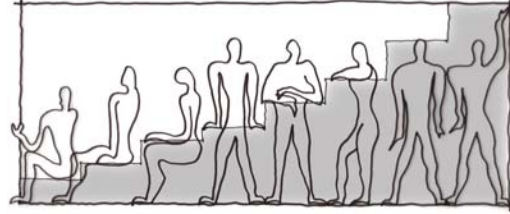


Fulton Neighborhood Design Guidelines for Residential Redevelopment

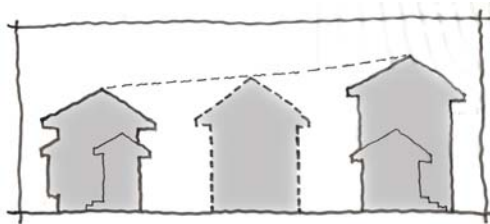
The Fulton neighborhood, located in southwest Minneapolis, is dominated by single-family homes and neighborhood retail shopping nodes. The prominent features of the neighborhood include numerous public waterways and parks (Lake Harriet, Minnehaha Creek and Pershing Park), Lake Harriet Community School, numerous neighborhood shopping nodes, lush greenery and quality housing stock. The neighborhood has been developed on a **human scale**. These features are the main reasons why people have chosen to make Fulton neighborhood their home for close to a hundred years and the reasons why people will continue to do so for the next hundred years.



The Fulton neighborhood recognizes that redevelopment of the residential parts of the neighborhood is both a given and a positive indicator for the neighborhood. Our goals are to 1) ensure that the redevelopment builds upon the qualities that have made Fulton a place where people have chosen to live for so many years, 2) ensure redevelopments respect the privacy, light access, private views of neighboring properties and maintain a human scale, and 3) encourage redevelopment and construction of homes that are diverse and innovative in design but still compatible with the neighborhood.

In crafting these guidelines, the neighborhood recognizes that the type of buildings that are appropriate on one block in Fulton would not necessarily be appropriate if they were built on another block. For this reason, we are not recommending inflexible measures, but instead that the designers consider the homes in the immediate vicinity of their home when building or remodeling.

Size & Massing



Building mass should be compatible with the mass of surrounding buildings. The proportion of building height, width, and depth should be moderate in scale and **comparable to** that of the majority of the buildings on the block, paying particular attention to the **adjacent buildings**. Architectural details such as windows, doors, roof lines, walkways and approach should be designed and built on a human scale.

Building Exterior

Expansive wall or roof planes should be broken up to achieve a more three-dimensional appearance. This can be accomplished by using different building materials, color, and/or proportional use of windows to create divisions in the wall. Residences are encouraged to incorporate architectural elements around windows and doors and continue these

architectural elements around the sides and back of the home. Possible architectural elements include trim detail, gables, dormers, bay windows, porches, or entry canopies.

Building Materials

Exterior materials should be compatible with that of homes in the neighborhood. Individual homes should maintain consistency in materials from the front to the sides and rear of the home. Popular building materials in the neighborhood include stucco, brick, narrow gauge clap board (mounted horizontally), stone, cement fiber board, and cedar shake.

Orientation

The front façade of the building should face the street upon which it is addressed, as are most in the neighborhood.

Auxiliary structures

(Garages, Decks, Porches, Gazebos, Fences and Patios)

Auxiliary structures should be complementary to the primary structure. This can be accomplished in many ways including materials, paint, style, trim, and roof materials and slope. Not all of these methods need to be present in a single structure; however, the auxiliary structure should provide the overall impression that it belongs to the primary structure. Auxiliary structures should be positioned on the lot in a manner that preserves existing site lines.

Garages



Garages, like other auxiliary structures, should be positioned on the lot in a manner that preserves the existing sight lines in the neighborhood. Where at all possible, garages should have their entrances from the alley and should be located behind the house. Attached garages are discouraged, but if necessary,

should be located such that visibility between houses is preserved.

Vegetation

Significant vegetation and its root systems should be preserved. Significant vegetation is characterized by its horticultural or landscape value or as trees with a diameter of six inches or larger at approximately four feet in height. Site plans should include an inventory of vegetation and a plan for its preservation and/or replacement.



Rainwater runoff

In an effort to reduce flooding and preserve or improve the water quality of Lake Harriet, Minnehaha Creek, and the Mississippi River, rainwater runoff from the home and all auxiliary structures should be directed back onto the lot and away from the streets and alleys.