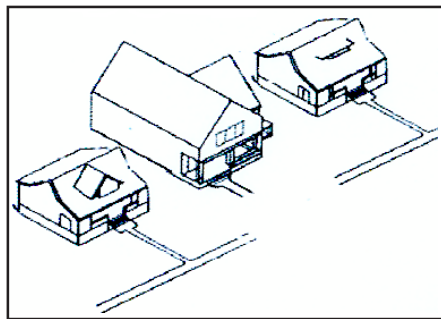


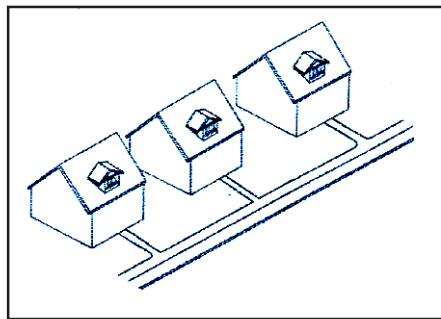
## GUIDELINES FOR NEW CONSTRUCTION & REMODELING

### Guidelines for New Construction & Remodeling

**Scale and Mass:** The size and height of new buildings should be compatible with the surrounding buildings. Emphasis should be made on human scale. Larger building masses should be articulated or subdivided into smaller modules.

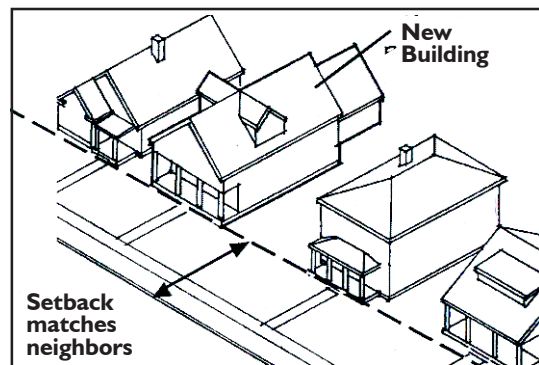


INCOMPATIBLE SCALE

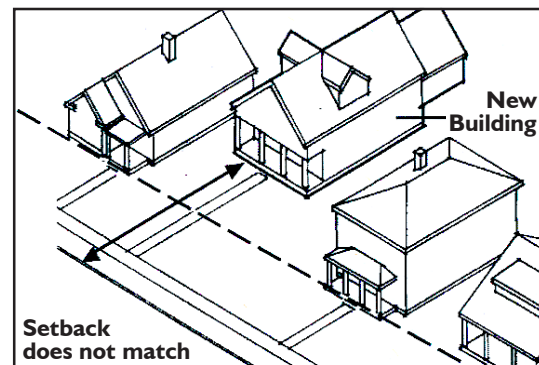


COMPATIBLE SCALE

**Setbacks:** The front and side yard setbacks for buildings should take into consideration the surrounding properties and strive to maintain the prevailing building setback along the street.



Setback matches neighbors

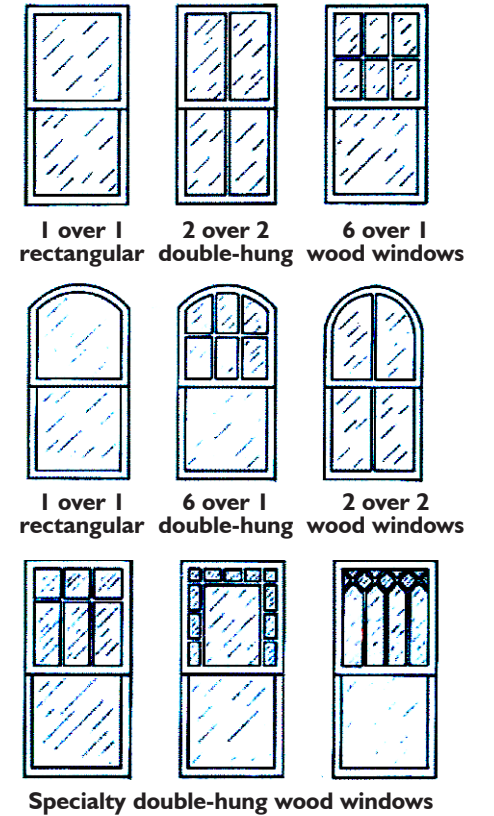


Setback does not match

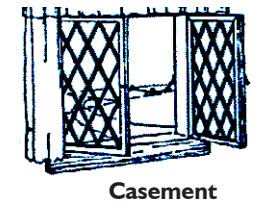
**Parking:** Garages, driveways and parking spaces should take access from the alley to avoid need for installing a curb-cut. Garages should be oriented away from the street or located toward the rear of the property whenever possible.

## GUIDELINES FOR NEW CONSTRUCTION & REMODELING

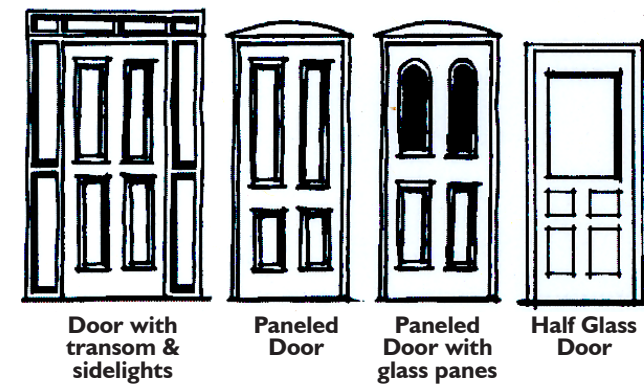
**Windows & Doors:** Windows and doors should be of a traditional style, shape, size, and placement. Special attention should be made to the orientation of the entry and porches. The front door typically should face the street or front yard, rather than the side or rear yard. Window openings should be proportional to the facade. When replacing windows, the size of the original opening should be maintained. The installation of security bars, metal grill work or wrought iron bars over windows and metal security doors is inappropriate and should be discouraged. Installing exterior screen doors over main entry is inappropriate if it did not occur historically. Wood windows traditionally have deep profile where the plane of the sash is inset from the building face.



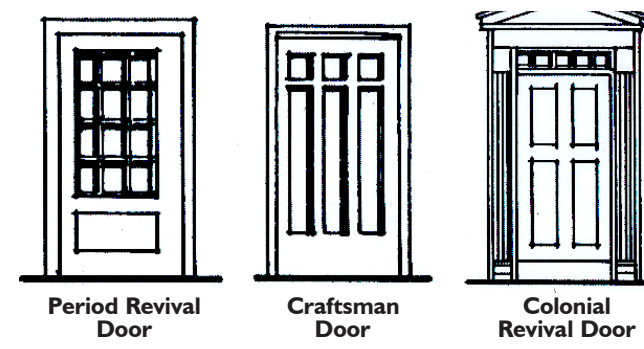
1 over 1 rectangular    2 over 2 double-hung    6 over 1 wood windows  
1 over 1 rectangular    6 over 1 double-hung    2 over 2 wood windows  
Specialty double-hung wood windows



Casement



Door with transom & sidelights    Paneled Door    Paneled Door with glass panes    Half Glass Door



Period Revival Door    Craftsman Door    Colonial Revival Door

TYPICAL PRIMARY DOOR TYPES SEEN ON HISTORIC STRUCTURES.

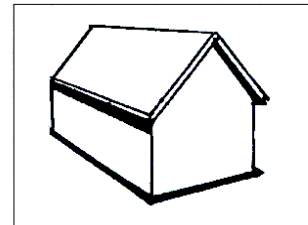
## GUIDELINES FOR NEW CONSTRUCTION & REMODELING

**Roofs:** The original roof form (shape, configuration, pitch/slope), material (color, texture) and details (dormers, vents, eave depth, rafter tails, brackets, soffits, corbels) should be preserved.

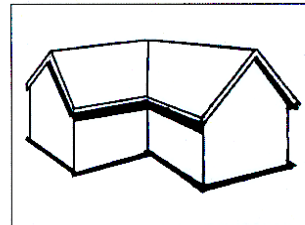
**Architectural Details:** The use of architectural elements and building ornamentation should be reflective of the architectural style of the building. The improper use of details, materials, or ornamentation in the wrong context is discouraged.

**Fencing:** The design of fences should be considered in the proper historical context and the character of the neighborhood. Where no fence exists in the front yard, keeping the yard open is preferred.

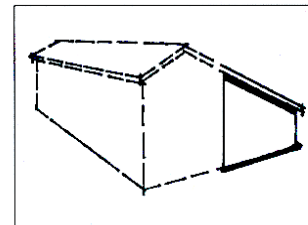
Fencing, wall, and gate materials and design should be complimentary to the main structure on property. The height of fences and walls should be kept low and open to allow views into the yards adjacent to sidewalks. Chain link and wrought iron fence designs are inappropriate fence materials.



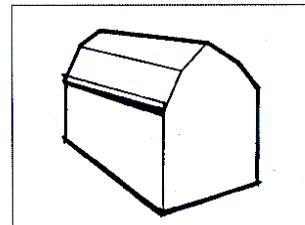
**Gabled roof**



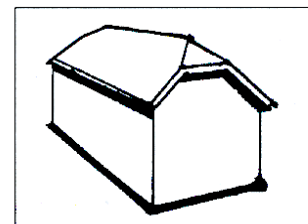
**Cross-Gabled roof**



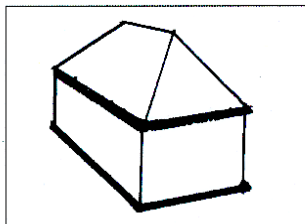
**Shed roof**



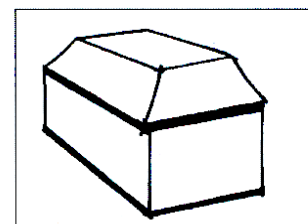
**Gambrel roof**



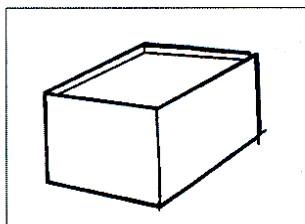
**Clipped Gable roof**



**Hipped roof**



**Mansard roof**



**Flat roof**

