Southwest Garden Neighborhood Association

Suggested Architectural Guidelines for Exterior Facades

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Introduction:

Preface

The Southwest Garden Neighborhood Association's Suggested Architectural Guidelines for Exterior Facades has been developed to define a set of elements that the Association feels are important in maintaining a cohesive architectural aesthetic throughout the Southwest Garden Neighborhood. With the existing architecture of the neighborhood as a model, the goal of these guidelines is to foster new development and existing building renovation that does not necessarily mimic the surrounding architecture, but complements it. Using a graduated rating system of *Preferred*, *Acceptable* and *Discouraged* suggestions for architectural features, these guidelines hope to aid in the development of residential properties that are both aesthetically pleasing and economically viable. Please note, these are the Association's suggested guidelines, and not required building standards.

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Drawing sources:

Ching, Francis D.K. *A Visual Dictionary of Architecture*. New York: John Wiley & Sons, Inc., 1995. Print

Photos sources:

Southwest Garden Neighborhood Association and Christopher M. Rehwoldt (unless otherwise noted); all photo manipulations created by Christopher M. Rehwoldt

Definitions

Architectural Typologies
Types of buildings classified by their architectural characteristics

Brick Courses
The way in which bricks are laid or positioned in a wall; each row of bricks is called a course:

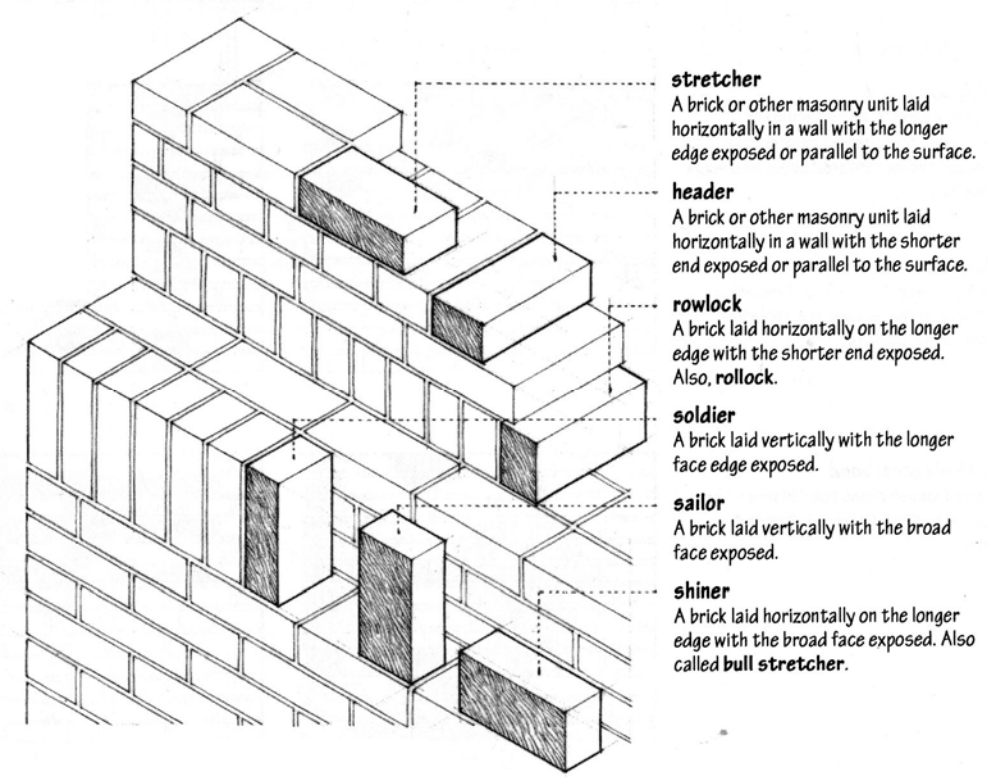

Figure 1. brick coursing. Source: Ching, p. 19 (1995).

Dormer
A projecting structure built out from a sloping roof, typically housing a vertical window or louver

Eave
The overhanging lower edge of a roof

Eyebrow Panel
A decorative panel with an arched top and flat bottom that fills the space of an arched opening between the top of the window and the bottom of the arch

Façade
The exterior face of a building; also referred to as an '**elevation**' in these guidelines

Fenestration
The design, proportioning and disposition of windows and other exterior openings of a building

Flat Roof
A roof having only a slight pitch so as to drain rainwater

Gable
The triangular portion of wall (or open space) formed by two slopes of a roof

Gable Dormer
A dormer having a gable roof

Gable Roof
A roof sloping downward in two parts from a central ridge, so as to form a gable at each end

Gangway
In these guidelines, the space between two buildings, typically running perpendicular to the street

Grade
The ground elevation at any specific point on a site, esp. where the ground meets the foundation of a building

Hipped Roof
A roof sloped on all sides meeting at an inclined angle

Hipped Gable Roof
A gable roof in which one or both of the gable ends are partially clipped by a sloped portion

Muntins
In these guidelines, small strips of wood or other material applied to the glass of a window or door that give the appearance of multiple panes of glass

Parapet
A low wall at the edge of a roof, esp. part of an exterior wall, that rises above the roof

Privacy Fence
In these guidelines, a fence measuring up to 72 in. above the ground that typically surrounds the property behind a house or building and is mostly hidden from view of the street

Ridge
A horizontal line of intersection at the top of a roof between two of its sloping planes

Roofline
The outline or contour of the roof of a building

Shed Roof
A roof having a single slope

Straight-run Stair
A stair extending from one level to another without turning

Street Fence
In these guidelines, a fence measuring up to 42 in. above the ground that typically surrounds the property adjacent to a house or building and is clearly visible from the street

Single Family Homes:

(S-I) Architectural Typologies

A. American Four Square
B. Two-story Bungalow


(American Four Square)


(Two-story Bungalow)

(S-II) Important Architectural Elements

A. <u>Raised First Floor</u>

The first floor of the home is raised roughly 3 feet above grade, necessitating a straight-run concrete stair consisting of 5 to 6 steps.

B. <u>Front Porch</u>

B.1 Positioning:

The porch is on the front, street-side façade of the home along the first floor. The front stair is typically positioned favoring one side of the home, aligned with the front door.



B.2 Style:

The porch is covered, typically by a gable roof with the gable facing the street or a shed roof sloping toward the street. Columns extending from the two outermost corners of the porch support this roof.

B.3 Size & Scale:

The porch should be built to an inhabitable scale, with enough room to accommodate typical porch furniture. A minimum depth of 5ft. is recommended for the entire width of the porch.

B.4 Material:

Preferred:

- Concrete decking
- Brick columns and porch walls
- Stone columns and porch walls
- Mixed Brick & Stone columns and porch walls



Acceptable:

- Metal / Iron railings

Discouraged:

- Wood decking and railings

B.5 Additional Notes:

The porch stairs should have hand railings along BOTH sides of the steps.

C. <u>Fenestration</u> (windows & doors)

C.1 Positioning:

The front door of the home is typically positioned favoring one side of the building's façade. Windows are typically arranged symmetrically along the front, street-side façade

C.2a Style: Doors

Preferred:

- Craftsman style door, with or without sidelights
- 1, 2 or 3 panel door with multiple pane window (typically 3 or 6 panes)

Figure 2. preferred entry door examples. Source: www.source4doors.com (2009).

Acceptable:

- 1, 2 or 3 panel doors with a single window with muntins depicting 3 or 6 panes
- Solid doors with sidelights
- Full, half or ¾ glass doors

Figure 3. acceptable entry door examples. Source: www.lowes.com (2009).

Discouraged:

- 6 panel doors
- Solid doors without sidelights
- Doors with rounded or oval windows

Figure 4. discouraged entry door examples. Source: www.homedepot.com (2009).

C.2b Style: Storm Doors

The goal is to be able to see as much of the front entry door as possible

Acceptable:

- Full glass/screen doors

Figure 5. acceptable storm door examples. Source: www.homedepot.com (2009).

Discouraged:

- Half and ¾ glass/screen doors
- Ornate grille doors

Figure 6. discouraged storm door examples. Source: www.homedepot.com (2009).

C.2c Style: Windows

Preferred:

- Standard double hung windows

Acceptable:

- 4 over 1 pane double hung windows
- Standard double hung with applied muntins depicting 4 over 1 panes
- Casement or horizontally sliding windows for smaller openings on any façade other than the front, street-side façade

Discouraged:

- Windows with panes greater than 4 over 1, such as 6 over 6 panes
- Windows with applied muntins depicting panes greater than 4 over 1, such as 6 over 6
- Awning or pivoted windows

C.3 Size & Scale:

- The windows and doors should be of a standard, conventional size at a scale closest to those on the existing homes on adjacent lots.
- For renovations, windows and doors should fit the scale and geometry of existing openings. For example, a building with an arched opening should be filled with a rectangular window with an eyebrow panel or an arched window rather than a rectangular window with the arched portion patched shut.

C.4a Material: Doors

Preferred:

- Wood

Acceptable:

- Fiberglass
- Steel

Discouraged:

- Polished brass fixtures and hardware

C.4b Material: Storm Doors

Preferred:

- Wood

Acceptable:

- Metal

Discouraged:

- Polished brass fixtures and hardware

C.4c Material: Windows

Preferred:

- Wood

Acceptable:

- Vinyl
- Aluminum (for historic replications)
- Vinyl clad wood
- Metal clad wood

C.5 Additional Notes:

- Storm windows are discouraged for new homes, especially on the front, street-side façade
- Window air conditioning units, dryer vents or other types of vents are discouraged on the front, street-side façade
- Utility meters are discouraged on the front, street-side façade

D. Roofline

D.1 Positioning:

The height of the eave should be within 2 ft. of the eaves of the existing buildings on the adjacent lots. If no buildings exist on these lots, then the height of the eave should be within 2 ft. of the average eave height of the other single family homes on that block.

D.2 Style:

The roof of the home can be arranged in a number of ways, including:

1. A gable roof with the gable facing the street
2. A hipped gable roof with the gable facing the street
3. A large central gable dormer extending from a gable roof sloping toward the street

D.3 Additional Notes:

While the Association encourages sustainable practices, photovoltaic (PV) panels and other solar energy collection devices are discouraged from the home's front, street-side façade.

E. Garages

E.1 Positioning:

The goal is to eliminate or at least minimize the appearance of garage doors along the front, street-side façade.

***With* alley**

If the parcel of land has access to an alley, the garage should be built adjacent to that alley and made accessible off of that alley with doors parallel to that alley. A separate garage is preferred over an attached garage.

***Without* alley**

Preferred:

- A garage located behind the house with the garage doors aligned perpendicular to the street. An access drive of minimal width should be provided along one side of the home.

Acceptable:

- A garage built as far back from the front, street-side façade as possible.

Discouraged:

- A garage built flush with or in front of the front, street-side façade.

E.2 Style:

***With* alley**

A single door or two-door garage is acceptable.

***Without* alley**

Preferred:

- For a garage behind the house, a single door or two-door garage is acceptable.

Acceptable:

- For a garage built as far back from the front, street-side façade as possible, a single door garage with front-and-back parking is preferred over a two-door garage with side-by-side parking.

E.3 Size & Scale:

***With* alley**

The size and scale of the garage must follow all local building codes.

***Without* alley**

Preferred:

- For a garage behind the house, the size and scale of the garage must follow all local building codes.

Acceptable:

- For a garage built as far back from the front, street-side façade as possible, the garage should be built using the minimum width required.

E.4 Material:

***With* alley**

The exterior of the garage should be finished in the same material as that of the home, or sided with a material other than those discouraged in S-III, section C.

***Without* alley**

Preferred:

- For a garage behind the house, the exterior of the garage should be finished in the same material as that of the home, or sided with a material other than those discouraged in S-III, section C.

Acceptable:

- For a garage built as far back from the front, street-side façade as possible, the exterior of the garage should be finished in the same material as that of the home.

(S-III) Materials

A. Brick

A.1 Positioning:

Preferred:

- Brick extending from the top of the foundation to the eave, wrapping all elevations of the home including the front porch and its columns. Running bond course is most common.

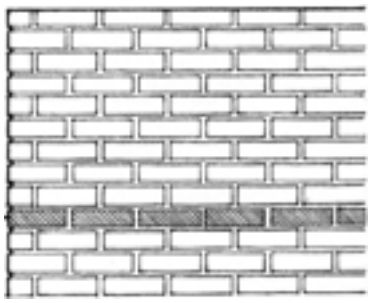

Figure 7. running bond course. Source: Ching, p. 20 (1995).

Acceptable:

- Brick extending from the top of the foundation to the eave on the front, street-side elevation. On the side elevations, the brick should return a distance equal to the width of the gangway between the new home and existing adjacent home. If no adjacent home or lot exists on a side, the brick should return the full distance of that side. The rest of the façade should sided with a material other than those discouraged in S-III, section C.

A.2 Style: Color

Preferred:

- Red to Brown color palettes, similar to that of existing buildings
- Variegated color

Acceptable:

- Darker color palettes, such as dark reds or browns

Discouraged:

- Lighter color palettes, such as tan, beige or grey

A.3 Size & Scale:

Preferred:

- Standard Modular Brick
  nominal dimensions in inches: 4 x 2 2/3 x 8

Acceptable:

- Engineer Modular Brick
  nominal dimensions in inches: 4 x 3 1/5 x 8

Discouraged:

- Norman or Norwegian Brick
  nominal dimensions in inches: 4 x 3 1/5 x 12
- Utility Brick
  nominal dimensions in inches: 4 x 4 x 12

A.4 Additional Notes:

- Brick detailing on the home's front, street-side façade occurs around doors and windows in the form of brick windowsills and soldier, rowlock, or heading courses above windows and doors
- Painting brick is discouraged

(double rowlock course above window & rowlock windowsills)

B. <u>Stone</u>

B.1 Positioning:

Stone or stone veneer typically wraps the base of the home from grade to the bottom of the first floor level, including the front porch. Stone or stone veneer may also be used to wrap the porch columns and porch walls. Coursed rubble, squared rubble, random ashlar and broken rangework courses are most common.

Figure 8. coursed rubble

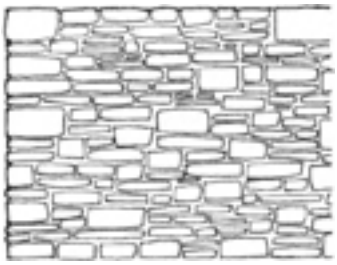

Figure 9. squared rubble

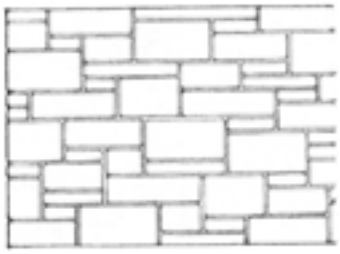

Figure 10. random ashlar

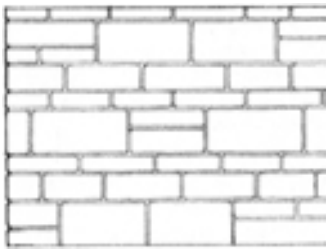

Figure 11. broken rangework

Source: Ching, p. 158 (1995).

B.2 Style: Color

Preferred:

- White to Grey color palette

Acceptable:

- Tans to Natural Beige color palette

Discouraged:

- Dark color palettes

B.3 Size & Scale:

The size and scale of the stone or stone veneer should be comparable that of the stone on the existing homes on adjacent lots

B.4 Additional Notes:

Stone detailing on the home's front façade occurs around doors and windows in the form of stone windowsills and stone accents above windows and doors.

(stone windowsills & stone detailing above windows)

C. <u>Additional Materials</u>

Acceptable:

- Stone veneer
- Brick veneer
- Terra cotta

Discouraged:

- Stamped or Patterned Concrete
- Vinyl and Aluminum siding
- Stucco

(S-IV) Lighting

A. <u>Exterior Lighting</u>

A.1 Positioning:

Exterior lighting should, at minimum, include a light on the home's front, street-side façade adjacent to the front door, or a light on the ceiling of the home's front porch roof above the front door

A.2 Style:

Preferred:

- Metal and glass wall lanterns of a simple or unornamented historic design in which the metal components are painted or anodized aluminum to match the adjacent wall color, painted black or brown, finished in dark copper or oiled bronze.
- Metal can light recessed in which the metal components are painted to match the adjacent ceiling

Acceptable

- Metal bracket with a glass globe in which the metal bracket is painted or anodized aluminum to match the adjacent wall color, painted black or brown, finished in dark copper or oiled

bronze. Globes shall be fitted to the metal base without ornamental design.
- Metal and glass ceiling mounted fixture of a simple or unornamented historic design in which the metal components are painted black or brown, finished in dark copper or oiled bronze.

Discouraged
- Ornately designed wall lanterns
- Hanging lanterns or chandeliers
- Polished brass finishes

A.3 Size & Scale:

The size and scale of the light fixture should be appropriate to the scale of the home

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(S-V) Site Considerations

A. Grade

The existing historic grade, which is roughly 2 feet above that of the sidewalk, should be maintained. The difference in heights allows for better drainage away from the home and also helps to denote the difference between the public sidewalk and the private yard of the residence. If the historic grade has been altered, then the grade should be made consistent with the rest of the block

(existing historic grade)

B. Established Building Lines

The established building line is the line to which the front, street-side façade of a majority of the existing homes on any given block are built.

The new home's front, street side façade should be built within 1 ft. of this established building line.

C. Adjacencies

The distance between the new home and its neighbor should reflect that of the adjacent properties. For this reason we recommend that the distance between the new home and existing homes on adjacent properties should measure a minimum of 6ft. If no adjacent home exists, a minimum distance of 3ft. from the property line should be maintained.

D. Fencing

D.1 Positioning:

Acceptable:

- Privacy fencing along the sides and rear of the property behind the home
- Street fencing around the perimeter of an open adjacent lot or side yard. In this case, the fence should be constructed of wrought iron or visual equivalent

Discouraged

- Privacy fencing or chain link fencing flush with or in front of the home's front, street-side façade

D.2 Size & Scale:

Privacy fences should be built no taller than 72 in. when measured above the ground

Street fences should be built no taller than 42 in. when measured above the ground

D.3 Materials:

Acceptable:

- Metal (preferred for street fencing)
- Wood
- Brick
- Stone

Discouraged:

- Vinyl
- Chain link
- Stucco

Multi-Family Homes:

(M-I) Architectural Typologies

A. Duplex
B. Four Family Flat


(Duplex)


(Four Family Flat)

(M-II) Important Architectural Elements

A. <u>Raised First Floor</u>

The first floor of the home raised roughly 3 to 4 feet above grade. The exterior doors may be arranged in a number of ways, including:

1. The exterior front door(s) remain on grade with an interior stair up to the first floor
2. The exterior door(s) are set at the level of the first floor with a small stair and landing for each door
3. The exterior door(s) are set at the level of the first floor with one set of stairs and a front porch accessible to all doors

B. <u>Front Porch</u>

B.1 Positioning:

The porch is on the front, street-side elevation of the home along the first floor. The front stair is typically centered on the porch between the front doors of the apartments.

B.2 Style:

The porch is covered, typically by a gable roof with the gable facing the street, a shed roof sloping toward the street, or a flat roof. Columns extending from the two outermost corners of the porch support this roof.

B.3 Size & Scale:

The porch should be built to an inhabitable scale, with enough room to accommodate typical porch furniture. A minimum depth of 5ft. is recommended for the entire width of the porch.

B.4 Material:

Preferred:

- Concrete decking
- Brick columns and porch walls
- Stone columns and porch walls
- Mixed Brick & Stone columns and porch walls

Acceptable:

- Metal / Iron railings

Discouraged:

- Wood decking and railings

B.5 Additional Notes:

The porch stairs should have hand railings along BOTH sides of the steps.

C. <u>Interior Stair</u>

C.1 Positioning:

Four Family Flat

The main interior stair for the building is typically centralized and often set back or protruding slightly from the rest of the front façade.

D. <u>Fenestration</u> (windows & doors)

D.1 Positioning:

Duplex

The front doors of the building are located on either end of the building's front elevation. Windows are typically arranged symmetrically along the front, street-side façade.

Four Family Flat

The front door of the building is centered on the building's front elevation, aligned with the interior staircase. Windows are typically arranged symmetrically along the front, street-side façade.

D.2a Style: Doors

Preferred:

- Craftsman style (as seen in S-II, C.2a)
- 1, 2 or 3 panel door with multiple pane window (typically 3 or 6 panes)
- Full or ¾ glass doors
- Sidelights

Acceptable:

- 1, 2 or 3 panel doors with a single window with muntins depicting 3 or 6 panes
- Solid doors with sidelights

Discouraged:

- 6 panel doors
- Solid doors without sidelights
- Doors with rounded or oval windows

Figure 4. discouraged entry door examples. Source: www.homedepot.com (2009).

D.2b Style: Storm Doors

The goal is to be able to see as much of the entry door as possible

Acceptable:

- Full glass/screen doors

Figure 5. acceptable storm door examples. Source: www.homedepot.com (2009).

Discouraged:

- Half and ¾ glass/screen doors
- Ornate grille doors

Figure 6. discouraged storm door examples. Source: www.homedepot.com (2009).

D.2c Style: Windows

Preferred:

- Standard double hung windows

Acceptable:

- 4 over 1 pane double hung windows
- Standard double hung with applied muntins depicting 4 over 1 panes
- Casement windows for smaller openings on any façade other than the front, street-side façade

Discouraged:

- Windows with panes greater than 4 over 1, such as 6 over 6
- Windows with applied muntins depicting panes greater than 4 over 1, such as 6 over 6 panes
- Horizontally sliding windows
- Awning windows
- Pivoted window

D.3 Size & Scale:

- The windows and doors should be of a standard, conventional size at a scale closest to those on the existing homes on adjacent lots.
- For renovations, windows and doors should fit the scale and geometry of existing openings. For example, a building with an arched opening should be filled with a rectangular window with an eyebrow panel or an arched window rather than a rectangular window with the arched portion patched shut.

D.4a Material: Doors

Preferred:

- Wood

Acceptable:

- Fiberglass
- Steel

Discouraged:

- Polished brass fixtures and hardware

D.4b Material: Storm Doors

Preferred:

- Wood

Acceptable:

- Metal

Discouraged:

- Polished brass fixtures and hardware

D.4c Material: Windows

Preferred:

- Wood

Acceptable:

- Vinyl
- Aluminum (for historic replications)
- Vinyl clad wood
- Metal clad wood

D.5 Additional Notes:

- Storm windows are discouraged for new buildings, especially on the front, street-side façade
- Window air conditioning units, dryer vents or other types of vents are discouraged on the front, street-side façade
- Utility meters are discouraged on the front, street-side façade

E. Roofline

E.1 Positioning:

The height of the eave should be within 2 ft. of the eaves of the existing buildings on the adjacent lots. If no buildings exist on these lots, then the height of the eave should be within 2 ft. of the average eave height of the other multi-family buildings on that block.

E.2 Style:

The roof of the building can be arranged in a number of ways, including:

1. A hip roof spanning the width of the building. Often the hip roof is a narrower version with a shallower pitch that sits above the building's front façade and is combined with a flat roof behind.
2. A gable roof spanning the width of the building sloping toward the street. Often the gable roof is a narrower version with a shallower pitch that sits above the building's front façade and is combined with a flat roof behind.
3. A flat roof, often combined with an extended front façade to create a decorative parapet
4. A pair of gable dormers above of each apartment block on either side of the central stair that sit in a gable roof that slopes toward the street.

Often, a smaller arched, gable, or shed roof is placed above the front door(s) of the building:

E.3 Additional Notes:

While the Association encourages sustainable practices, photovoltaic (PV) panels and other solar energy collection devices are discouraged from the building's front, street-side façade.

F. Garage / Parking

F.1 Positioning:

The goal is to eliminate or at least minimize the appearance of garage doors along the front, street-side façade.

***With* alley**

Surface Parking:

If the parcel of land has access to an alley, parking spaces adjacent to and accessible by that alley are often provided (typically one space per unit).

Garage:

If the parcel of land has access to an alley, a garage should be built adjacent to and accessible by that alley with doors parallel to that alley. A single, stand-alone garage for the building is preferred over individual, attached garages for each unit.

***Without* alley**

Surface Parking:

If the parcel of land does not have access to an alley, street parking is generally acceptable.

Garage:

If the parcel of land does not have access to an alley, a single, shared garage is preferred over individual garages for each unit in order to minimize the appearance of garage doors along the front, street-side façade.

F.2 Style:

***With* alley**

Garage:

In this case, a shared garage, with multiple doors is acceptable.

***Without* alley**

Garage:

In this case, a shared parking garage with a single door is preferred over individual garages for each unit.

F.3 Size & Scale:

***With* alley**

The size and scale of the garage must follow all local building codes

***Without* alley**
The garage should be built using the minimum required width in order to minimize the appearance of the garage along the front, street-side façade.

F.4 Material:

***With* alley**
The exterior of the garage should be finished in the same material as that of the building, or sided with a material other than those discouraged in M-III, section C.

***Without* alley**
The exterior of the garage should be finished in the same material as that of the building

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(M-III) Materials

A. Brick

A.1 Positioning:

Preferred:

- Brick extending from the top of the foundation to the eave, wrapping all elevations of the building including the front porch and its columns. Running bond course is most common.

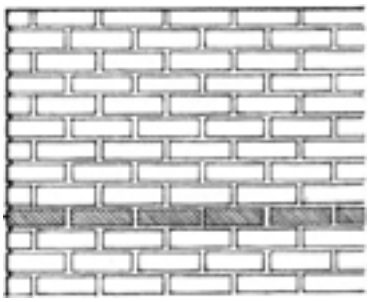

Figure 6. running bond course. Source: Ching, p. 20 (1995).

Acceptable:

- Brick extending from the top of the foundation to the eave on the front, street-side elevation. On the side elevations, the brick should return a distance equal to the width of the gangway between the new building and existing adjacent building. If no adjacent building or lot exists on a side, the brick should return the full distance of that side. The rest of the façade should sided with a material other than those discouraged in M-III, section C.

A.2 Style: Color

Preferred:

- Red to Brown color palettes, similar to that of existing buildings
- Variegated color

Acceptable:

- Darker color palettes, such as dark reds or browns

Discouraged:

- Lighter color palettes, such as tan, beige or grey

A.3 Size & Scale:

Preferred:

- Standard Modular Brick
  nominal dimensions in inches: 4 x 2 2/3 x 8

Acceptable:

- Engineer Modular Brick
  nominal dimensions in inches: 4 x 3 1/5 x 8

Discouraged:

- Norman or Norwegian Brick
  nominal dimensions in inches: 4 x 3 1/5 x 12
- Utility Brick
  nominal dimensions in inches: 4 x 4 x 12

A.4 Additional Notes:

- Brick detailing on the home's front, street-side façade occurs around doors and windows in the form of brick windowsills and soldier, rowlock, or heading courses above windows and doors
- Painting brick is discouraged

(double rowlock course above window & rowlock windowsills)

B. <u>Stone</u>

B.1 Positioning:

Stone or stone veneer wraps the base of the building from grade to the bottom of the first floor level. Coursed rubble and squared rubble styles are most common.

Figure 7. coursed rubble

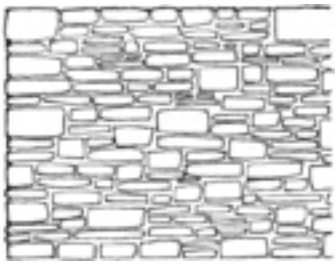

Figure 8. squared rubble

Source: Ching, p. 158 (1995)

(coursed rubble)

B.2 Style: Color

Preferred:

- White to Grey color palette

Acceptable:

- Tan to Natural Beige color palette

Discouraged:

- Dark color palette

B.3 Size & Scale:

The size and scale of the stone or stone veneer should be comparable that of the stone on the existing buildings on adjacent lots

B.4 Additional Notes:

Stone detailing on the building's front façade occurs around doors and windows in the form of stone windowsills and stone accents above windows and doors.

(stone windowsills & stone detailing above windows)

C. <u>Additional Materials</u>

Acceptable:

- Stone veneer
- Brick veneer
- Terra cotta

Discouraged:

- Stamped or Patterned Concrete
- Vinyl and Aluminum siding
- Stucco

(M-IV) Lighting

A. <u>Exterior Lighting</u>

A.1 Positioning:

Exterior lighting should, at minimum, include a light on the home's front, street-side façade adjacent to the front door, or a light on the ceiling of the building's front awning above the front door

A.2 Style:

Preferred:

- Metal and glass wall lanterns of a simple or unornamented historic design in which the metal components are painted or anodized aluminum to match the adjacent wall color, painted black or brown, finished in dark copper or oiled bronze.
- Metal can light recessed in which the metal components are painted to match the adjacent ceiling

Acceptable

- Metal bracket with a glass globe in which the metal bracket is painted or anodized aluminum to match the adjacent wall color, painted black or brown, finished in dark copper or oiled bronze. Globes shall be fitted to the metal base without ornamental design.

- Metal and glass ceiling mounted fixture of a simple or unornamented historic design in which the metal components are painted black or brown, finished in dark copper or oiled bronze.

Discouraged

- Ornately designed wall lanterns
- Hanging lanterns or chandeliers
- Brass or nickel finishes

A.3 Size & Scale:

The size and scale of the light fixture should be appropriate to the scale of the building

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(M-V) Site Considerations

A. Grade

The existing historic grade, which is roughly 2 feet above that of the sidewalk, should be maintained. The difference in heights allows for better drainage away from the building and also helps to denote the difference between the public sidewalk and the private yard of the residence. If the historic grade has been altered, then the grade should be made consistent with the rest of the block.

(existing historic grade)

B. Established Building Lines

The established building line is the line to which the front, street-side façade of a majority of the existing buildings on any given block are built.

The new building's front, street-side façade should be built within 1 ft. of this established building line

C. Adjacencies

The distance between the new home and its neighbor should reflect that of the adjacent properties. For this reason we recommend that the distance between the new building and existing buildings on adjacent properties should measure a minimum of 6ft. If no adjacent home exists, a minimum distance of 3ft. from the property line should be maintained.

D. Fencing

D.1 Positioning:

Acceptable:

- Privacy fencing along the sides and rear of the property behind the building
- Street fencing around the perimeter of an open adjacent lot or side yard. In this case, the fence should be constructed of metal

Discouraged

- Privacy fencing or chain link fencing flush with or in front of the building's front, street-side façade

D.2 Size & Scale:

Privacy fences should be built no taller than 72 in. when measured above the ground

Street fences should be built no taller than 42 in. when measured above the ground

D.3 Materials:

Acceptable:

- Metal (preferred for street fencing)
- Wood
- Brick
- Stone

Discouraged:

- Vinyl
- Chain link
- Stucco