

Village on the New

Architectural Review Guidelines

July 2004 (Reproduced)

*****DRAFT WORKING DOCUMENT*****

1/8/2023 | 1/2023

1. INTRODUCTION

1.1. THEME

Set among pine forests and rolling hills overlooking the historic New River, Village on the New is a truly new development. A beautiful stacked-stone entrance sets the tone for this gated community. Underground utilities, walking trails, a large conservation area and riverfront park are some of the amenities those who call the Village home will appreciate.

Village on the New boasts a superb offering of building sites – riverfront, river view, pastoral and long range mountain views – a groundbreaking opportunity for those seeking the lifestyle afforded within a gated and moderated community.

The concept of Village on the New is based on the architectural character and sense of community found in a traditional European village. Steeply pitched roofs, broad use of wood, stone, and other natural materials will be predominate in this picturesque mountain setting. In order to protect the residents' investments and quality of life, these guidelines help shape housing styles and construction methods, preserving the European flavor and visual appeal of the Village's homes.

1.2. HOW TO USE THESE GUIDELINES

This document is divided primarily into two sections; site aspects and building design. Other sections dealing with theme and history are provided for insight on architectural standards and suggestions.

These guidelines contain mandatory standards labeled as "required" or "prohibited" as well as discretionary standards, labeled as "preferred" or "discouraged." All designs submitted for approval must meet applicable mandatory standards. Design compliance with discretionary standards, specifically those "preferred," increases the probability of the design securing approval from the Architectural Review Committee. The Village on the New Board of Directors shall serve as the appellate board for the Architectural Review Committee.

These guidelines are not intended to limit the creativity of architects and homeowners, but rather to encourage a common theme and preserve the unique character of the village. It should be noted; it is the responsibility of the lot/homeowner to secure the appropriate professionals in order to fully comply with the NC state building code and all applicable local codes and ordinances.

1.3. GENERAL CHARACTERISTICS OF ARCHITECTURAL STYLE

The architectural theme established for the Village on the New is centered around a European cottage style home.

Presenting this common theme, residents of Village on the New will establish a notably different and higher standard in real estate in western North Carolina.

Common Features:

- ❖ Steeply Pitched Roof Lines

- ❖ Exposed wood beams
- ❖ Prominent Cross Cables
- ❖ ~~Multi pane/divided light windows~~
- ❖ ~~Tall Narrow Windows~~
- ❖ ~~Casement Windows with Small Divided Panes~~
- ❖ ~~Small Dormer Windows~~
- ❖ Prominent Chimneys with Stone Construction
- ❖ Wood, Stone or Selected Brick Siding Materials
- ❖ Asymmetrical Design

While all of the above traits are not required, and while homes in the village will not be required to mirror traditional European mountain homes, many characteristics of this style will be evident throughout the community.

2. SITE ASPECTS

2.1. RELATIONSHIP OF HOME TO BUILDING SITE AND ADJOINING AREAS

NATURAL ASPECTS

Housing design should be fitted to the natural contours of the site. Natural features of the site, such as rock outcroppings, and natural drainage walls, should be preserved.

When possible and applicable, building heights should not exceed the tree line. No dwelling or ancillary structures shall exceed two stories above grade, excluding the basement.

The impression should be of buildings tucked into, rather than superimposed upon, the natural landscape.

SITING OF HOMES

The view of a home from the street and surrounding area is as critical as the view afforded to the homes' occupants.

Homes should be designed to harmonize with the existing topography, thereby minimizing land disruption. Grading should be held to a minimum and should complement natural landforms (smooth gradation or terracing).

Buildings or homes located near trails or common park areas should be designed to allow safe and efficient access to those spaces. Rights of way and appropriate buffers should be taken into consideration when designing home sites in relation to public spaces.

2.2. LIGHTING AND UTILITY PROVISIONS

LIGHTING

The Village on the New is a moderately lighted community at night time, and all exterior lighting must be designed with this in mind.

Commented [KW1]: The Board had previously commented that some of these window traits seemed inconsistent with the changes to the windows section of this document. But there were no edits to this section.

So I have brought a couple of preferred items up from the windows section, edited one of these items, and deleted two of the items.

Design and intensity of lighting shall be integrated with the style and design of each home's material and color. All lighting must be installed so that excessive light and glare directed toward neighbors and motorists are avoided.

UTILITIES

All utility connections should be located with minimum disturbance to the environment and adjoining properties.

Utility type structures must be screened by natural vegetation and should be located along rear lot lines and service areas. However, all landscaping must be installed to allow sufficient room to perform routine maintenance on these structures.

2.3. LANDSCAPING

Landscaping (including any screens and buffers) must be maintained. Dead or dying landscaping materials are extremely detrimental to the aesthetic quality of our community.

TREE REMOVAL

Refer to the property restrictions for the Village on the New for information regarding tree removal.

FENCING

Fencing may be an integral part of the landscape. Fences, like screens, must be consistent with the Village's overall architectural theme. In many cases, a low wall of natural materials (native rock/manicured shrubbery) can serve as sufficient boundary.

Where fencing is necessary, it should consist of natural materials, such as wood and stone, and should be complemented by natural growth and materials (stones, shrubs) to help "break up" and expansive fence line. Chain link and other unnatural materials are prohibited, unless otherwise approved by ARC. The ARC will consider other metal fencing based on how well it complements the home, relates to the European theme, and is landscaped.

Landscaping around newly installed fencing is encouraged.

PLANTS

Landscaping is an integral part of any home site's design.

~~Refer to the property restrictions for the Village on the New for information regarding tree removal.~~

Regionally grown and native species of plants are preferred. Plantings should compliment existing site vegetation and should include shade trees, shrub plantings, and evergreens grouped informally to create natural spread patterns.

Care should be taken near street and driveway intersections to utilize low-lying plants, increasing visibility for motorists and pedestrians.

3. BUILDING DESIGN

3.1. EXTERIOR MATERIALS

Materials must be selected for their relevance to the European theme of Village on the New. Use of natural materials such as wood and native stone will preserve the natural mountain setting evident in the community. The sides of each home should complement one another. The number of materials used on exterior facades should be limited.

REQUIRED

- ❖ Broad use of materials native to mountain area
- ❖ Mixing materials related to architectural form
- ❖ Natural screening (or natural screening complimented by wood fencing) of plumbing, mechanical, and other equipment around the perimeter of the house

PREFERRED

- ❖ Wood siding (stained, weathered, or painted)
- ❖ Wood shingles/shakes
- ❖ Native stone (stacked stone) or Facestone
- ❖ Exposed wood structural members
- ❖ Related trim
- ❖ LP Smart Siding and HardiePlank with wood-grained textured surface
- ❖ Siding should be blind nailed so as to hide nails
- ❖ Stucco over block
- ❖ ~~Brick at foundation walls and chimneys~~

DISCOURAGED

- ❖ Brick (except for small areas of detail, then brick should be consistent ~~dark~~-color subject to approval of ARC.)
- ❖ Excessive use of glass
- ❖ Non-wood-grained siding
- ❖ Lap siding with a beaded finished edge

PROHIBITED

- ❖ Metal siding
- ❖ Exposed concrete block
- ❖ Vinyl siding
- ❖ Manufactured wood material (plywood, OSB, etc. used as siding)
- ❖ Artificial brick

3.2. ROOFS

Roofs are extremely significant elements of architecture. Roofs must be consistent with each home's style.

Roof shape, color, and texture must coordinate with the design and composition of each home's exterior elevation. Roofs with multiple planes and dormers add visual interest and break up expansive roof lines.

REQUIRED

- ❖ Roof pitch must be at least 10/12 or 12/12 slope at the longitudinal ridge and 12/12 gables facing the street. The ARC will consider 10/12 slope on other sections of the roof. can be considered subject to ARC approval
- ❖ Roof pitches over porches and other peripheral structures must be consistent with the primary structure
- ❖ Large eave ~~over hangs~~overhangs (minimum of 1 ft.)
- ❖ Screening of any rooftop, mechanical and electrical equipment from view of surrounding properties
Exposed gutter & downspouts colored to match or accent adjacent roof or wall material
- ❖ Earth tone colors for roof materials

PREFERRED

- ❖ Gable or hip style roofs
- ❖ Expansive rooflines must have more than one plane and be broken up by dormers
- ~~❖ Roof pitches over porches and other peripheral structures must be consistent with the primary structure~~
- ~~❖ Earth tone colors for roof materials~~
- ❖ Wood shakes
- ❖ Copper guttering
- ❖ Slate shingles
- ❖ ~~Save material on all principal parts of roof~~Textured Asphalt Shingles
- ❖ Metal roof approved by the ARC, taking into account the roof's coordination with the design and composition of the home's exterior elevation

DISCOURAGED

- ~~❖ Expansive unbroken sections of roofline~~
- ❖ Materials inconsistent with home's design
- ❖ Awnings, except as approved by the ARC, taking into account the awning's shape, color, and texture in coordination with the design and composition of each home's exterior elevation

Commented [KW2]: Leaving acceptability solely to the discretion of the ARC would render this legally unenforceable. I suggested adding a clarifying principle that would provide a basis for enforceability while leaving wide latitude to the ARC. (This principle echoes language in the second paragraph of this section.)

Commented [KW3]: Similar to the point above, I added a principle here for enforceability.

PROHIBITED

- ❖ Expansive unbroken sections of roofline
- ❖ Low slopes (under 10/12 or 12/24) for main roof (longitudinal section)
- ❖ Eave overhands less than 1ft.
- ❖ Solar panels on street side
- ❖ Brightly colored/unnatural looking roof materials
- ❖ Roll felt roofing
- ❖ Corrugated plastic sheet material
- ❖ Flat roofs
- ❖ Shed roofs, except where appropriate – i.e., wide dormers
- ❖ Gambrel or barn style roofs
- ❖ More than 1 20" TV satellite dish

3.3. DECKS AND RAILS

- ❖ Natural neutral colors matching or blending with the home's exterior are required
- ❖ Metal materials for railings are allowed
- ❖ Extensive lattice work below decks is discouraged

3.3.3.4. WINDOWS

Windows are extremely instrumental in unifying and completing the façade of a home.

REQUIRED

- ❖ Traditional shapes
- ❖ Forms of residential shapes

PREFERRED

- ❖ Multi pane/divided light windows
- ❖ Vertical windows
- ❖ Separation of large windows with columns or structural elements
- ❖ Windows accentuated by trim work
- ❖ Shutters (when used) measuring full height and consistent with European cottage style, being of traditional, horizontal slat construction
- ❖ Large expansive windows

DISCOURAGED

- ❖ ~~Horizontal windows~~
- ❖ ~~Large undivided panes of glass~~

PROHIBITED

- ❖ ~~Floor to ceiling windows greater than one story in height~~
- ❖ ~~Glass block visible from street~~
- ❖ ~~Dark tinted or reflective glass facing the street~~

3.4.3.5. ACCESSORY ANCILLARY STRUCTURES/BUILDINGS

~~Garages, storage sheds and other ancillary buildings are significant to the form and function of a home site. No out-buildings, woodsheds, or carport shall be built, created, or maintained on the lot, except that each owner shall be allowed to construct one detached neatly constructed garage building or one detached neatly constructed guest cottage, the plans and specifications for which must be approved in writing by the ARC.~~

All ~~accessory~~ such structures must be designed and oriented to be consistent with the ~~principle~~ principal home.

PREFERRED

- ❖ Designed to respect views from neighboring lots
- ❖ Integrated with the architectural style of the ~~principle~~ principal structure

DISCOURAGED

- ❖ Screened enclosures visible from street
- ❖ ~~Carports (only with ARC approval)~~
- ❖ ~~Accessory Ancillary structure/building~~ facing the street ~~w/~~ without proper screening or buffering

PROHIBITED

- ❖ Any ancillary structure not expressly permitted by applicable covenants. Examples of prohibited structures include Metal storage sheds, carports, and canopies.
- ❖ ~~Drive up canopies, unless conforming to these guidelines~~

3.5.3.6. COLOR

In keeping with the natural setting and common architectural theme ~~or of~~ Village on the New, colors must be subdued, neutral, earth tones and must blend with a home's surroundings. Natural stain or paints that reflect the colors of native materials must be dominant on large areas such as building facades.

PREFERRED/REQUIRED

- ❖ Subdued, earth tone colors (~~browns, grays, etc.~~)
- ❖ Stains reflective of natural materials

- ❖ Compatible colors used on all exterior treatments
- ❖ Limited number of colors used

PROHIBITED

- ❖ More than three colors (principal building & trim)
- ❖ High gloss finishes
- ❖ Day-glow/fluorescent colors
- ❖ Bright or unnatural colors, including pastels, that do not harmonize with natural materials
- ❖ Non-earth tone stains

4. PROCEDURAL REQUIREMENTS

No residence or building may be erected or allowed to remain on any lot until the external plans for that building, compliant with the requirements of this section, has been approved in writing by the ARC. Also, no exterior change or alteration of existing buildings that require ARC approval under the applicable covenants will be commenced without written ARC approval.

Owners in Village on the New must ~~schedule a review meeting~~ meet with the ARC prior to any clearing or construction work commencing on site.

~~The ARC shall meet once per month. Application-Submission of plans for review is the responsibility of the property owner. Complete Pplans, including all required materials samples, must be submitted to the ARC, by the 10th of any calendar month. Upon receipt of the plans, the ARC has 30 days to respond by approval or asking for resubmission. All required materials samples must be submitted along with plans.~~

NECESSARY PLAN ELEMENTS

Two (2) sSite plans (one to be returned/one to be kept on file w/ARC)-with a scale no less than preferably 1" = 20', but at least 1" = 40', and -showing the following elements areis required fro-for ARC plan-considerationapproval.:

- I. Name, address, and telephone #~~number~~ of property owner, developer, or applicant
- II. Applicable lot number(s) for proposed construction
- III. Proposed layout of parking and vehicle access points
- IV. Proposed building footprint on lot, showing proper setbacks and the relative location of all improvements currently existing or proposed to be constructed. Before the completion of construction, the ARC may request a certificate of compliance from the owner, contractor or a licensed surveyor that such improvement does not violate any set-back, ordinance, or statute nor encroach on any easement or right-of-way of record.

- V. Description of plans for lot grading, including provisions for proper drainage and mitigation of runoff soil erosion. In addition, a copy of a DENR soil erosion control plan approval letter if disturbed area totals more than one acre.
- VI. Proposed construction schedule
- VII. Floor plan showing square footage of finished, enclosed, heated living space and location of said improvements
- VIII. Scaled building elevations showing exterior on all sides of proposed home (one should be full color, noting colors and materials proposed for use). Suggested scale of ¼" to 1' for exterior elevations.
- IX. Proposed color and composition of all exterior materials to be used. If using paint or stain, a paint chip or sample for color review
- X. Proposed landscaping and other information the ARC may require

One of the site plans will be returned. The other one will be kept on file by the ARC.

APPROVALS

Upon receipt of complete plans, the ARC has 30 days to approve or ask for resubmission.

The ARC will confirm the date of receipt of the plans to the lot owner (and Presidentvillageonthenew@gmail.com). If the ARC determines that the Plans are incomplete or that more information or clarification is needed, the ARC will contact the owner as soon as practicable.

If possible, given that proper information is submitted in a timely fashion, the ARC will approve or reject a proposed design during the first meeting at which plan is discussed. If necessary, however, the committee may reconvene in order to complete a thorough review at a later date, not to exceed 10 working days past date of initial meeting.

VARIANCES

The ARC may under appropriate circumstances grant limited variances from certain provisions in these guidelines. However, the ARC will not approve variances that (i) are material departures from the guidelines or (ii) would have significant adverse effects on owners of other lots.

DISAPPROVALS

The following are some examples of reasons that the ARC could disapprove a submitted plan:

- ❖ The proposed request is incomplete

- ❖ The location of the proposed improvements on the lot, color scheme, finish, design proportions, architecture, shape, height or style of the proposed improvements, the materials used therein or the kind, pitch or type of roof proposed is unsatisfactory.
- ❖ The proposed improvements would not be harmonious with the improvements erected on other lots.

If a plan is disapproved, the owner is encouraged to work with the ARC to resolve the matter.

The owner has 30 days following a disapproval to appeal the ARC's decision to the Board of Directors. To appeal, the owner should notify in writing the president of the property owners association, including an explanation of why the owner believes that the ARC decision was wrong and should be reversed.

The Board will schedule a meeting with the owner and ARC at the earliest possible opportunity to discuss the issue. The Board will provide a final decision within 10 working days following the meeting.

5. COMMITTEE CONTACT INFORMATION

~~For architectural review committee contact information, contact a representative of the Village on the New property owner's association at:~~

~~{INSERT NEW CONTACT INFORMATION}~~The Architectural Review Committee may be reached via email or postal mail at:

ARCVillageontheNew@gmail.com

Architectural Review Committee

c/o Village on the New

PO Box 1176

West Jefferson, NC 28694