

LEBANON ZONING REGULATIONS
Appendix 1
Village Green District (VGD) and Village Business District (VBD)
Design Review Standards

A. Introduction

The appropriate design of buildings, structures and landscape around Lebanon Green is valued by its residents. The Design Review Standards have been developed to guide proposed development in the Village Green District (VGD) and Village Business District (VBD) Zones and to help ensure that the unique qualities of the landscape are preserved and enhanced to everyone's benefit. The Design Review Standards shall serve as the criteria for the review and approval of projects for which design review is applicable. The Design Review Standards are intended to provide flexibility in the design approaches that may be adopted for each project to achieve the same overall public purpose.

B. Applicability

Design review shall be required for all new structures, exterior modifications and changes in use and buildings that require a building permit as determined by the Commission. It is also required for all additions or exterior restoration projects that will change the appearance of a structure, require a building permit, and are visible from public vantage points from a public way or civic place such as the Green or Town buildings intended for public activities. Design review shall not be required for maintenance, repair or replacement projects that do not alter the existing appearance or for interior improvement projects.

C. Process

1. Pre-Application. Applicants for building permits within the VGD and VBD Zones should confer with town staff regarding potential applicability of Design Review Standards to their projects and associated requirements.
2. Application. The application for design review shall include site and floor plans, elevations and other information to support the discussions with the Design Review Board and be the basis for approval.
3. Review Process. Applicants will meet with the Design Review Board (DRB) to discuss the proposed design. The DRB will issue its findings and recommendations, if any, as a report to the Planning and Zoning Commission.
4. Additional Review. The applicant may request the opportunity to provide further information or alternation to their application prior to the completion of the DRB report, including an extension of time under CGS if necessary to submit additional information to the DRB.
5. Approval Process. The DRB recommendation will be considered as part of the overall project application for final decision by the Commission and read into the record.
6. Criteria for Recommendations and Decisions. Both the DRB and the Planning and Zoning Commission shall use the Design Review Standards, which are composed of Design Principles and Standards, as the entire basis for their findings. The Design Principles articulate overall goals for the design character within the VGD and VBD Zones. The Design Standards describe potential approaches to achieving those principles.

D. Design Principles

1. **Valued Historic Character.** Designs should respect the history of the Green which includes historic buildings and highly valued places. To the greatest extent practical, buildings that have been designated as contributing to the national Lebanon Green Historic District should be restored to reflect their original architecture. Alterations or renovations to other buildings should similarly be based on the original styles and architecture. New buildings or major additions may reflect or interpret the historic styles in the area but need not attempt to become exact reproductions or replicas.
2. **Balance of Rural Village Center.** Designs for any component of VGD and VBD Zones should appear to be in balance with, rather than predominate over, its neighbors. This is a rural village center with well-balanced uses and activities that include active farming, traditional buildings, fences, stone walls and open space associated with housing, civic uses and clusters of businesses. Nothing should be so large and predominant as to overwhelm its neighbors.
3. **Value of Varied Landscape.** The varied landscape quality should be retained and not compromised by large-scale changes that shift the perception of the district as a whole. The Green is a relatively open and varied landscape of fields and lawns, simple paths and clustered trees punctuated by special gardens and features that are neither repetitive nor uniform from one parcel or place to the next.
4. **Context and Diversity of Building Types and Styles.** The architecture of the district has emerged over hundreds of years and represents a sequence of building types and styles linked to the eras in which they were created. This pattern should continue into the future. See Subsection F. for more on "Context".
5. **Non-automobile Environment.** The location and design of parking areas should limit the visual impact of the automobile. Parking is a practical need, but the more dominant character of the landscape and an emphasis on pedestrian connections and access should be the dominant image, rather than large areas of paving or asphalt.

E. Design Standards

1. **Site Layout and Organization**
 - a) Create landscaped space between the street and the buildings that serves as a foreground.
 - b) Where there are multiple uses or building components on a site create a hierarchy of buildings rather than repeating the same size and orientation of buildings. The hierarchy should include different sizes and shapes that distinguish between the primary building and separate secondary components.
 - c) Locate significant accessory or companion buildings to the side or rear of the main structure or building on the site. Principle buildings should not be substantially concealed by secondary or accessory buildings directly in front of them.
 - d) Provide significant facades facing the street. Buildings within the district traditionally face a street with a significant façade, often including an entrance. Even if the entrance is from the side or rear, the facades from the street should have prominent "fronts."
 - e) Locate parking in secondary rather than prominent locations. Parking areas should be placed at the side or rear of structures; be partially concealed with landscaping, fencing or walls; and/or be broken into separate sections of parking rather than large continuous and highly-visible lots. Alternative parking materials are encouraged, i.e., stone.

- f) Limit views of garages and garage doors. Locate parking garage bays and doors so that they are either along the side or rear of buildings or are concealed by landscape or other structures except for agricultural buildings or sheds. Garage doors should not be parallel to the road.
- g) Provide landscape space between buildings that are on different parcels. Spacing buildings between parcels with a landscaped boundary is traditional and appropriate, even if the landscaping is very simple. Native planting should be used.
- h) Do not conceal nearby historic buildings. Buildings or extensive landscaping should not conceal adjacent historic structures from easy viewing from nearby areas by being too close to the street.
- i) Respect existing open landscapes. The ability to view open fields and agricultural landscapes is valued. Although buildings and landscaping may be created between public vantage points and such open areas, view corridors should be left open to the extent practical.

2. Architecture and Building Design

- a) Retain and renovate existing historic structures. To the extent possible, historic buildings should be retained, restored or renovated over time to retain and express their heritage.
- b) Respect the historic origins of existing historic buildings. The design of changes, renovations, additions or alterations of existing historic buildings should reflect their original conditions, styles and features.
- c) Design additions or major alterations to be consistent in architectural style and character. Where major changes or additions occur to an existing building, changes should extend the style and architectural characteristics of that building rather than creating an abrupt shift.
- d) Choose an architectural style and approach sympathetic to a building's surroundings. The architectural style and the overall way in which it is used should reflect the influence of nearby and adjacent buildings. See "Context" in Subsection F.
- e) Use materials, details, colors and features appropriate for the chosen architectural style and influences. Where a new structure or substantial reconstruction of a building occurs, the materials, colors and features used should be consistent with the architectural style of the building chosen rather than becoming a collection of different styles and elements.
- f) Blank walls or facades facing the street or visible from the street should be avoided or associated with structures that appear to be similar to barns or other agricultural structures that are traditional components of a rural village center.
- g) Avoid false fronts or windows. False windows, doors or other elements are to be avoided so that the buildings and their components are genuine.
- h) Conceal mechanical equipment. Wall-mounted or roof-mounted mechanical equipment such as air conditioning, heating units, exhaust fans and the like should be concealed from public view within architectural components consistent with the style of the building.
- i) Avoid flat roofs when viewed from public ways.

3. Site and Landscape Design

- a) Use fence and walls for practical purposes. In an agricultural and village landscape, walls and fences serve practical purposes such as separating parcels and enclosing special places and

uses, or separating pedestrian areas from vehicle areas. They should not be employed primarily as site decoration. Fences erected between the building setback line and the street line should not be more than four (4) feet in height and should not be more than one-half (1/2) solid, and stone walls should not be more than three (3) feet in height.

- b) Vary the landscape. Except for agricultural plantings, the planted landscape should be varied and avoid repetitive patterns or symmetry unless it is appropriate to the architectural tradition of the buildings on the site. Native plantings should be used.
- c) Screen mechanical equipment and dumpsters. Except for equipment directly associated with agricultural operations, all dumpsters, ground or concrete pad-mounted mechanical equipment should be concealed from public view using evergreen plant materials complementary to the landscaping or architectural detailing complementary to the building.

4. Signage Design

- a) Limit size and number of signs. The overall size and number of signs should be limited to clearly and visibly convey the name of the establishment, institution or use and the character of the goods or services being offered from street approaches rather than expanding to become repetitive advertising.
- b) Locate signage to complement the architecture and site design. The signage should be integrated into the overall site design and should be complementary in colors and materials with the buildings and landscape.
- c) Avoid blocking views to historic buildings or features. Signs should not significantly interfere with clear and desirable views of historic buildings or features.

F. Context

The design of new construction, substantial rehabilitations, exterior modifications or changes in use should take into account its "context". The context includes the characteristics of the site, any existing buildings and the relationship to neighboring areas. For many buildings and sites around Lebanon Green, the context includes an architectural heritage. Although there are many historical components within the area, they represent very different styles as they were created in different periods. In keeping with this diversity, the design guidelines are not intended to be employed to restrict design to a particular period or style. Rather, the design should take on a character and style that is appropriate to the site, existing buildings and overall zoning district.

As part of the design and pre-application process, applicants should identify the style of any buildings that they anticipate renovating or expanding, including important architectural characteristics. They should also take photos of adjacent or nearby prominent buildings and consider whether or not the architectural style or other characteristics should be a direct influence on their project. This information will be helpful in creating a basis for both the design approach and subsequent discussions with the Design Review Board.

The following are the variety of styles and architectural characteristics that help compose the VGD and VBD Zones. New construction, renovation or substantial improvement to property should be in line with the following styles.

Postmedieval English 1600-1700, occasionally until ca 1740.

Postmedieval houses are generally wood framed with a central chimney and steeply pitched roof. Earlier examples are often asymmetrical; later houses may be symmetrical. The original small, diamond-paned windows were almost always replaced in the 18th and 19th centuries. Original doors were typically batten doors, which are simple wooden doors constructed of vertical boards.



Georgian 1700-1780, occasionally until ca. 1830.

The typical Georgian house in this area is symmetrical in form, often 5 bays wide with a central entrance and clap-board siding. The roof is pitched but not as steep as post-medieval houses. Windows are double-hung. They usually have 9 or 12 lights in each sash and thicker muntins – strips of wood or metal separating panes of glass – than in later periods. Doors are paneled, often flanked with pilasters, which are columns built into or applied to the wall. Windows such as transom lights or fanlights are often above the door, and sometimes a low-pitched triangle gable known as a pediment embellishes doors. There are often ornamental brackets known as modillion course (dentil molding) at the cornice.



Federal 1780-1830, occasionally until ca. 1840.

The Federal house form is similar to Georgian: symmetrical and usually 5 bays wide with a central entrance, with a lower roof pitch. Double-hung windows are typically 6-over-6 sash, with larger glass panes and more delicate muntins. Doors are paneled, often with elaborate, delicately-detailed surrounds (e.g. pediments, fanlights, pilasters and sidelights). There is often a modillion course (dentil molding) or other decoration at cornice. It is also known as the Adam style.



Greek Revival 1820-1860

Many Greek Revival houses have a front gabled roof and a lower side wing. Roof pitches are generally shallow. Doors are paneled and often surrounded by transom lights and sidelights with a delicate framework and set into an elaborate entablature. Porch columns may be Doric, Ionic, Corinthian or vernacular interpretations of classical orders. There are often pilasters at building corners and wide cornices at both main roofs and porch roofs. Windows are double-hung, with 6-over-6 sash.



Queen Anne 1880-1910

Queen Anne buildings are characterized by variety in form and surface textures. They are usually but not always asymmetrical – sometimes with one full-width front gable but often with cross gables at the same or lower height. Turrets – which are small towers projecting from a building wall – and bay windows are common, along with first floor porches, patterned shingles and decorative trim. Door and window surrounds tend to be simpler; window glass is often 1-over-1, sometimes with smaller panes on one or more sides. Often seen as well are 2-over-2 sash windows. Doors often have a large pane of glass set into the upper portion. The Queen Anne style is often called “Victorian”.



Colonial Revival 1880-1955 and beyond.

This style is eclectic, mixing forms and details from several earlier styles, including Dutch Colonial, Georgian and Federal. Forms are typically but not always symmetrical. Doors often feature large entry-ways and are surrounded by columns or pilasters. Windows are often 6-over-1 or 6-over-6 (often paired). Roofs are usually side gable but occasionally gambrel, which is a roof design with a double slope on each side.



Vernacular Barns and Farm Buildings

Barn and farm buildings are utilitarian in nature, usually lacking the stylistic details of domestic architecture. What they lack in detail they often make up in graceful proportions and a simple graceful aesthetic. Older barns are generally timber framed, often with vertical sheathing. “English” barns used throughout the 17th and 18th centuries have their main entrance on side gable walls and lower-pitched roofs. Windows were rare in barns of this type.



20th Century Vernacular Barns

By around 1820 some New England farmers were adopting “Yankee” barns. They have a steeper roof, and the main door is located in the gable end. In the mid 19th century, clapboard siding became popular, along with a transition from large pairs of hinged doors to sliding doors. A variety of single and double hung windows were used throughout the 19th century. In addition, 6-over-6 windows were common and sometimes salvaged during renovations of farm houses. By 1890, 2-over-2 sash was sometimes seen. Balloon framing gradually began to replace post-and-beam construction beginning in the late 19th century. The use of gambrel roofs began in the late 19th century and continued through the 20th century.

