

OTP Hengel for 1203 6th Street

SINGLE FAMILY DESIGN GUIDELINES - Please self-score your anticipated single family home designs.

Provide both front, side, and rear elevations, with dimensions

Staff will also prove staff score.

INCENTIVE	POINTS Achieved	POINTS AVAILABLE	Check If Meet Criteria	INCENTIVE DESCRIPTION
EXTERIOR MATERIALS (Select 1 option only)	2	4		Exterior materials are primarily brick, wood, cement board, smart board, stucco, stone and/or other natural material
		2	X	Exterior materials are primarily premium vinyl (.044 thickness), with some brick or stone (may be cultured)
WINDOWS	3	1	X	Elevations facing a street have a minimum of 20% area as window
		1	X	Elevations not facing a street have a minimum of 10% area as window
		1	X	Windows are double/single hung, casement, awning, or picture/fixed appropriate to the style of the house design
WINDOW TRIM/PROJECTION	2	2	x	Building facades visible from a public street employs techniques to recess or project individual windows at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color
GARAGE	3	1	X	Vehicular access shall be from alley if present
		1	X	Exterior materials are compatible with the house
		1	X	Front wall is set back a minimum of 5 feet from the front elevation of the house
		REQUIRED IF FACING STREET	Check which apply	If garage is facing street, must include 2 of the following: <input type="checkbox"/> Decorative trellis over entire garage <input type="checkbox"/> Decorative windows <input type="checkbox"/> 2 separate doors for 2-car garage <input type="checkbox"/> Decorative details on garage door (standard squares on garage door will not qualify)
BASEMENT	3	1	X	The house provides a basement as defined by the building code ³
		2	X	Stubbed plumbing and egress window(s) for future use
PORCH	2	2	X	An unenclosed front porch/front entry comprising of at least 30% of the front elevation
ARCHITECTURAL DETAILS (Can only meet one point category)	2	4		Design has 4 or more Architectural Details (listed below)
		3		Design has 3 Architectural Details
		2	x	Design has 2 Architectural Details
			Check which Architectural Details Apply	<input type="checkbox"/> Bay windows or balconies <input type="checkbox"/> Decorative door design including transom and/or side lights <input type="checkbox"/> Decorative roofline elements including brackets, multiple dormers, eyebrows or chimneys <input type="checkbox"/> Decorative building materials including decorative masonry such as brick, tile, stone, or other materials with decorative qualities <input type="checkbox"/> Frieze Board (broad horizontal bands) under eaves facing the street <input type="checkbox"/> Uses roof returns <input type="checkbox"/> All corners on front elevation use corner trim <input type="checkbox"/> Distinctive paint schemes <input type="checkbox"/> Shake or shingles are incorporated under gables
HISTORICAL STYLE	1	2	X	The home closely matches La Crosse historical style (mark which style closely resembles your project, see guide): <input type="checkbox"/> Bungalow <input type="checkbox"/> Cape Code <input type="checkbox"/> Four Square <input type="checkbox"/> Colonial <input type="checkbox"/> Gambrel <input type="checkbox"/> Craftsman <input type="checkbox"/> Farmhouse <input type="checkbox"/> Tudor/European <input type="checkbox"/> Shingle Style <input type="checkbox"/> Prairie Style
FRONT ENTRY	2	2	X	Primary entrance is on the front elevation and faces the street, front entry is not set back more than 5 ft from front façade

ROOF	7	1	X	Gable roofs are 6:12 pitch or steeper; Hip roof* is 4:12 pitch or steeper
		1	X	Roofs are shingle (wood/asphalt), metal or standing seam roofs
		1	x	Roof overhangs extend a minimum of 12 inches on all elevations
		4	X	The ridgeline of any large roofs are broken up with shifts in height, cupolas, eyebrows, chimneys, dormers, or other features that minimize the apparent bulk of the building and provide character. A large roof is defined as a roof with a ridgeline of 40 feet or greater in length. (Side elevation or front elevation)
LANDSCAPE	1	1		The front yard of the property shall be landscaped with shrubs or sod (grass seed only, will not receive a point)
GREEN ENERGY	0	1		House will be certified as meeting Focus on Energy Tier 3 or 4 New Home Performance Standards (35% - 100% better than code)
	28	34		

Project must score at least 28 points or greater to be built on a city-owned vacant lot. (In addition to meeting other criteria)

If there are changes in exterior materials and color, they should occur between horizontal bands and be used to establish a base, middle, or top portion of the house.

No vinyl less than .044 or concrete block used as a finish material.

Exceptions to basement may be made for accessibility concerns or for flood plain concerns.

Exceptions will be considered where buildings employ other distinctive window or face treatment that adds depth and visual interest to the building.

*When utilizing a hip roof, the ridgeline shall be broken up or front porch shall have a separate roof

Exceptions to the roof ridgeline requirement may be made for narrow properties.