

Design Review Subcommittee Guidelines for One-Story Houses and Additions

- The following items do not require Design Review approval: change in paint color to neutral earthtone colors, retrofit window change-out, door replacements, and minor door/window relocations.
- The front elevation of houses should be designed to engage the street through the placement of a door, and windows ~~and the front porch~~ as well as other architectural features that define the elevation as the front of the house.
- ~~Design the house so that all setbacks have been met.~~
- ~~Design the~~ It is encouraged that the front and any other visible elevations, especially corner houses, are designed with a variety of materials. Most houses have the exterior elevations that are primarily stucco. Providing an alternative material such as stone, wood (or simulated wood product) or brick will provide a more aesthetic elevation. Including alternative materials in the design is not a requirement. (Where alternative material is at the corner, material should wrap around 24 inches on the side.)
- Design the house to fit into the architectural context of the surrounding neighborhood.
- Front porch rooflines should be lower in height than the main portion of the roof.
- Window treatment on windows are encouraged including stucco popouts, wood trim, potshelves, shutters, recessed windows, etc. or provide a variety of window types (bay windows, octagonal windows, other shapes, etc.) Consider painting window treatment in contrasting color to the house.
- ~~Provide the City-owned parkway width for the strip of property between the private property and the street. (This area is to allow for sidewalks or the widening of the street.)~~
- A water heater enclosure should be constructed to match the colors and materials of the house. (Especially for water heaters added outside of the house located on a corner lot.)
- If the roof pitch is being raised, consider designing the new pitch to allow the attic space to accommodate a central air conditioning/heating system.
- Landscaping that is removed or destroyed during the construction process shall be replaced prior to final inspection.
- ~~In an area that is predominantly developed with rear-entry garages, no garage doors should be installed on the front of the house.~~