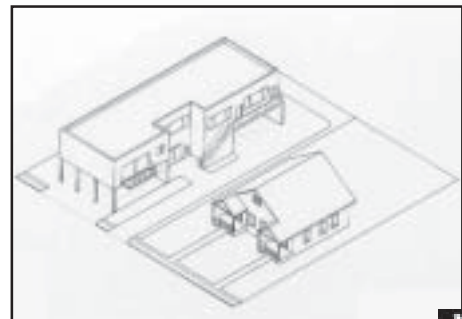


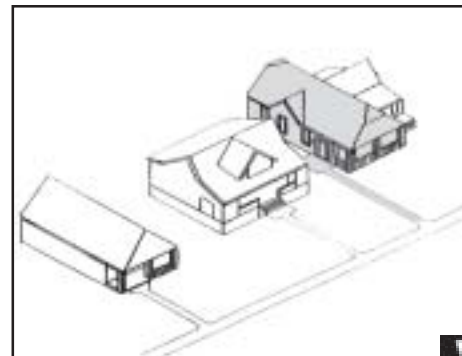
6.3.2 Massing and Orientation



This traditionally designed fourplex presents its main entrance to the street. ✓



The apartment on the left is designed around the car, and places its main activity edge along a side yard, and directly at neighboring property. ✗



This house's side entrance is not appropriate in most historic areas ✗



The new house to the right is too tall and narrow in comparison with the historic home to the left. ✗

PURPOSE AND INTENT

The height and massing of historic structures in an intact historic neighborhood will generally be fairly uniform along a blockface. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard.

GUIDELINES

- .1 New residential structures should harmonize in scale and massing with the existing historic structures in surrounding blocks. For instance, a narrow 2.5 story structure should not be built in a block largely occupied by 1 story bungalows.
- .2 New structures which will be larger than their neighbors should be designed in modules, with the greater part of the mass located away from the main facade to minimize the perceived bulk of the structure.
- .3 New residential structures should present their front door and major architectural facades to the primary street, and not to the side or rear yard.
- .4 In some cases on corner lots, a corner entryway between two defining architectural facades may be appropriate.
- .5 A progression of public to private spaces in the front yard is encouraged. One method of achieving this goal is through the use of a porch to define the primary entryway.

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 successful two-story addition maintains the original roofline of the home, and shifts the additional massing to the rear of the lot. ✓



This two story house breaks the single-story appearance of the street. Locating second stories at the rear of a structure may help it match its context. ✗



The rhythm and architectural punctuation of structures along a street create a cohesive setting..

