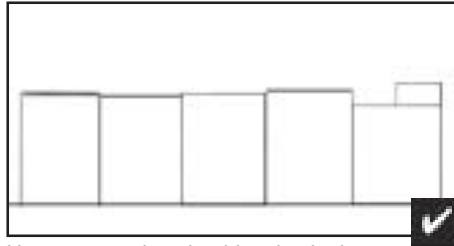
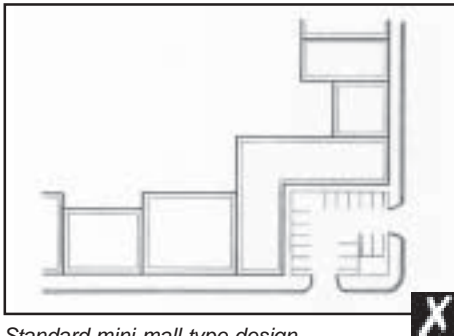


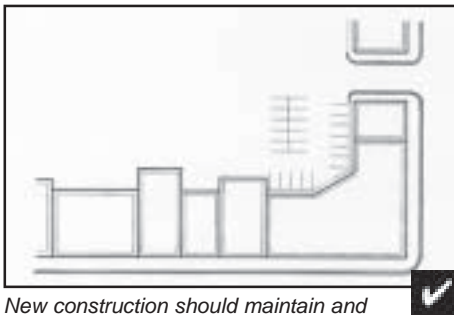
6.5.1 Location and Site Design



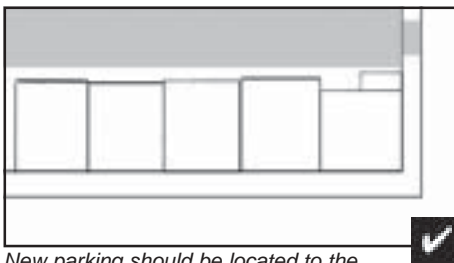
New construction should maintain the historic street wall.



Standard mini-mall type design surrounded by parking destroys the historic character of surrounding streets and storefronts.



New construction should maintain and define corners by continuing the streetwall. Architectural emphasis of corner lots is encouraged.



New parking should be located to the rear of historic commercial areas.

PURPOSE AND INTENT

Historically, structures in commercial areas were characterized by a consistent setback usually aligned against the sidewalk. This street wall should be preserved in the design of new infill construction. Commercial buildings were typically constructed with their side walls abutting one another, establishing a common, consistent street facade. In most cases, a rhythm of building widths was established along a streetfront which still exists, and this rhythm should be reflected in new construction.

GUIDELINES

- .1 The facades of new structures in commercial areas should maintain the setback of existing historic structures along the street front.
- .2 New structures should reflect the traditional widths of historic structures in the area.
- .3 New structures should be built to maintain the streetwall, without side setbacks.
- .4 Parking areas should be located to the rear or side of new structures.
- .5 New parking areas should be screened from public view by means of fences or plantings along the street wall.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

Notes on text:

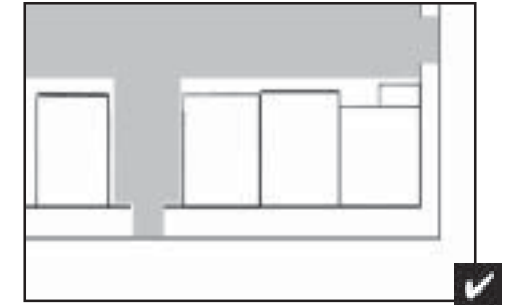
The Purpose and Intent section should give the reader an overview of issues addressed in the following section, including a description of common relevant features of commercial structures in your HPOZ area, and a broad description of how relevant features of new infill construction can harmonize with existing historic architectural patterns.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

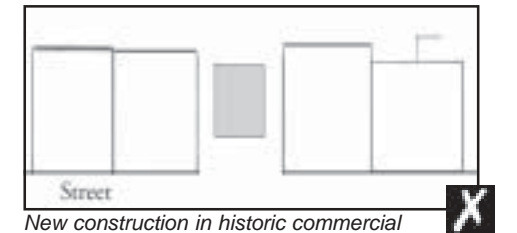
When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words 'are encouraged', 'are strongly discouraged', 'may', 'should', 'shall', etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a draft concept, the verbs and phrases can be modified to meet local expectations.

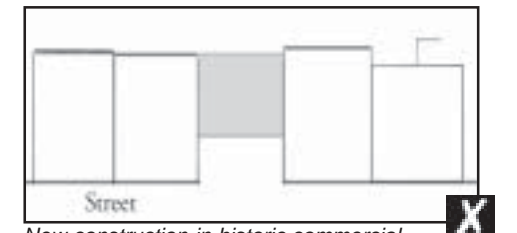
Additional graphics:



If buildings are missing, and side parking is feasible, the side parking lots should be screened to maintain the street wall.



New construction in historic commercial areas should have a zero side setback.



New construction in historic commercial districts should continue the existing street wall.