

9.1 Site Design

PURPOSE AND INTENT

The design of the site of a historic structure is an essential part of its character. This design includes the streetscape in which the site is set, the planting strip along the street, the way a structure sits on its lot in relation to other structures and the street, and landscaping elements. While many of the historic structures in the HPOZ may have lost some of these characteristics over time, certain common characteristics remain which help to define the character of these historic areas and the structures within them.

GUIDELINES

1. Mature trees and hedges, particularly street trees in the public planting strip, should be preserved whenever possible.
2. Historic sidewalk features should be preserved wherever possible.
3. Parking areas and driveways should be located to the rear of commercial structures.
4. If new parking areas are to be located on a site to accommodate multiple vehicles, these areas should be screened from public view by appropriate fencing or planting strips.
5. The historic street wall should be preserved in any storefront renovations.



An consistent building edge to the street and the profusion of engaging storefronts has historically encouraged pedestrian activity.



Cars were typically parked on the street, or in additional parking areas located to the rear of buildings. In this way, the unified solid street frontage of this historically pedestrian area was preserved.



Traditionally, commercial areas presented a consistent buildingwall at the sidewalk edge.



On a corner, historic buildings were aligned with both sidewalk edges. Also note the historic rotunda tower, marking the intersection of the two avenues.



Street trees can lend shade, making the pedestrian way more inviting.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

NONE

DELEGATED AUTHORITY TO THE PLANNING STAFF

NONE

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Preservation of the historic placement of a structure against the sidewalk, with parking provided on the street or in parking lots to the rear of the lot provides an inviting pedestrian experience for residents and other customers, and helps to preserve or enhance the character of a neighborhood. Any plans for alteration of the footprint of a historic commercial structure should be carefully considered to preserve this relationship between the buildings and the street.

Please refer to the Appendix for additional assistance and resources.