

THE *Kessler* COLLECTION

CASHIERS EAST VILLAGE

CASHIERS, NORTH CAROLINA



ARCHITECTURAL STANDARDS

APPROVED WINTER 2022

Amended Spring 2024

Sottile & Sottile
Urban Design & Civic Architecture

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VILLAGE MIXED-USE

A variety of village scaled mixed-use commercial buildings are envisioned within the master plan. These buildings will be designed to enhance the traditional commercial core of the Village with compatible scale, materiality, massing, and architectural vernacular. The street level uses would be retail, food and beverage and general commercial, the upper level of new commercial buildings may contain commercial offices or residences.

ARCHITECTURAL DESIGN STANDARDS

❖ Size:

- Maximum Building Size: ~~8,500 SF~~ 12,500 SF including porches

❖ Height:

- Maximum Height: 2.5 Stories, ~~30~~ 40 feet from F.F.E. to median roofline.

❖ Materials:

- Stone or other high quality natural masonry, timber, wood or fiber cement clapboard and board and batten, and wood shingles.

❖ Colors:

- Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.

❖ Articulation:

- Massing is to be simple, as found in historic Cashiers vernacular architecture and may be articulated using offsets, projections, and compatible architectural elements such as porches, trellises, balconies, and dormers, as well as through the use of window patterns, changes in materiality and color.

❖ Roofs:

- Roofs should be designed to enhance the visual profile of the building and complement the picturesque quality of the village context. Roof types may include gable, hip, gambrel, saltbox or flat roofs with screening parapets. Sloped roofs should utilize a pitch between 6:12 and 10:12. Secondary roofs (porches and additions) should be pitched between 3:12 and 8:12.

❖ Equipment Screening:

- All roof mounted equipment should be screened from views from public rights-of-way.

❖ Architectural Unity:

- Buildings within the East Village should complement the overall picturesque character of the village using the vernacular architectural language of historic Cashiers, with compatible and complementary materiality, form, colors and articulation.

The following building typologies and guidelines are proposed for the Cashiers East Village Master Plan, informed by the Jackson County UDO and the recommendations of the Cashiers Small Area Plan.

Approved: 02.28.2022

Amended: 03.01.2024

Information contained herein is conceptual. Information has been compiled from various sources and does not claim complete accuracy nor guarantee zoning or other types of development approvals. It is intended to provide an overview and analysis of urban conditions and strategies for revitalization. Sottile & Sottile, 2022

VILLAGE MIXED-USE

Architectural Design Standards

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The Cornucopia Wine Cellar in Cashiers.



White-washed interior beams create a rustic atmosphere.



An event barn at The Orchard.



A newly constructed two-storied commercial building in Cashiers featuring vernacular wood siding.



Commercial space in Cashiers with simple roof forms and timber support beams.

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VILLAGE MIXED-USE

Architectural Examples

THE *Kesler* COLLECTION
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VILLAGE RESIDENTIAL

A variety of small scale residential buildings are envisioned within the master plan. These buildings will be designed to enhance the traditional character of the East Village with compatible scale, materiality, massing and architectural vernacular. These buildings for dedicated residential uses and are located within a heavily wooded area just north of the village's commercial core.

ARCHITECTURAL DESIGN STANDARDS

❖ **Size:**

- Maximum Building Size: 7,000 S.F.

❖ **Height:**

- Maximum Height: 2.5 Stories, ~~30~~ 40 feet from F.F.E. median roofline.

❖ **Units:**

- Maximum Units per Building: 4

❖ **Materials:**

- Stone or other high quality natural masonry, timber, wood or fiber cement clapboard and board and batten, and wood shingles.

❖ **Colors:**

- Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.

❖ **Articulation:**

- Massing is to be simple, as found in historic Cashiers vernacular architecture and may be articulated using offsets, projections, and compatible architectural elements such as porches, trellises, balconies, and dormers, as well as through the use of window patterns, changes in materiality and color.

❖ **Roofs:**

- Roofs should be designed to enhance the visual profile of the building and complement the picturesque quality of the village context. Roof types may include gable, hip, gambrel, saltbox or flat roofs with screening parapets. Sloped roofs should utilize a pitch between 6:12 and 10:12. Secondary roofs (porches and additions) should be pitched between 3:12 and 8:12.

❖ **Equipment Screening:**

- All mechanical equipment should be screened from view.

❖ **Architectural Unity:**

- Buildings adjoining the Village should complement the overall picturesque character of the village with compatible and complementary materiality, form, colors and articulation.

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Hawkins-Menninger House, c. 1900-1925.



The Toll House c. 1908.



The Laurelwood Mountain Inn on Highway 107.



The Zachary-Tolbert House, c. 1850 depicts early life in Cashiers Valley.



Newton Bryson House, c. 1915.



George M. Cole House, c. 1890.



The Dr. James K Stoddard House c. 1933 was an early summer estate in Cashiers.

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VILLAGE RESIDENTIAL

Architectural Examples

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CASHIERS HALL

Cashiers Hall is a unique building within the Village Master Plan. It is a new community resource in the form of a community pavilion allowing for small scale restaurant and banquet space, arts spaces, antiques, community history, special events and exhibitions. It is envisioned as a civic resource and gathering space for the Cashiers community.

ARCHITECTURAL DESIGN STANDARDS

❖ Size:

- Maximum Building Size: ~~22,000 S.F.~~ 12,000 S.F.

❖ Height:

- Maximum Height: ~~1 Story~~ 2 Stories, ~~35~~ 45 feet from F.F.E. to median roofline.

❖ Materials:

- Stone or other high quality natural masonry, timber, wood or fiber cement clapboard and board and batten, and wood shingles.

❖ Colors:

- Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.

❖ Articulation:

- Massing is to be simple, as found in historic Cashiers vernacular architecture and may be articulated using offsets, projections, and compatible architectural elements such as porches, trellises, balconies, and dormers, as well as through the use of window patterns, changes in materiality and color.

❖ Roofs:

- The roof will be designed to enhance the visual profile of the building and complement the picturesque quality of the village context. Roof types may include gable, or hip, and may include cupolas or monitor, and/or gables to enhance roofline articulation.

❖ Equipment Screening:

- All mechanical equipment should be screened from view.

❖ Architectural Unity:

- Cashiers Hall should serve as a unifying backdrop to the retail core of the village. Its form, articulation and massing should complement the overall picturesque character of the village.

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Conceptual section of Cashiers East Village.



Pine Grove Laundry c. 1932 is a historic example of an early vernacular building type in Cashiers.

Laura Phillips



Cashiers Valley Community Center, c. 1958

Laura Phillips



Conceptual study for Cashiers Hall

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CASHIERS HALL

Architectural Examples

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MOUNTAIN COTTAGES

A variety of small scale cabins and cottages are envisioned for the hospitality area. This area is separated from the village core by a large Conservation Area, therefore the architecture while compatible, allows for greater flexibility in its form and expression. The cottages are small scale residential structures containing one or two lodging units.

ARCHITECTURAL DESIGN STANDARDS

- ❖ **Size:**
 - Maximum Building Size: 4,000 S.F.
- ❖ **Footprint:**
 - Maximum Footprint: 2,000 S.F.
- ❖ **Height:**
 - Maximum Height: 2 Stories, 30 feet from F.F.E. to median roofline.
- ❖ **Units:**
 - Maximum Units per Building: 2
- ❖ **Materials:**
 - Stone or other high quality natural masonry, timber, wood or fiber cement clapboard and board and batten, and wood shingles.
- ❖ **Colors:**
 - Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.
- ❖ **Articulation:**
 - Massing will be simple and clear. Due to the small scale of these structures they are likely to consist of rectilinear or 'L' shaped footprints with front porches, pitched roofs and potentially incorporate gables or balconies.
- ❖ **Roofs:**
 - Roofs will be gable, hip, shed, saltbox or similar compatible forms.
- ❖ **Equipment Screening:**
 - All mechanical equipment should be screened from view.

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The Waddell House, c. 1840. Relocated to the site of the Zachary-Tolbert House in 2012.



Deep eaves create an outdoor area that can be used throughout the year.



A small-scale mountain cottage with outdoor living.



A creative use of stone and glass to create a memorable experience.



A quaint cottage at Cedar Creek Lodge.



Timberlake-Haymaker House, c. 1942



A conceptual rendering for a mountain cottage.

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MOUNTAIN COTTAGES

Architectural Examples

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LODGE

A Boutique Lodge is envisioned for the ~~hospitality area~~ village. This area is ~~buffered from the village core by a large set below the large Conservation Area, on a previously graded site.~~ ~~therefore the~~ The architecture should complement its natural setting, while allowing for greater flexibility in its form and expression as well as its overall massing and scale. The Lodge is sited ~~over~~ below the ridge of the mountain to retain the natural forest backdrop ~~minimize its visibility from the core village.~~

ARCHITECTURAL DESIGN STANDARDS

- ❖ **Size:**
 - Maximum Building Size: ~~90,000 S.F.~~ 85,000 S.F.
- ❖ **Footprint:**
 - Maximum Footprint: 30,000 S.F.
- ❖ **Height:**
 - Maximum Height: 3 Stories with partial basement, ~~50~~ 45 feet from F.F.E. to median roofline.
- ❖ **Materials:**
 - Materials may be Stone or other high quality natural masonry, board formed site cast concrete, timber, wood or fiber cement clapboard and board and batten, and wood shingles.
- ❖ **Colors:**
 - Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.
- ❖ **Articulation:**
 - Massing is to be articulated using offsets, projections, and compatible architectural elements such as porches, trellises, balconies, and dormers, as well as through the use of window patterns, changes in materiality and color.
- ❖ **Roofs:**
 - The Roof should be designed to enhance the visual profile of the building and complement the picturesque quality of the village context. Roof types may include gable, hip, or flat roofs with screening parapets.
- ❖ **Equipment Screening:**
 - All roof mounted equipment should be screened from views from public rights-of-way.

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LODGE
Architectural Design Standards

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Simple, elegant lines complement the surrounding natural environment.



A generous portico welcomes visitors to this historic park lodge.



Shed roof forms and gabled dormers are part of a distinct mountain vernacular.



Chestnut siding is a signature material that defines the majority of the facade at the High Hampton Inn.



A creative use of glass in a re-purposed barn.



Deep tones and stained timber complement the natural stone foundation.



Larger expanses of glass bring views of the outside in.

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LODGE

Architectural Examples

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GLAMPING CABINS

Glamping sites are envisioned for the hospitality area and will contain unique camping structures including permanent fabric assemblies as well as traditional wood construction. They are in heavily wooded areas within the hospitality area and are not visible from the Village Core.

ARCHITECTURAL DESIGN STANDARDS

- ❖ **Size:**
 - Maximum Building Size: 600 S.F.
- ❖ **Footprint:**
 - Maximum Footprint: 600 S.F.
- ❖ **Height:**
 - Maximum Height: 1 Story, 20 feet from F.F.E. to median roofline.
- ❖ **Materials:**
 - Materials may be naturally colored fabric, wood, stone or other high quality masonry material, board formed concrete, clapboard or board and batten siding.
- ❖ **Colors:**
 - Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.
- ❖ **Equipment Screening:**
 - All roof mounted equipment should be screened from views from public rights-of-way.

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GLAMPING CABINS
Architectural Design Standards

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Glamping sites contain unique camping structures within heavily wooded areas.

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GLAMPING SITES

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Camp Luxury: The 2021 Cashiers Designer Showhouse on the grounds of the Zachary Tolbert House provided a diverse showcase for top designers around the theme of Glamping.

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CASHIERS HISTORICAL SOCIETY SHOWCASE

Architectural Examples

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STAFF HOUSING

Staff housing is envisioned for the site east of the lodge to provide residences for lodging, hospitality and retail workers in walking distance to the lodge and Village Core. This housing will supplement the housing resources available in Cashiers in keeping with the recommendations of the Cashiers Small Area Plan. Screened in the forest, these structures will be compatible with the rural residential character of Monta Vista Road.

ARCHITECTURAL DESIGN STANDARDS

❖ **Size:**

- Maximum Building Size: 15,000 S.F.

❖ **Footprint:**

- Maximum Footprint: 5,000 S.F.

❖ **Height:**

- Maximum Height: 3 Stories, 35 feet from F.F.E. to median roofline.

❖ **Materials:**

- Stone or other high quality natural masonry, timber, wood or fiber cement clapboard and board and batten, and wood shingles.

❖ **Colors:**

- Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.

❖ **Articulation:**

- Massing is to be articulated using offsets, projections, and compatible architectural elements such as porches, trellises, balconies, and dormers, as well as through the use of window patterns, changes in materiality and color.

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STAFF HOUSING
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A rustic, three-story mountain lodge at Lake Quinault Lodge in Washington State.



The Fryemont Inn in Bryson City, North Carolina, c. 1923.



High Hampton Inn's darker colors blends with the natural landscape. Cashiers, North Carolina.



The Jarrett Springs Hotel in Dillsboro, North Carolina, c. 1884.

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STAFF HOUSING

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SERVICE BUILDINGS

Various service buildings such as pump houses, equipment sheds, and other maintenance buildings will be required to support the buildings and uses envisioned by the master plan. These will be designed to recede visually through landscape screening, careful siting behind other structures, and/or dark, recessive color palettes that blend with the natural surroundings.

ARCHITECTURAL DESIGN STANDARDS

❖ Size:

- Maximum Building Size: ~~2,500 S.F.~~ 5,000 S.F.

❖ Footprint:

- Maximum Footprint: ~~2,500 S.F.~~ 5,000 S.F.

❖ Height:

- Maximum Height: 1 Story, ~~20~~ 25 feet from F.F.E. to median roofline.

❖ Materials:

- Natural masonry, timber, wood, metal, fiber cement clapboard and board and batten, and wood shingles.

❖ Colors:

- Traditional colors found in historic Cashiers vernacular architecture and natural palettes derivative of and/or complementary to the surrounding natural landscape.

❖ Articulation:

- Simple massing that allows the structures to recede into the background and maintains the picturesque character of Cashiers.

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SERVICE BUILDINGS

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