



ARCHITECTURAL STANDARDS

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Village Gardens Architectural Standards

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HISTORICAL CONTEXT FOR ARCHITECTURAL STANDARDS

INTRODUCTION

Village Gardens is a new mixed-use development in Lincoln, Nebraska. The Campbell family has had their nursery operations on portions of this 220-acre site for three generations. The Nursery will continue to be a significant part of the Village Center within Village Gardens. The site represents an important reserve for growth in Lincoln's expanding south.

The Architectural Standards will help insure that development now and in the future is consistent with the public vision and Lincoln's best traditional architecture. The Standards require that new residential, commercial and civic buildings, landscapes and public areas are aesthetically attractive and harmonious, contextually and historically appropriate, and are comprised of quality construction materials and craftsmanship. Residences already built on the property will be grandfathered, eliminating the requirement to meet all the standards here within.

Lincoln's historic neighborhoods are the standard used for new construction, streets and boulevards in terms of height, scale, setback and rhythm; relationship of materials, texture, details and color; roof shape, orientation, proportion and rhythm of openings. Materials should be similar in scale and texture to those used traditionally, while the employment of new and creative interpretations of details is encouraged.

The Village Gardens Architectural Standards are intentionally concerned with styles, periods and architectural themes, and with relationships of spaces, building details and the streetscape. The desired result is a development constructed of buildings with varied styles based on the efforts of different owners and contractors over a period of time. This method accommodates different tastes, budgets and development program criteria, just as it has elsewhere in Lincoln. The goal is to maintain a strong visual continuity within the context of contemporary design solutions that play upon and within the historic themes. The Village Gardens Architectural Standards intend to regulate design styles and utilize historical styles and periods that correctly reflect the architectural vernacular of Lincoln.

Lincoln's historic residential neighborhoods, constructed between the late 1800s and into the 1920s, are characterized by a variety of styles. These styles can be divided into two categories: those developed during the Victorian period of 1860 to 1900, and those developed during the Arts and Crafts movement. The former is an effort to utilize ancient and classical forms and details of architecture. The latter is a design effort that deliberately turned its back on historical precedent for decoration and design. The Arts and Crafts movement did not attempt to eliminate ornamentation, but merely modernize it, and to remove most traces of its historic origins.

Within the Victorian movement, there are several styles. The most prevalent in Lincoln is the American Queen Anne style, from 1880 to 1910. Also found in the Victorian movement is the Italianate style, equally ornate as the Queen Anne style but simpler in overall shape.

“If there is a continuity in Lincoln architecture it is not to be found in style because that is very mixed and eclectic. It is rather in the consistent quality of neighborhood housing and the pleasant if not exemplary quality of design.

...

Lincoln is a fortunate town in many ways. (...) It has a tradition based on the family home and a sense of neighborhood which has been kept alive.”

**Dale L. Gibbs
Professor of Architecture
University of Nebraska - Lincoln
in An Architectural Album**

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Nebraska**

In the Arts and Crafts Movement, there were three styles. First is the Prairie Style, from 1900 to 1920, made famous by Frank Lloyd Wright and very common in Lincoln as “Prairie Boxes”. Secondly is the Arts and Crafts or Bungalow Style, which started primarily in southern California. Thirdly, most commonly found in the Southwestern states is the Spanish style house primarily built in the early 1900’s. This style is also found scattered throughout the classic neighborhoods of Lincoln.

Included in Lincoln’s historic lineage is the Colonial Revival style. Closely related to and influencing the Victorian style, the Colonial house was a dominant residential building type for the first half of the last century. Though typically designed around a symmetrical axis with central, accentuated main entry, asymmetrical plans, hipped and gambrel roofs are common.

A common small house style built in the 1900-1920’s found throughout Lincoln is the Cottage Style. This style is usually represented with a single side-to-side gable with one or two front cross gables in addition to a strong chimney element visible from the street.

The International style is relatively rare in the Lincoln Neighborhoods. This style reflects a boxy flat roof of simple materials and works well when integrated sparingly within a neighborhood.

Multifamily buildings should incorporate local historical styles described above and on the following examples. Multifamily building types appropriate to Lincoln generally consist of row houses with vertically demised walls and apartments with common entries. The primary difference between these types of multifamily structures and mixed-use buildings is the inclusion of commercial uses, like retail and offices, on the ground or street level.

A mixed or singular commercial use, depending on lot zoning, may be built as a residential-appearing structure that incorporates one of the nine residential styles. The mixed-use building may also be primarily commercial in form with upper floors that could function as offices or residences.

VILLAGE GARDENS ARCHITECTURAL STANDARDS

Purpose

The goal of the Village Gardens Architectural Standards is to provide a safeguard for the investment of all who choose to build, live and work in Village Gardens. Village Gardens is a new traditional neighborhood. Its Architectural Standards establish a minimum level of design quality and compatibility for residential and commercial buildings and improved open space. Each building and landscape requires an appropriate selection and application of materials. The Standards are intended to respect the historical character of Lincoln through proper building massing, siting and material use which reflect important aspects of America's traditional architecture.

The Standards are organized into Permitted Site and Building Materials, and Materials Applications, Configurations and Requirements. The Standards apply to all single-family, multifamily or commercial buildings unless otherwise specified.

Building and Zoning Code Compliance

In the application of these Architectural Standards, all design and construction shall comply with the Village Gardens Development Plan and the City of Lincoln's Zoning Ordinance, Design Standards, Land Subdivision Regulations, and Building Code, and Lancaster County's Zoning Regulations and Land Subdivision Regulations.

Lincoln's Historic Residential Styles

The pictures on the following pages of selected common historic residential styles in Lincoln's neighborhoods, provide a description of the categories defined above. These pictures were taken throughout Lincoln neighborhoods to help individuals comprehend the type of architecture we desire. For additional information on each of these styles, page numbers from the book, *A Field Guide to American Houses*, Alfred A. Knopf, Inc. © 1984 Virginia Savage, Lee McAlester with drawings by Lauren Jarrett and Juan Rodriguez-Arnaiz, are included.

Our goal is that all buildings built within Village Gardens stay true to the architectural style by which they are defined. Each style referenced below contains information on appropriate materials, including their applications, configurations and requirements.

A typical street in one of Lincoln's historic neighborhoods.



The porch helps this duplex look like a single foursquare house.



This four-plex has the appearance of a large single-family home.



Small corner cafe fits into residential neighborhood

GENERAL ARCHITECTURAL GUIDELINES

Our general requirements applicable to all architectural styles are as follows:

Foundations

- ❑ Exposed poured concrete foundations are not allowed (except for international style where they must be smooth pan). A one foot (1') variance to this ruling will be allowed by the VGAC in areas where it is difficult or impossible to continue materials to ground level. In situations where the ground of the property is sloping in conjunction with the house construction there will be triangle shaped areas of exposed foundation. In these cases the exposed areas **MUST NOT** exceed thirty inches (30") tall by twelve foot (12') horizontally. These areas must be appropriately painted and landscaping elements or walls must then be built to hide these exposed areas.
- ❑ Exposed foundations must be covered with stucco, bonsal type coating, brick, stone, or split-face block.
- ❑ Foundation coverage material should be appropriate to the architectural style of the structure.
- ❑ Foam Block (SIPS) and concrete block foundations are acceptable.
- ❑ Slab on grade houses are not acceptable.

Wall materials

- ❑ A wide variety of wall cladding materials are acceptable due to the various styles of houses.
- ❑ Vinyl siding of any kind is not allowed.
- ❑ Metal sidings may be allowed in certain styles (i.e. International).
- ❑ Siding materials should be selected to provide longevity as well as minimal maintenance.
- ❑ Passive solar design, sensitive to the architectural style of the structure, is acceptable and encouraged.
- ❑ Pre-fabricated wall materials must be approved by the Village Gardens Architectural Committee (VGAC)

Roofing materials

- ❑ A wide variety of roofing materials are acceptable due to the various styles of houses.
- ❑ Standard plain three tab shingles are not allowed.
- ❑ Roofing materials should be selected to be in harmony with the selected style.
- ❑ Metal roofing is acceptable in certain styles and in areas of accent on some styles.
- ❑ Synthetic materials with the appearance of slate, clay tile and concrete are acceptable in certain styles.
- ❑ Passive solar design sensitive to the architectural style of the structure is acceptable and encouraged (i.e. photovoltaic shingles).

- ❑ Shingle/Over Ridge vents should be used and fit the architectural style of the home. Turbine Vents should not be used. Exposed metal vents may only be used on roof sides not facing public views.

Soffit and Fascia materials

- ❑ For purposes of maintenance, metal soffits and fascia are acceptable if detailed to meet the character of the style chosen.
- ❑ Fiberglass or flouropoan molded detailing is acceptable.

Windows

- ❑ Windows should normally be metal clad. Wood windows used appropriately may be accepted.
- ❑ Window styles, sizes, groupings and appearance should be appropriate to the architectural style selected.

Victorian Style

Pages 254-299 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of the Stick, Queen Anne, and single styles of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Verticality and complex, picturesque silhouettes. A vertical emphasis with strong horizontals which hold together diverse elements. Very tall, slim and ornate chimneys. Asymmetrical with expansive porches, round or octagonal turrets and strong gables. First floor is usually raised 2 to 3 feet above the front grade.

Roofs

Complicated roof forms composed of steep slopes, turrets and chimneys. Occasional hipped roof elements mixed with a majority of gabled roofs. Materials are wood or asphalt shingles with a strong use of geometrically shaped shingles and patterns. Chimneys are usually ornate and brick and located on the exterior walls.

Walls

Stone, brick (mixed coursing, recessed bricks and medallion inserts), horizontal siding and shingles (scalloped, diamond and straight). A heavy rusticated stone, split face block or brick base. A strong use of shingles over clapboard, siding over brick or stone, or shingles over brick. Square shapes overhanging round or octagonal are common.

Windows

May have windows of several different sizes and configurations. Often the bottom half of the window will be a single pane with the top half appearing to the multi-paned. Window openings can be single rectangles or larger groupings (most often in threes). Turrets usually have multiple windows.

Windows are trimmed in a 1x4 or 1x6 with picture framing of multiple window units. Decorative trim above the window is common.

Eaves, Overhangs, Cornices and Projections

Gabled fascias tend to be heavier and more ornate than the end eaves. Multiple board fascia details should be included. Overhangs tend to be 24 to 30 inches at the eaves and 12 inches at the gables. Ornate trim is common in the gables, at the eaves and under the overhangs. The use of ornate brackets to support projections and some overhangs is encouraged.

Porches and Entries

Individual porches commonly mark Main entrances, or less dramatic, the entrance is beneath a larger veranda. Covered porches are expansive and often wrap at least two side and sometimes three sides.

Color

The variety of materials to be used will provide its own color range. Brick and stone tend to be a darker color while the clapboard siding tends to be lighter color. The trim and shingled sidings should be in accent colors to the brick and the clapboard siding. Richly complex combinations are encouraged.

Interior

Interiors are usually ornate. Base is taller, 5 to 8 inches, with a base shoe used in all locations with hard surface flooring. Trim around doors and windows are 3 to 4 inches in width, with detailing at the edges. A decorative molding at the top of the window trim is common. Doors are usually six to eight panel, areas of glass in the doors are common as accents. Bulkhead openings between rooms are usually wrapped in trim and tend to be straight. Elliptical arches are seen as accents at transitions between main rooms. Built-in cabinetry is common in the living and dining areas. Fireplaces are ornate with tile or masonry adjacent to the firebox opening with a wood surround and mantle. Stairways are ornate with turn balustrades and large newel posts. Treads and risers are wood, a carpet runner with wood end caps is common. Ceilings may be raised, coffered or sloped. Ceilings are normally smooth although some minimal texturing is acceptable. Spray on texturing is discouraged.

Prairie Style

Pages 439-451 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

An overwhelming sense of horizontality in one and two story structures. Extended wings contain large rooms and porches. The floor plan of the home can be symmetrical or asymmetrical. Massing ranges from simple “four square” with large front porches to long linear silhouettes with massive chimneys and piers. Deep overhangs, grouping of windows in bands, brick and contrasting horizontal trim, achieve a strong horizontal emphasis. Chimneys and piers are used as sturdy vertical elements anchoring horizontal lines.

Roofs

Roofs are the dominating feature and extend way beyond walls to create shelter and shadows. Ground floor rooflines continue from one side to the other. Roofs are usually hipped and have very low pitches. Materials can be asphalt, wood shingles or slate appearing materials.

Walls

Stone and brick, brick should be in a longer dimension to emphasize horizontality. Combinations of brick and stucco. Siding should be horizontal, in reveals that are proportional to the brick adjacencies. Stone and brick should be used in the vertical chimneys and piers.

Windows

Windows are usually casement and in groupings (most commonly threes). Windows are arranged to either enhance the horizontality of the rooflines and siding or used as vertical elements in harmony with the piers. Windows should have a heavy perimeter trim that contrasts with the brick, stucco and siding. Leaded or stained glass usually in geometric shapes is common and is encouraged to be used as accents.

Eaves, Overhangs, Cornices and Projections

Eaves and overhangs are ample, 36 inches should be the minimum, 48-inch and greater is encouraged. Overhangs should be proportional to the scale of the overall structure. Heavy trim at the eave line is encouraged to anchor the windows to the eaves. Planters and window box projections are encouraged. Fascias can be heavier and trim boards on the fascia are encouraged.

Porches and Entries

The entrance can but rarely does face the street, and is often hard to find, usually on the side under the covered porch, or behind a protective wall.

Color

Stucco and siding is usually a neutral color such as tan or off-white. Brick is usually red, brown, tan or buff. Trim is in contrast and usually darker than the wall surface.

Interior

Interiors are usually clean, lineal and very open. Division of areas is made through transitions in ceilings, use of bulkheads and furnishings. Changing floor coverings is also a common way of dividing spaces. Base trim can be very minimal (2 inches or less) or may tend to be more substantial (5 inches or more) however it is consistent throughout. Window and door trim tends to be 4 inches in width. A line of trim, similar to the window trim, is common so as to be seen extending around the room at the window head height or between the main window and a transom. Doors may be slabs, 2 to 4 panel, leaded or stained glass. An ample use of wood flooring is encouraged. Fireplaces tend to be massive and of masonry, firebox openings tend to be close to the floor level. Mantles may be massive and usually align with other elements adjacent to them, (i.e., built-ins, window, shelves or seats). Built in cabinetry and seating is common in the living and dining areas. Stairways are simple and linear, open risers are consistent with this style. 2 are normally flat. Ceilings are normally smooth or slightly textured. A spray on texturing is discouraged.

Craftsman Style

Pages 453-467 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Typically rectangular in a low-slung form of one to one and one half story in height. Lower pitched roof with ample overhangs. Dormers usually provide light and volume for a second level. First floor is usually raised 2 feet above the front grade.

Roofs

Often low pitched, usually gabled, with gable end perpendicular to street. In bungalow variations the roof may be of a steeper pitch. The roof always forms a protective cover for the front porch. Roof materials should be asphalt or wood shingles of a heavier texture. Standing seam metal may be used in correct proportions, copper roofing is an encouraged accent at dormers.

Walls

The base of the walls should be of a durable material (stone, split face block or brick). The base material should continue as the material of choice for porch column bases and chimneys. Veneer of brick or stone may be used below the eave line. Clapboard siding, vertical board and batten siding, stucco, and all variants of shingled siding (patterned or unpatterned) may be used as wall materials and for areas above brick and stone and as wall materials in the dormers.

Windows

Double hung windows with the top sash smaller than the bottom is encouraged. Multi-pane appearance in the top sash is common in this style. Windows should be wrapped with four inch or wider trim. Windows are commonly arranged in groupings of three, with single rectangular windows as function dictates. The level of the tops of the windows is an appropriate line of transition from one siding material to another.

Eaves, Overhangs, Cornices and Projections

Eaves are ample with thirty inches being minimum. Eaves are rarely boxed in, exposing the rafter tails. Rafter tails are commonly scalloped or coped for decoration. Heavy lumber trellises are encouraged. Exposed beams and knee braces in the gabled ends are appropriate for this style.

Porches and Entries

The front door usually faces the street under a deep covered porch. A strong relationship of the porch and front steps to the street is important. Columns for the porch are massive with a durable material (stone, split face block, brick) as a base with a rectangular or round tapered column above. Smaller upper columns in groups of two's and three's resting on a large base is encouraged.

Color

Colors tend to be in the earth and muted earth tone range. Trim is usually contrasting to the siding materials. Changes in siding materials may or may not be emphasized by a change in color. Brick tends to be in the red and red/brown range.

Interior

Interiors utilize open living and dining areas divided by colonnades and wood trimmed bulkheads. Hallways are either non-existent or minimal as rooms usually connect directly to one another. Bulkheads should be trimmed in wood and supported by columns where appropriate. Base trim should be substantial (5 inches or more). Window and door trim tends to be 4 inches in width. Doors may be 2 to 6 panel or leaded or stained glass. An ample use of wood flooring is encouraged. Fireplaces tend to be massive and of masonry, firebox openings tend to be close to the floor level. Mantles may be massive and usually align with other built-in cabinetry on each side. Single transom windows above the mantle height usually flank the fireplace. Built in cabinetry and seating is common in the living and dining areas. Stairways are simple and linear, with clean lines for the railing, balustrades and newels. Ceilings are normally flat with an accent of a sloped ceiling in the living or dining space. Ceilings are normally smooth or slightly textured. A spray on texturing is discouraged.

Tudor Style

Pages 355-371 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Sizable, complex, one and one half to two, sometimes three story structures. Steep roofs nearly always side gabled with a dominant single cross-gable or multiple overlapping cross-gables. Upper floor may project over entry. Hexagonal or octagonal shapes with one or two story bay windows. Prominent chimneys with patterned brick and ornate flues extending above the chimney cap.

Roofs

Steep roof pitch, side gabled with dominant cross-gable or multiple overlapping cross-gables. Gabled dormers and occasional shed dormer, and eyebrow dormers may include as accents. Roofing materials to be asphalt or wood shingles, or a heavy appearing shingle representing slate or concrete. Roofs commonly extend over side porches.

Walls

Wall materials are stucco, brick, stone, siding and shingles. Main gables are half-timbered. Predominantly the façade should be brick masonry with sided or stuccoed gables with timbering. Stone should be used in moderation and in a quoin effect at the corners or at the entry. Stone or brick may be used in a ‘clinker’ effect to provide additional texture and a sense of age. Battlements may be seen at the entries and around flat roofed areas. A combination of brick and stucco or siding with timbers is encouraged but structures entirely of brick or entirely stucco may be acceptable with care given to authenticity and detailing.

Windows

Windows should be tall and narrow in arranged in groupings of two or more. The windows should appear to be multi-paned. Transoms are common for this style. Casements or double hung are

acceptable window types. Windows in brick areas are commonly surrounded by cast stone, with cast stone serving as mullions between main windows. Windows in the stuccoed or sided areas are commonly surrounded by timbering or trim.

Eaves, Overhangs, Cornices and Projections

Overhangs range from none to 24 inches with 12 to 16 inches the most common. Fascia is usually heavier to balance the timbering in the gables. Extended exposed rafter tails or beams projecting out from the gables with coping for decoration is encouraged.

Porches and Entries

Front entries face the street and are absent of porches. Front entries are commonly an arched element with brick, small amounts of stone can be inserted at the entry. The front entry element is a common location for adding detailing. Recessing the door through an arched opening is encouraged. Side porches are a frequently seen element in this style.

Color

Brick colors are normally in the red to red/brown range in a darker hue. The sided or stuccoed areas are commonly a lighter color approaching white. The timbering, trim, soffits and fascia are commonly a dark brown.

Interior

Interior wall surfaces may be smooth or have a slight to medium texture. The timbering on the exterior is often brought into the interior. Base trim is four inch or taller, window and door trim is three inch or larger. Window groupings are picture framed with wider wood mullions. Fireplaces are normally brick, or a tile surround with wood trim and mantle. This style offers both a very formal interior feel as well as a more casual rough feel. Ceilings are flat and sloped in the gabled areas. Ceilings are smooth or slightly textured. Spray on texturing is discouraged.

Spanish Style

Pages 417-429 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Typically one or two story asymmetrical, side gabled with a low-pitched roof with either generous or minimal overhangs. May have wings and hipped roofs. Low towers are frequently seen on larger homes. Prominent arches are common above entry door or principal window or beneath porch roof. Chimneys are not usually prominent but normally have a decorative cap.

Roofs

Roofs are mainly low pitched. A prominent side gable is a typical feature. Many are multi-level with taller side gabled sections bounded by lower side gabled wings. Roofing material is encouraged to be red tile or similar product. Flat roofs may be considered if appropriate parapets indicative of this style are incorporated.

Walls

Stucco should be the predominant material with some brick detailing. Arches on columns or piers are common particularly at entries. Wall surfaces are typically flat with differing textures.

Windows

Windows are typically small and irregularly placed except for typical large usually arched gable end window. Windows should have raised trim around the perimeter, or a rounded jamb detail is acceptable. Windows may have decorative turned wood or wrought iron grills. Windows should be detailed so as to give an appearance of depth at the jamb.

Eaves, Overhangs, Cornices and Projections

Depending on the particular styling the overhangs may be up to twenty-four inches or there may be no overhang at all. Balconies are typical; some may be only one window wide with wrought iron railings. Heavy wood trellis's supported on massive stuccoed columns is a typical detail.

Porches and Entries

Front porches are minimal if at all. The front entry usually faces the street and is under an arch either in scale with the door opening or a larger arch as part of a covered area. Passing through an arched opening into a front courtyard is an encouraged detail. Front walls connecting back to the main structure is a consistent detail. Exterior doors in pairs are common.

Color

Normally the exterior wall surface is a light color to offset the red tile roofs. Additional southwestern colors of terra cotta and yellows are also acceptable. Window color should not differ dramatically from the wall color. Subtle tone changes are acceptable however drastic changes in color are not consistent with this style.

Interior

The interior wall surfaces should be in harmony with the exterior. Wall surfaces with a texture similar to the exterior are encouraged. Divisions in rooms should be in drywall or plaster wrapped openings, bulkheads may be straight or elliptical arched. In difference to the exterior deeper colors are acceptable on the interior. Heavy timber at doorways and room divisions is common in this style. Base is usually minimal and a similar color to the walls. Window jambs may be trimmed out or a rounded drywall return is acceptable also. Ceilings are normally flat and painted. Spray on texturing is discouraged.

Italianate Style

Pages 211-229 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Typically symmetrical, nearly square two or more stories in height, box shaped. Gently sloping pyramidal roof, overhanging eaves, and a centered cupola. Asymmetrical examples are not uncommon. A one-story porch, centered or full width, is typical, are balconies.

Roofs

Roof pitch in this style is usually moderate to low in slope. Roofing materials include asphalt and wood shingles, slate appearing products and tile. Hipped roofs should be a pyramidal shape and uninterrupted, a centered cupola is common on this type of roof. A centered gable is another common roof shape. This centered gable projects from a simple hipped main roof or a side gabled main roof. Frequently the front wall under the gable projects forward as a prominent feature, most commonly seen in the symmetrical or simple box plans. The compound roof plan is usually seen in a 'L' shaped plan without towers. Roofs in this style are cross-hipped or cross-gabled.

Walls

The base of the walls denoting the foundation should be of a brick, stone, stucco or split-face block material. Above the foundation, brick, stone, stucco and clapboard sidings are appropriate materials. A strong trim at the corners of the structure should be incorporated; this trim should blend to the decorative cornice work discussed below. Quoins are common on all brick facades.

Windows

Ground floor windows typically reach close to the floor. Round arches of windows in pairs are common. Windows in towers are usually grouped in three's. Elaborate window trim on all sides is encouraged in this style. The use of brackets is encouraged. Sashes are usually one or two pane.

Eaves, Overhangs, Cornices and Projections

Decorative brackets often paired and attached to a large cornice trim appear to support the eaves. Eaves should be eighteen inches minimum with twenty four or more encouraged. Dentil detailing under the eave is a common element in this style. Chimneys are on the side of the structure and are commonly brick, with elaborate brickwork at the cap.

Porches and Entries

Porches may be minimal to shelter the front entry only or may be quite expansive to provide a front sitting porch covering much of the street façade. Doors are usually in the same shape as the windows with large panes of glass and no sidelights. Elaborate trim and detailing is common around front entries. Pairs as well as single doors are appropriate.

Color

Brick should be in lighter tones moving into the lighter reds and red/browns. Paint is usually in the earthen tones similar to stone. Darker contrasting tones (not brightly colored) are used to enhance the window and door trims.

Interior

Interior wall surfaces may be smooth or have a slight to medium texture. Base trim is four inch or taller, window and door trim is three inch or larger. Window groupings are picture framed with wider wood mullions. Window and door trim is usually ornate with elaborate shapes. Fireplaces are normally brick, or a tile surround with wood trim and mantle. This style offers both a very formal interior feel as well as a more casual rough feel. Ceilings are usually flat. Ceilings are smooth or slightly textured. Spray on texturing is discouraged.

International Style

Pages 463-473 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Asymmetrical, horizontal massing composed of rectangular cubes. Mostly right angles, with occasional semi-circular walls. Usually one or two stories. Smooth wall surfaces with flat roofs. A determined avoidance of applied ornamentation. Contrasts sharply with natural surroundings.

Roofs

Roofs are flat, modified bitumen or membrane are acceptable. Emphasis on the horizontal. Typically no overhangs, but cantilevered roof extensions for sun shading and covering of porches.

Walls

Smooth usually stucco or brick, light and even texture. Subtle banding in like materials without decoration.

Windows

Large expanses of glass, typically floor to ceiling. Asymmetrical placement. Ribbon or strip windows with single panes, invariably vertical. Windows are set flush with outside surface.

Eaves, Overhangs, Cornices and Projections

No overhangs. Cantilevered projections to provide sun shading and cover for porches. Banding at the top of the wall in a like material to the wall is typical.

Porches and Entries

Featureless entry, industrial looking doors, never set on an axis and often placed to the side. Porches behind garden walls are encouraged.

Color

Mostly light in color, approaching white, some diversity with darker and almost bold colors will be considered.

Interior

Flat, smooth, devoid of ornamentation, stark. Hard surface flooring, tile, concrete, smooth wood. Harder surfaces on walls, minimal trim. No trim or drywall wrap at windows and doors is common. Fireplaces are minimal with hard materials. A rough texture such as stone or split-face block may be used as an accent.

Colonial Revival Style

Pages 139-175 in *A Field Guide to American Houses*, Alfred A. Knopf, Inc. provide a comprehensive overview of this style of architecture. The photos below show actual Lincoln examples of the historic architectural style.



General Form

Typically a five bay symmetrical, flat faced, two to three story box with a low sloped hip roof or a modestly sloped side gable. Chimneys are not prominent elements that may be placed on the end or in the middle. Less common are steeply pitched roofs with dormers.

Roofs

Roofing materials to be asphalt or wood shingles in a regular pattern and texture. Slate appearing materials are acceptable. Roof lines are modestly pitched side gables as most common with low pitched hip roofs also seen in this style. Steeply pitched roofs with dormers for the third level are also acceptable.

Walls

Brick throughout is encouraged; a low brick base with clapboard siding is acceptable. When clapboard siding is used throughout a brick, stone or split-faced block should be used to cover the foundation.

Windows

Windows should be double hung sashes with the appearance of multi-paned glass commonly in nine or twelve panes per sash. Windows should be aligned horizontally and vertically in symmetrical rows, never in adjacent pairs, usually five-ranked on front façade. Three-ranked and seven-ranked are appropriate variations based on scale. Window trim is elegant with heavy built up window heads in gables, arches and the like. Shutters of appropriate size are common with this style. Keystone lintels are common in masonry walls.

Eaves, Overhangs, Cornices and Projections

Overhangs are usually minimal, however ornately decorated eaves can be twenty four inched deep. Cornices are usually emphasized with dentil work and other decorative moldings. Wide fascias of two or more buildups are encouraged.

Porches and Entries

Front doors face the street and are centered. The door is usually paneled and capped by a decorative crown supported by pilasters; the door may or may not have a transom. The front door may have a half round transom with fan mullion work with or without sidelights. The pilaster may be a shallow projection from the facade representing appropriate column proportions. The front door may be under a dominating front porch normally equaling the height of the structure with a balcony above. The porch is usually supported by a series of four to six columns with thin bases (plinth) and equal capitals.

Color

Brick colors are in the red, red/tan to buff range. Sided structures are lighter earthen tones, never white. White trim is acceptable to a darker shade for the siding.

Interior

Interior wall surfaces may be smooth or have a slight to medium texture. Base trim is four inch or taller, window and door trim is three inch or larger. Window groupings are picture framed with wider wood mullions. Window and door trim is usually ornate with elaborate shapes. Fireplaces are normally brick, or a tile surround with wood trim and mantle. This style offers both a more formal and intimate feel. Ceilings are usually flat. Ceilings are smooth or slightly textured. Spray on texturing is discouraged.

Cottage Style

The photos below show actual Lincoln examples of the historic architectural style.



General Form

Smaller in form usually one or one and one half story. Steeply pitched side gabled roof spanning the length of house with one main gable or several overlapping cross gables. Chimney is usually on the end of the structure or extends above the roof from the center of the house to anchor the roof.

Roofs

Roofs are steeply sloped with the main ridgeline parallel to the street façade. One main or several overlapping cross gables facing the street. The roofing materials are normally smoother in texture and tend to be solid in appearance. Roofing colors should be natural, browns, brownish gray, black. Copper roofing can be used as an accent. Dormers are appropriate.

Walls

Stucco, brick, stone, clapboard siding, vertical board and batten and shingle sidings are all appropriate for this style. All materials can be used in combination or all materials can cover the entire façade. Usually not more that two major materials should be used with a third as an accent. Brick coursing can be utilized in Flemish, English and Garden Wall bond to add character. Brick colors can be of any color with red, red/brown and buff the more common colors. Stucco can be of any color with subtle earth tones are most common. Siding can be of any color with lighter tones with contrasting trim blending with the selected brick being the most appropriate.

Windows

Windows in this style can be casement or double hung. Windows can be single pane or have a multi-pane appearance. Windows are normally individual rectangular units or in pairs. Trim on exterior windows in a field of siding should be four inches wide and surround all four sides. Windows in a field of brick normally would not have additional trim. Flat arches above a main window or at the front door is appropriate. Heavy pre-cast trims and surrounds are not appropriate for this style. Care should be taken to assure that the window sizing and placement are in balance with the overall façade.

Eaves, Overhangs, Cornices and Projections

Overhangs are normally smaller six to twelve inches. Fascias are thinner in nature except for a main cross gable that may have a heavier fascia appearance. Wing walls of brick can be utilized add width to a normally narrow front façade. Cornice work may be included to add depth to wall roof connection.

Porches and Entries

Front doors face the street; an identifying element should draw you to the front entry. Porches are not normally incorporated into this style. Entry doors can be ornate with glass in the top third. The door should be placed in a balanced location and should be at an appropriate scale.

Color

Brick colors are in the red, red/orange to buff range. Sidings can be of various colors with light earth tones the norm. Soffits, fascia and trims are normally in contrast to the brick and siding. White windows and trim is appropriate.

Interior

The interior of this style can be several differing styles. The base trim is usually three inch and the window and door trim is two and one half to three inches. The trim can be plain or quite ornate. Wall surfaces are normally smooth with slight texturing where appropriate. Ceilings can be flat, sloped or coffered and are normally smooth or have a slight texture. Spray on texturing is discouraged.

Village Gardens Building Requirements

While Village Gardens desires the creation of diversity throughout the neighborhood, there is a need for consistency within the streetscape to ensure each individual home maintains its value. The following building requirements have been put in place to create a foundation for creating the appropriate proportions and streetscape harmony.

Lot Development Plan

If a plan is selected from the Village Gardens Plan Library, some of the items required for the Lot Development Plan will be supplied with your selected Village Gardens plan by the Village Gardens Architectural team. The remaining items must be submitted to the Village Gardens Architectural Committee (VGAC) regardless of whether a plan from the library is selected. The entire 'Lot Development Plan' must be submitted for all buildings (single-family homes, multi-family homes, garages and commercial) in Village Gardens to the Village Gardens Architectural Committee (VGAC) when a Village Gardens Plan Library plan is not used.

The following items must be submitted if a plan from the library is NOT selected:

- ❑ Site Plan including proposed grades tied to Olsson's control benchmark
- ❑ Foundation plan and proposed finished floor elevations tied to Olsson's control benchmark which will be signed off by the builder prior to submission to the City of Lincoln
- ❑ Building plans, including elevation of all facades, floor plans and lot amenities

The following items must be submitted for all buildings built in Village Garden (regardless if a plan from the Village Gardens Plan Library is used):

- ❑ Material plans and specifications
- ❑ Exterior colors and materials sheet (*Appendix A*)
- ❑ Exterior lighting plan
- ❑ Tree preservation plan
- ❑ Fencing Plan (see below for details)
- ❑ SWWPP Plan for Lot
- ❑ All other data the review board may request with respect to any building activity.

Lot Development Plans must be submitted in triplicate. The site plan included within must include each of the items specified on the Lot Development Plan Checklist attached as *Appendix A*. Faxed copies of site plans are not acceptable.

Lot Development Plans may be approved, disapproved or approved subject to conditions. Approval of plans shall not be unreasonably withheld. Written approval, approval subject to conditions, or disapproval of such the Lot Development Plans shall be given within fourteen (14) days after receipt. If the plan is approved subject to conditions, a final plan including all conditions addressed must be submitted to Village Gardens for final

approval and filing. Owners and their builders are responsible for making any changes specified in the conditional approval or otherwise taking such action as may be necessary to satisfy the conditions for approval. Failure to do so shall render invalid the approval of the Lot Development Plan.

Design Review Process

The application of the Architectural Standards shall be subject to the approval of the VGAC. The VGAC will not be required to review the residential plan if a plan from the Village Gardens Plan Library is to be built as designed. All mixed use buildings, community buildings, and live-work units require review by the VGAC. No construction may commence in Village Gardens without the prior written approval by the VGAC.

The VGAC shall also review the proposed location of exposed solar heating, air conditioning and other mechanical equipment; antennas, satellite dishes, meters and other visible site and non-architectural building components. Exceptions to the Standards may be granted based on context and architectural merit. The VGAC reserves the right to alter or amend these Standards.

To expedite the submittal to the VGAC and to insure the architectural integrity of Village Gardens, each owner/builder is required to meet with the Village Gardens Architectural Team prior to commencing a design of the home. The purpose of this meeting is to review the procedures for Home Plan submittal, the specific design requirements for Village Gardens and these guidelines. The detailed process for the design review process is included in *Appendix B* of this document.

Building and Site Material Colors

Building and site material colors must adhere to the architectural style of the building. Exterior finish colors shall be approved by VGAC prior to commencement of construction. An exterior colors and materials sheet in the form of *Appendix A* must be submitted to the VGAC for approval of all buildings prior to commencement of construction.

Repetitive House Designs (Single-family)

The use of identical or closely similar house street facades, except for attached units, shall not be allowed within 250' same street face, unless approved by the VGAC. The façade of a group of attached units shall not be repeated within 250' of the same street face. The intent of this rule is to avoid repetitive facades where the same or similar plans are built in the same visual context on the same block.

Active/Passive Sides of Homes

With the scale of the Village Gardens neighborhood, it is important to set active and passive sides of the home. The active and passive sides will allow homeowners to enjoy their own privacy with regard to windows, side yards and gathering spaces.

The active sides will include the main windows of the home at eye level, the porch, patio, or balcony, the driveway and the larger of the side yards for the home. The passive side will include windows at higher levels so that homeowners are not looking directly into each other's windows. All utility boxes

should be located on the passive side where possible. Air conditioner units should be placed on the passive side of your lot with proper acknowledgment made to how it may affect the active side of the neighbor's property. Please try to avoid placing the air conditioner units adjacent to a porch/outdoor space of the adjacent property.

Minimum Square Footage

Each lot type has a minimum square footage requirement to ensure homes maintain their value. The minimum required footprint and square footage of any home must be exclusive of basements, garages, porches, patios, decks or screen enclosed decks measured from the outside of the exterior wall framing exclusive of veneers. In certain circumstances the VGAC may approve a smaller footprint. For example, if the lot is near a major road and additional landscaping for screening is encouraged, the minimum footprint may be waived if the scale of the home and the lot is still reasonable to the VGAC. The minimums are as follows:

Type A – Rowhouse: Min. 500 sf footprint/1000 sf min

Type B – Townhouse: Min. 700 sf footprint

Type C – Small Single Family: Min. 700 sf footprint

Type D – Medium Single Family: Min. 1200 sf footprint

Type E – Large Single Family: Min. 2000 sf footprint

Type F – Multi-family mansion: N/A

Type G – Apartment: N/A

Lot Coverage & Building Frontage

To ensure the neighborhood is comprised of both green space and residences, a maximum lot coverage and lot building frontage will be established for each lot type.

Lot Coverage:

The following percentages detail how much space the house and garage may encompass on the lot.

Type A – Rowhouse: max 85%

Type B – Townhome: max 75%

Type C – Small Single Family: max 50%

Type D – Medium Single Family: max 50%

Type E – Large Single Family: max 45%

Type F – Multi-family mansion: max 70%

Type G – Apartment: max 70%

Building Frontage:

To ensure a strong streetscape throughout Village Gardens there are minimum building frontage requirements. These requirements are measured from the primary street the living unit faces. It is desirable that homes on corner lots address an appearance to both streets it faces.

Type A – Rowhouse: min 50%
Type B – Townhome: min 50%
Type C – Small Single Family: min 40%
Type D – Medium Single Family: min 40%
Type E – Large Single Family: min 35%
Type F – Multi-family mansion: min 60%
Type G – Apartment: min 60%

Lot Maintenance During Building Activity

Each owner and builder is responsible for assuring that contractors maintain the building site in a clean and orderly manner. Lots must be kept clean and mowed. Trash must not be deposited on other lots. An on-site trash dumpster is required and must be emptied on a regular basis.

During periods of construction on a lot, the builder shall provide adequate physical barriers such as erosion silt fencing, straw bales, etc. along the entire street frontage of a lot, or where deemed necessary, to prevent mud and debris from washing from the lot onto the streets and eventually into the storm sewer. Village Gardens will provide one designated contractor to install erosion barriers. Builders shall notify Village Gardens ten days prior to the commencement of construction for installation of erosion barriers. Erosion control measures for individual lots from initial installation through maintenance and final removal are at builders' expense. If these measures are not in place 48 hours after the start of construction on the lot, the Developer or Owners Association has the right to install required erosion measure and place a lien on the lot to recover the amount of funds expended to perform the work.

Construction Vehicle Traffic and Roll off Service

Village Gardens will designate and enforce locations through and over which all construction vehicles shall enter and exit the Residential Property during development. During construction of any single-family residence on a lot, a dumpster shall be placed on the lot and no material may be staged or stored in any street, road or on another lot without the approval VGAC or owner of the lot. Such dumpster must be emptied when full. Village Gardens has the right to designate a single provider of roll off service within the Residential Property in order to limit and control the number of service trucks operating within the Residential Property.

Construction Timeframe

A Building Permit must be obtained from the City of Lincoln and construction commenced upon a lot within eighteen months from closing of the residential lot. The 61st street corridor will operate in a shorter timeframe. A Building Permit must be obtained from the City of Lincoln and construction commenced upon a lot within forty-five days for this corridor. In the event construction is not commenced within eighteen months, the declarant shall have the option to purchase the lot for its original sale price, less any real estate commission or other closing cost paid by the declarant at the time of the original sale.

Resale of Lot

A lot cannot be resold for a profit after Village Gardens has sold the lot to a builder. If the builder needs to resell the lot, the builder must first offer Village Gardens the option to purchase the lot for its original sale price, less any real estate commission or other closing cost paid by the declarant at the time of the original sale.

Subdivision & Combining of Lots

No lot may be split, divided, combined or subdivided for sale, resale, gift, transfer, or otherwise, without the prior written approval of the VGAC of plans and specifications for such split, division or subdivision. Depending on configuration and location of the lots, it is recommended that the only lots that may be combined within Village Gardens are the E1 or E2 lots to maintain the design intent of the Village Gardens neighborhood. Anyone desiring to combine lots should review the Lot Coverage and Building Frontage requirements located in this document before making a request. This provision does not apply to Village Gardens LLC.

Lot Grades

The grade of the lot must be determined by the Village Gardens Architect Team or reviewed and approved by the VGAC to ensure all Village Gardens homes interact positively with one another and the grade of the land.

Soil Import or Removal

Individuals cannot import or export soil over established street networks without approval of the VGAC.

Alleys

Parking is not allowed in alley drive lanes.

Driveways & Walks

Installation of driveways for lots that have access from an alley and lots that have access from a street follow these conditions:

- ❑ The width of the finished front-loaded drive shall be no more than 12 1/2 feet from the sidewalk to the front face of the house with a maximum of two-foot tapers between the sidewalk and curb.
- ❑ All attempts should be made to ensure a driveway's entrance shall not be constructed or placed behind or over a street inlet casting or manhole. If this situation cannot be avoided, it must be approved by the VGAC.
- ❑ Driveways, which cross sanitary or storm sewer lines, must do so at a 90-degree angle.
- ❑ Driveways should be located no closer than 2 feet from the property line unless shared driveway has been approved by VGAC. Turnaround areas for side-loaded garages only may be placed within 6 inches of the lot line as the driveway is built to grade. For such turnaround areas, it is suggested that a curb or bumper be installed to prevent tires from damaging the lawn of adjoining lots, as well as to direct storm water drainage away from the adjoining lot. Turnaround areas not built at grade must be located an additional one foot away from the property line for each vertical foot above or below grade.

- ❑ Shared driveways must meet all standards of typical driveways
- ❑ Private driveways that terminate in a public street, and private walks visible from a public right-of-way shall be concrete, finished to match adjoining public sidewalks, or embossed (stamped) concrete, brick, stone or concrete unit masonry. Asphalt or compacted gravel chip with controlled edge may be used subject to approval by the VGAC.
- ❑ The finish materials, colors and patterns for private driveways and walks visible from a public right-of-way shall be approved by the VGAC (if a Village Gardens plan is not selected), and shall be finished prior to building occupancy.

Sidewalks

Public sidewalks must be installed within 30 days following substantial completion of the home, or within twenty-four months following purchase of the lot, whichever comes first. All sidewalks must be five feet wide and the responsibility of the lot purchaser.

Additionally, a sidewalk from the front door of the single-family residence shall be constructed to the street, public sidewalk, or roadway facing the front door.

Porches

Porches are encouraged within Village Gardens, but not required. All porches should fit with the chosen architectural style to enhance the house. Porches can be a maximum of 12' feet deep and are allowed to encroach in the front setback as long as the city sight triangle requirements are adhered to. Porches are allowed to cover the entire length of the full front façade if appropriate.

Garages and Carports

- Design, materials and finish shall be regulated by the same standards for the primary structure, and shall be compatible with and complement the primary structure.
- Where visible from a public street, garage and other overhead doors shall be limited to a maximum 9 feet wide by 9 feet high.
- Most garages in Village Gardens will be accessed through the alleys behind the homes. If the lot is less than 60 feet in width, the garage can be a maximum of a two-stall garage (24x28). Lots greater than 60 feet in width, may have a three-stall garage (36x28) or greater with VGAC approval. As noted in the Village Gardens Development Plan, garages may also be utilized for Secondary Dwelling Units.
- On lots without an alley:
 - All front-loaded garages connected to the primary building shall be set back a minimum of ten (10) ft from the front of the primary building (not including the porch.)
 - All side-loaded garages must be set back five (5) feet from the primary building but must tie into the architectural style of the home. The Village Gardens Architectural Review Committee (VGAC) must approve any deviations from this standard.

- In the case of a corner lot, if the garage is accessed from the side street then it must be set back at least five (5) feet behind the side face of the residence or may be rear loaded with the appropriate depth unless otherwise approved by the Village Gardens Architectural Committee.
- The Village Gardens Development Plan outlines the setback requirements for the lot types in Village Gardens. In addition to those standards, please note that if an 'E' lot is on an alley, then the rear setback requirements set forth for 'D' lots would be valid.

Garages and Carports (Multi-family/Commercial)

- Garage or carport design and finish shall be compatible with and complement its adjoining building.
- Where visible from a public street, garage doors shall be limited to a maximum 9 feet wide by 9 feet high.

Secondary Dwelling Units

- Secondary dwelling units design, materials and finish shall be regulated by the same standards for the primary structure, and shall be compatible with and complement the primary structure including architectural style
- Secondary dwelling units may be housed in a building containing only the dwelling or in a building, which contains a garage, workshop, studio, home-based office, or other similar permitted use.
- There may not be more than one secondary dwelling unit on the lot in addition to the primary dwelling unit.

Accessory Structures and Appurtenances (Single-family)

- Any and all improvements made to a homesite (including swimming pools, swimming pool houses, decks, gazebos, satellite dishes, free-standing flag poles, greenhouses etc.) must receive prior approval by the VGAC.
- No mini barns, satellite dishes greater than 18 inches in diameter, above ground pools, window air conditioners or storage sheds will be approved.
- Flag poles less than 6 feet long may be mounted at an angle to porch columns or posts and building walls.
- Any exterior air conditioning units placed on a lot must be located in the side or rear yard or on the roof if approved by the VGAC, and it must be screened by landscape shrubbery or fencing if the unit is visible from the street. All air conditioning units must have a minimum SEER rating of 12.
- The following items are not allowed to be located in front yards, side yards facing the street, (unless totally concealed by approved fence, wall or visual impervious landscaping) nor be visibly obtrusive from nearby streets:

- Clothes drying apparatus
- Air conditioner equipment (minimum 12 Seer)
- Electrical or gas meters
- Solar panels
- Antennas
- Satellite dishes
- Garbage cans
- Synthetic fauna and flora
- Permanent grills
- In-ground swimming pools
- Swimming pool houses
- Firewood (except on porches)
- Vegetable gardens
- Recreation and play equipment
- Doghouses and dog runs
- Hot tubs and spas
- Propane Tanks

Animals & Animal Shelters

No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any lot except for one dog run or kennel or rabbit hutches not to exceed housing for more than three dogs. Dog runs, kennels, or rabbit hutches shall be attached to the dwelling structure, not be visible from any street or private roadway and not be located in any required setback.

Repair on Lot

No repair of boats, automobiles, motorcycles, trucks, campers or similar vehicles requiring a continuous time period in excess of forty-eight hours shall be permitted on any lot at any time.

Storage on Lot

No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, trucks over one ton, aircraft, camper truck, bobcat or similar chattel shall be maintained or stored on any part of a lot for over forty-eight hours. No grading or excavating equipment, tractors or semitractors/trailors shall be stored, parked, kept or maintained in any yards, driveways or streets. This does not include vehicles, which are necessary for the construction of residential dwelling or other improvements during the period of construction.

Tree Preservation

Tree preservation plans must identify each tree on the lot, which has a caliper in excess of 4 inches measured at 1 foot above grade (“Significant Tree”) and indicate which Significant Trees, if any, are proposed to be removed in connection with building activity. During building activity, adequate protective measures must be taken to minimize damage to existing trees and other vegetation to be retained. For each tree in excess of 4 inches that is removed or torn down during building activity, a one to one tree replacement must occur unless prior written consent from the VGAC states differently. The landscape allowance allotted to each lot may assist with the replacement of destroyed trees.

Landscaping

Each lot will receive a beginning landscape allowance within the purchase price of their lot. Each lot will have a landscape plan developed by a landscape designer with Campbell’s Nurseries and this allowance will be used to purchase trees, shrubs, evergreens and perennials to begin implementation of that plan. This landscape allowance must be used and installed within sixty (60) days following substantial completion of the residence (weather permitting). The landscape design and installation should compliment the style of the home and be compatible with the surrounding residential landscapes. If the landscape plan from Campbell’s Nurseries is not used, the Lot Owner shall submit to the VGAC for approval an original Landscaping Plan in conformance with the architectural style of the home. Written approval or disapproval of the plan will be given by the VGAC within fifteen (15) days from receipt of the plan.

Landscape/Retaining Walls

- ❑ Maximum height of walls shall meet manufacturers recommended specifications and any regulatory agency requirements.
- ❑ Freestanding landscape and retaining walls shall be minimum 8" nominal thickness with a finished top course, cap or other visible, continuous termination.
- ❑ Landscape and retaining walls shall provide compatibility with the house and exterior house materials and are subject to approval by the VGAC or Homeowners association.
- ❑ Materials that may be used in landscape retaining walls include:
 - Natural stacked stone or boulders
 - Segmented concrete block walls
 - Brick, concrete and stone masonry
 - Architecturally finished exposed concrete
 - Cementitious stucco veneer
 - 6x6 square (or larger) timber material (non-CCA) to be approved by the VGAC

Lawn Irrigation and Sodding

Prior to the occupancy (weather permitting) of any single-family residence to be constructed, an underground lawn irrigation system shall be installed on at least the front and side yards (if exposed to

the street) on each lot. The front yard of such lot and street exposed side yards shall be sodded and the remainder of the lot shall be seeded or sodded within 30 days of substantial home construction completion, weather permitting. All multiple occupied living units (Type F & G lots) shall be irrigated and sodded.

Street Trees

Village Gardens LLC will be responsible for supplying and installing the initial planting of street trees required by the City of Lincoln along each street or road within the Residential property that abuts any lot or lots. The lot owner shall pay for such street trees, separate from the landscape allowance, at the time the lot is purchased. The lot owner shall be responsible for maintenance and replacement of any street tree, after one time replacement under warranty, installed by Village Gardens LLC. All street trees shall be a minimum of 2 ½” caliper and 3” caliper on Blanchard Boulevard.

Fencing

The aesthetics within Village Gardens are important to all individuals. Residential fencing is a crucial part of the landscape of Village Gardens. The following regulations set forth standards to maintain the appearance of the neighborhood. The scale and quality of the fence should compliment the architectural design of the residence and the neighborhood it is a part of. All fences require approval by the VGAC **prior** to installation. For approval of fencing, a 'Fencing Plan' must be submitted with the following information:

- ❑ Site plan
- ❑ Dimensions and placement of structure
- ❑ Photograph of adjacent properties current fencing to ensure fencing is compatible
- ❑ Photograph or brochure picture
- ❑ Color
- ❑ Vendor of fence and proposed fence installer
- ❑ Landscaping Screen for convergence of different fencing materials at lot joining points

Location & Height

- Fences and garden walls will only be allowed in front yards if deemed to be essential to the architectural style of the home and necessary for grade adjustments.
- Privacy fencing, maximum 5' in height, may be placed along any unbuilt rear and common lot lines. Three (3) to four (4) foot fences are encouraged.
- Perimeter fences must be located on line with fences on adjacent lots and must tie to adjacent fences at lot corners.
- No wall or fence may be constructed along the bank of any lake or pond, whether or not such lake or pond is located partially upon or adjacent to the lot.
- A fence running perpendicular to any lake or pond may extend to the water's edge if a 10' gate is installed for easy access around the pond for maintenance and approval is given by the VGAC.

This would eliminate the need for running the fence parallel to the water's edge and blocking the scenery.

- It is highly recommended that Block 1, Lot 1, Block 2, Lot 1, 14, 15 place their fence outside of the 10' City of Lincoln ROW easement.

Materials & Style

Village Gardens encourages neighbors to consider utilizing natural landscape screening or hedging in lieu of putting up a fence on their property. If a fence is necessary, stockade, railroad ties, and pressure treated lumber are not allowed. Chain-link style fencing is strictly prohibited unless used for kennels. If used for a kennel it must be either green or black in color. Fencing shall be configured in predominately vertical elements. Fencing shall be constructed with the finished side facing outward from the lot line.

All materials used for a fence in Village Gardens must integrate with the surrounding neighbor's material choice for fences. The VGAC will review your fencing plan to ensure the selected fence stays true to the architectural style and is compatible with surrounding neighbor's fences to create a visibly stimulating environment. With the submission of the fencing plan, you must demonstrate the landscape screening to be used where different fencing materials meet. The figure on the right demonstrates what is created when fence styles are not compatible with one another. Please inquire at the Village Gardens Sales Office for examples of appropriate fencing materials.



AVOID: Four different fence styles all meet causing an undesirable view from the street.

Visibility

To create a sense of place where people feel invited and welcome, fences shall not be fully opaque or solid. A portion of the fence, up to four (4) feet may be opaque used in combination with a picket or lattice design.

Arbors & Gates

Arbors and Gates are encouraged within the Village Gardens neighborhood.

Premise Identification

Each home must display a uniform street address plaque on the front façade at a location approved by the VGAC and an additional uniform street address plaque on the garage if it is located on an alley. All approved address plaques must be obtained from Village Gardens LLC at the closing of the lot and at the expense of the lot purchaser.

Mailboxes

Individual Mailboxes are not permitted. Cluster mailboxes will be provided for all lots.

Private Exterior Site and Building-Mounted Lighting Visible from the Public Right-of-Way

An exterior lighting plan must be included as part of the lot development plan and must show the proposed location on the lot of the required front yard light and/or lane light and identify the types and locations of all other exterior lighting proposed for installation on the lot. The following requirements must be met:

- Site and building-mounted exterior lighting and related components shall be shown on the plan.
- All lamps shall consist of incandescent, halogen, or compact florescent or metal halide. Other lamps shall be submitted to VGAC for approval. Sodium or mercury vapor lamps shall be prohibited.
- Lighting shall be selected, installed and controlled to prevent intrusive illumination on adjacent buildings, lots and/or public rights-of-way.
- Single-family: Lighting that exceeds 1.5 foot-candle illumination beyond the source lot or building shall be submitted to VGAC for approval with a site plan that shows projected lighting photometrics.
- Multifamily/Commercial: Lighting that exceeds 1.5 foot-candle illumination on adjoining private property beyond the source lot or building shall be subject to VGAC approval.
- Prior to the occupancy of any single family residence with an alley, the lot owner shall hardwire lighting on the garage facing the alley that contains a photoelectric cell that will illuminate the fixture during all periods of darkness. The Lot Owner shall be responsible for maintaining the cell with the lamp and the fixture. The fixture must be illuminated during all periods of darkness.

Houses on Blanchard Boulevard

Houses on lots adjacent to Blanchard Boulevard must have their front facades face Blanchard making Blanchard the primary street.

Lots Adjacent to Water

All lots having direct access or direct visual access to ponds or streams should maintain an 'equitable' line of sight for surrounding lots of the water feature. No docks and extended above water or edge of water gazebos shall be permitted. Any other desired landscaping or hard surface features must receive VGAC approval before construction is commenced.

Live-Work & Home Occupation Sign Requirements

No advertising signs, billboards, or any other advertising devices shall be erected, placed or permitted to remain on any lot. Village Gardens may erect signs advertising lots for sale within the residential property and a sign advertising a lot as "For Sale" may be erected upon any lot.

In the Neighborhood Center areas, up to two on-premise wall signs or projecting signs, each not to exceed eight square feet of sign area, used to identify commercial uses and home occupations are allowed.

In the Neighborhood General and Neighborhood Edge areas, one on-premise wall sign, not to exceed two square feet of sign area, nonilluminated and nonreflecting, used to identify home occupations is allowed. One on-premise wall sign, not to exceed two square feet of sign area, nonilluminated and nonreflecting, used to identify transitional lot uses, block parents, the name of the premises or occupants thereof, or to provide similar information. Lighted vending machines are not permitted in view from off the premises.

To maintain the image and theme of Village Gardens, all signs must be purchased from the Village Gardens designated vendor to match the other signage in Village Gardens. Please contact Village Gardens for additional information on where to obtain signs.

Remodeling of Homes

All houses newly built in Village Gardens must adhere to these Architectural Standards for future remodeling or addition projects. The VGAC must approve the remodeling or addition projects until such time as the Village Gardens Homeowners Association assumes those responsibilities under the Covenants.

Village Gardens Restricted Use Categories

All permitted B-3 and R-3 uses are listed in the Village Gardens Development Plan. The following B-3 and R-3 uses are not permitted in Village Gardens without the approval of the VGAC:

- Group Homes
- Nonprofit religious, educational, and philanthropic institutions;
- Adult care centers;
- Hospitals and clinics for animals, but under no circumstances shall external open kennels be allowed;
- Self-service Laundromats, and launderettes;
- Undertaking establishments;
- Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings;
- Clubs;
- Parking lots and storage garages;
- Enclosed commercial recreational facilities;
- Motorcycle and small engine repair;
- Automobile wash facility;
- Motels and hotels;
- Furnace, heating, sheet metal, electrical shops or electrical contractors, heating and air conditioning contractors, and cabinet shops or stores;

- Tire stores and sales, including vulcanizing;
- Service stations and automobile or appliance sales and repair facilities, but not including vehicle body repair shops.

Village Gardens Prohibited Use Categories

The following B-3 and R-3 uses are not permitted in Village Gardens:

- Ambulance services;
- Food storage lockers;
- Recycling center;
- Mobile home courts;
- Radio or TV broadcast towers;
- Extracting sand, gravel, and soil;
- Wind energy conversion systems;
- Mobile home subdivisions;
- Cemeteries;

Declaration of Covenants, Conditions, Restrictions and Easements

The Declaration of Covenants, Conditions, Restrictions and Easements, which will include provisions for a Homeowners Association, will be created as a separate document. That document will contain the following:

- Membership and Voting
- Rights of All Members
- Powers and Responsibilities
- Association Activities Regarding the Common Area
- Refuse Service
- Imposition of Dues and Assessments
- Abatement of Dues and Assessments
- Liens and Personal Obligations for Dues and Assessments
- Purpose of Dues
- Assessments for Capital Improvements
- Uniform Rate of dues and Assessments
- Certificate as to Dues and Assessments
- Effect of Nonpayment of Dues or Assessments; Remedies of the Association
- Subordination of the Lien to Mortgagee
- Townhome Association

Summary of Document Changes

This section will highlight any updates to the Village Center Architectural Standards from the original version dated July 20, 2005.

Version 2.0: Updated September 29, 2005: Updated the Lot Development Plan Checklist to include information secondary dwelling units and other pertinent information.

Version 3.0: Updated March 8, 2006: Added clarification to the Garages and Carports section regarding garage requirements for homes not on an alley.

Version 4.0: Updated July 31, 2006: Added clarification to the Fencing Location and Height to allow fences to that run perpendicular to a lake or pond to extend to the waters edge. Also added the ability for the VGAC to approve home plans with less than the required minimum square footage footprint in certain circumstances.

Version 5.0: Updated January 11, 2007: Added information on active and passive sides of homes, clarified fences by ponds, updated VGAC checklist with copy information, active/passive information, and chimney detail information.

Version 6.0: Updated May 10, 2007: Added the architectural styles checkboxes and a control checkpoint for grades to the lot development checklist for the builder team to fill out.

Version 7.0: Updated August 31, 2007: Added additional language regarding the tree preservation plan and the requirements to replace trees that are torn down. Also, added additional language regarding air conditioner units and their placement on lots and added the approval of their location on the VGAC checklist. Updated the review timeframe from 45 days down to 14 days for VGAC review to coincide with timeline requirements made for builders. Added more information regarding variances for exposure of foundations in specific cases.

Version 8.0: Updated February 29, 2008: Added a requirement for photo cell lights for alleys to be shown on Lot Development Plan. Also added a requirement that a SWWPP plan be turned in with the Lot Development Plan for

GLOSSARY

61st Street Corridor

The group of lots to be built first in Village Gardens surrounding the 61st St. entrance and park.

Architecturally finished

Special care taken in the application of materials intended to remain exposed.

Balustrade

A series of pillars or columns supporting a handrail.

Bay window

A window or band of windows that projects from the face of a building within a structural bay.

Bracket

Any strut or angled support of a shelf, beam, overhang, or projecting roof.

Building footprint

The exterior outline of the foundations of a building.

Cantilever

A projecting or overhanging beam, slab, or portion of a building with no visible means of support.

Carport

An open-sided automobile shelter.

Cementitious

Having the properties of cement or containing cement.

Cladding

The external covering to the frame or structural walls of a building or structure.

Column

A supporting vertical element.

Commercial building

Any building that is used primarily for the wholesale or retail sale of goods or services or manufacture of products.

Compatible

Capable of existing together in harmony.

Cornice

A projecting horizontal molding used for ornamentation at the top of a wall.

Cupola

A small turret like structure projecting above a building's roof.

Dormer

A glazed structure with its own roof that projects from the main roof of a building or is a continuation of the upper part of a wall so that the eave line is interrupted by the dormer.

Duplex

A pair of dwelling-units on one lot, side-by-side or stacked.

Dwelling unit

A single unit which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like.

Eave

The lower edge of a roof that projects beyond the face of the wall.

Facade

An elevation of a building.

Finish

The final treatment or coating of a surface.

Gable

The vertical, triangular portion of the end of a building, from the level of the eaves to the ridge of the roof.

Gable roof

A pitched roof that ends in a gable.

Gambrel roof

A roof with double pitching on each side consisting of a lower steeper slope and an upper flatter one.

Glazing

Transparent material (as glass) used for windows.

Gutter

A channel that runs along the eaves of a building, designed to drain rainwater from the roof.

Hip roof

A roof comprised of four or more sloping planes that all start at the same level.

Lattice

A framework or structure of crossed wood or metal strips.

Lintel

A structural member placed over an opening or a recess in a wall and supporting construction above.

Lite (Light)

A separately framed piece of glass in a window or door. A traditional double-hung window, for instance, often has several lites divided by muntins in each sash.

Mixed-use building

A building with two or more uses, such as retail and services on the ground floor and office or residential on upper levels.

Mixed-use development

A tract of land with two or more different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in close proximity to one another.

Multifamily building

Any residential building containing more than two dwelling units.

Mullion

A vertical member separating windows, doors or panels set in a series.

Muntins

The cross pieces dividing the panes of glass within a window sash.

Occupiable space

A room or enclosed space designed for human occupancy that is equipped with means of egress, light, and ventilation.

Overhead doors

A counter-balanced door used in a garage that opens on tracks.

Parapet

A low, protective wall or railing at the edge of a platform or roof.

Picket

A pointed or sharpened stake or post.

Primary facade

Any elevation of a building facing a public right-of-way other than an alley.

Primary structure

The main building on a lot, generally providing the primary facade.

Rafter

A sloping roof beam.

Return

The continuation of a molding, cornice, wall finish or other member in a different direction, usually at a right angle. Returns often occur at a joint between different materials or elements.

Right-of-way

Land, property, or property interest, secured and reserved to the public for transportation utility services, drainage, sidewalk, or other public purposes.

Sash

A single assembly of stiles and rails made into a frame for holding glass.

Secondary Dwelling Unit

Secondary Dwelling Units are located on the same lot as the primary dwelling unit and may be rented but not sold separately. Secondary dwelling units may be located within the primary building or within a Accessory Building to the rear of the primary building. Secondary dwelling units shall have separate outside entrances.

Shed

A small, usually roughly built structure used for shelter or storage.

Shed dormer

A dormer with a roof sloping in the same direction as the roof from which the dormer projects.

Single-family

For the purpose of these Architectural Standards all residential buildings containing one or two dwelling units shall be considered single-family. This includes duplexes, townhouses, and detached single-family homes.

Soffit

The exposed undersurface of any overhead component of a building, such as an arch, lintel or overhang.

Standing seam roof

A standing seam roof is a sheet metal roof with vertical folded seams joining adjacent flat panels. The seams run parallel along the slope.

Stoop

A porch, platform, entrance stairway, or small veranda at a house door.

Stop

A wood or metal piece that is attached to the frame or base of a door or window to prevent motion beyond a given point.

Stucco

A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

Top course

In masonry, the top layer of bricks or stones running horizontally in a wall.

Townhouse

In the Lincoln area, two attached single-family dwellings on separate lots.

Trellis

A frame of latticework used as a screen or as a support for climbing plants. A trellis may arch to form a tunnel or be straight as freestanding pergola or a screen applied to a wall.

Trim

The woodwork in the finish of a building especially around openings.

VGAC

Village Gardens Architectural Committee, which acts as the review organization for all architectural designs. The Village Gardens Homeowners Association will assume the responsibility of the VGAC when responsibility is transferred.

Veneer

A facing of material laid over a different material, such as a facing of stone on a wooden building.

Window

An opening to admit light and usually air into a building, consisting of a framework or sash and one or more lites.

Window opening

An opening that holds a window or a series of windows separated from other windows by wall surface or mullions.

Window treatment

The interior covering of a window with curtains, blinds or similar decorative elements.

Appendix A: LOT DEVELOPMENT PLAN CHECKLIST & EXTERIOR COLORS AND MATERIALS SHEET

SUBMITTAL STATUS

- PRELIMINARY
- FINAL COMPREHENSIVE

- Submittal Approved as Noted
- Revise and Re-submit
- Rejected

SECONDARY UNIT

- YES
- NO
(NOT allowed on F and G lots.)

COPIES OF DEVELOPMENT PLAN SENT TO:

- ARCHITECTURAL TEAM
- VILLAGE GARDENS TEAM
- BUILDER

ACTION ITEM (to be filled out by the VGAC):

- Submittal Approved

COMMENTS:

NOTE: This approval is only intended to approve structures to be located within the Village Gardens Neighborhood. All approved projects must adhere to all local and national building codes and requirements and must secure all necessary permits prior to construction.

LOT DEVELOPMENT PLAN CHECKLIST

1. **Phase:** I II III (Check which phase applies)
2. **Addition:** Original I II III IV (Check which phase applies)
3. **Block #:** **Lot #:**
4. **Builder:**



VILLAGE GARDENS

THE ART OF *Traditional Living*

5. Builder Contact Phone Number:

6. Homeowner:

General Checklist Items:

Plan Submitted:

- Village Gardens Plan Library
- Custom Plan

Architectural Style of Plan:

- | | |
|--|---|
| <input type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Queen Anne/Victorian |
| <input type="checkbox"/> Colonial | <input type="checkbox"/> Prairie |
| <input type="checkbox"/> Cottage | <input type="checkbox"/> Spanish Mission |
| <input type="checkbox"/> International | <input type="checkbox"/> Tudor |
| <input type="checkbox"/> Italianate | |

The following items must be submitted if a plan from the library is NOT selected:

- Site Plan including proposed grades tied to Olsson's control benchmark
- Foundation plan and proposed finished floor elevations tied to Olsson's control benchmark which will be signed off by the builder prior to submission to the City of Lincoln
- Building plans, including elevation of all facades, floor plans and lot amenities

The following items must be submitted for all buildings built in Village Garden (regardless if a plan from the Village Gardens Plan Library is used):

- Material plans and specifications
- Exterior colors and materials sheet
- Exterior lighting plan
- Tree preservation plan
- Fencing Plan (see Village Gardens Architectural Standards for details)
- All other data the review board may request with respect to any building activity.



The following requirements from the Village Gardens Architectural Standards are met:

- Minimum sf
- Same design is not repeated within 250' of the design
- Lot Coverage
- Building frontage
- House is on Blanchard or faces Blanchard Boulevard
- Active side of home is: South or East; Passive side of home is: North or West. If not, please explain why:

Detailed Checklist Items:

* **Skip to Part II if a plan from the Village Gardens Plan Library is submitted.**

PART I

a. **Site Plan**

- Location and size of building
- Setbacks from lot line
- Easements
- Zoning and minimum building setbacks
- Street names
- Legal description of property
- Lot dimensions
- North arrow and indicate scale used
- Parking spaces dimensioned and driveway access
- Driveway: type of material, and existing and proposed elevations
- Porches: materials, encroachment into setbacks
- Secondary dwelling units
- All existing improvements: Public street, storm sewer, sanitary sewer, water mains, subsurface drain hook-up, etc.
- Proposed improvements: walks (public and private), patios, fences, pools
- Proposed hook-up to: sanitary, water and sump pump.
- Proposed and existing grades: one foot contour of entire site
- Proposed floor elevations for basement and garage
- All easements and encroachments lines shown on recorded plat.
- All bearings and dimensions shown on recorded plat.
- Flood protection grade if it applies. Pond elevation (normal pool, 100 year flood elevation) if applicable.
- Erosion control notes.

- If water services are on the other side of the street, a statement that the area of tap will be restored to original condition.
- Premise Identification location
- Grade Control Point listed on plans to give team a fixed point to measure elevations when basements are being dug to ensure houses are not built too high out of ground!
- Location of Air Conditioner Units on property. Note if unit is not placed on passive side and reasoning for location.

b. Floor Plans Including:

- Use of rooms
- Room sizes, attic access
- Window locations and size of windows
- Occupancy or Area Separation Wall (fire wall) Detail (if required)

c. Elevations of the four (4) sides of the building

- Door and window location
- Porches
- Roof slope
- Roof overhang
- Type of roofing used
- Roof vents
- Brick or siding
- Chimney, height from roof, size, finish material, and cap

d. SWWPP Plan for individual lot included in Submission

- Location of Silt Fencing
- Plan for cleanup of site

PART II

*** Begin here if plan is submitted from the Village Gardens Library:**

e. Exterior Colors and Materials Sheet

- Sheet attached
- Acceptable to architectural style

f. Exterior lighting plan

- Exterior Lighting (type and location) including required front yard light and/or lane light
- Required Photocell lighting for alley noted on plans (if garage is on alley)
- The types and locations of all other exterior lighting proposed for installation on the lot

g. Tree preservation plan

- Plan attached
- Each tree on the lot, which has a caliper in excess of 4 inches measured at 1 foot above grade (“Significant Tree”) which are to be removed.
- List of trees which will be used to replaced each tree removed in excess of 4 inches

h. Fencing Plan (see Village Gardens Architectural Standards for details)

- Plan attached
- Dimensions and placement of structure
- Photograph of adjacent properties current fencing to ensure fencing is compatible
- Photograph or brochure picture
- Color of fence
- Vendor of fence and proposed fence installer
- Landscaping Screen for convergence of different fencing materials at lot joining points

PART III – SECONDARY DWELLING UNIT REQUIREMENTS

a. All requirements must be met in order for the secondary dwelling unit to be approved:

- Unit design, materials and finish shall be regulated by the same standards for the primary structure, and shall be compatible with and complement the primary structure including architectural style, color, and materials
- Units may be housed in a building containing only the dwelling or in a building, which contains a garage, workshop, studio, home-based office, or other similar permitted use
- There may not be more than one secondary dwelling unit on the lot in addition to the primary dwelling unit
- Units shall not exceed 1000 sq. ft. in floor area on lots with a width of 45 ft or more. On lots with a minimum width of less than 45 ft., the secondary dwelling units shall not exceed 600 sq. ft. and shall be located within an Accessory Building to the rear of the primary building
- Allowed in all lot types except Type F & G
- Secondary dwelling units shall have separate outside entrances
- Locate unit on all drawings as required



EXTERIOR COLORS AND MATERIALS SHEET

NOTE: The owner and contractor agree to adhere to all specifications and definitions as provided by the submitted plans and that have been agreed to in this approval document. Any major deviation must be approved by the VGAC prior to continuation of construction.

Brick/Stone:

Siding:

Material:

Face Exposure:

Color

Trim:

Material:

Color:

Stucco:

Texture:

Color:

Windows:

Material:

Muntin Pattern:

Color:

Front Door:

Material:

Color/Satin:

Railing/Fencing:

Material:

Color:

Shutters:

Material:

Color:

Roof:

Material:

Color:

Gutters/Downspouts:

Material:

Color:

Address Plaques Location

Powder Coat Finish:

Location on House:

Location on Alley (if applicable):

Foundation Wall:

Material:

Color:



Sidewalk to House:

Material:

Color:

Driveway:

Material:

Material to cover exposed foundation: (if applicable)

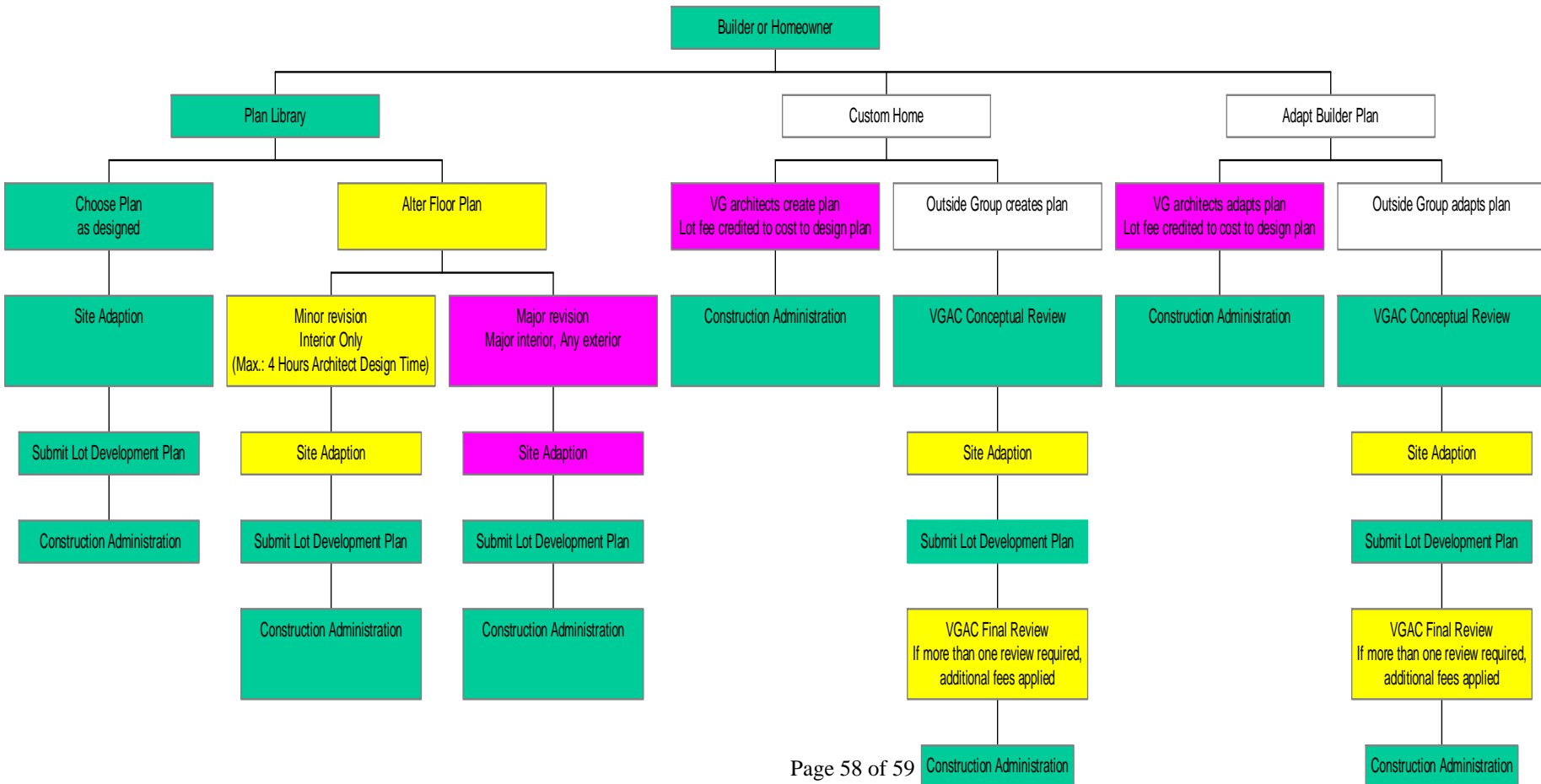
Material:

Chimney:

Material:

Vent::




Appendix B: Village Gardens Building Design Review





DEFINITIONS:

VGAC: Village Gardens Architectural Committee
 Plan Library: Plans created by the Village Gardens architectural team
 Submit Lot Development Plan: Submit all required documents to VGAC (even if Library plan is selected)
 Site Adaptation: Individual site plan and grading plan for each lot (Note: Part of city approval)
 Construction Administration: Review of construction as home is built. (Note: Liability still resides with builders)
 Conceptual Review: Preliminary review of the initial design concepts to make sure the plan is within the scope of VG.
 Final Review: Ensures each applicant's design is in compliance with the Village Gardens Design and Architectural Standards prior to being built.

Key:	
	Within cost of lot
	Extra cost if action deemed necessary
	Credit applied, but may be extra cost