilding, Outbuilding, or Structure they cover.	Refer to: 'c i-ii' below.	
ii.	Principal Buildings, Backbuildings, Outbuildings, and other Buildings and Structures may have Green Roofs . Green Roofs shall be considered pervious for purposes	Area of green roof being proposed is indicated in plan and is intended to aid in offsetting the impervious surface calculation as required.	

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	of impervious surface calculation except in the Shoreland Overlay District.		
iii.	Flashing shall be galvanized metal or copper.	All required flashing will be coordinated accordingly.	
b.	Roof type and roof pitch , if any, of Principal Buildings, Backbuildings, and Outbuildings shall comply with the standards in Tables 5.F.2A- 5.F.2C (Character District Standards). Roof type, rooftop, and pitch shall meet character and functionality standards through Building design features that complement the Building.	Flat roof proposed, refer to below.	
c.	Flat roofs shall meet Building design standards that complement the character of the Building by such measures as:	Refer to below.	
i.	Flat roofs are permitted only as provided in Tables 5.F.2A-5.F.2C (Character District Standards). If they are occupiable and accessible from an interior room they shall be edged by a railing or parapet.	No area of proposed roof will be occupiable/accessible from the interior for purposes other than maintenance.	
ii.	Flat roofs must use white membrane/high albedo (light or reflective) roofing materials, except where Green Roofs are utilized.	High albedo materials/membrane is proposed.	
d.	Roof penetrations , other than chimneys, shall be placed so as not to be visible from streets or paths to the extent practicable, and shall be black or match the color of the roof except those made of metal which may be left natural. Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required. Roof vents such as turbines or power roof ventilators are not permitted unless not readily visible from the Principal Frontage.	Wherever possible/practical roof penetrations will be concealed from street view by view angle and proposed location to mitigate any visual impact from the Principal Frontage.	
e.	The location and masking of rooftop machinery and equipment (other than solar equipment) shall be as consciously	Where required, any mechanical equipment screening will be considered and installed in	

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	designed as any other aspect of the Building. Screening shall be incorporated in a manner consistent with the overall architectural design of the Building.	accordance with the architectural design of the primary structure.	
f.	Buildings that have gutters, downspouts or rain chains, splash blocks or downspouts connected to rain barrels or underground drainage systems or cisterns shall meet character and functionality standards through built design features that complement the Building by such measures as:	N/A	
i.	Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, wood, or painted aluminum to match the fascia or wall material, or raw copper.	N/A	
ii.	Gutters are required where eaves extend over adjacent private or public property line(s).	N/A	
iii.	Gutters shall be square, half-round or ogee in profile.	N/A	
iv.	Downspouts shall be arranged as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages.	N/A	
v.	Splash blocks must be made of concrete, brick or gravel.	N/A	
vi.	Drip edge is acceptable except at entry points, with suitable ground splash surface treatment.	N/A	
g.	Roof and eave overhangs shall be appropriate to the style of the Building, usually less than 18 inches.	Proposed cornice will not extend in excess of 18" from the building.	
i.	Eaves shall be continuous, unless overhanging a balcony or porch.	N/A no eaves are proposed with roof design.	
ii.	Eaves should have an overhang that is 12 to 24 inches.	N/A no eaves are proposed with roof design.	
iii.	Eaves on Backbuildings, Outbuildings and other Structures shall match the eaves of the Principal Building on the Lot if the latter are shallow, or shall be	N/A no eaves are proposed with roof design.	

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	approximately half the depth of the eaves of the Principal Building on the Lot if the latter are deep.		
iv.	Eaves that encroach into adjacent private properties, subject to easement, shall be a maximum of 2 feet and shall be provided with gutters that must empty within the property of the house for which they are installed.	N/A no eaves are proposed with roof design.	
v.	Rafter tails , if exposed, shall not exceed 8 inches height at their ends.	N/A no rafter tails are proposed with roof design.	
vi.	Gable ends shall have historically accurate and appropriately detailed rake and fascia trim.	N/A no roof gables are proposed with roof design.	
vii.	The underside of soffits and roof overhangs shall be elaborated and well finished.	Decorative Corbel brackets are proposed at cornice	
viii.	Overlapping or “nested” gables are prohibited unless the smaller gable is part of a balcony or porch.	N/A no roof gables are proposed with roof design.	
h.	Dormers shall be roofed with a symmetrical gable, hip, vaulted, eyebrow, or shed roof, shall be placed flush with, or a minimum of 18 inches from, Building side walls. Dormers shall have at least one window. The number of windows in each dormer shall be consistent with the style of the Building to which they are attached.	N/A no dormers are proposed with roof design.	
5.	OPENINGS, WINDOWS & DOORS		
a.	Material choices shall be appropriate to the chosen architectural style and shall be authentic, durable, and representative of or visually compatible with the predominant materials in use within the visual vicinity or in the Yarmouth Village area:	Refer to below.	
i.	Residential windows shall be made of PVC, wood, or aluminum-clad or vinyl clad wood. Storefront windows may include aluminum frames.	Proposed windows at upper floors are aluminum clad wood (Sierra Pacific or equivalent) and are proposed for their authentic architectural detailing.	

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		First floor windows will be compatible in appearance and finish with those on upper levels	
ii.	Glass shall complement and enhance the Building façade with design considerations including performance, safety, wind/snow loads, and thermal stress and shall meet the Maine Energy Code.	Proposed glass will compliment building and meet all applicable design/code criteria.	
iii.	glass shall be transparent with a Visual Transmittance (VT) of at least .60.	All proposed glass will be transparent with a VT at or greater than .60.	
iv.	Shutters , if provided, shall be made of painted wood or synthetic wood and shall be sized, shaped and proportioned to match the associated openings.	N/A no shutters are being proposed.	
v.	Vents in foundation walls shall be painted cast iron or aluminum grates, pierced natural stone or natural or painted brick.	Any vents required will be coordinated in accordance with these requirements.	
vi.	Principal Entrance Doors shall generally be stained or painted wood. Insulated metal or fiberglass doors, if allowed, shall have traditional details such as frame and panel below and multiple lights (windows) above.	Proposed entrance doors are insulated metal and are complimented by storefront systems employing traditional detailing to compliment the overall architectural style of the building.	
vii.	Utility vents shall not be located on primary Façades.	All required vents at the lower level will be located on facades other than the 'primary' façade on Main Street or on the roof.	
b.	Façade design and composition , shall be representative of or compatible with the character of Buildings in the visual vicinity of Yarmouth Village, through such design measures as the following:	Design elements on the façade of the proposed building façade have been proposed for their compatibility with adjacent buildings in Yarmouth Village. Refer to below.	
i.	All openings , including porches, and windows, with the exception of those in Shopfront Frontage, shall be square or vertical in proportion as appropriate to the style of the Building.	Windows proposed are vertical in proportion.	
ii.	Operable windows are required for a majority of the windows on all Facades except for those of Shopfront Frontages.	All upper level windows proposed are operable double hung windows. Select openings at the storefront level may be operable as well.	

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iii.	All window design shall be compatible with the style, materials, color and details of the Building.	Window style chosen (double hung with divided lites) will be consistent with the style and detailing of the building.	
iv.	Windows at Frontages and through those parts of a Building within the First and Second Lot Layers shall be double-hung, casement or awning windows.	Double hung windows are proposed.	
v.	Windows in Facades shall be no closer than one foot to the corners of the Building, except Shopfronts.	No window locations being proposed are located closer than 1' to the corner of the building.	
vi.	Window panes throughout a Building shall be uniform in size or proportion, provided that openings may become proportionally smaller on the upper stories.	Proposed openings in the varying layers of the building are consistent in proportion. Refer to building elevations.	
vii.	Walls of Buildings along Frontages shall have windows or doors, or a combination of both, spaced no further apart than 20 feet.	No area of the walls at frontages have window openings spaced further than 20' apart except at areas where screening of rear parking area is proposed. In these areas screening will be coordinated with architectural requirements.	
viii.	First floor walls shall have at least one window per bay and exposed basement walls shall have at least one small window per elevation as appropriate for an occupied foundation.	N/A no area(s) below the street level is being proposed.	
ix.	Lintels and sills on Adjacent windows shall be aligned to create a harmonious Facade.	Proposed lintels and sills will be in alignment.	
x.	Shutters shall be louvered, planked or paneled and shall be applied to all or none of the typical windows on any given Elevation.	N/A no shutters are proposed.	
xi.	Windows shall be fully articulated with a lintel, face frame and drip mold.	All windows proposed will be articulated in accordance with these requirements.	
xii.	Storm windows and screens shall be integral with the window. If window screens are provided they shall cover the entire operable portion of the window.	No storm windows are being proposed and screens will be coordinated with the window manufacturer in accordance with these requirements.	

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xiii.	Garage doors are discouraged on primary Facades. If located on the primary Façade, garage doors shall be recessed at least 3 feet from the plane of the Façade.	N/A no garage doors are proposed.	
xiv.	Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the Building as a whole.	Building entrances will be articulated in accordance with adjacent storefronts and will be emphasized in other areas by complimenting the architectural style of the building through their detailing.	
xv.	Transoms and sidelights are encouraged.	While no specific sidelights are proposed, the storefronts envision the use of adjacent glazing at entries.	
xvi.	The Principal Entrance of a Building shall generally be located within the primary Façade. Side entry Buildings are allowed provided that the Principal Entrance is expressed at the street Frontage Line.	Both principal entrances at the lower level are located on the primary façade.	
xvii.	Openings above the first Story shall not exceed 50% of the total Building wall area, with each Facade being calculated independently.	Proposed openings above the first floor do not exceed 50%.	
xviii.	Doors that operate as sliders are prohibited along Frontages.	No sliding doors are proposed.	
c.	Construction methods shall reflect the traditional building methods of Yarmouth Village, incorporating such practices as the following:	Refer to below.	
i.	Windows in wood or cementitious sided houses shall have a flat casing, 5/4 inch in depth. Brickmold casing shall be used in masonry walls.	Casing in masonry walls will be design in accordance with these requirements.	
ii.	Multiple windows in the same rough opening shall be separated by a 4 inch min. Mullion.	Mullions at storefront openings will be designed/specified in accordance with this requirement.	
iii.	Muntins at Frontages, if any, shall be true divided lites or simulated divided lites fixed on the exterior surface with spacer bars to cast a shadow.	Muntins will be coordinated with the window manufacturer to meet this visual requirement.	

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iv.	Single glass panes shall be no larger than 20 square feet.	No glass panes proposed exceed 20sf.	
v.	Sidelights shall not exceed 18 inches in width.	No sidelights are proposed.	
vi.	Lintels of stone or pre-cast concrete shall extend horizontally beyond the window opening dimension equal to the height of the lintel. Brick soldier lintels shall extend one brick beyond the opening.	Lintels at masonry openings will be coordinated in accordance with these requirements.	
vii.	Windows may be subdivided into lites by muntins, and the lites shall be square or vertical in proportion.	All lites proposed are vertical in proportion.	
viii.	Doors at a minimum shall have a lintel, face frame and drip mold.	Doors will be specified and installed in accordance with this requirement.	
ix.	Doors and Garage doors shall have windows and raised panels where facing any Thoroughfare, except carriage house style garage doors or where transom windows are provided in lieu of garage door windows.	N/A no garage doors are proposed.	
x.	Garage doors shall not cumulatively exceed 40 percent of the Building face or 9 feet wide, whichever is greater. Each garage bay shall have its own door.	N/A no garage doors are being proposed.	
xi.	Doors , except Garage doors, shall be constructed of planks or raised panels (not flush with applied trim) which express the construction technique.	Where such door details are materially appropriate, construction technique will be expressed accordingly.	
xii.	Driveway gates shall have a maximum opening width of 12 feet.	N/A none proposed.	
d.	Prohibited:		
i.	Doors and windows that operate as sliders are prohibited along Frontages	N/A none are proposed.	
ii.	Aluminum storm windows or doors are generally not allowed.	N/A none are proposed.	
iii.	Flush-mounted and projecting windows (not including bay windows) are prohibited where visible from Frontages.	N/A none are proposed.	
6.	SHOPFRONT FRONTAGES		

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	The following Architectural Standards shall be applicable to Shopfront Frontages; provided that if any standard of this Article 5.M.6 is in conflict with any other standard or requirement of this Chapter, the provision of this Article 5.M.6 shall govern:	Refer to below.	
a.	For Principal Buildings located on a corner, the Principal Entrance shall either be oriented at the corner, or to face the larger Thoroughfare.	Principal entrances are proposed to face Main Street, the larger thoroughfare.	
b.	Except for the glazed part thereof, Shopfront Frontages shall be made of wood, which shall be painted or transparent or opaque stained, stone, metal, or unpainted or painted brick, including terra cotta, or painted or unpainted composites.	Shopfront frontages proposed are primarily composed of painted aluminum/metal.	
c.	All glass shall meet the standards specified in Article 5.M 5 .	All proposed glass will comply with applicable standards.	
d.	Neither reflective (mirror), colored, nor spandrel glass shall be permitted on the Facade.	N/A no reflective or specialty glass is proposed.	
e.	Ceiling height of non-residential first floor Stories shall be 10 feet minimum.	First floor height as proposed will meet or exceed this minimum requirement.	
f.	One continuous load-bearing beam shall carry the entire load of the Facade to the partition walls or bay delineations so that the Shopfront Frontage may be changed with no structural impediment.	Areas of storefront glazing currently shown will be structurally framed in a manner that allows for areas of glazing shown to be altered in the future without necessitating rework of the primary framed openings.	
g.	Shopfront Frontages shall have internal structural support blocking to allow installation of signs and awnings whether or not signs or awnings are installed at the time of initial construction.	Blocking will be installed at areas of proposed future signage. These areas are TBD pending tenant use but will be indicated in elevation.	
h.	A paved walkway shall connect the front entry to the nearest sidewalk.	Sidewalks will be directly adjacent to the building and will only require walkways where impervious areas are provided. In these locations walkways will be provided.	

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i.	Doors, windows, awnings, signage and lighting shall meet character and functionality standards to achieve a simple classic storefront with such features as large glass panels below, divided light transoms above and sheltering awnings at the entry. Storefronts shall feature design elements to complement the Building by such measures as :	Refer to below.	
i.	Windows shall sit on a 12 to 14 inch high kneewall.	14" kneewall is proposed.	
ii.	Mullions (dividers between window units) are encouraged in first story Façades.	Mulled units are being proposed in typical first story facades.	
iii.	Muntins (dividers between glass panes) in first story Façades should be true divided light or permanent 3-dimensional muntins.	Munitins are being proposed in the typical first story façade divider requirements will be coordinated with window manufacturer.	
j.	Awnings are permitted provided they complement architectural features (such as cornices, columns, pilasters, or decorative details).	In areas where awnings are proposed they are coordinated with adjacent architectural features/details.	
i.	Awnings, lights and signs may encroach into setbacks and across right of way lines but not onto private properties. A minimum of eight foot height clearance from the pavement must be maintained.	In areas where awnings, lights and signage are proposed 8' clearances will be provided.	
ii.	Awnings shall be a minimum depth of 4 feet.	Proposed awning depth at South Street entry extends 4' from façade.	
iii.	Awnings shall have no side panels or soffit.	N/A none are proposed.	
iv.	Awnings shall be rectangular in elevation and triangular in cross-section with straight edges and shall have a metal structure covered with non-translucent canvas, synthetic canvas or painted metal.	All proposed awnings will be designed to meet this requirement.	
v.	Awnings of the quarter-round or domed variety are prohibited.	N/A none are proposed.	
vi.	Awnings shall not be internally illuminated other than soffit sidewalk lighting.	N/A no internal illumination is proposed.	

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vii.	Awnings may be retractable.	N/A no retractable awnings are proposed.	
viii.	All awnings on a single business shall be identical in color and form.	N/A no awnings are proposed at commercial tenant space(s).	
k.	Businesses are encouraged to place tables, chairs and temporary displays on the public sidewalk provided a minimum 5 foot wide clear corridor is maintained for pedestrians.	Proposed sidewalk width will allow for these clearances to be maintained with tables, chairs and temporary displays on the Main Street and Railroad Square facing facades.	
l.	Any security shutters shall be designed to be visually integrated with the Façade composition.	N/A no security shutters are proposed.	
7.	MISCELLANEOUS		
a.	The use of recycled and/or locally-sourced materials is strongly encouraged.	Wherever possible recycled and/or locally sourced materials will be considered for use.	
b.	Low-VOC (Volatile Organic Compound) paints, sealants, and stains are strongly encouraged on all surfaces requiring such treatment.	As a standard of best practice all finishes (where possible) will be considered for their sustainability qualities and creating a healthy environment for building occupants.	
c.	Facade colors shall be harmonious with respect to the Building and Adjacent Buildings.	Color palette will work with an ‘historic’ color palette.	
d.	The following items are prohibited at Frontages: clothes drying apparatus, HVAC equipment utility or gas meters, antennas, satellite dishes, garbage containers, permanent grills, swimming pools, clothes lines, hot tubs and spas, unless no other location is feasible.	N/A none are proposed. Any utility elements requiring visibility because of code/clearance requirements will be coordinated with the design to minimize visual impact.	
e.	Flagpoles are permitted.	N/A none is proposed.	
f.	Light fixtures shall be compatible with the style of the Building to which they are attached or otherwise associated.	Light fixtures will be specified in accordance with both the context of the building and adjacent village surroundings.	
g.	Any security system signs shall be affixed to a Building.	If such a sign is required it will be mounted on the building or within the glazing/windows.	
h.	A real estate sign advertising a property for sale or lease is permitted.	At this time we do anticipate the use of a real estate sign. Specifics will be presented and approved by Town officials prior to erecting any such signage.	

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i.	Utility boxes and gas meters shall be located at the rear of Buildings where practicable and if located Adjacent to Rear Lanes, Alleys or Rear Access Easements, shall require durable protective bollards set in concrete. The bollards must be painted a light color for visibility.	Meter and box locations will be coordinated with utilities to minimize their visual impact to the greatest extent possible.	
j.	Utility boxes and meters shall not be obstructed by landscaping or hardscape such that meter readers and maintenance personnel are unable to open or access utilities devices.	Meter and box locations will be coordinated with utilities to minimize their visual impact to the greatest extent possible.	
k.	Trash collection sites shall be fully enclosed on three sides and enclosed on the fourth side with a self-closing gate. Materials and details shall be compatible with the Principal Building on the Lot. Both vehicle and pedestrian access to trash collection sites shall be provided.	Trash location is currently located beneath the building adjacent to the parking area. It is anticipated that these will consist of rolling bins to accommodate collection.	
l.	Ground level mechanical/telecommunication equipment shall be designed so it does not encroach on walkways or parking areas, and shall not be visible from any Public Frontage.	Ground level mechanical and tel/data equipment will be, to the greatest extent possible, housed in proposed mechanical space on the lower level of the building.	
m.	Buildings that are stylized in an attempt to use the Building itself as advertising shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.	N/A no building use is proposed.	
n.	The following shall not be permitted:	Refer to below.	
i.	panelized extension wall materials;	N/A none proposed.	
ii.	Exterior fluorescent lights, other than compact fluorescent lights in the incandescent spectrum;	N/A none proposed.	
iii.	Colored light bulbs except seasonal displays;	N/A none proposed.	
iv.	Above-ground swimming pools, plastic or vinyl pool tiles, or "Cool Deck" pool surfaces in the 1st or 2nd Lot Layers;	N/A none proposed.	

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v.	Signs on private property except as otherwise provided herein;	N/A none proposed.	
vi.	External alarm systems; and	N/A none proposed.	
vii.	Stucco over wood	N/A none proposed.	
o.	The same Building Facade , massing, floor plan, footprint, materials, or architectural style may not be constructed within a Block, or within ten surrounding Buildings, whichever is further; provided that mirror Elevations or styles may be built across the street from one another.	N/A none proposed.	
p.	In developments of Lots accommodating 16 or more Buildings having a potential single family Residential Principal Use, a minimum of four substantially different Facades and styles shall be provided per floor plan.	N/A none proposed.	
q.	Any fence, wall, or Streetscreen shall:	N/A none proposed.	
i.	Be no more than 6 feet in height, measured from the average undisturbed grade of the Adjacent land at the property line;	N/A none proposed.	
ii.	Have a finished side facing any Adjacent property, Thoroughfare, or water body;	N/A none proposed.	
iii.	Be maintained in a good, sturdy, upright condition, free of missing parts or broken slats or boards.	N/A none proposed.	
r.	There shall be no parking or driveway in the Frontage area between the Principal Building and the Frontage Line except to provide direct access to a garage entrance.	N/A none proposed. Parking located at rear of building lower level.	
s.	String lights are allowed in rear yards and are allowed in cafe seating patios or sidewalk café applications in predominantly horizontal plane configuration comprising repeated standard base hanging luminaires with design of such lighting subject to approval by the Planning Board as provided for in Chapter 702 (Site Plan) Article J.4.f.	N/A none proposed.	

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t.	Buildings and Structures of Value may be altered or demolished only in accordance with municipal preservation standards and protocols.	No value determination and building demolition approval has already been received by municipality.	