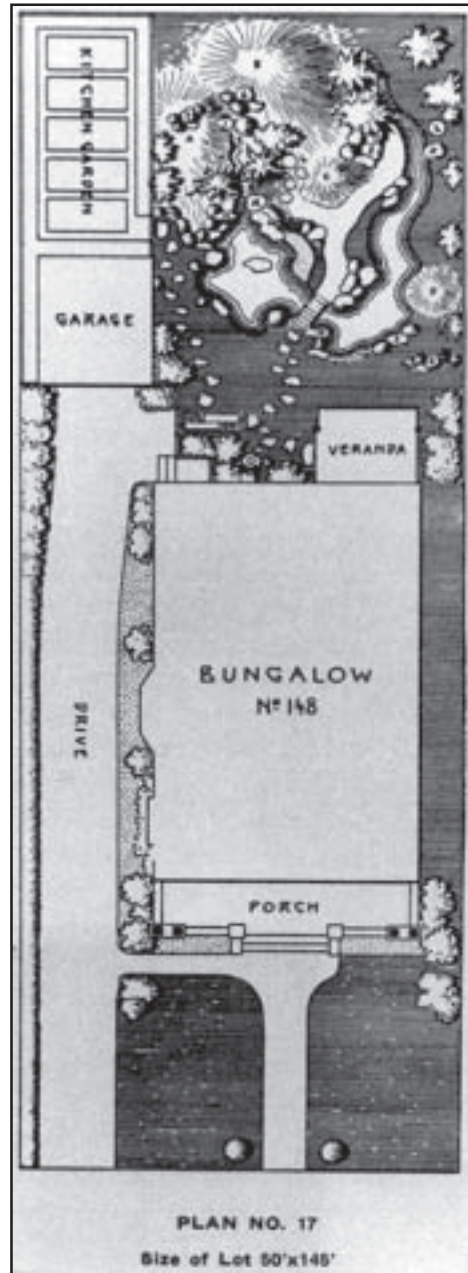


6.3.1 Location and Site Design



Traditional site design with a front walk through an open front yard leading to a welcoming porch, a side driveway leading to a rear garage, and relatively narrow side yard setbacks.

PURPOSE AND INTENT

The spacing and location of historic structures within an historic neighborhood usually establish a rhythm that is essential to the character of the neighborhood. This vocabulary of front yards and side yards must be maintained by new construction within historic neighborhoods so that the character of these neighborhoods is not lost.

GUIDELINES

- .1 New residential structures should be placed on their lots to harmonize with the existing historic setbacks of the block on which they are located.
- .2 Front and side yard areas should be largely dedicated to planting areas. Large expanses of concrete and parking areas in the front and side yards are inappropriate.
- .3 Paving and parking areas should be located to the rear of new residential structures whenever possible.
- .4 Attached garages that face the street are inappropriate in new construction.

PRESERVATION PLAN WORKSHEET PAGE THIS SIDE NOT PART OF FINAL DOCUMENT

Notes on text:

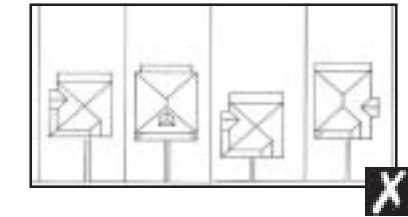
The Purpose and Intent section should give the reader an overview of issues addressed in the following section, including a description of common relevant features of residential structures in your HPOZ area, and a broad description of how relevant features of new infill construction can harmonize with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

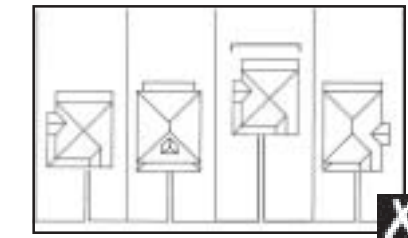
When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may 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.

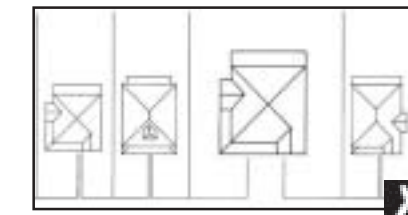
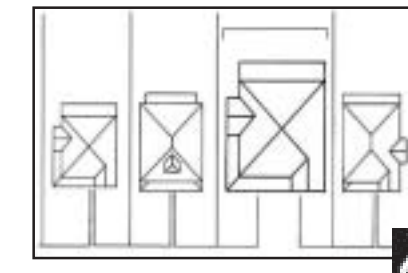
Additional graphics:



This design does not maintain the consistent setback of structures on the block.



This design does not maintain the consistent setback of structures on the block.



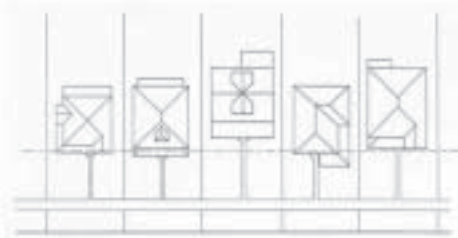
A home simply built at twice the proportions of its neighbors on a double-lot is out of scale.



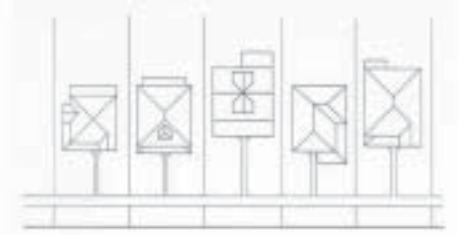
This front-yard garage is out of place in most historic contexts.

6.3.1 Location and Site Design

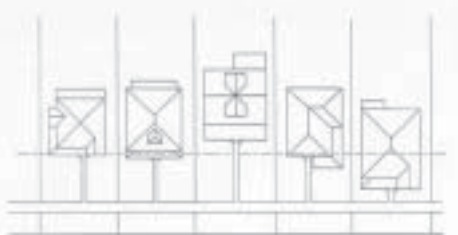
ILLUSTRATIVE DIAGRAMS



These houses have a generally consistent setback.



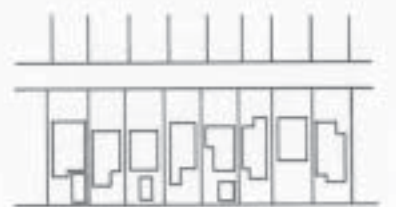
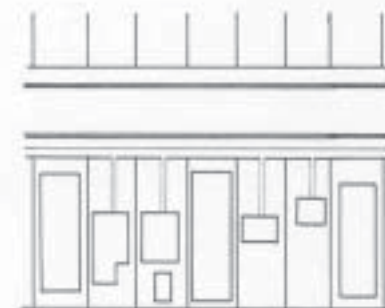
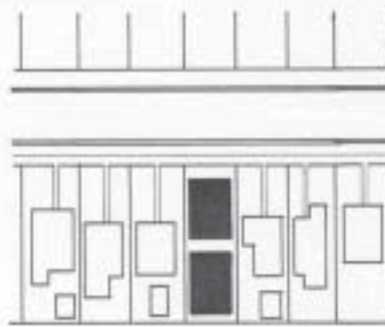
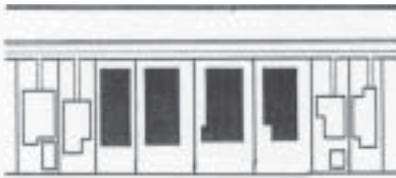
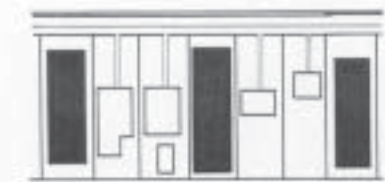
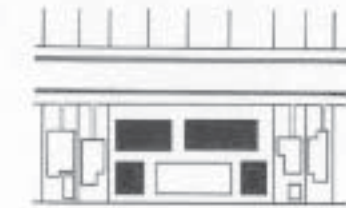
These houses have a generally consistent setback.



The house at the right does not continue the prevalent setback of the street.



Paving front yard areas is inappropriate..



Notes on text:

Additional graphics:

