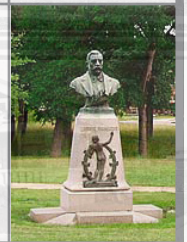




Residential Design Guidelines & Commentary

Mahncke Park

Neighborhood Conservation District



C1. General Commentary

C1.1. The intent of this document is to promote those common predominant features of the neighborhood so that those features may be preserved and perhaps enhanced in future developments for future generations to enjoy. It is not intended to interfere with maintenance or upkeep, regardless of the compliance of the existing property, nor is it intended to prevent development or renewal within or among the existing fabric.

C2. Site Development Commentary

C2.1. Lot Size and Coverage

The neighborhood hopes to maintain the scale and rhythm of the existing streetscape. This relationship between the building mass and the space between the building (solid/void ratio) informs and guides these standards. Two conditions are intentionally discouraged although not prohibited: 1.) the aggregation of single-family lots into larger lots, whereby a property owner could build a structure of a scale inconsistent with adjacent existing structures; 2.) the aggregation and then subdivision of lots into smaller lots, inconsistent with the adjacent structures and existing subdivision pattern.

C2.2. Landscaping

The neighborhood's stock of mature trees is well documented and is often mentioned as one of its appealing characteristics. The neighborhood hopes: to preserve mature versions of certain species; promote the installation of new, geographically appropriate, long-lived, canopy-type trees; and encourage pedestrian-friendly paths.

C2.3. Utilities

Recent utility improvements have resulted in incompatible elements and continued infringement on useful public and private spaces.

C2.4. Parking

The neighborhood hopes to increase accommodations for off-street parking for all dwelling types, recognizing that modern families likely own more than one vehicle. Consistent with the rest of this document, the neighborhood expects conservation of existing streetscape, including front-yard play areas and high visibility for backing cars and crossing pedestrian traffic.

C2.5. Driveways

The neighborhood hopes to promote the surprising consistency of existing driveway configurations and composition. Furthermore, it is intended to limit the percent of pervious front-yard coverage, promote the existing rhythm of narrow driveways and landscape, and to promote barrier-free pedestrian access across a lot. Single car "ribbon" type driveways were found to be prevalent in the neighborhood and are strongly encouraged.



Mahncke Park

Neighborhood Conservation District

C2.6. Sidewalks and Front Walks

The neighborhood presently accommodates comfortable pedestrian movements, and every effort should be made to promote this character. Proximity of fencing and landscaping, tree canopy, condition of the sidewalk, and proximity to parked cars or street traffic all impact the decision of a pedestrian to walk along a path. Landscaping is encouraged and paving discouraged in front of the structures.

C2.7. Fences and walls

The open streetscape is predominant in the neighborhood, with few structures between the street and the front face of the buildings. Fences in general, unnaturally obscure the streetscape and are discouraged. Front yard fencing, when found to be necessary, should complement the structure, reinforce the existing conditions, promote visibility, and enhance the pedestrian experience along the sidewalk. Retaining walls and other solid walls in general are strongly discouraged.

C2.8. Mail boxes

As noted above, the open streetscape is predominant. Mailboxes are presently attached to the primary structures or are attached to the front yard fence. This pattern should be continued. Free-standing mail collection structures are inappropriate.

C2.9. Lighting

The neighborhood hopes to encourage security practices which do not unnecessarily compete with pedestrian or adjacent property owner comforts. This text is compiled from several successful urban codes which share this intent.

C3. Building Commentary

C3.1. Building Size and Massing

The predominant single-family structure is thirty-five feet (35'-0") in width. Significantly larger structures would be considered inconsistent. The scale of multi-family structures is limited to remain somewhat consistent with potentially adjacent single-family uses.

C3.2. Building Height

No commentary.

C3.3. Building Materials

The neighborhood does not have one single characteristic building material. However, there are predominant materials: horizontal wood siding, wood shingles, brick, stone, and stucco. The use of these materials is strongly encouraged in new construction. Though consistency of improvements to an existing structure is upheld, the neighborhood provides no other standards for building materials.

Mahncke Park

Neighborhood Conservation District



C3.4. Principal Elevation Features

Style is specifically avoided in this Conservation District. However, predominant features in the neighborhood include a moderate void ratio and transition space. The entry sequence and transition space is an imperative key to the front-yard community space mentioned above. Front doors need not face the primary street, as they are often oriented perpendicular to it, but should be obvious from the primary street and should conclude the entry sequence. Vertically oriented or square windows, especially in pairs or triplets, are strongly encouraged, as they are found predominantly in the neighborhood. Accommodations for deep sills, wide trim, and/or decorative screens might also be considered, depending upon the intended architectural style of the new structure or the architectural style of an existing one.

C3.5. Roof

Although roofs in the neighborhood might be categorized into predominant forms, it is believed that the roof should be consistent with the style of the new structure but do not believe a standard is appropriate. Roofs of moderate slope (4:12 to 7:12) are encouraged and parapets are strongly encouraged for the front façade of flat roofed structures.

C3.6. Garages, Carports, Accessory Structures and Accessory Dwellings

Garages are found predominantly detached and in the rear of the properties. This arrangement contributes to the front-yard space promoted above. Accessory structures are a popular means of improving existing properties. An inconsistency of the UDC standards and the neighborhood's physical character was found by the neighborhood regarding definitions of "accessory dwellings" and "accessory structures" which permitted large additions to properties for which a physical relationship to the primary structure was not required. The neighborhood intends that all major additions and substantial rehabilitations/improvements relate to and compliment the architecture of principal structure in form, scale, material and detailing.



Mahncke Park

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