

VILLAGE OF FARMINGDALE ARCHITECTURAL REVIEW BOARD (ARB)

Overview:

In an effort to maintain the tradition of value and design in our village the Architectural Review Board sets forth the following standards for development and renovation for the main corridors of the village along Main St. and Conklin St. in the Business 'D' Zone and along Rt 109 or Fulton Street in the Business 'D' districts and the Office Resident Districts of our village.

Farmingdale Village wishes to maintain a feeling of traditional village charm while being able to compete in a continually changing world of commerce. To that end a list of appropriate Architectural styles that represent the language of Farmingdale has been compiled along with examples of these styles within our village. Any and all exterior modifications to any building within these areas and in adjacent areas as deemed necessary by the Village Board and/or the Village building officials shall be brought to this board for review.

A palette of colors and styles for awnings and signage has been included in this packet. All changes to façade and signage must be presented to the ARB for approval. Signage is to comply with village zoning requirements and the requirements of this board.

Signage:

The following types of sign will be accepted:

1. Wood or composite carved and painted signs with adequate wall wash lighting in appropriate style to complement village lighting style
 2. Pin mounted letters and/or pin mounted logo signage
 3. back-lit pin mounted signage and logos
 4. awnings with graphics and lettering as follows:
 - a. awning size to be in proportion with frontage of building, not to overpower façade
 - b. awnings to be constructed of fabric or canvas
 - c. awning color to be selected from attached palette with contrast lettering
 - d. lettering size not to exceed 25% of awning height or 50% of width of awning
 - e. appropriately sized logos will be acceptable
 - f. awnings can be striped or solid
 5. a combination of awning and signage will be allowed providing it is in correct proportion of building façade
1. Signage: All awnings, wood carved or pin signs
- a. Primary Color – base color used in signage, façade, awnings, shutters, fencing and fence adornment
 - b. Secondary Color – color used to identify typeface applied to awnings, signage, trim and any other adornments applied to façade
 - c. Signs constructed of carved wood may display multiple colors with restriction to size and lighting type and location that will be reviewed by the ARB

d. Pin Signs –

1. Mounted, flush pin signs require goose neck lighting mounted above.
2. Raised pin signs will be backlit

NO ELECTRICAL BOX SIGNS WILL BE PERMITTED. ALL EXISTING SIGNAGE WILL BE REPLACED BY SIGNAGE DESCRIBED ABOVE.

2. Storefront Awning:

a. Size Restrictions

1. Size will not exceed 75% of width of store front

b. Awning will be constructed of fabric or canvas over a metal armature

1. Awning to be a flat, permanent structure (shed awning) top to extend as close as possible to structure

c. Wordage (copy): type of establishment, name, telephone number and address may appear on awning. Color selection will be chosen from the Village of Farmingdale secondary color palette. Wordage will not exceed 25% of awning height nor will it exceed 50% of awning width.

d. Design: Solid or Striped

1. color base selected from VFCP with wordage in a white, cream or other contrasting light pastel color
2. repetitive stripe pattern color selected from the VFCP and a contrasting color (white, cream, skyblue, seafoam green, etc.)

3. Second Floor Façade: The ARB reserves the right to request shed awnings and/or shutters be placed on 2nd story windows that do not meet with architectural design described in Phase II. The VFCP will be used to select colors.

4. Store Front Façade: must contain a bulk head (knee wall) constructed of natural unglazed brick or other masonry material with an appropriate relief or window setback

VILLAGE OF FARMINGDALE COLOR PALETTE

Use the colors displayed in the appropriate color palette to make your selection for the building façade, signage, awnings, shutters, etc.

(NOTE: Under no condition is the VFCP to be used to change the original color of natural, used brick or unpainted masonry block).

All brick structures presently maintaining a painted brick appearance will utilize the VFCP when applying for exterior painting enhancement. Any repainting of existing color is strictly prohibited without the approval of the ARB.

SIGN COLOR CHOICES

Numbers can be matched using the
"Benjamin Moore Color Preview"

PRIMARY COLOR SELECTION

Twilight Zone 2127-10	Champion Cobalt 2061-20
Deep Royal 2061-10	Autumn Plum 2073-20
Chestnut 2082-10	Hunter Green 2041-20
Symphony Blue 2060-10	Van Buren Brown HC-70
Down Pour Blue 2063-20	Caberet 2116-30
Hasbroock Brown HC-71	Grape Juice 2074-10

SECONDARY COLOR SELECTION

Overcast OC-43	Morning Sunshine 2018-50
Blue Marguerite 2063-50	Snow White 2122-70
Victorian Trim 2068-50	Hazy Blue 2040-50
Cayman Blue 2060-50	Halo OC-46
Windmill Wings 2067-60	Pale Iris 2073-60
Light Salmon 2175-60	Potpourri Green 2029-50

Additional selections not show:

Caldwell Green (HC-124); Adobe Beige (AC-7); Silver Pine (AC-21); Boothbay Gray (HC-16J)

GOLD LEAF IS RECOMMENDED FOR SIGNS WITH ROUTED LETTERING

**ALL SELECTIONS MUST BE PRESENTED TO THE ARB
(ARCHITECTURAL REVIEW BOARD)
FOR APPROVAL PRIOR TO MAKING ANY CONTRACTUAL COMMITMENTS.**

Storefront:

Any change to storefront of the building must comply with the following:

1. provide bulkhead or knee wall at storefront at a minimum height of 18”
2. bulkhead to be brick, stone, masonry or concrete/stucco with ledge or sill to complement building style
3. all new glazing to be insulated and comply with New York State Energy Codes
4. Tinted glass is acceptable
5. Any recessed entry of building will be maintained.
6. Any existing brick is to be repaired and maintained whenever structurally possible
7. Any existing painted brick façade to be painted in colors as listed in color palette for facades.

Architectural Building Styles:

The Village of Farmingdale represents an eclectic array of Architectural styles both within the Downtown Area and surrounding areas. Existing styles of Architectural design that would be considered acceptable include but are not limited to the following:

1. Colonial Revival:

The Colonial Revival style of Architecture can be defined by the following general characteristics:

- a. Symmetrical facade
- b. Rectangular footprint
- c. 1-3 stories
- d. Gable or Hip Roof with narrow overhang
- e. Multi pane double hung windows with shutters
- f. Centered entrance with pilasters and /or extended or prominent pediment
- g. Can have dormers, quoins at corners, dentils under eaves
- h. Siding in wood or composite clapboard or brick

2. Arts and Crafts:

The Arts and Crafts or Craftsmen architectural style is most closely depicted by our Farmingdale Train Station. This style of Architecture can include:

- a. low pitched or flat roofs
- b. Deep eaves with exposed rafters
- c. Decorative knee braces at eaves and pediments
- d. Asymmetrical
- e. Expressive trim
- f. 1-3 stories
- g. windows double hung with multiple lights in upper sash and a single pane in lower sash

- h. siding for commercial Craftsman style is generally brick with soldier coursing at eaves and window heads

3. Italianate Revival:

The Italianate Revival style of Architecture is a turn of the century style of residential Architecture which had been modified to become the "Typical Main Street America" Commercial style of Architecture. Its most notably identifying features include:

- a. 2 or 3 stories
- b. low pitched roofs, predominately flat in commercial Architecture
- c. large decorative brackets beneath eaves
- d. tall, narrow windows
- e. arched or curved above windows
- f. heavy pediments over doors and windows
- g. brick or stucco

4. Federal Style:

The Federal style developed in the early decades of U.S. It is basically, Georgian style with Adamesque enhancements. The main identifying feature is the fanlight entryway with classical (Greek) detailing and common palladian windows.

- a. Fan light over door (almost always rounded, rarely squared)
- b. Classical/Greek detailing of entryway
- c. Palladian windows
- d. Symmetrical as Georgian style
- e. Windows: double-hung sash

5. Queen Anne Stick Style:

An Eclectic style used predominately in Residential Architecture although we do have a few examples of Queen Anne style buildings along Main Street. It is a combination of the picturesque, romantic styles of 19th century. The style itself is based on "decorative excess" and variety.

- a. half-timbered and/or masonry.
- b. Steeply pitched, irregular roof shapes
- c. dominant, front-facing gable
- d. patterned shingles
- e. bay windows
- f. decorative ornamentation
- g. multiple gables and dormers
- h. most eclectic style of the Victorian era.

6. Art Deco:

Art Deco was the first popular style in U.S. to break with revivalist tradition represented by period houses. The style used modern and artistic expression to

complement the machine age, with an emphasis on the future rather than the past. The Art Deco Style is identified by the following:

- a. Smooth wall surface, often stucco; smooth-faced stone and metal
- b. polychromy, often with vivid colors
- c. forms simplified and streamlined
- d. geometric designs including zigzags, chevrons; towers and other vertical projections
- e. a vertical emphasis

Acceptable façade materials will include:

1. used brick
2. stucco
3. precast concrete
4. wood or wood composite shingle

The following are examples of these Architectural Styles represented at least in part within our village. The eclectic nature of some of the buildings lean towards a certain style at times without embracing it altogether. The goal of the ARB for the Village of Farmingdale is to bring out the charm and historical nature of our village while enhancing existing Architectural Style buildings and bringing a sense of village charm to our Main Street and adjacent business areas.

Federal Style:





Art Deco:



Italianate Revival:



Italianate Revival with Egyptian Revival elements:



Queen Anne Stick:

