

ISLAND PARK ADDITION STANDARDS FOR PRESERVATION OF HISTORIC RESOURCES

1) Historic Neighborhood Housing Defined

“Historic Neighborhood Housing” (HNH) is housing that was built in the Historic Overlay District area as the original addition(s) was developed. It is assumed that it is the historic neighborhood housing that provides the greatest contribution to historic character of the area. For the Island Park Addition Overlay, Historic Neighborhood Housing includes structures built between 1880 and 1920.

2) Existing Buildings

a. Primary Structure

1. Reconstruction of a historic porch shall be allowed to violate current LDC setback requirements if the homeowner can provide proof that the porch was part of the original structure and that the re-construction is consistent with the historic feature.
2. New dormers added to existing structures shall be consistent with existing historic dormers on HNH or consistent with the style of the building if there are no existing dormers.
3. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
4. Original window openings must be preserved.
5. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).

b. Accessory Structure

Accessory structures must be compatible with the style of the primary structure.

3) New Construction

a. Primary Structure and Additions to existing buildings

1. New primary structures shall be designed to have 4-5 steps to the bottom of the front entrance door.
2. The front entrance of the primary structure shall face the street.
3. Roof form of an addition shall be consistent with the roof design and pitch of the primary structure.
4. All gable roofs must have a minimum pitch of 6:12. All hip roofs must have a minimum pitch of 4:12. Flat roofs and shed roofs are prohibited, except on porches.
5. Height of new construction shall relate to overall scale of HNH with a maximum eave height of 25 feet.
6. Height of an addition to the primary structure shall not be greater than the height of the primary structure, except in the case of a second story addition to a single story primary structure, the result of which is the creation of a two-story primary structure consistent with HNH.

7. New chimneys shall be clad with materials consistent with HNH (i.e., brick or stucco).
8. Skylights shall be designed to have minimum visual impact and are prohibited on roofs facing the street.
9. Primary façade openings (i.e., windows and doors) shall be vertical in their orientation.
10. Façade openings shall be placed in a balanced configuration¹. When an opening is comprised of multiple components, the components should be configured in a balanced manner consistent with HNH.

b. Accessory Structure

1. Garages must be located in the rear yard.
2. Height of accessory structures shall not be greater than the height of the primary structure.
3. Accessory structures must be compatible with the style of the primary structure.
4. An existing accessory structure that does not meet current LDC setback requirements can be reconstructed (and enlarged up to 40%) in a location that maintains the existing “non-conforming” setback as long as the property line is verified by a registered land surveyor and the new structure is one-story in height with a maximum 10 foot sidewall.
5. Any garage door that is visible from the street can be no wider than 10 feet.

4) Streetscape/Landscape/Fencing

- a. At least 70% of a parcel’s front yard must be maintained as open space.²
- b. No parking shall be permitted in front yards, except if the vehicle is parked in a driveway that runs through the front yard as it leads to a garage.

5) Exception to Special Development Regulations and Standards

To allow for unique circumstances not covered by the foregoing development standards, the Historic Preservation Commission will consider specific site needs and allow for appropriate exceptions. A two-thirds vote of the Historic Preservation Commission will be required for approval of any exception to the standard.

¹ Balanced: A harmonious or satisfying arrangement or proportion of parts or elements. *The American Heritage Dictionary, 2nd ed.*

² “Open Space” is defined in §20-1202(43) of the Land Development Code as “an outdoor, unenclosed area, located on the ground or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but not including roads, parking areas, driveways or other areas intended for vehicular travel.

ADDITIONAL GUIDANCE FOR PROPERTY OWNERS (not regulatory)

To further enhance the historic character of this area, property owners may want to consider adhering to the following guidelines. These items are not regulatory but rather provide suggestions for the appropriate treatment of historic properties in this historic district.

1. Structures should generally be constructed to a human scale rather than to a monumental scale³
2. Roof materials shall be consistent with HNH (ex. asphalt, slate, cedar).
3. The roof form on new construction should have at least a 6:12 pitch and the eaves should have an overhang that is appropriately related to the pitch of the roof.
4. Variety in façade design is encouraged when it is consistent with HNH.
5. Decorative elements (such as gingerbread and trim) should be consistent with the style and period of the original structure.
6. Xeriscaping and other landscaping designs which result in limited vegetative cover are encouraged to be done in a way that blends with adjoining yards.
7. Maintain a pedestrian friendly scale by using traditional methods of property separation in the front yard, including hedges, picket fences, decorative and woven wire fences.
8. Replacement tree species should be selected to contribute to a canopy over the street.
9. To maintain a home's historic character, renovation projects should always have as a primary consideration, the preservation and/or restoration of existing design, details, material and character. Homeowners should strive to repair and reuse original materials rather than replicate with new materials, unless no other alternative exists.

³ Human scale means that a structure must have a predominance of dimensional units within a wall plane that do not exceed the length of the human body.