



PREPARED FOR THE PLAN COMMISSION

Project Address: 208 W. Sunset Court
Application Type: Demolition Permit
Legistar File ID # [34630](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Summary

Applicant: Chris Wolf, 2 Dogs Construction, LLC; 5677 Wolf Road; Mazomanie.

Property Owner: Mary Brewer, Kussow Revocable Trust; 222 N. Owen Drive; Madison.

Requested Action: Approval of a demolition permit to allow a single-family residence to be razed and a new residence to be constructed.

Proposal Summary: The applicant wishes to demolish the existing 1.5-story, 1,268 square-foot bungalow to allow construction of a two-story, approximately 2,500 square-foot single-family residence. The new home will have 3 bedrooms and 2.5 baths as depicted on the attached plans. The applicant wishes to proceed as soon as all regulatory approvals have been granted, with completion scheduled for April 1, 2015.

Applicable Regulations & Standards: Section 28.185 of the Zoning Code provides the process and standards for the approval of demolition and removal permits.

Review Required By: Plan Commission.

Summary Recommendation: The Planning Division recommends that if the Plan Commission can find that the demolition of the existing residence at 208 W. Sunset Court meets the standards for demolition permits, it should **refer** the request to allow the plans for the new single-family residence to be revised to comply with the residential design guidelines in the adopted neighborhood plan.

Background Information

Parcel Location: The subject site is 7,560 square-foot (0.17-acre) parcel located on the west side of W. Sunset Court approximately 150 feet south of Hillcrest Drive; Aldermanic District 11 (Schmidt); Madison Metropolitan School District.

Existing Conditions and Land Use: Single-family residence, zoned TR-C1 (Traditional Residential–Consistent 1 District).

Surrounding Land Use and Zoning: The subject property is generally surrounded by other single-family residences in TR-C1 zoning.

Adopted Land Use Plan: The Comprehensive Plan recommends that the subject site and surrounding residential properties be developed with Low-Density Residential uses.

The site and surrounding area are also located within the boundaries of the 2013-2014 Hoyt Park Area Joint Neighborhood Plan, which provides a series of land use, infrastructure, housing and neighborhood design recommendations for the area of the City generally bounded by University Avenue on the north, Midvale Boulevard on the west, Mineral Point Road on the south, and Franklin Avenue on the east. Among the goals and recommendations in the adopted Hoyt Park Area plan are the strengthening of existing neighborhoods through the maintenance and renovation of the housing stock; promotion of home ownership; and preservation of the quaint, well-kept, mostly single-family character of the neighborhood. The subject site is located in a Neighborhood Preservation Area that comprises most of the planning area historically developed with single-family residences, which the plan emphasizes preservation of the existing character, land use, and building relationships. (The plan also includes Focus Areas where land use and building form changes are envisioned.) The adopted plan includes an extensive series of residential design guidelines to preserve the character of the single-family residences that comprise most of the planning area, which are intended to apply to new or renovated homes and additions.

Zoning Summary: The property is zoned TR-C1 (Traditional Residential–Consistent 1 District):

Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	7,560 sq. ft. (existing)
Lot Width	50'	60' (existing)
Front Yard	20'	22.75'
Side Yard	One story - 6' Two-story - 7'	7.4' on north, 6.75' on south See Zoning conditions
Rear Yard	30% of lot depth but at least 35'	58.33'
Maximum Lot Coverage	50%	38%
Usable Open Space (per unit)	1,000 sq. ft.	Adequate
Maximum Building Height	2 stories, 35' principal; 25' accessory	2 stories, less than 35'
Required Parking	1 automobile stall	1 (See Zoning conditions)
Building Form	Single-family detached building	Complies with form
Other Critical Zoning Items		
Yes:	Utility Easements	
No:	Urban Design, Wellhead Protection, Floodplain, Landmarks, Waterfront Development, Barrier Free	
<i>Prepared by: Pat Anderson, Asst. Zoning Administrator</i>		

Environmental Corridor Status: The property is not located within a mapped environmental corridor (Map D9).

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant is requesting approval to demolish an existing 1.5-story, 1,268 square-foot bungalow located on a 60-foot wide, 126-foot deep parcel located on the west side of W. Sunset Court, approximately midway between N. Sunset Court and Hillcrest Drive. W. Sunset and N. Sunset courts join S. Sunset Court and E. Sunset Court in forming a unique enclave of single-family homes that surround City-owned Sunset Park. The residence to be razed was constructed in 1940 according to City records and contains 3 bedrooms, 1 bath, a partially finished basement, and a one-car attached garage. Following demolition, the applicant proposes to construct a two-story, approximately 2,500 square-foot single-family residence with an attached garage with parking for up to 3 automobiles (2 in a tandem stall). The applicant indicates that the new residence will use a portion of the

existing residence's foundation. A 168 square-foot screened porch is proposed at the southwestern corner of the new house.

Analysis and Conclusion

In order to approve any demolition permit, the Plan Commission is required to find that both the requested demolition and the proposed use are compatible with the purpose of Section 28.185 of the Zoning Code regarding demolition permits, and the intent and purpose of the zoning district in which the property is located. Following demolition, the proposed use should be compatible with adopted neighborhood plans and the Comprehensive Plan. When making this finding the Commission shall consider and may give decisive weight to any relevant facts, including but not limited to the effects the proposed demolition and proposed use of the subject property would have on the normal and orderly development and improvement of surrounding properties. The statement of purpose for Section 28.185 includes emphasis on "the careful consideration and planning of changes in the urban landscape," "the implementation of adopted City plans," "protect[ion of] neighborhood character," and "[preservation of] historic buildings."

The applicant indicates that the existing house is "in poor shape [and] un-rentable" due to damage caused by pets, which the applicant suggests makes the home uninhabitable. Photos of the exterior of the house submitted with the application appear to depict a structure in average condition. No photos of the interior were submitted, and staff has not toured the interior of the residence to assess its condition. [Note: Some of the correspondence in the Plan Commission materials references the removal of siding from the house, which is in reference to the applicant allowing a local salvage group to remove the siding prematurely. The applicant has since obtained a permit from the Building Inspection Division to re-side the house pending the outcome of the demolition permit.]

The Landmarks Commission informally reviewed the demolition of the house on June 2, 2014 and voted to convey to the Plan Commission that it regrets the loss of the existing residence, which has historic value and consistent character in a neighborhood that was recently found to be eligible to be listed as a historic district on the National Register (proposed Sunset Village National Register Historic District as identified in the 2013 Near West Side Neighborhood Intensive Survey Report by Tim Heggland ([link](#))).

Regarding the proposed 2,500 square-foot single-family residence, staff is also aware of concerns expressed by residents of the surrounding area that the scale and character of the proposed dwelling is inconsistent with the scale and character of many of the homes nearby. Those comments are included in the Plan Commission materials following this report.

As noted in the Background Information section of this report, the subject site and surrounding area are located within the boundaries of the Hoyt Park Area Joint Neighborhood Plan ([link](#)), which was adopted by the Common Council on January 7, 2014 to provide a series of land use, infrastructure, housing and neighborhood design recommendations for the area generally bounded by University Avenue on the north, Midvale Boulevard on the west, Mineral Point Road on the south, and Franklin Avenue on the east. Among the goals and recommendations in the adopted plan are the strengthening of existing neighborhoods through the maintenance and renovation of the housing stock; promotion of home ownership; and preservation of the quaint, well-kept, mostly single-family character of the neighborhood.

The subject site is located in a Neighborhood Preservation Area that comprises most of the planning area historically developed with single-family residences. The plan emphasizes preservation of the existing character, land use, and building relationships in the single-family preservation area., with new housing and renovations

and additions to existing homes encouraged to complement the character and scale of existing homes while still allowing for neighborhood reinvestment. The Hoyt Park Area Joint Neighborhood Plan includes a thorough analysis of the single-family character present in the neighborhood, as well as a comprehensive set of residential design guidelines for renovated, expanded and new homes (pages 51-60, with applicable guidelines on pages 56-60). Those guidelines include “modest” homes on well-proportioned lots uniformly set back but highly visible from street, with regular spacing and rhythm; well-landscaped lots with mature trees; modified and newly built homes that maintain a relationship to the street similar to their neighbors; homes that are compatible in size and proportion to that of their neighbors with a design character that fit with others on the same block; and homes with well-proportioned masses and facades and “authentic” architectural styles. The guidelines are intended to encourage distinctive designs, with no specific architectural style referenced or preferred, with the extensive series of guidelines viewed in the context of a specific site and its surroundings.

As submitted, the Planning Division is concerned that the proposed demolition and new residence may not meet the standards for approval for demolition permits in light of the recommendations in the adopted neighborhood plan and its emphasis on the preservation of the character of the single-family area that comprises most of the planning area. While the Hoyt Park Area Joint Neighborhood Plan does not prescribe a specific architectural style for homes in the planning area, staff believes that the proposed dwelling should be redesigned to better reflect the building articulation and fenestration guidelines in the plan so that the proposed home can meet the approval standards, including the request’s impact on the normal and orderly development and improvement of the surrounding area. Staff believes that the proposed residence contains a roof design that is inconsistent with the dominant roof forms present in the surrounding area. The new house would also likely benefit from more and larger window openings facing toward W. Sunset Court to make it more consistent with the traditional residential designs present in the surrounding area, which feature prominent front doors and a lower ratio of attached garage door area to window openings on street-facing facades.

However, when reviewing the proposed application, staff recommends that the Plan Commission consider whether the proposed residence can be better designed to implement the Hoyt Park Area Joint Neighborhood Plan versus a significant renovation and addition to the existing residence without a demolition, which would not require Plan Commission approval and only be subject to the minimum bulk requirements of the Zoning Code and the Building Code for single- and two-family residences and could yield a residence that is principally similar to the one proposed.

Therefore, if the Plan Commission finds that the demolition of the existing residence can meet the standards for approval for demolition permits, it should refer the request to allow the applicant to revise the plans for the new residence to better meet the residential design guidelines in the recently adopted neighborhood plan, most notably the ones pertaining to building articulation and fenestration.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that if the Plan Commission can find that the demolition of the existing residence at 208 W. Sunset Court meets the standards for demolition permits, it should **refer** the request to allow the plans for the new single-family residence to be revised to comply with the residential design guidelines in the Hoyt Park Area Joint Neighborhood Plan.

Should the Plan Commission find that the demolition of the existing residence and proposed new residence meet the standards for approval, staff recommends that the following conditions be included:

Major/Non-Standard Conditions are Shaded

Planning Division

1. The site plan shall be revised prior to issuance of demolition or building permits to include a north arrow, clearly identify "W. Sunset Court" adjacent to the property, show the edge of pavement for the public street, and clarify whether the tree(s) not identified for removal will remain.
2. That the eastern, front elevation be revised per Planning Division approval prior to final signoff and issuance of permits for demolition and new construction to include more and larger windows along that façade.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Schmidt, 261-9688)

3. The dimensions of the lot along the side and rear lines vary substantially from the dimensions of record on the recorded plat of Sunset Village. Provide clarification if these dimensions are a product of a survey completed on the lot or if the dimensions need to be corrected on the site plan.
4. The site plan shall identify lot and block numbers of recorded Certified Survey Map or plat.
5. The site plan shall include a full and complete legal description of the site or property being subjected to this application.
6. The applicant shall replace all sidewalk and curb and gutter that abuts the property that is damaged by the construction, or any sidewalk and curb and gutter, which the City Engineer determines needs to be replaced because it is not at a desirable grade, regardless of whether the condition existed prior to beginning construction.
7. All damage to the pavement on W. Sunset Court adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria.
8. All work in the public right of way shall be performed by a City-licensed contractor.
9. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right of way. It may be necessary to provide information off the site to fully meet this requirement
10. The applicant shall submit, prior to plan sign-off, digital PDF files to the City Engineering Division. The digital copies shall be to scale, shall have a scale bar on the plan set, and shall contain the following items: building footprints; internal walkway areas; internal site parking areas; lot lines and right-of-way lines; street names, stormwater management facilities and; detail drawings associated with stormwater management facilities (including if applicable planting plans).
11. Prior to final approval of the demolition permit, the owner shall obtain a permit to plug each existing sanitary sewer and/ or storm sewer lateral that serves a building that is proposed for demolition. Prior to

approval, the owner or owner's representative shall obtain a permit to plug each existing lateral that serves a building that is proposed for demolition. For each lateral to be plugged, the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. Note: New plugging procedures and permit fees are in effect as of January 1, 2013.

Traffic Engineering Division (Contact Eric Halvorson, 266-6527)

This agency submitted a response with no comments or conditions of approval for this request.

Zoning Administrator (Contact Pat Anderson, 266-5978)

12. Provide a site plan showing setbacks to proposed residence. Submitted plans appear to indicate a 6.75-foot left side yard setback. A 7-foot minimum side yard setback shall be provided.
13. The submitted plan show the driveway leading to two garage doors, where the floor plans show the left garage space does not meet the minimum 18-foot depth for a code-complaint parking space per Section 28.141(9) of the Zoning Code. A driveway must lead to a code-complaint parking space. As submitted, the plans create an illegal front yard parking area. The driveway shall be narrowed to only lead to the right garage space, or the left garage space must be redesigned to provide a minimum 18-foot interior depth if the driveway is to be maintained as shown on the submitted plans.
14. Provide a reuse/recycling plan, to be reviewed and approved by the City's Recycling Coordinator, George Dreckmann, prior to a demolition permit being issued. Section 28.185 of the Zoning Ordinance requires the submittal of documentation demonstrating compliance with the approved reuse and recycling plan. Please note, the owner must submit documentation of recycling and reuse within 60 days of completion of demolition.

Fire Department (Contact Bill Sullivan, 261-9658)

15. The Madison Fire Department recommends the installation of a residential fire sprinkler system for the ADU in accordance with NFPA 13D and SPS 382.40(3)(e).
16. Note: Please consider allowing Madison Fire Department to conduct training sequences prior to demolition. Contact Lt. Scott Bavery of the MFD Training Division to discuss this possibility at (608) 576-0600.

Water Utility (Contact Dennis Cawley, 261-9243)

17. The Madison Water Utility shall be notified to remove the water meter prior to demolition. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility in accordance with MGO Section 13.21.

Parks Division (Contact Kay Rutledge, 266-4714)

This agency did not provide comments for this request.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not provide comments for this request.

6 ► SINGLE-FAMILY CHARACTER

Vision

Support reinvestment in homes that maintains property values and the unique character of the neighborhood while allowing appropriate modernization, upgrades, and individuality.

Introduction and Purpose

The Hoyt Park Area neighborhoods have unique and cohesive identities that have attracted residents to them for many decades. In fact, many members of the original families are still living in the neighborhood, with some still in the same house! Although most homes have been adapted over time to meet contemporary needs, the basic essence of what made the neighborhoods appealing remains intact.

The purpose of these guidelines is to help residents maintain, design, and construct improvements to their property that not only improve the livability of their homes but also help to protect and strengthen the unique characteristics of their block and the neighborhood as a whole. This Chapter describes physical features and characteristics that residents believe best enhance the social functions of the Hoyt Park Area neighborhoods. The Chapter includes design guidelines that address various aspects of a property's landscaping and relationship to the street, a home's relationship to its neighbors, and basic aspects of the design of the home and any planned additions or replacements.

Applicability

In the case of complete demolition and replacement and conditional uses, applicants shall work with City Staff to ensure compliance with this Chapter.

For all other construction activities, including additions that meet City regulations, this Chapter is strictly advisory.

Existing Neighborhood Character

Without question, Hoyt Park's primary asset is its residents, businesses, and institutions. Whether they are long time residents, business owners, churches, new renters, or folks in between, everyone is welcomed. A true spirit of community is very much alive and well here and is the characteristic of the Area that residents are most proud of. The Area also has several outstanding natural and developed features that, together, provide an unequalled setting in the City of Madison.

Character

The Hoyt Park Area is a "neighborhood in the forest." Its heavily wooded, namesake park rises high in the center with the forest cascading onto the properties below. Although not universal throughout the entire neighborhood, it is typical of many areas to have:

Mature trees line the streets and are sprinkled in between the homes and help buffer the homes from the adjoining apartments and commercial businesses. The streets and lots follow the undulating contours of the neighborhood. Some streets have curbs, gutters and sidewalks, while others don't; however, the street widths and extensive on-street parking help maintain safe speeds throughout the neighborhood. Modest, well-maintained homes sit comfortably on spacious lots. Most are one or one and half stories with classic designs that are oriented to and highly visible from the street. Open front yards have uniform depths across a block and feature simple mature landscaping. Back yards have generous depths with landscaping that provides high levels of privacy.



Defining Residential Features

The following is a list of specific features that are commonly found throughout Hoyt Park Area that significantly contribute to the character, identity and livability of the neighborhoods. While each block is unique in its own way, the characteristics of the Sunset Hills neighborhood stand out more than the others with its prized collection of mid-century modern homes and site features. Accordingly, a unique list of typical features in that neighborhood is included at the end of the section.

Sunset Village

McKenna's, Inc. started selling homes in Sunset Village in July 1938. Sunset Village was one of the first subdivisions to offer the prospective homeowner the option to choose floor plans, materials, and finishes for their new home rather than the common practice of speculators constructing homes for sale. Recent changes in the Federal Housing Administration loan practices in the 1930s made it possible for owners to acquire a long-term mortgage, opening up the affordability to those to design, build and own their homes.

Modest homes

The housing site was located in the Town of Madison. McKenna's, Inc., developers of the subdivision, attribute its rapid development to reasonable price of home sites. The road network was planned to follow the natural contours of the land. Uniformity of architecture was reviewed by an architectural design committee which approved all plans for homes so they were harmonious with the surrounding architecture. Construction occurred in eight phases: starting at Mineral Point Road moving north toward University Avenue.

Public Spaces/Streets

- ▶ A park within easy walking distance from every home.
- ▶ Wooded parks that contain both natural areas and recreational amenities.
- ▶ Tree-lined streets.
- ▶ Full curb, gutter, and sidewalk street cross sections on the west side with an incomplete sidewalk system and lack of curbs and gutters in the central area and east end.
- ▶ Typical 30' paving widths with heavily used on-street parking.

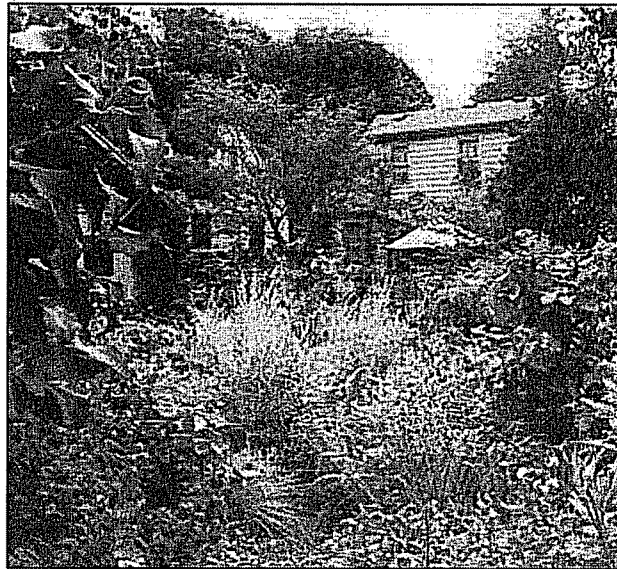


Sunset Village neighborhood has several mid-block pathways.



Block and Lot Layouts

- ▶ Generally uniform lot sizes and dimensions on each block.
- ▶ Predominantly flat lots but some with significant slopes and natural stone retaining walls.
- ▶ Predominantly open front yards with few perimeter hedges or fencing.
- ▶ Mature street trees and front yard landscaping.
- ▶ Simple foundation landscaping.
- ▶ Walkways that connect front doors to either the driveway or the sidewalk/street.
- ▶ Predominantly single car width driveways separated from driveways on adjoining lots.
- ▶ Generally narrow and fully landscaped side yards.
- ▶ Spacious rear yards screened with extensive landscaping.



Fully landscaped with native plantings.

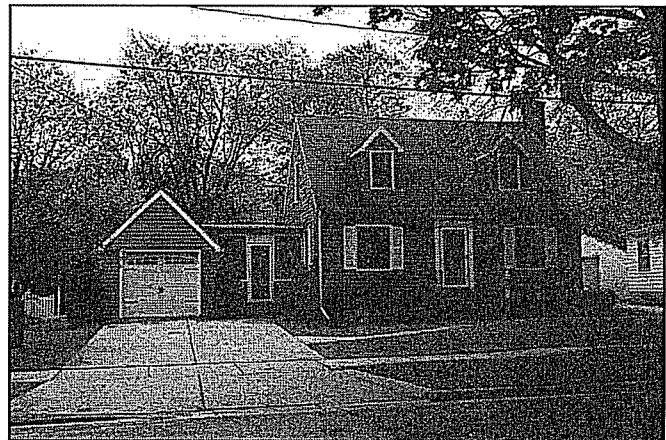
Houses

Location

- ▶ Modest homes sitting comfortably on well-proportioned lots.
- ▶ Uniformly set back from street.
- ▶ Houses highly visible from the street.
- ▶ Houses at or near side setbacks creating regular spacing and rhythm.

Design

There are two typical residential types commonly found in the area – the cottage and the ranch. There are many variations on these two types, but typically the cottage and the ranch types have rectangular footprints with small projections. Larger additions are placed to the rear, or the side, but rarely in the front. More specific features of each type are as follows:

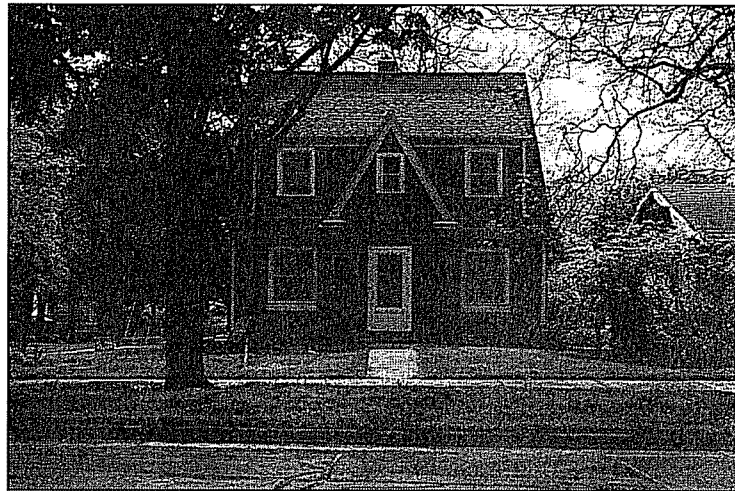


Example of cottage architecture.

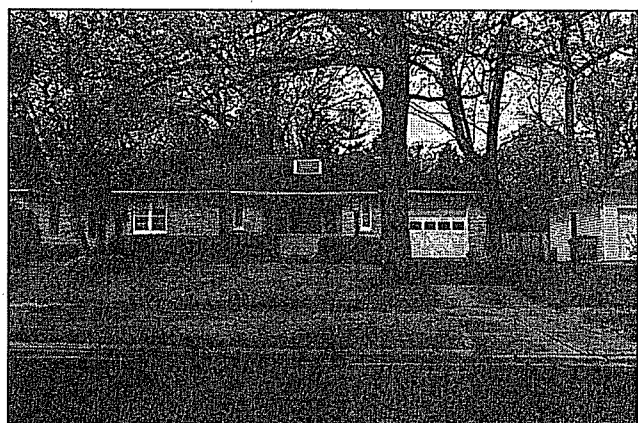
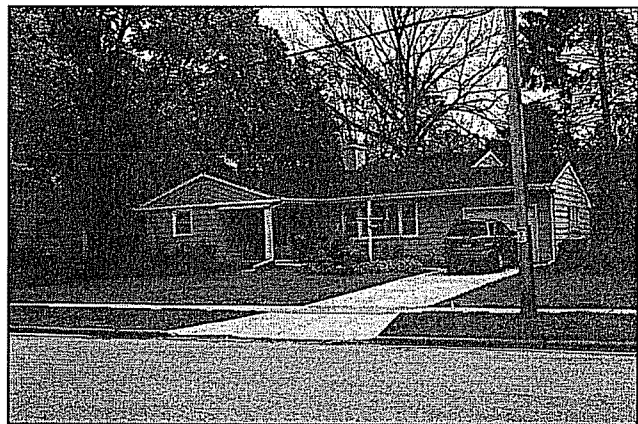


Cottage Design

- ▶ Front doors centered on front facades.
- ▶ One and one half stories with some full two story variations.
- ▶ Significant use of dormers on front elevations to create larger second floor space.
- ▶ Predominant use of double hung windows.
- ▶ Symmetrical main mass with horizontal orientation.
- ▶ First floor elevations located just above the front grade with low front stoops.
- ▶ Predominantly gabled roofs with some front/cross gable variations.
- ▶ Significant use of clapboard siding with some brick or stone variations.
- ▶ Detached single car garages typically facing the street located to the side of the main mass and sometimes attached by a breezeway.



Example of cottage architecture.



Examples of ranch-style architecture.

Ranch Design

- ▶ Front doors prominently placed on front facades with asymmetrical location.
- ▶ One story with some full two story variations.
- ▶ Large picture window on front elevation.
- ▶ Smaller bedroom windows.
- ▶ Non-symmetrical/balanced main mass with horizontal orientation.
- ▶ First floor elevations located just above the front grade with low stoops.
- ▶ Predominantly hipped roofs with some low pitched gable variations.
- ▶ Multiple materials on front facade including combinations of siding, brick and stone.
- ▶ Attached single car garage integrated into the front facade located to the side or under the main mass.



Sunset Hills

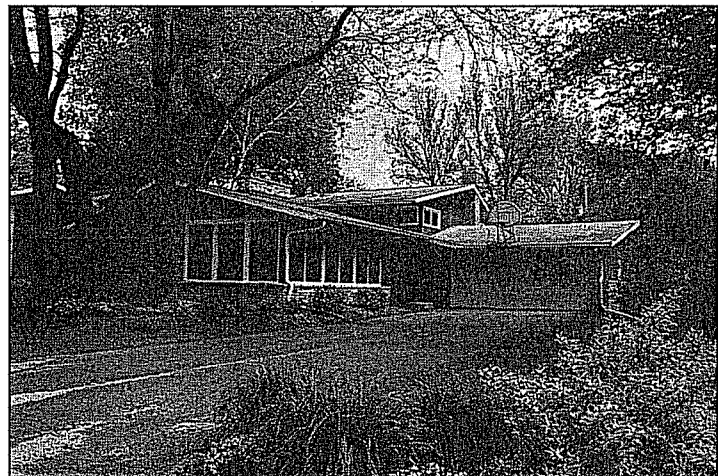
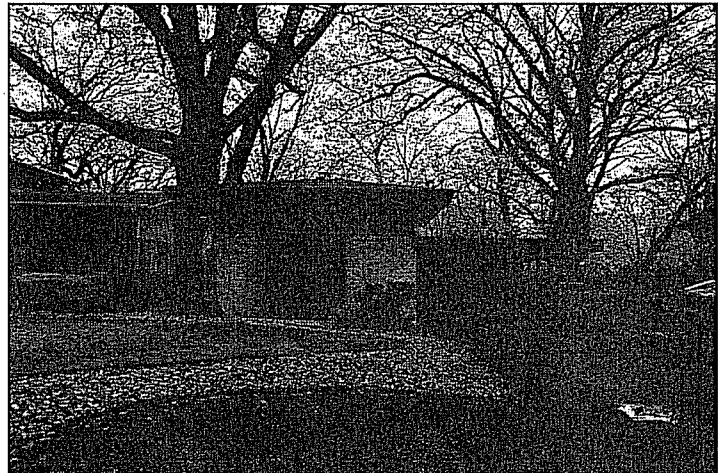
The Sunset Hills neighborhood contains an outstanding collection of mid-century modern architecture. The original subdivision covenants required architect-designed homes and the use of high quality exterior materials. Unique features of this neighborhood include:

Location

- ▶ Front yards with mature trees and either minimal planting areas or organic, heavily landscaped areas that partially obstruct views of the home from the street.
- ▶ Irregular rhythms along a block where each home tends to take on a unique identity separate from its neighbors.
- ▶ Larger separations between homes.
- ▶ Varying placements of homes on the lot relative to the street.

Design

- ▶ Asymmetrical/balanced front facades.
- ▶ Wide range of single story, split level and two story forms.
- ▶ Understated or concealed front entries.
- ▶ Rectangular footprints with horizontal and/or angular orientation.
- ▶ Front facades with varying window sizes at varying levels.
- ▶ Soaring windows often follow roof shape/form.
- ▶ Flat, shed and/or low-pitched roofs with large overhangs.
- ▶ Use of multiple natural earth toned materials.
- ▶ Garage or carport that is fully integrated into the front facade design.



Examples of mid-century modern architecture.



Experimental Housing

At the end of World War II the nation experienced an immense housing shortage. The Lustron Corporation was formed to create low-cost but high quality housing using the mass production methods that had made the automobile so successful. Each Lustron home was composed of about 3000 parts that could be put on one semi-trailer truck and shipped anywhere in the country. Lustron houses were modern in design, with many built-in amenities, an efficient use of space and storage areas and almost maintenance free steel panels for both interior and exterior walls and even a steel roof.

Over two dozen families in Madison decided to purchase Lustron houses, many of which are in the Hoyt Park Area. Although dates are uncertain, most of the Lustron houses built here were likely built in 1949. Despite having received over 20,000 orders, the corporation went broke in June of 1950, after producing only 2,498 houses. Despite its brief story, however, the Lustron house is of great historical interest. It represents a unique period of American life and the gumption of a typical American entrepreneur to use new manufacturing methods and materials to both make money and serve the country at the same time.

Other experimental housing styles in the Hoyt Park Area include an earth home and Contemporary homes in Plymouth Circle area that were built with the natural topography.

Goals and Objectives for Renovations, Additions, and New Homes

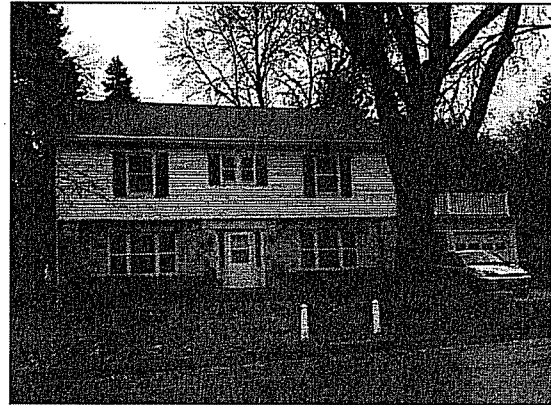
Whether it be a cosmetic improvement, new addition, complete replacement of an existing home, or simply new landscaping, investment, and enhancements of homes and property are welcomed and essential for community vitality. Further, the residents of Hoyt Park Area cherish the diversity of home styles and the uniqueness that each home adds to the neighborhoods. The goal of the Residential Design Guidelines, then, is to encourage the design of improvements that will both improve the function of an individual home as well as meet the following larger objectives to strengthen neighborhood character through:

- ▶ Streetscapes that create an inviting environment for walking and pedestrians.
- ▶ Well-landscaped lots with mature trees.
- ▶ Front yards, walkways, and driveways that are visually connected to the street and welcoming to pedestrians.
- ▶ Homes that appear “grounded” and integrated with their natural site features.
- ▶ Modified and newly built homes that maintain a relationship to the street similar to their neighbors.
- ▶ Homes that are compatible in size and proportion to that of their neighbors.
- ▶ Homes with a design character that fits comfortably with others on the same block.
- ▶ Homes with well-proportioned masses and facades.
- ▶ Homes with authentic architectural styles.
- ▶ Well-crafted and quality constructed homes.



Residential Design Guidelines

The following are guidelines to be considered when preparing designs for the various components of a proposed improvement project. These guidelines are constructed to encourage distinctive designs rather than a cookie-cutter appearance of homes. Accordingly, no specific architectural style is referenced or preferred and several styles can be easily accommodated under these guidelines. Further, each of these guidelines must be viewed in the context of the specific site and its surroundings as well as the general goals and objectives outlined in the previous section. As a result, there may be instances where complete compliance with all of these may not be possible or even preferable.



- *Obvious, but understated front entry*
- *Change in siding at second floor level*
- *Side projecting garage flush with front facade*

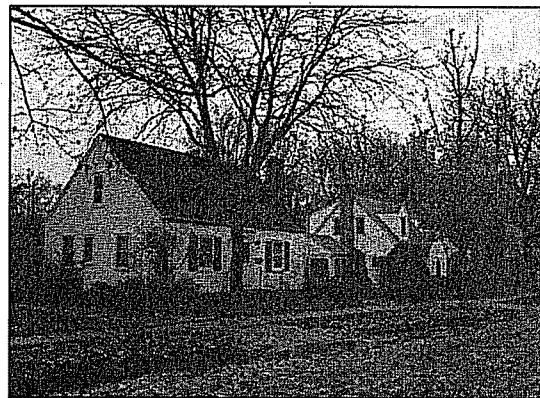
Lot Splits and Combinations

On any particular block, there is generally a high level of consistency of lot sizes and dimensions, and there are very few vacant lots remaining in the neighborhood. In the event adjoining lots are acquired and redeveloped as a single lot, the following should be considered:

- ▶ Locate one side of the home at or near one of the side setbacks rather than centering the home in the middle of the two lots and creating uncharacteristically large setbacks on both sides.
- ▶ If the width of the home extends across the two lots from one side setback line to the other, provide some form of a natural break in the front elevation to avoid the appearance of an excessively long front facade. One way to accomplish this is to use a projection or significant step back for one side of the house. This not only breaks up the front elevation but also helps to break up an otherwise excessively large roof area as well.

Most lots are not large enough to be split into two or more lots and still meet the minimum lot area requirements of the City zoning code. For those that could be subdivided, the following should be considered:

- ▶ Create new lots with widths and depths that are similar to others along the same block.
- ▶ Create lots that allow for the preservation of mature trees when the new lots are developed (e.g., trees that would be in the required setbacks of the new lots).



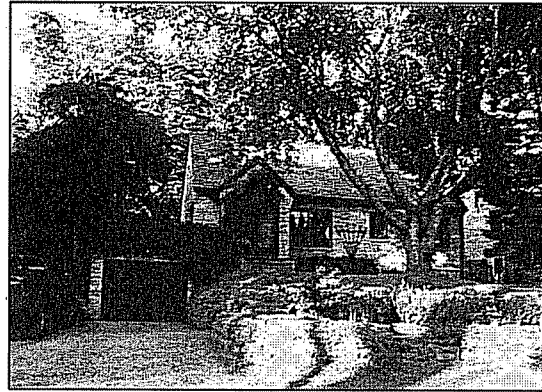
- *Homes aligned at front setback*
- *First floors just above front grade*
- *Use of dormers and end gable for second floor*
- *Rectangular footprints and simple facade design*



Front Yards

Open front yards with mature trees and landscaping are ubiquitous in the Hoyt Park Area and one of the strongest defining characteristics. Front yard landscaping, screening, and paving projects should take the following into consideration:

- ▶ Maintain existing slopes to the extent possible.
- ▶ Preserve mature trees wherever possible, except for disease or infestation-prone species such as ash trees.
- ▶ In the event a tree that is part of a continuous street canopy is removed (whether in the right-of-way or on private property), provide a replacement in a location and with a species consistent with best practices for tree planting in the neighborhoods.
- ▶ Avoid tall perimeter landscaping along the front property line that completely screens the view of the home from the sidewalk/street.
- ▶ Avoid fencing anywhere in front of the house. If fencing is deemed necessary:
 - Use underground electronic pet containment systems instead of fencing where possible.
 - Use two-sided, decorative fencing such as wood pickets or wrought iron.
 - Maintain a minimum of 50 percent transparency through the fence. Avoid solid fencing or screen walls altogether.
 - Use chain link fences only in rear yards and choose green or black and screen with landscaping.
 - Limit the height to four feet or less.
- ▶ Use natural stone finishes for retaining walls. Use materials similar or identical to neighbors where walls adjoin.
- ▶ Where retaining walls would be higher than five feet, step the upper portion back three or more feet to create a planting area on top of the lower wall.
- ▶ Slope walls back rather than having completely vertical faces.
- ▶ Limit the width of driveways to 20 feet or less.
- ▶ Other than driveways, limit paving in the front yard to only walkways, small patios, and small areas at the front door.



- *Garage at street level*
- *Natural stone exterior building material*
- *Stepped, natural stone retaining wall*
- *Heavily landscaped yet open front yard*
- *Subtle projecting front entry*



- *Highly compatible newer home*
- *Two stories with strong horizontal emphasis*
- *Open front yard with preserved mature trees*
- *Garage integrated with main part of the home*
- *Simple block design with subtle bay window projection*



Houses

Another very strong characteristic of the Hoyt Park Area is modest homes that sit comfortably on the lots. For significant renovations, additions, or full home replacements, the following should be considered for the applicable components of the project.

Orientation

- ▶ Position the house at or near the front setback line and in line with adjoining homes.
- ▶ Position one side of the house at or near the side setback line.
- ▶ Use building footprints with simple, rectangular geometry.
- ▶ Position the first floor elevation at or just above the front grade. Avoid the appearance of elevating the house on a pedestal.
- ▶ Avoid excessive shadowing/disruption of solar access on neighboring properties.

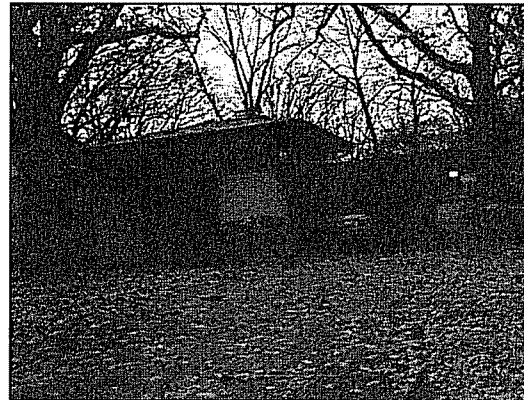


- *1st and 2nd floor eaves aligned between neighbors*
- *Stepped back, side-projecting porch/deck*
- *Garages incorporated into primary structure*
- *Replacement street tree at front property line*

Building Articulation and Fenestration

- ▶ Locate and design additions as subservient and logical extensions of the existing home. Avoid additions that dominate or significantly contrast with the appearance of the main portion of the home.
- ▶ For additions, use exterior materials that are either identical to those on the existing home or are highly compatible with those and the architectural style.
- ▶ Use simple geometry for front facades that appear to have only one or two main sections. Avoid excessive recesses, projections or changes in materials that appear to break the front facade into several pieces.
- ▶ Locate and size window and door openings in proportion and scale with the front wall area. Avoid window or doors that individually or together dominate the front elevation.
- ▶ Proportion the front facade and roof line to have a horizontal emphasis. Avoid features with strong vertical orientations.
- ▶ Reduce the appearance of mass potentially associated with second floors by using any of the following:
 - End gable designs.
 - Dormers.
 - Second floor setbacks.

Sunset Hills



- *Open carport as integral part of facade*
- *Concealed front entry*
- *Minimal opening in front facade*
- *Low-sloped roof with large overhangs*
- *Strong horizontal emphasis*



- Change in siding materials for the second floor level.
- ▶ Use roof styles and slopes that are appropriate to the overall architectural style of the house.
- ▶ Avoid roof shapes, sizes, and materials that would dominate the front elevation.
- ▶ Maintain eave line heights that are within a foot or two of homes along the block (typically +/-8 feet).
- ▶ Locate front doors on the front facade facing the street.
- ▶ Size front entries in scale with the rest of the front facade. Avoid entry designs that dominate the front elevation.

Garages

- ▶ Position garage doors flush with or behind the primary front facade.
- ▶ If an attached garage must extend in front of the house, use a side loaded design.
- ▶ Limit front facing garages to two cars. If more room is needed, use step backs for additional garage bays.
- ▶ Locate detached garages behind the front facade of the house.

Sunset Hills Neighborhood and Modern Homes

Although many of the above guidelines are applicable to the Sunset Hills neighborhood and other homes with Modern designs located elsewhere in Hoyt Park, the slightly larger lot sizes, iconic designs, and organic landscaping design set these apart and necessitate unique design considerations. The eclectic nature of Modern design makes it difficult to craft guidelines that would apply to every home in this style; however, the following are generally applicable to many of the Modern homes found in Sunset Hills and elsewhere in Hoyt Park:

- ▶ Additions should keep original exterior materials in place and intact to the extent possible.
- ▶ Additions should be subservient to and blend with the original home, while also subtly differentiating themselves.
- ▶ Position the home on the property and use landscaping to create an individual identity for the home and an irregular rhythm along the block.
- ▶ Utilize rectangular footprints and building components/projections.
- ▶ Houses may have multiple levels but all should maintain a horizontal emphasis of the front facade.
- ▶ Use non-symmetrical front facades with minimal detailing and minimal number of features.
- ▶ Use understated or concealed front entries.
- ▶ Use flat, shed and/or low-sloped roofs with large overhangs.
- ▶ Use wood, stone and/or brick for siding in natural or dark earth tone colors.
- ▶ Fully incorporate carports or garages into the overall front facade design.

Sunset Hills



- Heavily landscaped front yard
- Organic landscape design
- Rectangular footprint and projections
- Strong horizontal emphasis
- Dark earth tone colors

