Exhibit A

Architectural Treatment Standards

General: Proposed development required to meet these design standards shall be compatible with and complementary to the architecture of historic buildings in the area without being facsimiles of older buildings.

Permitted Awnings: In addition to requirements placed on awnings by existing codes and ordinances, awnings shall comply with the following requirements:

Length: No awning shall exceed 25 feet in length.

Materials: Awnings constructed of rigid materials, plastic, or fabric that is glossy in texture are not permitted. The colors and patterns shall complement the building.

Shape: Awnings shall reflect the shape and character of window openings.

Open and Closed Side Facades: On lots with a width of less than 50 feet, cottages shall be designed with an open side façade and a closed side façade to encourage the provision of individual lot privacy. Closed side facades shall be limited in the size, location, and quantity of windows and shall face the Open side façade of the building on the adjacent lot. Open side facades should include more fenestration and are encouraged to open onto private outdoor courtyards. On corner lots, a closed side façade shall not face a street.

Windows: Windows, with the exception of transoms, shall be square or vertically proportioned and rectangular in shape with vertically proportioned or square sashes and panes. Windows should not be flush mounted to the exterior of the façade.

Muntins, if installed, shall be true-divided lites or simulated divided lites on both sides of the window. Snap-in type muntins are prohibited.

Shutters, if installed, shall be sized and shaped to match the their openings.

Glazed Area: A commercial use must provide a minimum of 40 percent of the front facade on the ground floor as clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of buildings. Additional floors shall have a minimum of 25 percent glazing. The first floor glazed area calculation shall be based on the facade area measured to a height of 14 feet from grade in sub-district CO and 12 feet from grade in sub-district CE.

Corner Lot Glazing: On corner lots, the percentage glazing requirements for the ground floor of commercial buildings shall apply only to the wall facing the front property line and 20 feet along the side property line facing the street.

Massing: A building shall avoid long, monotonous, uninterrupted walls or roof planes facing streets.

Wall Planes shall not exceed 25 feet in length without a change in plane by means such as a vertical recess, projection, change in material or color, or pilaster. Changes in roof plane shall be in harmony with changes in wall planes.

Changes in Plane shall be related to entrances, the integral structure or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets of insubstantial appearance are prohibited.

Building Presentation at Corner Lots: Buildings located at the intersection of two streets shall address both streets with architectural and massing elements, including porches, windows, bay windows, and other facade projections or features. For the purpose of this provision, a service lane is not a street.

Building Presentation to Street Frontage: Building facades shall be built parallel to the street frontage. If the street frontage is not straight, facades shall be built tangent to the street frontage.

Roof Types: Mansard roofs are prohibited. Roofs must be sloped or flat with parapets.

Materials: Vinyl siding is prohibited and E.I.F.S. is prohibited on ground floor facades fronting a public way.

Entrances: Building entrances (excluding emergency egress) facing a public way shall be defined by awnings or by being recessed.

Building Facades: All building facades, including those facing a public way and those not facing a public way, shall be required to meet the Architectural Treatment Standards and are subject to review