AGENDA

Design Review Committee

April 14, 2021 – REGULAR MEETING

5:30 PM

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

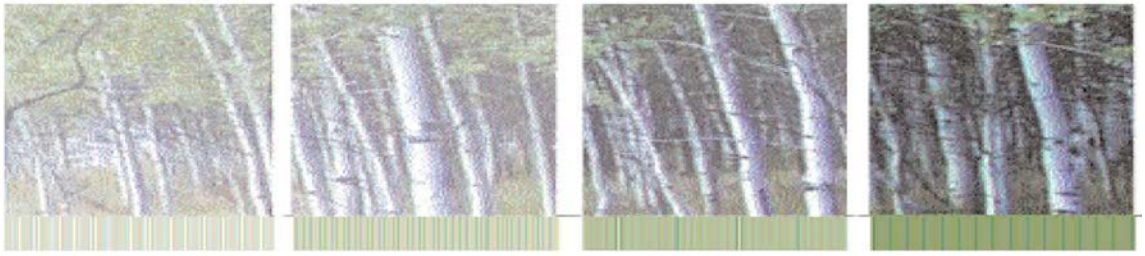
I Link to Zoom
. Meeting: https://us02web.zoom.us/j/88290758245?pwd=TzkrUXEvQ091UnNUTTJqK1FTRDFRdz09

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P21-081: Interior and Exterior Remodel of Existing Building Located at 175 Center Street
   II. P21-082: New 2-Story Mixed Use Building Located at 105 E Broadway Avenue
   III. P21-080: New 2nd Story Balcony Tent Located at 20 E Broadway Avenue

5. AGENDA FOLLOW-UP

I. Final material selection for the 105 Mercill Ave project.

6. MATTERS FROM STAFF
7. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: April 14, 2021
Item Number: P21-081
Applicant: Workshop Collaborative LLC – Steve Kaness
Address: 175 Center Street
Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary:
This property is located within Area 2 of the Downtown Design Overlay and is subject to the Western Character Design Guidelines (see below for more detail).

The subject property is a 0.10 acre lot (approximately 4,356 sf) and previously home to E.Leaven restaurant. The applicant is proposing an interior and exterior remodel to modify the space for a new restaurant called Kampai. The existing 7,816 sf building is two stories with a basement. No additional square footage is proposed. The primary interior changes include modifying the basement storage/equipment area and remodeling the first floor dining/bar for the new sushi restaurant. The primary exterior changes include removing the stucco on 3 sides of the ground level (basement) and replacing it with metal panels in a dark bronze finish. Additional changes include removing and replacing all windows on the first floor including the Atrium. The windows proposed in the Atrium will be a 4-panel sliding window system. All windows will have a dark bronze finish.

Downtown Design Overlay (DDO). The Town adopted the DDO in February of 2021. The DDO includes additional design guidelines that apply to all properties within its boundary (generally the Town Square area). These additional design guidelines were added as an appendix to the existing Design Guidelines. The DDO is split into Area 1 and Area 2, with Area 1 requiring the higher level of "western character" design and Area 2 with a lesser level. The applicant's property is located in Area 2.

Vision Statement:
"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the

regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ❑ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ❑ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ❑ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ❑ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ❑ Transition: between buildings and the adjacent streets and alleys.
- ❑ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ❑ Consider how the proposed development connects with the street and other development on the same block.
- ❑ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ❑ Scale of open space should suit function of the development.
- ❑ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ❑ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.

- ❑ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:
   - ❑ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
   - ❑ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
   - ❑ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
   - ❑ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
   - ❑ Avoid large monolithic buildings.
   - ❑ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs
   - ❑ Parapet, flat, sloping or barrel vaults.
   - ❑ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.

- ❑ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) <u>Street Wall</u>

1) Connected Network of Comfortable and Inviting Pedestrian Paths
   - ❑ Project should generally be built to the property lines at the sides and along the street frontage.
   - ❑ There should be no voids in the street wall except for the circumstances described below.
   - ❑ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
   - ❑ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
   - ❑ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) <u>Materials</u>

1) Application of Materials
   - ❑ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
2) Materials Selection
   - ❑ Consider impacts on surrounding buildings, natural environment and culture.

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

Please note: *Applications received after 3 PM will be processed the next business day.*

PROJECT.

Name/Description: Kampai

Physical Address: 175 Center Street, Jackson Wyoming 83001

Lot, Subdivision: PT LOT8, BLK. 1, SMITH PIDN: 22-41-16-27-3-12-003

PROPERTY OWNER.

Name: Kampai RE Holdings LLC Phone: 307-200-2132

Mailing Address: PO Box 12136, Jackson Wyoming ZIP: 83002

E-mail: ncross@bamfunds.com

APPLICANT/AGENT.

Name: Workshop Collaborative LLC (Steve Kaness) Phone: 307-699-2205

Mailing Address: 755 South Hi Country Drive ZIP: 83001

E-mail: stevekaness@workshopc.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____ Environmental Analysis

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.*

Have you attached the following?

X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

X **Response to Submittal Requirements**. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Steve Kaness — 04/05/2021

Signature of Property Owner or Authorized Applicant/Agent — Date

Steve Kaness — _____

Name Printed — Title

LETTER OF AUTHORIZATION

Kampai RE Holdings LLC ,"Owner" whose address is: 175 Center Street
PO Box 12136 Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Dmitry Balyasny , as the owner of property more specifically legally described as: 175 Center Street, Jackson, Wyoming; PT LOT8, BLK. 1, SMITH;
PID#: 22-41-16-27-3-12-003

(If too lengthy, attach description)

HEREBY AUTHORIZES Workshop Collaborative LLC (Steve Kaness) **as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.**

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER: Natalie Cross
(SIGNATURE) (SIGNATURE OF CO-OWNER)

***Title*:** Authorized Signatory
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Natalie Cross this 17th day of February, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 11/23/22

(Seal)

ZACH SCRIVNER - NOTARY PUBLIC
County of Teton
State of Wyoming
Commission Expires 11/23/2022

DocuSign Envelope ID: 35678B67-A1DE-43E6-9289-8589928C6FAE

KAMPAI RE HOLDINGS LLC
CERTIFICATE OF AUTHORITY

I, Dmitry Balyasny, being the Managing Member of Kampai RE Holdings LLC ("Kampai"), a limited liability company duly organized and validly existing under the laws of Delaware, and having its place of business at 4020 W. Lake Creek Drive, 1st Floor, Wilson, WY 83014 ("Balyasny"), in the name and on behalf of Kampai, hereby:

(a) represent, and warrant that I am a duly authorized representative of Kampai and am authorized to execute this Certificate on behalf of Kampai;

(b) certify that below is a true, complete and correct copy of the written consent (the "Consent") duly adopted by me, as of November 19, 2020, which Consent has not been amended, modified, revoked or rescinded since its adoption to and including the date hereof;

RESOLVED, that, the persons listed below be, and hereby are, deemed to be authorized signatories of Kampai, each individually authorized to execute such agreements and documents as may be necessary to operate Kampai, including, but not limited to, documents related to the opening of bank accounts, utilities accounts and related operating accounts, as well as documents effecting the transfer of funds on behalf of Kampai. This current version supersedes all previous versions and prior lists:

Natalie Cross

(c) certify that the table below sets forth the authorized signatories of Kampai and their respective specimen signatures.

AUTHORIZED PERSONS

NAME	TITLE	SIGNATURE
Natalie Cross	Authorized Signatory	Natalie Cross

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Authority on this 19th day of November, 2020.

KAMPAI RE HOLDINGS LLC

By: _____
Name: Dmitry Balyasny
Title: Managing Member

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:
(please check to indicate that each item has been addressed)

[X] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)

[X] **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).

[X] **Elevations:** Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

[X] **Site Plan:** A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities.

[NA] **Landscape Plan**: A landscape plan that shows all proposed landscape areas and vegetation.

[X] **Adjacent Context:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations).

[X] **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible.

[NA] **OPTIONAL:** **Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.

[NA] **OPTIONAL:** **Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent

buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.

Appendix A:
Jackson Downtown Design Overlay and Historic Preservation Design Guidelines

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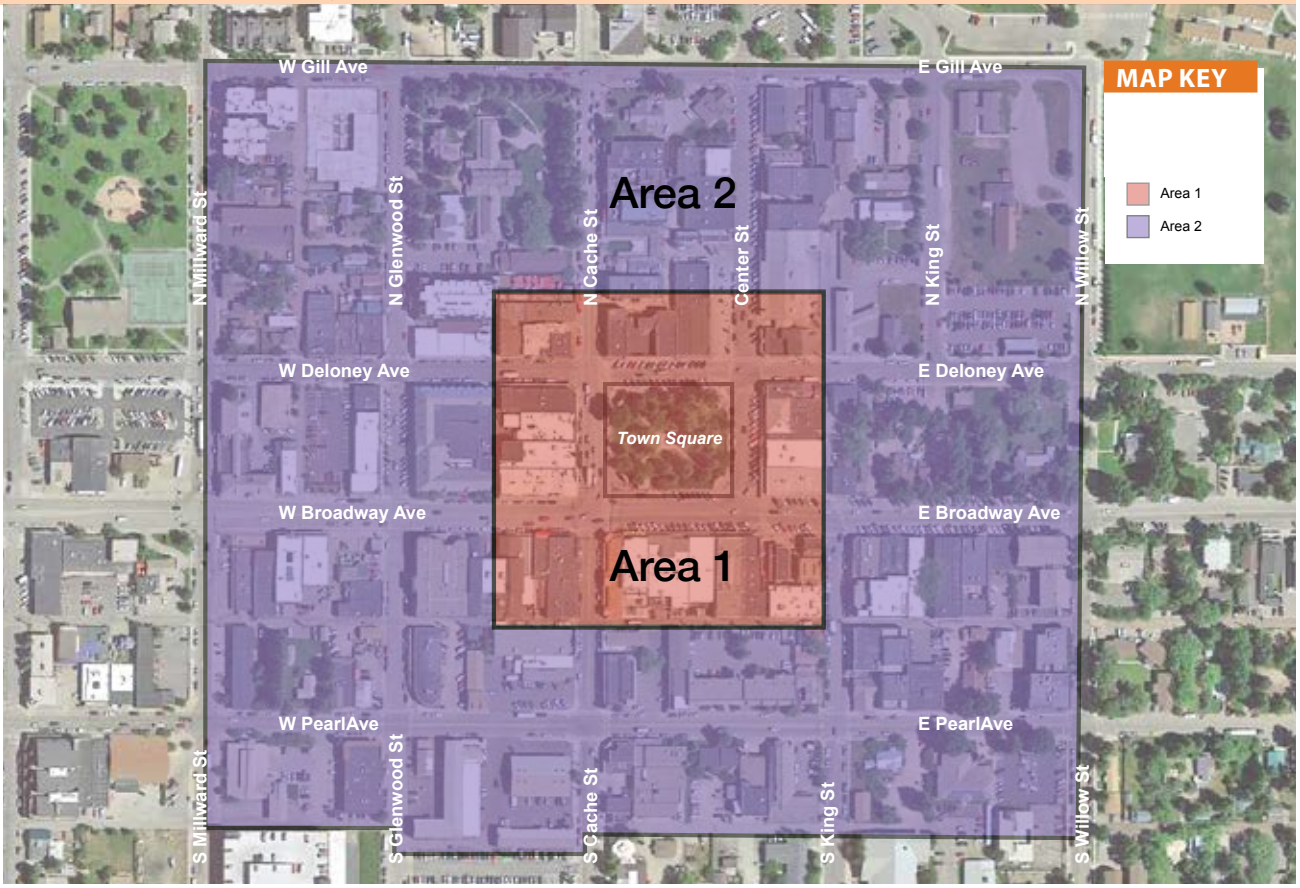
INTRODUCTION

This appendix supplements the design guidelines that appear in the main body of this document and apply specifically to the **Downtown Design Overlay**, and **Historic Properties** town wide. The appendix is organized in two sections:

- Section 1 provides design guidelines for new buildings and additions in the Downtown Design Overlay Area 1 and Area 2
- Section 2 provides design guidelines for the rehabilitation of historic properties

Downtown Design Overlay Map



SECTION 1: DOWNTOWN DESIGN OVERLAY AREA 1 & AREA 2 DESIGN GUIDELINES

BACKGROUND POLICY RELATED TO AREA 1 AND AREA 2

For Area 1 and Area 2 the appendix focuses on interpreting what Western Character means, since maintaining a sense of Western Character is a policy in the community's Comprehensive Plan. Excerpts from the Jackson/Teton County Comprehensive Plan (06 April 2012) that identify "Western Character" are noted below:

Principle 4.1 - Maintain Town as the central Complete Neighborhood

Policy 4.1.a: Promote a complete Town of Jackson

> *...All subareas will each have some of the components of a Complete Neighborhood appropriate for that subarea and will collectively contribute to enhancing Town as the community's central Complete Neighborhood. However, not all components of a Complete Neighborhood will be provided in all subareas of Town, as each distinct subarea will have its own defined character and role...*

Policy 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods

> *...The Town Character Districts provide specific guidance for infill and redevelopment projects, consistent with the desired character for each Subarea of Town...*

Policy 4.2.e: Protect the image and function of Town Square

> *Town Square is Jackson's major tourism draw and can be described as the "heart of the heart". As such, it is the area that evokes the greatest amount of sentiment and concern regarding architecture, scale and character. This area will be subject to the highest level of design standards, particularly for block faces on the Town Square.*

District 1: Town Square (TS1)

Existing and Future Desired Characteristics include:

> *"The Town Square District is the historic center of Jackson Hole and the central gathering space for residents and visitors alike. The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the "Town Square"), and the sawtooth building profiles surrounding the Town Square. Preserving the existing western character and heritage found in the buildings and public spaces in this district will be key to maintaining the existing character. The district is the center of the visitor experience in Town and plays an*

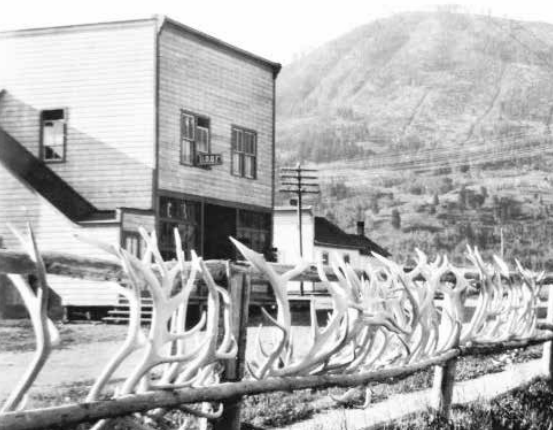
important role in defining our community's western heritage and overall community identify."

1.1: Inner Square (character defining features)

"This STABLE Subarea will focus on maintaining western character by retaining or replicating the existing built environment. Building heights directly fronting the Town Square should not exceed two stories. Buildings should be located near the street to create an attractive street front. A desired western architectural style and approach will be defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character."

1.2: Outer Square (character defining features)

This STABLE Subarea will focus on maintaining western character consistent with the existing character of the district. Building heights will be allowed up to three stories, in order to provide lodging, residential and other non-residential uses. Buildings should be located near the street to create an attractive street front. A desired western architectural style and approach will be defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character.



Traditional design precedents in these images include:

- *flat roof with decorative cornice*
- *wood framing with stamped metal panels*
- *more ground level transparency with divided window panes*

Top image

- *upper level double-hung window pattern with divided window panes with lintels*
- *storefront (although difficult to see the first floor is highly transparent)*

Bottom image

- *flat roof with -simple cornice*
- *wood lap siding*
- *simple wood trim*
- *upper level double-hung window pattern with divided window panes with lintels*
- *decorative use of antlers appears across the street on simple timber fence*

DEFINING WESTERN CHARACTER

This set of design guidelines further defines the term Western Character to add clarity to how it is interpreted for the design of new infill buildings, additions and other types of improvements within Area 1 and Area 2. The language below was derived from a public outreach process tasked with what Western Character meant to the community in regards to the built environment.

Western Character is a broad set of characteristics that are a part of the design traditions of the community and that appear in a variety of earlier building types and styles. It includes building forms, materials and details that may be combined in a variety of ways. As such, Western Character embodies an approach to design, not a specific style.

These guidelines address the key design variables embodied in Western Character. The intent is to convey a sense of authenticity and not require using historical styles. The purpose is to avoid confusing the genuine history of the community with imitations of historic styles.

Historic Precedents of Western Character

Historic photographs document precedents for Western Character in downtown Jackson. They show a range of buildings that vary in form, materials and detail, yet all were part of the town's heritage and contributed to its character. Each early building had a sense of relatedness with others. It exhibited a sense of authenticity, with practical responses to functional needs, the availability of craftsmen and materials, and climatic influences. This resulted in these features:

- Building forms were simple and functional. Some had false fronts with stepped parapets that followed the gable roof line hidden behind. Others had exposed gabled or similar sloping roofs that were key parts of their basic building forms. Details and ornamentation were used sparingly.
- Designs responded to environmental conditions: Awnings and canopies sheltered walkways and sloping roofs directed snow away from entrances.
- Buildings conveyed a sense of community: They were oriented to the street and scaled for walking.
- Natural materials were used: These were muted, with matte finishes, often even rustic. Many were locally sourced.
- Buildings connected to the street: Storefronts and porches signaled links to the public realm.
- Buildings had a sense of human scale: Building forms and design features were of sizes that relate to human scale. The repetition of storefronts, canopies and other openings along the street is an example.

Many commercial buildings have traditional storefronts at the street level with large areas of display windows that are a part of Western Character. A traditional storefront has these features:

- A large area of glass as display windows, often composed of a set of smaller panes in frames
- A short stem wall (a bulkhead or kickplate) at the base, which supports the display windows
- An entrance which is clearly defined, often with double doors that are recessed.

Other buildings have a more residential character at the ground level, with smaller windows and a greater proportion of solid wall. They often have:

- A gabled porch as an entry
- Overhanging eaves, often with exposed rafters.

Historic photographs document precedents for Western Character in the heart of Jackson. They show a range of buildings that vary in form, materials and detail, yet all were part of the town's heritage and contributed its character.

Traditional design precedents in these images include:

Top left image

- *lodging building with sloped roofs, and roof dormers*
- *clearly defined entries*
- *stone and brick base with, upper-story material change (stucco with exposed timber)*
- *upper and lower level double-hung window pattern with shadow lines at windows*
- *articulation techniques (wall offsets)*

Top right image

- *cross-gable roof with dormers*
- *chinked log construction*
- *overhanging eaves*
- *exposed rafters*
- *more ground level transparency with wood trimmed double-hung windows, divided window panes, and shadow lines at windows*
- *porch entry feature*
- *vertical timber bell tower with hip roof*
- *articulation techniques (wall offsets)*

Left image

- *commercial building with sloped roofs*
- *wood lap siding with simple trim*
- *wood trimmed double-hung windows, divided window panes, with shadow lines*
- *ground level storefront with divided windows*
- *clearly defined entries*
- *articulation techniques (covered boardwalk)*
- *shadow lines at windows*

Top left image

- *commercial building with parapet and sloped roofs (false front)*
- *wood trimmed double-hung windows, with arched trim, and shadow lines*
- *clearly defined entry*
- *shadow lines at windows*

Top right image

- *row of commercial building with stepped parapets and sloped roofs (false front)*
- *storefront (although somewhat difficult to see, but many of the first floors are highly transparent) with some clearly defined recessed entries*
- *horizontal alignment of kickplates and transoms*
- *shadow lines at windows*

APPLYING THE DESIGN GUIDELINES TO AREA 1 AND AREA 2

Area 1

Around the Town Square, the interpretation of Western Character should be more rigorous than in Area 2. In Area 1, buildings should maintain a predominately two-story experience on the site, and a more limited palette is appropriate for primary materials. Some height exception may be appropriate as a historic incentive for some historic buildings (see Historic Preservation Ordinance). Covered walkways sheltering boardwalks should be a key part of the pedestrian experience, and maintaining views to key landmarks and the mountains are particularly important.

Area 2

Buildings in Area 2 should still convey a sense of Western Character, but may do so a bit more broadly. Taller buildings are appropriate when they are designed to maintain a predominantly two-story experience at the street edge. More variety in primary building materials is also appropriate here, but still should be within the range of those seen traditionally. Addressing the street edge and providing shelter at building entrances is important, but covered walkways are not required.

EXAMPLE DESIGN GUIDELINES FORMAT

The design guidelines in this document use a standard format. This format includes a series of six items, which are noted and described in the diagram below.

(A) Design Topic Heading

This is shown in bold, is numbered, and is always at the top of the page.

(B) Intent Statement

The intent statement follows the design topic heading. It explains the goal of the design guidelines that follow. If an application does not specifically meet one of the design guidelines, it can be reviewed using the intent statement. Most of the intent statement for a topic applies to both areas, but in some cases some specific language may apply to Area 1, or Area 2. If this occurs, it will be noted within the intent statement for easy reference.

(C) Design Guidelines

Design guidelines describe an intent or desired outcome. They are numbered for easy reference. Most design guidelines apply to both areas, but in some cases may apply only to Area 1, or Area 2. If this occurs, it will be identified by a subhead above the design guideline for easy reference. In some cases, a design guideline may be repeated to make it clear to the user when additional information under the guideline applies to a specific area.

(D) Additional Information

This information is found in a bullet list that follows a design guideline, where applicable. This provides appropriate and inappropriate strategies for meeting the intent of the design guideline.

(E) Further Detail

Further sub-bullets are provided for some design guidelines and provide even more detail.

(F) Images and Illustrations

Visuals are included to clarify the intent of the guideline. Captions provide more detail about how the image is to be interpreted.

(F)

A storefront allows views to activities inside the building on a street-facing façade. Providing a shadow line around the display windows is an important detail.

Appropriate and Inappropriate Solutions

In many cases, images and diagrams n the design guidelines are marked to indicate whether they represent appropriate or inappropriate solutions.

A check indicates appropriate solutions.

An "X" mark indicates solutions that are inappropriate,

(A) **STREET AND GROUND LEVEL INTEREST & SHELTER**

(B) **Design Intent:**

Area 1 and Area 2 are the town's central visitor experience. Therefore, the building design at the street and ground level where there is pedestrian traffic should provide visual interest, and some protection from seasonal change (sun in the summer and snow/ice in the winter.)

Area 1 & Area 2 Design Guidelines:

(C) **1.78 Provide visual interest to pedestrians by incorporating alternative wall treatments at the ground level where there may not be as many windows or storefronts.**

(D) a. Alternative wall treatments include:

(E)
- » Window display cases
- » Wall art
- » Architectural detailing
- » Landscape planters (Area 2 only)
- » Outdoor dining space
- » Canopies (Area 2 only)

Although unoccupied when this image was taken, a plaza, outdoor seating area or patio that connects a building to a public space, parking area or open space is appropriate.

Pedestrian connectivity is provided by a midblock pass through. The walkway is activated with display windows, lighting and architectural features.

Pedestrian access is appropriately directed through an outdoor dining area in this mixed use development.

PEDESTRIAN ACCESS AND CONNECTIVITY

Design Intent:

Area 1 and Area 2 provide the most important experiences for the pedestrian. Therefore, safe, year-round, pedestrian access and connectivity should be provided. It should consider all types/levels of pedestrians, including elderly and ADA accessibility. Pedestrian connectivity refers to the movement of people from the public realm to and through a site. It also encompasses pedestrian connections to adjacent sites. Pedestrian access and connectivity within a site should enhance walkability and provide clear connections to the public realm.

Area 1 and Area 2: Design Guideline:

1.1 Provide a physical pedestrian connection between a site and the public realm. Appropriate options include:

a. A door that opens directly to a public space.

b. A walkway that connects a building to a public space through a setback area.

c. A plaza, outdoor seating area or patio that connects a building to a public space.

d. When a property is adjacent to a public open space, connect the site to the open space.

1.2 Establish an internal walkway system that connects building entries, parking areas and open spaces.

a. Consider special paving, distinct lighting, and landscape elements to accentuate a site's circulation system.

b. Consider directing an internal walkway through a plaza, courtyard or other outdoor feature.

c. Size an internal walkway of an adequate width to allow safe pedestrian access.

d. Integrate a site's internal walkway system with the public pedestrian circulation system.

1.3 Where feasible, and when there is a clear public benefit, consider providing public pedestrian access through a block. Methods include:

a. A path connecting two streets through a block.

b. A pedestrian walkway integrated with an open space or a retail amenity.

c. An alley that is shared by pedestrians and automobiles.

d. A path to break up an unusually large block.

STREET AND GROUND LEVEL INTEREST & SHELTER

Design Intent:

Area 1 and Area 2 are the town's central visitor experience. Therefore, the building design at the street and ground level where there is pedestrian traffic should provide visual interest, and some protection from seasonal change (sun in the summer and snow/ice in the winter.)

Area 1 & Area 2 Design Guidelines:

1.4 Provide visual interest to pedestrians by incorporating alternative wall treatments at the ground level where there may not be as many windows or storefronts.

a. Alternative wall treatments include:

- » Window display cases
- » Wall art
- » Architectural detailing
- » Landscape planters (Area 2 only)
- » Outdoor dining space
- » Canopies (Area 2 only)

Area 1 Design Guidelines:

1.5 Develop the street level to provide visual interest to pedestrians and shelter.

a. Clearly define a pedestrian entrance.

- » Recessed entries are often incorporated.

b. Provide a storefront or display window(s) that allow views to activities into the building.

- » These windows are often composed of a set of smaller panes in frames.
- » A short stem wall (a bulkhead or kickplate) at the base of the storefront, provides support to the windows.

c. A large expanse of blank wall is inappropriate.

A storefront allows views to activities inside the building on a street-facing façade. Providing a shadow line around the display windows is an important detail.

Smaller display window(s) that allow views to activities into the building on a secondary street-facing façade is appropriate in Area 2 for some building types, such as office, or residential.

The intent of a display window is to allow views into the building; however, there may be some cases where another treatment is appropriate to accommodate an interior use and still provide interest at the street level with some transparency. This would be an appropriate approach on a secondary street in Area 2.

Area 2 Architectural detail

Area 2 Canopy

Area 1 & 2 Outdoor dining space

Area 1 & 2 Covered walkway

Area 2 Wall art

Area 1 & 2 Wall art

Area 2 Landscape planters

The images above show a variety of approapriate treatments to add street level interest for the pedestrian.

Area 2 Design Guidelines:

1.6 Develop the street level to provide visual interest to pedestrians and shelter.

a. For a shopfront building façade, provide:
   - » A covered boardwalk or canopy for a portion of the façade.
   - » A storefront or display window(s) that allow views to activities into the building.
   - » A clearly defined primary entrance(s).

b. For street-facing residential or lodge buildings provide:
   - » A covered boardwalk, canopy, porches, or similar type shelter for a portion of the façade.
   - » A clearly defined primary entrance(s).
   - » Windows

ARCHITECTURAL CHARACTER

Design Intent:

New construction should appear as a product of its own time while relating to traditional Western Character. In order to assure that historic resources are appreciated as authentic, it is important that new buildings and additions be distinguishable from them, while also being compatible.

Area 1 & Area 2 Design Guidelines:

1.7 Design a new building to reflect its time, while conveying a sense of Western Character.

1.8 Contemporary interpretations of traditional designs and details are encouraged.

a. A new design for window moldings and door surrounds, for example can provide visual interest while conveying the fact that a building is new.

b. Contemporary details for new storefronts also can be used to create interest while expressing a new, contemporary Western Character.

1.9 The exact imitation of older historic styles is discouraged.

a. This blurs the distinction between old and new buildings and makes it more difficult to visually interpret the history of downtown.

Area 1 Design Guideline:

1.10 The exact imitation of older historic styles is discouraged.

a. In Area 1, where the sense of Western Character should be especially strong, an interpretation of a historic style that is authentic to the area may be considered if it is subtly distinguishable as being new.

New buildings should be distinguishable from traditional buildings, while also being compatible. This new building is located near a residential setting and incorporates some traditional residential design characteristics of the area, including sloped roofs, wood lap siding, and similar window and door proportions; however, it is still distinguishable as new. This would be an appropriate design especially along some of the outside edges of Area 2 near residential settings.

In Area 2, contemporary interpretations of traditional designs and details are encouraged, such as this canopy and storefront system.

In Area 1, where the sense of Western Character should be especially strong, an interpretation of a historic style that is authentic to the area may be considered if it is subtly distinguishable as being new.

In Area 1 and Area 2, contemporary interpretations of traditional designs and details are encouraged, such as this cornice design.

In Area 2, while building height maximums are set by the LDRs, a building should be perceived as being predominantly two stories, especially at the street edge. Some portions of a building may be taller.

In Area 2, floor-to-floor heights should appear similar to those of traditional buildings within the overlay area.

BUILDING HEIGHT/STORIES

Design Intent:

Buildings should convey heights that appear similar in scale to those seen traditionally. In Area 1: one & two-story are appropriate; in Area 2: a building should be perceived as being predominantly two stories, especially at the street edge. Some limited portions of a building in these areas may also be taller as allowed by the LDR.

Area 1: Design Guideline:

1.11 Reflect the height of traditional buildings as perceived at the street edge.

a. Maintain a one and two-story façade height at the street level. See design standards for exceptions.

b. Floor-to-floor heights should appear similar to those of traditional buildings along the block.

Area 2: Design Guideline:

1.12 Reflect the height of existing buildings as perceived at the street edge.

a. Maintain a mostly two-story façade height at the street level. See design standards for exceptions.

b. Floor-to-floor heights should appear similar to those of traditional buildings within the overlay area.

BUILDING AND ROOF FORM

Design Intent:
Buildings should have simple forms, in keeping with the traditions of Western Character.

The list below identifies some traditional building and roof forms that reflect Western Character:

- Simple rectilinear boxes, especially those of commercial and retail-oriented uses. Other roofs are flat, or have a gabled roof that is concealed with a false front.
- Institutional buildings, including churches, often have distinctive, more varied forms.
- Lodging facilities often have sloping roofs, of gable or hipped forms.

These curvilinear building accents are not subordinate to the rectilinear form and are inappropriate.

Use a simple building form for a new building or addition. This building would be an appropriate design in Area 2.

Area 1 & Area 2 Design Guidelines:

1.13 Use a simple building form for a new building or addition.

a. Basic rectilinear form is preferred with any variation in the form to be subordinate to the overall form. Appropriate ways to vary the form include:
   - » Varying height to reflect different building modules
   - » Increasing the setback for a portion of the front wall
   - » Stepping back an upper floor to maintain a lower scale at the street edge

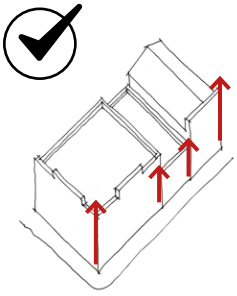
b. For a larger building, divide it into smaller modules that reflect the scale of traditional building and lot widths in the area.

c. Attention to the design of transitions between modules in larger buildings is important; however too much variation, which results in an overly busy design, is inappropriate.

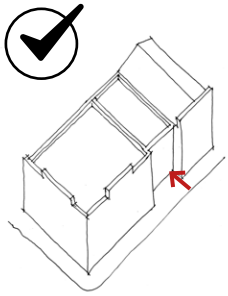
d. Complement the existing building form when providing an addition.

[Insert a side bar referencing the form standards in the LDR)

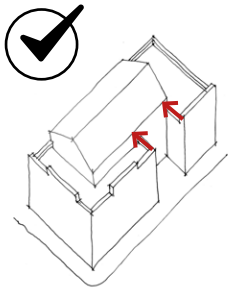
Appropriate building and roof form combinations



Variation in height



Wall plane setback



Upper level stepback and wall plan setback

[Insert a side bar referencing slope standards in the LDR)

Area 1 Design Guidelines:

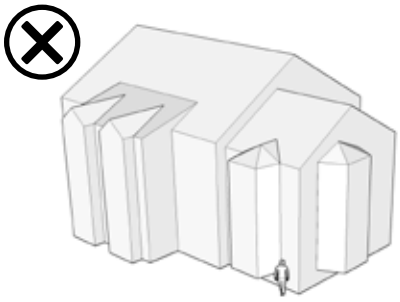
1.14 A roof form should be similar to those used traditionally.

a. A flat roof is preferred, with a stepped parapet or similar treatment.

b. A hip roof similar in size and scale to the traditional building on the town square is appropriate .

A flat roof is preferred, with a stepped parapet or similar treatment in Area 1.

A roof form should be similar to those used traditionally in Area 1.



Inappropriate complex roof form.

Area 2 Design Guidelines:

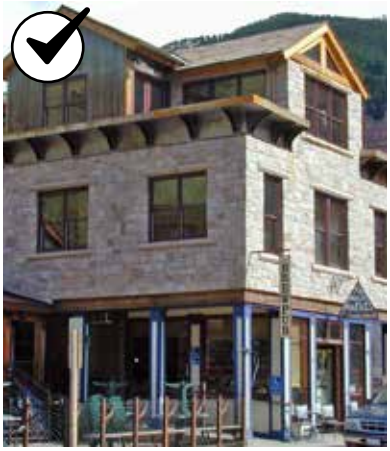
1.15 A roof form should be similar to those used traditionally.

a. A flat roof is appropriate, with some variation in the cornice line on larger buildings.

b. Sloped roofs are appropriate, and should be a within a similar slope/pitch as traditional buildings. It should include a generous eave overhang to facilitate snow shedding and provide shadows that enhance interest and convey a sense of scale.

c. A combination of a flat and sloped roof is appropriate; however this should not be overly complex in form.

Sloped roofs are appropriate, and should be within a similar slope/pitch as traditional buildings in Area 2.



In Area 2, a combination of a flat and sloped roof is appropriate; however, this should not be overly complex in form.

A flat roof is appropriate, with some variation in the cornice line on larger buildings in Area 2.

FAÇADE DESIGN

Design Intent:

The design of a building façade greatly impacts how it is perceived and its relationship to the street and site. The arrangement, rhythm and proportion of elements like windows and doors are all important factors. The overall composition of a wall is also important. Facades should have an orderly rhythm of elements that break down the building into discernible components. A larger building wall should be designed with smaller components to establish a human scale and add visual interest.

Area 1 & Area 2 Design Guidelines:

1.16 Design a building to incorporate a "base, middle, cap" to divide a façade into separate components.

a. Express a traditional base, middle and cap composition with well-defined ground or lower floors and a distinctive but not overly ornate "cap" element framing middle building floors.

1.17 Arrange elements on a façade to create a generally consistent rhythm and sense of continuity.

a. Use consistent window and door sizes on a façade.

1.18 Design a building to provide a vertical scale that is similar to nearby traditional buildings.

a. Use similar floor-to-floor heights.

1.19 Design a building façade to be compatible with its setting.

a. Generally align façade features, such as canopies, windows and roof cornices on parapets, with those on adjacent traditional buildings. This should not be a ridged alignment, but should provide some variation as is does now.

Area 1 Design Guidelines:

1.20 In Area 1, use a transparency-to-wall ratio similar to that found on traditional buildings in the area.

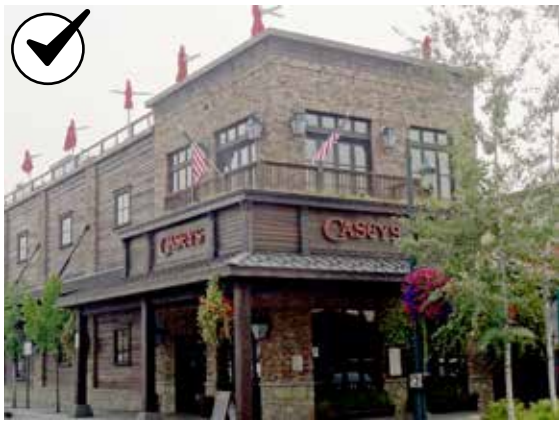
a. Provide more transparency at the ground floor, with "punched" window openings provided in the upper floor walls.

b. Using large areas of glass is inappropriate on an upper floor.

Area 2 Design Guidelines:

1.21 In Area 2, use a transparency-to-wall ratio similar to that found on traditional buildings in the area; however, using an accent feature with more transparency is appropriate.

a. Glazing should be detailed to convey a sense of human scale.

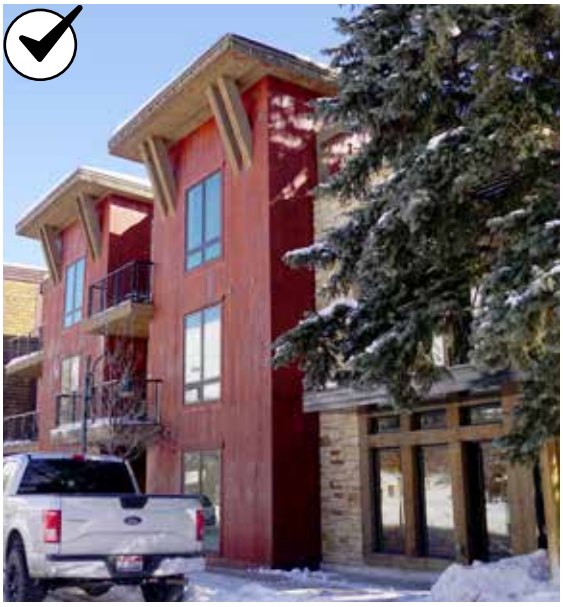


Arrange elements on a façade to create a generally consistent rhythm and sense of continuity.

Express a traditional base, middle and cap composition with well-defined ground or lower floors and a distinctive "cap" element framing middle building floors in Area 2.

Provide more transparency at the ground floor, with "punched" window openings provided in the upper floor walls in Area 2.

Use vertical or horizontal variations in materials or color, including transparency-to-wall patterns in Area 1 and Area 2.



Use vertical and horizontal articulation techniques to convey a sense of human scale in a building façade in Area 2.

BUILDING ARTICULATION

Design Intent:

A new building should reflect the scale of traditional buildings. Scale includes not just the overall height and width of a building, but also the sizes and proportions of building features, as they relate to each other and to people. Building features are defined by simple vertical and horizontal articulation techniques that establish a sense of human scale, add visual interest, and prevent monotonous walls.

Area 1 & Area 2 Design Guidelines:

1.22 Use vertical and horizontal articulation techniques to convey a sense of human scale in a building façade.

a. Articulation methods include:

- » Using accent lines, fenestration patterns, or similar architectural techniques to create vertical and horizontal expression lines.
- » Vertical or horizontal variations in materials or color, including transparency-to-wall patterns.
- » Modest wall plane offsets, such as notches or projections (such as columns, moldings or pilasters)

b. Providing articulation techniques in buildings is important; however too much variation, which results in an overly busy design, is inappropriate.

Appropriate articulation techniques that could be employed for a larger building in Area 2 include:

- *building step down (3 to 2-story)*
- *change in color to define modules*
- *horizontal banding*
- *horizontal canopies*
- *horizontal window patterns*
- *upper story stepback*
- *wall offsets*

Providing articulation techniques in buildings is important; however too much variation, which results in an overly busy design, is inappropriate. There is too much variation in the use of articulation techniques in this building. This includes variations in the application of materials, color, architectural details and features in an attempt to reflect a traditional building size in a larger form.

Providing articulation techniques in buildings is important; however too much variation, which results in an overly busy design, is inappropriate. There is too much variation in the use of articulation techniques in this building. This includes variations in the application of materials, color, architectural details and features in an attempt to reflect a traditional building size in a larger form.

Providing an accent feature with more transparency is appropriate in Area 2.

Area 2 materials should have a muted color and finish, and reflect high quality design and detailing.

Building materials should be proven to be durable in the Jackson climate, such as wood when it is properly maintained.

BUILDING MATERIALS

Design Intent:

Primary building materials should be authentic, durable, and reflect Western Character. Materials should have a muted color and finish, and reflect high quality design and detailing. In Area 1, the palette of materials should be more limited in order promote a sense of visual continuity around the Town Square. In Area 2, more diversity in the materials is appropriate, albeit within the range of those used traditionally.

Area 1 & Area 2 Design Guidelines

1.23 Avoid using materials that are out of scale with those seen traditionally, and have a color, profile, and finish that is out of character.

a. Highly polished stone and shiny metals are inappropriate as a building material.

b. Huge timber logs, large cut stones, and concrete slabs are inappropriate materials.

c. Materials should have a muted color and a matte finish. However, some accent colors are appropriate as long as they have a matte finish and aren't neon or similar.

1.24 Use high quality, durable materials.

a. The material should be proven to be durable in the Jackson climate, such as wood when it is properly maintained.

b. The material should maintain an intended finish over time or acquire a patina, when it is understood to be a desired outcome.

c. Materials at the ground level should withstand on-going contact with the public, sustaining impacts without compromising the appearance.

d. Metals and similar type panels should be installed without dents and/or blemishes in the product.

1.25 New roof materials for sloped surfaces contribute to a sense of visual continuity in keeping with Western Character.

a. Appropriate roof materials include:

» Standing seam metal roofs (low and narrow seam profile)

» Composition shingles

» Photo voltaic systems in dark matte, and non-reflective finishes.

b. Inappropriate roof materials include:

» Red clay roof tiles, or synthetic simulations

» Vinyl shake or similar shingles

Area 1 Design Guidelines:

1.26 Building materials should contribute to a sense of visual continuity in keeping with Western Character.

a. The following materials are appropriate (also see the materials chart on the following two pages for images.):

- » Painted or stained wood siding (horizontal lap or vertical board and batten
- » Logs
- » Stone, as natural rock or cut with a rough, matte finish
- » Authentic Stucco (scored and textured to provide a sense of scale)
- » Metal (only as an accent material for a storefront or windows) with a matte finish

Primary building materials should be authentic, durable, and reflect Western Character.

Area 2 Design Guidelines:

1.27 Building materials should contribute to a sense of visual continuity in keeping with Western Character.

a. In Area 2, the use of the following materials is appropriate (also see the materials chart on the following page for images.):

- » Wood siding (usually horizontal lap, although sometimes vertical board and batten. These are stained or painted)
- » Stone, as natural rock or cut with rough/matte finish
- » Brick
- » Authentic Stucco (scored and textured to provide a sense of scale)
- » Logs
- » Architectural cast concrete (as an accent material that is scored to provide a sense of scale)
- » Metal with a matte finish (typically no more than 25% of the building front)
- » Cement-board panels and lap-siding that is scaled similar to traditional materials

b. If using alternative materials they should also have a similar profile, texture and finish as natural materials. Some synthetic siding has an exaggerated, rusticated finish that is an inaccurate representation of authentic clapboard and should not be used. Other inappropriate materials include:

- » Vinyl siding
- » Aluminum siding
- » Unfinished concrete masonry unit (CMU) as a primary material

Cement-board panels and lap-siding that is scaled similar to traditional materials are appropriate in Area 2.

Building materials should contribute to a sense of visual continuity in keeping with Western Character. These buildings use an appropriate combination of materials for Area 2.

Appropriate Primary Building Materials Chart Examples

All of the building materials provided below are appropriate for use in Area 2. If it is also appropriate for Area 1 it is noted.

Formed concrete (wood-like)

Cast concrete (artistic)

Formed concrete (artistic)

Formed concrete (colored blocks)

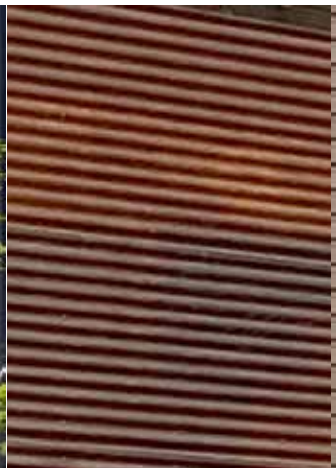
Natural stone (Area 1)

Natural stone (Area 1)

Slate tiles

River rock (Area 1)

Metal panel (crimped battens)



Corrugated metal (rusticated)

Metal lap

Metal panel (rusticated)

Appropriate Primary Building Materials Chart Examples

All of the building materials provided below are appropriate for use in Area 2. If it is also appropriate for Area 1 it is noted.

Timber (Area 1)

Wood slat

Vertical boards (stained) (Area 1)

Vertical boards (weathered) (Area 1)

Chinked logs (Area 1)

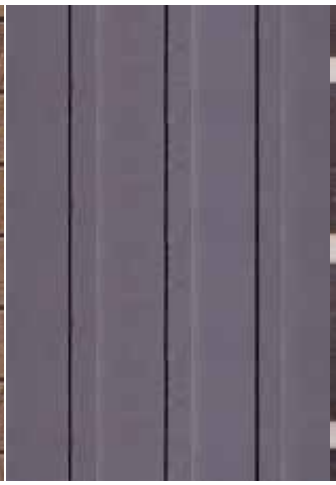
Stained wood lap (Area 1) =

Natural wood lap (Area 1)

Burl wood (Area 1)

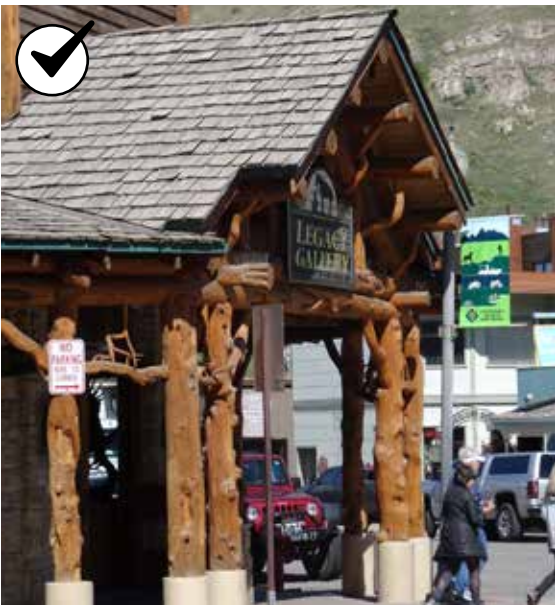
Cement board (lap)

Cement board (grooved)



Cement board (board & batten)

Cement board (timber-like)



In Area 1 & 2 simple, authentic, and unembellished architectural detailing is appropriate as shown in the three images above.

ARCHITECTURAL DETAIL

Design Intent:

Buildings should include architectural detailing that is simple in character, provides a sense of scale, provides visual interest, and is authentic in its application of materials. Architectural details that reflect these Western Character attributes include:

- Frames and moldings around windows and doors
- Simple cornices at parapets
- Awnings or sloped canopies to shelter the sidewalk and shade display windows
- Canopy posts
- Entry porticoes
- Authentic application of materials
- Support systems

Area 1 & Area 2 Design Guidelines

1.28 Simple, authentic and unembellished architectural detailing is appropriate.

a. Elaborate architectural treatments, such as decorative moldings at cornices, windows and door surrounds, are inappropriate.

b. Exposed timber structural elements are appropriate as detailing.

c. Simple or stepped parapet walls are appropriate.

d. Tacked-on detailing is inappropriate.

e. Materials should typically transition at inside corners, belt courses, cornice lines, foundation lines, window and door moldings, and similar.

Simple or stepped parapet walls are appropriate; however, the mixed cornice treatment is inappropriate since it is too busy.

In Area 2 this building would be appropriate with the exception of the following details since they don't reflect authentic architectural details. These occur on the upper floor and include tacked-on window sills and sloped roof components.

Appropriate Architectural Detailing: Simple, Authentic and Unembellished

All of the architectural details provided below are appropriate for use in Area 2. If it is also appropriate for Area 1 it is noted.

Anchor system

Framing connections

Framing connections

Material change

Material change

Material change

Metal frame system

Metal frame system

Material change

Material change

Material change (Area 1)

Material change (Area 1)

SECTION 2:
HISTORIC PRESERVATION DESIGN GUIDELINES

These design guidelines are for the treatment of historic resources in the Town of Jackson. They address alterations and improvements to the exteriors of historic properties with the objective of preserving their historic significance. They also provide information related to new construction that may occur on a property that includes a historic resource.

PLANNING A PROJECT FOR A HISTORIC PROPERTY

USING THE PRESERVATION GUIDELINES

The guidelines shall be applied in these ways:

- **Voluntary use:** Any property owner who owns a property that they consider to have historic significance may use these guidelines voluntarily to help plan projects that will preserve the building.
- **Use with incentives:** The town offers incentives for preservation, for which property owners may apply if they have designated their property. The town will use these guidelines to determine that the conditions have been met for providing the incentive. A Certificate of Appropriateness (CofA) is required prior to issuing a permit for any improvements to the property.
- **Use with officially designated historic resources:** Some properties may be formally recognized as a Designated Historic Resource by town council. A Certificate of Appropriateness (CofA) is required prior to issuing a permit for any improvements to the property.

REHABILITATION PRINCIPLES AND PRESERVATION BEST PRACTICES

When considering a rehabilitation project of a historic building for reuse, the following objectives will be met.

Respect the character of the building - Do not change the style of the building or make the structure look older than its actual age. Confusing the character by mixing elements of different styles can weaken the appearance and integrity of the structure.

Protect and maintain character-defining features - Character-defining features should be treated with sensitivity. The best practice is to maintain these features from the outset.

Repair character-defining features when possible - Use best practices when repairing character-defining features to minimize damage to the original materials.

Design an addition to respect the existing structure, and maintain its historic integrity - When constructing an addition, do not try to emulate an existing style to make the addition look older than its actual age, unless this is a *reconstruction* (see following page) of a resource. A contemporary design for an addition to an existing structure is appropriate as long as it does not destroy character-defining features, and the design is compatible with the building. Additions should relate to the original building in general massing and scale, but should appear as new.

The historic building on the left was somewhat modified inappropriately. The inappropriate modifications include: the wood shingle infill within the storefront transom; the aluminum framing; and the brick kickplate. The recent rehabilitation is an appropriate "rehabilitation" of the Jackson Drug Co. building. In this case, the altered storefront was replaced with a new storefront that represented a more traditional storefront configuration, and the contemporary canopy is a compatible replacement. The next step would be to replace the casement windows with a more traditional double-hung wood window configuration, especially in those locations that face the street.

ACCEPTED TREATMENTS FOR HISTORIC RESOURCES

The following treatments for historic properties may be considered when planning a preservation project. Much of the language addresses buildings; these treatments also apply to sites, objects and structures.

Preservation - "Preservation" is the act of applying measures to sustain the existing form, integrity and material of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Restoration - "Restoration" is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. This may apply to an entire building, or to restoring a particular missing feature.

Reconstruction - "Reconstruction" is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location. This has limited application, in terms of an entire building, but may apply to a missing feature on a building.

Rehabilitation - "Rehabilitation" is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values. Rehabilitation may include a change in use of the building or the construction of an addition. This term is the broadest of the permitted treatments and applies to most work on historic properties.

Combining Treatments - For many projects a "rehabilitation" approach will be the overall strategy, because this term reflects the broadest, most flexible of the approaches. Within that, however, there may be a combination of treatments used as they relate to specific building components. For example, a cornice in good condition may be preserved, a storefront base that has been altered may be restored, and a missing kickplate may be reconstructed.

PREFERRED SEQUENCE OF ACTIONS

Preserving key, character-defining features is a fundamental precept of preservation. Therefore, selecting the appropriate treatment for a character-defining feature and cultural resource is important. The method that requires the least intervention is always preferred. By following this tenet, the highest degree of integrity will be maintained. The following treatment options appear in order of preference. When planning work, follow this sequence:

Step 1. Preserve:
If a feature is intact and in good condition, maintain it as such.

Step 2. Repair:
If the feature is deteriorated or damaged, repair it to its historic condition.

Step 3. Replace:
If it is not feasible to repair the feature, then replace it in kind, (e.g., materials, detail, finish). Replace only that portion which is beyond repair.

Step 4. Reconstruct:
If the feature is missing entirely, reconstruct it from appropriate evidence. If a portion of a feature is missing, it can also be reconstructed.

Step 5. Compatible Alterations:
If a new feature (one that did not exist historically) or an addition is necessary, design it in such a way as to minimize the impact on historic features. It is also important to distinguish a new feature on a historic building from the historic features, in subtle ways.

EXAMPLE DESIGN GUIDELINES FORMAT

The design guidelines in this document use a standard format. This format includes a series of five items, which are noted and described in the diagram below.

(A) Design Topic Heading

This is shown in bold, is numbered, and is always at the top of the page.

(B) Intent Statement

The intent statement follows the design topic heading. It explains the goal of the design guidelines that follow. If an application does not specifically meet one of the design guidelines, it can be reviewed using the intent statement.

(C) Design Guidelines

Design guidelines describe an intent or desired outcome. They are numbered for easy reference.

(D) Additional Information

This information is found in a bullet list that follows a design guideline, where applicable. This provides appropriate and inappropriate strategies for meeting the intent of the design guideline.

(E) Images and Illustrations

Visuals are included to clarify the intent of the guideline. Captions provide more detail about how the image is to be interpreted.

Preserve original building materials.

Appropriate and Inappropriate Solutions

In many cases, images and diagrams in the design guidelines are marked to indicate whether they represent appropriate or inappropriate solutions.

A check indicates appropriate solutions.

An "X" mark indicates solutions that are inappropriate.

(A) **MATERIALS**

(B) **Design Intent:**

Preserve traditional materials that contribute to the overall character of the building.

Design Guidelines:

(C) **1.79 Preserve original building materials and their composition.**

(D) a. Building materials are often combined to define building divisions such as the base (foundation), middle (walls), and cap (roof and/or cornice). This composition should be preserved.

(E)

HISTORIC PRESERVATION DESIGN GUIDELINES

CHARACTER-DEFINING FEATURES

Design Intent:

Preserving the integrity of a historic property and/or cultural resource is a fundamental objective. To do so, character-defining features should be preserved to the extent feasible.

Design Guidelines:

1.29 Preserve character-defining features of buildings, and cultural resources.

a. This includes details that define the building's architectural style as well as its materials, doors and windows.

b. Cultural resources can include park features, bridges and cemeteries, for example.

1.30 Retain a character-defining feature that is in good condition.

a. Repair, rather than replace a deteriorated feature, when feasible.

1.31 Avoid removing a damaged character-defining feature that can be repaired.

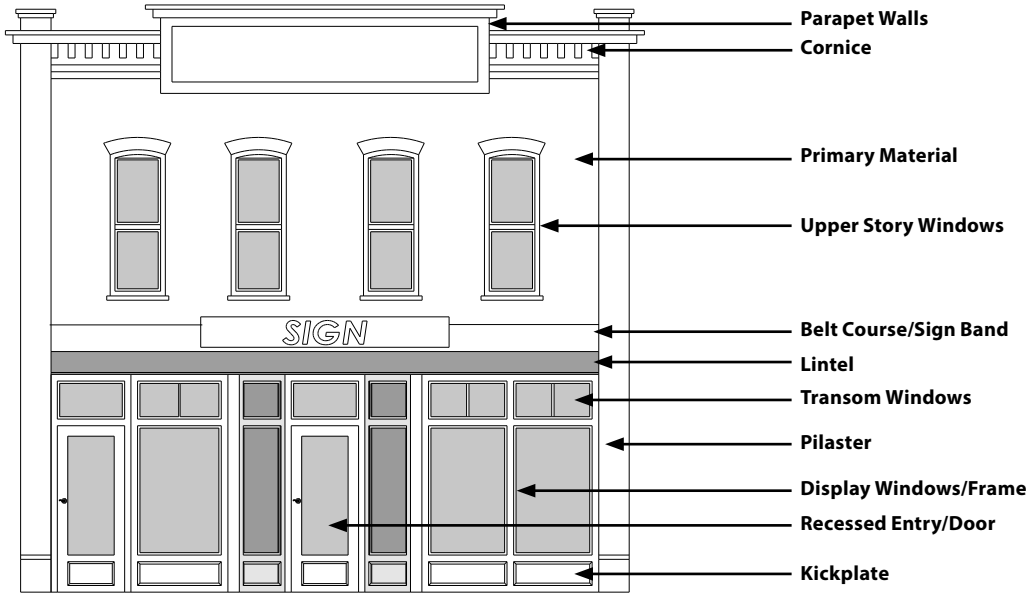
1.32 Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using best building practices.

1.33 When disassembly of a character-defining feature is necessary for its repair, use methods that minimize damage to it. Document its location so it may be repositioned accurately.

Preserving the integrity of historic and cultural resources is a fundamental objective.

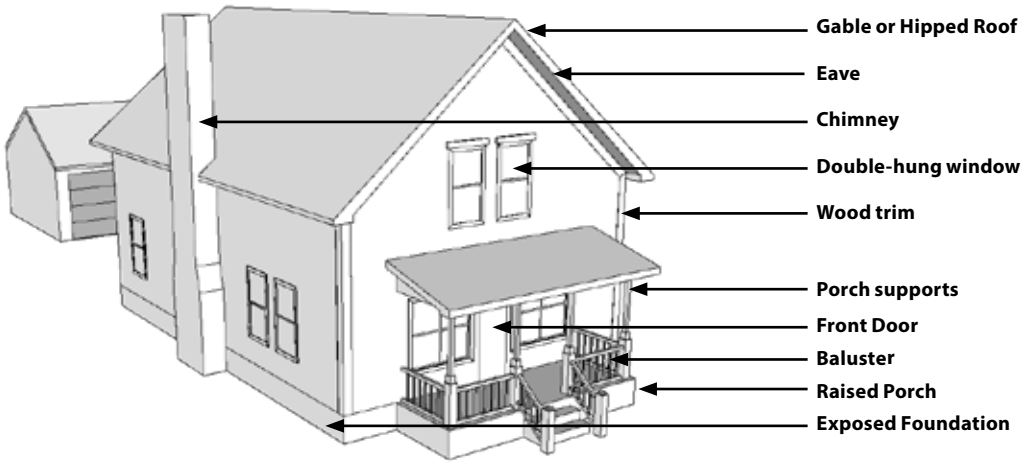
Retain a character-defining feature that is in good condition, such as this entry feature and covered boardwalk.

Character-defining features of a commercial storefront



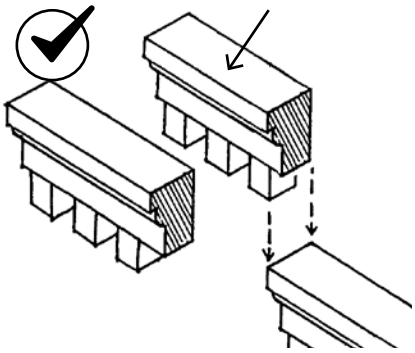
These are typical character-defining features for a historic storefront building. There are a variety of historic commercial building types in Jackson. Reference the Town of Jackson's historic survey when considering a rehabilitation project. The survey will often provide information on a building's history and identify character-defining features.

Character-defining features of a residential building

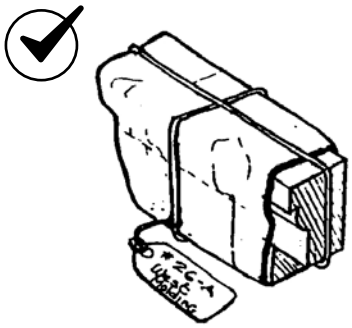


These are typical character-defining features for a historic residential building type in Jackson. Reference the Town of Jackson's historic surveys when considering a rehabilitation project. The survey will often provide information on a building's history and identify character-defining features.

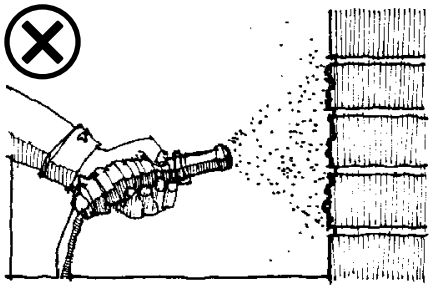
Replacement Piece



Where replacement of a character-defining feature is required, remove only those portions that are deteriorated beyond repair.



When disassembly of a historic feature is required in a rehabilitation procedure, document its location so that it may be repositioned accurately.



Do not use harsh cleaning methods on any masonry or wood surfaces.

Use procedures for cleaning, refinishing and repairing character-defining features that will maintain the original finish. These include paint removal where appropriate. Typically a test patch is completed first to evaluate the original material.

1.34 Use procedures for cleaning, refinishing and repairing character-defining features that will maintain the original finish.

1.35 Employ best practice treatments that will protect materials and details.

a. These include rust removal, caulking, limited paint removal and application of paint or stain where appropriate.

1.36 Avoid adding a new feature that is not part of the original building fabric.

a. For example, decorative millwork should not be added to a building if it was not an original feature.

For More Information:

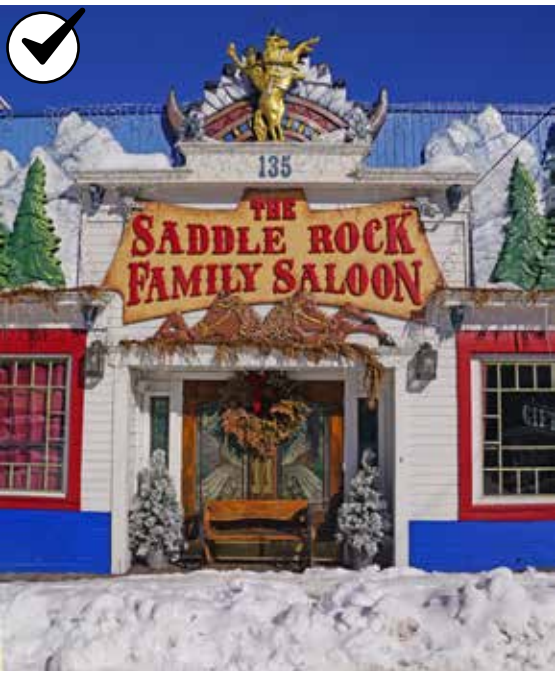
The following National Park Service preservation briefs at *www.nps.gov* provide additional information on the treatment of character-defining features.:

Preservation Brief 11: Rehabilitating Historic Storefronts

https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm

Preservation Brief 45: Preserving Historic Wood Porches

https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm



Maintain parapet walls and cornices on a flat roofed structure.

Preserve the original eave depth of a sloping roof.

BUILDING AND ROOF FORM

Design Intent:

Maintain the original building and roof form of a historic building. If replacement is needed, utilize a roof material that is in keeping with the original.

Design Guidelines:

1.37 Maintain the original building form and that of its roof.

1.38 Avoid altering the basic building form or the angle of an original roof.

1.39 Preserve the original eave depth of a sloping roof and the original parapet height on a flat roof.

1.40 Maintain parapet walls and cornices on a flat roofed structure.

1.41 Provide functional coping that is compatible with the existing building façade.

1.42 For a sloped roof, use a new roof material that conveys a scale, texture and finish which is similar to the original.

1.43 For a sloped roof, using shingles that contain embedded photovoltaic systems is also appropriate.

Maintain the original building and roof form of a historic building.

MATERIALS

Design Intent:

Preserve traditional materials that contribute to the overall character of the building.

Design Guidelines:

1.44 Preserve original building materials and their composition.

a. Building materials are often combined to define building divisions such as the base (foundation), middle (walls), and cap (roof and/or cornice). This composition should be preserved.

1.45 Avoid removing original materials that are in good condition.

1.46 Remove only those materials which are deteriorated, and must be replaced.

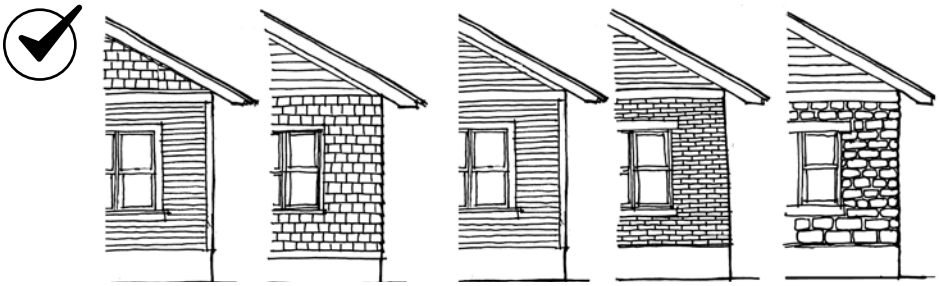
1.47 Repair a deteriorated primary building material by patching, piecing-in, consolidating or otherwise reinforcing it.

1.48 When replacing materials on a primary surface, match the original in composition, scale and finish.

a. If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.

b. An alternative material may be considered if the size, character and finish conveys the appearance of the original.

Preserve original building materials.



Cap	*Wood shingle*	*Wood lap*	*Wood lap*	*Wood lap*	*Wood lap*
Middle	*Wood lap/ or log*	*Wood shingle*	*Wood lap*	*Brick*	*Stone*
Base	*Foundation*	*Foundation*	*Foundation*	*Foundation*	*Foundation*

Building materials on residential buildings are often combined to define building divisions such as the base (foundation), middle (walls), and cap (roof and or cornice). The original composition of materials should be preserved.

Consider removing later covering materials that have not achieved historic significance.

1.49 Replace only the amount required. For example, if a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

1.50 Do not strip existing painted wood surfaces to bare wood to achieve a "rustic look."

1.51 Do not use harsh cleaning methods, which can inhibit the function and appearance of the existing material.

a. For example, sandblasting is inappropriate because it can damage the protective coating and change the appearance of the material.

1.52 Covering original material with new materials is inappropriate.

a. Vinyl siding, aluminum siding and new stucco are inappropriate on historic buildings. Other imitation materials that are designed to look like wood or masonry siding, fabricated from other materials, are also inappropriate.

b. If a property already has a non-contributing building material covering the original, it is not appropriate to add another layer of new material, which would further obscure the original.

1.53 Consider removing later covering materials that have not achieved historic significance.

a. Once the non-contributing siding is removed, repair the original, underlying material.

b. If a building has a stucco finish, removing the covering may be difficult, and may not be desirable. Test it first to assure that the original material underneath will not be damaged.

For More Information:

The following National Park Service preservation briefs at www.nps.gov provide additional information on the treatment of historic materials:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings

http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm

Preservation Brief 26: The Preservation and Repair of Historic Log Buildings

https://www.nps.gov/tps/how-to-preserve/briefs/26-log-buildings.htm

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings

https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

Using Alternative Materials on a Historic Building

The design guidelines sometimes refer to the use of alternative materials when replacing character-defining features and architectural details, such as windows, siding and molding. An alternative material is one which is different from that used originally for a specific application. Alternative materials will be reviewed on a case-by-case basis. Such materials may include:

- Aluminum siding, and some other types of metal materials such as corrugated metal roof materials.
- Cementatious fiber siding
- Non-wood replacement of wood columns (cast resin)
- Other non-original materials

Some common alternative materials for specific architectural features include wood, plaster, concrete and stucco for porch columns, wood for railings, asphalt shingles for roofs and wood or fiber cement for trim. These examples are not an exhaustive list; other alternative materials may be used for these architectural features and other architectural features may also be replaced with alternative materials.

Alternative materials may also include materials used to replace historic architectural details such as a resin-cast cornice used in place of a stamped metal cornice. In other cases, an alternative material may be traditional when used for other applications, but new for the particular detail being considered. Using wood to replace an original stamped-metal cornice is an example.

Alternative materials may be considered by the city on a case-by-case basis as replacement materials, or for use on a new addition, or a new building in a historic district. The city will consider factors including:

Potential Impact on Historic Significance

Removing original material diminishes the integrity of a historic property by reducing the percentage of building fabric that remains from the period of historic significance. Retaining the original material is always preferred. If this is not feasible, alternative materials may be considered. When used, an alternative material should convey the character, including detail and finish, of the original to the greatest extent feasible.

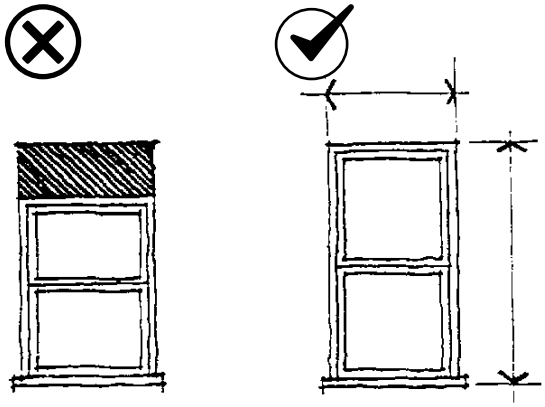
Appearance

An alternative material should also have a similar profile, texture and finish as the original material. Some synthetic siding has an exaggerated, rusticated finish that is an inaccurate representation of original clapboard. Vinyl products are also inappropriate alternative materials on historic properties.

An alternative material should convey the character, including detail and finish, of the original to the greatest extent feasible (aluminum clad windows and cement board).

An alternative material should also have a similar profile, texture and finish as the original material. The cement board siding provides an appropriate profile, but the surface should have a matte finish.

Preserve the ratio of window openings to solid wall on a primary façade.



Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

WINDOWS

Design Intent:

Maintain the historic alignment, spacing and dimensions of window openings. Preserve traditional windows that have distinct stylistic features, if feasible. When a new window is needed, design it to be in character with the building.

Design Guidelines:

1.54 Preserve the position, number and arrangement of existing windows in a primary building wall.

a. On a primary façade, enclosing an existing window opening is inappropriate, as is adding a new window opening.

b. If a new window is needed, consider locating it on a side or rear wall.

1.55 Preserve the ratio of window openings to solid wall on a primary façade.

a. Significantly increasing the amount of glass on a character-defining façade will negatively affect the integrity of the structure.

b. Alteration may be appropriate on side and rear walls that are less visible from the public way.

1.56 Preserve the size and proportion of an existing window opening on a primary wall.

a. Reducing an original opening to accommodate a smaller window or increasing it to receive a larger window is inappropriate.

b. Altering a window that is not visible from the street may be appropriate.

1.57 Use durable window materials.

a. Use a metal or wood frame, when possible. It should have a dimension and profile similar to those used historically.

b. Avoid using a window material that does not have a proven durability.

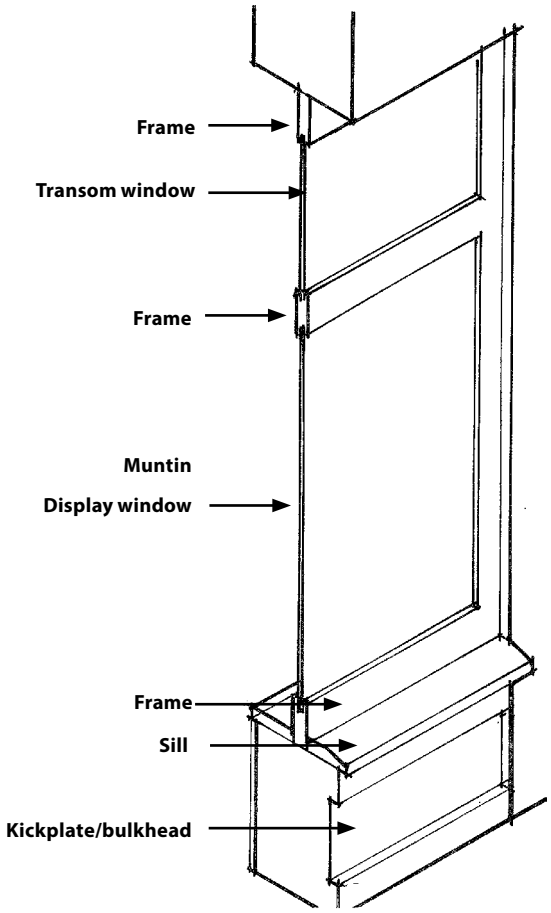
c. Avoid using a thin window frame on a primary façade.

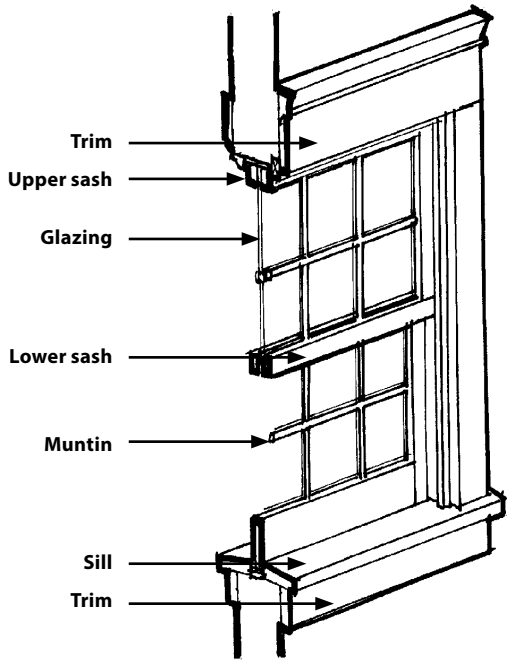
1.58 In a replacement window on a primary wall, use a material that appears similar to the original, when feasible.

a. Using the same material as the original is preferred, especially on street-facing façades. A substitute material should match the original profile.

Typical Window Types

Common original window types that may be found on historic properties are illustrated below.





For More Information:

The following National Park Service preservation briefs and National Trust for Historic Preservation article provide additional information on the treatment of historic materials:

Preservation Brief 9: The Repair of Historic Wooden Windows

http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

National Park Service Preservation Tech Notes (scroll down page for information on windows)

http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

National Trust for Historic Preservation Article on Window Retrofits

http://www.preservationnation.org/who-we-are/press-center/press-releases/2012/new-windows-study.html#.UdshFXFsikI

Benefits of Wood Window Retrofits

Sensitive stewardship of the existing building stock significantly reduces environmental impacts. Re-using a building and its original wood windows preserves the energy and resources invested in its construction, reduces demand on landfill space and eliminates the need for producing new construction materials. Manufacturing of many new building materials uses substantial levels of energy. This can be reduced significantly if historic structures and their wood windows are retained rather than demolished.

Many historic building materials, such as a building's wood windows have long life cycles, which contribute to their sustainability. They were built for longevity in a manner that also allows for repairs. Some replacement features for a historic building, such as synthetic window materials, advertise they are: low in maintenance, inexpensive, and durable etc. In fact, they have a significantly shorter life span than historic wood windows, are difficult to repair, and are incompatible with historic building materials, and therefore not as great as advertised.

An older window is often identified as being a major source of heat loss, when other parts of a building are typically the major sources. For example, as much as 50% of the energy lost from a house is from air infiltration through the attic, uninsulated walls, and around the windows and door cavities, not through the glass in a window itself. Repairing, weather-stripping and insulating an original window is typically more efficient and much less expensive than new windows, as well as sound preservation practice. Retrofits also extend the life of existing windows, avoid production of new materials, reduce waste and preserve a home's character. Retrofits have proven to be cost effective over the long-term in national studies.

Substantial amounts of information are available that document the energy saving benefits of retaining and repairing a historic window, rather than replacing it.

For More Information:

The following National Trust for Historic Preservation article at www.preservationnation.org provides additional information on the treatment of historic materials: ***Saving Windows, Saving Money*** *(https://forum.savingplaces.org/connect/community-home/librarydocuments/viewdocument?DocumentKey=59eab0e4-f0f4-45c5-97c8-147a8def82ae&CommunityKey=00000000-0000-0000-0000-000000000000&tab=librarydocuments)*

DOORS

Design Intent:

Maintain the fundamental alignment, spacing and dimensions of door openings on a primary façade. When a new door is needed, design it to be in character with the building.

Design Guidelines:

1.59 Preserve the size, position and proportion of key door openings on the primary façade.

a. Altering a door opening on a side or rear elevation may be appropriate.

1.60 Avoid changing the position of key door openings on the primary façade.

1.61 Preserve traditional doors with distinct stylistic features, if feasible.

1.62 When replacing a key door, use one that is compatible with the building style.

Preserve traditional doors with distinct stylistic features, if feasible. This door is likely a reconstruction of the historic door and is an appropriate historic preservation approach.

Preserve the size, position and proportion of key door openings on the primary façade.

Maintain the fundamental alignment, spacing and dimensions of door openings on a primary façade.

ADDITIONS

Design Intent:

It is important to maintain the general appearance of a historic building, especially from key vantage points in the public way. An addition should be planned to minimize damage to the historic building by preserving character-defining features, building form, etc. Locating a new addition to the rear or the side of the historic building is the best approach, in order to reduce any negative impacts to the building. It also should be compatible with the fundamental characteristics of the historic building while appearing as a new alteration.

Impact Considerations for Additions:

- Consider impacts of the addition to the visual and physical qualities of the property and to one's ability to perceive its historic character.

Some impact-related factors to consider include:

- Is the addition visible? Locating the addition such that the historic building remains prominent is important.
- Does the addition remain visually subordinate to the historic building? Keeping it lower in scale, or separated from the historic building is important.
- Is one's ability to interpret the historic character retained? (Especially in terms of perceiving the original mass, scale and prominence of the property)
- Are alterations to key character-defining features avoided or at least minimized? Attaching the addition should not require destruction of key features on the historic building.
- Is the structural integrity of the property retained, or even improved?

For More Information:

Preservation Brief 14 New Exterior Additions to Historic Buildings: Preservation Concerns

https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

Design Variables for an Addition

Design variables include basic scale and proportion considerations that relate to the compatibility of the addition with the primary building and surrounding historic context. Design variables to consider include:

The height of the addition.

Keeping floor heights in the range of those on the historic building, or even lower, may help keep an addition visually subordinate to the historic building.

The degree of setback.

Does the original primary façade (front) remain visually prominent? An addition should be set back from the façade and other key walls that contribute to the character of the property. The setback should be a sufficient distance such that the historic building remains prominent.

Simplicity of design.

Is the design of the addition subordinate in character? The design should be relatively simple in architectural character and detailing, such that it does not call undue attention to itself. The historic building should remain the prominent feature.

Design Guidelines:

1.63 Locate an addition to be subordinate to the original structure.

a. An addition should relate to the building in mass, scale, character and form.

b. An addition to the front of a building is inappropriate.

c. Greater flexibility on less visible façades may be appropriate.

1.64 Reflect the height of traditional commercial buildings as perceived at the street edge.

a. A significant stepback for a third floor addition is required, to maintain a sense of two stories at the street level.

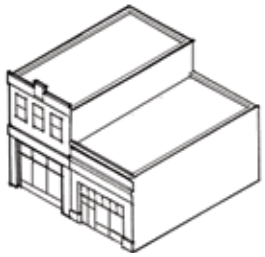
b. The third story should maintain view corridors.

Street view

Bird's eye view

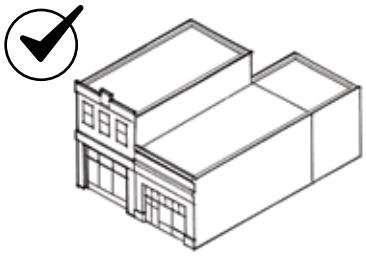
Set a roof top addition back significantly from the building front on a commercial building.

Locating an Addition to a Historic Commercial Building



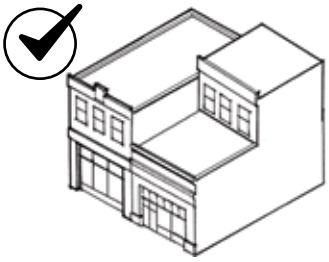
Historic Structure

The one and two-story commercial buildings illustrated above are historic.



Rear Addition

The rear addition illustrated at right is appropriate.



Rooftop Addition

The rooftop addition illustrated at right is appropriate because it is set back from the front façade.

This series of images portrays an appropriate rehabilitation of a 1) historic log cabin, 2) addition to it, and 3) a new accessory dwelling unit on the lot.

1 *Log cabin - appropriate historic building elements include:*

- *Preservation of building form and materials (except large picture window)*
- *New door*
- *Paint and stain*

2 *Addition - appropriate building elements include :*

- *Ability to interpret old from new construction*
- *Mass and scale*
- *Materials*
- *Side wall inset to adjacent property*

3 *New accessory dwelling - appropriate building elements include :*

- *Ability to interpret old from new construction using contemporary construction techniques*
- *Mass and scale*
- *Window and door openings that reflect historic proportions.*

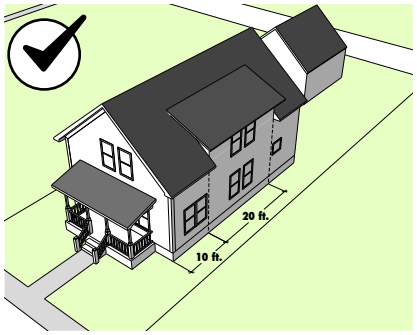
1.65 Locate an addition to retain open space patterns on the site.

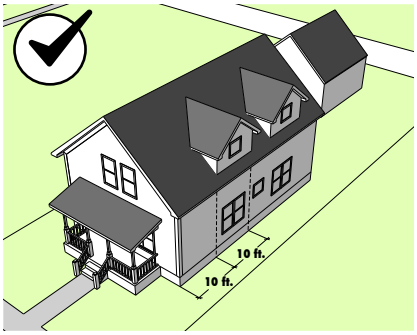
1.66 Design an addition to a historic building to respect the character-defining features of the building.

1.67 Design an addition to be recognized as current construction.

1.68 Design a dormer addition(s) to minimize impacts on the building.

1.69 Separate the mass of a larger addition from the historic building and link the two with a smaller connector.





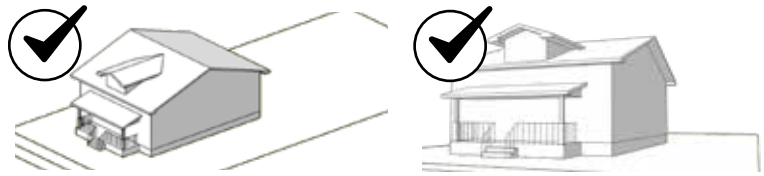
Do not visually overwhelm the historic roof with new dormers. Locate new dormers on side or rear-facing roof slopes, if possible, and below the ridge line.

Locating an Addition to a One-story Historic Residential Building

An addition to a historic residential structure should be subordinate to, and clearly differentiated from, the original historic building as illustrated below.

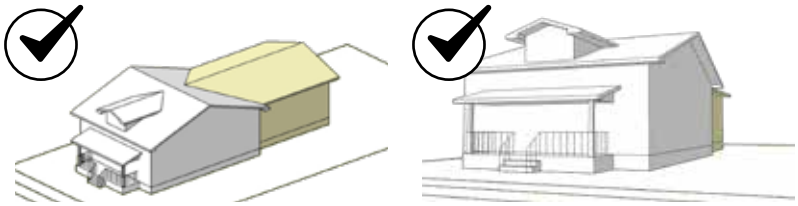
Original Structure

The one-and-a-half story bungalow illustrated at right is historic.



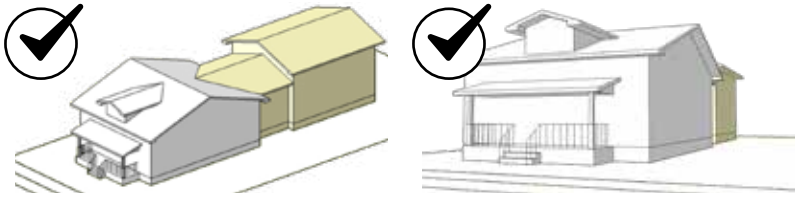
One-Story Addition

The addition illustrated at right is appropriate because it is clearly differentiated from the original structure with a change in roof plane and is nearly invisible from the street.



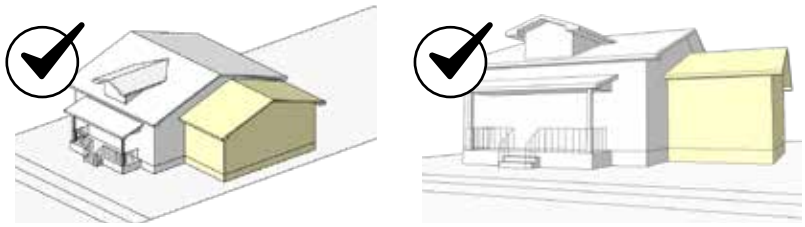
One-and-a-Half Story Addition

The addition illustrated at right is appropriate because it is set back and clearly differentiated from the original structure with a connector.



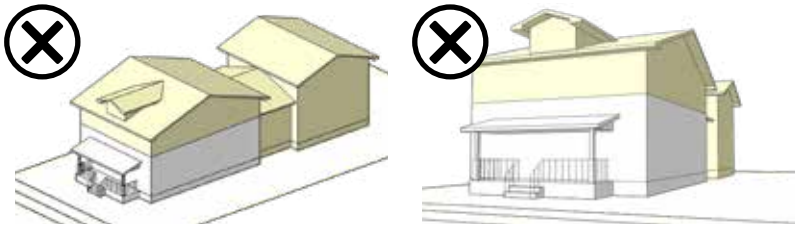
One-Story Addition to the Side

The addition illustrated at right is appropriate because it is set back and is clearly subordinate to the original structure.



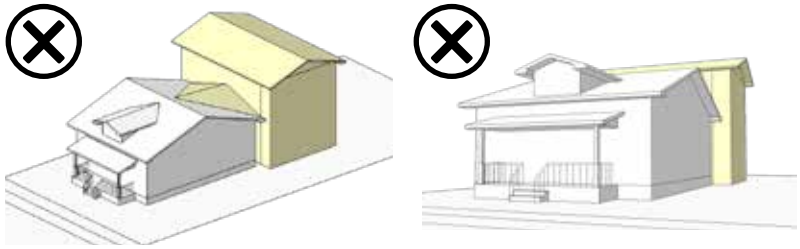
Inappropriate Two-Story Addition

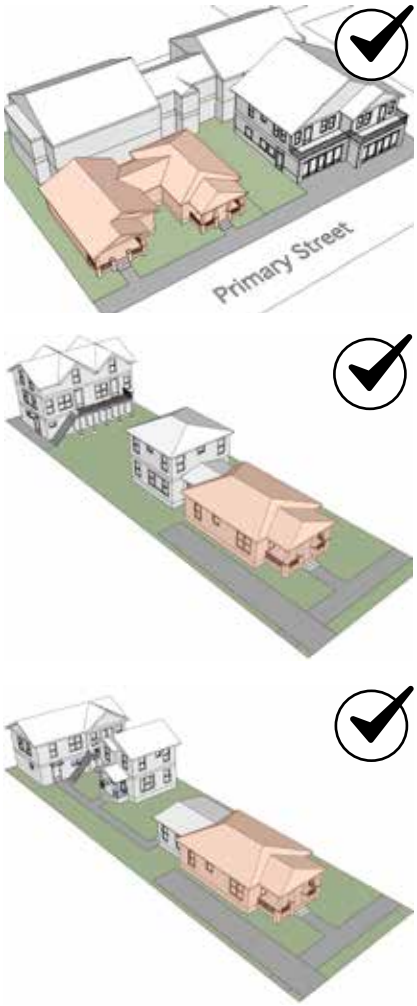
The addition illustrated at right is inappropriate because it substantially alters the primary façade of the historic structure.



Inappropriate Two-Story Addition

The addition illustrated at right is inappropriate because it does not have a connector.





Locate a new building to the side or rear of the historic structure (shown in peach), such that the historic structure remains visible as the original, primary structure.

NEW BUILDINGS ON HISTORIC SITES

Design Intent:

In some cases, a separate new building may be constructed on a site that presently has a historic building. This may occur in areas where zoning permits and where incentives for preservation encourage adding more structures to the site. When this occurs, it is important that the new building(s) be compatible with the historic character of the existing building and site. Considerations for compatibility include the location of the new building, its mass and scale, form and materials, and how it transitions to the historic building.

There may be some cases where some existing residential buildings will be on a site where more density is targeted. The goal is to preserve the historic building in place. If this isn't feasible, then relocate it on site, Finally, it may be moved to a receiving site.

Design Guidelines:

1.70 Locate a new building to be compatible with the historic building.

a. Locate a new building to the side or rear of a primary historic building, such that the historic building remains visible from the street.

b. Separate the new building from the historic structure a sufficient distance such that the character of the original remains highly visible. The larger the new building is, the greater the separation should be.

c. A secondary historic building is often located along the alley and could be the only contributing building on the property. In this case, a new building may be located in front of it and oriented to the street.

1.71 Design a new building to be compatible in mass and scale with the historic structure.

a. Keep the size less than the historic structure when feasible.

b. For a larger structure, divide it into modules that are in scale with the historic building.

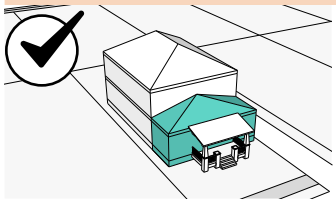
1.72 Use a building form that is compatible with the historic structure.

a. A simple rectilinear form is preferred.

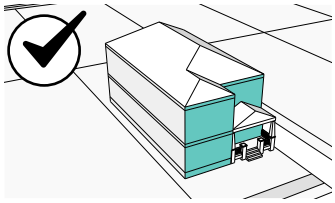
b. Avoid exotic forms that would detract from the historic resource.

The following models illustrate some ways a building mass can be articulated to reduce the perceived mass and to relate to the scale of an adjacent historic residential building on the site.

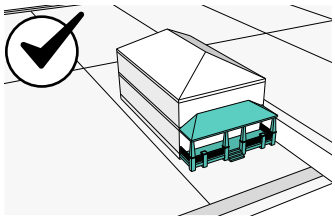
Front wall articulation methods



Front wall stepback

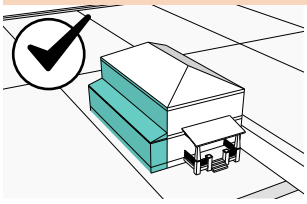


Front wall offset

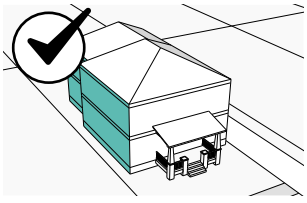


Front wall one-story element

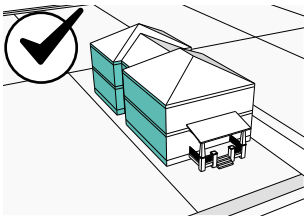
Side wall articulation methods



Side wall stepback



Side wall offset



Side wall plane change

1.73 Use building materials that are compatible with the historic structure.

a. Natural materials, including wood siding and stone are appropriate.

b. Alternative materials that have a proven durability also may be considered. See page 39.

c. These should have a matte, muted finish.

1.74 Mitigate negative scale-related visual impacts to a historic building.

a. Effective treatments include:

» Scale transitions (front wall or side wall step backs, or overall height reductions)

» Increased setbacks (front, rear or side)

Generally, creating an accessibility solution that is independent from the historic building and does not alter its historic characteristics is an appropriate approach to installing a ramp.

ACCESSIBILITY

Design Intent:

Owners of historic properties should comply to the fullest extent possible with the Americans with Disabilities Act and other accessibility laws, while also preserving the integrity of the character-defining features of their buildings and sites. Special provisions for historic buildings exist in the law that allow some alternatives in meeting the ADA standards.

Design Guideline:

1.75 Generally, creating an accessibility solution that is independent from the historic building and does not alter its historic characteristics is encouraged.

a. Identify the historic building's character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.

b. Alterations to historic properties that are designed to improve access for persons with disabilities should create minimal negative effect on the historic character or materials.

c. Provide barrier-free access that promotes independence for the disabled to the highest degree practicable, while preserving significant historic features.

d. Minimize impacts to a historic building; a design that is reversible is preferred.

For More Information:

Preservation Brief 32 Making Historic Properties Accessible

https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

REPOSITIONING A HISTORIC STRUCTURE WITHIN ITS PARCEL

Design Intent:

Preserving a historic building in its original location and on its historic foundation is preferred, because this helps to retain the integrity of the resource. However, in some cases, it may be appropriate to reposition a historic building on its site. (This does not involve removing it entirely from the parcel.) In either case, it is important in an arrangement that the historic building is in keeping with its historic site condition.

Some reasons that justify moving the building within the site include:

- The building is historic, but research shows that it has been relocated and therefore possesses no integrity of location.
- The historic building in question intrudes on public right-of-way.
- Shifting the historic building forward (if it is the main structure on the site) in order to accommodate compatible new construction to the rear of the property.

Design Guideline:

1.76 A historic structure may be repositioned on its site if doing so will help assure its preservation.

a. If an historic structure must be repositioned, do so in a way that maintains the general character as seen from the street.
   - » The front façade should continue to face the street.
   - » The building should be oriented in a similar direction.
   - » The front setback should remain with a range seen traditionally in the neighborhood.

b. Assure the building is stabilized from further deterioration.
   - » The historic building and its features are protected. A clear sequence of steps must be described for how the building's materials or elements will be protected, including any appendages or elements that will be removed, labeled and stored for re-assembly at the receiving site.

c. The town must have a strong assurance that the rehabilitation project will be followed through to completion and meets best historic preservation practices.
   - » Proof of secure project financing may be required.
   - » New replacement materials should be kept to a minimum in the rehabilitation process.
   - » The proposed design for the building and its site will be reviewed using the design guidelines for rehabilitation found in this document.

d. Assure the historic building will have a viable use in the development of the site that will assure its continued maintenance after the approved rehabilitation work is completed.

RELOCATION OF A HISTORIC BUILDING TO ANOTHER SITE

Design Intent:

In some cases, a historic building may be considered for relocation to a different parcel. The new parcel would be an appropriate setting for the building. In most cases, the building should be moved intact. In some situations, however, moving the entire building intact may not be feasible, and it may become necessary to move portions of the structure separately, and then re-assemble it on the new site. This process is not the same as demolition. The process of disassembly and reconstruction is designed to relocate the building and reinstate it in a condition as close to the original as is feasible. It requires special care to assure that disassembled materials are properly managed during transit and reassembly.

Some reasons that justify moving the building off the site include:

- The building is historic, but research shows that it has been relocated and therefore possesses no integrity of location.
- The building in question intrudes on public right-of-way.
- The building in question impacts the feasibility of the new project.

Design guideline:

1.77 A historic structure may be relocated off site if doing so will help assure its preservation and it meets the following criteria:

a. The original building and site condition should be accurately recorded before removing the structure from its existing site.

b. The historic building and its features are protected. A clear sequence of steps must be described for how the building's materials or elements will be protected, including any appendages or elements that will be removed, labeled and stored for re-assembly at the receiving site.

c. The relocation site provides an appropriate context for the building. The new site should convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships and age. The building should be located on the site in an orientation similar to the original setting.

d. There is a commitment to complete the relocation and subsequent rehabilitation of the building.

e. The town must have a strong assurance that the rehabilitation project will be followed through to completion and meets best historic preservation practices.

   » Proof of secure project financing may be required.

   » New replacement materials will be kept to a minimum in the rehabilitation process.

   » The proposed design for the building and its site will be reviewed using the design guidelines for rehabilitation found in this document.

f. Assure the historic building will have a viable use in the development of the site that will assure its continued maintenance after the approved rehabilitation work is completed.

GLOSSARY OF TERMS

Alignment. The arrangement of objects along a straight line.

Alteration. Any act or process, except repair and light construction that changes one or more of the architectural features of a structure or site, including, but not limited to, the erection, construction, reconstruction, relocation of, or addition to a structure.

Appropriate. Suitable for a particular condition, occasion, or place, compatible, fitting.

Awning. An architectural projection, which provides weather protection, identity, or decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which another cover is attached that may be of fabric or other materials. Awnings are typically sloped.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house.

Canopy. A projecting, rigid structure with a roof generally suspended with tie rods, or cantilevered with some sort of support system.

Certificate of Appropriateness. Certificate issued by the Community Development Director authorizing any proposed repair, restoration, alteration, construction, relocation, or demolition of a historic property pursuant to this ordinance.

Character-defining feature. Architectural elements and stylistic details that contribute to the distinctive nature of a building or structure.

Compatible. Consistent or harmonious with location, design, setting, materials, workmanship, feeling, or association or an individual building, structure, object or site, or of surrounding properties

Cornice. A decorative band at the top of the building.

Covered boardwalk. A projecting, rigid structure with a roof that is supported by columns.

Deconstruction. The process of dismantling a building such that the individual material components and architectural details remain intact. This may be employed when a building is relocated or when the materials are to be reused in other building projects. Deconstruction may be a more environmentally responsible alternative to conventional demolition; however, it is an inappropriate treatment for a building of historic significance.

Design. The combination of elements that create the form, plan, space, structure and style of a property

Deteriorate. To diminish or impair in quality, character, function or value;t also to fall into decay or ruin.

Design guideline. A criterion with which the Design Review Commission and/or Community Development Director will require compliance when it is found applicable to the specific proposal. A guideline is subject to some interpretation when determining compliance.

Display window. The main portion of glass on a building front or within a storefront, where goods and services are displayed.

Door frame. The part of a door opening to which a door is hinged. A door frame consists of two vertical members called jambs and a horizontal top member called a lintel.

Double-hung window. A window with two sashes (the framework in which window panes are set), each movable by a means of cords and weights.

Façade. Front or principal face of a building; any side of a building that faces a street or other significant public open space.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Form. The overall shape of a structure (i.e., most structures are rectangular in form).

Frame. A window component. See window parts.

Head. The top horizontal member over a door or window opening.

Historic property. A district, site, building, structure or object significant in American history, architecture, engineering, archaeology or culture at the national, State or local level.

Designated Historic Resource. A property, structure, feature, object or district that is determined to be of historic significance and is designated to the Town's Historic Register pursuant to this ordinance.

Integrity: *The ability of a property to convey its historic significance through its physical features.*

Intact historic property. These properties are those that are well preserved, or that have been restored to their historic character. Some retain original cornices, windows and storefronts. Others have had some of these features reconstructed to match or appear similar to original features. They have the highest degree of integrity. In some cases, minor alterations may still exist that slightly detract from the historic character and could be addressed in future rehabilitation work.

Kickplate. Found beneath the display windows on a storefront.

Lintel. A horizontal structural member that supports a load over an opening; usually made of wood, stone or steel; may be exposed or obscured by wall covering.

Maintenance. The work of keeping something in proper condition, upkeep. Activities required or undertaken to conserve as nearly, and as long as possible the original condition of an asset or resource while compensating for normal wear and tear. The needed replacement of materials is done in-kind.

Mass/Massing. The physical size and bulk of a structure. A building's massing is derived from the articulation of its façade through the use of dormers, towers, bays, porches, steps and other projections. These projections significantly contribute to the character of the building and, in town, the character of a street.

Masonry. Construction materials, typically bound together by mortar, such as stone, brick, concrete block or tile.

Material. As related to the determination of "integrity" of a property, material refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Module. The appearance of a single façade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section. It is generally used in cornices and as trim around window and door openings.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Original. Belonging or pertaining to the origin or beginning of something, or to a thing at its beginning.

Parapet. A low protective wall or railing or wall-like barrier along the edge of a raised structure such as a roof, bridge, terrace or balcony. Where extending above a roof, it may simply be the portion of an exterior wall that continues above the line of the roof surface, or may be a continuation of a vertical feature beneath the roof such as a fire wall or party wall.

Pilasters. A rectangular column or shallow pier attached to a wall; quite frequently decoratively treated so as to repeat a classical column with a base, shaft and capital.

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic building, site, structure or object. Work may include preliminary measures to protect and stabilize the property, but generally focuses on the ongoing preservation, maintenance and repair of historic materials and character-defining features rather than extensive replacement and new work. Source: *Secretary of the Interior National Park Service*.

Property. A building, structure, site or object.

Reconstruction. The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location. Source: *Secretary of the Interior National Park Service*.

Rehabilitated historic property. These are properties that have had improvement work in which some key features have been preserved, and also may have some alterations that are distinguishable as new, but are compatible with the historic character. In many of these cases, upper portions of the storefronts retain historic features, including cornices, decorative moldings and upper story windows. Many have new storefronts that do not replicate historic details but are generally compatible as "contemporary interpretations" of traditional storefronts. A few alterations may still exist that slightly detract from the historic character and could be addressed in future rehabilitation work.

Rehabilitation. The process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Source: *Secretary of the Interior National Park Service*.

Rehabilitation may include a change in use of the building or additions. This term is the broadest of the appropriate treatments and is often used in the standards with the understanding that it may also involve other appropriate treatments.

Remodeling. The process of changing the historic design of a building. The appearance is altered by removing original details and by adding new features that are out of character with the original design. Remodeling of a historic structure is inappropriate.

Restoration. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular time period. It may require the removal of features from outside the restoration period. Source: *Secretary of the Interior National Park Service*.

Rhythm. The spacing and repetition of building façade elements, such as windows, doors, belt courses and the like, give an elevation its rhythm. The space between freestanding buildings in towns, as well as the height of roofs, cornices, towers and other roof projections establishes the rhythm of a street.

Scale. (a.) The perceived size of a building relative to the size of its elements and to the size of elements in neighboring buildings. The overall shape and massing of buildings is significant to defining character. In order to retain the character of a community, maintaining a balance between landscaping and building scale in relation to space available is essential. A building built to the legal limits established for height, building scale and setbacks may result in a building which is not compatible with the character of its neighborhood. (b.) An indication of the relationship between the distances or measurements on a map or drawing and the corresponding actual distances or measurements.

Setting. The physical environment of a historic property

Should. "Should" indicates that compliance is expected, except in conditions in which the Design Review Committee and/or city staff finds that the standard is not applicable, or that an alternative means of meeting the intent of the standard is acceptable.

Side light. A usually long fixed sash located beside a door or window; often found in pairs.

Significant. Having architectural characteristics and historical associations that make the building, structure, feature or area worthy of preservation.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Simulated divided light window. A large piece of insulated glass with interior and exterior grilles attached by tape.

Stile. A vertical piece in a panel or frame, as of a door or window.

Substantially altered historic property. These are properties that retain some original features but are missing a substantial amount of other features. They also have later alterations that detract from the historic character. More recent storefronts that are out of proportion from the original, or that have materials that are out of character are examples. Cornices may be missing and upper story windows may be altered as well. These later alterations detract from the historic character and could be addressed in future rehabilitation work. Reconstruction of missing features, or addition of new, compatible interpretations should be high priorities for these properties.

Transom window. A small window or series of panes above a door, storefront, or above a casement or double hung window.

True divided light window. A window made up of several pieces of glass puttied into frames.

Upper-story windows: Windows located above the street level, often with a vertical orientation.

Visual continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory

INTERNATIONAL RESIDENTIAL & BUILDING CODE NOTES / BUILDING SCIENCE NOTE

THE BUILDING SHALL CONFORM TO THE LATEST EDITION OF INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL BUILDING CODE (WHEN APPLICABLE). THE GENERAL CONTRACTOR SHALL VERIFY THE BUILDING CONSTRUCTION CONFORMS TO CODE. IN PARTICULAR, THE FOLLOWING ITEMS SHALL CONFORM TO THE REFERRED SECTION OF THE CODE.

- THE PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH THE FIRE-RESISTANT CONSTRUCTION PER R302 IN PARTICULAR
- OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.
- THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
- FLAME SPREAD AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5.
- FIREBLOCKING SHALL BE COMPLY WITH R302.11
  FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
     1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
     1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
  2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
  5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
  6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- ALL OUTDOOR INTAKE & EXHAUST OPENINGS SHALL CONFORM TO SECTION R303.4
- ALL STAIRWAY (INTERIOR & EXTERIOR) ILLUMINATION SHALL CONFORM TO SECTION R303.7 AND R303.8
- ALL TOILE, BATH AND SHOWER SPACES SHALL COMPLY WITH R307
- ALL GLAZING SHALL CONFORM TO SECTION R308.
- ALL GARAGE AND CARPORTS SHALL CONFORM TO R309
- ALL BASEMENT (WITH HABITABLE SPACE) & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING CONFORMING TO SECTION R310.
- THE DWELLING SHALL HAVE A MEANS OF EGRESS COMPLYING TO R311.
  - ALL STAIR RISER SHALL NOT EXCEED 7 3/4" AND ALL TREADS SHALL NOT BE LESS THAN 10" -REFER TO SECTION R311.7 FOR ALL STAIRWAY REQ'MNTS.
  - ALL HANDRAILS SHALL CONFORM TO SECTION R311.7.8
- ALL GUARDS (GUARD RAILS) SHALL BE MIN. 36" REFER TO SECTIONS R312
- IF AN AUTOMATIC FIRE SPRINKLER SYSTEM IS SPECIFIED OR REQUIRED IT SHALL COMPLY WITH R313.
- SMOKE ALARM / CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS AND SHALL CONFORM TO R314 AND R315.
  - IN EACH SLEEPING ROOM
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
  - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
- ALL FOAM PLASTIC AND ALL INSULATION SHALL CONFORM TO SECTIONS R316
- PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY SHALL BE PROVIDED AND INSTALLED PER R317
- THE BUILDING SHALL BE ADDRESSED PER R319.
- IF APPLICABLE ALL SWIMMING POOLS, SPAS AND HOT TUBS SHALL COMPLY WITH R326
- REFER AND CONFORM TO APPENDIX F FOR RADON CONTROL METHODS AND REQUIREMENTS
- **IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL ASSOCIATED TRADES TO COMPLY WITH CHAPTER 11 OF THE INTERNATIONAL RESIDENTIAL CODE AND/OR CHAPTER 14 OF THE INTERNATIONAL BUILDING CODE FOR THIS PROJECT.**

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL ASSOCIATED TRADES TO COMPLY WITH ALL THE RECOMMENDATIONS IN THE PUBLICATION "BUILDER'S GUIDE TO COLD CLIMATES" BY JOSEPH LSTIBUREK PUBLISHED BY BUILDING SCIENCE PRESS. INFORM ARCHITECT OF ANY INFORMATION CONTAINED IN THESE DOCUMENTS THAT CONFLICT WITH THE GUIDE.

FIRE SAFETY REQUIREMENTS

- STRUCTURE SHALL BE BUILT WITH A ROOF COVERING OF AT LEAST A 'CLASS B' ROOF COVERING, ASSEMBLY OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING. ANY SPACES BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE FIRESTOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.

- ATTIC VENTILATION OPENINGS, SOFFIT VENTS, FOUNDATION OR UNDERFLOOR VENTS OR OTHER VENTILATION OPENINGS IN VERTICAL EXTERIOR WALLS AND VENTS THROUGH ROOFS SHALL NOT EXCEED 144 SQUARE INCHES EACH. VENTS SHALL REQUIRE BY A NON-CORROSIVE, NON-COMBUSTIBLE COVERING WITH OPENINGS NOT TO EXCEED 1/4 INCH. (EXCEPTION: MECHANICAL VENT OPENINGS PERMITTED TO EXCEED 144 SQUARE INCHES WITH THE REQUIRED NON-CORROSIVE, NON-COMBUSTIBLE COVERING WITH OPENINGS NOT TO EXCEED 1/4 INCH.)

- CHIMNEY SPARK ARRESTOR WITH OPENINGS NOT TO EXCEED 1/2 INCH SHALL BE INSTALLED.

- ADDRESS MARKER VISIBLE FROM THE ROAD SHALL BE INSTALLED.

- 30 FEET OF DEFENSIBLE SPACE IS REQUIRED INCLUDING TREE BRANCHES 10 FEET OR GREATER FROM STRUCURES AND SPACING BETWEEN TREES TO BE 15 FEET OR GREATER.

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PROJECT SITE

PROJECT TEAM:

ARCHITECTS:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	GENERAL CONTRACTOR
Workshop Collaborative, LLC	IMEG Corp.	Musgrove Engineering, PA	Musgrove Engineering	Serenity Development & Management, Inc.
755 Hi Country Dr.	108 West Babcock Street	234 S. Whispenwood Way	645 West 25th Street	1180 Gregory Lane
Jackson Wyoming 83001	Bozeman, MT 59715	Boise, ID 83709	Idaho Falls ID. 83402	Jackson, Wyoming 83001
(307) 699-2205	Office (406) 586-2739	Office (208) 384-0585	Office: 208-523-2862	Office: 307-734-0927

PROJECT NARRATIVE

Existing Property
The existing property was being used as a restaurant. The property contains one 2 story building with Commercial Kitchen in Basement and First Floor. Second floor consists of 3 Bedroom apartment.

Proposed Development
The proposed development consists of following.
- Remodel and rearrange existing equipment with addition equipment added in Basement.
- Remodel First Floor for Sushi & Beverage Bar, Dining, Reception & Bathrooms
  - Remodel existing enclosed deck for Private Dining Area (Atrium) & additional seating for restraunt.
- Remove existing Stucco on lower portion of exterior (3 sides) and install metal panels in a dark bronze finish.
- Replace First Floor East windows in Restaurant. Replace all windows in Atruim.
- Parking Calculation shows parking credit exceeding proposed by 8.03. See Parking Requirments on this sheet.
- Affordable housing will be satisfied in Fee In-Lieu based on changing 461sf of enclosed deck to year round dining. See Housing Mitigation Calculated this sheet.

DRC NARRATIVE

Existing Material
The existing elevations consist of two primary materials. First being stucco in an pinkish color that runs from sidewalk/ ground up to bottom of window sills. The second being vertical1x6 cedar siding with a dark semi trans stain that runs from the first floor window sills up to parapet. Existing window clad and exposed metal are a dark bronze finish with a canopy being rusted corten steel decking.

Proposed Material
The proposed materials consists of following:
- Remove existing Stucco on lower portion of exterior (3 sides) and install bonderized metal panels. All fasteners will be concealed. Finish: Bronze. (see A200.7 for metal fenestration calculation)
- Replace First Floor East windows (4 locations) in Restaurant. Same size window opening and in fixed glass. No dividers in new windows. Finish: Dark Bronze
- Replace windows in Atrium east and north with 4-panel sliding window system (4 locations). Same size window opening. Finish: Dark Bronze
- Replace Northwest windows in Atrium north and west (2 locations). Same size window opening and in fixed glass with man-door. No dividers in new windows. Finish: Dark Bronze.

SHEET INDEX	
A000	COVER SHEET
SITE PLAN	
A011	SITE CONTEXT
A020	NEW SITE PLAN
ARCHITECTURAL	
A200.1	EAST ELEVATIONS EXISTING/ DEMO
A200.2	EAST ELEVATIONS NEW
A200.3	NORTH ELEVATIONS EXISTING/ DEMO
A200.4	NORTH ELEVATIONS NEW
A200.5	WEST ELEVATIONS EXISTING/ DEMO
A200.6	WEST ELEVATIONS NEW
A200.7	METAL FENESTRATION CALCULATION
A800	PRESENTAION DRAWINGS
A801	NEW EXTERIOR MATERIALS
A802	EXISTING PHOTOS

PROJECT NAME AND LOCATION:

KAMPAI SUSHI

175 Center Street
Jackson, WY 83001

OWNER

KAMPAI RE HOLDINGS LLC
PO BOX 12136
JACKSON, WY 830002

AUTHORIZED AGENT

STEVE KANESS
WORKSHOP COLLABORATIVE - ARCHITECTURE & PLANNING
6575 WEST HIGHWAY 22
WILSON, WY 83014

ZONING DISTRICT	TS2-TOWN SQUARE-2
ZONING OVERLAY	ToJ - LODGING
BUILDING OCCUPANCY/USE	A-2, R-3, S-2
LOT AREA	4,356 SQ. FT - 0.10 AC.
TYPE	RESTAURANT
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLER	YES
EXISTING NO. OF STORIES	2
PROPOSED NO. OF STORIES	0
ALLOWABLE BUILDING HEIGHT	35' - 0" FT. 38'-6" USING THE 110% SLOPED SITE
ACTUAL BUILDING HEIGHT	33' - 11 1/4" FT.

SITE AREA CALCULATIONS

GROSS SITE AREA = BASE SITE AREA = 0.10 AC
SITE DEVELOPMENT:
ALLOWABLE SITE DEVELOPMENT = 15,000 SQFT
EXISTING SITE DEVELOPMENT = 3,599 SQFT
PROPOSED SITE DEVELOPMENT = 0 SQFT (INCLUDES EXISTING)
LANDSCAPE:
LANDSCAPE AREA MINIMUM = N/A
PROPOSED LANDSCAPE AREA = N/A

PARKING CALCULATIONS

PARKING REQUIREMENTS

TOTAL EXISTING PARKING (CREDIT)		26.33 SPACES
PARKING REQMNT (RESTAURANT)		
1/110SF	DINING AREA (DINING, ATRIUM)	1,036 SF (540/110 = 9.4 SPACES)
1/60 SF	BAR AREA (SUSHI, BEVERAGE)	534 SF (534/60 = 8.9 SPACES)
TOTAL REQ'D PARKING		18.3 SPACES (18.3 - 26.33 = 8.03)
TOTAL PARKING CREDIT EXCEEDING PROPOSED		**8.03 SPACES**

BUILDING GROSS AREA CALCULATIONS

EXISTING MAIN FLOOR	2,531 SF
EXISTING SECOND FLOOR	2,444 SF
EXISTING BASEMENT	2,345 SF
NEW MAIN FLOOR AREA (ATRIUM)	496 SF
NEW SECOND FLOOR AREA	0 SF
TOTAL EXISTING/NEW BUILDING ON SITE	**7,816 SF**

HOUSING CALCULATIONS & REQUIREMENTS

TOTAL NEW/EXISTING BLDG SF	7,816 SF
HOUSING REQMNT (RETAIL/SERVICE)	
.06/1000SF	.47
EMPLOYEE HOUSING REQUIREMENT	1 EMPLOYEE

EMPLOYEE HOUSING PROVIDE VIA DEED RESTRICTED APARTMENT LOCATED ON PROPERTY.

EXTERIOR & SITE LIGHTING
SEE ELECTRICAL PLANS FOR FIXTURE DESCRIPTION, LOCATIONS, MOUNTING HEIGHTS

CODES AND STANDARDS THIS PROJECT SHALL COMPLY WITH
2018 INTERNATIONAL BUILDING CODE (STRUCTURAL)
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
JACKSON/TETON COUNTY COMPREHENSIVE PLAN

LANDSCAPING CONFORMING TO DIVISION 5.5 OF THE J.T.C.L.D.R

WORKSHOP COLLABORATIVE
Architecture & Planning
755 Hi Country Dr.
Jackson, WY 83001
307.690.9031

LICENSED ARCHITECT
KENNETH P. MAWOOD
(B-0222)
Date: 02-12-21
STATE OF WYOMING

KAMPAI
175 North Center Street
Jackson, WY 83001

REVISIONS:

DATE: 02-12-21

A000

COVER SHEET

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KENNETH P. MAXWOOD
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Date: 02-12-21
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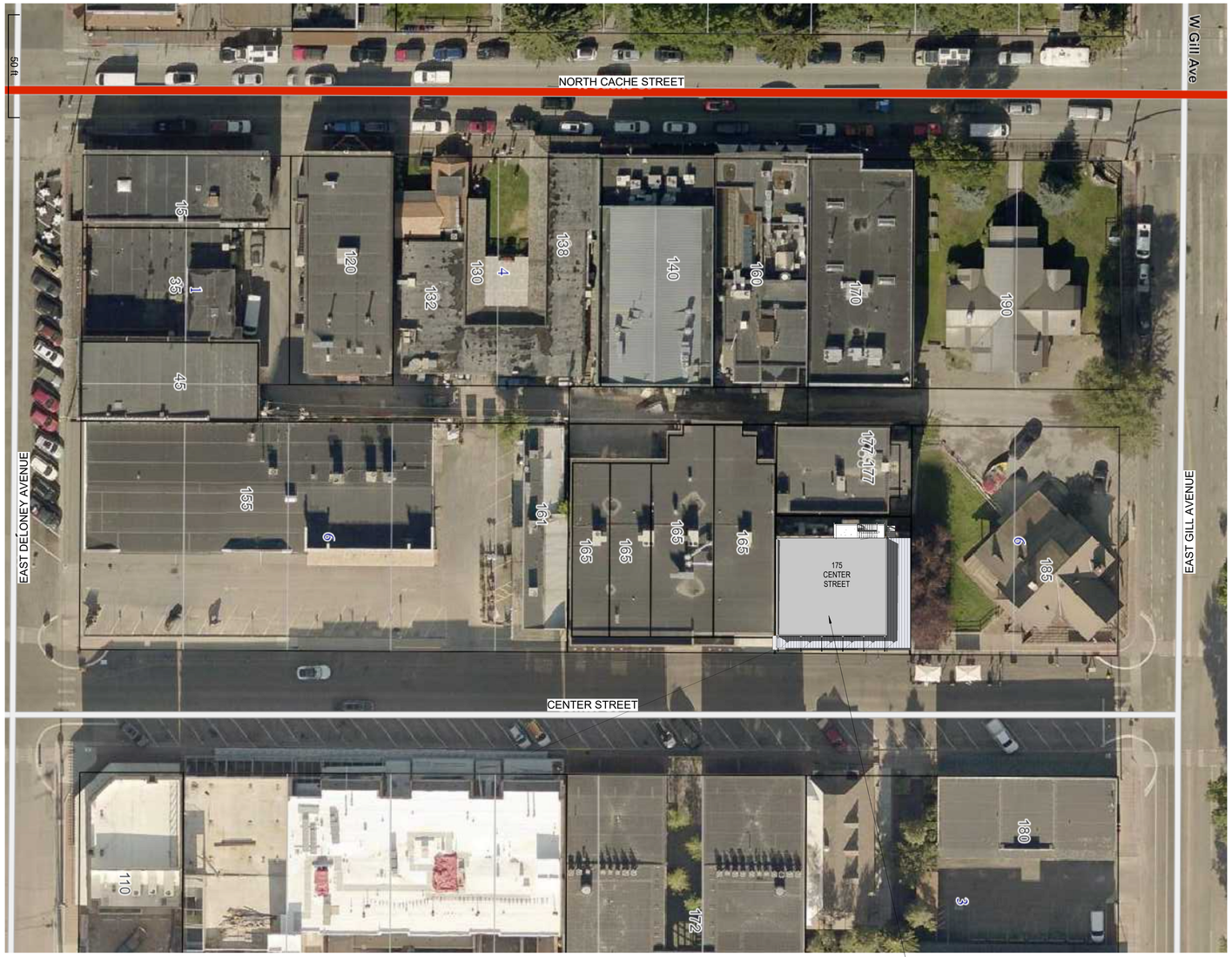

1 SITE CONTEXT
1" = 30'-0"

KAMPAI
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A011

SITE CONTEXT

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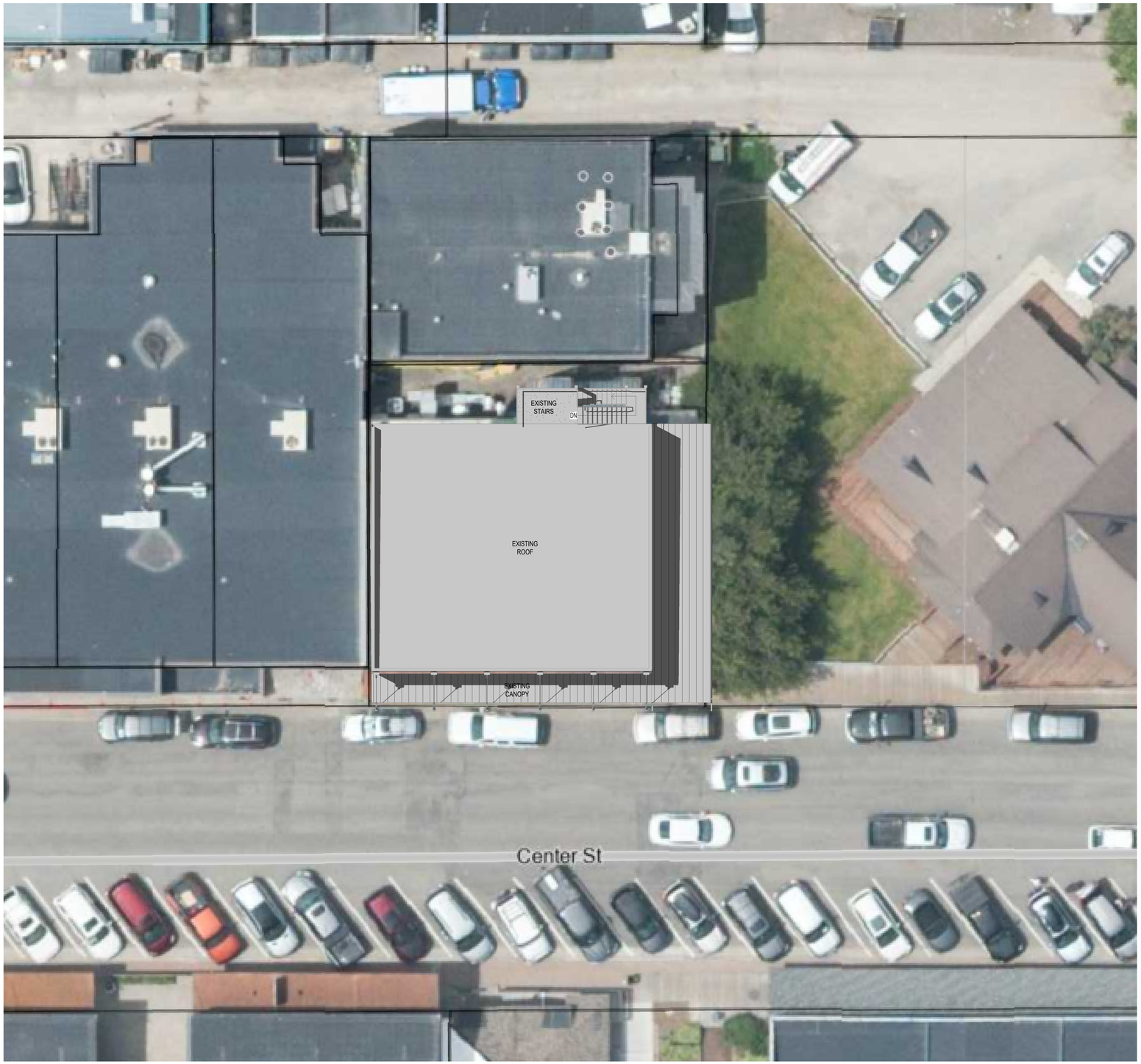

1 A020 NEW SITE PLAN
1" = 10'-0"

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A020

NEW SITE PLAN

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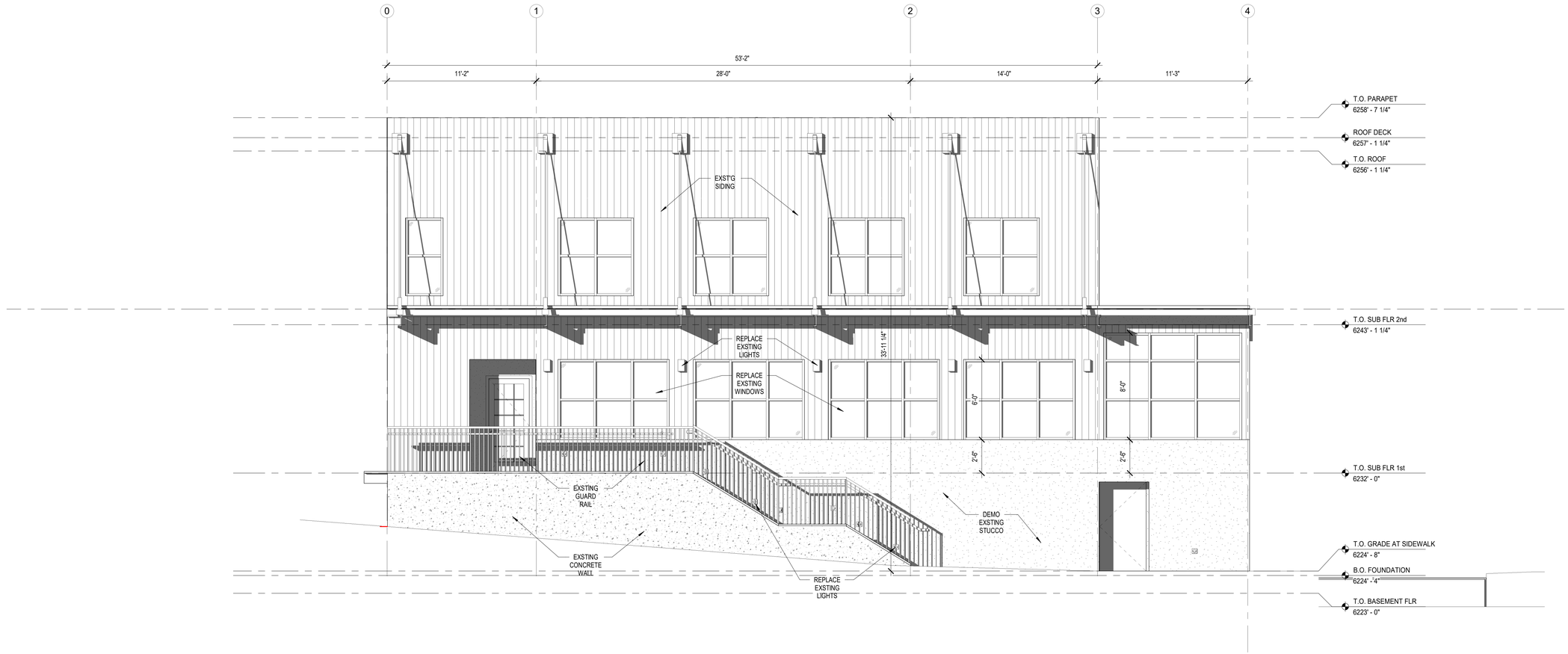

1 A200.1 EXST'G EAST ELEVATION

1/4" = 1'-0"

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A200.1

EAST ELEVATION
EXISTING

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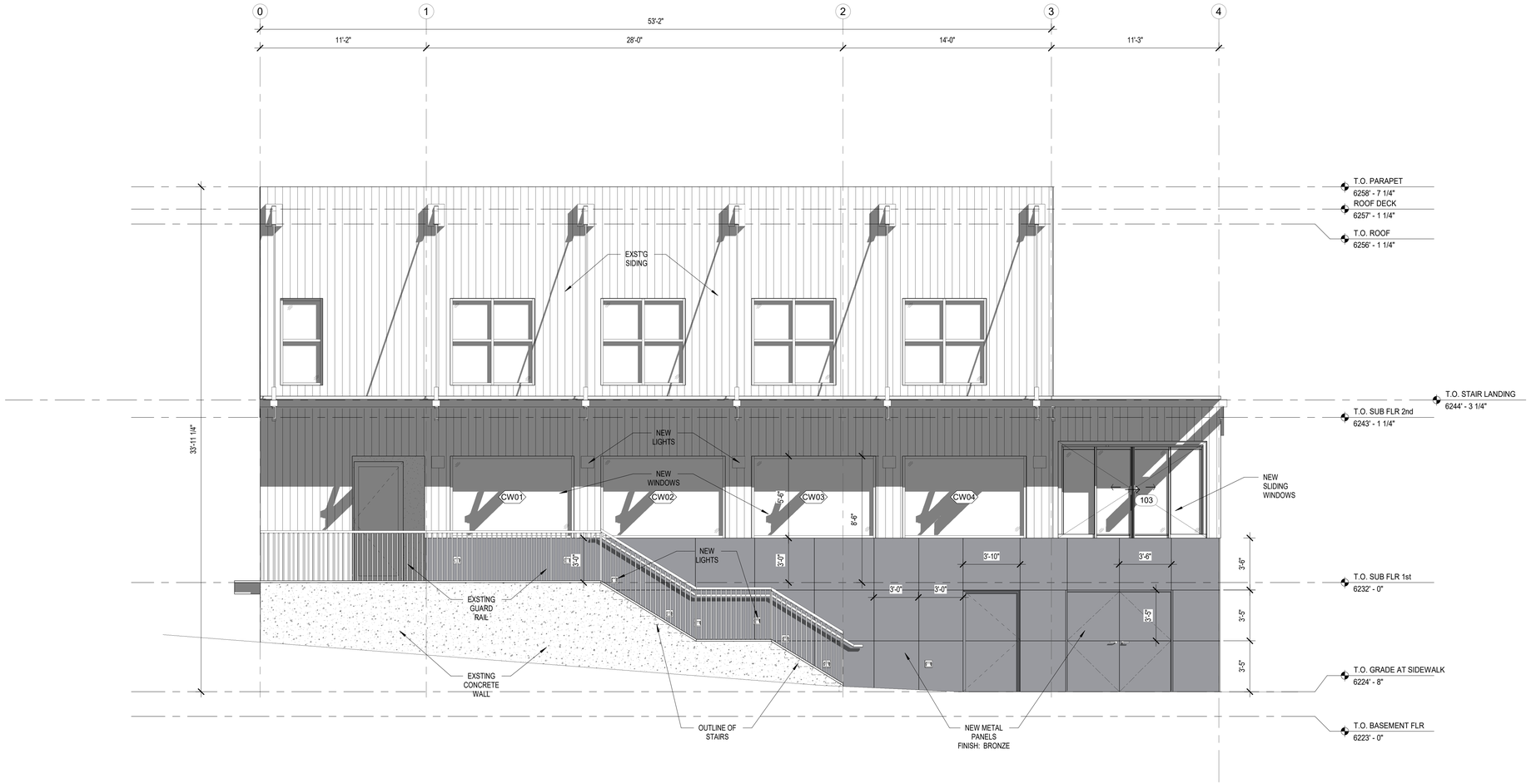

1 / A200.2 NEW EAST ELEVATION

1/4" = 1'-0"

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EAST ELEVATION NEW

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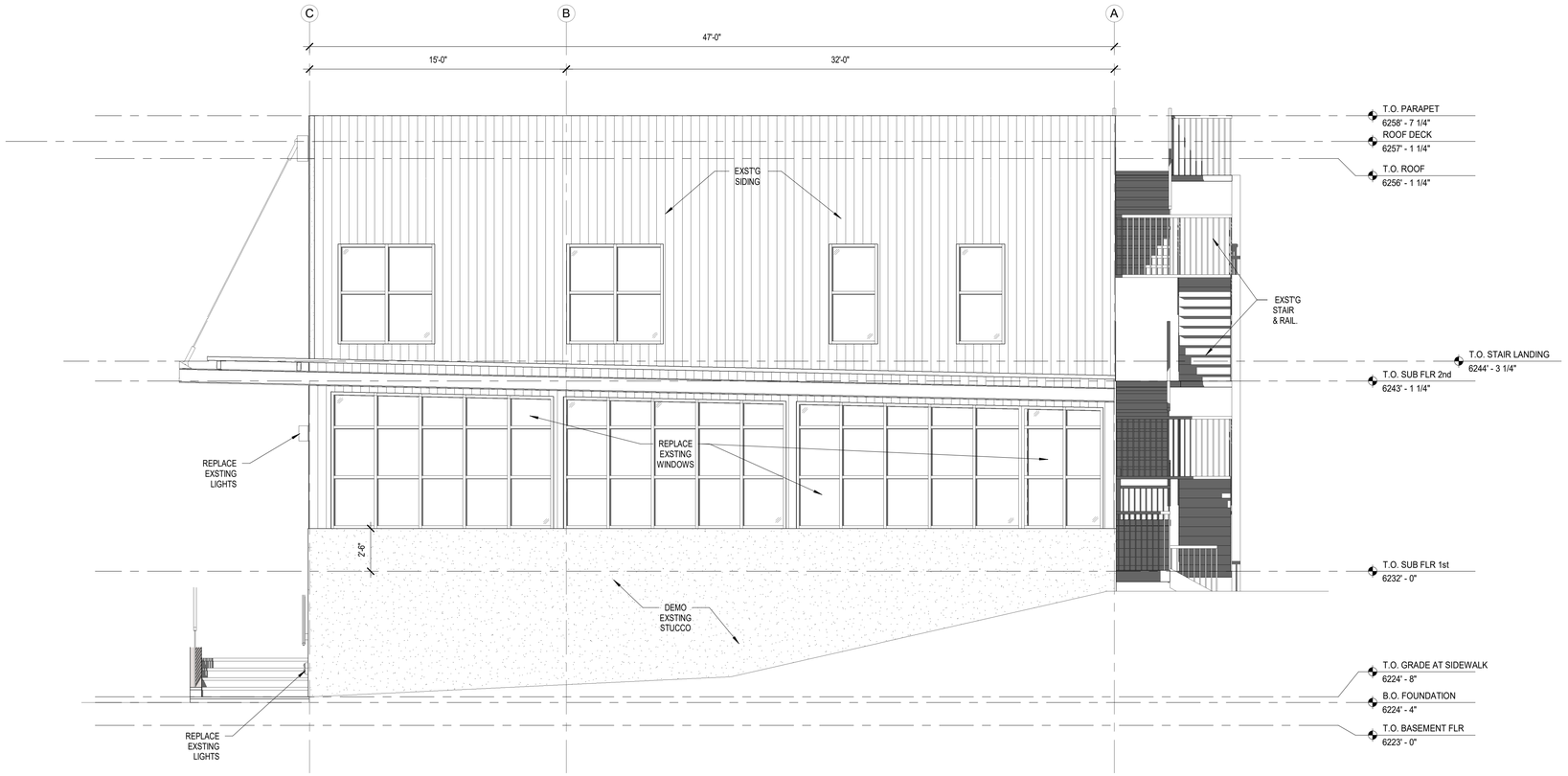

1 / A200.3 EXST'G NORTH ELEVATION

1/4" = 1'-0"

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NORTH ELEVATION
EXISTING

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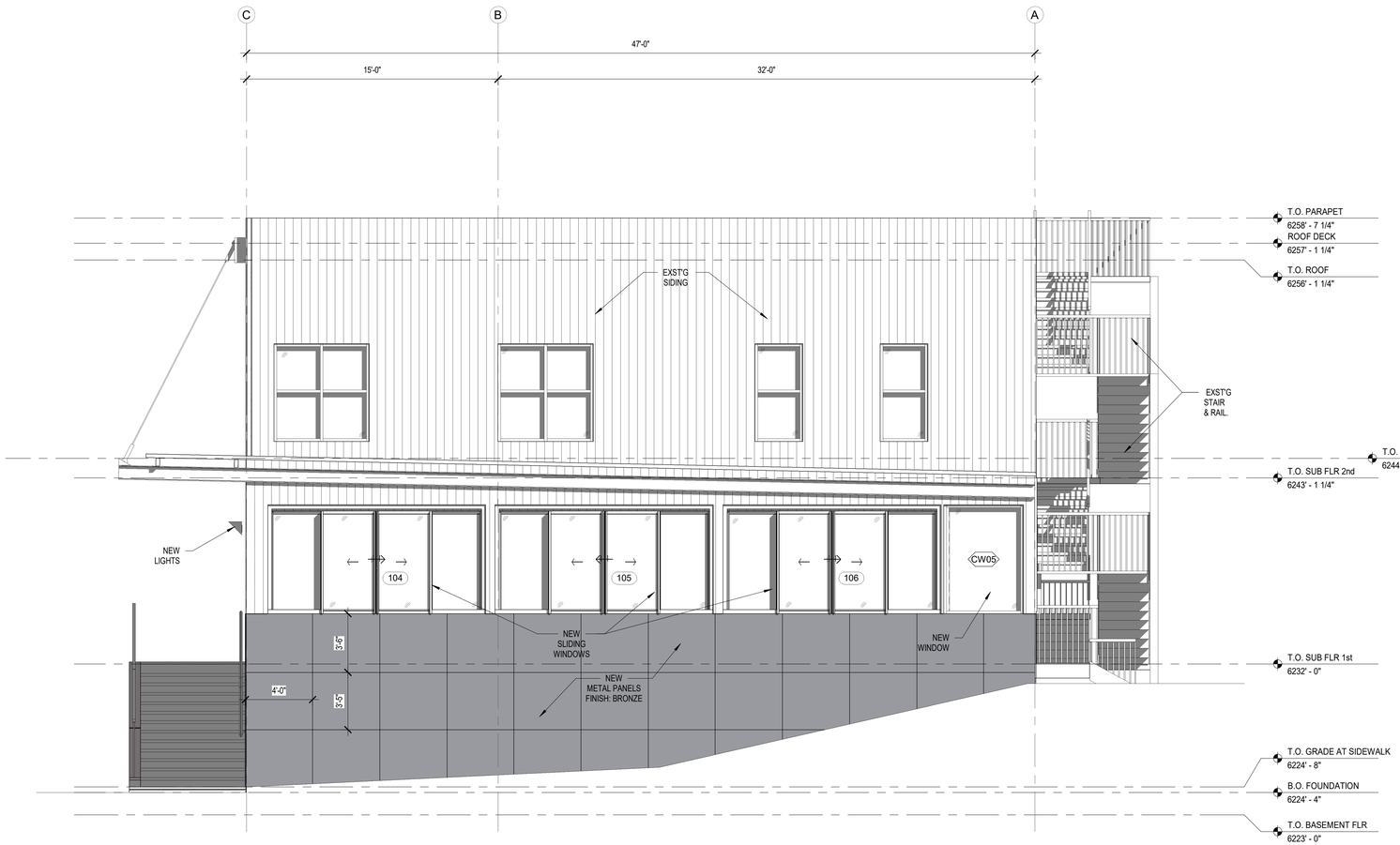

1 A200.4 NEW NORTH ELEVATION

1/4" = 1'-0"

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A200.4

NORTH ELEVATION NEW

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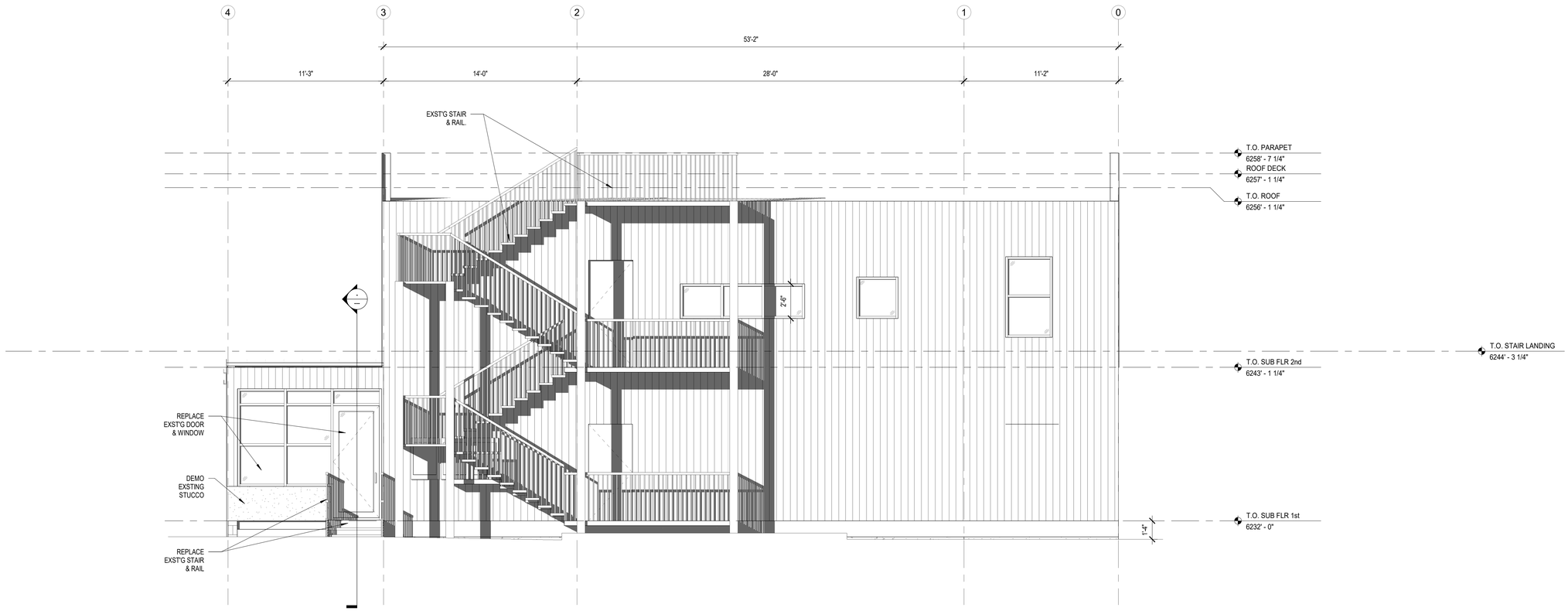

1 / A200.5 EXST'G WEST ELEVATION

1/4" = 1'-0"

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A200.5

WEST ELEVATION
EXISTING

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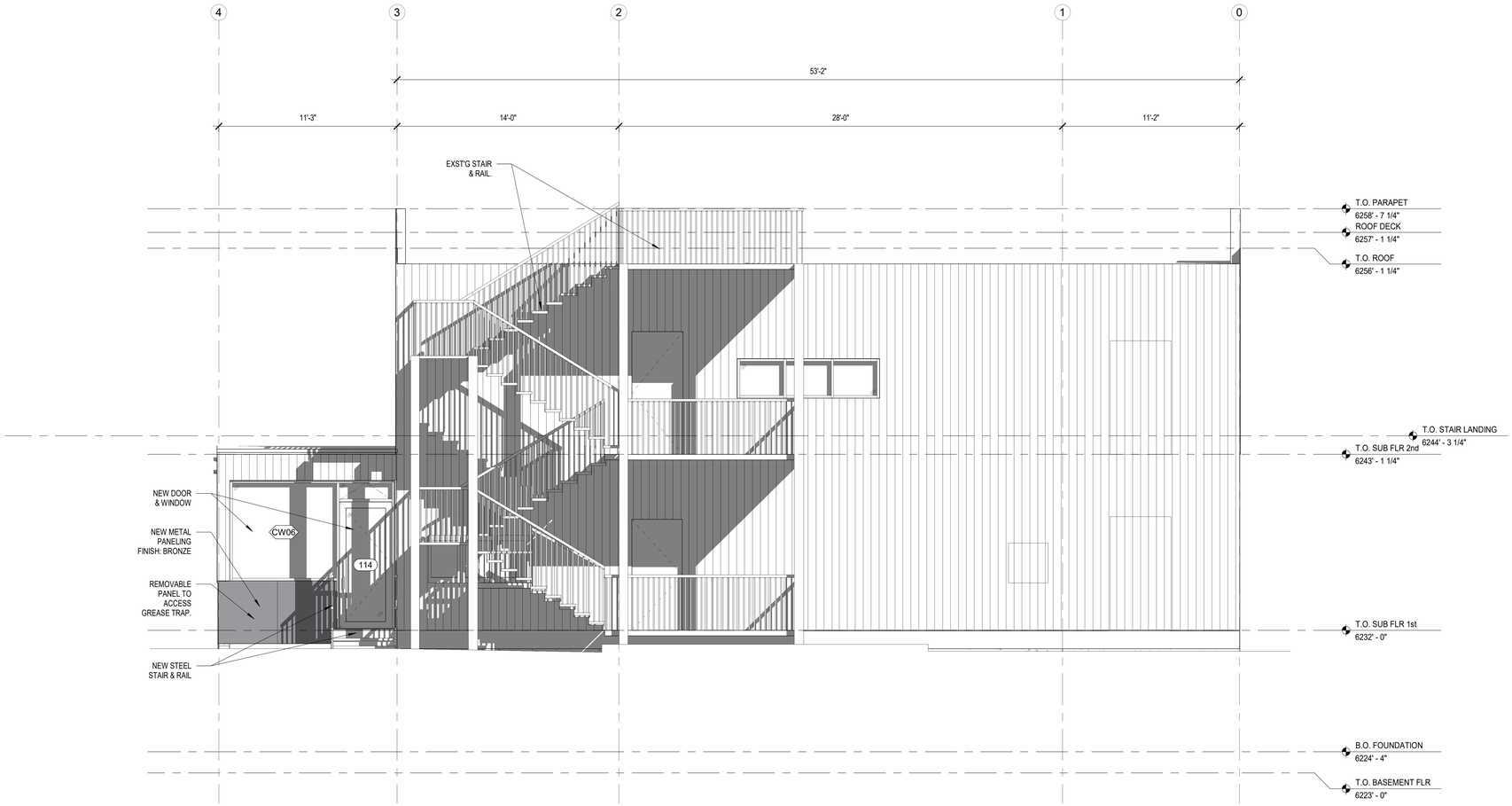

1 A200.6 NEW WEST ELEVATION

1/4" = 1'-0"

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A200.6

WEST ELEVATION NEW

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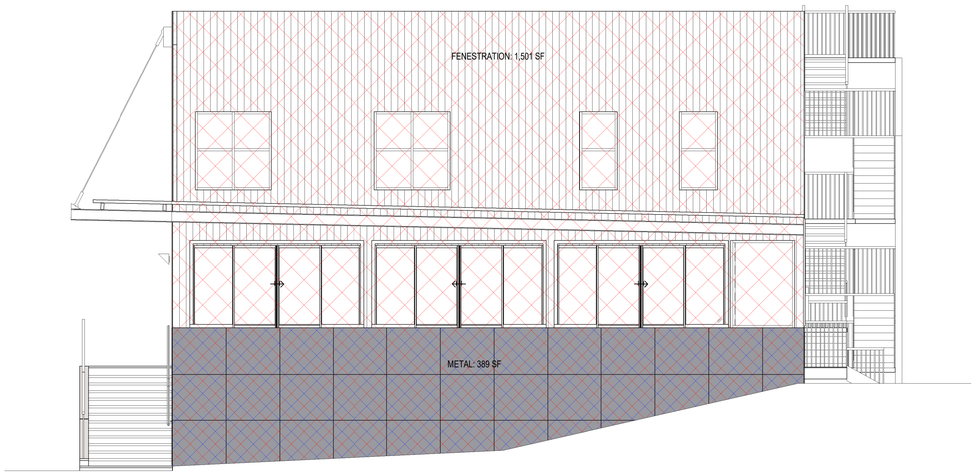
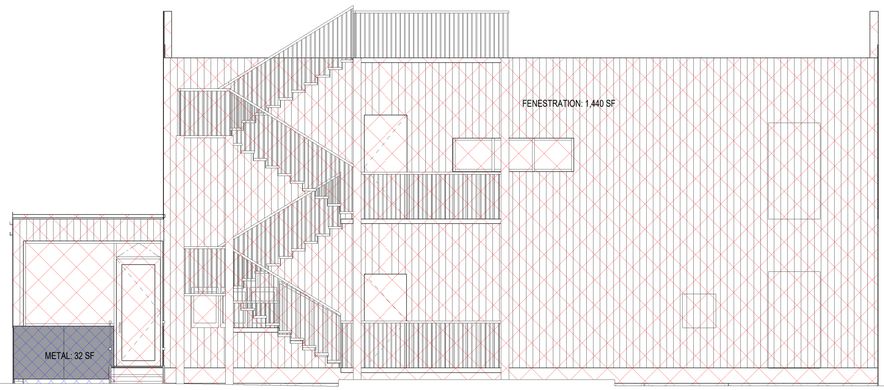
(B-0222)
Date: 02-12-21
STATE OF WYOMING

BUILDING METAL PERCENTAGE	
TOTAL FENESTRATION:	1,501 SF
TOTAL METAL PANEL:	389 SF
TOTAL PERCENT COVERAGE:	25.9%



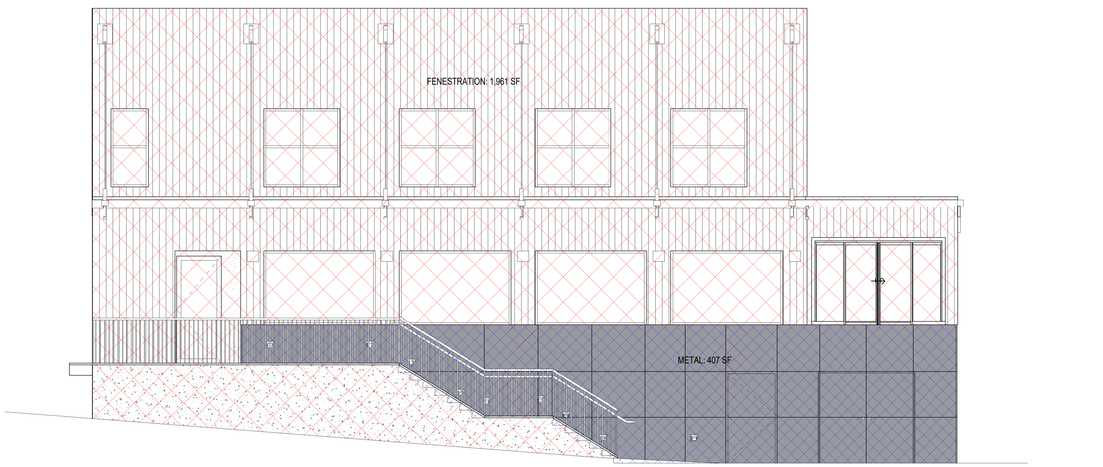
2 NORTH ELEVATION FENESTRATION
3/16" = 1'-0"

BUILDING METAL PERCENTAGE	
TOTAL FENESTRATION:	1,440 SF
TOTAL METAL PANEL:	32 SF
TOTAL PERCENT COVERAGE:	2.2%



3 WEST ELEVATION FENESTRATION
3/16" = 1'-0"

BUILDING METAL PERCENTAGE	
TOTAL FENESTRATION:	1,961 SF
TOTAL METAL PANEL:	407 SF
TOTAL PERCENT COVERAGE:	20.7%



1 EAST ELEVATION FENESTRATIOIN
3/16" = 1'-0"

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METAL FENESTRATION CALCULATION

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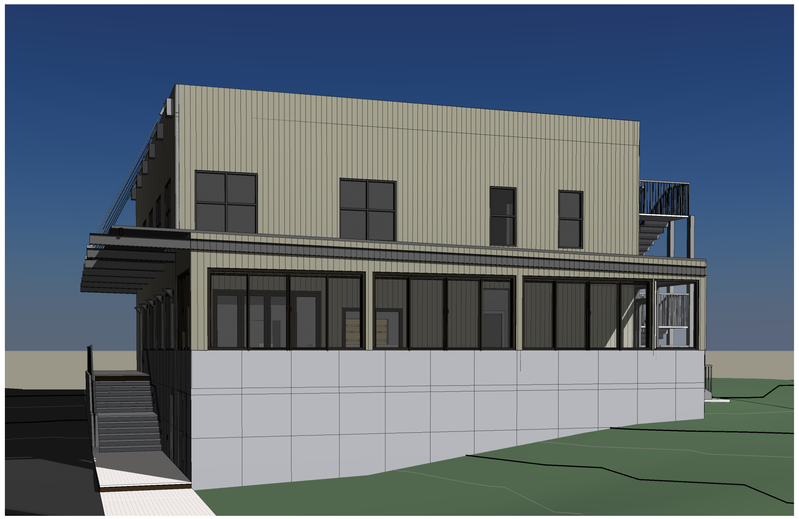
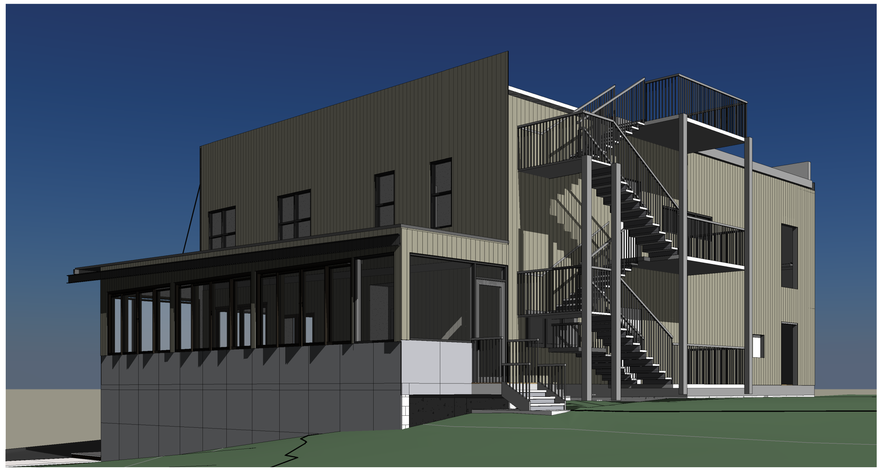


3 A800 VIEW LOOKING SOUTH

1 A800 VIEW LOOKING NORTH



4 A800 VIEW LOOKING SOUTHEAST

2 A800 VIEW LOOKING WEST

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A800

PRESENTATION
DRAWINGS

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KENNETH P. MAXWOOD
(B-0222)
Date:02-12-21
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EXISTING SIDING TO BE STAIN TO MATCH EXISTING

EXISTING WINDOWS & METAL DARK BRONZE

NEW FIXED WINDOWS
FIN: DARK BRONZE

Dark Bronze

NEW SLIDING WINDOWS
FIN: DARK BRONZE

Dark Bronze

NEW BONDERIZED
METAL PANELS
FIN: BRONZE

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KAMPAI
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A801

EXTERIOR MATERIALS

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LICENSED ARCHITECT
KENNETH P. MAXWOOD
(B-0222)
Date: 02-12-21
STATE OF WYOMING

VIEW LOOKING NORTHWEST

VIEW LOOKING SOUTHWEST

VIEW LOOKING SOUTH

VIEW LOOKING SOUTHWEST

VIEW LOOKING WEST

VIEW LOOKING NORTHWEST

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175 North Center Street
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REVISIONS:

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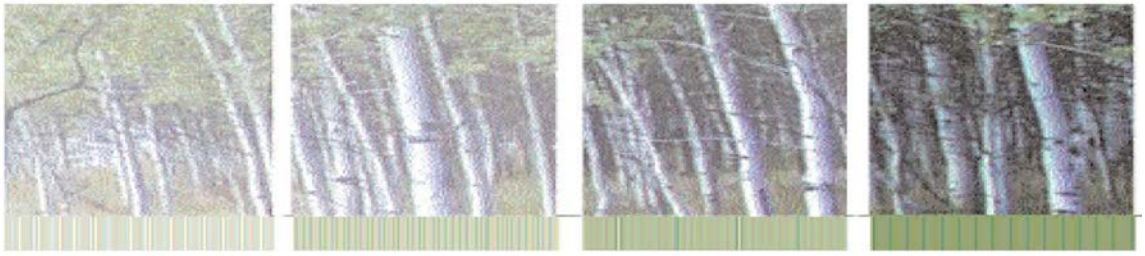
A802

EXISTING PHOTOS



Town of Jackson Design Guidelines Checklist

Meeting Date: April 14, 2021
Item Number: P21-082
Applicant: Esteam Architecture, Rachel Ravitz, AIA
Address: 105 E. Broadway Avenue
Recommendations: Conceptual Review

Project Summary:
The DRC previously approved a project on this property on November 13, 2020, for a 3-story building designed by Axis Architects. The property owner has abandoned that approved design and has decided to move forward with a new design and new architect. Since the last time the DRC reviewed a project on this property, the zoning changed from DC to DC-2 and the property was added into Area 2 of the Downtown Design Overlay and is subject to new Design Guidelines that address "western character" (see below for more detail). At this time the applicant is seeking conceptual DRC review and requests feedback because the final materials have not yet been decided. Below is a brief description of the project:

Use: Mixed-Use (retail and residential)
Size: Approximately 9,032 sf above ground habitable. LDRs allow a base FAR of 9,360 sf. There is no basement or use of the 2:1 Workforce Housing bonus.

- 1st floor: 4 parking spaces + 4,548 sf (retail)
- 2nd floor: 1,650 sf (2-bed apartment unit) + 1,140 sf (office associated with retail) + 409 sf (storage associated with retail) + 720 sf (2-bed apartment) + 575 sf (1-bed apartment)

Parking: 5 required. 4 provided. (Note: this property has enough parking credits to fully cover the parking required for the retail use). But the applicant will need to provide a 5th parking space for the proposed residential units.
Stories: 2
Building Height: +/-27'
Materials: The listed materials are premanufactured steel & metal panels.

Known LDR issues:

1. Not enough parking.
2. Balcony needs to continually cover the boardwalk and cannot be angled as shown.
3. Will need full breakdown of LDR compliance (i.e. pedestrian frontage, transparency, FAR, parking, etc.)

Downtown Design Overlay (DDO). The Town adopted the DDO in February of 2021. The DDO includes additional design guidelines that apply to all properties within its boundary (generally the Town Square area). These additional design guidelines were added as an appendix to the existing Design Guidelines. The DDO is split into Area 1 and Area 2, with Area 1 requiring the higher level of "western character" design and Area 2 with a lesser level. The applicant's property is located in Area 2.

Vision Statement:
"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ❑ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ❑ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ❑ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ❑ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ❑ Transition: between buildings and the adjacent streets and alleys.
- ❑ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ❑ Consider how the proposed development connects with the street and other development on the same block.
- ❑ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ❑ Scale of open space should suit function of the development.
- ❑ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ❑ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ❑ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:
   - ❑ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
   - ❑ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

- ❑ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
- ❑ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
   - ❑ Avoid large monolithic buildings.
   - ❑ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs
   - ❑ Parapet, flat, sloping or barrel vaults.
   - ❑ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
   - ❑ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) <u>Street Wall</u>

1) Connected Network of Comfortable and Inviting Pedestrian Paths
   - ❑ Project should generally be built to the property lines at the sides and along the street frontage.
   - ❑ There should be no voids in the street wall except for the circumstances described below.
   - ❑ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
   - ❑ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
   - ❑ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) <u>Materials</u>

1) Application of Materials
   - ❑ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over

openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

❑ Consider impacts on surrounding buildings, natural environment and culture.

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

Please note: *Applications received after 3 PM will be processed the next business day.*

PROJECT.

Name/Description: KING OF BROADWAY Multi-Use Building

Physical Address: 105 East Broadway

Lot, Subdivision: PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PIDN: 22-41-16-27-3-00-012

PROPERTY OWNER.

Name: Foam Capital LLC - Jeff Neishabouri Phone: (307)690-1500

Mailing Address: P.O. Box 2633 Jackson WY ZIP: 83001

E-mail: FoamCapitalLLC@gmail.com

APPLICANT/AGENT.

Name: Rachel Ravitz, AIA Phone: (307)699-2454

Mailing Address: P.O. Box 2406 - Jackson WY 83001 ZIP: 83001

E-mail: Rachel@esteAm.design

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

DRC Submittal

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

X_____Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:**_____

_____Environmental Analysis

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

TBD

Pre-application Conference #: Valentine April 2021 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.*

Have you attached the following?

250 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

X **Response to Submittal Requirements**. The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

	Mar 29 2021
Signature of Property Owner or Authorized Applicant/Agent	Date
Rachel Ravitz	Architect
Name Printed	Title

LETTER OF AUTHORIZATION

Foam Capital, LLC ,"Owner" whose address is: P.O. Box 2633
Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Jeff Neishabouri , as the owner of property

more specifically legally described as: 105 East Broadway
Parcel 22-41-16-27-3-00-012

PT. SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116

(If too lengthy, attach description)

HEREBY AUTHORIZES Rachel Ravitz, AIA as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: manager

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 19th day of March, 2021.

WITNESS my hand and official seal.

Melanie R. Hall (Seal)

(Notary Public)

My commission expires:

MELANIE R. HALL - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires October 26, 2021

DRC NARRATIVE

KING of Broadway - 105 East Broadway April 5 2021

King of Broadway is named for it's location at the north end of King Street, just off the Town Square. Our application to the Design Review Committee is running concurrently with the Town of Jackson's Pre-Application Process. We expect to incorporate comments from TOJ Planners, Engineers, and DRC members

The proposed development is scaled back quite a bit from the owner's last submission to the Town of Jackson. The building does not push the lot's potential FAR with extensive housing and lodging bonuses allowed by the land development regulations. Instead, it will maximize commercial FAR, with just a bit more employee quarters than is required. There are no necessary Variance requests that we are aware of. The building adheres to all current Land Development Regulations.

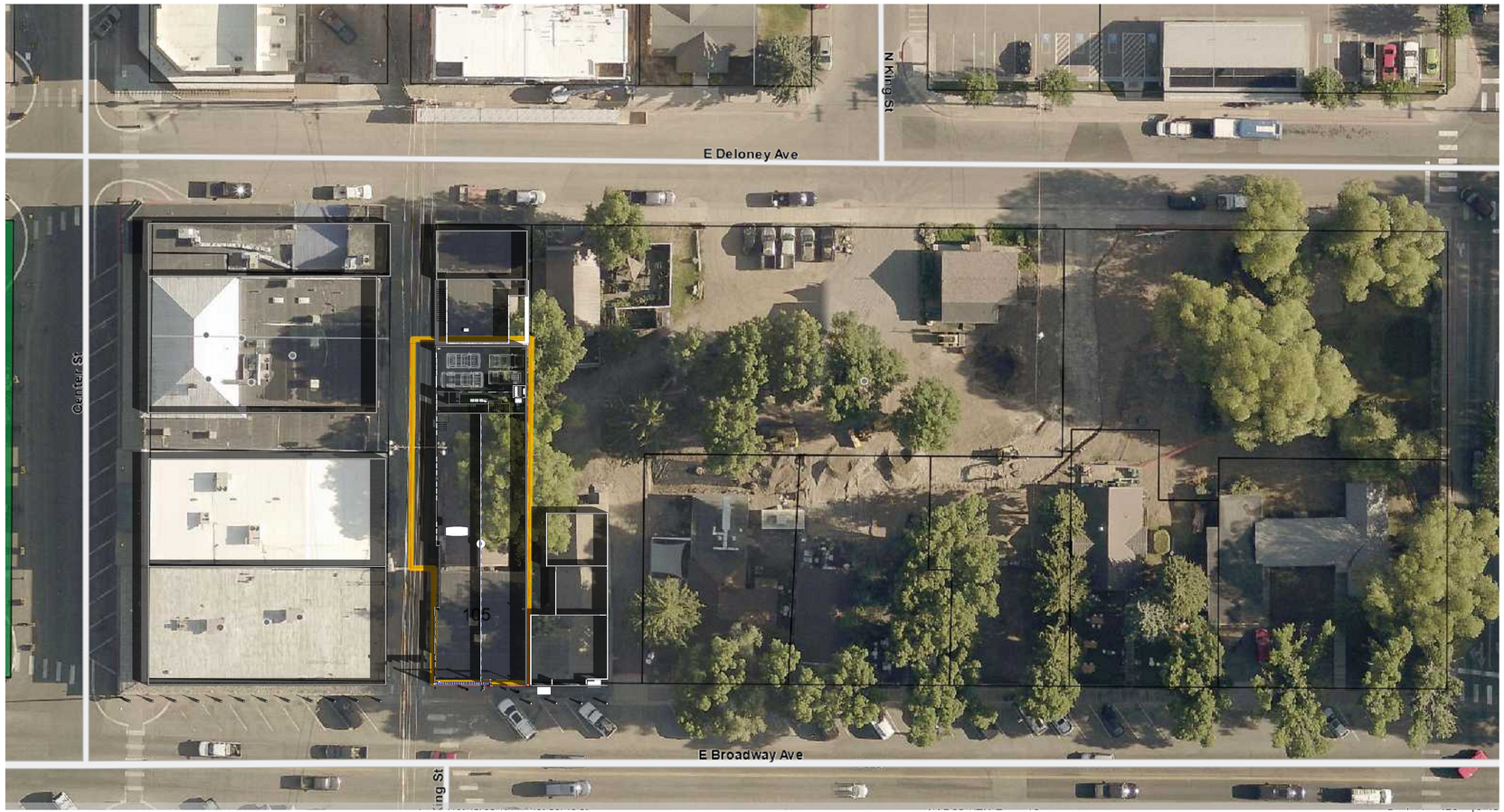
The primary intent is to provide a generous gallery space for the display and sale of fine, imported rugs. The secondary intent is to provide support spaces for that business, such as parking, office, storage, mechanical, etc. Finally, the building will provide fairly generous employee housing, plus downtown living quarters for business executives.

The overall shell design is rather simple: a well-proportioned box, made of premanufactured steel building components, with an elegant custom facade along Broadway. The building will challenge Jackson's reputation for extremely expensive construction by striving for simplicity and efficiency. Facade materials were chosen for their heartiness and suitability to the Western Character of the Downtown Core. The building will fit well into the local fabric, with generous glazing at the retail level, cantilevered balcony serving as signage, and classically scaled windows at the upper levels. We attempt to suggest woven materials in the facade fabric that will hint at the show room's contents. We are still in the process of identifying our chosen materials through contrast and cost studies.

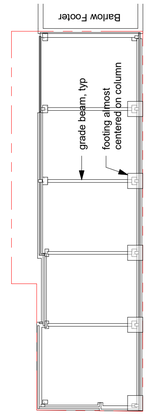
King of Broadway will fit tightly into its property boundaries, snug against neighbors to the east and north, with adherence to the town's alley along the west side. We expect that issues of shoring and utility infrastructure will be discussed at the pre-application conference and we look forward to the Committee's comments

Sincerely,

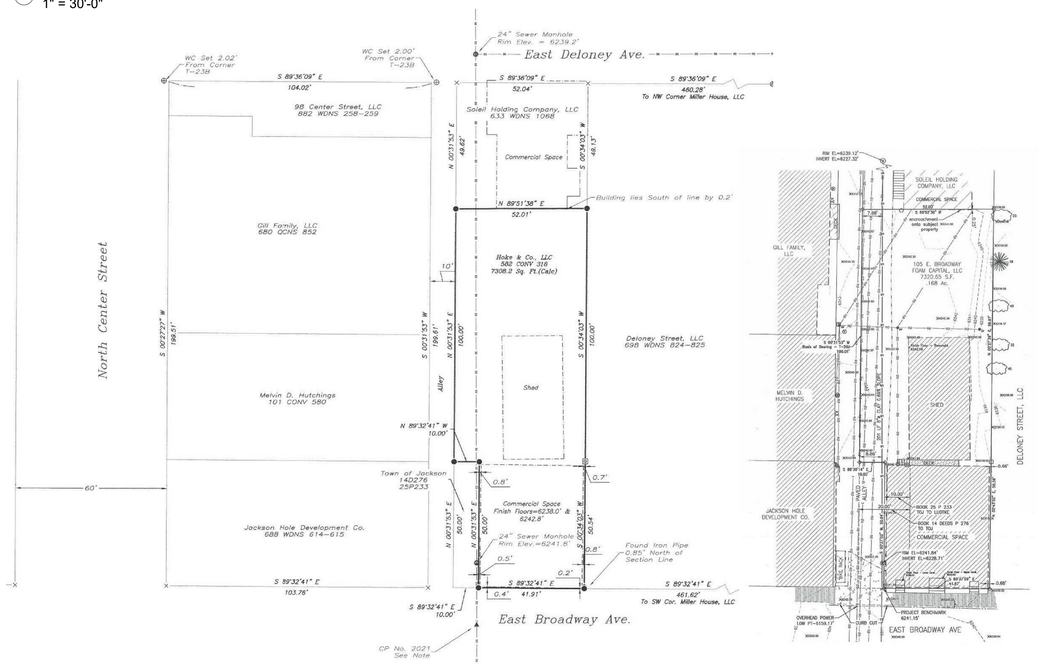
Rachel Ravitz, AIA

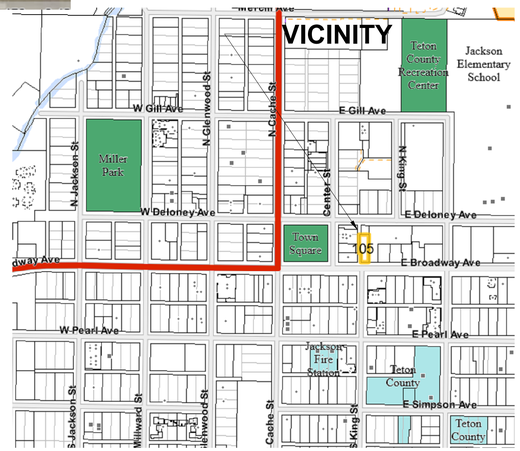


1 Block Plan
1" = 30'-0"



3 t.o. footer
1" = 30'-0"





2 From King Street

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Rachel@esteAm.design

KING of BROADWAY
Foam Capital LLC

105 East Broadway, Jackson, WY 83001

SITE & VICINITY PLANS

DRC SUBMITTAL

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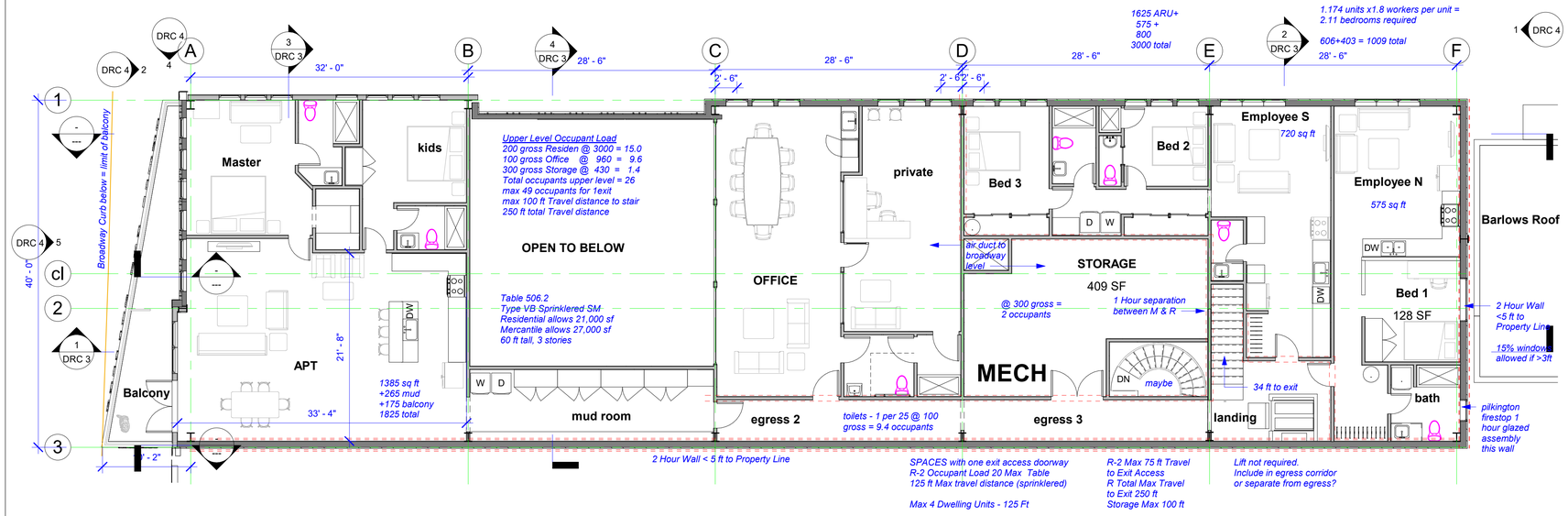
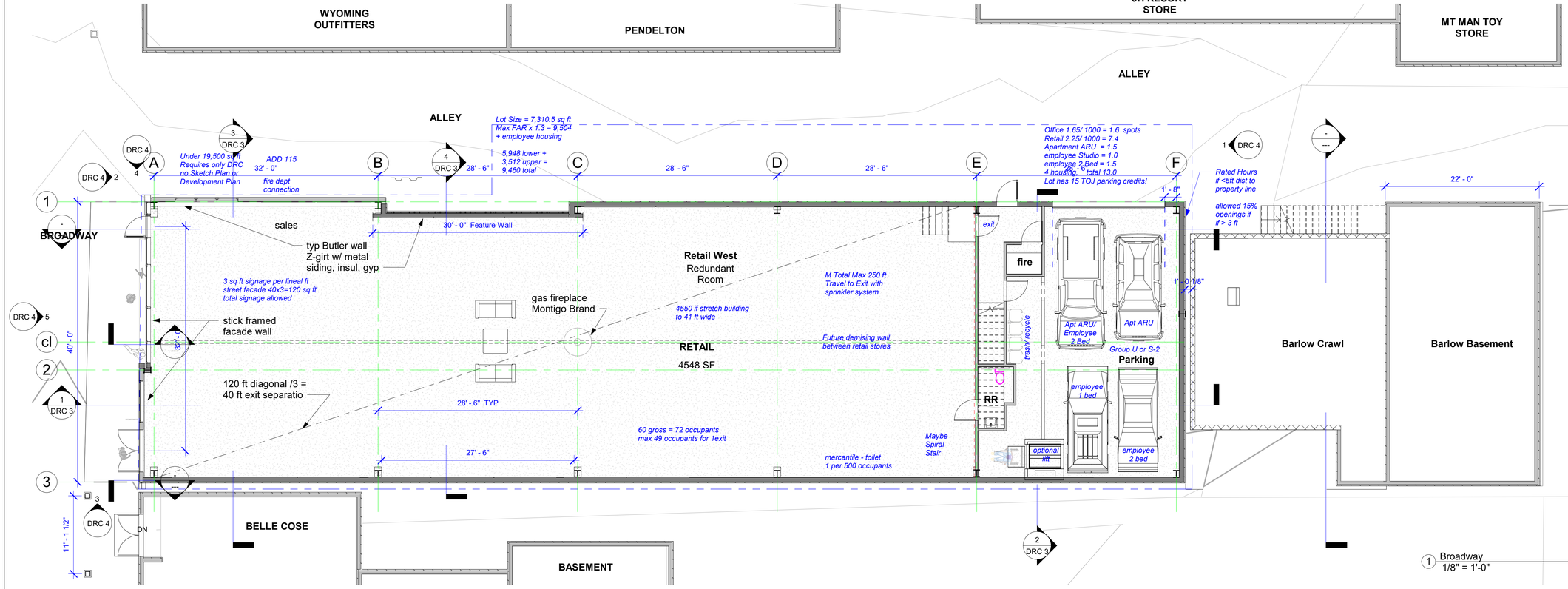
Date	April 5 2021

DRC 1

Scale	1" = 30'-0"



2 Upper
1/8" = 1'-0"



1 Broadway
1/8" = 1'-0"

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FLOOR PLANS

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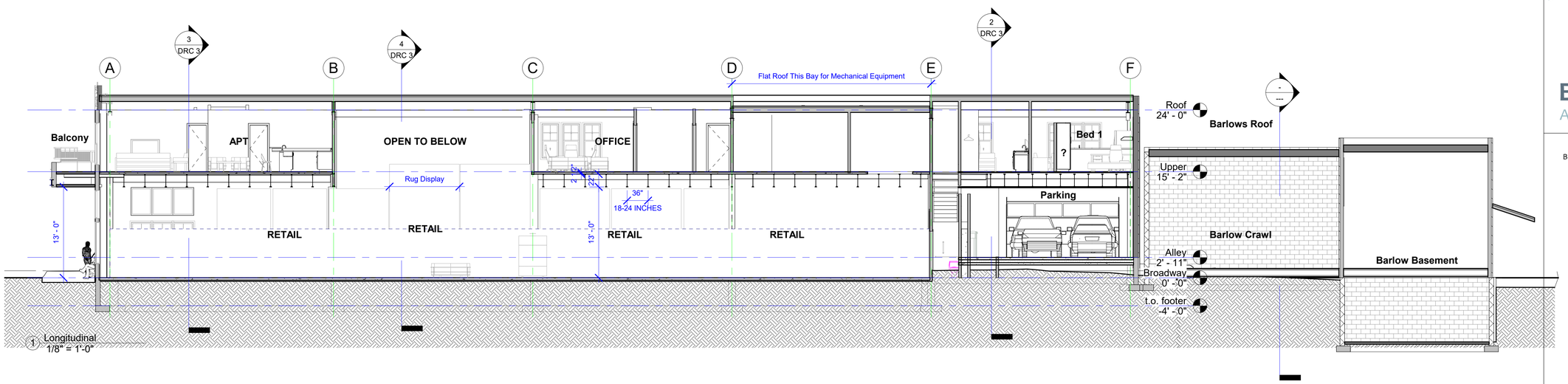
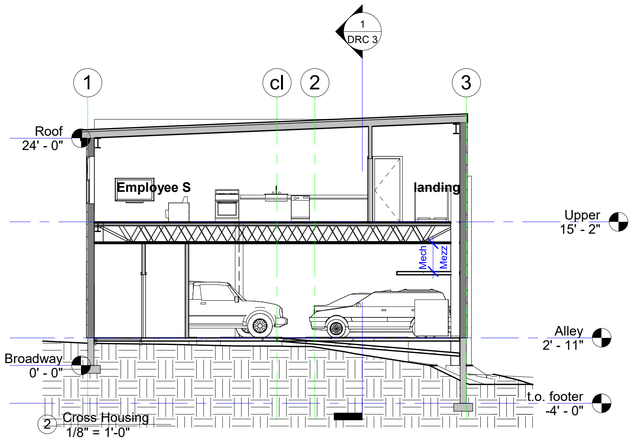
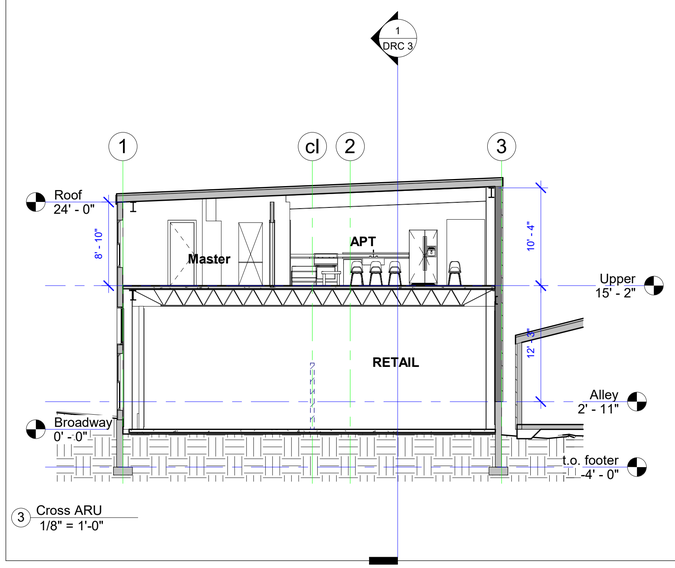
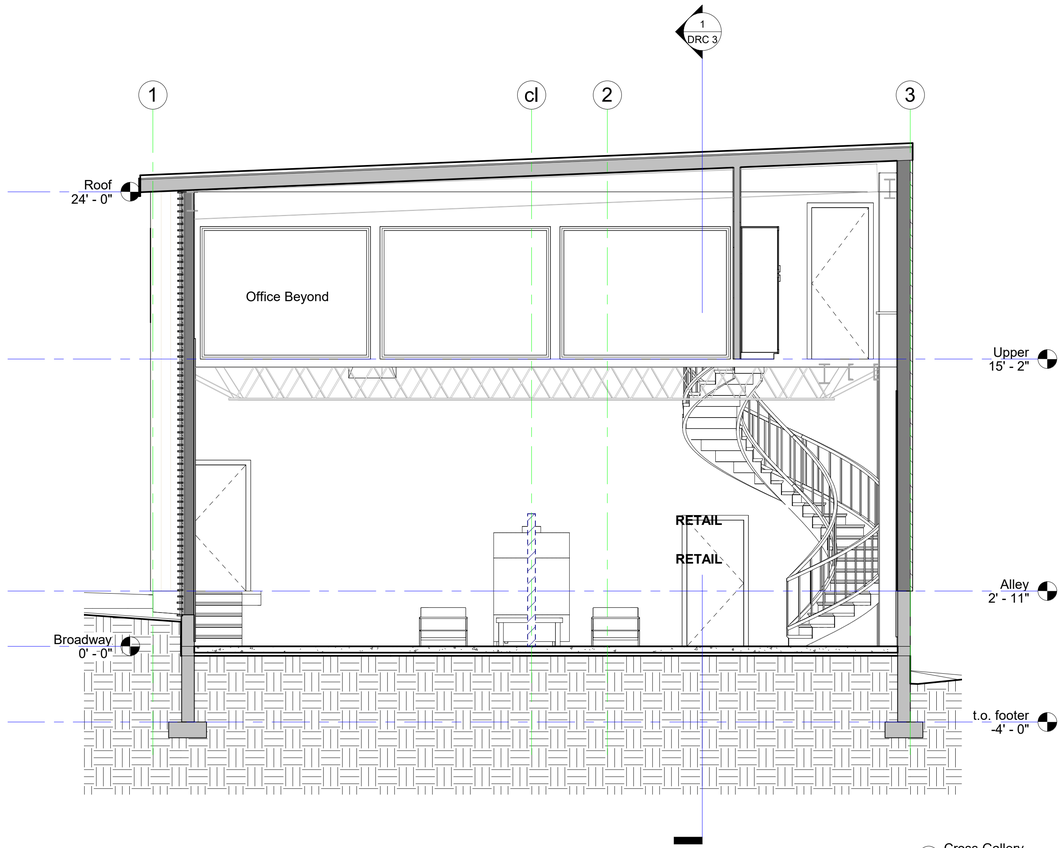
DRC 2

Scale 1/8" = 1'-0"









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SECTIONS

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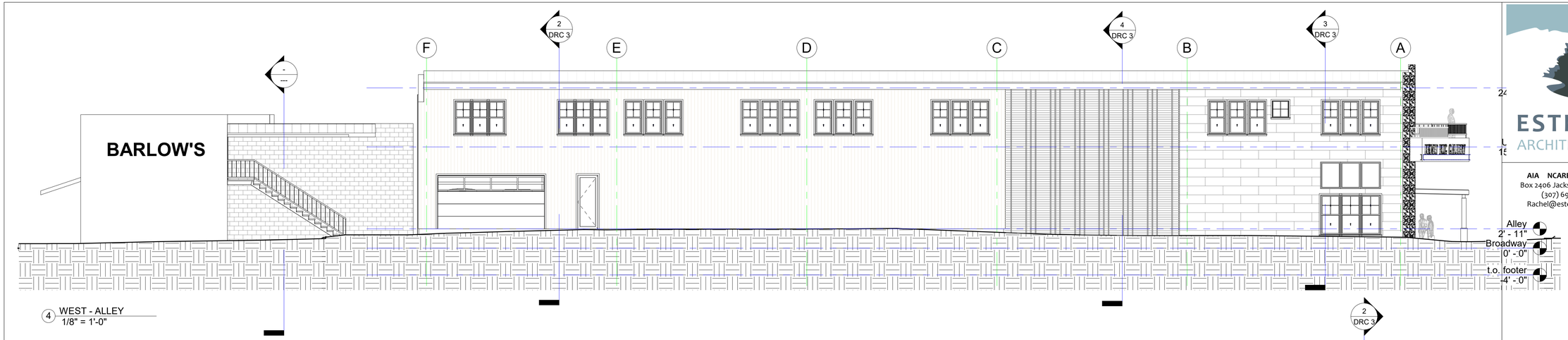
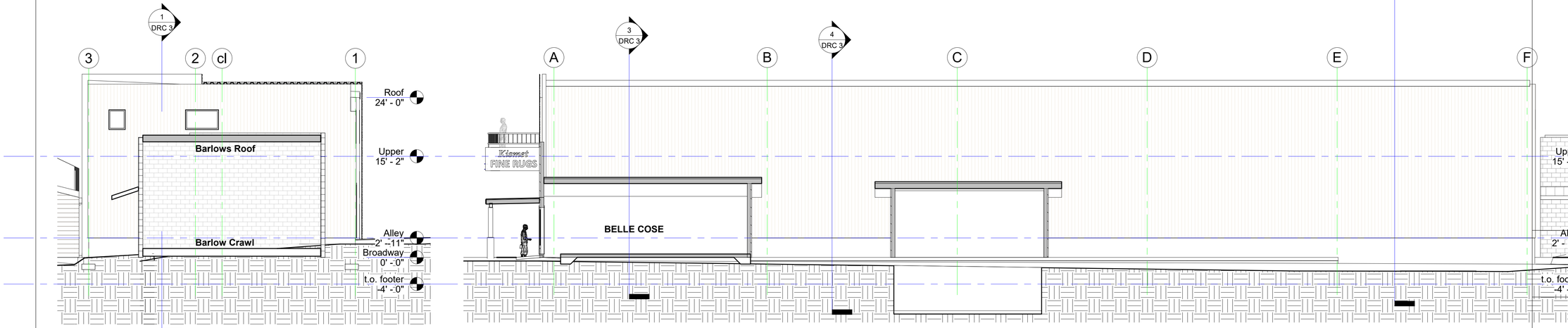
DRC 3

Scale As indicated



4 WEST - ALLEY
1/8" = 1'-0"



1 NORTH - BARLOWS
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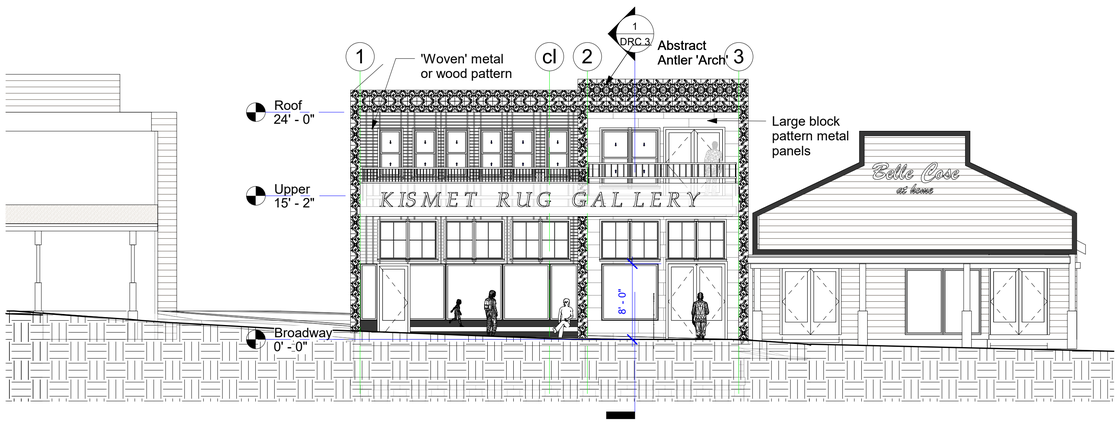

2 SOUTH - BROADWAY
1/8" = 1'-0"

3 EAST - INTERIOR
1/8" = 1'-0"

5 FRONT FACADE
1/4" = 1'-0"

Facade Materials TBD for DRC Submittal - See DRC 6

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KING of BROADWAY
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ELEVATIONS

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DRC 4

Scale As indicated

3 South East Corner

4 SouthWest Corner

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VIEWS

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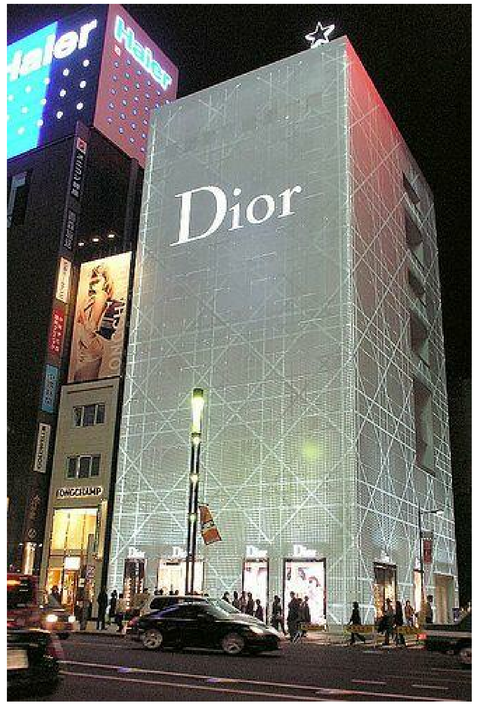
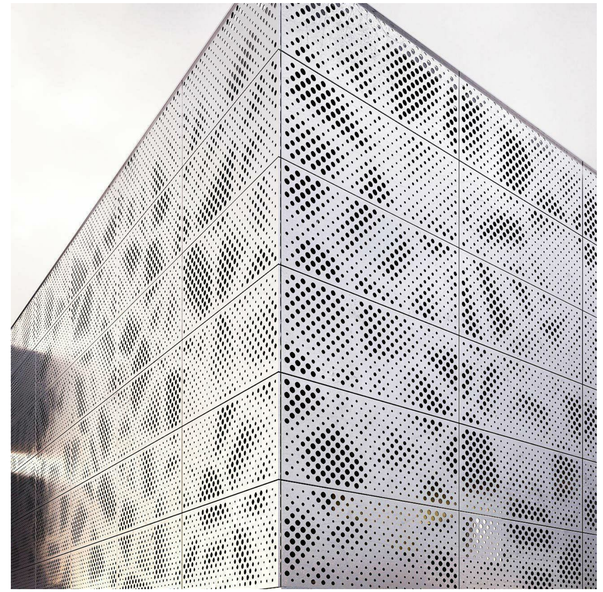
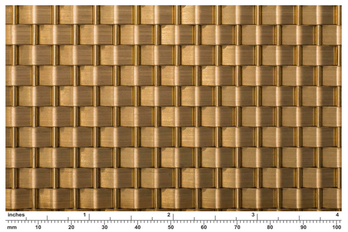
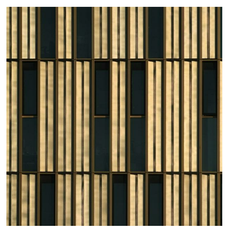
DRC 5

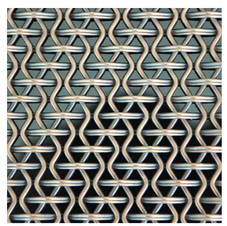
Scale

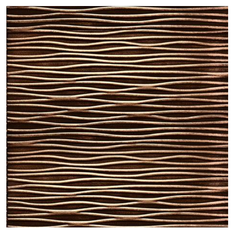


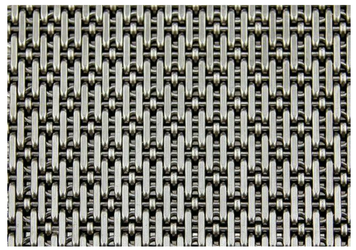


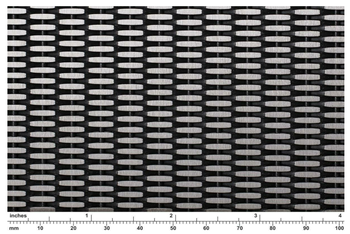


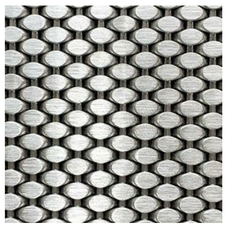












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ASPIRATIONS and MATERIALS

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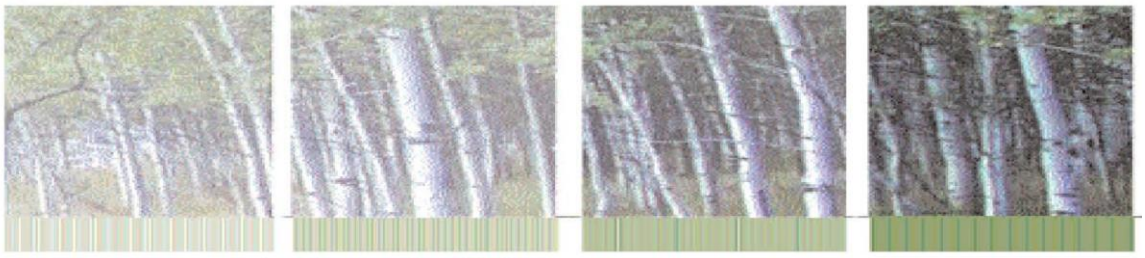
Date April 5 2021

DRC 6

Scale



Town of Jackson Design Guidelines Checklist

Meeting Date: April 14, 2021
Item Number: P21-080
Applicant: Gavin Fine,
Address: 20 E. Broadway
Recommendations: Conceptual Review

Project Summary: The applicant is requesting conceptual review of a proposed exterior tent on the second-story balcony of the Roadhouse Pub and Eatery building on the south side of the Town Square. This property is located within Area 1 of the recently-adopted Downtown Design Overlay (DDO) and so is subject to the "western character" design guidelines (see below for more detail). The regular Town Design Guidelines apply as well.

This application was originally submitted for final review but staff advised the applicant that the level of information provided was not sufficient for final review unless additional information was provided. Based on this direction, the applicant decided to apply for conceptual review and not provide any additional information.

In summary, the proposal is to install a 10' wide x 44' long x 11' tall, white vinyl tent on the second-story balcony of the Roadhouse building on the Town Square. The tent would cover the entire balcony area and be accessed through the existing door from the main bar/restaurant area. The tent has four large windows on the front side and would cover the existing second-story windows of the building. The roof of the tent slopes to the front of the balcony, shedding stormwater to the street below. The tent is located in the Town's ROW so the applicant will need to get Encroachment Agreement from the Council to allow the tent on a long-term basis.

Background: This tent has a complicated background. While it has been approved for a building permit, the permit includes a condition of approval that limits the tent to a single use of no more than 180 days, thus making it a de-facto temporary tent. The Town made this accommodation because approval of a permanent tent would require the applicant to first get approval for an Encroachment Agreement from the Council to permanently occupy the public ROW, a Basic Use Permit to expand the bar/restaurant by 440 sf (and pay housing mitigation fees), and get DRC approval for the addition. The applicant wanted to

get the tent approved quickly so they did not have time to complete each of these steps so the only option was to condition the approval of the building permit. Please note that due to COVID the Town created an emergency, streamlined process to approve temporary tents such as the one proposed but the applicant chose not to apply for this permit.

The applicant is now looking to go through each of the required steps to allow the tent to be used and remain on a year-round, permanent basis. The first step is to get DRC approval, followed by approval of the BUP, and then the Encroachment Agreement.

Downtown Design Overlay (DDO). As mentioned above, the Town adopted the DDO in February of 2021. The DDO includes additional design guidelines that apply to all properties within its boundary (generally the Town Square area). These additional design guidelines were added as an appendix to the existing Design Guidelines. The DDO is split into Area 1 and Area 2, with Area 1 requiring the higher level of "western character" design. The applicant's property is located in Area 1.

The application does not specifically address the DDO design guidelines. Staff asked for additional explanation but none was provided. As such, staff finds it difficult to fully assess compliance of the proposed tent with the DDO and regular Design Guidelines, even on a conceptual basis.

Regardless, at a minimum, staff would like to get the DRC's comments on how the proposed tent design meets the following DDO design guidelines:

- **Guideline 1.17:** Arrange elements on a façade to create generally consistent rhythm and sense of continuity;
- **Guideline 1.19:** Design a building façade to be compatible with its setting;
- **Guideline 1.23:** Avoid using materials that are out of scale with those seen traditionally, or have a color, profile, and finish that is out of character *(see subsection c, especially)*;
- **Guideline 1.24:** Use high-quality durable materials *(see subsections a & b especially)*;
- **Guideline 1.25:** New roof materials for sloped surfaces contribute to a sense of visual continuity in keeping with Western Character *(see subsections a & b especially)*;
- **Guideline 1.26:** Building materials should contribute to a sense of visual continuity in keeping with Western Character *(see subsection a).*

These are just some of the design guidelines that staff felt were important. The DRC is free, of course, to discuss and consider whichever guidelines it deems most relevant.

And finally for context, the DDO design guidelines were adopted specifically to implement the many policies in the Comprehensive Plan that encourage the protection and preservation of the character of the Town Square, such as:

> *Policy 4.2.e: Protect the image and function of Town Square. Town Square is Jackson's major tourism draw and can be described as the "heart of the heart". As such, it is the area that evokes the greatest amount of sentiment and concern regarding architecture, scale and character. This area will be subject to the highest level of design standards, particularly for block faces on the Town Square.*

As mentioned above, the regular Design Guidelines apply to this project as well:

Design Guidelines Vision Statement:
"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guidelines for your convenience, however this request is limited to color selection:

A. Public Space

1) Use

- ❑ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ❑ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ❑ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ❑ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.

- ❑ Transition: between buildings and the adjacent streets and alleys.
- ❑ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ❑ Consider how the proposed development connects with the street and other development on the same block.
- ❑ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ❑ Scale of open space should suit function of the development.
- ❑ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ❑ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ❑ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

1) Mass & Height:

- ❑ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.

- ❑ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
   - ❑ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
   - ❑ Architectural features on the second story and above may protrude into the public ROW a maximum of 5 feet.

3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
   - ❑ Avoid large monolithic buildings.
   - ❑ Projects that contain multiple lots shall pay close attention to breaking up the vertical facade into a pattern typical of single lot development.

4) Roofs
   - ❑ Parapet, flat, sloping or barrel vaults.
   - ❑ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
   - ❑ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) <u>Street Wall</u>

1) Connected Network of Comfortable and Inviting Pedestrian Paths
   - ❑ Project should generally be built to the property lines at the sides and along the street frontage.
   - ❑ There should be no voids in the street wall except for the circumstances described below.
   - ❑ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
   - ❑ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.

- ❑ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials
   - ❑ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
2) Materials Selection
   - ❑ Consider impacts on surrounding buildings, natural environment and culture.

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid _____ Date & Time Received _____

Application #s _____ _____ _____

Please note: *Applications received after 3 PM will be processed the next business day.*

PROJECT.

Name/Description: ROADHOUSE PUB and EATERY DECK TENT

Physical Address: 20 E BROADWAY

Lot, Subdivision: Lot 1, W 1/2 LOT 2, BLK 1 CACHE 1 PIDN: _____

PROPERTY OWNER.

Name: LEE GARDNER Phone: (307) 413 - 1659

Mailing Address: PO Box 159 TETON VILLAGE ZIP: 83025

E-mail: lee@leestees.com

APPLICANT/AGENT.

Name: GAVIN FINE Phone: (307) 200-4718

Mailing Address: PO Box 9250 ZIP: 83002

E-mail: gavin@jhfinedining.com / natalie@jhfinedining.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner __X__Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; review the type of application at www.townofjackson/200/Planning*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

__X__Design Review

Subdivision/Development Option

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____Environmental Analysis

Λ

PRE-SUBMITTAL STEPS. *To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.*

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: B20-0854 Building Permit Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.*

Have you attached the following?

✓ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

✓ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

✓ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent — Date: 4/5/21

GAVIN FINE — Name Printed

Owner - FDRG — Title

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:
(please check to indicate that each item has been addressed)

- [x] **New Submittal**
- [ ] **Resubmittal** (provide list of all changes & previous elevations)

- [x] **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).

- [x] **Elevations:** Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

- [x] **Site Plan:** A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities.

- [ ] **Landscape Plan**: A landscape plan that shows all proposed landscape areas and vegetation. N/A

- [x] **Adjacent Context:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations).

- [x] **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible.

- [x] **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.

- [ ] **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent

LETTER OF AUTHORIZATION

LEE GARDNER ,"Owner" whose address is: 20 E BROADWAY, JACKSON, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property more specifically legally described as: ROADHOUSE PUB and EATERY 20 E BROADWAY JACKSON, WY 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES GAVIN FINE as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER: _____

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: OWNER

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF WY)
)SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Lee Gardner this 2 day of APRIL, 2021.

WITNESS my hand and official seal.

(Seal)

_____
(Notary Public)

My commission expires:

AMY JONES - NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES JAN. 22, 2022

DESIGN REVIEW COMMITTEE Narrative

20 E Broadway – Roadhouse Pub & Eatery
Submitted April 5th, 2021 for April 14th Meeting

The Roadhouse Pub & Eatery would like to cover the elevated deck that faces Town Square with a winterized tent. This tent is manufactured by HTS TentiQ in Germany. It will be installed by Canvas Unlimited, while being overseen by Two Oceans as a licensed Class B Contractor. We have reviewed the guiding vision for the Town of Jackson and believe that this tasteful enclosure will improve the quality of life and physical environment for both visitors and residents alike on Town Square.

Guests at the Roadhouse Pub & Eatery will be able to view the mountains through the large panoramic windows around the perimeter of the tent. These large windows allow guests within the building and within the tent to enjoy the scenic mountain views. As seen from Town Square, the western façade character remains prominent merging the tent's white walls and roof with the building's white brick, and allowing much of the building to be visible through the tent's large panoramic windows. The tent addition is a contemporary design, enhancing the building at 20 E Broadway's western character features, while maintaining its general massing and scale, and appearing as a new and refined addition.

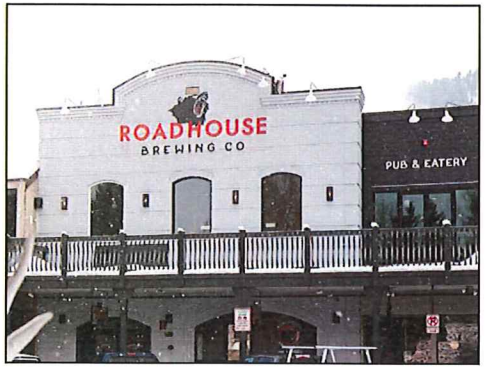
The white walls and roof of the tent will blend into the white brick on the outside of the Roadhouse Pub & Eatery building, preserving the composition of the building. The Western Character of this building will remain a focal point, as the tent roof is sloped and does not extend higher than 11 feet against the front brick wall.

This enclosure falls within the Area 1 requirements, stating that buildings should remain a two-story experience. The deck is directly above a covered boardwalk. This covered boardwalk is an essential element of the western experience for pedestrians passing by, as well as for restaurant guests arriving via the main entrance.

Enclosing the deck allows for guests at the Roadhouse Pub & Eatery to view the Historic George Washington Memorial Park comfortably during all four seasons, highlighting this public space. The iconic Antler Arches will be lit up just across from guests dining inside the tent. This expanded seating will be a desirable spot for guests to take in Town Square during all months.

The Town of Jackson granted the Roadhouse Pub & Eatery building permit approval for this tent on March 5th, 2021.

Current facade

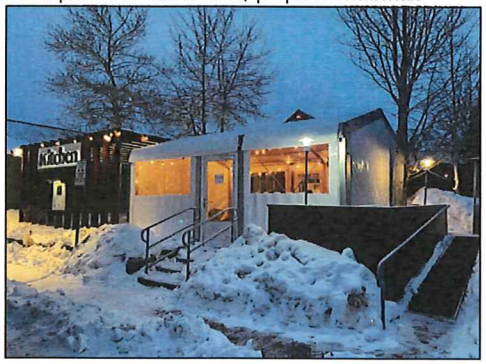


Proposed tent to cover exsting second floor patio, appx. 40'x10'

Existing sconces now located inside tent to provide lighting

clear windows facing town square

Examples of similar tents w/ proposed materials



Tent material palette

Aluminum structure

Opaque white walls

Clear plastic windows

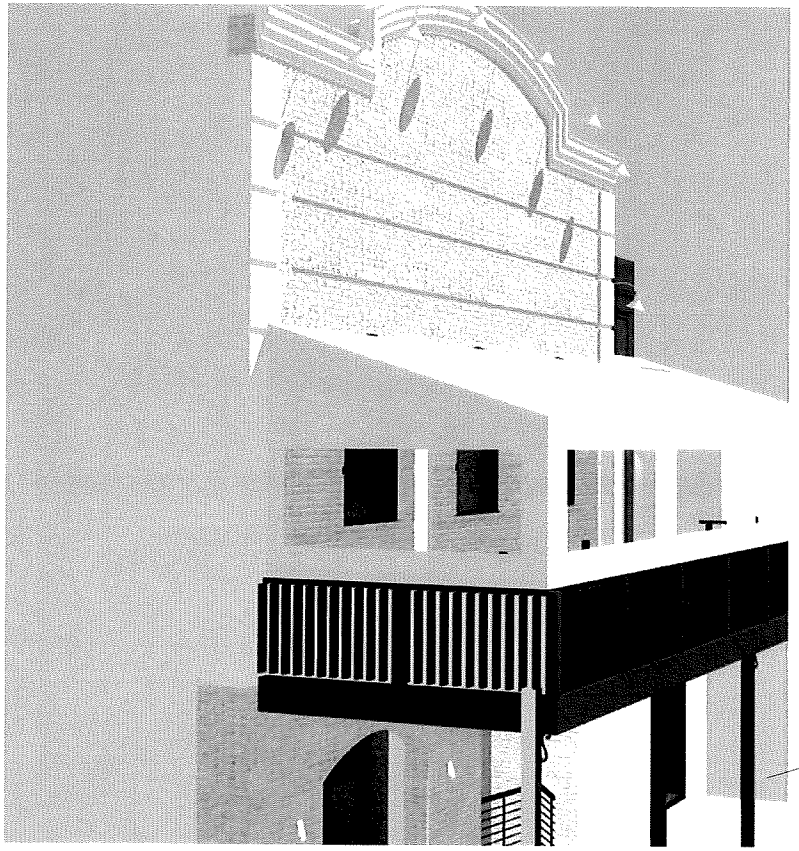
GYDE
GILDAY YEHIA ARCHITECTS

80 West Broadway
P.O. Box 4735
Jackson, Wyoming 83001
307 733 7303

Roadhouse Winter Tent

Exterior Elevation - Proposed

10 East Broadway, Jackson, WY 83001 | 04.01.2021



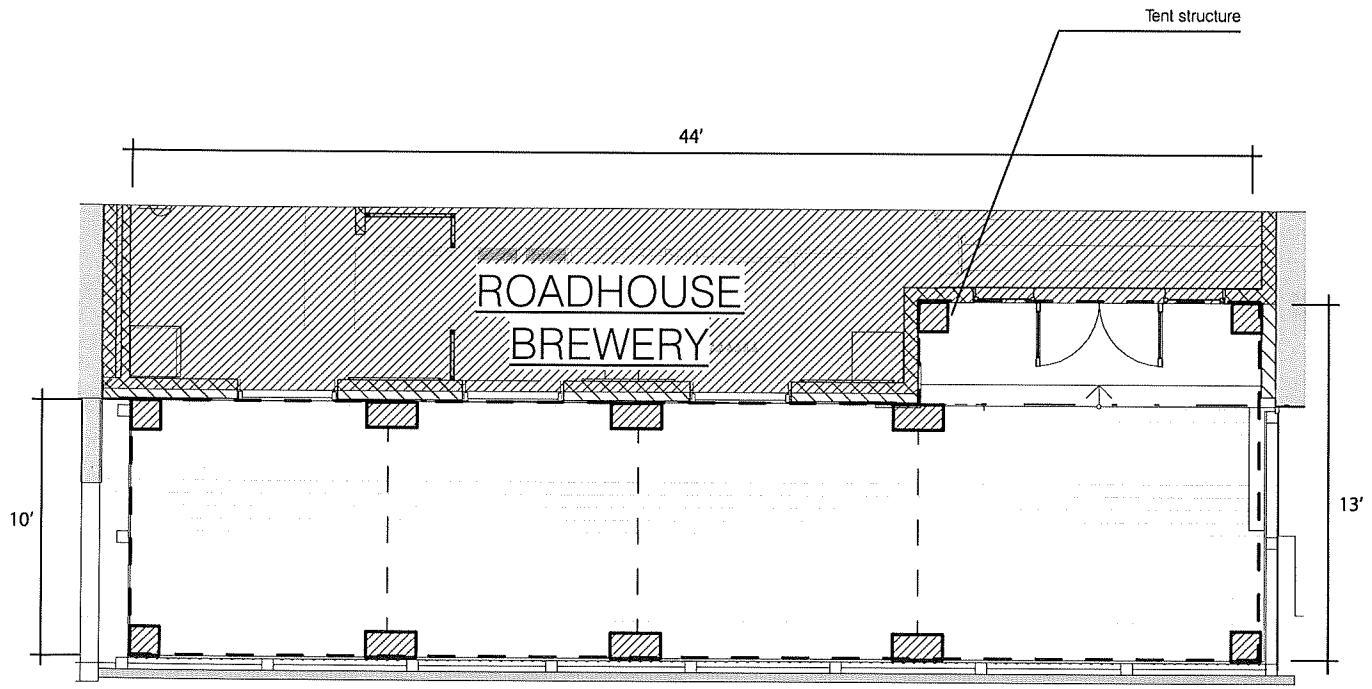
GYDE
GILDAY YEHIA ARCHITECTS

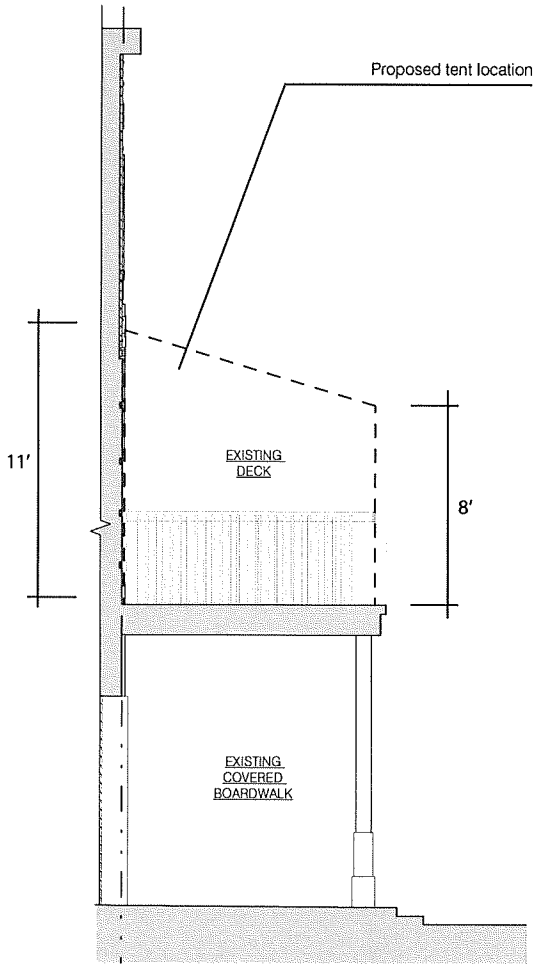
80 West Broadway
P.O. Box 4735
Jackson, Wyoming 83001
307 733 7303

Roadhouse Winter Tent

Exterior Perspectives

10 East Broadway, Jackson, WY 83001 | 04.01.2021



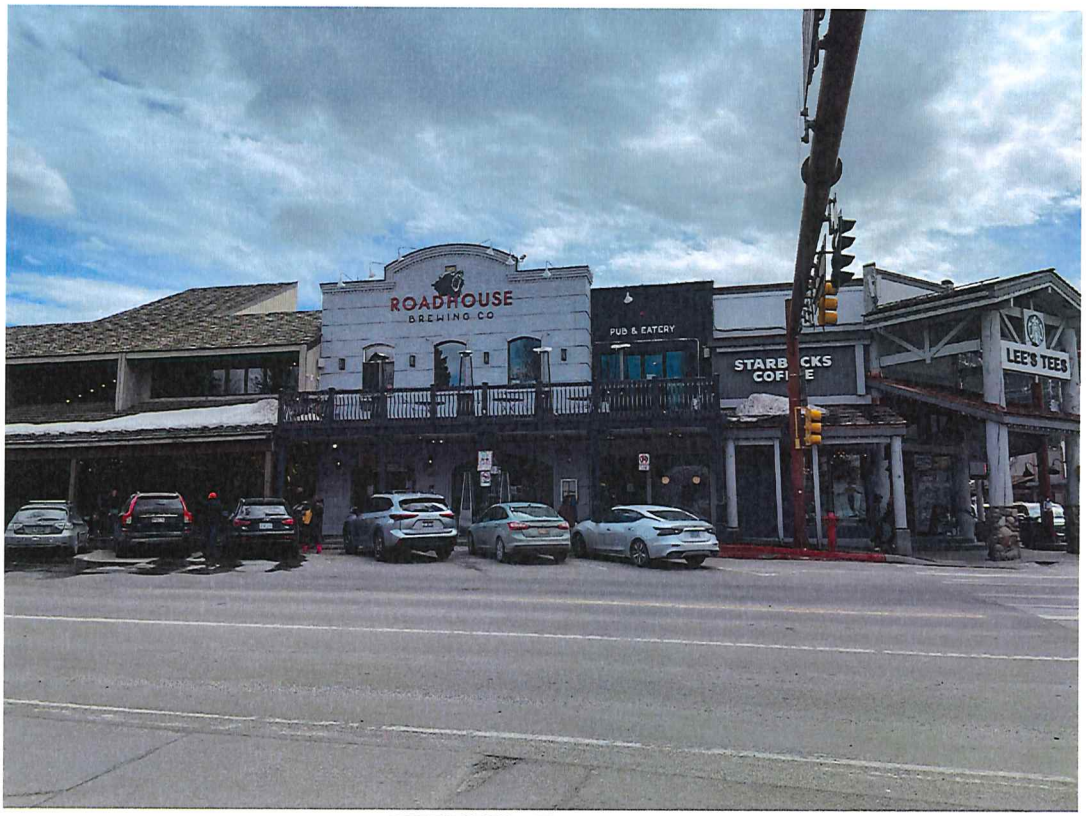


GYDE
GILDAY YEHIA ARCHITECTS

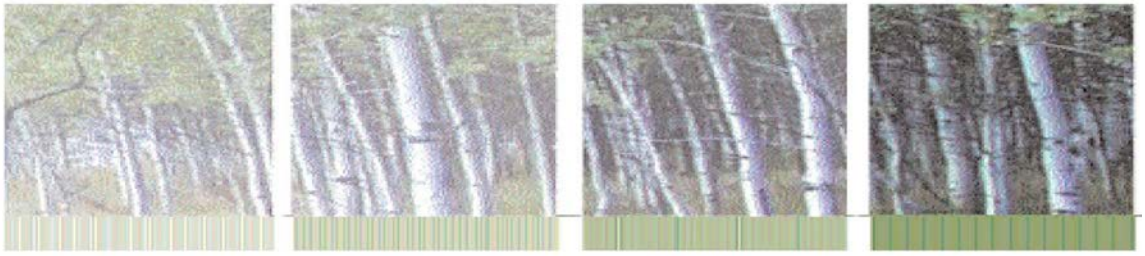
80 West Broadway
P.O. Box 4735
Jackson, Wyoming 83001
307 733 7303

Roadhouse Winter Tent

Second floor deck floor plan and section
10 East Broadway, Jackson, WY 83001 | 04.01.2021



Adjacent Context - similar massing and scale to adjacent buildings.



Town of Jackson Design Guidelines Checklist

Meeting Date: March 10, 2021
Item Number: P21-049
Applicant: Design Associates Architects – Chris Lee
Address: 105 Mercill Avenue
Recommendations: Approval, Approval with Conditions, Denial or Continuance

Project Summary: This project has gone to the DRC a few times and most recently received DRC approval on June 10, 2020. The applicant has made a couple minor exterior material changes that staff feels needs to go back to the DRC for another review.

1. The approved gray concrete on the portions of the ground level that face both streets is being replaced with a gray concrete fiber cement material intended to mimic concrete.
2. The materials on the 3rd story step-back and internal courtyard have changed to a lighter wood color. The material previously was a light wood composite siding and the new material is a light wood colored metal siding.

Vision Statement:
"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ❑ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ❑ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ❑ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ❑ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ❑ Transition: between buildings and the adjacent streets and alleys.
- ❑ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ❑ Consider how the proposed development connects with the street and other development on the same block.
- ❑ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ❑ Scale of open space should suit function of the development.
- ❑ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ❑ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ❑ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

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1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.

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1) Mass & Height:
   - ❑ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
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   - ❑ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

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   - ❑ Avoid large monolithic buildings.
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1) Connected Network of Comfortable and Inviting Pedestrian Paths
   - ❑ Project should generally be built to the property lines at the sides and along the street frontage.
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E) Materials

1) Application of Materials
   - ❑ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.
2) Materials Selection
   - ❑ Consider impacts on surrounding buildings, natural environment and culture.

105 MERCILL

2-9-21

UPDATED PROJECT NARRATIVE

Lot Info

Address:	105 Mercill Ave
PIDN:	22-41-16-28-4-02-012
Area:	Full Site 1.15 acres (50,086 s.f.), Project Site .575 acres (25,005 s.f.)
Zoning/Overlays:	CR-2 - Lodging Overlay

Scale of Development

FAR:	1.41 (35,184 s.f.)
Allowed:	.46 (11,502 s.f.)
Base FAR:	.27 (6,862 s.f. office/retail)
2:1 Bonus:	1.13 (28,322 s.f.) - all deed restricted housing
Site Development:	.88 (22,074 s.f.)
Allowed:	.90 (22,505 s.f.)
Parking Spots:	50 (20 office/retail + 39 residential - 9 shared = 50 total req)

Existing Property Conditions

-1 historic log cabin to be moved off property, misc outbuildings to be moved or demoed
-Existing drive across N side of property to access to Children's Learning Center on W half of property to be demoed
-Some trees on the property - to be removed
-Existing utilities/pedestals at NW corner of the property - overhead powerline to be buried

Character & Size of Development

-30 deed-restricted apartments including 2 ADA units on upper two floors with common courtyard above ground floor commercial spaces (office & retail).
-Units 310 (2br) & 205 (1br) will be affordable units to meet Housing Mitigation req. Remaining fee in lieu to be paid.
-35,184 total habitable s.f. on three levels with two-level parking ramp (44 parking spots) and at grade (6 parking spots)
-22,074 total s.f. of impervious surface
-New concrete ramp access off of Mercill along S side of property as well as off of Glenwood along E side of property
-New utility connections as shown on Civil & MEP, existing overhead powerline to be buried
-New sidewalk and trees in grates to meet Town streetscape standards along Mercill and Glenwood, sidewalk on W side of property adjacent to the Children's Learning Center

Updates since DRC Approval - June '20

-Metal decking with concrete for floors and roof, panels to be exposed ceilings in the commercial spaces and apartments.
-Window configuration along with metal AEP Span Flat Sheet in Matte Black color accent panels remains the same.
-Metal siding is AEP Span Flex Series in Zinc Gray color with an alternating pattern of 4" & 10" profiles - gives the building an interesting yet muted and durable aesthetic that is fitting with the character of the neighborhood.
-3rd Story stepback & Courtyard metal siding is Quality Edge Vesta in Sand Dollar color - the change in material breaks up the massing of the building form and softens the edges with a warmer woodgrain pattern.
-Fiber cement "concrete" siding between storefront glazing - used to keep consistent concrete design at first-floor level.
-Metal awning and the Courtyard space are not changed.

105 MERCILL

PREVIOUSLY APPROVED

EXTERIOR MATERIALS

105 MERCILL

UPDATED DESIGN

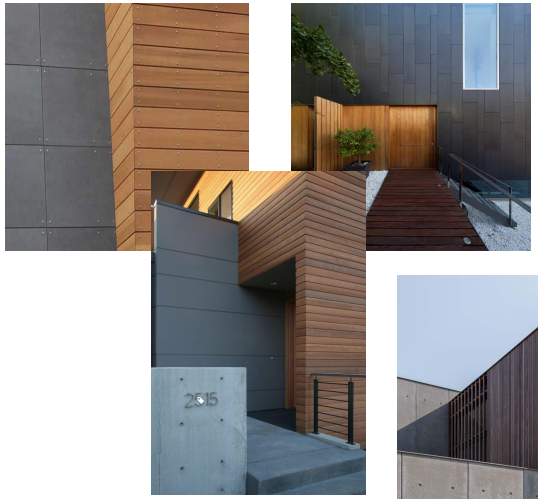
EXTERIOR MATERIALS

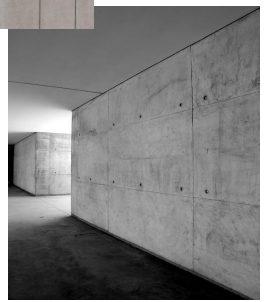
105 MERCILL

PREVIOUSLY APPROVED

EXTERIOR MATERIALS

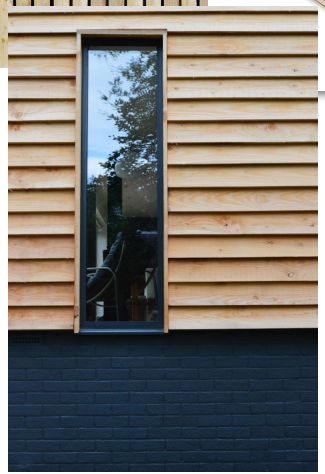
DARK GRAY METAL PANELS





GRAY CONCRETE

LIGHT WOOD
COMPOSITE SIDING



GRAY METAL SIDING

105 MERCILL

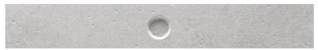
UPDATED VERSION

EXTERIOR MATERIALS

MATTE BLACK
METAL PANELS
& TRIM

LIGHT WOOD COLORED
METAL SIDING

GRAY CONCRETE



GRAY "CONCRETE" FIBER
CEMENT SIDING

ZINC GRAY CORRUGATED
METAL SIDING

105 MERCILL

105 MERCILL AVE - JACKSON, WY
DRC SET
3-1-21

DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600

www.dajh.com

PROJECT NO.: 19-08 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T. LEE
B-0228
1-19-21
STATE OF WYOMING

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15	PRICING SET	2-16-21

105 MERCILL
105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A000

COVER

PLANNING NOTES

PROPERTY DESCRIPTION/NAME		105 MERCILL A MIXED-USE PROJECT WITH 30 APARTMENTS, 4 COMMERCIAL SPACES & TWO-LEVEL PARKING RAMP
PROPERTY ADDRESS		105 MERCILL AVENUE JACKSON, WY
PROPERTY OWNER		TETON COUNTY POB 1727 JACKSON, WY 83001
APPLICANT'S NAME		DESIGN ASSOCIATES ARCHITECTS 50 S KING ST, STE 201 JACKSON, WY 83001
ZONING		CR-2
RESOURCE OVERLAYS		LODGING OVERLAY
IMPERVIOUS COVERAGE		
	EXISTING	0 SF
	ROOFED	13,431 SF
	DRIVEWAYS & PARKING AREAS	1,749 SF
	SOLID TERRACES & WALKWAYS	3,288 SF
	OTHER (COURTYARD TERRACE)	3,606 SF
	TOTAL	22,074 SF
	ALLOWED	.90 (22,505 SF)
GROSS SITE AREA		1.15 ACRES 50,086 SF
BASE SITE AREA		0.574 ACRES 25,005 SF
FAR	TOTAL HABITABLE	1.41 (35,184 SF)
	ALLOWED	.46 (11,502 SF)
	BASE FAR (COMMERCIAL SPACE)	.27 (6,862 SF)
	2:1 BONUS (ALL WORKFORCE HOUSING)	1.13 (28,322 SF)
SITE DEVELOPMENT		.88 (22,074 SF)
	ALLOWED	.90 (22,505 SF)
LANDSCAPE RATIO		.11 (2,816 SF)
	MINIMUM	.10 (2,501 SF)
PLANT UNITS		3+
	MINIMUM	3
SLOPES TO BE DEVELOPED		
	PARKING	0 - 2%
	GARAGE RAMP	4 - 12%
	SIDEWALKS	0 - 2%
SETBACKS		
	PRIMARY STREET RANGE	0-10'
	SECONDARY STREET RANGE	0-10'
	SIDES	5'
PEDESTRIAN FRONTAGE		
	TOTAL WIDTH FROM BACK OF CURB (MIN)	13.5'
	FURNISHING/PLANTING AREA (MIN)	5'
	CLEAR SIDEWALK WIDTH (MIN)	6'
	PLANTING TYPE & SPACING	TREE GRATE, 30'
BUILDING FRONTAGE		
	SHOPFRONT HEIGHT (MIN)	12'
	PRIMARY STREET TRANSPARENCY (MIN)	60%
	SECONDARY STREET TRANSPARENCY (MIN)	30%
	PRIMARY STREET BLANK WALL AREA (MAX)	15'
	SECONDARY STREET BLANK WALL AREA (MAX)	30'
	ENTRANCE SPACING ALONG PRIMARY STREET (MAX)	50'
HEIGHT OF STRUCTURE		<39'
	ALLOWED	42'
STORIES		3
	ALLOWED	3
PARKING		50
	MINIMUM	50
EXTERIOR LIGHTING		54,000 LUMENS
	ALLOWED	66,222 LUMENS
GROSS SQUARE FOOTAGE		
	EXISTING	0 SF
	LOWER LEVEL HABITABLE	225 SF
	FIRST FLOOR HABITABLE	8,548 SF
	SECOND FLOOR HABITABLE	13,672 SF
	THIRD FLOOR HABITABLE	12,964 SF
	TOTAL HABITABLE	35,184 SF
	LOWER LEVEL NON-HABITABLE	9,859 SF
	FIRST FLOOR NON-HABITABLE	9,153 SF
	SECOND FLOOR NON-HABITABLE	59 SF
	THIRD FLOOR NON-HABITABLE	129 SF
	TOTAL NON-HABITABLE	9,341 SF
	BUILDING TOTAL	54,384 SF
	COURTYARD	4,820 SF
	DECKS	1,200 SF
FENESTRATION CALCULATION		
	GROSS SQUARE FOOTAGE	44,525 SF
	FENESTRATION - WINDOWS	3,860 SF
	FENESTRATION - DOORS	201 SF
	FENESTRATION - CURTAIN WALLS	2,863 SF
	TOTAL FENESTRATION	6,924 SF
	FENESTRATION ALLOWED (30%)	13,358 SF
APARTMENT COUNT		
	1 BEDROOMS	20
	2 BEDROOMS	10
	TOTAL	30
ICE MELT (EXTERIOR HYDRONIC HEAT)		0 SF

FINISH FLOOR AREAS

APARTMENTS

NO.	UNIT	BEDROOMS	PARKING REQ	AREA
201	APT. 201	1BR	1.5	739.66
202	APT. 202	2BR	1.5	834.42
203	APT. 203	2BR	1.5	801.88
204	APT. 204	2BR	1.5	839.68
205	APT. 205	1BR	1	499.59
206	APT. 206	1BR	1	499.47
207	APT. 207	1BR	1	499.12
208	APT. 208	1BR	1.5	724.18
209	APT. 209	1BR	1	497.80
210	APT. 210	1BR	1	497.80
211	APT. 211	1BR	1	497.80
212	APT. 212	1BR	1	497.80
213	APT. 213	1BR	1.5	630.74
214	APT. 214	1BR	1.5	681.05
215	APT. 215	2BR	1.5	1,015.74
216	APT. 216	1BR	1.5	741.77
301	APT. 301	2BR	1.5	937.70
302	APT. 302	1BR	1	499.97
303	APT. 303	1BR	1	499.47
304	APT. 304	1BR	1	499.97
305	APT. 305	2BR	1.5	879.89
306	APT. 306	1BR	1	499.59
307	APT. 307	1BR	1	499.47
308	APT. 308	1BR	1.5	719.88
309	APT. 309	2BR	1.5	791.80
310	APT. 310	2BR	1.5	778.28
311	APT. 311	2BR	1.5	778.28
312	APT. 312	1BR	1.5	785.39
313	APT. 313	2BR	1.5	1,172.20
314	APT. 314	1BR	1.5	741.17
30				20,581.56 sq ft

OFFICE/RETAIL

NO.	ZONE	AREA
101	OFFICE/RETAIL 101	1,153.29
102	OFFICE/RETAIL 102	2,268.98
103	OFFICE/RETAIL 103	1,753.13
104	OFFICE/RETAIL 104	1,686.30
4		6,861.70 sq ft

ACCESSORY FLOOR AREA

STORY	ZONE	AREA
BASEMENT PLAN		
	CIRCULATION	176.01
	LOWER RAMP	7,861.38
	MECH	289.25
	STOR	360.00
	STORAGE	852.52
FIRST FLOOR PLAN		
	CIRCULATION	1,307.23
	FIRE	50.00
	MECH	174.20
	STOR	881.51
	UPPER RAMP	7,705.47
SECOND FLOOR PLAN		
	COURTYARD	4,820.40
	ENCLOSED CIRCULATION	1,936.33
	LIBRARY	171.03
	MECH	58.84
THIRD FLOOR PLAN		
	ENCLOSED CIRCULATION	1,851.14
	MECH	128.90
		28,624.21 sq ft

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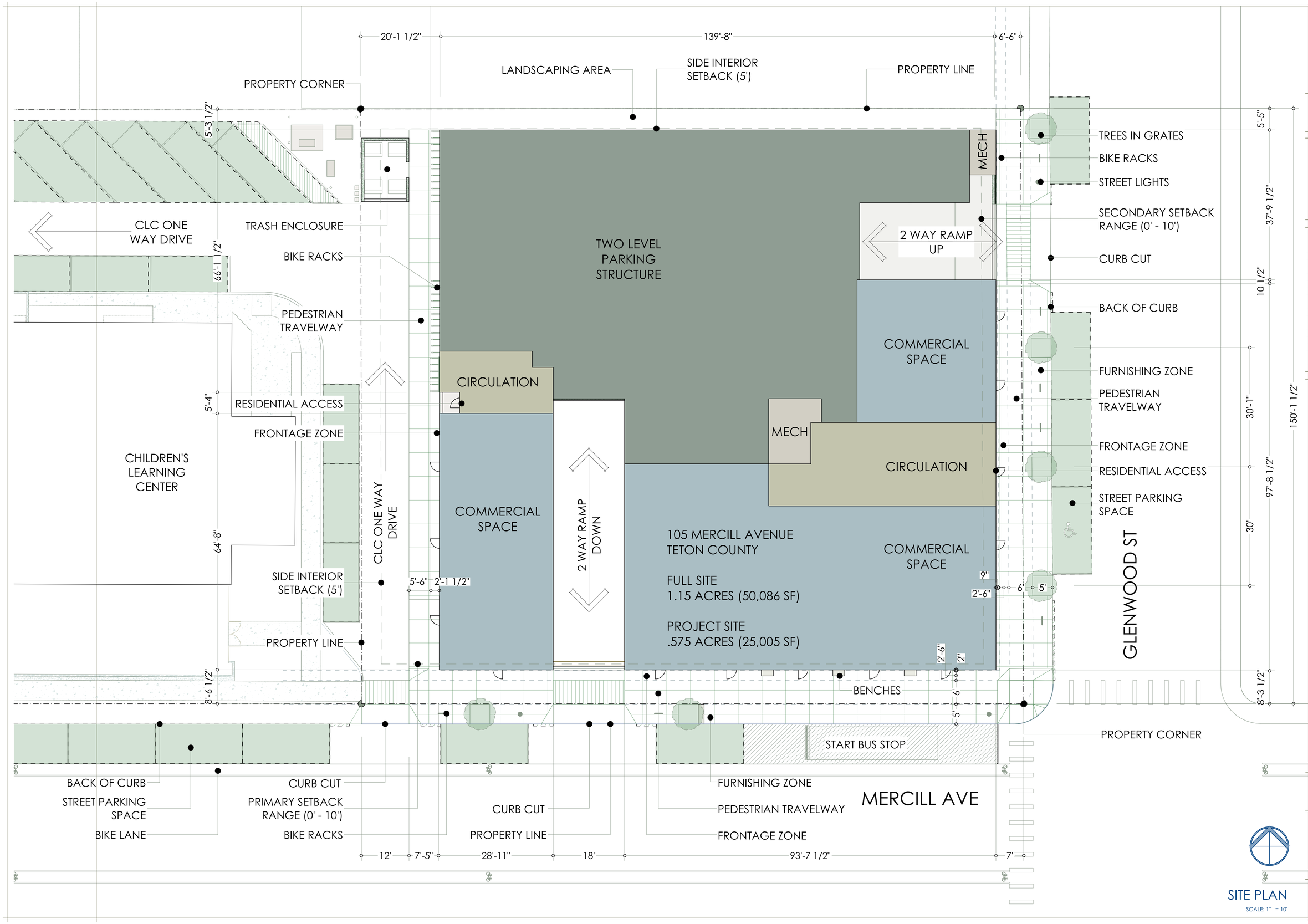
105 MERCILL
105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A002

PLANNING NOTES



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105 MERCILL

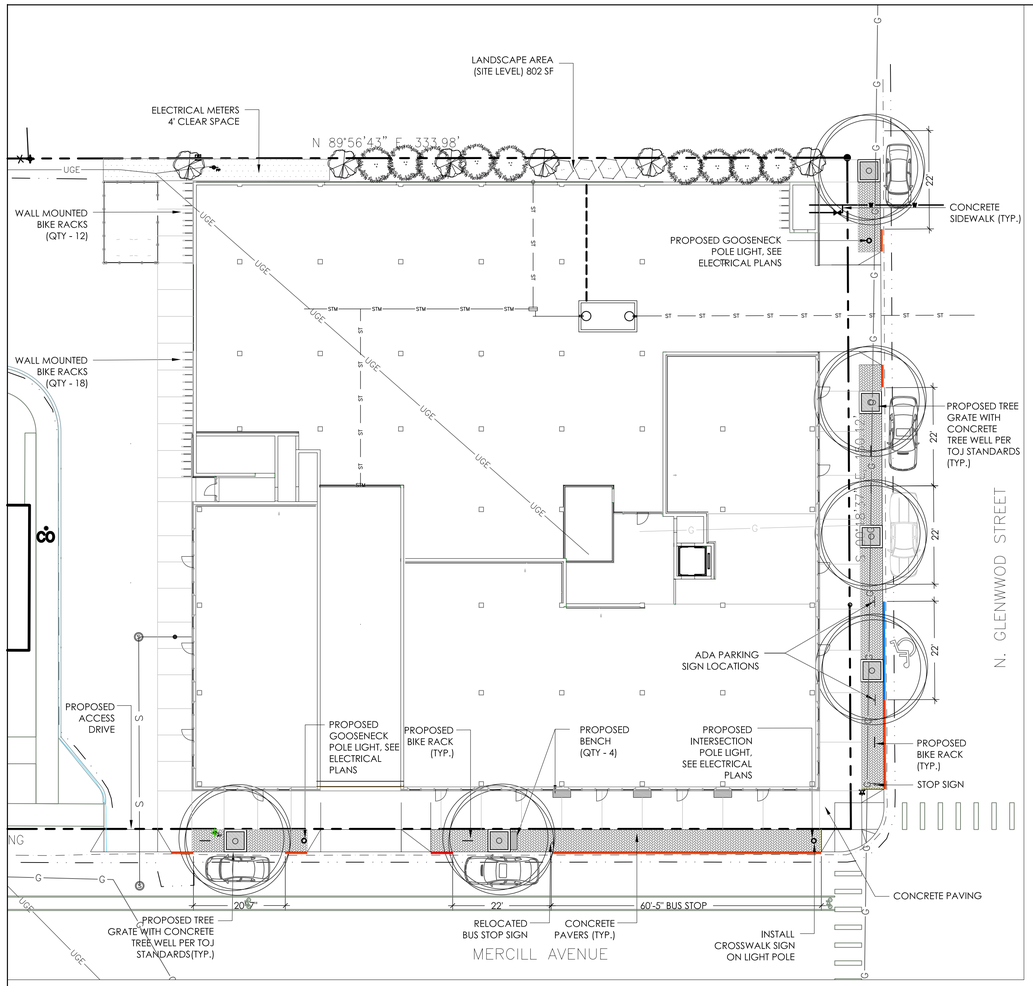
105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

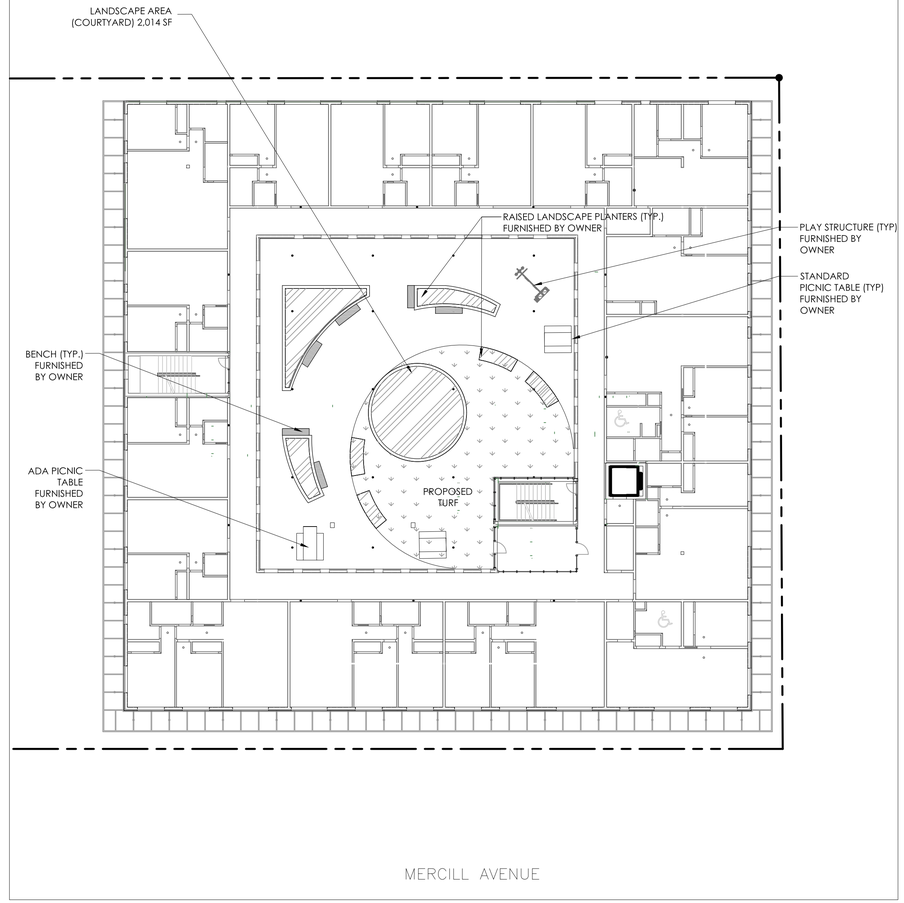
A101

SITE PLAN

SITE PLAN
SCALE: 1" = 10'



SITE & LANDSCAPE PLAN



SECOND FLOOR PLAN

LEGEND

- PROPERTY LINE
- FLOWLINE
- EDGE OF PAVEMENT
- PROPOSED SIDEWALK / PROPOSED PAVERS
- PROPOSED BENCH
- PROPOSED BIKE RACK
- PROPOSED TREE GRATE
- PROPOSED PICNIC TABLE

GENERAL NOTES

Zoning:	CR-2
Base Site Area:	0.574 AC (25,005 SF)
LSR Required 0.10:	2,501 SF
LSR Proposed:	2,816 SF

1. Existing trees on site to be removed for development.
2. Verify locations of all underground utilities.

PLANT UNIT CALCULATION

Summary of plant unit (PU) requirements:

1 PU per 12 parking spaces:	N/A
1 PU per 1000 SF of required LSR:	2,501/1,000 = 2.5 PU
Total required plant units:	**3 PLANT UNITS**

Average value of one (1) plant unit:	$2,400 x 3 = $7,200
Average cost to irrigate one (1) plant unit:	$2,100 x 3 = $6,350
Total cost of three (3) plant unit w irrigation:	$13,500
Total cost x 125% Bond:	**$16,875**

1. The objective of the proposed landscape plan is to to soften the architectural elevations from the surrounding neighborhood where possible. Proposed plantings along the north property line are located to screen and soften the elevation.

2. The proposed plant material on site with the addition street trees, benches, and bike racks in the ROW will exceed the monetary equivalent of the three (3) plant unit requirement for the site. Wall mounted bike racks on the street level, as well as courtyard planters on the second level are additional plant unit substitutions for the site.

3. All landscaping will comply with Division 5.5 of Teton County LDR's.

SIGNAGE & STRIPING NOTES

1. All sign bases will be provided by the Town.
2. Contractor to install signs per MUTCD code and specs
3. ADA detectable warning panels will be provide by the Town.

IRRIGATION NOTES

1. A permanent underground irrigation system to be installed to irrigate all proposed plantings on site as well as within the right-of-way.
2. Install sleeving under asphalt paving and concrete walks, prior to concrete and paving operations, to accomdate piping and wiring.
3. Underground utilities shall be properly located to prevent damage during irrigation trenching and installation.
4. Irrigation system to be design-build by landscape contractor or irrigation specialist.
5. Static pressure, point of connection, backflow preventer, and irrigation controller location to be coordinated with General Contractor.
6. All trees and shrubs to be drip irrigated and all grass revegetation areas to receive spray irrigation. Avoid overspray.
7. Irrigation water supply and/or hose bib locations to be available for future design and use in the courtyard.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
DECIDUOUS TREES					
	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	3" CAL	6	B&B
	Populus tremula 'Erecta'	Columnar Aspen	3" CAL	6	B&B
SHRUBS					
	Amelanchier alnifolia	Serviceberry	6' H	9	
	Symphoricarpos albus	Common snowberry	#5	4	
GROUNDCOVERS / GRASSES / PERENNIALS					
	TBD - 712 SF (UPPER LEVEL)				
	SYNTHETIC TURF TBD - 1,355 SF				
	FESCUE SOD - 250 SF				

PLANTING NOTES

1. All landscaping shall be in place prior to occupancy or within one year of occupancy.

2. Confirm all plant counts and square footages: quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.

3. The landscape architect shall review all plant materials at the source or nursery - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.

4. Carefully align and space plant materials as indicated in these notes, drawings and details.

5. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.

6. Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1 1/2 inches below adjacent edging or paving.

7. The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.

8. Refer to civil engineer's utility and grading plans. If site conditions vary from what is shown, contact the landscape architect and civil engineer for direction before proceeding.

9. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the landscape architect.

10. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the owner.

11. Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.

12. For ball &burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.

13. The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.

14. Seed shall be sown in the fall after October 15 or in the spring before May 15th. Uniformly distribute seed at the rate indicated. Thoroughly rake seed to incorporate seed into topsoil All seed shall be certified and comply with the Wyoming Seed Law. See revegetation specification.

15. The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.

17. All trees and shrubs shall be drip irrigated. All disturbed areas shall be spray irrigated including lawn, native grass areas, and perennial beds.

18. All plant material shall be irrigated for a minimum of 2 years until establishment.

19. All landscaping shall be regularly maintained by the landowner including the control of noxious weeds.

0 8 16 32 48 64 80 — 1"=16'

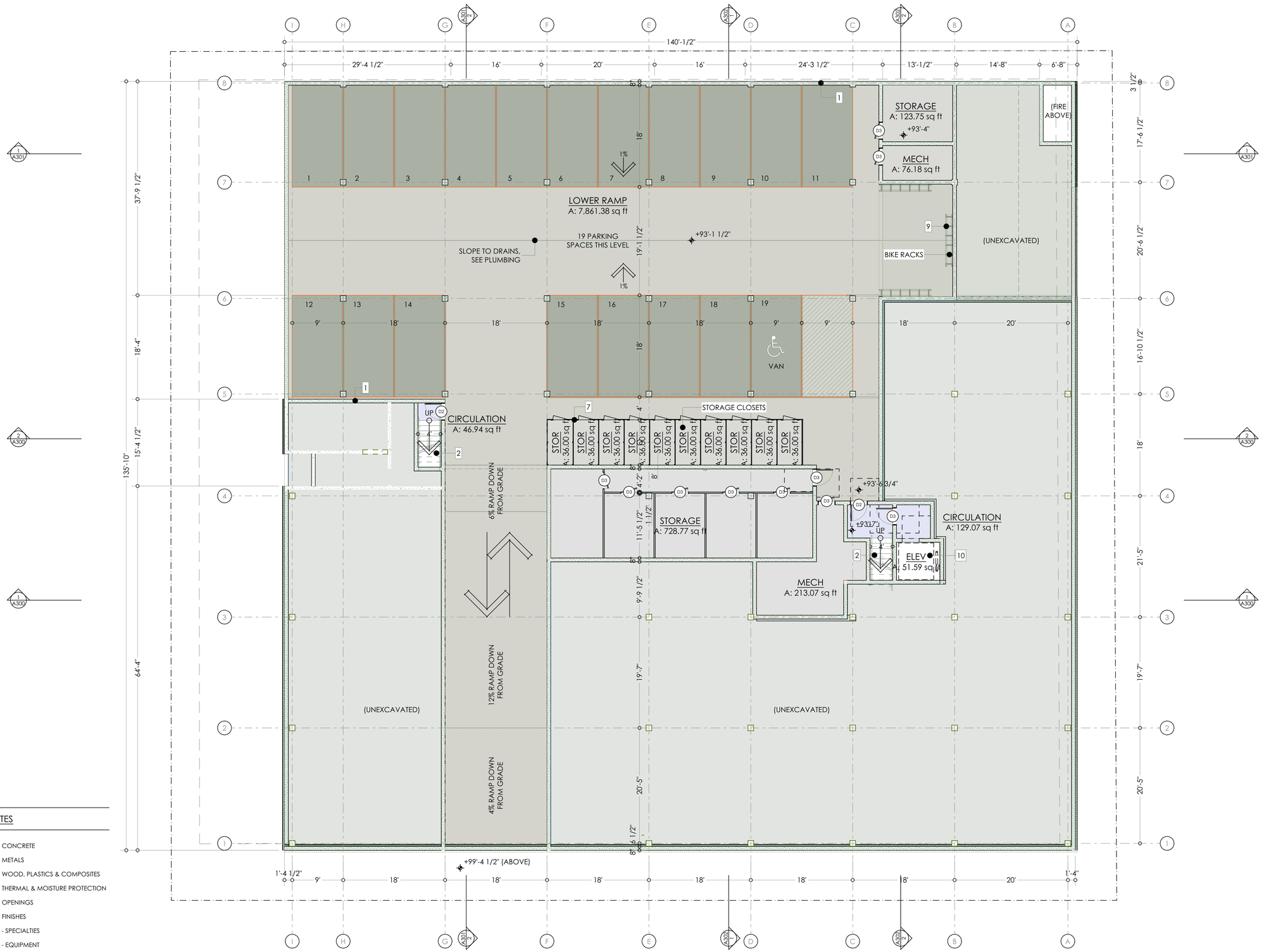
rooted
landscape architecture
po box 3637
jackson wy 83001
307.203.5520
www.rootedla.com

105 MERCILL
JACKSON, WY 83001

ISSUE	DATE
PRICING SET	2/16/2021

LANDSCAPE PLAN

L1.0



PLAN NOTES

1. DIV 3 - CONCRETE
2. DIV 5 - METALS
3. DIV 6 - WOOD, PLASTICS & COMPOSITES
4. DIV 7 - THERMAL & MOISTURE PROTECTION
5. DIV 8 - OPENINGS
6. DIV 9 - FINISHES
7. DIV 10 - SPECIALTIES
8. DIV 11 - EQUIPMENT
9. DIV 12 - FURNISHINGS
10. DIV 14 - CONVEYING EQUIPMENT

SEE DIV 1 FOR LIST OF ALTERNATE SPECS

LOWER PARKING PLAN

SCALE: 1/8" = 1'-0"

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A200

LOWER PARKING PLAN

BIKE RACKS
BUILDING SETBACK
PROPERTY LINE
FLOOR ABOVE
139'-8"
133'-6"
6'-2"
TRASH
12'
FIRE
A: 50.00 sq ft
+99'-4"
BIKE RACKS
50
PROPERTY LINE
BUILDING SETBACK RANGE
19' WIDE CURB CUT
CLC ONE WAY DRIVE
FENCED TRASH & RECYCLING AREA
PROPERTY LINE
BUILDING SETBACK
66'-1 1/2"
AWNING ABOVE
BIKE RACKS
29'-8 1/2"
25'
25'
25'-3 1/2"
25 PARKING SPACES THIS LEVEL
SLOPE TO DRAINS, SEE PLUMBING
UPPER RAMP
A: 7,705.47 sq ft
+102'-6 1/4"
14% RAMP UP FROM GRADE
4% RAMP UP FROM GRADE
+99'-1/2"
17'-2"
18'
20'-6 1/2"
19'-1"
16'-10 1/2"
9'
18'
1'-4 1/2"
13'-4 1/2"
20'
4'-7 1/2"
1'-4"
+99'-1 13/16"
CW-01
OFFICE/RETAIL 101
A: 1,153.29 sq ft
+99'-2"
CW-02
AWNING ABOVE
49
STORAGE CLOSETS
STOR A: 36.00 sq ft
STOR A: 52.00 sq ft
STOR A: 46.67 sq ft
STOR A: 49.09 sq ft
STOR A: 54.70 sq ft
STOR A: 57.60 sq ft
STOR A: 54.75 sq ft
STOR A: 35.00 sq ft
STOR A: 33.00 sq ft
MECH
A: 174.20 sq ft
+102'-11"
CIRCULATION
A: 349.63 sq ft
+99'-5" DN
UP
DN
ELEV
CIRCULATION
A: 957.60 sq ft
+99'-5"
+99'-4 3/4"
CW-03
BIKE RACKS
TREES IN GRATES (TYPICAL)
48
97'-10"
135'-10"
18'-8 1/2"
19'-4"
CW-14
CW-13
CW-12
CW-11
CW-17
+99'-4 1/2"
64'-4"
CLC ONE WAY DRIVE
12% RAMP DOWN FROM GRADE (BELOW)
4% RAMP DOWN FROM GRADE (BELOW)
42" HIGH GUARDRAIL
OFFICE/RETAIL 104
A: 1,686.30 sq ft
OFFICE/RETAIL 103
A: 1,753.13 sq ft
OFFICE/RETAIL 102
A: 2,268.98 sq ft
+99'-5"
+100'
+99'-3/4"
+99'-5 1/4"
+99'-11 7/8"
1ST FLR SECONDARY ST FACADE (MIN 35% REQ. 78% PROP.)
47
1ST FLR PRIMARY ST FACADE (MIN 70% REQ. 73% PROP.)
CW-10
CW-09
CW-08
CW-07
CW-06
CW-05
CW-04
5'-6" WIDE PEDESTRIAN TRAVELWAY
BIKE RACKS (TYP.)
TREES IN GRATES (TYP.)
BENCH
6' WIDE PEDESTRIAN TRAVELWAY
12' WIDE CURB CUT
AWNING ABOVE
18' WIDE CURB CUT
BUILDING SETBACK RANGE
BUS STOP
PROPERTY LINE
45
46
22'
10'
28'-4 1/2"
18'
93'-4"

PLAN NOTES

1. DIV 3 - CONCRETE
2. DIV 5 - METALS
3. DIV 6 - WOOD, PLASTICS & COMPOSITES
4. DIV 7 - THERMAL & MOISTURE PROTECTION
5. DIV 8 - OPENINGS
6. DIV 9 - FINISHES
7. DIV 10 - SPECIALTIES
8. DIV 11 - EQUIPMENT
9. DIV 12 - FURNISHINGS
10. DIV 14 - CONVEYING EQUIPMENT

SEE DIV 1 FOR LIST OF ALTERNATE SPECS

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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(O) 307 733 3600
www.dajh.com

PROJECT NO.: 19-08 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T. LEE
B-0228
1-19-21
STATE OF WYOMING

REVISION HISTORY

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11	DRC SUBMITTAL	4-1-20
12	DRC RESUBMITTAL	6-3-20
13	PERMIT SET	7-14-20
14	PERMIT SET	1-19-21
15	PRICING SET	2-16-21

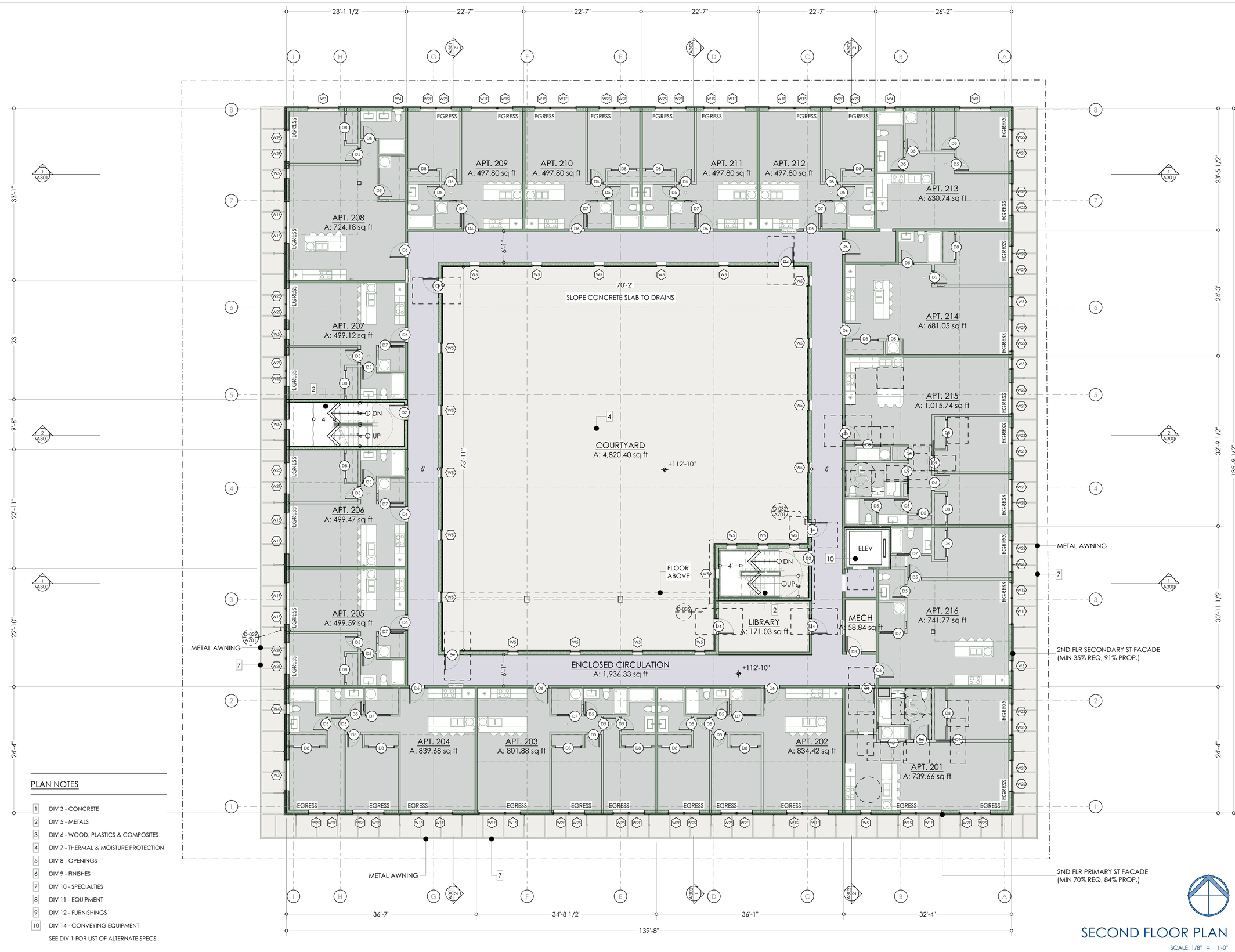
105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A201

FIRST FLOOR PLAN



PLAN NOTES

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SEE DIV 1 FOR LIST OF ALTERNATE SPECS

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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13	PERMIT SET	7-14-20
14	PERMIT SET	1-19-21
15	PRICING SET	2-16-21

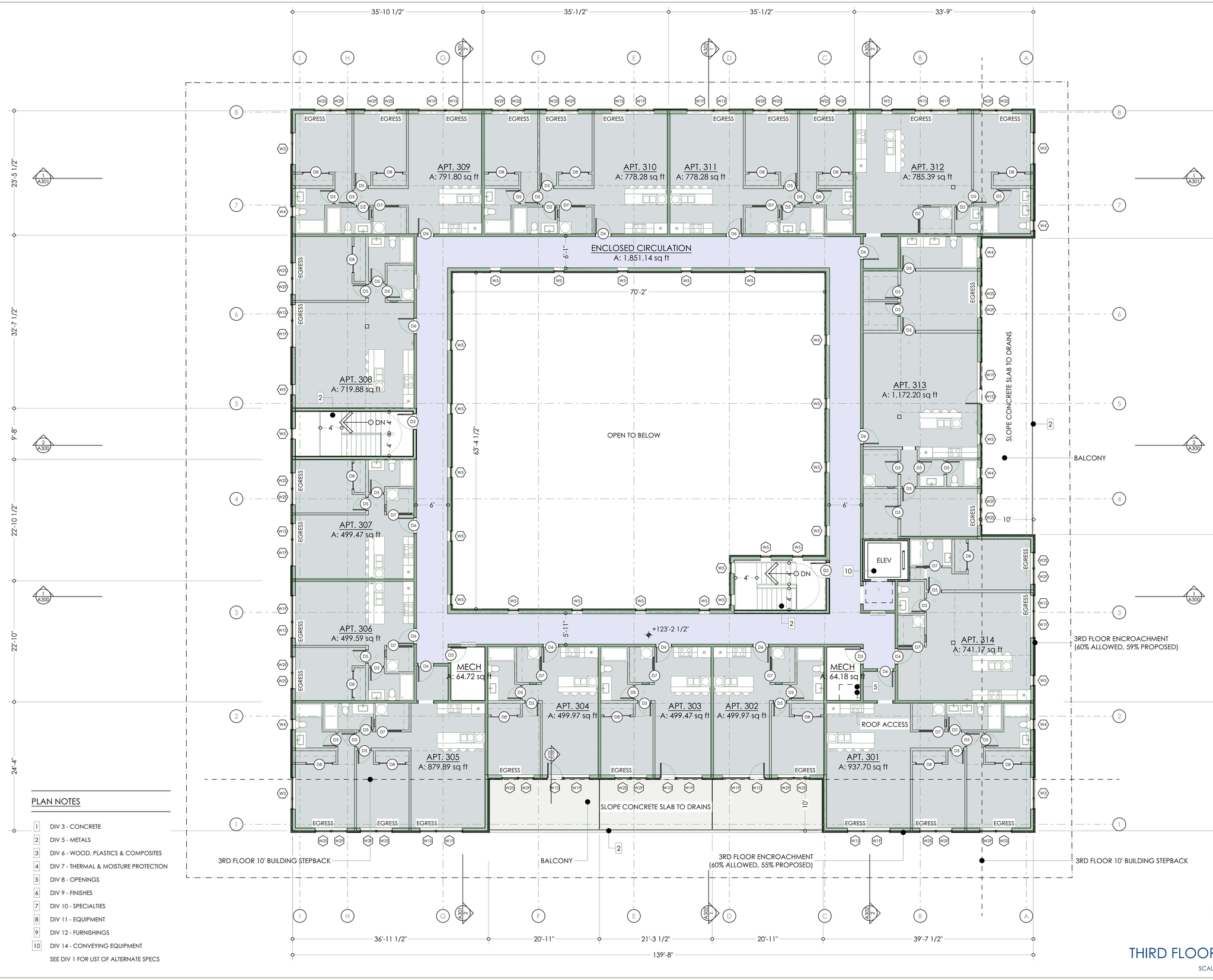
105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A202

SECOND FLOOR PLAN



PLAN NOTES

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SEE DIV 1 FOR LIST OF ALTERNATE SPECS

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

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14	PERMIT SET	1-19-21
15	PRICING SET	2-16-21

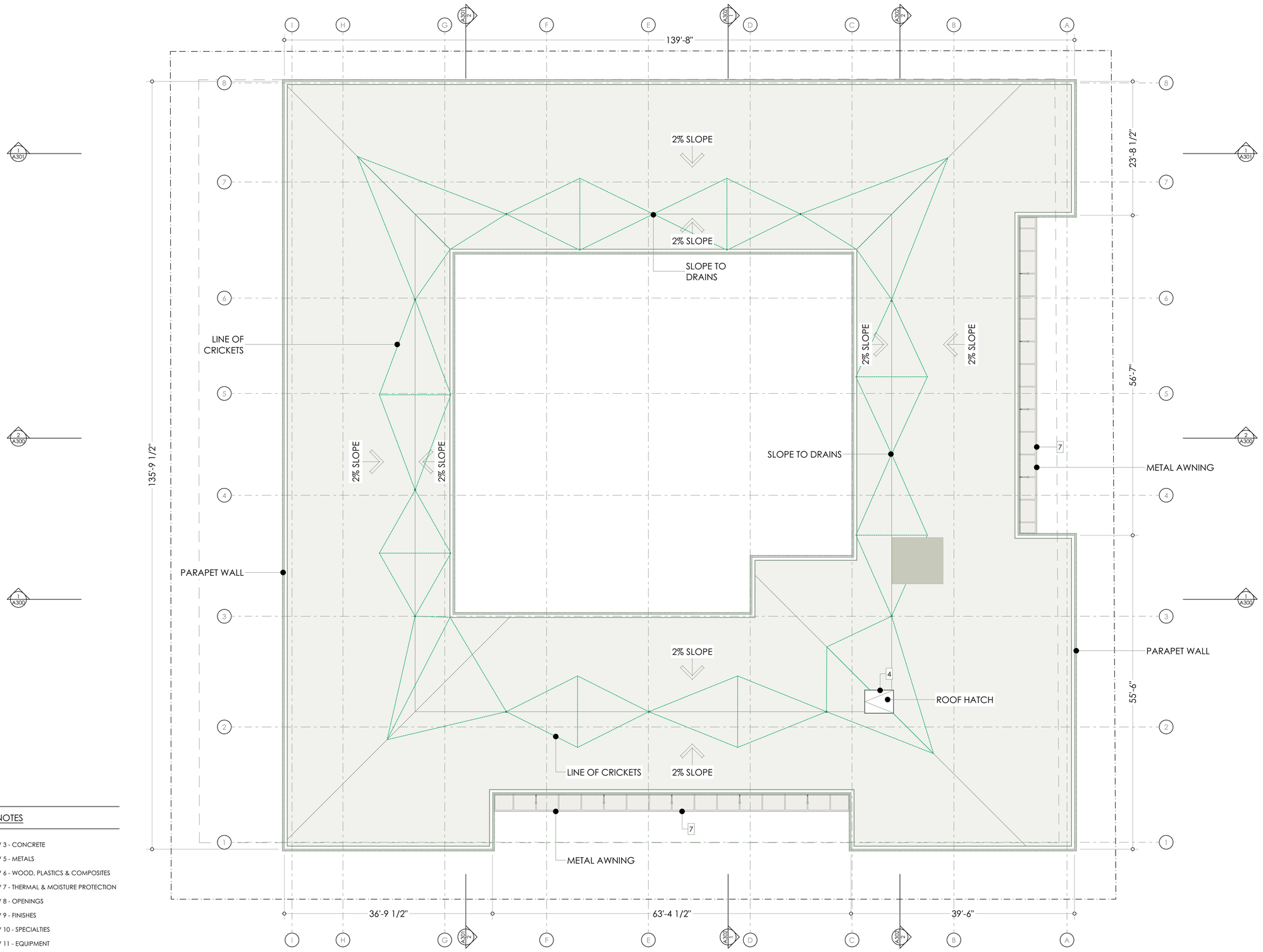
105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A203

THIRD FLOOR PLAN



PLAN NOTES

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SEE DIV 1 FOR LIST OF ALTERNATE SPECS

ROOF PLAN

SCALE: 1/8" = 1'-0"

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14	PERMIT SET	1-19-21
15	PRICING SET	2-16-21

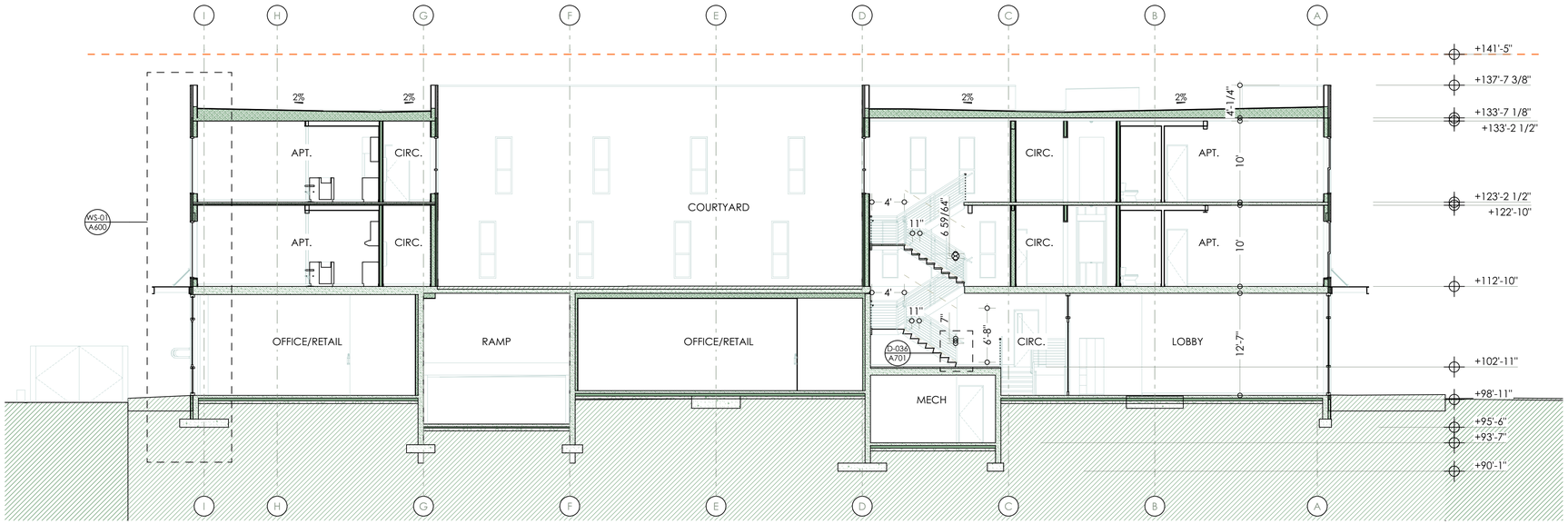
105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

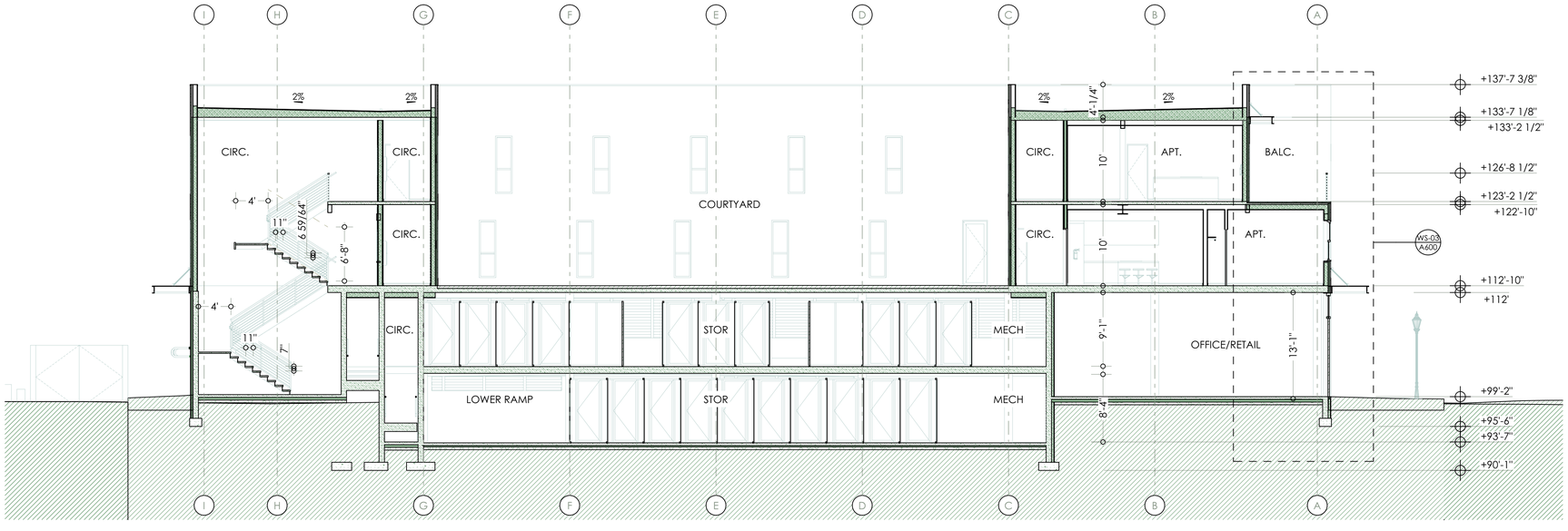
A204

ROOF PLAN



1 A300 SECTION

SCALE: 1/8" = 1'-0"



2 A300 SECTION

SCALE: 1/8" = 1'-0"

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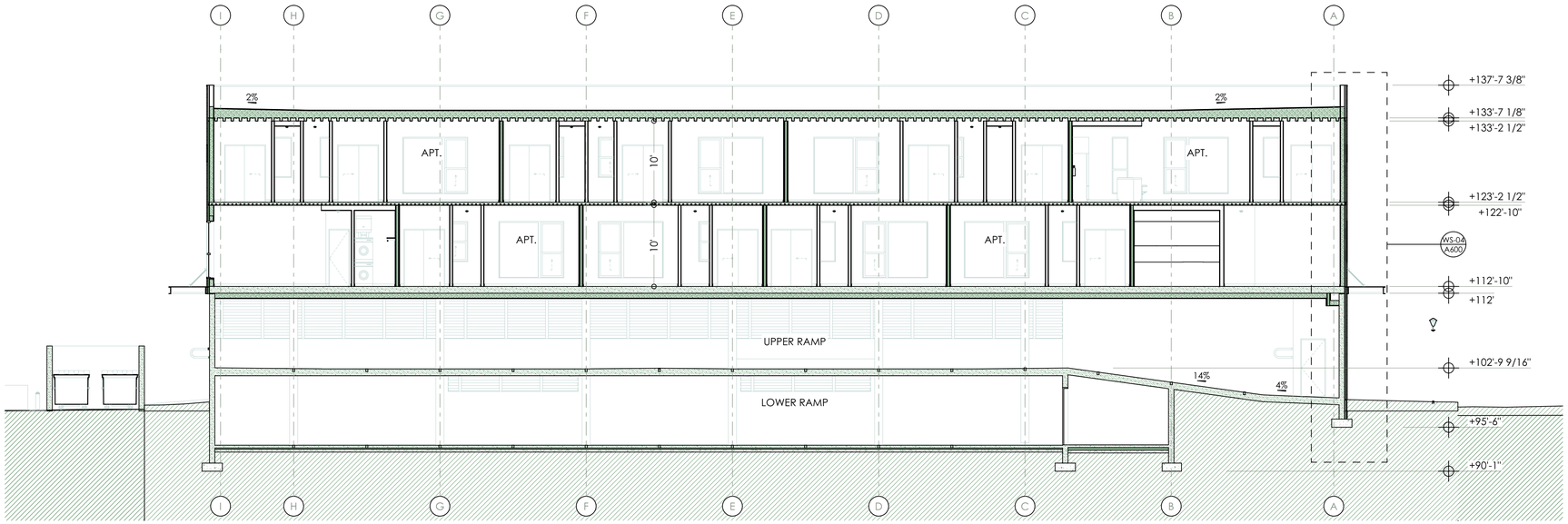
105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

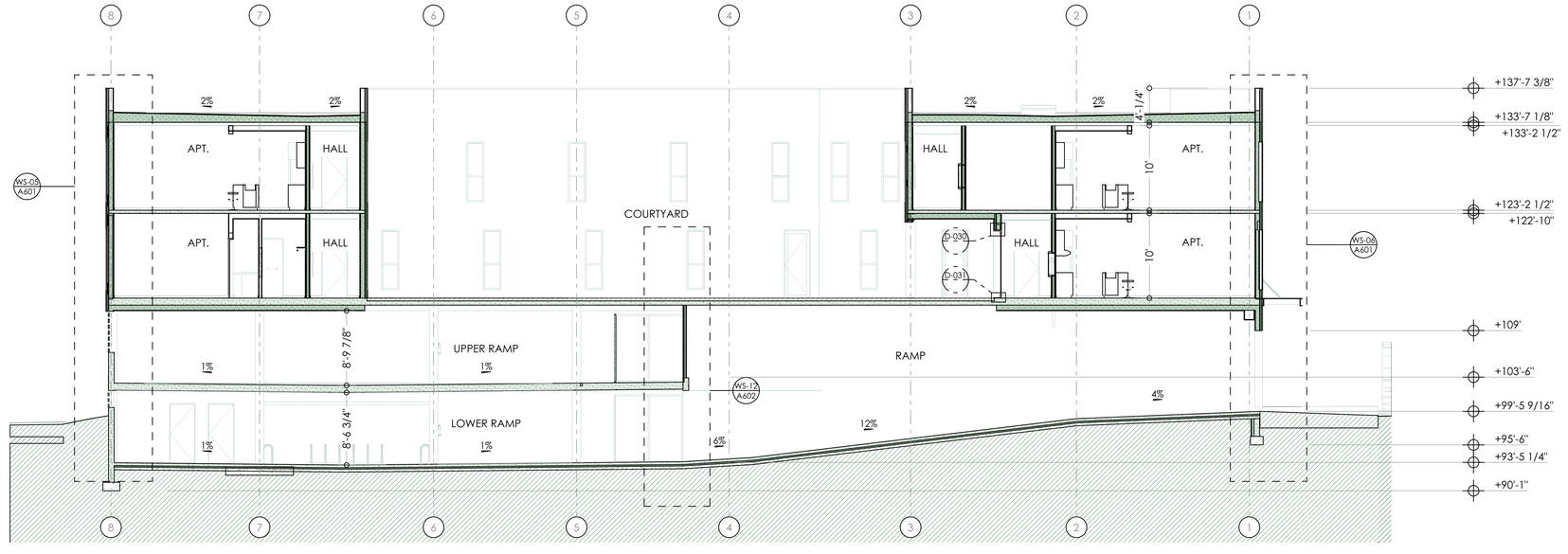
A300

SECTIONS



1 A301 SECTION

SCALE: 1/8" = 1'-0"



2 A301 SECTION

SCALE: 1/8" = 1'-0"

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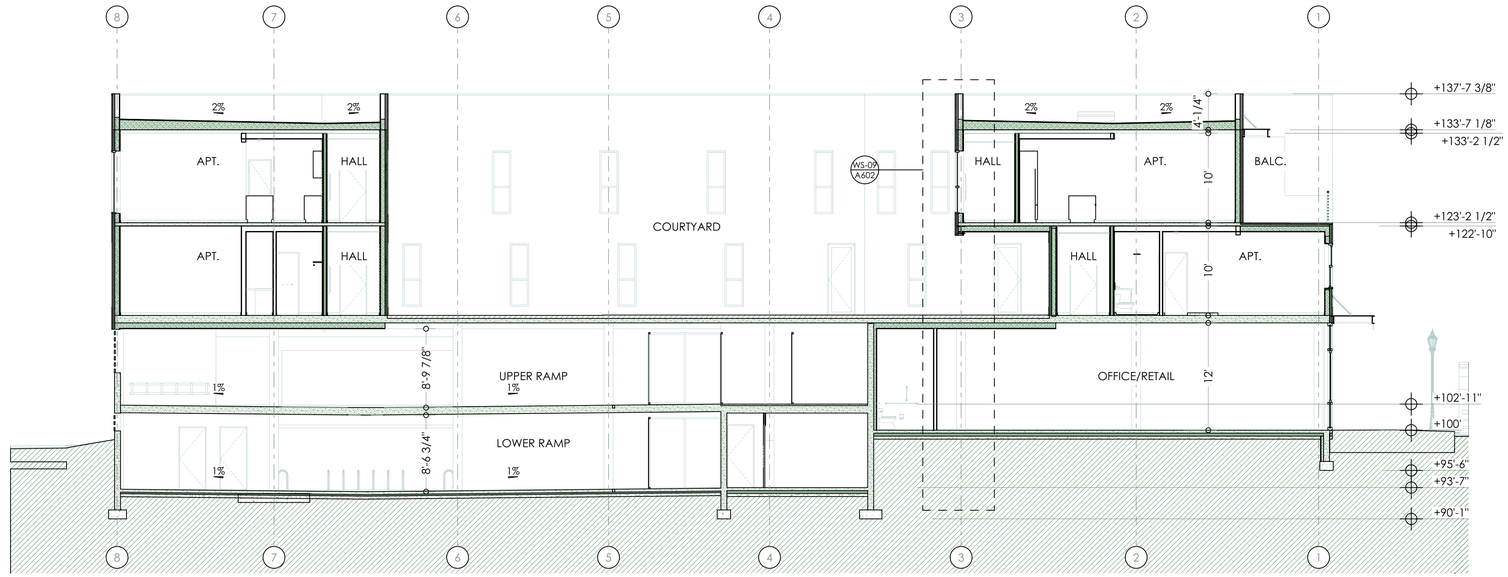
105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

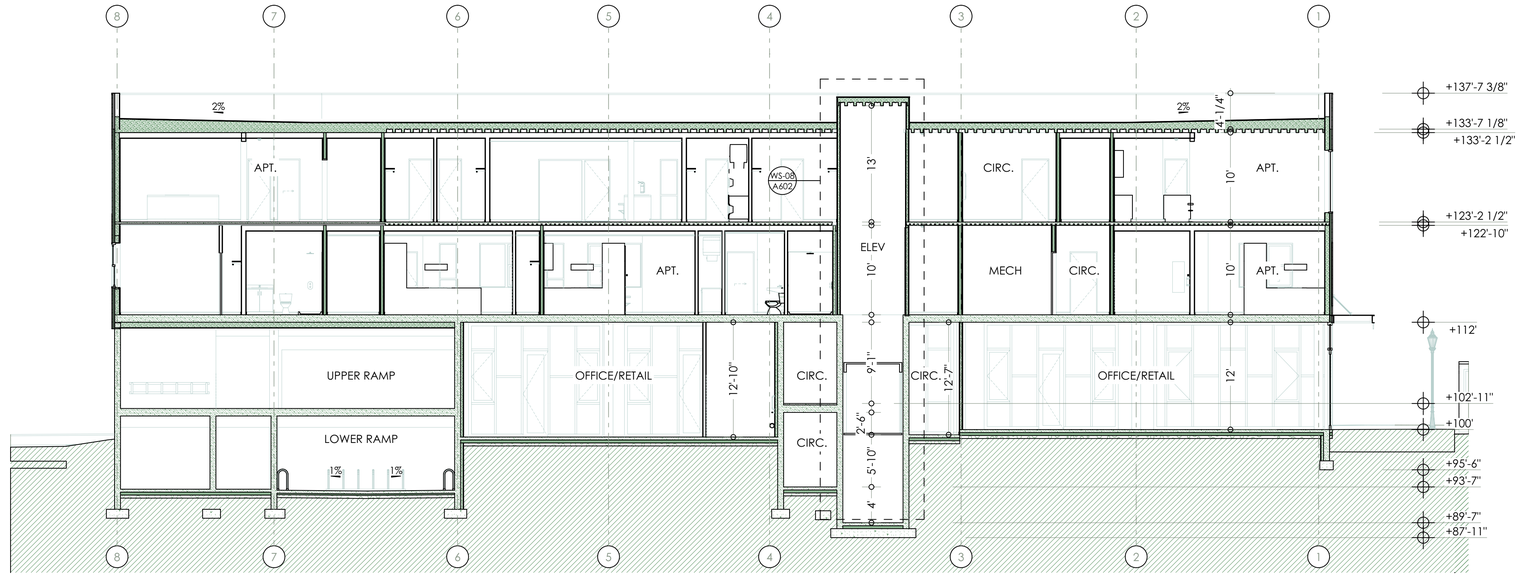
A301

SECTIONS



1 A302 SECTION

SCALE: 1/8" = 1'-0"



2 A302 SECTION

SCALE: 1/8" = 1'-0"

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B-0228
1-19-21
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105 MERCILL
105 MERCILL AVE JACKSON, WY

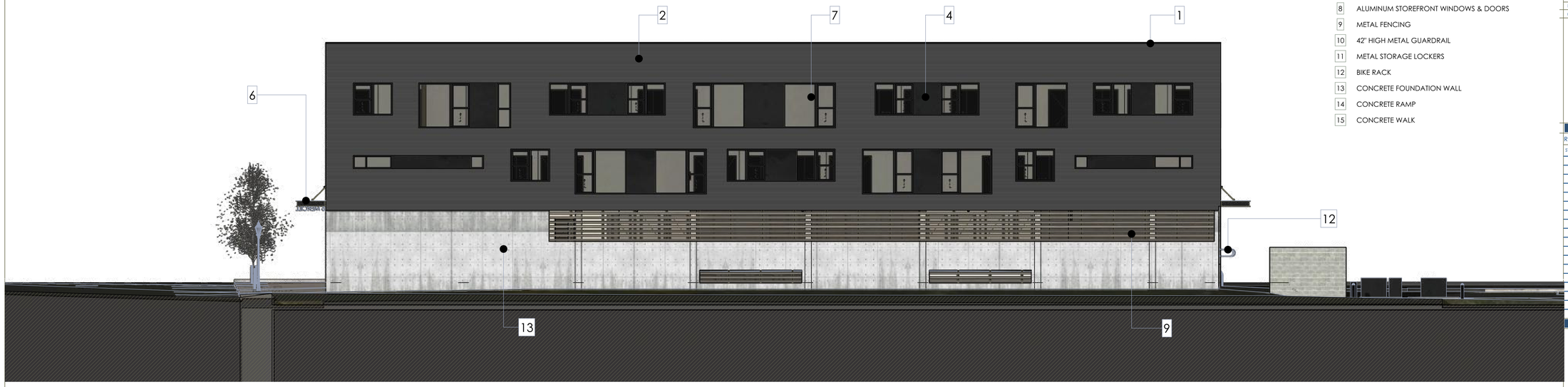
DRC SET
3-1-21

A302

SECTIONS

ELEVATION NOTES

1. METAL FLASHING
2. METAL SIDING
3. FIBER CEMENT SIDING
4. SHEET METAL SIDING
5. PAVERS
6. METAL AWNING
7. VINYL WINDOWS & DOORS
8. ALUMINUM STOREFRONT WINDOWS & DOORS
9. METAL FENCING
10. 42" HIGH METAL GUARDRAIL
11. METAL STORAGE LOCKERS
12. BIKE RACK
13. CONCRETE FOUNDATION WALL
14. CONCRETE RAMP
15. CONCRETE WALK



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A400

ELEVATIONS

ELEVATION NOTES

1. METAL FLASHING
2. METAL SIDING
3. FIBER CEMENT SIDING
4. SHEET METAL SIDING
5. PAVERS
6. METAL AWNING
7. VINYL WINDOWS & DOORS
8. ALUMINUM STOREFRONT WINDOWS & DOORS
9. METAL FENCING
10. 42" HIGH METAL GUARDRAIL
11. METAL STORAGE LOCKERS
12. BIKE RACK
13. CONCRETE FOUNDATION WALL
14. CONCRETE RAMP
15. CONCRETE WALK

EAST ELEVATION

SCALE: 1/8" = 1'-0"

WEST ELEVATION

SCALE: 1/8" = 1'-0"

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A401

ELEVATIONS

NORTH COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

EAST COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

WEST COURTYARD ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. METAL FLASHING
2. METAL SIDING
3. FIBER CEMENT SIDING
4. SHEET METAL SIDING
5. PAVERS
6. METAL AWNING
7. VINYL WINDOWS & DOORS
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9. METAL FENCING
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15. CONCRETE WALK

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14	PERMIT SET	1-19-21
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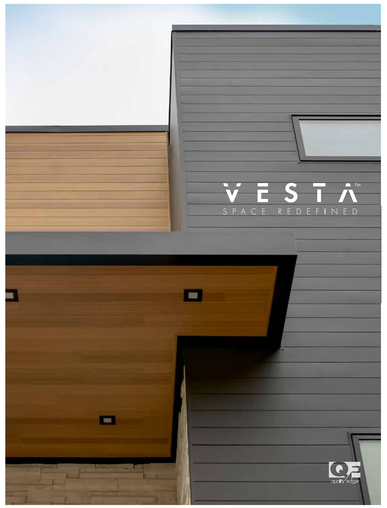
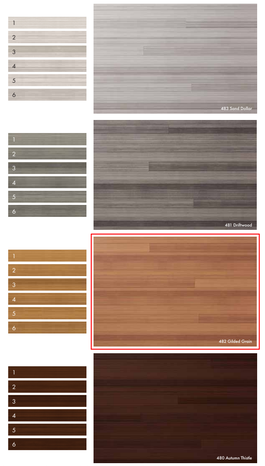
105 MERCILL
105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

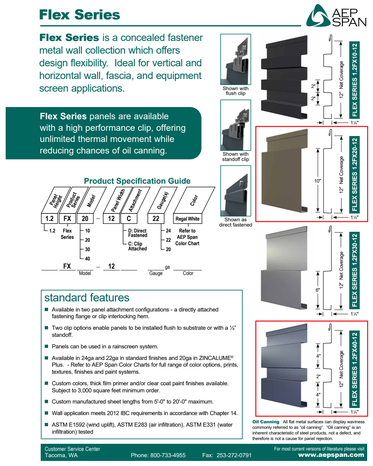
A402

ELEVATIONS

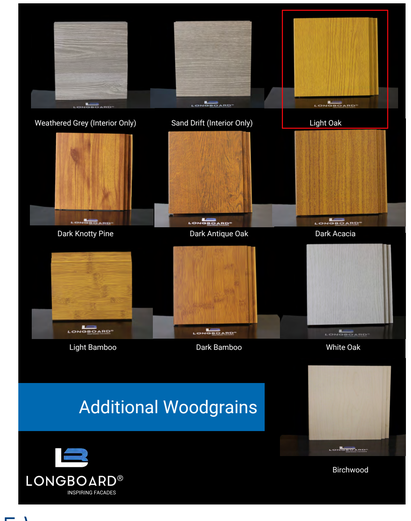




METAL SIDING - QUALITY EDGE (O.A.E.)



METAL SIDING & PANELS - AEP SPAN (O.A.E.)



METAL FENCING - LONGBOARD (O.A.E.)

Put a fresh face on industrial chic.

Take back your time with the Nichiha Concrete Series. Designed to mimic the natural texture of concrete, our two panels offer distinct textures and styles to fit your creative vision. Plus, with the power of fiber cement, you can enjoy the look and feel of concrete without the curing times, cracking or color inconsistency.

IndustrialBlock™ offers a distressed design with all the irregularities and characteristics of natural concrete. It can pair seamlessly with a wide range of products, whether you are aiming for a modern or vintage vibe. EmpireBlock™ delivers the look and feel of precast concrete block with a modern twist. Perfect for indoor environments as well as exterior cladding, it features a unique dimple that defines the look of industrial chic.

Both sets of lightweight panels can be installed vertically and horizontally, covering approximately 15 square feet per panel, and have the durability you've come to expect from Nichiha.

EMPIREBLOCK SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 (29.62 SQ. FT.)

AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

Want the concrete look without the dimples? Check out our IndustrialBlock panel.

INDUSTRIALBLOCK SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8 (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 (29.62 SQ. FT.)

AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

NICHIHA CONCRETE SERIES

DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600
www.dajh.com

PROJECT NO.: 19-08 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T LEE
B-0228
1-19-21
STATE OF WYOMING

REVISION HISTORY

SYMB	CHANGE	DATE
1	CONCEPTUAL	5-23-19
2	CONCEPTUAL UPDATE	6-21-19
3	CONCEPTUAL UPDATE	6-26-19
4	CONCEPTUAL UPDATE	7-8-19
5	CONCEPTUAL UPDATE	7-11-19
6	CONCEPTUAL UPDATE	7-22-19
7	CONCEPTUAL UPDATE	7-24-19
8	CONCEPTUAL UPDATE	9-25-19
9	DRC SUBMITTAL	11-6-19
10	PRE-APP SUBMITTAL	11-15-19
11	DRC SUBMITTAL	4-1-20
12	DRC RESUBMITTAL	6-3-20
13	PERMIT SET	7-14-20
14	PERMIT SET	1-19-21
15	PRICING SET	2-16-21

105 MERCILL
105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A800

EXTERIOR MATERIALS

MERCILL & GLENWOOD STREEVIEW

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15	PRICING SET	2-16-21

105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A900

RENDERINGS

MERCILL ELEVATION

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105 MERCILL
105 MERCILL AVE JACKSON, WY

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A901

RENDERINGS

GLENWOOD ELEVATION

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105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A902

RENDERINGS

MERCILL STREETVIEW

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105 MERCILL

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RENDERINGS

GLENWOOD STREETVIEW

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15	PRICING SET	2-16-21

105 MERCILL

105 MERCILL AVE JACKSON, WY

DRC SET
3-1-21

A904

RENDERINGS

COURTYARD

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105 MERCILL

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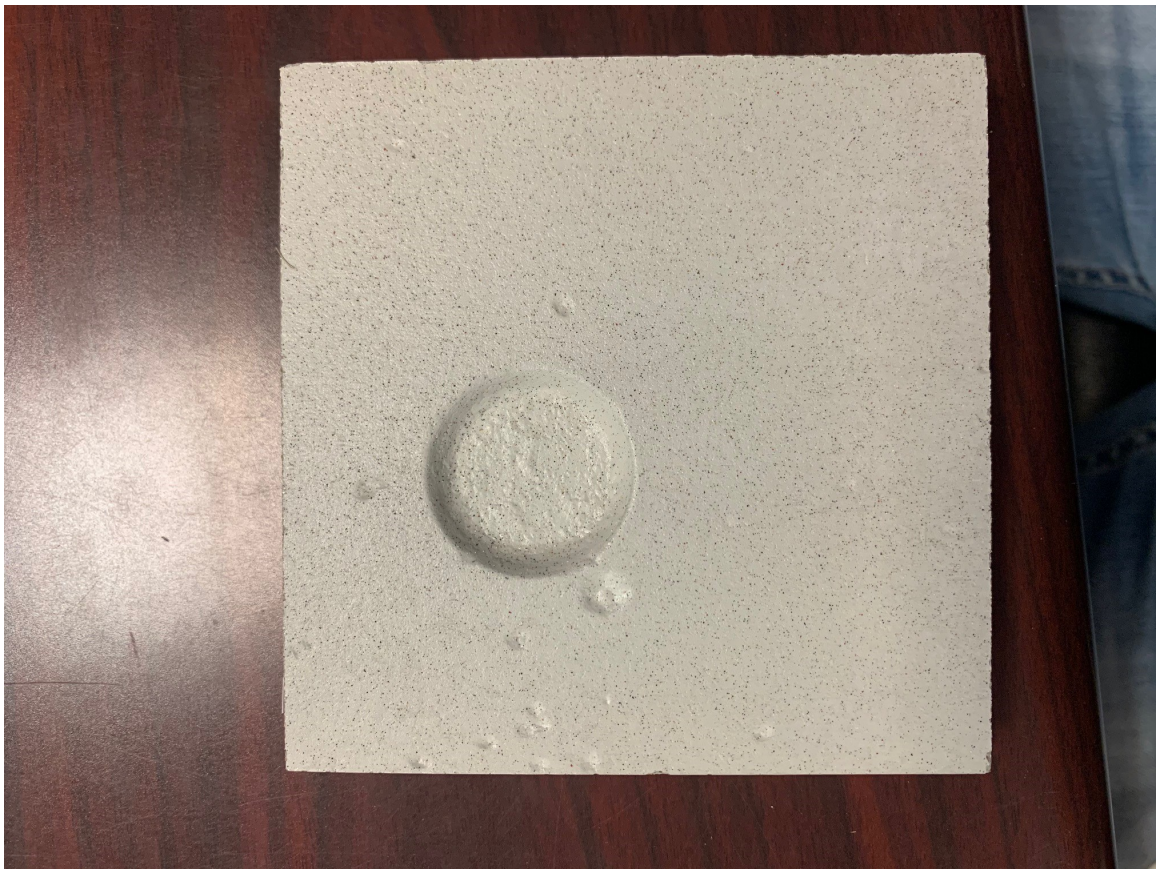
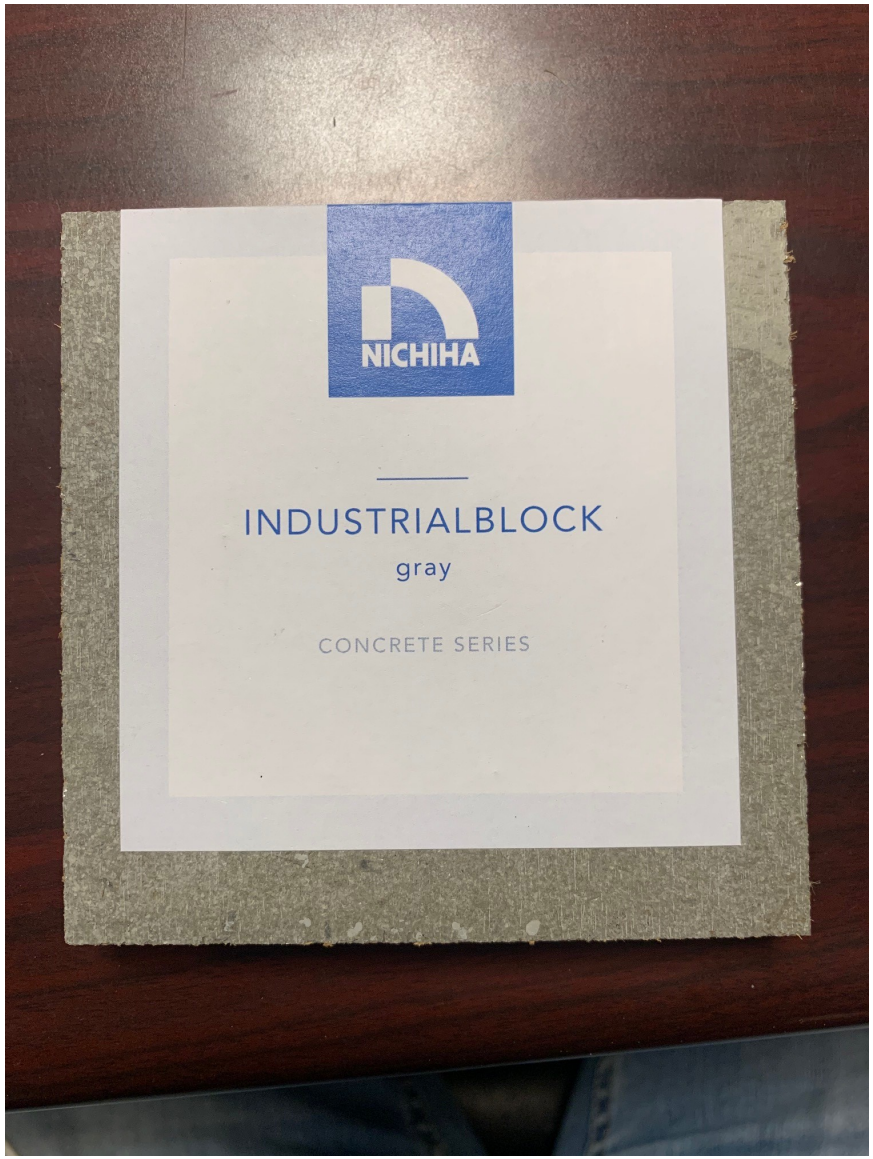
DRC SET
3-1-21

A905

RENDERINGS



NICHIHA
EMPIREBLOCK
gray
CONCRETE SERIES


NICHIHA
INDUSTRIALBLOCK
gray
CONCRETE SERIES