

## Heritage Residential District Architectural Design Guidelines

### **I. Staff recommendations following the April 23, 2014 neighborhood meeting:**

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the historic character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, the following standards shall apply in the Heritage Residential District:

- A. Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.
- B. Additions to existing buildings must be designed and constructed in the same architectural style and with the same exterior materials as the existing building, and at a HEIGHT not taller than the existing building. Deviations from this requirement shall be permitted by Conditional Use Permit.

### **II. Staff recommendations following the June 2, 2014 neighborhood meeting:**

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the historic character of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, the standards set forth below shall apply in the Heritage Residential District. Deviations from these standards are permitted by Conditional Use Permit.

#### **A. General**

- (1) Applicants for new construction shall refer to the Dover Historic Preservation Guide (June, 1991) for examples of architecture and design that is fitting for the Heritage Residential District. This document is available for viewing on the Planning Department webpage and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.
- (2) Additions to existing buildings that are viewable from the public street shall comply with the design guidelines set forth below. Such additions must also be designed and constructed in the same architectural style and with the same or similar exterior materials as the existing building. The HEIGHT of such addition shall not be greater than the existing building (the HEIGHT of the building shall not include architectural ornamentation such as a cupola or weathervane).
- (3) Buildings shall be designed to look like SINGLE FAMILY DWELLINGS (i.e. 2, 3 or 4 family dwellings should not look like it was designed to occupy more than one family). At a minimum, this shall mean that only one entrance shall be visible from a public street.

#### **B. Design Elements**

- (1) A minimum of twelve (12) of the following twenty-six (26) design elements shall be utilized:

- Steeply pitched roof



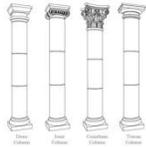
- Bay Windows



- Dentils



- Classical Columns



- Dormers



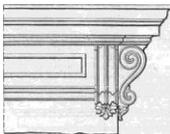
- Clapboard Siding



- Entablature



- Cornice



- Gables



- Pediment



- Lintels



- Portico



- Transom



- Round, square, or polygonal Turret



- Deep eave overhangs



- Asymmetrical façade



- Dominant front-facing gable, often cantilevered out beyond the plane of the wall below



- Porch covering part or all of the front façade



- Second-story porch or balcony



- Pedimented porch



- Differing wall textures, such as patterned wood (or simulated wood) shingles or shaped into

varying designs, including resembling fish scales, terracotta tiles, relief panels, or wooden shingles over brickwork, etc.



- Spindle work



- Ornamental chimney



- Balustrade



- Wooden (or simulated wooden) roof, or slate (or simulated slate) roof



- Wooden (or simulated wood) fence in front yard



### C. Windows

- (1) Horizontal windows are not permitted on the front façade of the building.
- (2) Windows must be divided by multiple, vertical panes of glass.



### D. Roof Design

- (1) Sloped roof structures must maintain a pitch between 9:12 minimum (not including mansard roofs, dormers, entry canopies or similar elements).
- (2) Buildings with sloped roofs shall provide roof overhangs between six (6) and eighteen (18) inches deep.
- (3) Sloped roofing is required unless a mansard style roof is provided.
- (4) Skylights and roof vents are permitted only on the roof plane opposite the primary street or when shielded from the street view by the building's parapet wall.



### E. Principal Building Entrances

- (1) Principal building entrances shall be clearly visible from the street.
- (2) The building must contain one more of the following: covered porch, canopy, or other recessed front entry area.

### F. Mechanical Equipment

- (1) Air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans, dumpsters, storage tanks, and the like shall not be stored or located within any area considered a front yard or street frontage. All such equipment shall be screened by use of fencing and/or landscaping.
- (2) Roof-mounted mechanical equipment shall be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties. Screening features shall utilize similar building materials and forms to blend with the architectural character of the building.
- (3) Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impacts from private internal streets, open spaces, and pedestrian walk.