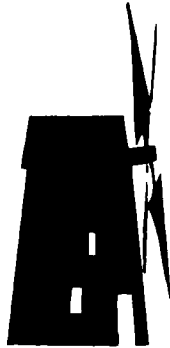


VILLAGE OF EAST HAMPTON HISTORIC PRESERVATION PROGRAM



Hunting Lane Historic District
Design Review Manual

VILLAGE OF EAST HAMPTON HISTORIC PRESERVATION PROGRAM



**HUNTING LANE HISTORIC DISTRICT
DESIGN REVIEW MANUAL**

**Design Review Board
Inc. Village of East Hampton
86 Main Street
East Hampton, New York 11937
(631) 324-4150**

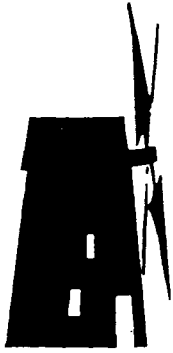
August 1998

CONTENTS

INTRODUCTION	1
APPLICATION FORM	2
APPLICATION INSTRUCTIONS	3
DISTRICT MAP	4
THE HUNTTING LANE HISTORIC DISTRICT	5
SUMMARY OF WORK THAT IS EXEMPT FROM REVIEW	7
THE REVIEW PROCESS	8
EXPEDITED REVIEW	9
DESIGN REVIEW CRITERIA IN THE ORDINANCE	10
GUIDELINES ADOPTED BY THE DESIGN REVIEW BOARD FOR THE HUNTTING LANE HISTORIC DISTRICT	11
GUIDELINES FOR SITE PLANNING	11
GUIDELINES FOR HISTORIC BUILDINGS	16
GUIDELINES FOR DEMOLITION	21
GUIDELINES FOR RELOCATION	21
GUIDELINES FOR NEW CONSTRUCTION	22
GUIDELINES FOR NON-HISTORIC BUILDINGS	26
GUIDELINES WHEN DESIGNATION IS LIMITED TO AN ACCESS STRIP	26

INTRODUCTION

This manual is intended to assist you in making an application to the Design Review Board for alterations to your property in the Hunting Lane Historic District. The manual will let you know the types of projects that are exempt from review, those that are eligible for expedited review and those requiring review by our Board. Included are the guidelines which we will use to determine the appropriateness of many types of work. We hope these guidelines will assist you in planning work to your property and in facilitating the application and review process.



Village of East Hampton Historic Preservation Program

Certificate of Appropriateness Application Form

Location of property _____

Tax map number _____

Property owner _____ Phone _____

Address _____

Architect _____ Phone _____

Address _____

Contractor _____ Phone _____

Address _____

DETAILED DESCRIPTION OF PROPOSED WORK

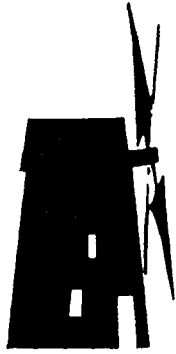
(Attach additional sheets, drawings or other information as necessary to adequately describe the proposed work.)

Signature of owner or authorized agent _____

Date _____

www.easthamptonvillage.org

Return to Design Review Board, Village of East Hampton,
86 Main Street, East Hampton, NY 11937 (631) 324-4150



Village of East Hampton Historic Preservation Program

Certificate of Appropriateness Application Instructions

1. Consult the Design Review Manual for the Hook Historic District, Hunting Lane Historic District or Main Street Historic District for any guidelines that may apply to the work you are planning. It is recommended that you read Chapter 176 of the Village Code, Preservation of Historic Areas.
2. You are encouraged to seek a conference with the Design Review Board prior to submitting an application to clarify any questions about the proposed work.
3. Complete the application form, fully describing the proposed work, and submit it to Village Hall. A simple written description is adequate for some proposals. Others may require additional information such as a site plan, building plans, sketches, photographs or samples. Please submit 11 copies of any site plan or building plans. The submission fee is \$25. The Board will request any additional information it deems necessary.
4. Design Review Board meetings are normally scheduled for the first and third Wednesday of each month at 7:00 p.m. at Village Hall. Applications eligible for expedited review are acted upon as quickly as possible.
5. You will be notified of the Board's decision by mail.



HUNTING LANE HISTORIC DISTRICT

THE HUNTTING LANE HISTORIC DISTRICT

Hunting Lane's twelve historic residences constructed from 1894 to 1904 establish the essential character of the Historic District. These guidelines often refer to this group of twelve residences as setting the standards for compatibility.

The 1894 Greycroft Carriage House at 73 Hunting Lane and the 1894 Greycroft Windpump Tower at 53 Hunting Lane are of the same period and also make a strong contribution to the historic character of the street.

The 1917 Woodhouse Playhouse at 64 Hunting Lane is a landmark of a different architectural style that was an important feature of the Woodhouse estate.

The 1924 cottage at 15 Hunting Lane is of a different period, style and scale from the older twelve historic residences. This cottage contributes to the overall character of the street with its gable roof, dormer, front porch and shingle siding.

There are also four non-historic properties in the district. The district continues to Egypt Lane including the Village-owned East Hampton Nature Trail and Bird Sanctuary, which is the former Woodhouse Water Garden.

Hunting Lane is a model historic district with a strong and consistent character. The twelve historic houses, which were built within a 10 year period, are similar in their scale, form and shingled exteriors and are closely related in architectural style. The rhythm of these houses on either side of the street, their similar setbacks and open front yards allow each historic house to contribute to the larger setting of the neighborhood.

The preservation goals for the Hunting Lane Historic District include:

- Maintain and enhance the elements that contribute to the overall setting: the open front yards; the low fences and hedges along the street; the tree-lined street itself and the Nature Trail.
- Maintain the architectural integrity of the historic properties, especially of the front facades and other components visible from the street.
- Allow additions and other changes to rear facades and in appropriate ways to side facades to allow the historic properties to be adapted to changing needs and lifestyles.
- To protect the character of the street by requiring that new construction or redevelopment of "non-historic" properties be compatible with the character of the district established by the historic residences.

- To control the impact of the commercial Main Street property, the Huntting Inn, on the setting of the Huntting Lane Historic District. Chapter 13 "Design and Site Plan Review" gives additional protection to designated historic districts.

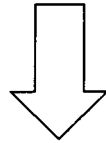
SUMMARY OF WORK THAT IS EXEMPT FROM REVIEW

Ordinary maintenance is always **exempt** from review and may proceed without notifying the Design Review Board. Ordinary maintenance is any work to maintain an exterior feature which does not substantially change the character, appearance or material. For example, replacing a few broken pickets in a fence is maintenance; removing and replacing the entire fence requires review.

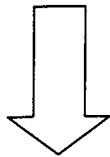
Much other usual work on the exterior of a building is exempt from review in The Hunting Lane Historic District including reshingling walls with new wood shingles, installing a new wood shingle roof, any work regarding storm/screen windows or doors, and any work regarding gutter and leader systems.

THE REVIEW PROCESS

Owner consults the "Hunting Lane Historic District Design Review Manual" to determine if proposed work requires review. If exempt, owner proceeds with work.

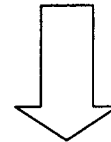


If review is required, owner consults the "Manual" to learn what guidelines apply. Owner files Certificate of Appropriateness Application Form and any submissions necessary to explain the proposed work.



Expedited Review

Eligible applications that conform to the Guidelines are approved by the Chairman or Vice Chairman of the Design Review Board. Owner may proceed with work.



Regular Review

Applications are considered by the Design Review Board at their next meeting (held on the first and third Wednesday of each month). Projects meeting the Guidelines are approved quickly. A determination must be made within 60 days of receipt of a completed application.

EXPEDITED REVIEW

Expedited review is intended to allow fast approval for projects which clearly meet the design review guidelines. The "GUIDELINES ADOPTED BY THE DESIGN REVIEW BOARD FOR THE HUNTING LANE HISTORIC DISTRICT" identify the work that is eligible for expedited review. In addition to the specific items listed in the "GUIDELINES", any application for miscellaneous minor work which meets the guidelines is eligible.

Expedited review allows approval of an application by the Chairman or the Vice Chairman of the Design Review Board without waiting for the next full Board meeting.

Chapter 31 Preservation of Historic Areas states the criteria for granting approval under expedited review:

1. The proposed work is listed as eligible for expedited review by the Design Review Board, and
2. The proposed work will have no effect on a historic feature of a contributing property, or
3. The proposed work will have no effect on the setting of a contributing property, or
4. The proposed work conforms to all relevant design guidelines adopted by the Design Review Board.

DESIGN REVIEW CRITERIA IN THE ORDINANCE

Chapter 31 Preservation of Historic Areas, Section 4, sets forth the criteria the Design Review Board will use in granting or denying a Certificate of Appropriateness:

- (1) The Design Review Board's consideration of applications for certificates of appropriateness shall be based upon the following criteria:
 - (a) Properties within a designated historic district which contribute to the character of that historic district shall be retained, with their historic features altered as little as possible.
 - (b) Alterations of properties designated as landmarks or located within a designated historic district shall be compatible with the historic character of the property as well as the historic district.
 - (c) All new construction within a designated historic district shall be compatible with the existing improvement within said district.
- (2) In applying the principle of compatibility, the Design Review Board shall consider the following criteria:
 - (a) The general design, character and appropriateness to the property of the proposed alteration or new construction.
 - (b) The scale of proposed alteration or new construction in relation to the property itself and the historic district in which the property is located.
 - (c) Texture, materials and color and their relation to similar features of other properties in the historic district.
 - (d) Visual compatibility with other properties in the historic district and neighboring properties, including proportions of the property's front facade, proportion and arrangement of windows and other openings within the facade, slope of the roof and the rhythm of spacing of properties on streets, including setbacks.
 - (e) The importance of historic, architectural or other features to the significance of the property.

**GUIDELINES ADOPTED BY THE DESIGN REVIEW BOARD
FOR THE HUNTTING LANE HISTORIC DISTRICT**

GUIDELINES FOR SITE PLANNING

Building Placement and Orientation
Fences and Walls
Driveways and Walkways
Tennis Courts, Swimming Pools, Decks and Terraces
Grade Changes, Berms and Retaining Walls
Exterior Lighting
Landscape Plantings on the Boundary with the Street
Public Spaces

BUILDING PLACEMENT AND ORIENTATION

The intent is to retain the character of the street established by the coordinated placement of the historic residences on their lots and by the resulting visual relationships between them.

The historic houses are sited at the center of their lots and have generous front setbacks. The rhythm of the historic houses and their expansive lawn settings make a critical contribution to the character of the historic district.

- The rhythm of buildings on Ocean Avenue, as characterized by the historic houses, should be maintained.
- The area between the front façade and Ocean Avenue should remain free of improvements that would interfere with the setting.

FENCES AND WALLS

The intent is to retain the open character of the street and the visual relationships between buildings by allowing only appropriate low fences and walls along the street boundary.

Fences along the street boundary are not a prominent feature of the Hunting Lane Historic District today. There is a variety of fences and walls: four split-rail fences; one picket fence; one horizontal-board fence; one 6' stockade fence and one low cobblestone wall. Twelve properties have no fence or wall.

Historically, there was apparently no predominant fence type on Huntting Lane . Two turn-of-the-century postcard views of Huntting Lane show a variety of treatments of the front property line. Low picket fences, one with a cap, are seen at 14 and 18 Huntting Lane. A low stone wall is at 34 Huntting Lane. Other residences have low privet hedges or other low plantings along the sidewalk.

- The type of fence or wall should contribute to the open character of the street.
- No solid board fence will be allowed along a front property line.
- No chain link fence will be allowed along a property line.
- No fence over 4' in height will be allowed on the front property line.
- The Board may limit the height of any side or rear property line fence.
- The Board may require plantings to screen any side or rear property line fence when doing so will maintain the setting of a neighboring building in the district.
- A masonry wall along the front property line should not exceed 2' in height.

DRIVEWAYS AND WALKWAYS

The intent is to encourage the use of gravel driveways which contribute to the informal character of the street.

Gravel driveways predominate on Huntting Lane and contribute to the informal and rural character. There are also a number of asphalt driveways.

- A plan to install a new driveway will be reviewed for its impact on the setting of historic buildings in the district. Location, width and material will be considered.
- Resurfacing an existing gravel driveway with asphalt requires review.
- All walkways within the Huntting Lane Historic District are **exempt** from review except for the public sidewalk.

TENNIS COURTS, SWIMMING POOLS, DECKS AND TERRACES

A new tennis court, swimming pool, deck or terrace should not detract from the setting of the historic buildings on Huntting Lane.

All swimming pools that exist in the historic district are located behind the residence. In some cases pools are further screened by landscaping extending from the rear wall of the house to the side property boundary.

- A tennis court or swimming pool should not detract from the setting of the properties in the district. Therefore the location of a swimming pool or tennis court on the property is the principal concern.
- Swimming pools and tennis courts should be located to the rear of the residence. In the case of the Greycroft Carriage House, 73 Huntting Lane, this is not possible and a pool located to the side of the house would be appropriate. 53 Huntting Lane and 64 Huntting Lane also have large side yards which could be appropriate locations for a pool or tennis court.
- If the Board determines that plantings to screen a tennis court, swimming pool and/or their associated fencing would contribute to preserving the setting of a property in the district, installing such plantings can be made a condition of approval. Pool fencing and screening should not extend forward of the rear wall of the residence when the pool is located in the back yard.
- Decks and terraces will be reviewed for their location and impact on the setting and architectural integrity of a historic building and the setting of other properties in the district. A deck or terrace not visible from the street is eligible for **expedited review**.

GRADE CHANGES, BERMS AND RETAINING WALLS

Significant grade changes, berms or retaining walls would detract from the setting of the historic buildings and are inappropriate in the district.

Changing the grade and installing retaining walls can effect the setting of historic buildings, their relationship with the street, and the sense of the natural topography.

- No major excavation or regrading will be allowed without approval.
- Berms and retaining walls are not appropriate in the historic district. They will not be allowed along the street boundary, along any property line or between the residence and the street.

EXTERIOR LIGHTING

Lighting should be consistent with the residential character of the street. Lighting of one property should not impact an adjacent property.

Exterior lighting can effect the setting of a historic building, neighboring buildings, and the street in general. Existing lighting is primarily confined to incandescent fixtures at entrances and porches.

- Light fixtures should be appropriate to the residential character of the district. Light fixtures should be sited to prevent glare or reflection onto adjacent properties or public rights-of-way. Fixtures should use incandescent bulbs (100 watts maximum).
- Doorway and porch lanterns and low-wattage landscape lighting, which meet the above guideline, are **exempt** from review.
- Tennis courts should not be lighted.

LANDSCAPE PLANTINGS ON THE BOUNDARY WITH THE STREET

The intent is to retain the open character of the street and the visual relationships between buildings by allowing only appropriate low hedges or widely-spaced plantings along the street boundary.

The Huntting Lane Historic District benefits from the open character of many of the properties. This openness allows the historic residences to contribute to the overall setting and enhances the sense of a neighborhood. In this way each historic property can enhance the setting of its neighbors.

Twelve properties are open to the street with only scattered plantings. Five properties have 4' hedges which do not detract from the open character. Only three properties are screened from the street: two with tall Rhododendron hedges and one with a 6' stockade fence and plantings.

Two turn-of-the-century post card views of Huntting Lane indicate that low privet hedges and other low plantings along the street boundary were part of the Huntting Lane landscape from its early period.

- The Design Review Board will review plans to install hedges, shrubs and trees along the property boundary with the street. Such plantings within 10' of the street boundary will be reviewed.
- Plantings that create a low border along the street will be allowed. An evergreen hedge maintained at a height of four feet is appropriate. A privet hedge maintained at a height of six feet is appropriate.
- Widely spaced plantings of primarily deciduous trees or shrubs to create a broken screen are appropriate.
- Landscape plantings at any other location are **exempt** from review unless plantings are a condition for approval of any new construction.

PUBLIC SPACES

Public property should be managed in a way that maintains or enhances the setting of the historic district.

Village-owned property is an important component of the Hunting Lane Historic District. The street itself, the sidewalk, street trees and street lights are part of the ensemble. The East Hampton Nature Trail and Bird Sanctuary at the south end of the street is historically associated with the Woodhouse family's Japanese Water Garden.

Any alterations to the public property within the Historic District is subject to review by the Design Review Board. This would include repaving the street, installing curbs, repaving the sidewalk, street lighting, fencing at the Nature Trail and any other actions that might have an effect on the character of the district, including any improvement that would significantly increase traffic on Hunting Lane.

The policy is to maintain the following elements: the road at its present width and without any painted lines; sidewalks at their present location only and with no significant change to their width, color and texture; streetlights at the present locations only and with no change to the color or the intensity of illumination; no additional signs unless required by law; and no traffic light at the intersection of Hunting Lane and Main Street.

- Any proposal should maintain or enhance the setting of the residences in the district.

GUIDELINES FOR HISTORIC BUILDINGS

Wall Materials
Roofs
Doorways
Windows
Porches
Paint and Stain
Other Structures in the Districts
Additions and Alterations

WALL MATERIALS

The intent is to retain appropriate exterior materials, especially natural wood shingles.

Natural (not painted or stained) wood shingles predominate as the wall material on Hunting Lane and make a major contribution to its cohesive character and to its relation to Main Street and other historic areas of the Village.

Fifteen of the sixteen historic properties in the district have wood shingled walls. Two historic residences also have stucco and half-timbering in the gables. The exterior of the Woodhouse Playhouse combines brick with stucco-and-half-timbering.

- Historic houses with wood shingle walls should retain this treatment.
- The use of wood shingles on non-historic buildings enhances their compatibility with the historic buildings.
- Replacing wood shingles with new shingles of the same material, texture and coursing is **exempt** from review.
- Any other proposal to renew the siding on a building or any wall of a building requires review.

ROOFS

The intent is to encourage wood shingle roofs where they make an important contribution to the character of the historic district.

Eight of the sixteen historic properties retain wood shingle roofs; seven have asphalt shingle roofs and the Woodhouse Playhouse retains the original slate roof.

Although wood shingle roofs contribute to the character of the district, they are usually less important than the wood-shingled walls. The most prominent roofs are the gambrel roofs having a roof slope facing the street.

- Installing a new wood shingle roof is **exempt** from review.
- Any resurfacing of a flat roof is **exempt** from review.
- In reviewing a proposal for a composition shingle roof the Board will consider the degree to which the roof is visible from the street. The roof slope of a gambrel roof with a ridge parallel to the street is very prominent. The roof slope of a high gable roof with a cross-gable facing the street is much less visible.
- Where appropriate, a new composition shingle roofs should have shingles of a rectangular design, a small scale, and a uniform dark gray tone no lighter than the color of weathered wood shingles.
- No skylight should be installed on the front roof slope of a building. Skylights having a minimal effect on the integrity of the building may be appropriate.
- Any work to gutters and leaders is **exempt** from review.

DOORWAYS

The intent is to retain original front doorways that contribute to the historic character of a building.

Almost all of the historic houses retain their original front doors, most of which have a glazed panel and sidelights. Some have the additional detailing of leaded glass. These original doorways are significant features of the house and are part of the ensemble of the front porch. Collectively these doorways reinforce the similarities between these historic houses.

- Review is required for any proposal to replace a door or components of a door enframingent.
- All significant elements of the front doorway, including the door, should be retained, and repaired instead of replaced.
- If replacement of any component is necessary, the new material should match that being replaced.
- Any work that meets the above guidelines is eligible for **expedited review**.
- Any work effecting a side or rear door is eligible for **expedited review**.
- Installing a storm/screen door at any doorway is **exempt** from review.

WINDOWS

The intent is to retain original windows that contribute to the historic character of a building, especially on the front facade.

Although most original window openings are intact, a number of the historic buildings have replacement wood sash. Many of the historic buildings do retain very significant sash that contribute to their authentic historic character and to the character of the district. These include the diamond-pane, multi-pane and lead sash typical of the Queen Anne and Shingle Style.

- Review is required for any proposal to replace a window or window components.
- Window casings and any decorative trim should be retained. If replacement is necessary, the new material should be an exact match of the existing material.
- For any request to replace the existing window sash with new sash the Board will consider the following:

The contribution the existing window sash make to the historic character of the building.

Replacement sash for front façade and other prominent windows should match the material, configuration and dimensions of all components of the existing sash or of the original sash.

- Any work effecting a rear window is eligible for **expedited review**.
- Storm sashes, window screens and window shutters are **exempt** from review.

PORCHES

The intent is to retain original porches that contribute to the historic character of a building.

All thirteen historic residences on Hunting Lane have front porches. These porches are another common feature which gives the district such a cohesive quality. They also give the houses a strong relationship to the street and to each other.

Nine porches remain open; four of the porches are now partly closed in.

Retaining these front porches is one of the most important factors in maintaining the character of the Hunting Lane Historic District.

- Removing, replacing or installing a porch or porch posts, columns, balustrades, brackets, and other important components requires review.

- The original features of the front porches should be retained. Deteriorated components should be replaced in kind.
- Enclosing part of a porch with traditional divided-light storm panels, such as those at 18 and 30 Hunting Lane, is appropriate.
- The following are **exempt** from review:
 - Replacement wood steps that match the existing.
 - Replacement wood floor that matches the existing.
 - Railings to porch steps.

PAINT AND STAIN

The intent is to retain natural shingle siding and appropriate trim colors.

Buildings with natural shingles and white trim predominate and provide much of the cohesive visual quality of The Hunting Lane Historic District. Fourteen of the fifteen shingled historic buildings have natural shingles and white trim. One historic house has stained shingles and white trim. The shingled walls within front porches are painted white on six of the historic residences.

The important "finish" to maintain is the predominant unpainted shingle siding.

- Shingle siding should not be painted or stained, except that siding under a porch may be painted white.
- The color of painted trim should be appropriate to the period of the building and to the character of the historic district. Front doors may also be restored to natural wood and stained.

OTHER STRUCTURES IN THE DISTRICT

The intent is to retain historic non-residential structures that contribute to the character of the district.

Six carriage houses remain on Hunting Lane including the large Greycroft Carriage House, now a residence. The 1894 Greycroft Windpump Tower is the Village's only surviving example of this once common feature.

These structures are among the most valuable in the district; they should be retained and their historic and architectural integrity kept intact.

Most carriage houses and garages are close to the rear and a side property line. This location is part of the rhythm of the buildings on the street.

ADDITIONS AND ALTERATIONS

Additions and alterations are appropriate when they do not diminish the architectural integrity of a building or diminish the setting of the historic district by their location or by resulting in a building of excessive size.

The criteria of the ordinance require that additions and alterations not alter an important historic feature of a building and that they be compatible with the historic character of the building and the district.

Some existing additions to the historic houses are good examples of compatibility. There are two examples of small, one-story additions to a side wall which are clearly subordinate to and do not detract from the integrity of the historic house.

- The addition or alteration should be compatible with the historic building and with the character of the district in scale, height, massing, proportion and arrangement of windows and other openings, roof form, texture, materials and architectural details. (These characteristics are more fully explained in the "GUIDELINES FOR NEW CONSTRUCTION" section.)
- The Board realizes greater flexibility is required in reviewing additions or alterations to rear facades of houses facing a back yard where installation of doors, windows, and additions with more glazing than found in the historic house can be expected.
- Additions should be subordinate in scale to the historic building.
- The "GUIDELINES FOR NEW CONSTRUCTION: SCALE and MASSING" may also apply to a proposed addition.
- The precedent established by the existing side-wall additions at 38 Huntting Lane and 41 Huntting Lane provide a standard for judging proposed additions to side walls of historic buildings in the district.
- Because of their siting on their lots, more substantial side additions to the Greycroft Carriage House at 73 Huntting Lane and the Greycroft Windpump Tower at 53 Huntting Lane could be appropriate.

GUIDELINES FOR DEMOLITION

No building that makes an important contribution to the district should be demolished.

In considering a proposal to demolish a building or structure or portion of a building or structure the following guidelines apply.

- No historic building or structure or significant component thereof should be demolished.
- The Board will consider the historic and architectural significance of the building, the contribution the building makes to the historic district, and the impact of its removal on the character of the district. If an application for demolition of an historic building is based on structural instability, a technical report prepared by an architect or engineer is required. The report will detail the problems and provide cost estimates for their correction.
- The Board may require adequate documentation of a historic building through photographs and measured drawings as a condition of approval when there is no alternative but demolition.
- Before approval can be granted for demolition of a historic or non-historic building or structure, the Board may require plans for new construction proposed for the site be submitted and approved.

GUIDELINES FOR RELOCATION

The intent is to retain the historic buildings on their original sites.

In considering a proposal to relocate a building or structure the following guidelines apply.

- The twelve historic residences, with their shared orientation to the street, should remain on their original sites as should the Woodhouse Playhouse. The carriage houses should also remain on their original sites.

The Greycroft Carriage House at 73 Huntting Lane is approximately 15' from the rear property line. A request to move it forward to allow a back yard would be a reasonable one, but the setback from the street should not be less than that of the neighboring residences at 67 and 63 Huntting Lane. The Greycroft Windpump Tower at 53 Huntting Lane is not on its original site. Relocating this structure on the same lot could be appropriate.

- The Board will consider the historic and architectural significance of the building, the contribution the building makes to the historic district on its existing site, and the impact of its relocation on the character of the district.

GUIDELINES FOR NEW CONSTRUCTION

The Design Criteria
Setbacks and Orientation
Rhythm of Spacing of Buildings
Scale
Height
Massing
Proportion and Arrangement of Windows and Other Openings
Roof Form
Textures and Materials
Architectural Details
Accessory Buildings

The design of new construction should respond to the architectural traditions and character of Huntting Lane as established by the twelve historic residences. A new building should fit into the existing context while preserving the sense of evolution and the authenticity of the Huntting Lane Historic District. Particularly important is compatibility of siting, size, scale, height, massing and materials.

If the new building is an accessory building, see the guidelines for ACCESSORY BUILDINGS below.

There are no vacant parcels on Huntting Lane. Two parcels may have the potential to be divided into two lots. The most likely site for new construction may be redevelopment of the four properties with non-historic residences.

The Woodhouse Playhouse is a unique feature of Huntting Lane. Its features should not be the basis for any new construction, unless it is on a subdivided lot of the former Lorenzo E. Woodhouse Estate.

THE DESIGN CRITERIA

New buildings should be compatible with the historic buildings and should complement the character of the historic district.

Chapter 31 Preservation of Historic Areas provides criteria for judging the compatibility of new construction. These criteria, which are amplified below, define the basic design elements which establish the character of the historic district. The design elements of a new building should be in harmony with the same elements of the surrounding historic buildings.

SETBACKS AND ORIENTATION

The historic residences have generous setbacks that range from 90' to 190' and average 120'.

- Setbacks of new residences should be within the average range of the setbacks of the twelve historic residences.
- The front facade of new residences should face the street.

RHYTHM OF SPACING OF BUILDINGS

The coordinated placement of the historic residences on their lots creates an orderly rhythm to the buildings on Huntting Lane.

- The rhythm of buildings and the spaces between which characterize Huntting Lane should be maintained by the siting of a new building on its lot. The placement should be coordinated with neighboring residences on the same side and on the opposite side of the street. The placement should complement the setting of neighboring historic residences.
- The proportions of the front facade of the new building may also effect its harmony with or disruption of the established rhythm of the surrounding historic buildings.

SCALE

The twelve historic residences and their elements (windows, doors, etc.) have a consistent scale. The size of the buildings are in proportion to the size of the lots. The largest buildings are on the largest lots at 63, 44 and 64 Huntting Lane. The exception is 29 Huntting Lane which has a large one-story addition giving it a first-floor area much greater than that of other historic residences on similar-size lots.

- The scale of a new building and its features should be in harmony with the scale of the twelve historic residences.
- The width of the front facade should not exceed the width of the historic residences on lots of similar width. The width of the original enclosed area is distinguished from the width including porches.

HEIGHT

- The height of a new building should be within the range of heights of the twelve historic residences on Huntting Lane.

MASSING

The houses generally have the more complex massing associated with the Queen Anne and Shingle styles of architecture.

- The massing of a new building should be consistent with that of the historic residences on Huntting Lane.
- Many of the twelve historic residences have a T-shaped plan with a rear extension set back from the side walls of the front block. New construction should have a front block consistent in dimensions to the front blocks of the historic houses. Floor area may be increased with a set-back rear extension.

PROPORTION AND ARRANGEMENT OF WINDOWS AND OTHER OPENINGS

The historic houses on Huntting Lane generally have an ordered and balanced arrangement of windows and doorways. Windows are rectangular with a vertical proportion and are sometimes grouped together in bands which as a unit have a horizontal emphasis. The large openings of the porches are another important feature of the historic residences.

- The windows of a new building should generally be rectangular with a vertical proportion.
- The arrangement of windows and doorways should produce a balanced facade.
- The front facade and prominent side facades of new buildings should have a ratio of door and window area to wall area similar to that of the twelve historic residences.
- A porch may enhance the overall compatibility with the historic district.

ROOF FORM

Six of the historic residences have gable roofs, six have gambrel roofs and one has a hip roof. Seven of these have a first-floor roof plate and seven have a second-floor roof plate. All of the roofs have a complex composition featuring cross gables and/or dormer windows.

- New buildings should have a gable, gambrel or hip roof with a complex roofline. The roof slope should be within the range established by the historic roof types in the district.

TEXTURES AND MATERIALS

The predominant use of wood shingle siding and wood trim gives the historic district much of its cohesive character. The usual ratio of a few painted exterior trim elements against the natural shingled walls gives the predominant texture throughout the historic district. Some variety is provided by the stucco and half-timbering in the gables of two houses.

- The materials of a new building should be in harmony with the materials of the historic residences. The use of wood shingles is recommended. Stucco may be appropriate for new construction on a site associated with the former Lorenzo E. Woodhouse Estate.
- The use of painted wood doors, windows and trim will enhance the overall harmony of materials and texture.

ARCHITECTURAL DETAILS

The historic residences on Huntting Lane are characterized by overall plain exteriors. Decorative trim is used sparingly and is usually found in the form of doorway enframements, porch columns and detailing of the eaves. Three of the historic residences feature towers and two have stucco and half-timber detailing.

- The conservative use of decorative detail on new buildings would enhance their compatibility with the historic buildings in the district.

ACCESSORY BUILDINGS

Location and plans for accessory buildings such as garages, sheds and pool houses, will be reviewed. Generally these buildings should be sited to the rear of the main building and be compatible with the main building, its setting and with neighboring buildings.

At 53, 64 and 73 Huntting Lane, due to the siting of the residences on the lots, the side yards could be an appropriate location for accessory buildings.

GUIDELINES FOR NON-HISTORIC BUILDINGS

Buildings that are less than fifty years old are classified as non-historic buildings on the individual property inventory forms in the historic district designation report. In the Hunting Lane Historic District there are four non-historic properties.

The intent of review of non-historic buildings is to see that any changes do not detract from the setting of a historic building and do not diminish the character of the historic district. Therefore any proposed changes to a non-historic building will be judged for their compatibility with neighboring historic buildings and with the character of the street and district in general.

The following guidelines apply to any non-historic building, whether it is the principal building on a property or an accessory building. Because most work on a non-historic building would probably have little or no effect on the historic district, the guidelines attempt to make the process as streamlined as possible.

An application is eligible for **expedited review** if the proposed work is not visible from the street or if the work will have no effect on the setting of a historic building or on the character of the district.

If a proposed change (such as a major addition, change of roof line, or increase in height) has the potential to effect the setting of a historic building or the character of the district, it will be judged by the principals of compatibility set forth in the ordinance and amplified in the "GUIDELINES FOR NEW CONSTRUCTION" section.

GUIDELINES WHEN DESIGNATION IS LIMITED TO AN ACCESS STRIP

The Hunting Lane Historic District includes the access strips to four flag lots. The main portion of these lots and the buildings on them are not in the district. The owners of these access strips are required to submit an application only for any fence, wall, gate or new driveway proposed within the designated access strip.

An application for a fence, wall, gate or driveway within an access strip is eligible for **expedited review** if the proposed work will have no effect on the setting of a historic building.