

3.4. ARCHITECTURAL GUIDELINES

Need graphics from existing code

3.4.1 Objectives

- A. It is crucial to maintain a balance between development and the presentation of our visual appeal. The "Architectural Standards and Guidelines" endeavor to assure that development enhances the visual quality of the entranceways and the Main Street Business District.

"Architecture can detract from an area's image... Lake Placid's image is crucial to its long-term success as a destination resort. ...Subsequently, the protection of the factors contributing to and creating the image is important. A commercial area which resembles some other resort or business district represents the demise of the image and the demise of one of Lake Placid's major attractions.

Diverse is an appropriate term to describe the commercial development in the Lake Placid/North Elba area, thus, creativity and heterogeneity, within certain defined parameters, should be encouraged Architecture that is pleasing to the observer, complements adjacent and nearby structures, and does not intrude upon or overwhelm the natural environment could be goals. Objectives pertaining to scale, massing, proportion, fenestration, materials and color should be identified to facilitate the construction of appropriate new buildings. " [Existing Conditions Report; Joint Comprehensive Plan Village of Lake Placid/Town of North Elba. March 1997. Page 22]

- B. To preserve our community character and appearance, "strip development" is forbidden. "Strip Development" is characterized by low density and is strung out in linear fashion along a highway with limited pedestrian access, usually connected to a highway with a private drive and separated from the highway by a large parking area.
- C. Any new construction, renovation, exterior refurbishing or changes in the existing color scheme of any conditional use is subject to the the Architectural Guidelines and Requirements. This would include any change from residential use to commercial use in the Village and the Town. The Architectural Guidelines are advisory for 1 and 2 family residential applications.

3.4.2 Guidelines Applicable in All Districts

- A. Compatibility and Styles
 - 1. Architecture must be compatible with or mirror existing commercial building styles and types. Local representative building traditions/style which include most of the typical late 19th and early 20th century styles such as Victorian, Neo-Classical, Shingle and Bungalow styles as well as the local vernacular styles of Neo-Alpine are allowed, (See Attachment 3, illustration 5)
 - 2. Through the conversion of residential buildings to commercial uses, certain

residential styles have become representative of commercial buildings. Representative residential to commercial conversions consist of 1 or 2 story buildings characterized by pitched roofs with wood siding, typically clapboard or shingles. Windows are vertically oriented, typically double-hung with exterior wood casings. Representative commercial buildings are multi-story structures with gabled, hipped, or semi-flat roofs. Exterior materials consist of horizontally coursed wood such as clapboards and shingles, brick, stucco, or stone. Existing commercial structures/uses may continue to utilize this style.

3. The Rustic style of "Great Camps" is a residential style, and therefore is not representative of commercial buildings in the community.
4. New construction shall be compatible with traditional architecture without copying it directly. Elements which are characteristic of traditional architecture may be incorporated into a contemporary design or a contemporary design may be an original interpretation of a traditional style.
5. Historical or cultural styles that do not have a connection or association with the region or the community are not permitted, as well as architectural gimmicks that attempt to disguise inappropriate architecture by applying gratuitous ornament to non-representative building types or styles. Since the faking of historic buildings undermines the value of the original and creates a theme park atmosphere, new construction shall not attempt to literally replicate historic styles.
6. The following architectural styles and motifs are prohibited in commercial applications in all districts:
 - A-frame structures
 - Geodesic domes
 - Mediterranean motifs
 - Southwestern Territorial
 - Corporate franchise[s]
7. The following architectural styles and motifs are also prohibited in the Village Center District: Rustic Frontier, New England Colonial, Victorian.
8. "Off the shelf" standardized franchise architecture is not permitted. Franchise operations that are proposed for existing buildings, infill locations, or as stand alone structures must employ an architectural design that either reflects the local setting or can be demonstrated to fit in a contextual harmonious manner with the character of its surroundings.
9. Accessory structures shall be architecturally compatible with other development on the site and in the community. (See Attachment 3, illustrations 2 and 3)

B. Colors

1. Overly bright or garish colors are to be avoided. Building colors shall blend with the natural landscape so that development does not take on visual prominence. Brilliant luminescent or Day-Glo colors are prohibited.

2. Franchise colors are only permitted when they are in compliance with the provisions of this code.
3. Colors should be coordinated throughout a building's exterior in concert with other site elements such as fencing, outbuildings, and signage.
4. When a variety of colors are used on a building, one color should be used as the predominant or primary color, with the other (secondary) colors used for the trim, corner board, and other details . The secondary colors can add interesting accents to a building and its architectural details and also enrich a façade design when chosen in a complementary fashion.

The Joint Review Board has sole discretion in determining the acceptability of color schemes

C. Materials

1. When a variety of materials are used on a building, one material should be used as the predominant or primary finish. The other materials should be used for different architectural or building elements.
2. Materials selected should either fit the context of the proposed building and/or reflect the nature and use of the structure. Materials need to be selected for long-term performance and durability.

D. Drive Thru Window Location

Drive thru windows shall be located along the sides and rear of the building. Drive thru windows will not be allowed between the building and the street.

E. Walls and Fencing

1. Walls and fences should harmonize with the site and the buildings on it through the use of similar materials. Appropriate fence materials include wood, metal, native stone, masonry, or a trellis with vegetation.
2. Fencing should not dominate the buildings or the landscape.
3. Retaining walls must be designed to minimize their impact on the site. Retaining walls over 6 feet tall should be stepped to form a number of benches which can be softened with landscaping

3.4.3 Guidelines Applicable in Gateway Corridor and Old Military Corridor Districts

A. Scale

Scale is size relative to surroundings and to other buildings of similar type. Transition should be made from small scale elements to large scale elements. Any structure greater than 25,000 square feet shall be broken down into architectural components of not more than 25,000 square feet, thus producing an appearance of clustering which

will reduce the perceived scale of the structure and the impact on smaller buildings. (See Attachment 3, Illustration 6)

B. Height

1. The height of a building shall be compatible with surrounding buildings. Generally, the maximum building height shall not be greater than the taller of the next two (2) abutting structures on each side of the building site, providing such structures are in conformance with the bulk regulations of the zoning district.
2. Generally, the minimum building height of a street facade shall not be less than the lower of the next two (2) abutting structures on each side of the building site, provided such structures are in conformance with bulk regulations of the zoning districts.

C. Facade

1. Facade lengths shall be varied. The objective of this requirement is to ensure that buildings do not become overpowering. A change in the planes of walls, changing the direction or providing some variety in the roof form gives diversity and visual interest.
2. *Structures greater than 60' but less than 120' in length must exhibit a prominent shift in the facade of the structure so that no greater than 75% of the length of the --building facade appears unbroken. Such shifts may be in the form of either a 10' change in building facade alignment or a 10' change in roofline height, or a combined change in facade and roofline totaling 10'. (See Attachment 3, illustration 7)*
3. Structures which exceed 120' in length on any facade shall provide a prominent shift in the mass of a structure at each 90' interval, or less. Such shifts may be in the form of either a 15' change in building facade alignment or a 15' change in roofline. (See Attachment 3, illustration 7)
4. A combination of both the roofline and facade change is encouraged. To that end, if the combined change occurs at the same location of the building plane a 15ft. total change will be considered as full compliance.

D. Massing

Massing is the arrangement of forms, elements, or individual components of a building design. Building components may be multi-storied and interconnected by intersecting roofs, by porches, or by covered or uncovered walkways. 'Box' like massing shall not be allowed. (See Attachment 3, Illustration 6)

E. Roofs

1. Simple roof types are encouraged on small buildings, and roofs of larger buildings shall be more complex and shall combine a main roof with a lower, intersecting secondary roof type rather than use only a single type roof .

2. Gabled and hip roof pitches should not be less than 7: 12 for principal roofs. Roof overhangs, where feasible, should be 12" -24".
3. Visible roofing materials should be asphalt or composite shingle, slate, metal. Colors shall be neutral to dark. Untreated 'Galvanized' roofing and highly reflective roofing shall not be allowed.

F. Fenestration

1. Doors and windows should be balanced in their placement on building facades. Though symmetry is not necessary, a general balance between facade elements is harmonious to the eye. Glass areas per floor should be greater at ground floors than at upper level floors. (See Attachment 3, illustration 8)
2. Picture windows combined with triangular, curved, and sloped windows are discouraged, as are too many decorative windows.

G. Exterior Materials

1. Exterior Material shall be horizontally coursed wood such as clapboards and wood shingles, brick, stone, stucco or other natural looking materials as determined by the Review Board.
2. Vertical plywood siding such as T -111 and asphalt shingles are prohibited. Vinyl siding is discouraged, especially for the rehabilitation of existing buildings.

3.4.4 Guidelines Applicable to the Village Center District

A. Massing and Proportions

1. Gable or flat roofs are preferred above traditional facades. Hipped roofs, hipped gables, gabled hips and gambrels with intersecting rooflines are acceptable as deemed by the Review Board- Mansard or fake mansard, curvilinear, domed, and geodesic domes are unfavorable roof types and should be avoided.
2. Storefronts should also have the traditional three-part configuration of Base, Body and Cornice with the proportions of the individual parts such that the body of the storefront is the greatest and the cornice the least. (See Attachment 3, illustration 9)

B. Fenestration

1. The body of the storefront should be a minimum of 85% glass. No less than 12% and no more than 35% glass should be employed on the upper front facade, or body, of a building. No more than 35% glass area should be employed on non-storefront facades. Storefronts should be fixed glass, or picture window with limited, permanent muntins.
2. Storefront doors should be of a commercial style with at least 75% glass. Doors to upper stories should be at least 25% glass and in keeping with the age and style of the building.

3.4.5 Guidelines Applicable to the Lake Side of Main Street

- A. The height of the facades should be interrupted with architectural features at every two-story interval, at a minimum. These features include porches, railings, windows, horizontal trims, vertical columns, changes in material and textures etc.
- B. Roofs should be architecturally detailed. Flat roofs need a cornice or parapet. Gable roofs need overhangs and gable trim.
- C. The lake side of any building should be as visually appealing as the street side. (See Attachment 3, illustration 10, A & B)