

# Dover, New Hampshire

Heritage Zoning District

Silver Street Area

Neighborhood Meeting

April 23, 2014



# Form Based Code

- Dover has been using this for a while
- Downtown
- Gateways

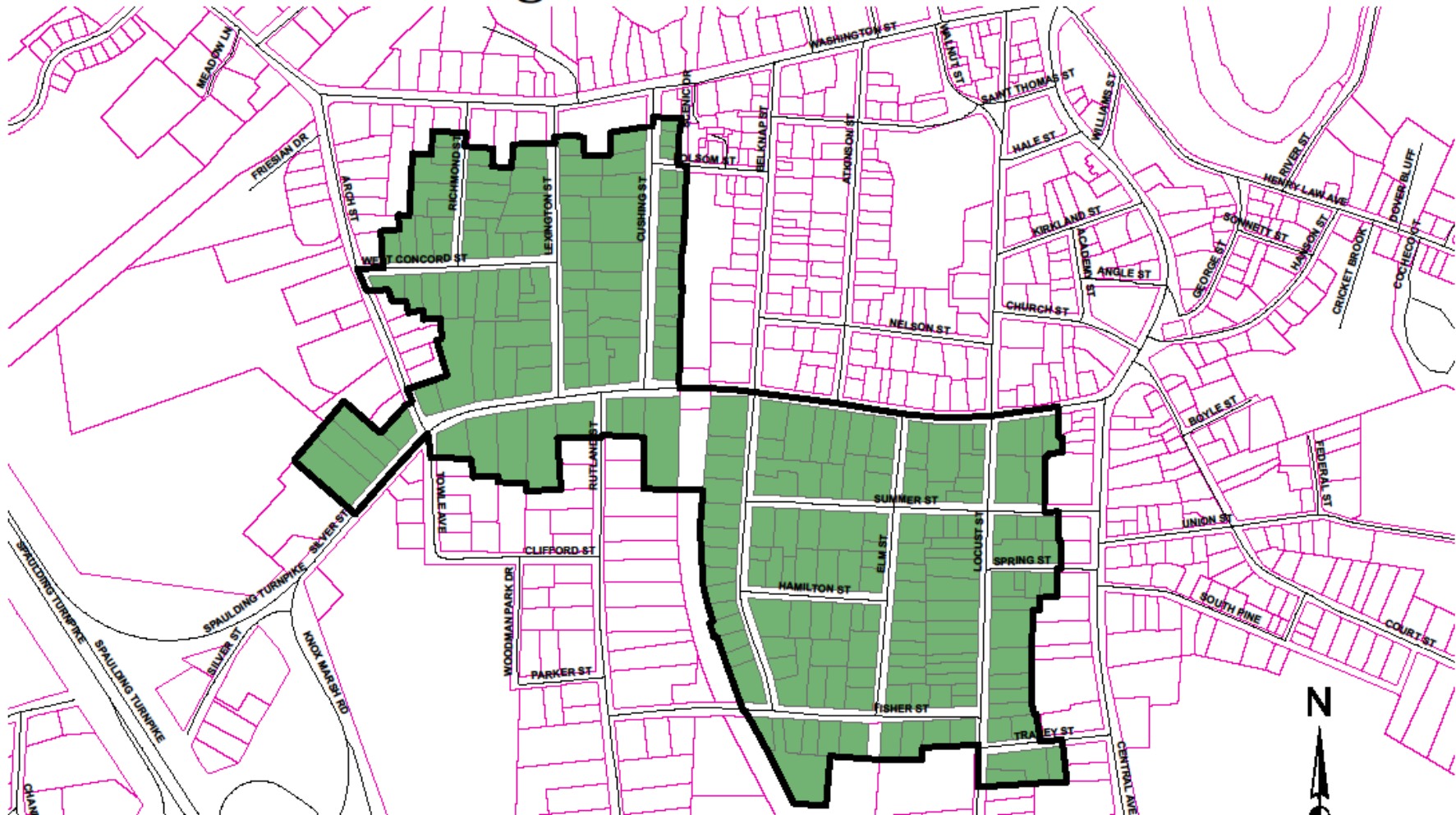


# Form Based Zoning

- The concept is simple.
- The details are sometimes not.
- In general, the theory is that the form of a structure is almost as critical as its use.
- Over time, the use may change, but the building will remain.
- So, in addition to an appropriate use, it is important to get the building in the right place and in the right form.

# Area Under Consideration

## Heritage Residential District



# Purpose Statement

- These historic, primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of Victorian architecture. Their original residents were likely senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.

# Purpose (Continued ...)

- The bulk of the structures date from the Civil War era to the early 1900s. Although there has been some in-fill development, the primary structures are characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork. Collectively they create very walkable, pedestrian friendly neighborhoods.



# Purpose (...concluded)

- It is the intent of this zoning district to retain, supplement, and replicate (where practicable) these distinct architectural buildings as a tribute to the history of the City of Dover.



# Walking Tour of Area





# Walking tour of Area

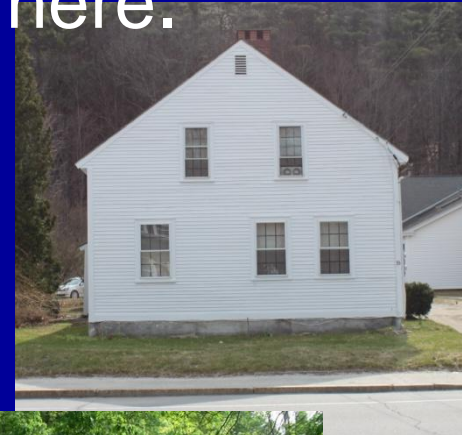


# Basic Form Examples

YES!

Nice Houses, but Probably Not

here.

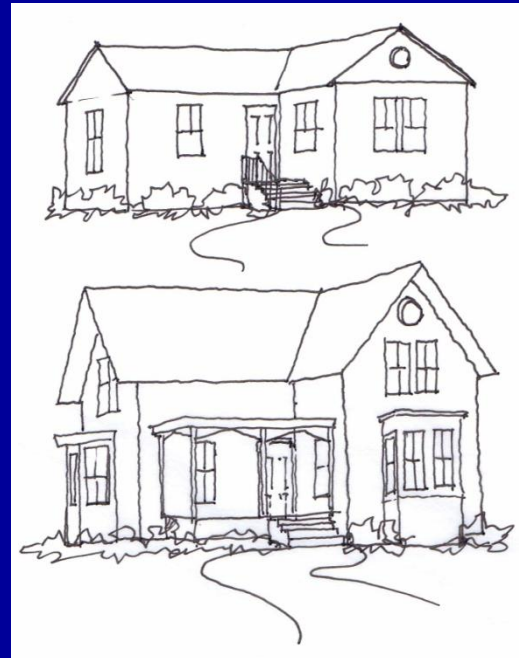




# General Characteristics

Guidelines to assist in  
Victorian 'Form' design:

- Size, height
- Placement on Site
- Massing & Scale
- Primary Entrances
- Roof Styles
- Windows & Doors
- Building Materials



# Similar Area: Franklin St. in Concord





# More Franklin Street





# Not so Recent Changes





# Very Recent Changes



# Details from District

- Have done measuring from District
- Understand patterns
  - 3 ½ stories
  - Set backs/Frontage
  - Auxiliary building placement
- Considering Design standards
  - Residential only use allowed
  - Roof pitch, porches, bay windows, materials
  - 1 or 2 family, no more than 4



# Discussion??

- How can the new supplement and support the existing??

