

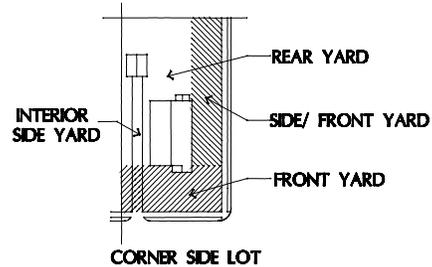
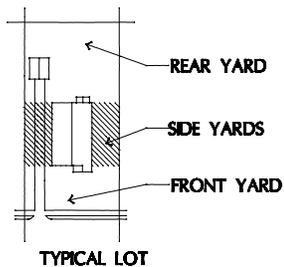
## 3.7 Site and Landscape Design Guidelines



### 3.7.1 SITE CONSIDERATIONS

Each historic property consists of the site, an area or plot of ground that is usually defined by a property boundary, and most often a building or structure placed within the site. The relationship of buildings and structures to their respective sites, and to adjacent sites, is an important character-defining feature of historic properties and areas, and should be an integral part of planning for every work project.

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences that help define the district's historic value.



TYPICAL RESIDENTIAL SITES

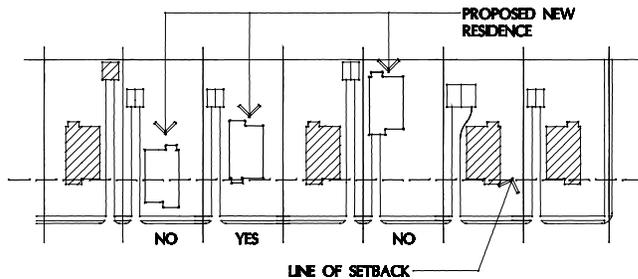
### 3.7.2 SITE DEVELOPMENT GUIDELINES

The historic relationships between buildings, sidewalks, landscaping features and open space together create the character of a district or area and should be retained. Avoid rearranging the site by moving or removing buildings and site features such as sidewalks and driveways that help define the district's historic value.

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences that help define the district's historic value.

**3.7.3 SETBACKS**

Building setbacks shall be consistent with adjacent buildings, or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings shall be set back to a line that is consistent with their neighbors and land use. For example, residential buildings along most of College Street shall retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.



**SETBACKS in a RESIDENTIAL AREA**

Commercial buildings constructed in residential areas shall be set back in a manner consistent with setbacks of neighboring or similar residential structures.



**COMMERCIAL BUILDINGS W/  
CONSISTENT SETBACKS**

In the Main Street retail area, buildings shall either abut the sidewalk, as with existing contributing structures in the Main Street Commercial Historic District, or be set back to be consistent with previously existing, historic

automobile oriented businesses such as service stations.



**MAINTAIN EXISTING RAISED  
SIDEWALKS ALONG MAIN STREET**

It is important to provide a continuous retail edge along the street to create an attractive environment for pedestrians and reinforce retail sales.

Maintain building orientation patterns, with front facades facing the street.

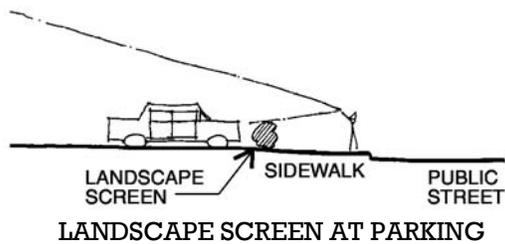
Maintain spacing patterns between buildings.

**3.7.4 DRIVEWAYS, PARKING LOTS AND VACANT SITES**

Driveways shall be located perpendicular to the street in the residential district; no circular drives shall be allowed in front or corner side yards, so that the character of landscaped yards can be reinforced.

Off-street parking in residential historic districts shall not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district. Screen existing parking from streets and pedestrian areas in the residential districts.

Existing parking located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building facade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalks



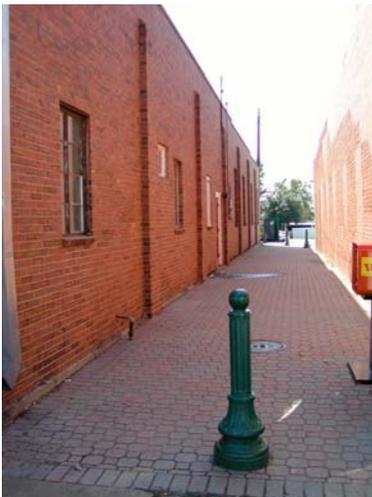
New parking areas for commercial uses shall not be located adjacent to sidewalks in the College Street district.

Off-street parking for commercial uses shall not be allowed to interrupt the continuity of retail along the block faces. This is important to both the preservation of historic character, and to the strengthening of the retail district.

All vacant sites should be cleared of debris, and buffered from the street.

**3.7.5 SERVICE AND MECHANICAL AREAS**

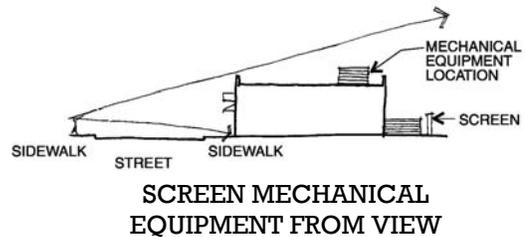
Service and mechanical areas shall be screened from the street and other pedestrian areas. All garbage and equipment storage areas shall be screened from the street. On Main Street-fronting properties, loading areas shall be well maintained and garbage storage shall be fully screened from view.



**WELL MAINTAINED ALLEY**

Screen mechanical equipment from public view.

Mechanical equipment at residential properties, including satellite dishes, shall not be located in front or corner side yards or shall be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.



Window air-conditioning units may not be permitted at locations visible from streets.

**3.7.6 PLANTS AND LANDSCAPING**

Just as the site and context of a historic structure is critical to the character of a historic building, property and neighborhood, the landscape is also an important character-defining feature of a historic residential property and should be an integral part of the planning for a historic site.

Plants and landscaping should reflect the historic landscape design appropriate for the residential or commercial historic building. Landscaping should be appropriate to the historic building and neighborhood and enhance the building and its surroundings. Landscaping should not obscure the significant views of the historic building.

Tree spacing should coordinate with existing and proposed lighting installation.

Existing trees shall remain; these shall not be removed unless required due to health of the tree. Unhealthy or damaged trees may be removed.

### **3.7.7 LANDSCAPE ELEMENTS**

Outdoor lighting, seating, trash receptacles and other exterior elements should be appropriate and enhance the historic structure.

Landscape elements such as fences, walls, plants and planting should match or complement the design, scale, massing and details of such elements typically found within the residential district.



**MAIN STREET LIGHTING**



**BENCHES AT MAIN STREET**

### **3.7.8 FENCES AND WALLS**

Fences in front yards of residential properties shall be located at or beyond the front facade of the house; fences shall not be located in the front yard and shall not abut the house at a front or side porch.



**SIMPLE WOOD FENCE IN RESIDENTIAL AREA**



**ELABORATE WOOD FENCE IN RESIDENTIAL AREA (COMPLEMENTS HOUSE STYLE)**



**FENCE IN RURAL AREAS**

Fences should not obscure views from the public right-of-way to a historic building.

Fences and walls may be constructed of stone, cast iron, iron, wood, a combination of these materials or other appropriate materials. Stone used in walls should be similar in size, pattern and color to that used elsewhere in the historic district, or be typical of residential structures of this type, age and location.

The side of the fence or wall facing a street or alley should be ‘finished.’

Low, stone walls are encouraged in side and rear yards. Concrete may be exposed for retaining walls at property lines.



RETAINING WALL AT SIDE OF LOT (at STREET)



BOLLARDS AT PEDESTRIAN AREAS

### **3.7.9 VIEWS AND VISTAS**

Landscape elements such as fences, walls, plants and plantings should not obscure the views to and vistas from a historic structure within the district. In addition, these features should be typical for structures of this type, age and location.