

**GREENSBORO HOUSING DEVELOPMENT PARTNERSHIP, INC.
(GHDP)**

**Request for Proposals
Single Family Homebuilders**

OLE ASHEBORO NEIGHBORHOOD

September 2005 – *UPDATED MAY 2016*

SECTION ONE - Introduction

Greensboro Housing Development Partnership, Inc. (GHDP) seeks statements of qualifications and proposals from individuals and Builders interested in developing new, for-sale, single family homes in the Ole Asheboro neighborhood.

This is a two step submittal process. First, submitters are required to submit information on their qualifications to become an approved builder. The information required to be submitted is found in Section Three of this package. Following submittal of this information, you will receive notification indicating acceptance or rejection of your application as an approved builder. Following your notification that you have been accepted as an approved builder, you may then submit a proposal for purchase and development of one lot package from the list of offerings described in Section Five. A description of the submittal requirements for a purchase proposal is described in Section Four. Following satisfactory completion of your first construction project, you will be eligible to submit proposals for additional lot packages.

GHDP believes this is a unique opportunity for developers/builders to participate in the rebuilding of one of Greensboro's premier urban neighborhoods. We look forward to working together with you to meet your needs to develop marketable and profitable homes while meeting the neighborhoods vision of high quality and compatible new homeownership opportunities.

SECTION TWO - Background

The Ole Asheboro neighborhood was developed during the late nineteenth and early twentieth century along both sides of Martin Luther King, Jr. Drive (formerly Asheboro Street). Trolley service was extended down the street in 1902 and spurred substantial development. Larger homes lined the primary street with smaller bungalows and cottages the primary pattern on adjoining blocks. Because of the historical development pattern, a portion of the neighborhood is included within the South Greensboro National Register Historic District.

Since the early 1980's, the City of Greensboro has been working with the Ole Asheboro Street Neighborhood Association to correct issues of deteriorated housing, absentee ownership, and inferior public infrastructure. Much has been accomplished, including the acquisition and demolition of over 200 deteriorated structures, construction of over 100 new homes, and rehabilitation of nearly 200 older homes. Other improvements to the neighborhood include new sidewalks, streetlights, parks and entrance signs.

In March of 2004, the City Council adopted a new vision and redevelopment plan for Ole Asheboro. This plan has been crafted by community residents to take advantage of the historical legacy of fine traditional architecture which is still quite evident throughout the neighborhood. At the same time, the plan recognizes that changes in development patterns and marketplaces must be recognized and the very best development techniques must be utilized in reconstructing these portions of the Ole Asheboro neighborhood.

One initiative of the revised plan is the development of twenty-six (26)¹ new homes on publicly owned lots throughout the neighborhood.

Architectural guidelines and design standards are an important part of this offering, to assure all builders of the high quality of product that will be constructed throughout the neighborhood, and to ensure that the ultimate purchasers are receiving homes with a high level of sustainability and value.

SECTION THREE – Applications to become an Approved Builder (Request for Qualifications)

GHDP seeks statements of qualifications from experienced and qualified homebuilders interested in developing homes on the lots being offered for sale. Primary expectations of approved homebuilders include:

- Prepare and submit design and construction plans that meet the Ole Asheboro architectural and community pattern guidelines
- Purchase (fee simple) lots in as-is condition from GHDP
- Obtain all necessary construction financing
- Obtain all permits and approvals
- Utilize high quality building materials and construction methods
- Timely completion of construction
- Full responsibility for marketing and sale of homes
- Construct all homes to System Vision™ requirements
- Assume all risks of development
- Submit all required information concerning first occupants to GHDP
- Timely attention to warranty issues

Submission Requirements:

The following information must be submitted, in the order and identified by number according to the following enumerated list of submission requirements. Packages will not be accepted that do not include adequate responses to all requested information.

1. Letter of Interest (include the following)
 - a. General description of the builders understanding of the project.

¹ Subject to change.

- b. Identification, address, telephone and fax number, email address of builder and primary contact person.
- c. Summary of builder's qualifications and experience, and general contractor license number.
- d. Signature of the builder, or an agent who is legally authorized to enter into a contractual relationship on behalf of the builder.
- e. Letter must be notarized or have a corporate seal.

2. References and Examples

Location (street address), description, and photographs of single-family home projects under construction or completed in the last three years. Provide names, addresses, and telephone numbers of contact persons for at least three of these projects.

3. Experience in Financing

Describe the builder's experience in securing construction financing commitments and managing project financing. Disclose and explain the following as applicable:

- a. Current financial default of more than sixty (60) days duration.
- b. Mortgage assignment or workout arrangement.
- c. Foreclosure.
- d. Bankruptcy.
- e. Litigation relating to financing or construction of a project, which is pending or which was adjusted with a finding of liability against the builder, including mechanic's and materialmen's lien litigation.
- f. Real estate tax delinquencies (past 2 years).
- g. Explanation for any projects not completed within budget.

4. Capacity

Describe the builder's capacity to complete and market single-family homes in a timely manner and within budget.

5. Marketing and Sales Methods

Describe the firm's methods of marketing and selling homes, including use of advertising, realtors, open house hours, etc.

6. Financial Statement

Provide a signed current financial statement of the firm along with the firm's most recent financial audit. The statement should show the builder's assets, liabilities, and net worth including information on all general partners or principal shareholders.

Inquiries concerning this Request for Qualifications should be submitted to:

Greensboro Housing Development Partnership, Inc.
Attention: Hanna Cockburn
PO Box 3136
Greensboro, NC 27402-3136
Email: hanna.cockburn@greensboro-nc.gov
Phone: (336) 574-3576

All respondents are instructed specifically to contact only the issuing office with questions about this request for qualifications.

Review of Builders Qualifications

Builder qualification submittals will be reviewed by the Ole Asheboro Planning Advisory Committee (PAC). Builders will be notified by mail of placement on the approved builder list or of reasons for non-approval.

SECTION FOUR - Submittal of Lot Purchase Proposals

Proposals for the purchase of building lots will only be accepted from homebuilders that have been notified of their placement on the approved builders list. All expenses involved with preparation and submission of proposals shall be borne by the Builder. Placement on the approved builders list does not guarantee approval for lot purchase.

Initially, Builders may submit a proposal for construction of homes on up to two (2) lots. Following acceptable completion of construction and issuance of a Certificate of Completion by GHDP, Builders may request additional lots. Remaining lots in the program will be sold based on availability and GHDP makes no assumptions or guarantees on availability.

Builders submitting proposals for the purchase of lots must submit the following information for consideration:

1. Identification of the lots being proposed for purchase (see **Attachment D**).
2. Floor plans, at ¼" equals 1', showing layout of buildings and sizes of each primary room.
3. Elevation drawings, at ¼" equals 1', of each side of each building being proposed, accurately showing all exterior building features, including identification of primary building materials.
4. Details and cut-sections as needed to accurately show design and construction details for roof eaves, dormers, porches, posts and columns, brackets, railings, stairs, etc. At least one cut section should be provided for an exterior wall section to identify relationships of roof trusses, ceiling heights, window heights, fascia boards, moldings, skirt boards, etc.
5. Materials description form, included in this packet as **Attachment A**.
6. Site and Landscaping Plan, identifying placement of buildings, walks, driveways, placement of HVAC equipment, placement of trees and shrubs, and a plant materials list.
7. Schedule for construction.

8. Evidence of construction financing, which shall be either a letter on company stationary from a financial institution indicating approval and amount of construction financing for this specific project, or copies of bank statements or other evidence of the availability of funds specifically designated for this project.
9. Anticipated sales price of each house builder proposes to build and sell.

Review and Approval of Lot Purchase Proposals

Proposals will first be reviewed by the Ole Asheboro Planning Advisory Committee. Proposals requiring additional modifications will be returned to the submitter for modification. Acceptable proposals will be forwarded to the Greensboro Housing Development Partnership Board of Directors or designated officers for final approval. GHDP meets every other month and will review proposals as submitted by the Ole Asheboro PAC.

Lot Sales Transactions

Properties will be sold by GHDP by general warranty deed. Deed restrictions running with the land will be recorded on each property. A sample of these deed restrictions is included as **Attachment B**.

Funds shall be deposited at closing. In lieu of providing funds at lot closing, Builders may request to execute a purchase money note in favor of GHDP. In that event, twenty percent of the purchase price shall be deposited at closing with GHDP and the balance shall be paid when the Builder sells the property to a qualifying homebuyer. A sample of the Purchase Money Note is included as **Attachment C**.

SECTION FIVE – Available Properties Information

Attachment D identifies the lots being offered for sale. Lot surveys are available from GHDP upon request. Properties are being sold “as is” with no representations by GHDP as to soil and subsurface conditions. Purchasers are responsible for extending water and sewer lines from property line to house and for installation of meters if needed. Purchasers are also responsible for installation of curb cuts, driveway aprons, retaining walls, repair of sidewalks cut or damaged during home construction, and any other installations required by the City of Greensboro for permitting and Certificate of Occupancy.

SECTION SIX - Development Requirements

The development requirements attached to these lots are intended to ensure a high quality homebuilding program for the benefit of each purchaser and the stability of the Ole Asheboro neighborhood. Builders interested in building in Ole Asheboro should carefully study these requirements to ensure that their proposal meets the intent and specific standards herein.

1. Use of Property

All lots that are a part of this offering are to be used only for the construction of single family owner-occupied homes. Owner occupancy requirements run with the land and are enforced through deed restrictions.

2. Minimum Development Requirements

All homes built shall be a minimum of 1,200 square feet with at least 3 bedrooms and 1 and ½ baths.

3. Design Requirements

All construction shall follow the intent of the architectural and community pattern guidelines contained in the Ole Asheboro Redevelopment Plan, which are excerpted included as **Attachment E**. In addition, plans must meet the architectural standards included as **Attachment F**.

4. System Vision™ Requirements

All construction projects shall meet the requirements of the System Vision™ Program, including certification by Advanced Energy Corporation to meet guidelines for energy efficiency. Builders are advised to review these requirements at the following web site: www.advancedenergy.org.

5. Licensing and Permitting Requirements

Builders are responsible for ensuring that all contractors working on the project hold required licenses and permits. Failure to utilize proper licensing and permits is grounds for removal of a firm from the approved builders list.

6. Assignments

No Builder may assign development rights to another firm or builder without prior approval by GHDP.

7. Reporting Requirements

GHDP is required to report to the City of Greensboro certain information about the homebuyer of each property. **Attachment G** is the form which must be submitted to GHDP within ten days of the sale of the property to the homebuyer.

8. Warranty Requirements

Builders shall warranty all materials and workmanship for a minimum of one (1) year from sale of the property to the homebuyer. Extended manufacturer warranties shall be provided to each homebuyer for all roofing, HVAC systems, water heaters, and any other products subject to warranty. Warranty repair requests shall be immediately followed up on by the Builder. Failure to properly address a warranty request is grounds for removal from the approved builders list.

For terms of agreement between homebuilders and GHDP see **Attachment H**, Sample Development Agreement.

ATTACHMENT A: MATERIALS DESCRIPTION FORM

Lot Number/Address: _____ Builder: _____

Plan Name/Number: _____

Please include pertinent information or samples relating to the exterior features, such as photographs or cut sheets of the proposed window and door types, exterior light fixtures, etc. Identify all of the proposed materials as noted below. If any of these items vary from The Ole Asheboro Architectural Standards (Attachment F), samples must be provided.

<u>Exterior Features</u>	<u>Finish</u>	<u>Description/Manufacturer</u>
Balcony/Porch/Deck:		
Railings:		
Chimney:		
Door & Trim:		
Main Entrance: _____		
Other Facing Street		
Other:		
Driveway:		
Entry Walk:		
Fascia:		
Foundation:		
Garage Door:		
Gates:		
Gutters:		
Exterior Lighting:		
Foundation Wall Brick:		
Planters:		
Roofing:		
Screening:		
Shutters:		
Siding:		
Soffit:		
Walls:		
Windows:		
Window Trim:		
Other:		

Submitted by: _____

Date: _____

ATTACHMENT B: DEED RESTRICTIONS

1. **LAND USE AND BUILDING TYPE:** Said property shall be used for residential purposes only, and no structures shall be erected or allowed to remain on the lot except one owner-occupied residential dwelling not exceeding two stories (and an attic finished or unfinished) in height and a private garage or carport. The dwelling cannot be rented, and must be occupied by the owners or one of them.
2. **NUISANCES:** Said property shall not be used for business, manufacturing or commercial purposes, nor shall any animal or fowls be kept or allowed to remain on said property for commercial purposes, and no animals other than household pets shall be kept or allowed to remain on said property for any purpose, nor shall anything be done on said property which is a nuisance or any annoyance to the community.
3. **DWELLING SIZE:** No structure shall be erected or allowed to remain on said property if the total floor area of the main structure, whether single-family or twin home, exclusive of one-story open porches and garages, shall be less than 1200 square feet.
4. **ROOF PITCH.** The pitch of all roofs constructed on the detached single family dwelling on the lot shall have a steepness of pitch rising not less than six feet for each twelve feet of width of such roof.
5. **PLACEMENT OF DWELLING:** The main building on the lot shall not be erected or allowed to remain facing in any direction except toward the street abutting the front of said lot, which as to a corner lot shall be the street upon which said lot has the most lineal feet of frontage, except with the written consent of the City of Greensboro, its successor or assign.
6. **TEMPORARY STRUCTURES:** No residence of a temporary character shall be erected or allowed to remain on said property and no trailer, basement, tent, shack, garage, barn or other outbuilding erected on said property shall be used as a residence either permanently or temporarily.
7. **RECREATIONAL VEHICLES.** Any motor home, trailer, boat or any other type of recreational vehicle must be parked in the rear of the residence and cannot be parked or placed on or in any street, or in any side yard or drive or driveway located in any side yard of the lot; provided further, no motor home, trailer or boat shall be used as a residence either permanently or temporarily.
8. **FRONT YARDS.** No TV antenna, basketball backboard, swing, sliding board or other play apparatus shall be affixed or placed in the front yard of the residence.
9. **STORAGE STRUCTURES:** Any structure used for the purpose of outside storage must be of a minimum of 80 square feet constructed of the same style and design as the detached single family dwelling on the lot and have been approved in writing by the City of Greensboro, its successor or assign.

10. **TERM:** These restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty years from the date this deed is recorded.

11. **ENFORCEMENT:** These restrictive covenants may be enforced by Redevelopment Commission of Greensboro, the City of Greensboro or their agents or employees. All cost and expense, including reasonable attorneys fees, relative to the enforcement of any of these restrictive covenants shall be the responsibility of the owner of the property and shall be a lien against the property. RCG, or City of Greensboro may waive violations or terminate any of the foregoing restrictions at any time.

ATTACHMENT C: SAMPLE PURCHASE MONEY NOTE

\$ #####.00

Greensboro, North Carolina

_____, 20##

For value received, the undersigned promises to pay to the order of GREENSBORO HOUSING DEVELOPMENT PARTNERSHIP, INC., the full sum of \$ #####.00 (## thousand,## hundred dollars) without interest on the first to occur of the following dates:

- A. Upon transfer(s) or sale(s) of the property which secures payment of this Note; or
- B. Upon payment in full or default under the construction loan; or
- C. Upon the later of: (1) 360 days from this date or (2) the last closing date specified in a contract of sale from Builder to a purchaser of a residence constructed in accordance with the Builders Agreement between Maker(s) and Greensboro Housing Development Partnership, Inc.
- D. DATE CERTAIN (Month, Day, Year).

Upon the first to occur of the foregoing events this Note shall immediately become due and payable. In the event that it is not paid in full at that time, it shall bear interest at the rate of sixteen percent (16%) per annum compounded annually from the date of this instrument until paid in full.

Maker(s) may prepay in whole or in part at any time without penalty. All payments shall be applied first to payment of interest accrued (if any), with the remainder applied to the unpaid principal.

Should there be a default in the payment of this Note as it shall become due, or should there be a breach in the observance of any of the covenants contained in the Deed of Trust which secures the payments of this Note, then and in either or said events, the full amount of this Note shall immediately become due and payable at the option of the holder hereof, and the Deed of Trust which secures payment of the Note, shall be subject to immediate foreclosure.

All parties to this Note, including maker(s) and any sureties, endorsers, or guarantors hereby waive protest, presentment, notice of dishonor, and notice of acceleration of maturity and agree to continue to remain bound for the payment of principal, interest and all other sums due under this Note and the Deed of Trust notwithstanding any change or changes by way or release, surrender exchange, modification or substitution of any security for this Note or by way of any extension or extensions of time for the payment of principal and interest; and all such parties waive all and every kind of notice of such change or changes and agree that the same may be made without notice or consent of any of them.

Upon default, the holder of this Note may employ an attorney to enforce the holder's rights and remedies, and the undersigned agree(s) to pay the holder the sum of fifteen percent (15%) of the outstanding balance owing on said Note as reasonable attorney's fees, plus all other reasonable costs and expenses incurred by the holder in exercising any of its rights and remedies upon default.

This Note is given to secure the purchase price and is secured by a Deed of Trust of even date herewith to XXXXXXXXXX Trustee, which is a lien upon the property therein described.

IN TESTIMONY WHEREOF, the Maker(s) has or have caused this instrument to be executed and his, her or its seal to be affixed as of the day and year first above written.

ATTEST: _____

By: _____

Title

(Corporate Seal)

ATTACHMENT D: AVAILABLE LOTS

Street Address	Parcel ID #	Price (FMV)	Approx. Sq Ft	Zoning	Special Conditions	Building Requirements
600 Martin Luther King, Jr.	000000170000600007	\$17,000	12,264	RS-7		
606 Martin Luther King, Jr.	000000170000600008	\$19,000	15,725	RS-7		
630 E. Lee	000000490000100001	\$12,500	8,960	RS-7	Will be replatted into single lot	
700 E. Lee	000000490000100002					
702 E. Lee	000000490000100003	\$20,000	17,920	RS-7	Will be replatted into single lot	
704 E. Lee	000000490000100004					
710 Sevier	000000490000100009	\$12,500	10,000	RS-7		
605 E. Bragg	000000300000200009	\$6,500	4,400	RS-7		
616 Douglas	000000300000800037	\$14,000	10,000	RS-7		
901 Martin	000000300000900001	\$7,500	8,750	RS-7		
811-815 Bennett	000000490000900001	\$30,000	23,460	RS-7	will be replatted into two building lots	
910 Reid	0000004900001300010	\$8,500	7,750	RS-7		
907 Sevier	0000004900001300028	\$11,000	7,800	RS-7	concrete driveway encroachment	
1013 Pearson	000000300000800013	\$14,500	14,025	RS-7		
515 Julian	000000300000700025	\$11,000	7,980	RS-7		Original drawing available
525 Julian	000000300000800030	\$11,000	10,500	RS-7		Requires historic replica
630 Broad	000000310000600005	\$18,000	12,880	RS-7		Open alley at rear of lot
711 Tuscaloosa	000000310000700012	\$14,000	8,550	RS-7		

ATTACHMENT E: ARCHITECTURAL GUIDELNES

Setbacks & Zones

Diagram of the Ole Asheboro neighborhood illustrating the setbacks and zones for new construction.

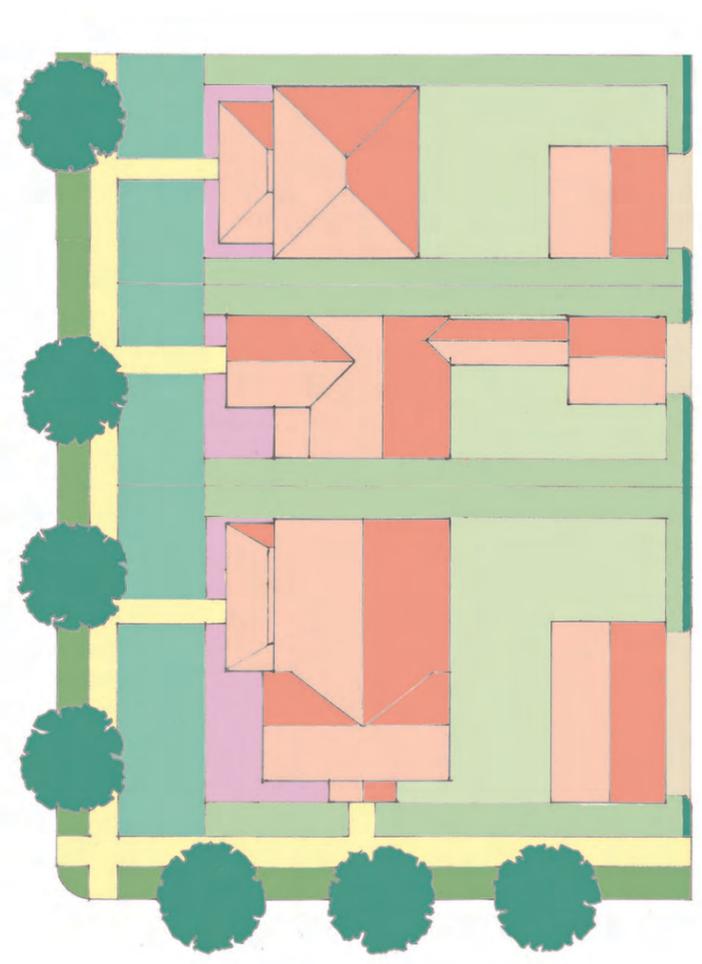
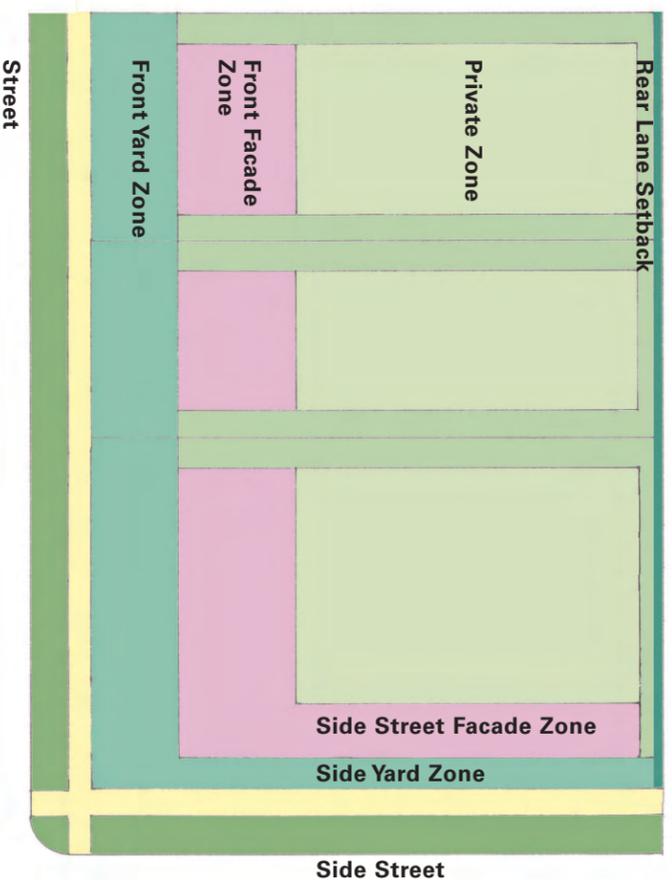


Setback Requirements

The **Design Guidelines for Community Patterns** define how buildings should be situated on the various lot types proposed throughout the neighborhood. Each lot type has a series of zones and setback lines that define the placement of the building on the lot and its relationship to adjacent houses on the street and throughout the neighborhood. These setback lines and building zones create consistent and coordinated street space meant to preserve the valued, historic residential patterns in Ole Asheboro.

The terms in boldface type below refer to specific areas and characteristics of a lot. The size of these zones and the placement of the buildings on the lot with respect to these zones may vary from one lot type to another, creating a diverse, yet harmonious set of streetscapes for Ole Asheboro as the neighborhood is redeveloped. The following areas occur on all lot types and define the difference between lots and their greater street environments.

The **Front Facade** is the front wall of the house and shall be placed within the **Front Facade Zone**. The **Front Facade Zone** is a setback from the front property line at a distance defined by the **Front Yard Setback Line**. Porches and bay windows most often project into the front yard. On corner lots, a **Side Street Facade Zone** is established adjacent to the cross street along the side of the house. A house is set back from the side property line a defined distance (per the individual lot types described on the following pages). Some lots will have a **Rear Lane Setback**. This area defines the distance from the rear service drive on which a structure, such as a garage, can be located.



Lot Specifications



Elevation of typical neighborhood houses

Lot Size

Width: 35 feet to 45 feet mid-block and 50 feet to 60 feet on corners.

Depth: 100 feet to 120 feet.

Front Facade Zone/ Front Yard Setback

The front facade of the house must be located between 10 feet and 20 feet from the front property line. Front facades generally should be aligned with adjacent houses to create a consistent streetscape.

Side Yard Setback

Five feet from adjacent lots.

Side Street Setback/ Side Street Facade Zone

The side facade of the house must be located between 10 and 15 feet from the side street property line. Side porches, entrances, and bay windows are encouraged in the Side Street Facade Zone.

Rear Service Drive

Five feet from the rear property line.

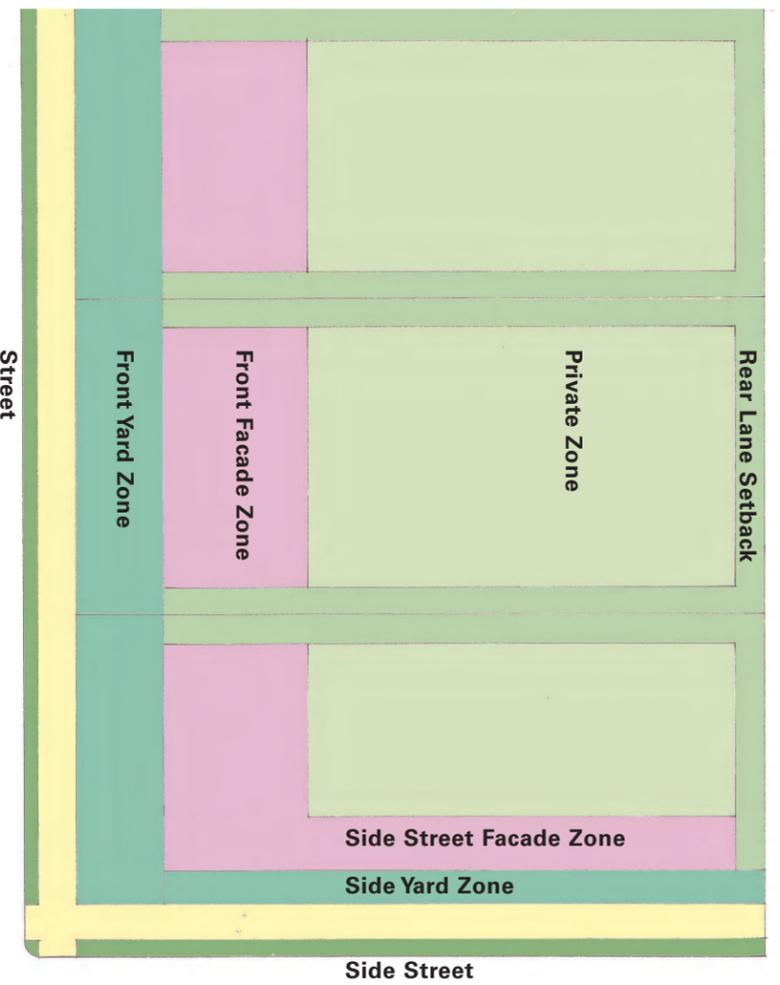
Porch Encroachments

Porches, of varying types and sizes, are encouraged to extend a maximum of 10 feet into the Front Facade Zone.

Garage Requirements

Garages should be placed 5 feet from the rear property line at the Rear Service Drive. Garages can be either attached or detached from the house. Garages are required on corner lots to define the public edge and screen the views of back yards. Garages should be placed on the Side Street Setback Line. Driveway width should not exceed 10 feet.

New Neighborhood Lots - Rear-Loaded



Lot Specifications

Lot Size

Width: 45 feet to 55 feet mid-block and 50 feet to 65 feet on corners.
Depth: 100 feet to 120 feet.

Front Yard Facade Zone/ Front Yard Setback

The front facade of the building should match that of the adjacent house or mediate gaps where house setbacks vary widely.

Side Yard Setback

Five feet from adjacent lots midblock.

Side Street Setback/ Side Street Facade Zone

Side facades should be located between 10 and 15 feet from the side street property line. Side porches, entrances, and bay windows are encouraged in this zone.

Porch Encroachments

Porches are encouraged to extend a maximum of 10 feet into the Front Facade Zone.

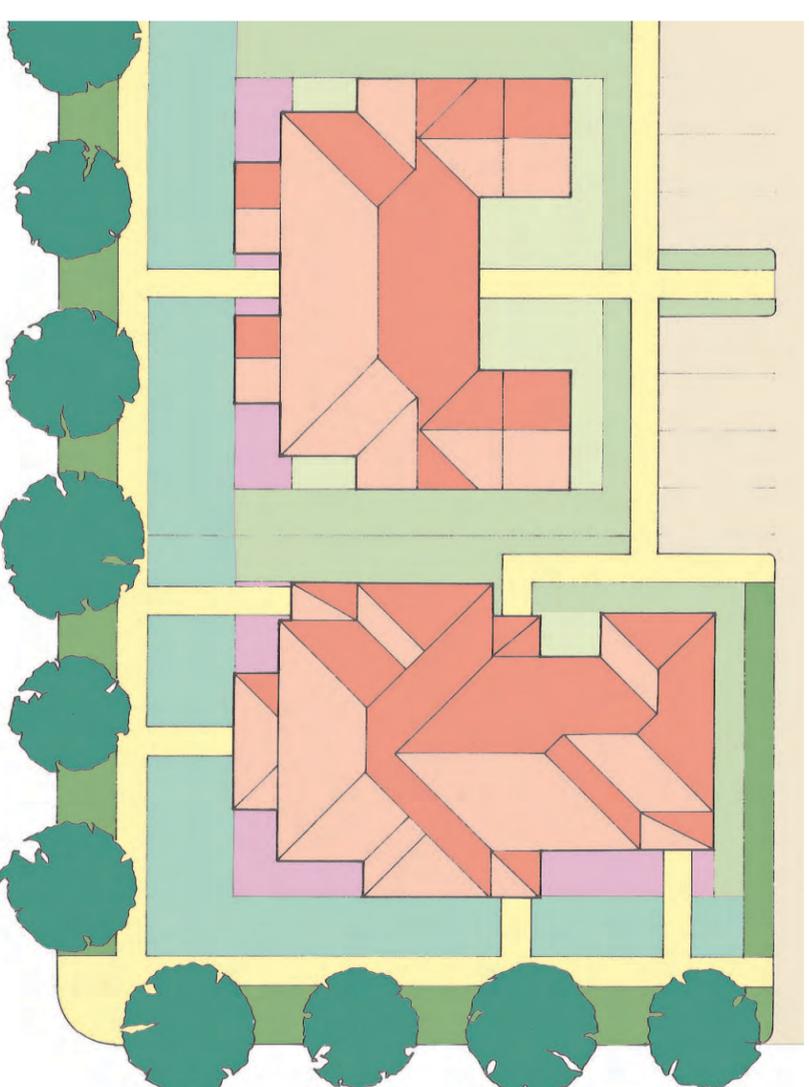
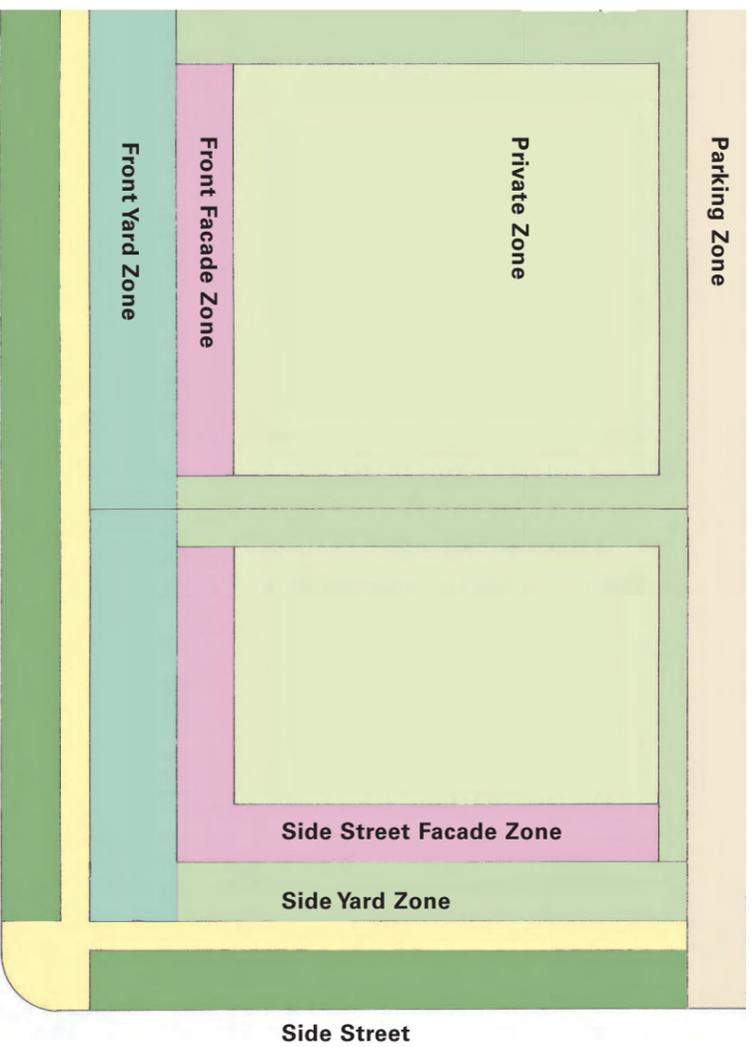
Garage Requirements

Garages should be detached from the house. Garage doors facing the street should be located behind the main body of the house. Garages can be placed to the rear of the lot forming the back edge of the back yard. Garages are required on corner lots, and should be placed on the Side Street Setback Line. These can be accessed from the side street. Driveway width should not exceed 10 feet.



Elevation of typical neighborhood houses

Existing Neighborhood Lots - Infill, Front-Loaded



Lot Specifications



Elevation of typical apartment buildings

Lot Size
 Width : 70 feet to 90 feet mid-block, 85 feet to 105 feet on corners.
 Depth : 100 feet to 120 feet.
**Front Facade Zone/
 Front Yard Setback**
 The front facade of the building should be a maximum of 25 feet and a minimum of 15 feet from the front property line. Apartments located on Lee Street and Bennett Street should be set back a minimum of 20 feet and a maximum of 30 feet from the street.

**Side Yard Setback/
 Side Street Facade Zone**
 Side facades must be located between 10 and 15 feet from the side street property line. Side entrances, porches, and bay windows are encouraged in this zone. The Side Street Setback Line is 15 feet from the side street property line.
Rear Service Drive Setback
 Buildings should be located a minimum of 15 feet from the rear parking zone.

Porch Encroachments
 Porches are encouraged and may extend a maximum of 10 feet into the Front and Side Street Facade Zones.
Garage Requirements
 Garages are optional and should be placed 5 feet from the rear property line.

Apartment Lots



Lot Specifications



Perspective of mixed-use buildings

Mixed-Use Lots

Lot Size

Lot widths vary; there are no minimum or maximum dimensions except to respect typical traditional types. Lot depths should be a minimum of 80 feet to accommodate rear parking and circulation.

Front Facade Zone/

Front Yard Setback

The front facade of the building should be located between zero and 5 feet from the front property line. The buildings should create a continuous street wall. Gaps between buildings should be no greater than 10 feet to provide public

access to parking. There should be only one or two gaps in a street wall of 300 feet.

Side Street Setback/

Side Street Facade Zone

The side facade should be located between 0 and 10 feet from the side street property line. Zero lot line is recommended. Sidewalks connecting the parking zone and the front sidewalk at intervals between buildings are encouraged.

Rear Lane Setback

Buildings should be set back from the rear property line a minimum of 25 feet

to accommodate a single bay of parking and a maximum of 75 feet to accommodate two bays of parking and a sidewalk along the rear of the building.

Garage and Parking Requirements

Parking structures are encouraged and should be located behind buildings at the center of the block. A 30-foot alley should be located between the parking garage and the rear of buildings to accommodate service and circulation.

Surface parking should occur mid-block in orderly 60-foot bays.

Use requirements

Ground-floor uses must be active and pedestrian-oriented per the City of Greensboro Traditional Neighborhood Development Ordinance.



Colonial Revival



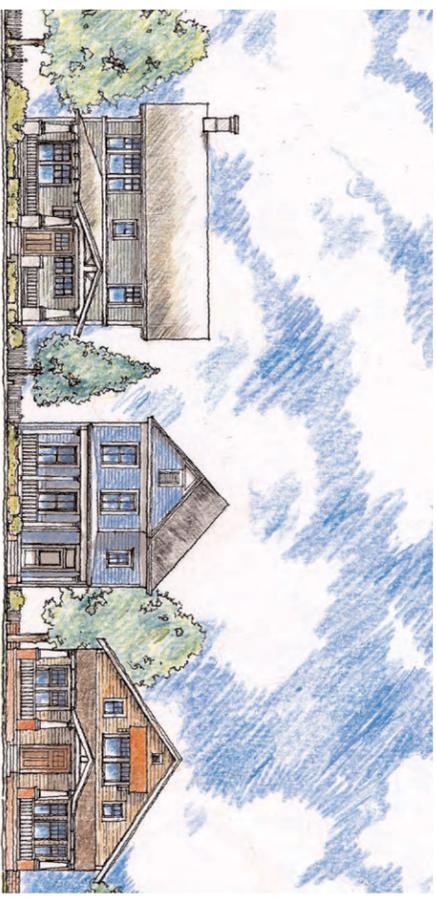
Victorian



Craftsman



Mixed-Use



Architectural Design Guidelines

OLE ASHEBORO HOUSES have a distinctive character that defines the neighborhood within the greater City of Greensboro. While several of the traditional houses in Ole Asheboro remain and some have even been restored, there is a substantial mix of early twentieth century architectural styles that make up much of the neighborhood fabric. In recent years, new housing has been built that creates a distinctly different character when compared to the historic styles found throughout the neighborhood. The proposed guidelines are intended to lead design and development of new housing in ways that build upon the neighborhood's unique sense of place and character. Three architectural vocabularies will define the neighborhood – Colonial Revival, Victorian, and Craftsman. These styles are found throughout the historic neighborhoods in Greensboro such as Ole Asheboro, Fisher Park, and Aycock. The architectural guidelines on the pages which follow call for houses to be designed in one of these three vocabularies to both strengthen and preserve the distinct quality of the neighborhood.

Architectural Character



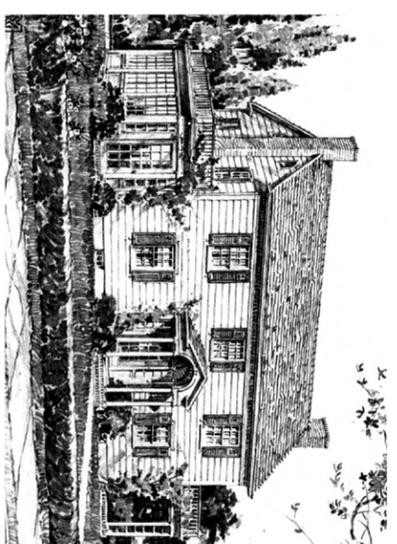
Two-story hip massing with wraparound porch



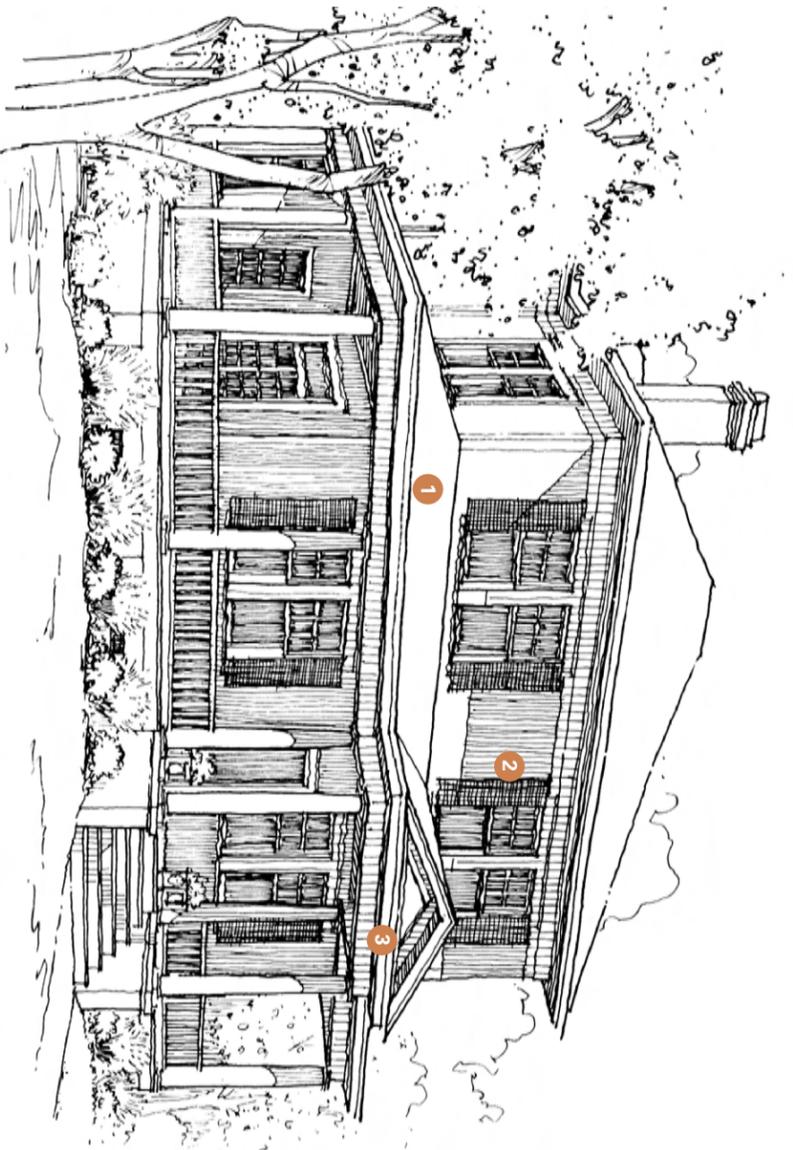
Two-story side gable massing with front porch



Two-story gambrel massing with front porch



Historical character sketch of a Colonial Revival House



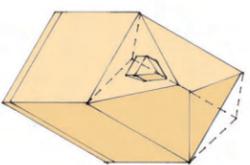
Essential Elements of Ole Asheboro Colonial Revival

- 1 Simple, straightforward volumes with porches added to make more complex shapes
- 2 An orderly, symmetrical relationship between windows, doors, and building mass
- 3 Simplified versions of Classical details and columns, occasionally with Classical orders used at the entry

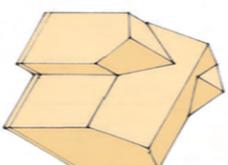
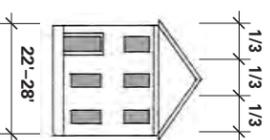
History & Character

THE OLE ASHEBORO COLONIAL REVIVAL house is based on Colonial Revival styles prevalent throughout the country in the late nineteenth and early twentieth centuries. Elements from Classical and Colonial houses were combined and modified to produce a new revival vocabulary that became popular in the latter part of the nineteenth century. This mingling of architectural elements produced a wide variety of expressions and forms in the Colonial Revival house. Many of these houses have elaborate entrances, cornice treatments, and window compositions. Windows tend to be wider in proportion and more free in composition than the original Classical houses. Many of the houses incorporate deep front porches, running the entire face of the front facade and often wrapping around the side. Accent windows are often used over the central door location.

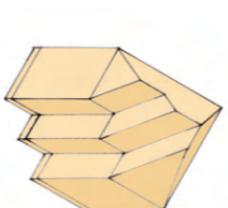
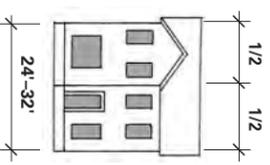
Ole Asheboro Colonial Revival



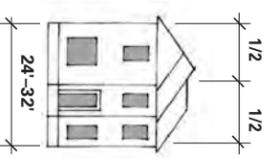
A Two-story Narrow



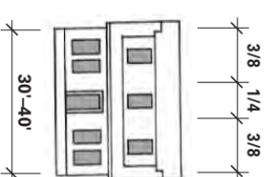
B Two-story Cross Gable



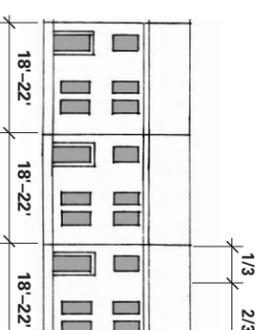
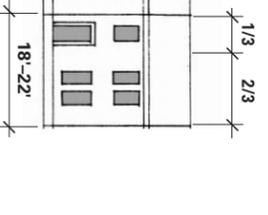
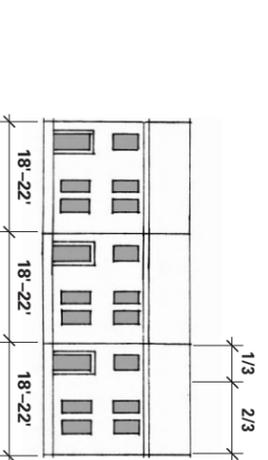
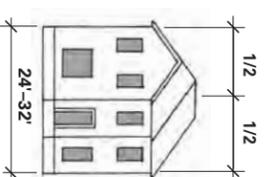
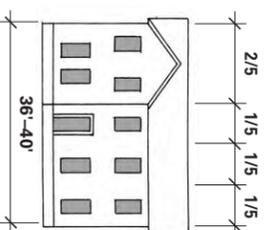
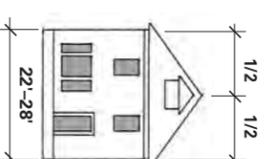
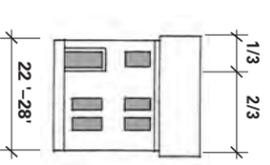
C Two-story Gable-L



D Gambrel



E Two-story Basic



Massing and Composition

Massing

A Two-Story Narrow

Hipped or front-gabled rectangular volume. Roof pitch is typically 6 to 8 in 12. Gabled- or hipped-front porches are common. Porches may be either one- or two-story.

B Two-Story Cross Gable

Cross-gabled volume with an 6 to 8 in 12 gable facing the street. The width of the gable facing the street is typically one-half to two-thirds the width of the main body for houses up to 32 feet wide, and two-fifths that of the main body for houses 36 feet and over. This massing typically accommodates a continuous porch with shed roof located between the legs of the L.

C Two-Story Box-L

Hipped or side-gabled volume with a 6 to 8 in 12 pitch and intersecting front and side wings. The front-facing wing may have either a gable- or hipped-front. The relationship of the front wing is typically two-thirds the width of the main body with the side wing projecting an equivalent amount to create a nesting effect. This massing typically accommodates a porch with shed roof wrapping the main body between the two wings.

D Gambrel

Rectangular volume with a gambrel roof parallel to the street. Roof pitch is nearly vertical on the lower slope and 6 in 12 at the top. One-story temple front porches centered on the front facade or full-front, integral porches are typical.

E Two-Story Basic

Hipped or side-gabled rectangular volume. Roof pitch is typically 6 to 8 in 12. One-story temple front or hip front porches, placed symmetrically on the front facade. Two-story center porches are also permitted. Porches are most often one-fifth the length of the main body, and, occasionally, three-fifths or the entire length of the front facade.

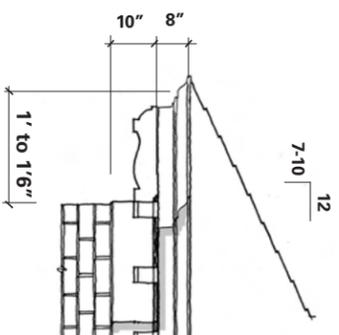
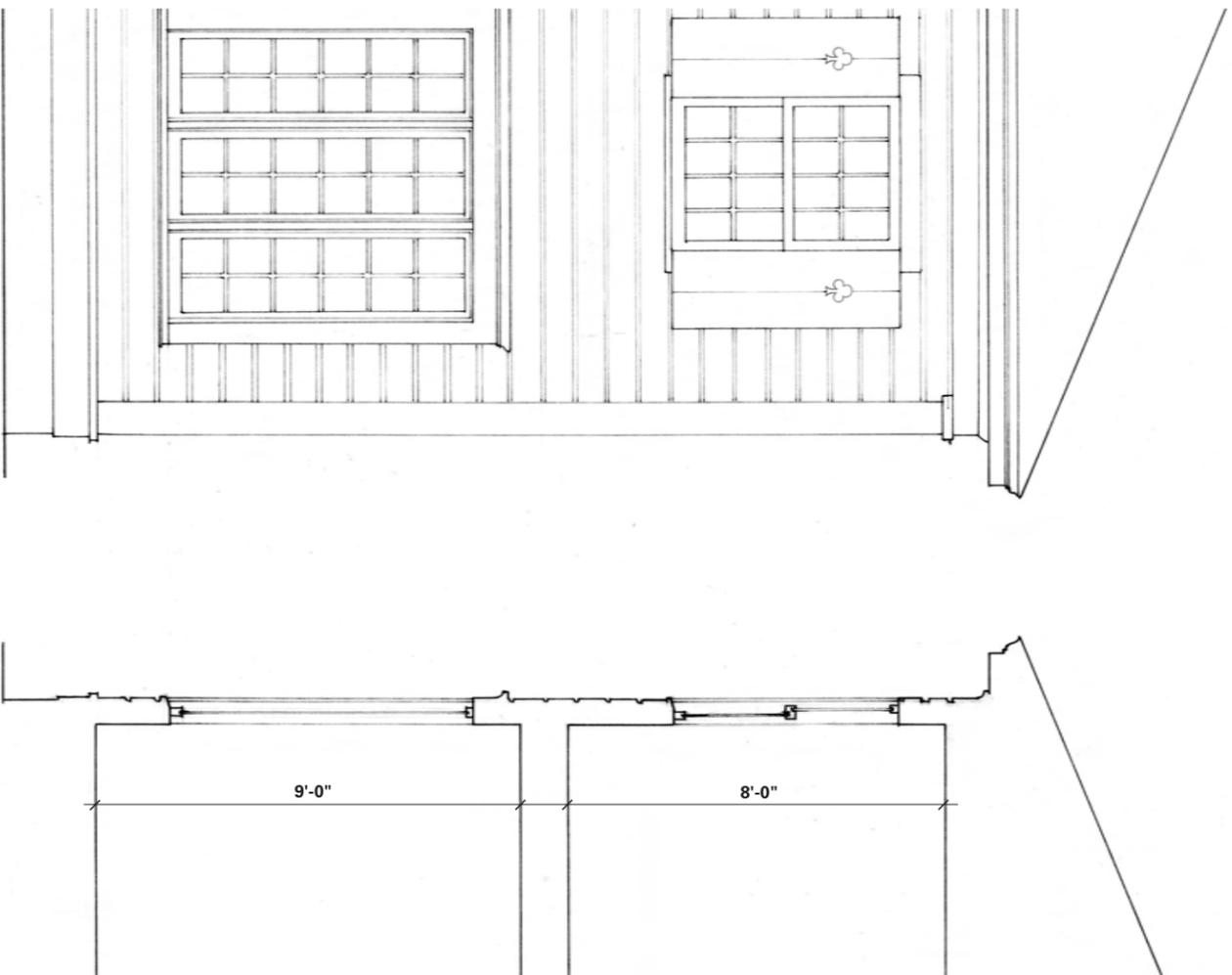
Facade Composition

Colonial Revival facade composition is characterized by a symmetrical and balanced placement of doors and windows. Standard windows most often occur as singles, or in pairs. Entrance doors are generally located in the corner of narrow houses and the center of wide houses.

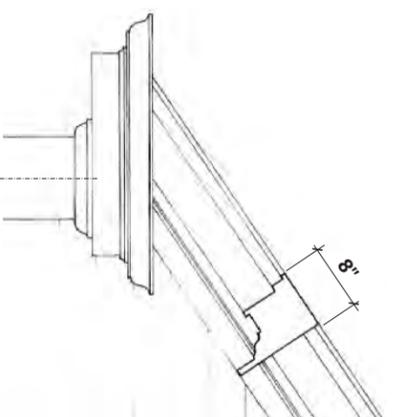
Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. The architectural character of the attached parts should match that of the main body. Wings must also conform to all set back requirements (see *Community Patterns*).

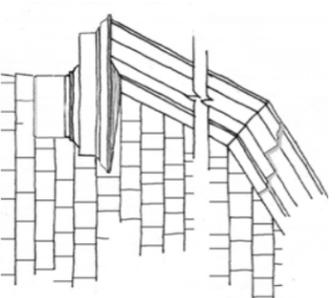
Ole Asheboro Colonial Revival



Deep Bracket Boxed Eave



Boxed Eave Return



Typical Mansard Eave

Wall Section & Eave Details

Roof

The roof pitch on Colonial Revival houses varies from 6 to 10 in 12. For Gable L forms, the pitch on the street facing gables range from 8 to 10 in 12.

Eaves

The Ole Asheboro Colonial Revival house typically have one of three eave profiles:

- A** Boxed eave, with an 8-inch soffit depth; shallow soffit on the rake, the classic Colonial Revival eave detail.
- B** Deep boxed eave with heavy brackets, frequently used with hipped roofs.
- C** Boxed eave modified for gambrel roofs.

Eave profiles typically have an 8- to 12-inch frieze board above the window head trim. This frieze board may either touch the window head trim directly, or rest above.



Wall

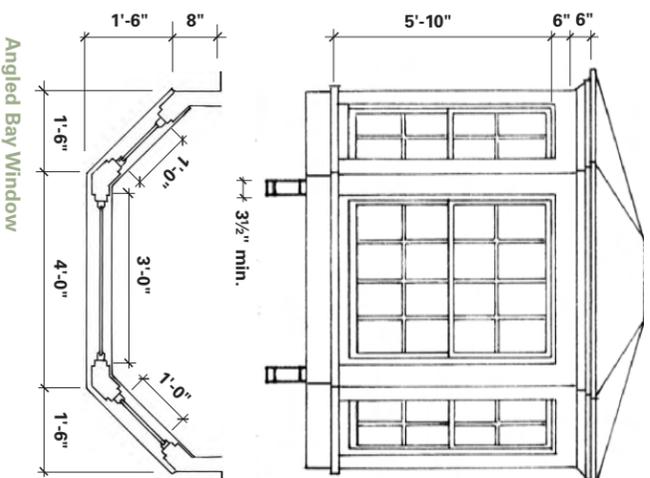
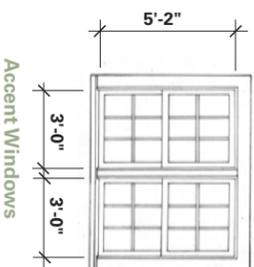
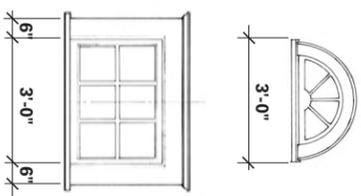
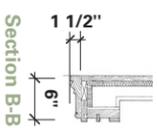
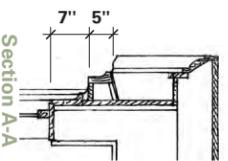
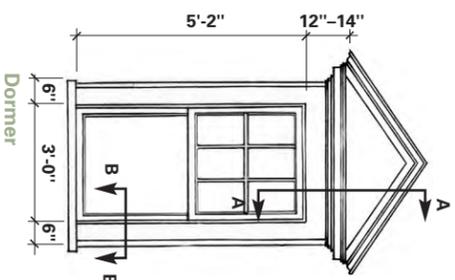
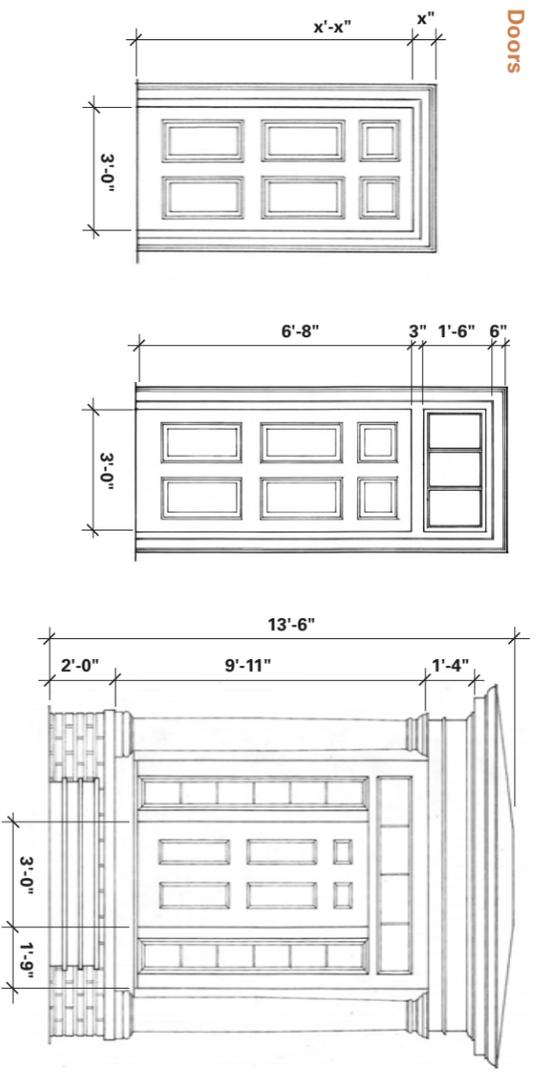
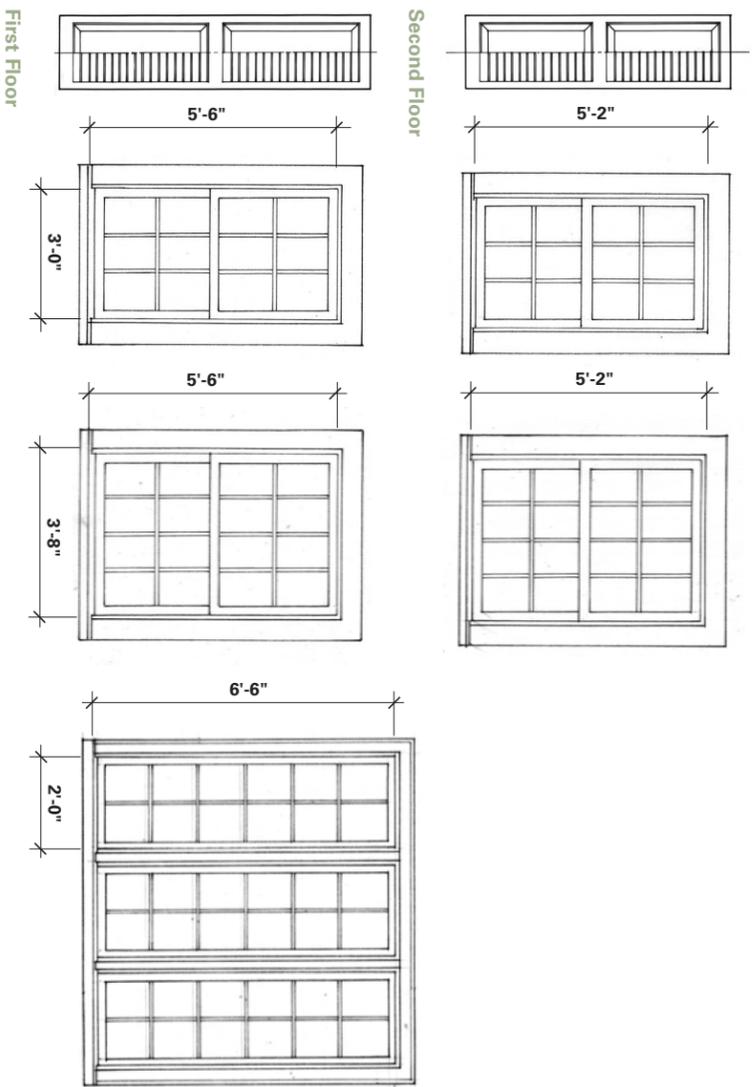
One-story houses have a minimum floor-to-ceiling height of 10 feet. Two-story houses have a minimum floor-to-ceiling height of 9 feet on the first floor, and 8 feet on the second floor. Standard window head heights are 8 feet on the first floor, and 7 to 8 feet on the second floor. On clapboard houses, corner boards should be minimum nominal 5/4 by 6 inches.

Base

The first floor of the Colonial Revival house is set a minimum of 30 inches above finished grade. On stucco or brick houses, the water table should project 2 inches from the wall. Clapboard houses should have an 8-inch high skirt board. When foundation vents are used, they should be centered under windows.



Ole Asheboro Colonial Revival



Windows & Doors

Standard Windows

Window openings are typically horizontal in proportion. Single windows are typically wide double-hung with 8 over 8 patterned sash. Paired and triple windows are either double-hung with 6 over 6 patterned sash or tall casement windows at the first floor below a single wide double-hung. Casement windows in groups of two or three on the first floor are encouraged for Garrison Revival houses.

Special Windows

Special windows include angled bay windows, picture windows, and pedimented dormer. Bay windows should extend to the ground whenever possible, otherwise bay windows supported on heavy brackets are acceptable. Small square and rectangular windows are often used as an accent in gable ends or on the second floor above the entrance.

Doors

Doors typically have six panels, while surrounds frequently incorporate sidelights and transoms. Doors are typically 6-feet 8-inches tall and 3-feet wide.

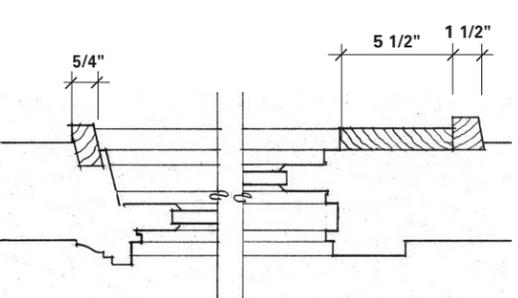
Trim

Windows and doors feature a 6-inch-wide flat trim with or without a cap molding, or a 6-inch backband trim. Brick buildings feature 2-inch brick-mold.

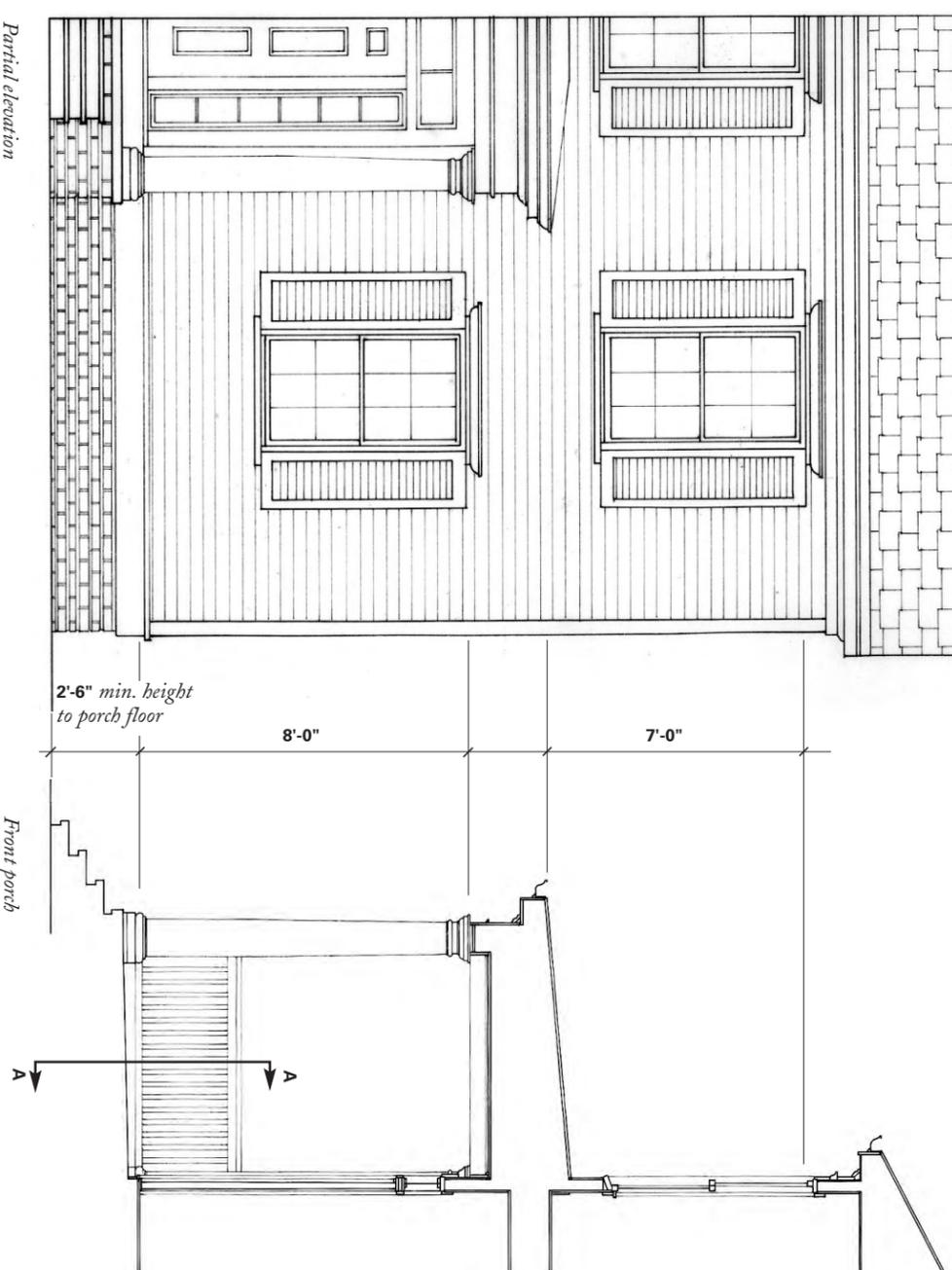
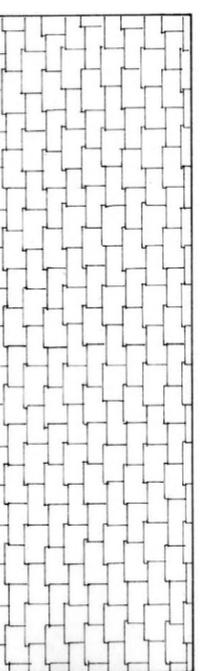
Shutters

Shutters are encouraged. If shutters are installed, they should be operable as well as sized and mounted to cover the adjacent window or door.

Typical Window Detail



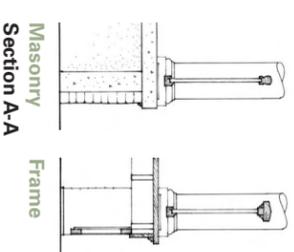
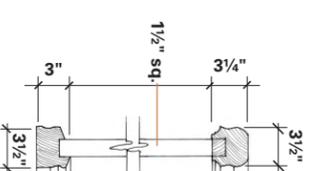
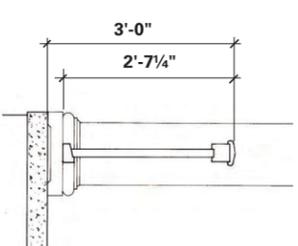
Ole Asheboro Colonial Revival



Partial elevation



Rail Details



Porches

Porch Roofs & Eaves

Porches can be one or two stories tall with either flat, shed, or shallow hipped roofs. Shed or hipped porches typically have a 3 in 12 to 4 in 12 pitch.

while 10-inch columns are used above. Porch column bays should be more narrow than wide. Balusters should be turned or square, and spaced no more than 4 inches on center.

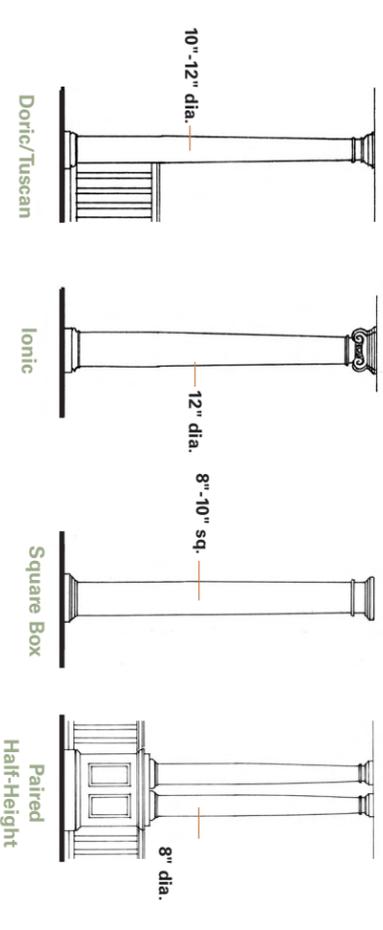
Columns & Railings

Columns include 10- and 12-inch round Doric; 12-inch Ionic; three-quarter-height paired Doric; and 8- to 10-inch, full-height, tapered box columns. Single-story porches have 8- to 9-foot tall columns, and columns on two-story porches are 8- to 9-foot tall on the ground floor and 8- to 9-foot tall on the second. For double porches with classical or tapered columns, 12-inch wide columns are used on the ground floor,

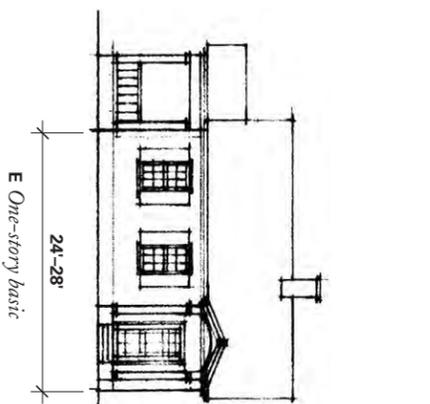
Full front porches are encouraged on Ole Asheboro Colonial Revival houses. Smaller porches should be centered in the massing bay in which they occur (see the Massing & Composition page).

Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick or stucco if appropriate.

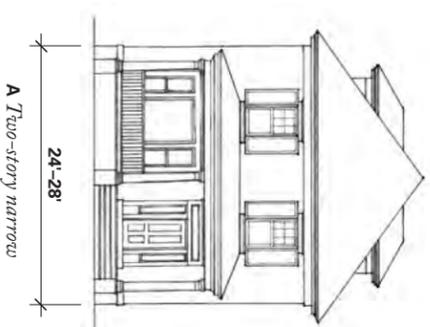
Column Types



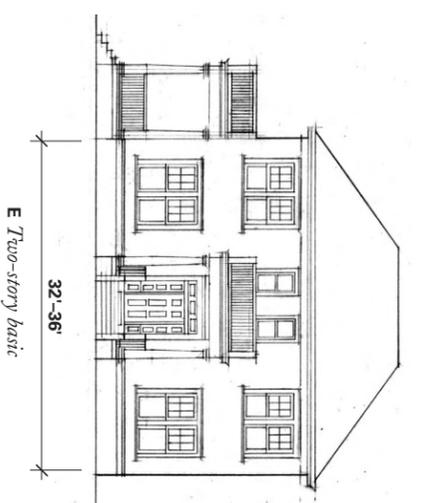
Ole Asheboro Colonial Revival



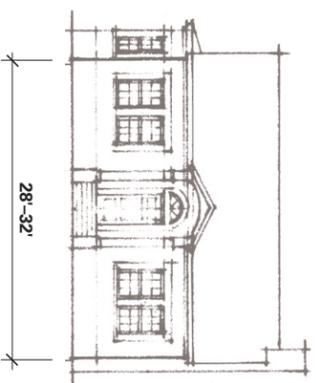
E One-story basic



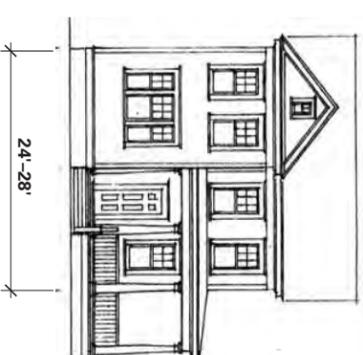
A Two-story narrow



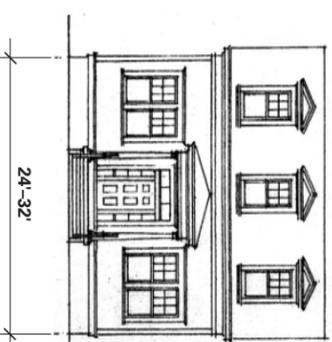
E Two-story basic



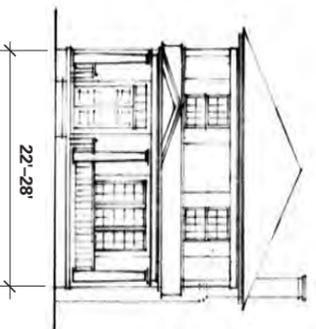
E One-story basic



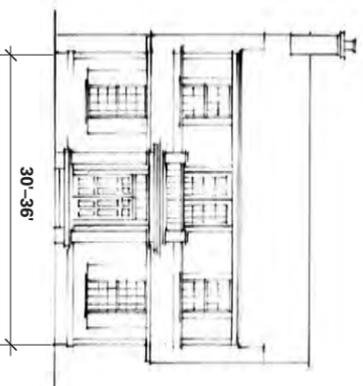
B Two-story cross gable



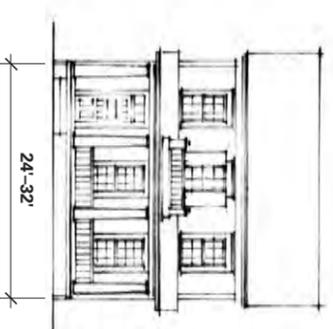
E One-and-one-half-story basic



A Two-story narrow



D Gambrel



E Two-story basic

Materials & Possibilities

Materials

Siding: Stucco, wood, fiber cement board, or shingles. Quality vinyl products will be considered

Roofing: Cedar shakes; standing seam metal (black, red, or dark green), asphalt, or fiberglass shingles with a heavy profile to mimic natural materials. Concrete tile not permitted.

Windows: Double-hung; energy-efficient wood, PVC-clad, aluminum-clad, or aluminum, with external divided lights (1/4-inch muntins minimum) or solid vinyl

Trim: Stucco, wood, fiber cement board, composition board, or polymer millwork for built-up sections. Historic reproductions of polymer are also permitted.

Columns: Historic reproductions of wood, polymer, or fiberglass with classical entasis and proportions.

Railings: Wood-milled top and bottom rails with straight or turned balusters.

Soffits and Porch Ceiling: Smooth surface composition board, plaster, T&G wood, stucco, or polymer historic reproductions.

Gutters: Ogee or half-round primed or pre-finished metal. PVC is also acceptable in a color that matches trim.

Downspouts: Rectangular or round primed or pre-finished metal. PVC is also permitted in a color that matches trim.

Shutters: Historic wood, polymer, lightweight cement or fiberglass reproductions mounted as if operable.

Foundations: Concrete, brick, or stone veneer.

Chimneys: Stucco, brick, or stone.

Front Yard Fences: Wood, pre-finished metal, stone, or masonry.

Rear Yard Fences: Wood, pre-finished metal, or masonry.

Ole Asheboro Colonial Revival



Two-story gable L massing



Two-story gable massing with three-sided porch



One-story gable massing



One-and-one-half-story gable massing with front porch

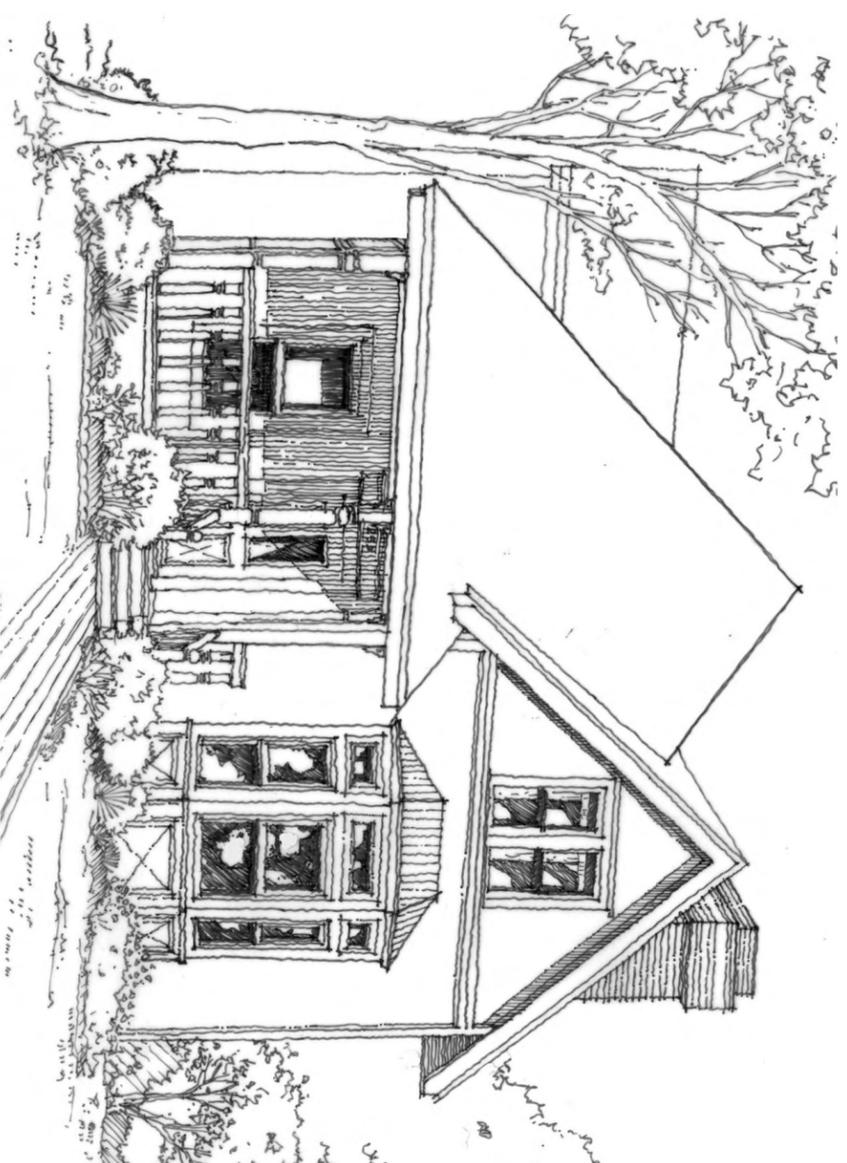
Essential Elements

Carpenter Gothic

- Steeply pitched gable roofs
- Cur wood ornament, often with natural forms such as leaves and vines
- Wood clapboard or board-and-batten siding
- Vertical proportions for windows and doors
- Asymmetrical and complex massing and configuration of elements

Italianate

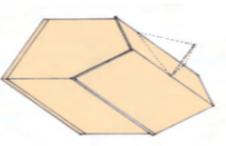
- Shallow pitched gable or hipped roofs
- Deep, ornate cornice with brackets
- Simple, rectilinear forms
- Vertical proportions for windows, which are often paired
- An orderly relationship among windows, doors, porches, and roof forms



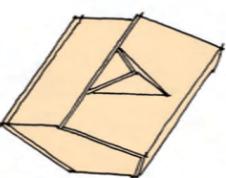
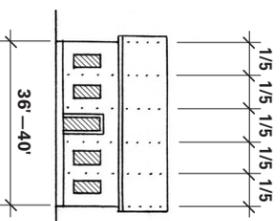
History & Character

THE OLE ASHEBORO VICTORIAN HOUSE is designed in the tradition of Carpenter Gothic cottages and the Italianate Revival styles popular in the last half of the nineteenth century. These are the formal, urban houses found in the center of many North Carolina towns. Pattern Books by Andrew Jackson Downing and others provided a resource for building in these styles. Carpenter Gothic architecture was popular during this same time period and was also featured in Downing's Pattern Books. Many North Carolina towns and villages boast a rich variety of Victorian cottages. The house forms are playful and 'decorated' with ornamental cut wood on porches and steeply pitched gable ends and dormer, boasting a variety of siding and trim colors, even on simple-massed forms.

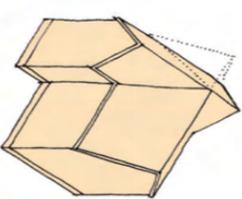
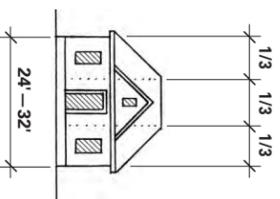
Ole Asheboro Victorian



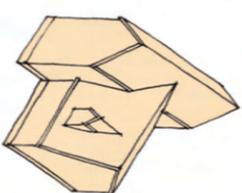
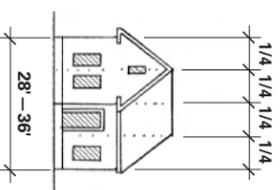
A Two-story basic



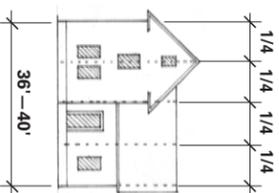
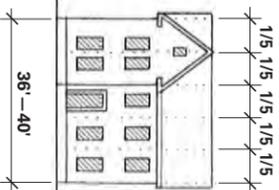
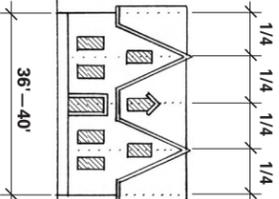
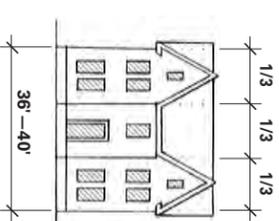
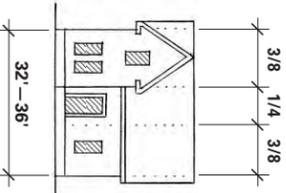
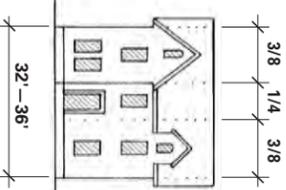
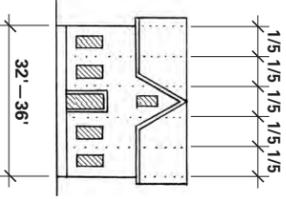
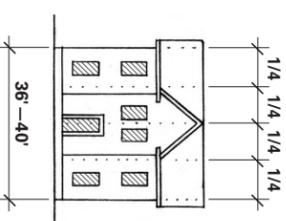
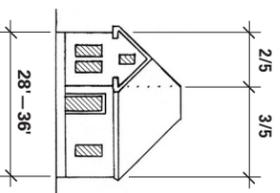
B One-and-one-half-story basic



C Two-story gable L



D One-and-one-half-story gable L



Massing & Composition

Massing

A Two-Story Basic

Hipped or side-gabled rectangular volume, often with a dormer flush to the front facade. Roof pitch is typically 8 to 10 in 12. Symmetrically placed gabled or shed dormer with 6 in 12 or 12 in 12 roof pitches. One-story shed or hip front porches from one-fifth to the full length of the main body.

B One-and-One-Half-Story Basic

Side-gabled rectangular volume, often with a dormer flush to the front facade. Roof pitch is typically 10 in 12 for the main body and 12 in 12 for the dormer. One-story shed or hip front porches from one-fifth to the full length of the main body.

C Two-Story Gable L

Cross-gabled volume with a 12 in 12 gable facing the street. The width of the gable facing the street is typically half that of the main body for houses up to 36 feet wide and two-fifths that of the main body for houses 36 feet wide and greater. This massing typically accommodates a continuous porch with shed roof located between the legs of the L. Corner house porches should wrap around the side of the house.

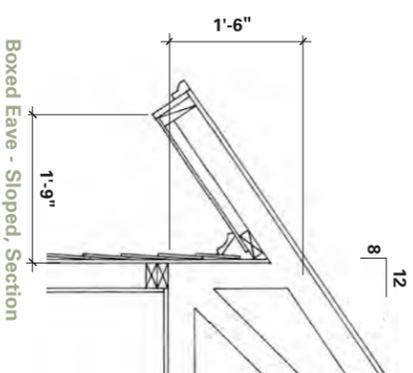
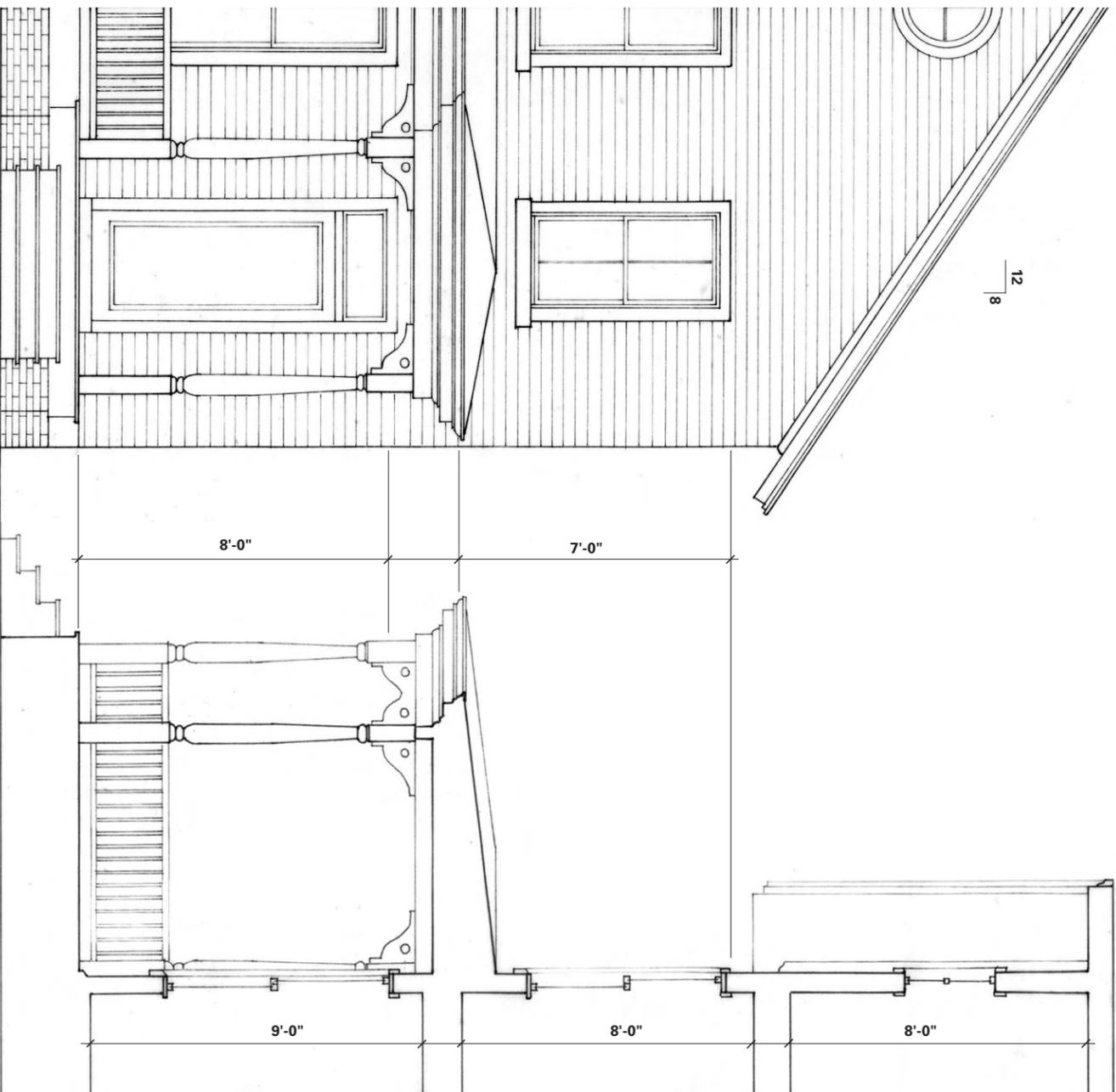
D One-and-One-Half-Story Gable L

Cross-gabled volume with a 12 in 12 gable facing the street, often with a dormer flush to the front facade. The width of the gable facing the street is typically one-third that of the main body for houses up to 36 feet wide and two-fifths that of the main body for houses 36 feet wide and greater. Full front porches are typical between the legs of the L.

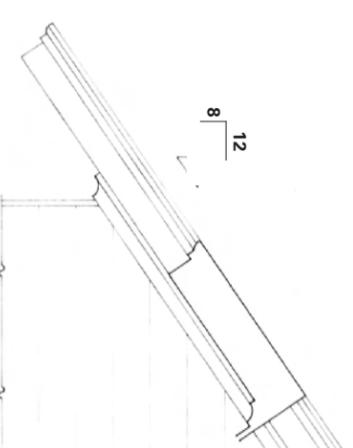
Composition

Victorian facade composition is characterized by a symmetrical and balanced placement of doors and windows. Individual double-hung windows are the most common type. Entrance doors are generally located in the corner of narrow houses and the center of wide houses. Bay windows are typically used on the ground floor. Paired windows are often used in the forward gable of the gable L (massing types C and D).

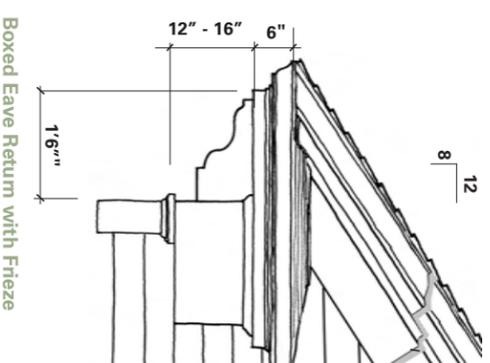
Ole Asheboro Victorian



Boxed Eave - Sloped, Section



Boxed Eave - Sloped



Boxed Eave Return with Frieze

Wall Section & Eave Details

Roof

The roof pitch on most Ole Asheboro houses varies from 8 to 12 in 12. Slate, shingles, and metal are appropriate roofing materials.

Eaves

Two eave types define this Victorian style, one more formal than the other.

The boxed eave, with frieze, is the more formal option. This eave typically has brackets, either horizontal or vertical in proportion. The boxed eave with sloped soffit is often hipped. Its rake features an overhang with a simple vergeboard. Eave profiles have a 12- to 16-inch frieze board. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.

Wall

For one-story buildings, the minimum floor-to-ceiling height is 10 feet. For buildings greater than one story, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Window head heights should be 8 feet for the first floor and 7 feet for the second floor. Corner boards should be no less than nominal 5/4 by 6 inches.

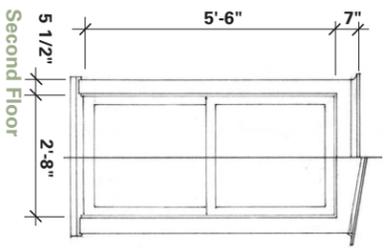
Base

The first floor of the Victorian house is set three feet above the finished grade. Victorian houses should have an 8-inch skirt board. When foundation vents are used, they should be centered under windows.

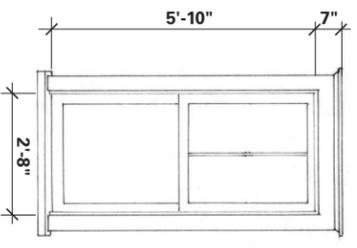


Ole Asheboro Victorian

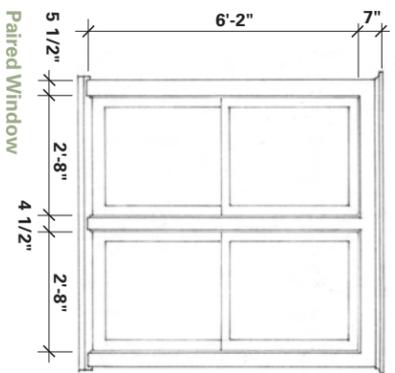
Windows



Second Floor
5 1/2" x 2'-8"

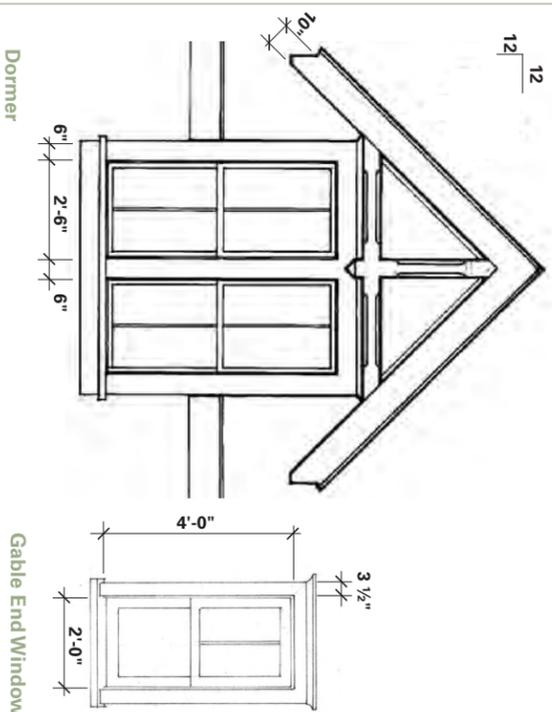


First Floor

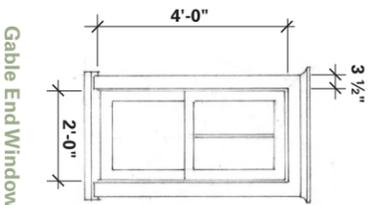


Paired Window
5 1/2" x 2'-8" x 4 1/2"

Special Windows



Dormer



Gable End Window

Windows & Doors

Standard Windows

Windows are typically vertical in proportion with narrow widths from 2 feet to 3 feet. Two basic window patterns are 1 over 1 and 2 over 2 double-hung with wide trim. The window often has a decorative header. Italianate houses often have windows with rounded upper sashes and ornate trim.

Special Windows

Special windows include box bay windows, paired dormer windows, and round top windows. Box bay windows have a continuous base to the ground.

Doors

Doors are centered in their bays and are either paneled or glazed wood doors. Double doors are often used as well as single doors with sidelights and transoms.

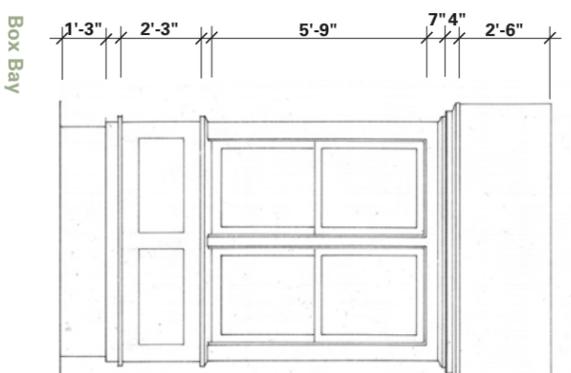
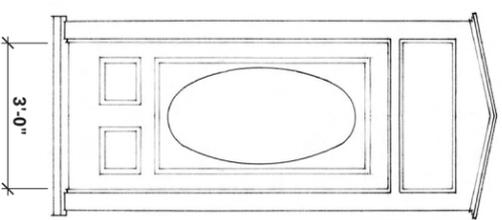
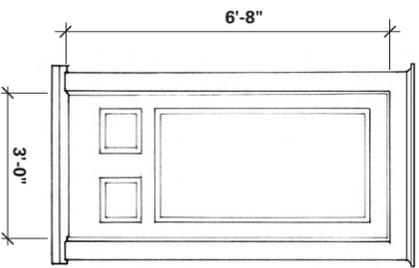
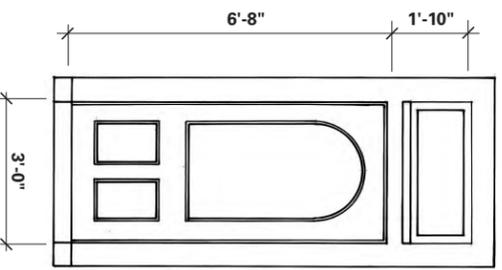
Trim

Windows and doors typically have a 5 1/2-inch-wide trim with a cap molding.

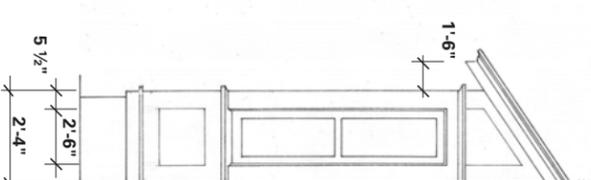
Shutters

Painted, operable shutters are encouraged on single windows. Shutter styles can either be paneled or louvered.

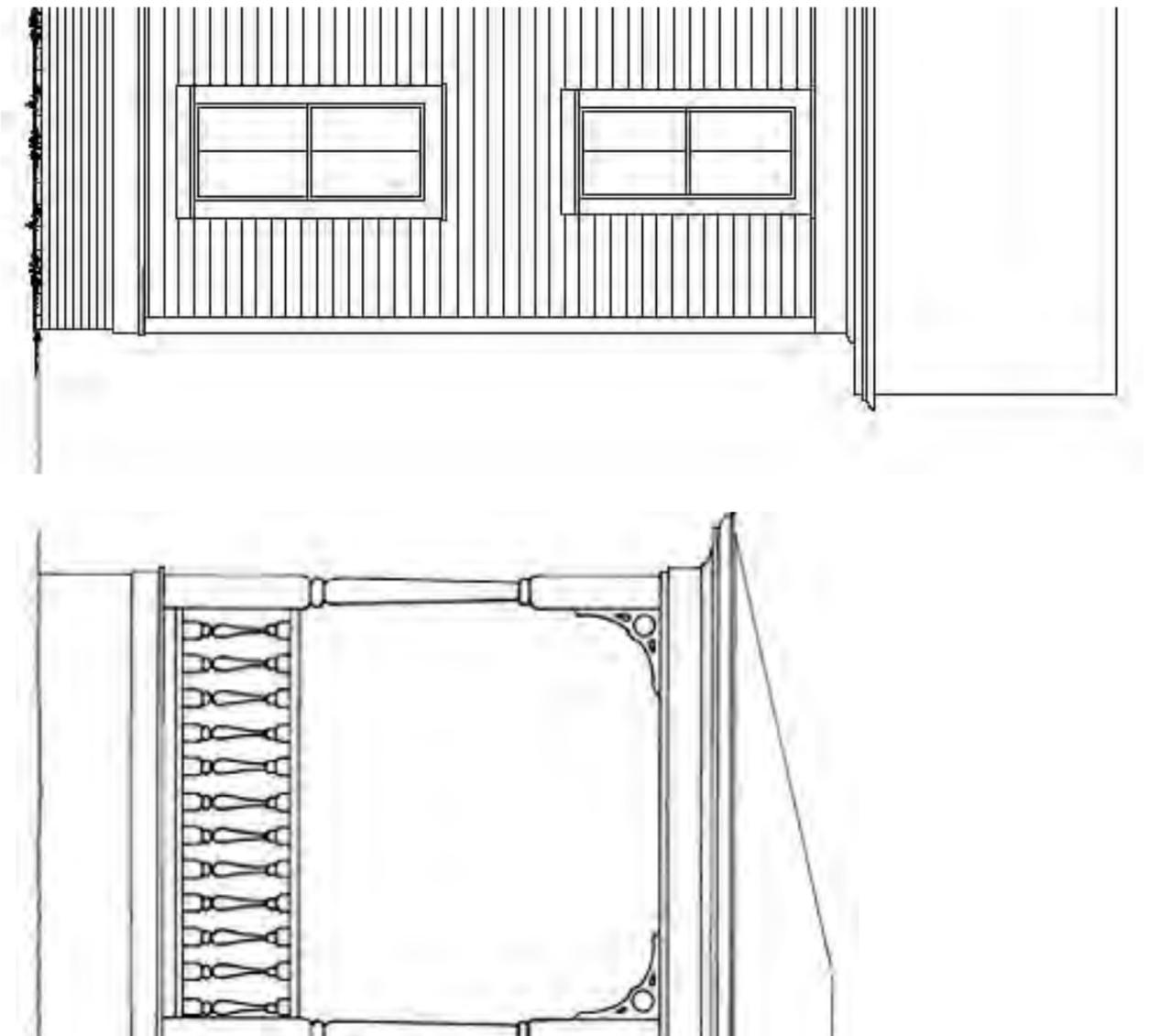
Doors



Box Bay



Ole Asheboro Victorian

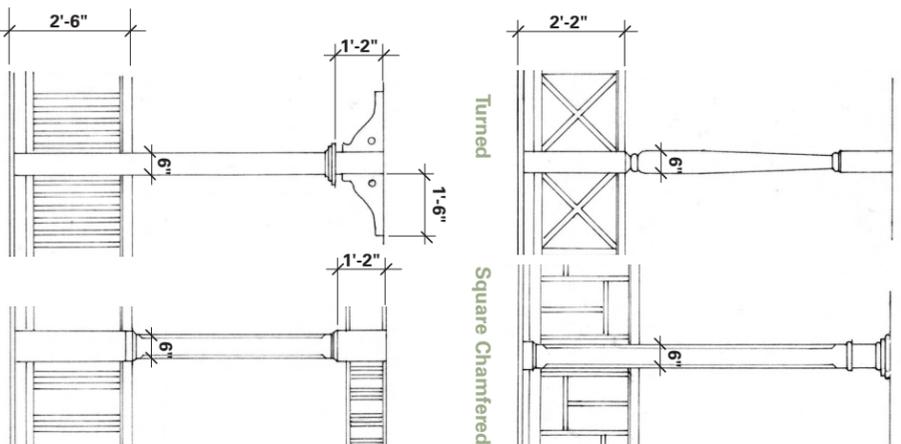


Partial elevation

Front porch

Ole Asheboro Victorian

Column Types



Porches

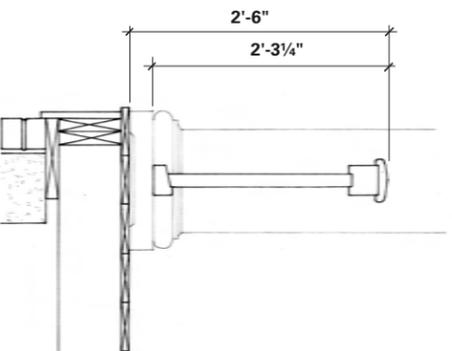
Porches

Porches can be one or two stories tall with flat, shed, or shallow hipped roofs. Full porches may be integrated under the house's main roof. Shed or hip porches have a 3 in 12 to 4 in 12 pitch. Exposed rafter tails are typically 2 x 8 and occur 14 to 16 inches on center. Entablatures are generally classically proportioned and detailed.

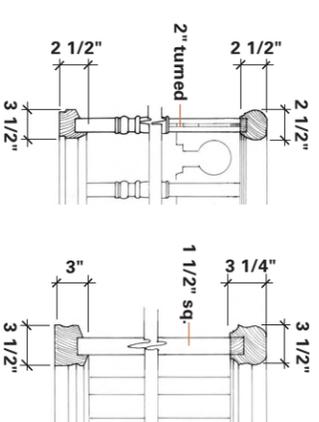
Columns & Railings

Column types include turned columns from 8-inch-square stock, 8-inch-square posts, and 8- to 10-inch-diameter Doric and Tuscan columns. First floor columns are 9- to 10-feet tall, while second floor columns are 8- to 9-feet tall. Turned or square balusters are spaced no more than 4 inches apart.

Porch Railing Section



Rail Details



Porch bays should be vertically proportioned. Flat cut ornamental balusters are also used, with square or turned columns. Square pattern lattice is used as infill between piers at the foundation.

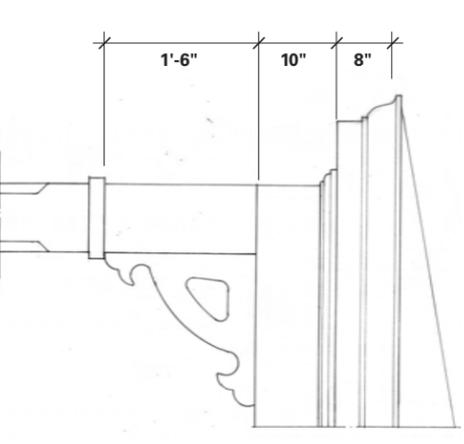
Brackets

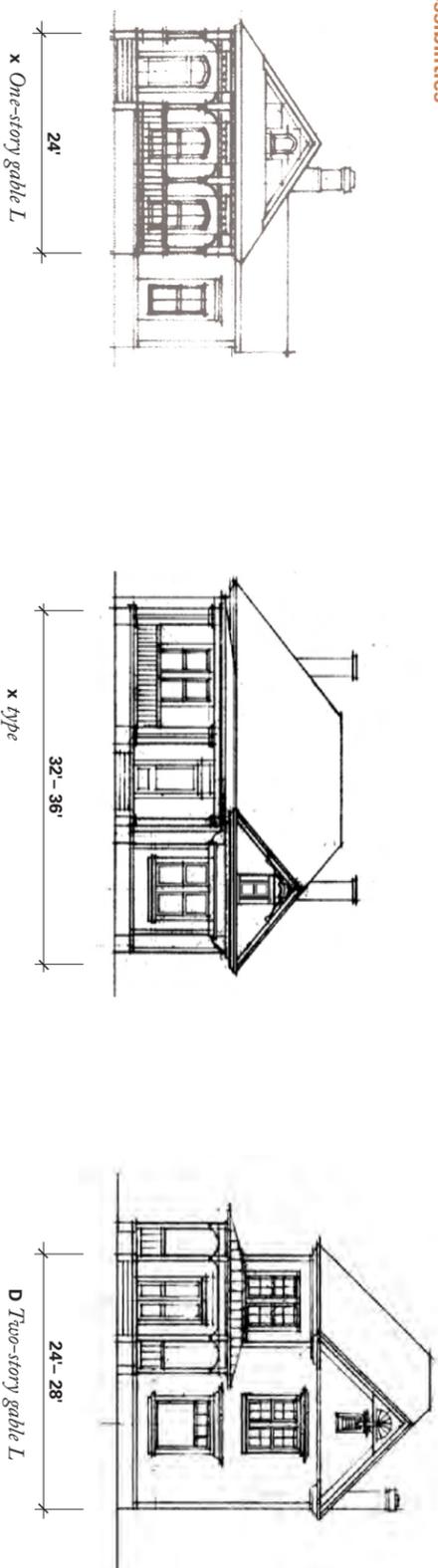
Brackets range from simple designs cut from boards to more elaborate turned wood or jigsaw-cut openwork. Brackets are a minimum of 2 inches thick. Archway bracketing can be used to form portals over key entry locations.

Porch Location & Massing

Full front porches are encouraged on Victorian houses. Porches can be used to wrap the corner of a house, or fill in the void created by an L-shaped plan. The minimum porch depth is 8 feet.

Cornice Detail





Materials & Possibilities

Materials

Shutters: Panel or louver, painted; encourage mounting as if operable; or operable. Width of shutter equals 50% of sash width.

Siding: Wood, composition board, fiber-cement board, or vinyl with beveled, shiplap or beaded lap profile. Common brick in Flemish, Common or English bond patterns.

Roofing: Metal, slate, asphalt, or fiber-glass shingles.

Windows: Divided light sash with sill or GBC or solid vinyl

Trim: Wood, composition board, fiber-cement board, and molded millwork for built-up sections; corner boards $\frac{5}{4}$ x 6 inches.

Soffits and Porch Ceilings: GWB, plaster, T&G wood or composite (continuous perforated soffit materials not permitted).

Gutters: Half round or ogee profile in metal.

Downspouts: Round or rectangular in metal.

Foundations: Common brick, stone/cast stone on front facade and side street facade when on corner lot.

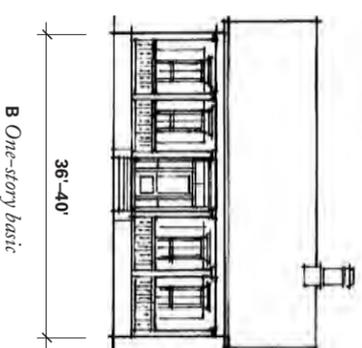
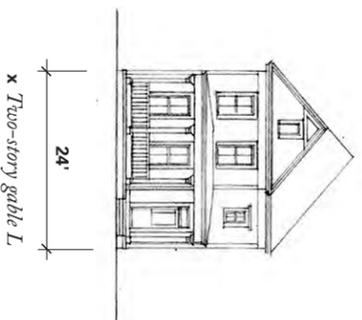
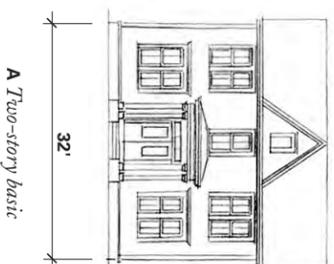
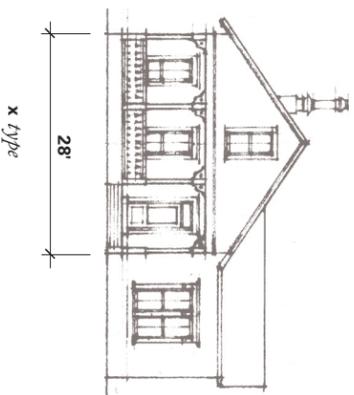
Columns: Wood, fiberglass, or composite.

Railings: Wood, metal, or other composite materials that meet dimensional and shape requirements of precedents.

Chimneys: Common brick and stone/cast stone.

Front Yard Fences: Painted white picket, or pre-finished composite material such as PVC or vinyl and metal.

Rear Yard Fences: Painted wood, white composite material such as PVC or vinyl; pre-finished metal.



Ole Asheboro Victorian



Two-story front gable with full front porch



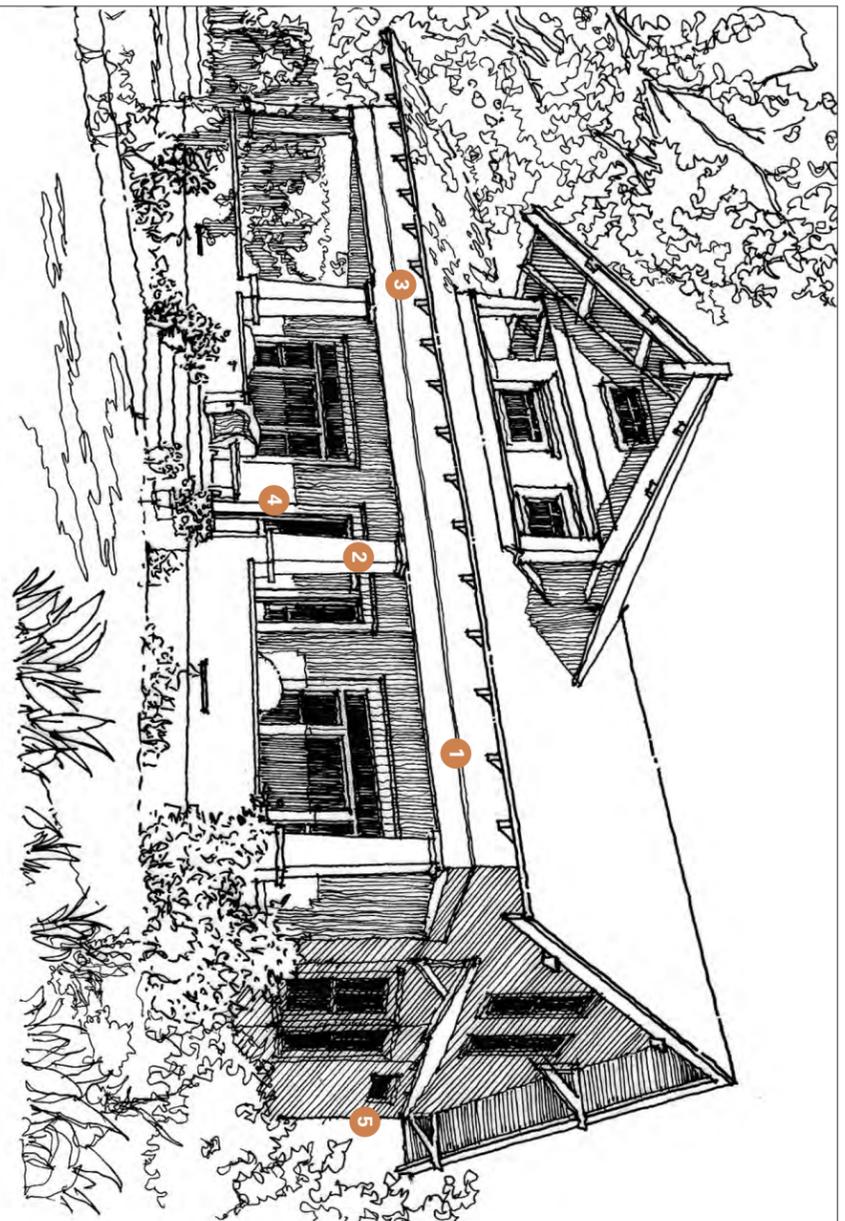
One-and-one-half-story front gable massing with side porch



One-story front gable L massing with front porch



One-and-one-half-story side gable with wrap-around porch (Fisher Park)



Typical Craftsman house with let-in porch

Essential Elements of Ole Asheboro Craftsman

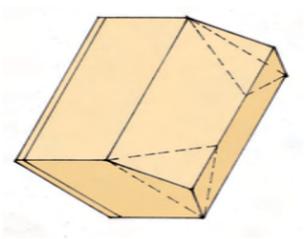
- 1 Shallow-pitched roofs with deep overhangs
- 2 Deep, broad porch elements with expressive structural components
- 3 Expressive structural elements such as brackets, exposed rafter tails, and columns
- 4 A mixture of materials such as brick, shingles, and siding
- 5 Asymmetrically balanced window and door compositions

History & Character

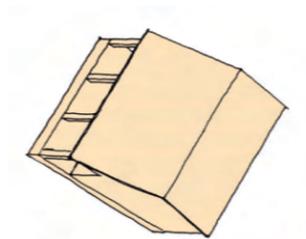
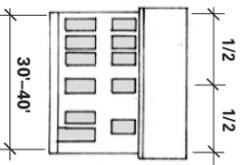
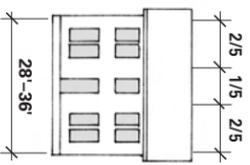
OLE ASHEBORO CRAFTSMAN HOUSES are derived from the traditions of bungalow design found throughout North Carolina. During the early twentieth century, many local builders picked up elements of the style from house plan publications and mail order house plans. The Arts & Crafts movement espoused a simple, decorative expression of structural elements and built-in furniture found suitable for estate and cottage homes. While the region is home to many small Craftsman cottages, it also features a wide variety of full two-story types and larger estate houses designed and built during this period.

The Ole Asheboro Craftsman is characterized by broad, open porches with brackets, roofs with deep overhangs and exposed rafter tails or decorative brackets, asymmetrical compositions, grouped windows with a variety of upper muntin patterns, and expressive trim.

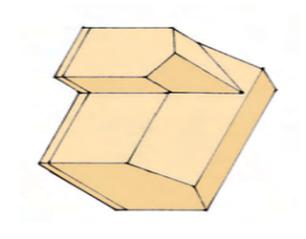
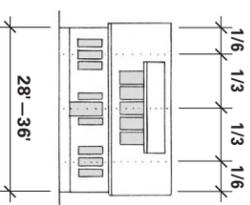
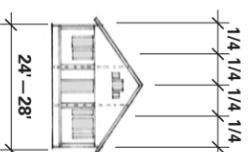
Ole Asheboro Craftsman



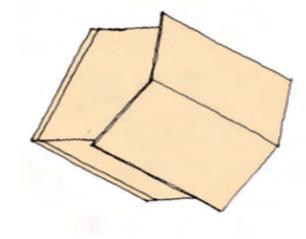
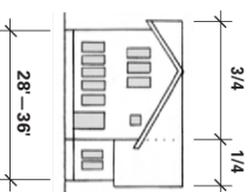
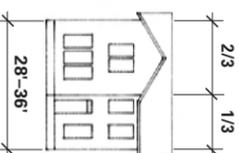
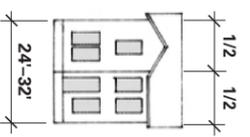
A Two-Story Basic



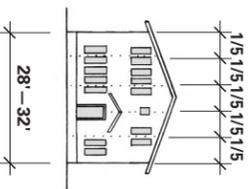
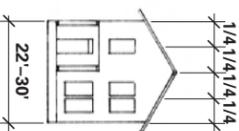
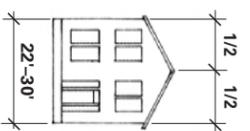
B One-and-one-half-story side gable



C Two-story Wide Gable-L



D Two-story front gable



Massing & Composition

Massing

A Two-story Basic

Side-gabled rectangular volume with roof pitch of 6 to 8 in 12. One-story, gabled front porches, typically placed to one side. Porches are most often a minimum of two-fifths the length of the main body, and, occasionally, the entire length of the front facade.

B One-and-One-Half-Story Side Gable

Square volume with a 3 to 5 in 12 side-gabled roof. Integral front porch that ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormer with 3 in 12 roof pitch.

C One-and-One-Half-Story Gable L

Cross-gabled volume with a 6 in 12 gable facing the street. Cross gable can have a lower slope. The width of the gable facing the street is typically half that of the main body for houses up to 32 feet wide and two-fifths that of the main body for houses 36 feet and over. This massing accommodates a variety of porch options, often with a gable emphasizing the entrance.

D Two-Story Front Gable with Add-On

Gabled, one-story volume attached to a gabled, two-story volume of the same width. Roof pitches are typically 5 in 12. Gabled front porches are placed asymmetrically on the front facade.

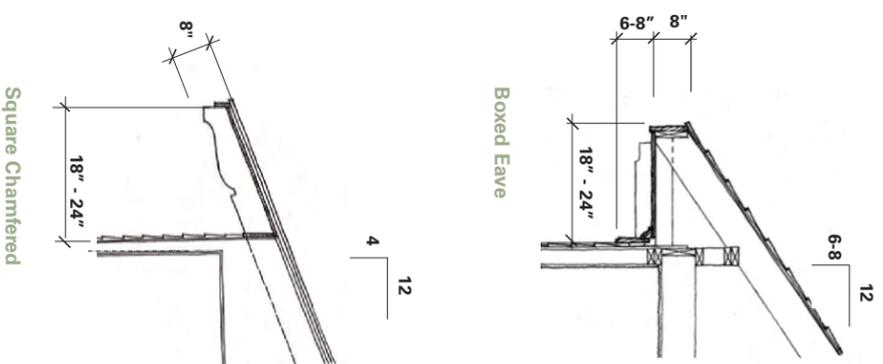
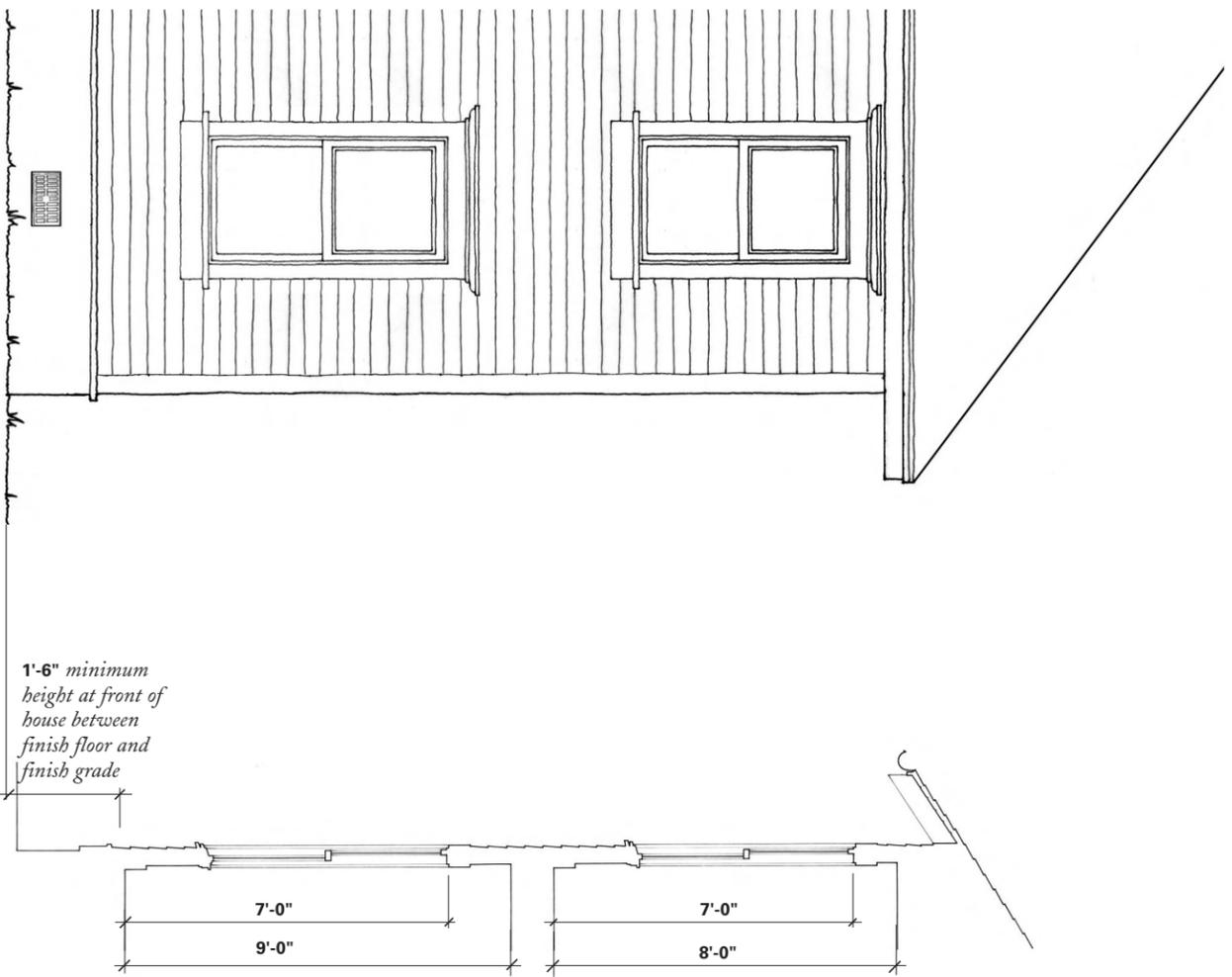
Facade Composition

Craftsman facade composition is characterized by an asymmetrical yet balanced placement of doors and windows. Typically, windows occur in pairs and multiples, or as sidelights for oversized ground floor windows. Entrance doors are most often under porches and off-center.

Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or shed dormer may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body. Wings must also conform to setback requirements.

Ole Asheboro Craftsman



Wall Section & Eave Details

Roof

The roof pitch on Craftsman houses varies from 4 to 8 in 12. For Gable L forms, the pitch on the street facing gables range from 4 to 6 in 12. Gable and shed dormer help to introduce light into half-story and attic spaces.

Eaves

Deep eaves are a dominant characteristic of Craftsman houses. There are two types of eaves in the style:

- A** Boxed eave with a 24-inch deep slope.
- B** Exposed 2 x 8-inch rafter tails set 16 to 24 inches on center and cut perpendicular to the ground.

Eave profiles have an 8- to 12-inch frieze board above the window head trim. This frieze board may either touch the window head trim directly or rest 8 inches above.

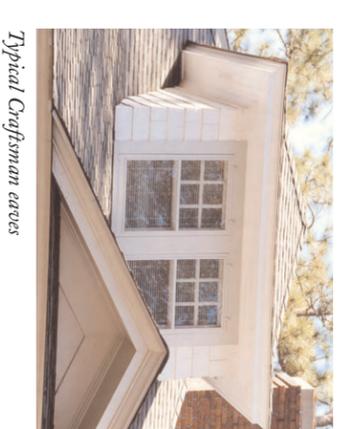
Wall

One-story houses have a minimum floor-to-ceiling height of 9 feet. Two-story houses have a minimum floor-to-ceiling height of 9 feet on the first floor, and 8 feet on the second floor. Standard window head heights are 7 feet on the first floor, and 7 feet on the second floor.

On clapboard houses, corner boards should be no less than nominal 5/4 by 6 inches. On two-story houses, material, color, or trim changes near the second floor sill or first floor window head lines help give Craftsman houses their distinctive low, horizontal character.

Base

The first floor of the Craftsman house is set 24 inches above finished grade. Skirtheads are uncommon. Clapboard or shake cladding materials should not come within 8 inches of finished grade; only durable materials like brick, stone, and stucco may come into direct contact with the soil. Foundation vents are centered under windows when used.

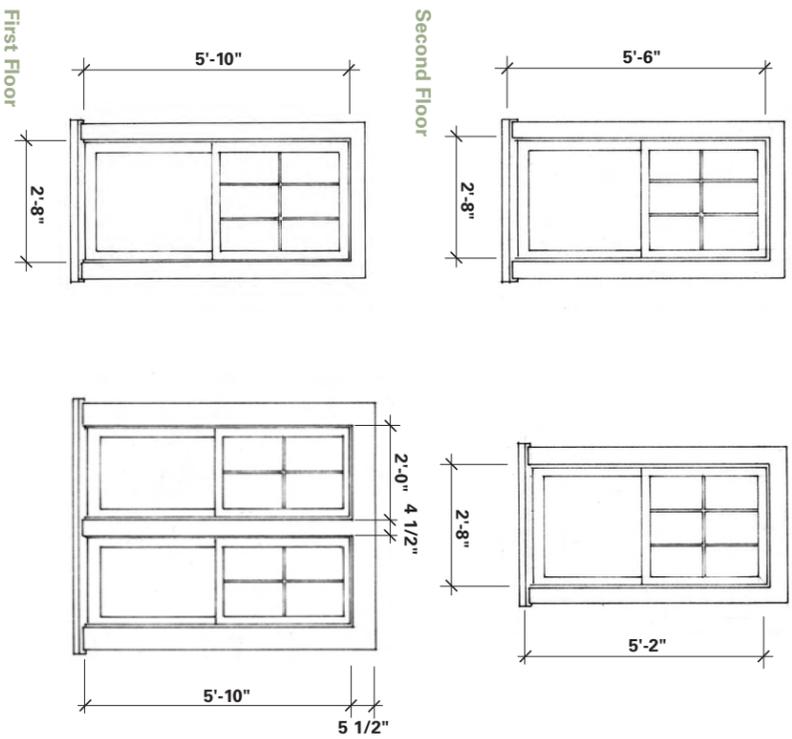


Typical Craftsman eaves

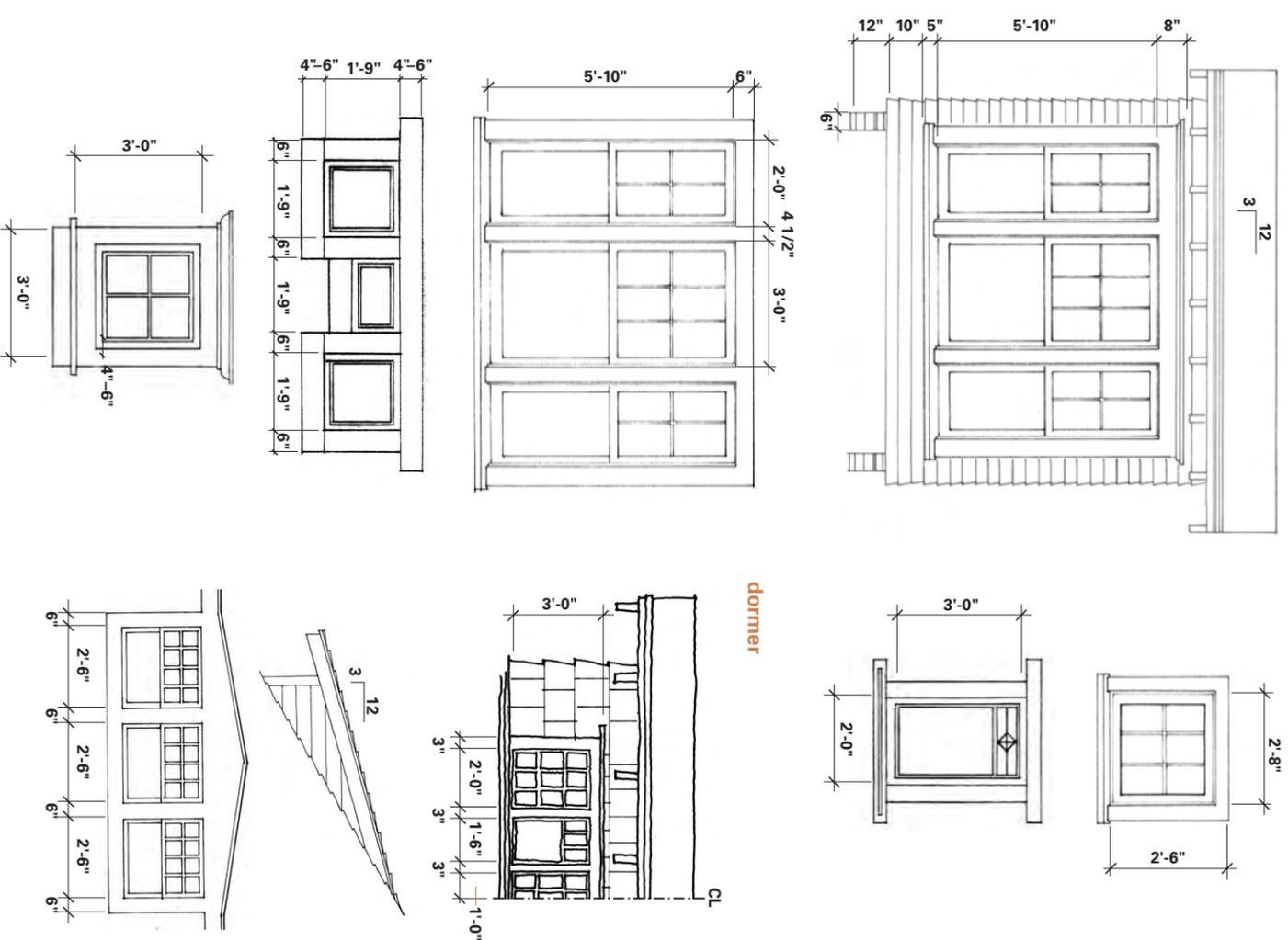


Ole Asheboro Craftsman

Windows



Special Windows



Windows & Doors

Standards Windows

Windows on the first floor are usually either ganged together in 3-, 4-, or 5-window combinations or are entirely composed of large picture windows. Windows on the second floor may be single, paired, or triples. Special accent windows are incorporated into the composition. Window pane patterns include 6 over 1, 3 over 1, 1 over 1, and 8 over 1. Dormer windows are ganged together in wide gable or shed dormer.

Special Windows

Special windows include angled bay windows, picture windows, double-hung windows, and small, square, and rectangular accent windows. Picture windows are typically paired with sidelights and transoms, and have a special pane pattern, or stained glass upper sash.

Doors

Craftsman doors are often stained wood with either a plank or panel design.

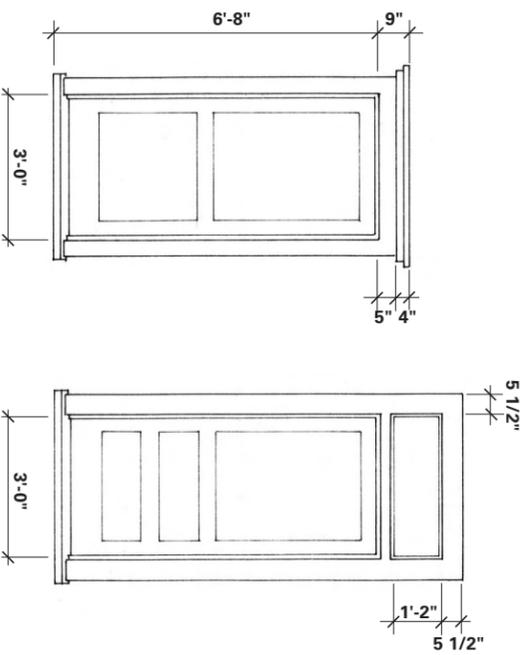
Doors may have decorative, leaded glass sidelights and transoms in Arts & Crafts patterns.

Trim

Two styles of trim provide variety across Craftsman houses: a formal 6-inch wide trim with simple cap mold, or a tapered 6-inch wide board.

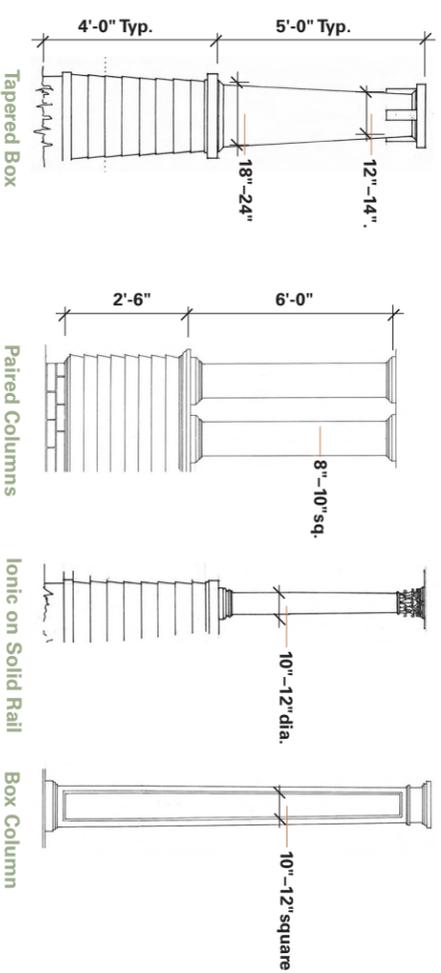


Doors



Ole Asheboro Craftsman

Column Types



Porches

Porches

Porches may have gable-end, shed or combinations of the two roof forms. Typically, porches have deep eaves with the same rafter or cornice treatment as the body. Gable-end porches are designed to express the structural elements.

Columns & Railings

Column types include square posts (often in pairs or multiple groupings), tapered box columns, and round Tuscan columns. Victorian-era bungalows have Ionic or Corinthian columns typically set on top of square piers or solid porch railings/surrounds. Porches using the Ionic or Corinthian orders are typically

matched with more formal, boxed eaves that often have decorative brackets spaced 2 to 3 feet on center.

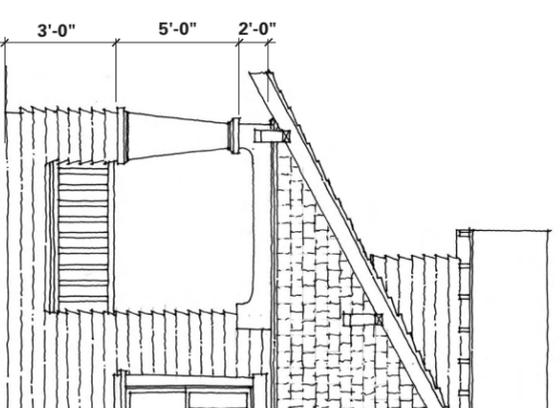
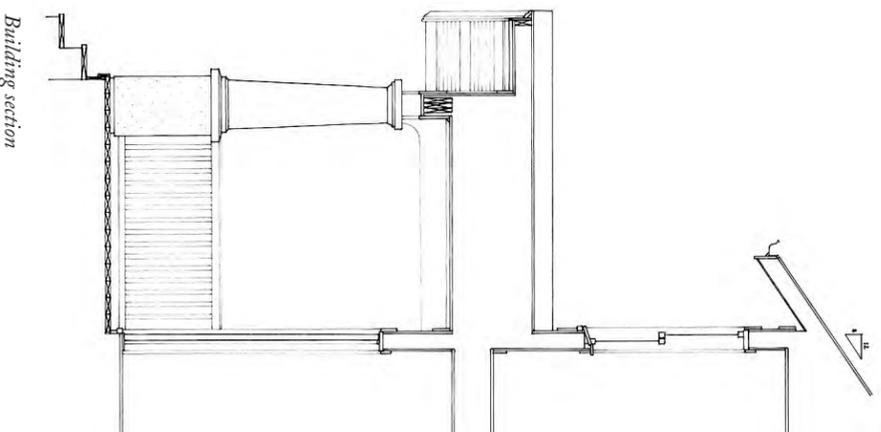
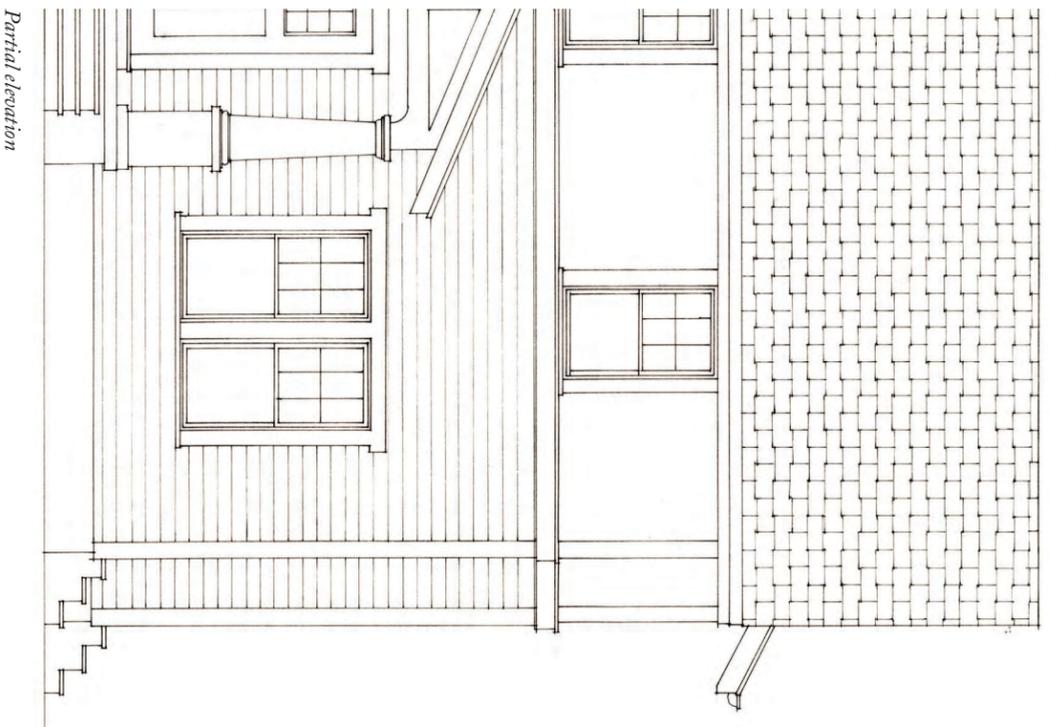
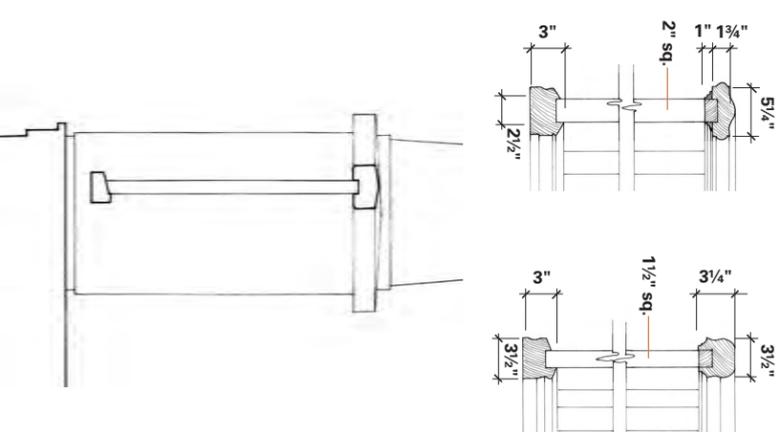
Porch Location & Massing

In this style, porches and porch locations vary considerably and are used to create a number of spatial effects.

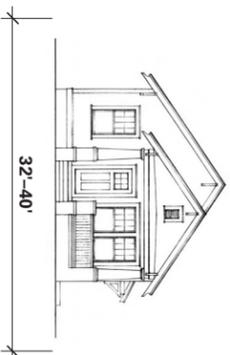
Porches are broad and low when present, and can wrap the house or fill in the void created by an L-shaped house plan. As in other styles, full front porches are encouraged.

Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick.

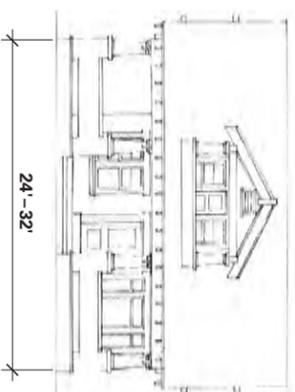
Rail Details



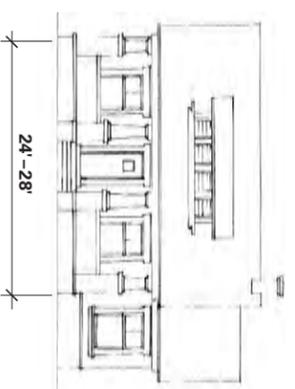
Ole Asheboro Craftsman



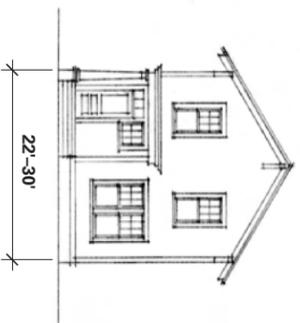
A Two-story side gable



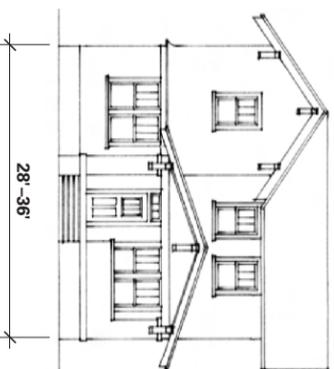
B One-and-one-half-story side gable



B One-and-one-half-story side gable



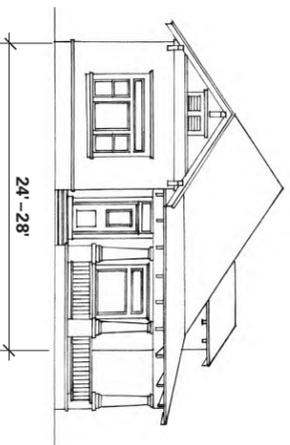
A Two-story basic



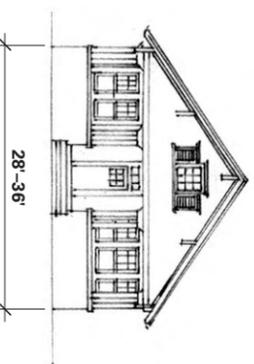
D Two-story wide gable L



A Two-story basic



D Two-story wide gable L



B One-and-one-half-story front gable

Materials & Possibilities

Materials

Siding: Shingles, wood, or fiber cement board; a base for porches and supports for half columns. Quality vinyl products will be considered.

Roofing: Cedar shakes or asphalt/fiber-glass shingles.

Windows: Double-hung, energy-efficient wood; PVC; aluminum-clad or aluminum, with external divided lights (1/4-inch muntins) or solid vinyl

Trim: Wood, fiber, cement board, composition board, or polymer millwork for built-up sections; historic polymer reproductions are also permitted.

Columns: Wood, fiberglass, or composition board box columns; historic polymer or fiberglass reproductions of round columns are also permitted.

Railings: Wood top rails with square balusters on solid railings of wood, cut

shingle, siding, or brick.

Soffits and Porch Ceiling: Boxed soffits are smooth. Exposed eaves should have a beaded board appearance.

Gutters: Ogee, half-round primed, or pre-finished metal; PVC is also acceptable in a color that matches the trim.

Downspouts: Rectangular, round, primed, or pre-finished metal; PVC is also permitted in a color that matches the trim.

Shutters: Historic wood, polymer, or fiberglass reproductions mounted as if operable.

Foundations: Parged concrete or brick veneer.

Chimneys: Brick.

Front Yard Fences: Wood, pre-finished metal, stone, or masonry.

Rear Yard Fences: Vinyl, painted wood, pre-finished metal, or masonry.

Ole Asheboro Craftsman

ATTACHMENT F: ARCHITECTURAL STANDARDS

Ole Ashboro Neighborhood Single-Family Architectural Standards

These architectural standards specify the materials and configurations permitted for new home construction on redevelopment lots within the Ole Ashboro neighborhood. The standards are designed to ensure that new homes are compatible with the historic character of the neighborhood. These standards are a supplement to the Ole Ashboro Redevelopment Plan book dated March 2004. They provide specific architectural design requirements for single-family home construction in the neighborhood.

5/20/2016

Element Approved Materials

Approved Configuration

Comments

Building Design/Construction Elements

Building Design/Construction Elements	Approved Materials	Approved Configuration	Comments
Roofing	Composition (asphalt/fiberglass) shingles (dimensional preferred) and specialty materials such as clay tile, fireproof wood shingles, slate, and standing seam metal. Flashing must be copper or aluminum sheet metal and properly installed (base and cap flashing). Sheet metal lined open valleys are preferred.	All roof penetrations, including vent stacks, shall be located on the rear roof slope and shall match the color of the roof. Skylights shall be flat and located only on rear facing roofs.	Roll roofing and EPDM membrane products can be used on flat and low slope (= or < than 2/12) conditions. EPDM or built-up roofing can be used on flat roofs.
Soffits	Wood, smooth-finish fiber cement with strip venting (not perforated), cellular PVC with hidden venting	Smooth soffit for boxed eave design or beaded for open rafter roof design.	Open rafter design with decorative rafter tails is found on many Craftsman style houses in the neighborhood.
Gutters & Downspouts	Heavy gauge aluminum with baked on enamel or painted finish, galvanized metal, copper.	Continuous lengths unless otherwise approved. Locate downspouts at vertical trim boards where possible. OG (old gothic) for boxed eaves; half-round for open eaves.	All materials to be painted unless designed to age or factory-applied color.
Siding	Knot free, smooth surface wood clapboards, wood shingles, smooth-finish fiber cement clapboards, and fiber cement shingles are encouraged. Other siding materials including brick, stucco cement, cast stone and premium vinyl may be considered.	Siding shall be horizontal pattern with reveal to match nearby houses and shall be painted. Wood shingles shall be stained or painted. Brick and stucco should be similar to what is found in the neighborhood.	Walls shall show no more than two materials above the foundation. Materials shall change along a horizontal line. Unpainted wood shall not be permitted.

Element	Approved Materials	Approved Configuration	Comments
Trim - Window, Door, Corner, Skirt, Fascia, etc.	Wood, stucco, cast stone, smooth-finish fiber cement or cellular PVC.	Trim shall not exceed actual 1 inch in depth by 6 inches in width nor be less than 1 inch in depth by 4 inches in width at corners and around openings, except at front door, which may be any size or configuration. All skirt boards to be minimum 8 inch wide with top edge flush with finish floor elevation with drip cap.	Rake and gutter boards may be covered with coated coil-stock aluminum.
Foundations	Concrete block with brick or stone facing.	A minimum of 18-inch exposure of foundation material (not including skirt boards) on street-side elevations. Finish floor elevation for 1st floor shall be not less than 18 inches above adjacent front sidewalk unless required for accessibility.	
Chimneys	Where visible, shall match the foundation material.	Shall extend to the ground and have a visible, projecting cap.	
Windows	Double-hung wood, vinyl clad or aluminum clad or solid vinyl windows.	True divided light or simulated divided light sash with interior and exterior-installed muntins with profile similar to historic windows in nearby houses. (1 inch wide). Window openings and arrangement to be similar to nearby houses. Sills to be actual 1 inch or more in depth and height. A 6 inch minimum post shall separate multiple windows in the same opening. Panes shall be similar proportion throughout the building.	No flush mounted windows.
Storm Windows and Screens	Wood, or aluminum triple track storm/screen combinations with baked on enamel finish.	Shall cover entire window opening.	Recommend weatherstripping be installed for maximum energy efficiency.
Exterior Doors	Wood, composite, metal-clad or steel. Exterior doors should have glass configured to match the style of the house.	Traditional stile and rail proportions, raised panel profiles, and glazing patterns consistent with architectural style. Except for garage doors, shall be side hinged (no sliders).	Doors should have dead bolt locks for security.
Storm Doors	Wood, baked-on enamel aluminum.	Full view removable glass and screen panels.	In accordance with exterior door manufacturer specifications. Locking storms add to security.
Garage Doors	Wood, composite, or metal	Garage doors shall be consistent with architectural style of house.	

Element	Approved Materials	Approved Configuration	Comments
Shutters	Wood, composite, premium or cellular PVC.	Panel or louver, sized to match window sash and mounted to appear operable.	
Columns and posts	Wood, stone, brick, pre-cast concrete, composite, or fiberglass	Style and dimensions to be appropriate for the style of house as determined by surrounding historic structures. Details should include cove and cap moldings and base and cap blocks. Paneled columns shall have minimum 3/8 inch recess. Posts shall be minimum 6-inch by 6-inch.	
Porches	May be raised masonry construction or wood floor system. Continuous foundation system matching main house shall extend around porch foundation. In lieu of continuous foundation wall, piers of same material as main foundation may be used. Tongue-and-groove flooring and beaded T&G ceiling lumber in wood or cellular PVC.	Front porches shall be a minimum of 8 feet in depth and side porches a minimum of 6 feet in depth unless site conditions require a shallower depth, but in no case shall a covered porch be less than 5 feet in depth. Piers shall be no less than 12 by 12 inches. Piers under porches shall be offset a minimum of 2 inches from adjacent foundation walls to provide pier definition.	Screen, glass, or patio enclosures shall not be allowed on street frontage porches.
Decks/Patios	Wood, composite, brick, stone, concrete.	Location at rear of house. Treated lumber decks should not extend past the side wall plane of the house.	
Garages/Accessory Structures	Siding material to match the house. Vertical plank siding and board-and-batten siding permitted on storage buildings.	Garages shall be a minimum of 12 feet wide by 18 feet deep. Roofs should have minimum of 12 inch overhang with exposed rafters. Garages should be sited at the end of the driveway towards the rear of the lot.	All residential units shall have either an attached or detached exterior storage room of at least 32 square feet.
Lighting		Porch pendant, ceiling or wall mounted.	Timer or motion detector lights shall be installed at all rear building entrances..
Site/Landscaping Elements			
Front Yard Landscaping	Required tree planting shall be minimum of 1.5 inch caliper. Required shrubs shall be minimum 2-gallon containers. For recommended species and varieties of plant materials, see the Ole Asheboro Redevelopment Plan.	At least one shade tree and one ornamental tree required for each lot. At least 2 ornamental shrubs to frame the front entry and foundation shrubs planted no greater than 3 feet on center along the front facade. Foundation planting beds shall be at least 3 feet wide and mulched.	On corner lots, the tree and foundation planting requirements shall extend along both street frontages. Hedgerows planted in street frontage zones shall not exceed 4 feet in height at maturity or be trimmed to such height. Additional shade trees may be required when street trees do not exist.

Element	Approved Materials	Approved Configuration	Comments
Front Yard Fencing	Wood, metal, brick or stone posts with wood or ornamental metal pickets. No chain link fencing allowed in street frontage yards. All wood shall be painted or stained.	If installed, shall be within 3 feet of front property line and shall not exceed 3 feet in height.	
Front Yard Walls	Brick, natural stone, or cast stone. Railroad ties and landscape timbers are not permitted.	If installed, shall be within 3 feet of front property line.	
Rear Yard Landscaping	Required tree planting shall be minimum of 1.5-inch caliper. For recommended species and varieties of plant materials, see the Ole Asheboro Redevelopment Plan.	One shade tree or one ornamental tree per lot.	Additional plantings may be required for corner lots.
Rear Yard Fencing	Vinyl coated chain link, wire or spaced wood picket not to exceed 4 feet in height, or solid board privacy fences not to exceed 6 feet.		
Driveways	Concrete, macadam (asphalt top dressed with stone) or brick.	Driveways shall not exceed 10 feet in width within front yard zone and shall extend to a garage or parking area at the back of the house.	If two driveways are adjacent to each other, they must be separated by at least a 3 foot landscape area.
Equipment		HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubs, and the like shall be located within rear yards only.	
Trash Containers		A permanent location shall be provided at the back of the house for City garbage and recycling containers.	

HOUSEHOLD INFORMATION REPORT

Project: Ole Asheboro Single Family Homes

Site Address: _____

Number of Bedrooms: _____

Builder: _____ Prepared By: _____

Signature

Date

Printed Name

A. HOUSEHOLD CHARACTERISTICS

Please include data for all household members.

Racial/Ethnic Groups	# Hispanic/Latino Household Members	# Non-Hispanic/Latino Household Members	Total
White			
Black/African American			
Asian			
American Indian/Alaska Native			
Native Hawaiian/Other Pacific Islander			
American Indian/Alaska Native and White			
Asian and White			
Black/African American and White			
American Indian/Alaska Native and Black/African American			
Other Multi-Racial			
Total # of household members:			

Household Type (check one)

Single (non elderly) Elderly Single Parent Two Parents Other

B. HOUSEHOLD INCOME AND SIZE *

Please find the line representing the number of members in the household, then check the category on that line that indicates total household income.

	Category 1	Category 2	Category 3	Category 4
1 Person	<input type="checkbox"/> under \$11,900	<input type="checkbox"/> \$11,901-\$19,850	<input type="checkbox"/> \$19,851-\$23,820	<input type="checkbox"/> above \$31,750
2 Persons	<input type="checkbox"/> under \$13,600	<input type="checkbox"/> \$13,601-\$22,700	<input type="checkbox"/> \$22,701-\$27,240	<input type="checkbox"/> above \$36,300
3 Persons	<input type="checkbox"/> under \$15,300	<input type="checkbox"/> \$15,301-\$25,550	<input type="checkbox"/> \$25,551-\$30,660	<input type="checkbox"/> above \$40,850
4 Persons	<input type="checkbox"/> under \$17,000	<input type="checkbox"/> \$17,001-\$28,350	<input type="checkbox"/> \$28,351-\$34,020	<input type="checkbox"/> above \$45,350
5 Persons	<input type="checkbox"/> under \$18,400	<input type="checkbox"/> \$18,401-\$30,650	<input type="checkbox"/> \$30,651-\$36,780	<input type="checkbox"/> above \$49,000
6 Persons	<input type="checkbox"/> under \$19,750	<input type="checkbox"/> \$19,751-\$32,900	<input type="checkbox"/> \$32,901-\$39,480	<input type="checkbox"/> above \$52,650
7 Persons	<input type="checkbox"/> under \$21,100	<input type="checkbox"/> \$21,101-\$35,200	<input type="checkbox"/> \$35,201-\$42,240	<input type="checkbox"/> above \$56,250
8 Persons	<input type="checkbox"/> under \$22,450	<input type="checkbox"/> \$22,451-\$37,450	<input type="checkbox"/> \$37,451-\$44,940	<input type="checkbox"/> above \$59,900

ATTACHMENT H: SAMPLE DEVELOPMENT AGREEMENT

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

BUILDERS AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 20__ by and between _____ ("Builder") and the Greensboro Housing Development Partnership, Inc. ("GHDP").

HISTORY AND STATEMENT OF PURPOSE

- A. GHDP is the owner of certain real property in the Ole Asheboro Neighborhood generally known as ### xxxxx Street, and ### xxxxx Avenue, in Greensboro, Guilford County, North Carolina, more particularly described on Exhibit A attached hereto and incorporated herein by reference (hereinafter referred to as the "Property").
- B. GHDP desires to cause the Property to be developed in a manner consistent with development standards set out in the Ole Asheboro Redevelopment Plan ("Development Standards") and enters into this agreement and undertakes the affirmative obligations set forth herein.
- C. GHDP desires to sell the Property, subject to deed restrictions, as a means of accomplishing its said purpose.
- D. Builder desires to purchase the Property and to develop same as stated above subject to the deed restrictions and Development Standards.

AGREEMENT

NOW, THEREFORE, in consideration of their mutual promises and for other good and valuable consideration, the receipt and sufficiency of which Builder and GHDP hereby acknowledge, the parties agree as follows:

SECTION 1. SUBJECT PROPERTY. The Property to be sold by GHDP and purchased by Builder under the terms of this Agreement as described on Exhibit A attached hereto and incorporated herein by reference.

SECTION 2. PURCHASE PRICE. The Purchase Price for the Property shall be \$16,800.

SECTION 3. COMMENCEMENT OF WORK AND CERTIFICATE OF COMPLETION. The Property consists of two legal parcels described on Exhibit A. Within ninety days of closing, Builder shall commence construction of a new single family home upon at least one Lot comprising the purchased Property, and shall

complete construction of a new single family home upon all of the Lots comprising the Property within one year of the date of closing. Construction shall comply with the Development Standards and plans as approved by GHDP, and Builder must obtain a Certificate of Completion from GHDP prior to conveyance to a purchaser. Any deviations from the Development Standards or substitutions of house plans shall require the approval of GHDP.

SECTION 4. REPURCHASE AGREEMENT. In the event any of the Property purchased by Builder is not developed at the end of one year following the closing, GHDP shall have the right, but not the duty, to repurchase all or any part of the unimproved Property from Builder at the original purchase price. In the event of repurchase, GHDP shall give Builder thirty (30) days written notice of a closing date for the repurchase.

SECTION 5. DELIVERY OF DEED AND WARRANTIES OF TITLE. At the closing, GHDP shall deliver to Builder a Special Warranty Deed conveying to Builder a good indefeasible, fee simple and insurable title to the property, except as to those matters enumerated hereinafter. The portions of the Property conveyed shall be conveyed free and clear of all liens, encumbrances, claims, right of ways, easements, leases, restrictions, and restrictive clauses, except:

- (a) General public utility and service line easements and rights of way in customary form including without limitation public drainage, sewer, and utility easements which do not materially affect Builder's residential construction plans to serve the property;
- (b) Ad valorem taxes for the County of Guilford and City of Greensboro, to the extent Builder would be obligated to pay same, for the current year of closing, which taxes shall be prorated, on a calendar year basis to the date of closing;
- (c) Such matters as would be disclosed by an accurate survey of property.

SECTION 6. EXPENSES AND CLOSING COSTS. Builder and GHDP shall pay their respective closing costs including each party's share of current year ad valorem taxes prorated on a calendar year basis. GHDP shall provide the Special Warranty Deed and pay any revenue stamps required by statute, as well as its own attorney fees. Builder shall bear the costs of its legal services, inspections and any costs associated with zoning approvals.

SECTION 7. TERMINATION. Either party may terminate this agreement upon the breach of any material provision of this Contract by either Builder or GHDP with a thirty (30) day notice to cure.

IN WITNESS WHEREOF, the parties hereto execute this Agreement in their respective corporate names and affix their corporate seals by authority duly given the date and year first abovewritten:

Builder: Greensboro Housing Development Partnership

By: _____ By: _____

Printed Name and Title

Printed Name and Title

SEAL

SEAL