

2026-06-12 – North Park Narrative

Site Planning:

The site is a long, narrow parcel of land with varying topography. The geography provides challenges to creating a Community atmosphere with functional, accessible lots with realistic infrastructure planning/costs. With the majority of the Courtyard homes fronting Staten Road, the design of the homes is turned inward toward the interior of the development, with privacy provided by the Courtyard configuration. From the interior of the development the remaining homes are designed to be front lot facing with a more traditional back living area for privacy. Home groupings are connected by various green access spaces, walking paths, garden/landscaped areas and common facilities.

Architectural Guide:

The intent of the Architectural Guide is to maintain architectural integrity, aesthetic integrity and protect individual property values and value of the development. The Architectural styles are conservative with the ability to provide modernization, and contribute to a collective aesthetic.

Architectural Styles:

American Classical: Conservative, well proportioned massing and fenestrations with detailing directed in focal point areas. Federal type massing with trimmed detailing. The intent of this style is to provide the foundation of the development aesthetic.

English Country: Massing and forms that are generally associated with English Architecture. Simple forms with trimmed detailing in focal point areas. The intent of this style is to provide alternate massing on the street elevations. High end but less formal.

Deco Modern: Forms and massing associated with Art Deco Architecture. Perceived as modern but has a historical architectural base. A style that infiltrates small and large towns in varying capacities, and provides opportunities for owners to depart from the traditional and still contribute the development aesthetic.

Common Design Elements:

Common design elements, including millwork, lighting, landscaping etc. are intended blend the various architectural styles with the overall development aesthetic.