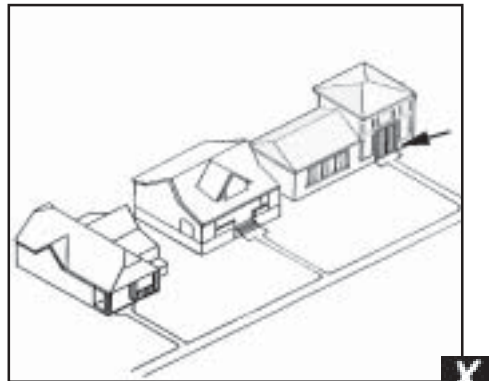


6.3.4 Openings



The horizontal windows on the center structure are inconsistent with the vertical window proportions of its neighborhood context.



The preponderance of windows and doors on the front facade of the structure on the right would be out of place in most HPOZs.



A traditional streetscape composed of a variety of windows and doorways all orientated to the front of the building.

PURPOSE AND INTENT

The pattern of windows, doors, and other openings on the facades of an historic structure strongly define the character of the structure's design. These openings define character through their shape, size, construction, arrangement on the façade, materials, and profile. Repetition of these patterns in the many historic structures of an historic district helps to define the distinctive historic character of the area. It is important, therefore, that new construction in these areas reflect these basic historic design patterns.

GUIDELINES

- .1 New construction should have a similar façade solid-to-void ratio to those found in surrounding historic structures. Generally, large expanses of glass are inappropriate.
- .2 Windows should be similar in shape and scale to those found in surrounding historic structures.
- .3 Windows should appear similar in materials and construction to those found in surrounding historic structures.
- .4 Dormers should be similar in scale to those found on existing historic structures in the area.
- .5 Main entryways should be located on the front façade of a new structure, facing the street.
- .6 The placement of a porch to define the front entryway is encouraged.

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:

