

Proposed Limited Design Review Guidelines for the HLC and DRC for Single-Family Home Additions and Infill Development

Single-Family Home Additions

The HLC recommends:

1. That any addition connects only to the rear of the existing designated house.
2. That any addition should not project beyond the side elevations of the existing designated house.

The HLC strongly recommends:

1. That the square footage of any addition, heated or unheated, but not including basement space, should not exceed 50% of the square footage of the existing designated house, heated or unheated, excluding any basement space.
2. That additions should not exceed 75% of the height of the sections of the existing designated house directly in front of the additions.

Infill Development

The HLC recommends:

1. If primary historic buildings exist in the front half of the designated property, that all infill development occur to the rear of the primary historic buildings.
2. That no buildings composing the infill development should exceed the height of the primary historic buildings, and that infill buildings should be compatible with the mass of the primary historic buildings.

The HLC strongly recommends:

1. That no infill development should block the public's primary view of the primary historic buildings.
2. That all infill development flush with or forward of the primary historic buildings should be set a minimum of twice the width of the primary historic buildings from the side elevations of the primary historic buildings.
3. That all buildings composing the infill development located forward of the primary historic buildings should be set back further from the side elevations of the primary historic buildings as they approach the front of the property.
4. That no buildings composing the infill development forward of the primary historic buildings should exceed 75% of the height of the primary historic buildings.

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