

# New Neighborhood Empire Guidelines

QUERCUS ALBA LLC  
SAM MARTS ARCHITECTS & PLANNERS, LTD.

EMPIRE, MICHIGAN



*Know your neighbors.*





# Historic Building Patterns In Empire

A Victorian era milltown along the beautiful Lake Michigan shoreline.



The patterns described in this book are home and workspace designs used by Empire's original settlers. We still find these patterns attractive and functional for current and future buildings. The designs detailed here are recommendations, not requirements. We expect that many of these patterns will be used in thoughtful combination to create the homes and workspaces of the New Neighborhood Empire.



The **New Neighborhood** invites you to share a simpler lifestyle within the walkable village of Empire.

Sip lemonade with friends on front porches. Stroll on sidewalks to the neighborhood park, where children play under the caring eye of the community, grow your own organic vegetables in the NN Community Garden.

Glide on bicycles to sandy Lake Michigan beaches, charming village stores and family-owned restaurants.

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# Design Guidelines



## Recommended Materials

The historic building materials used to build northern Michigan towns – bevel siding, cedar shingles, local stone and brick – are available today. The partners of the New Neighborhood strongly recommend the use of these historic materials. Owners of corner lots and lots facing the park are especially encouraged to use high-quality, durable materials. Vinyl siding should have wood trim around corners and windows and will sometimes be allowed by the design review committee on inside lots away from the park. Vertical board and batten is a simpler building finish and can be used on smaller buildings and extensions.

## Recommended Residential Guidelines

### Scale

Buildings should be taller than they are wide on the street front. Narrow lots encourage tall buildings. Buildings can be constructed with first floors and porches a few steps above grade to increase the building height.

### Windows

Large windows should be vertical. Double hung windows are encouraged.

### Porches

Porches can be built within the first ten feet of the front lot setback and are encouraged. Porches built within the 20-foot front setback cannot be converted to interior living space.

### Roofs

Rooflines should be steep for the main building – 8/12 to 12/12 pitches. Porches and one-story extensions may have lower pitches.

### Carriage house

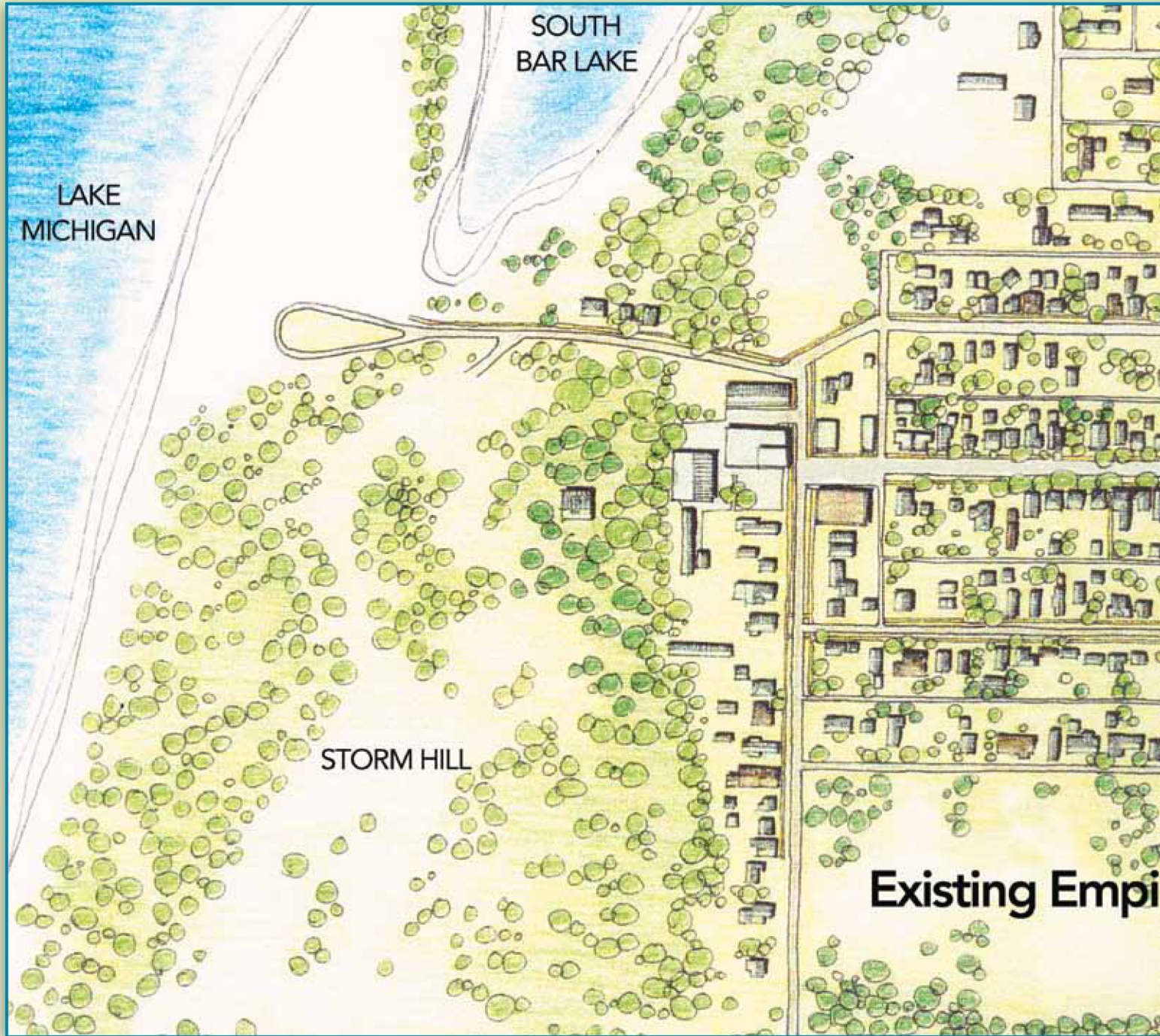
Building an historical and attractive carriage house that fronts the alley is encouraged. A carriage house is simply a garage with a second story. The second floor can be used as an office, hobby space or guest suite.

For a nominal cost, a lot owner can purchase the right to build this type of extra dwelling for use as an apartment or rental unit on his or her New Neighborhood property.





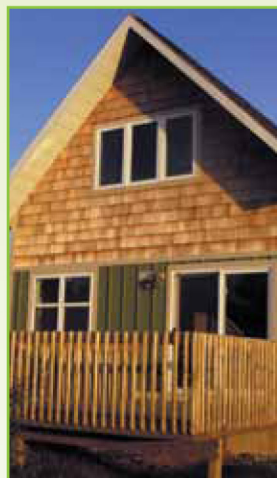
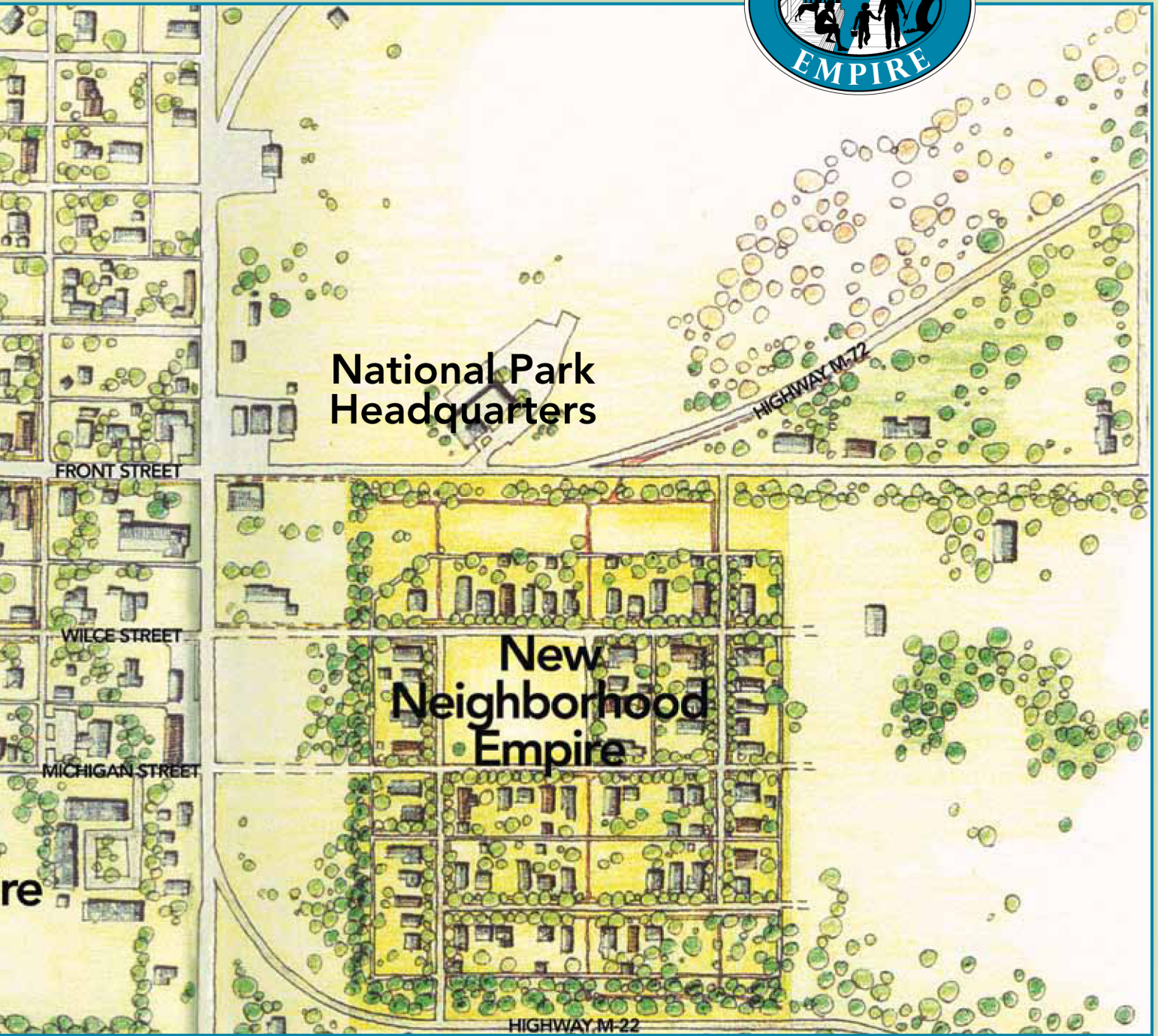
# Site Plan



The plan of the New Neighborhood follows the pattern of the original plat of Empire by continuing Wilce and Michigan streets east, and creating new North/South streets, paths and lots at the same scale. Original sizes are 50-foot road Right of Ways, 20-foot alley Right of Ways, and predominantly 50-foot wide lots. There are 84 building lots of various depths. The plan gives flexibility for future generations to build and re-build as they see fit.

The lots in the New Neighborhood are organized into 5 phases. Village water, gas and electric service run in a utility easement along each lot. A common drainfield serves the lots of each phase. These well coordinated "ready-to-go" services represent a huge savings in land use and future construction costs for each lot.







# Site Design

All lots in the New Neighborhood are longer than they are wide and have alleys. Alleys are meant for accessing garages and parking areas.

## Covenants

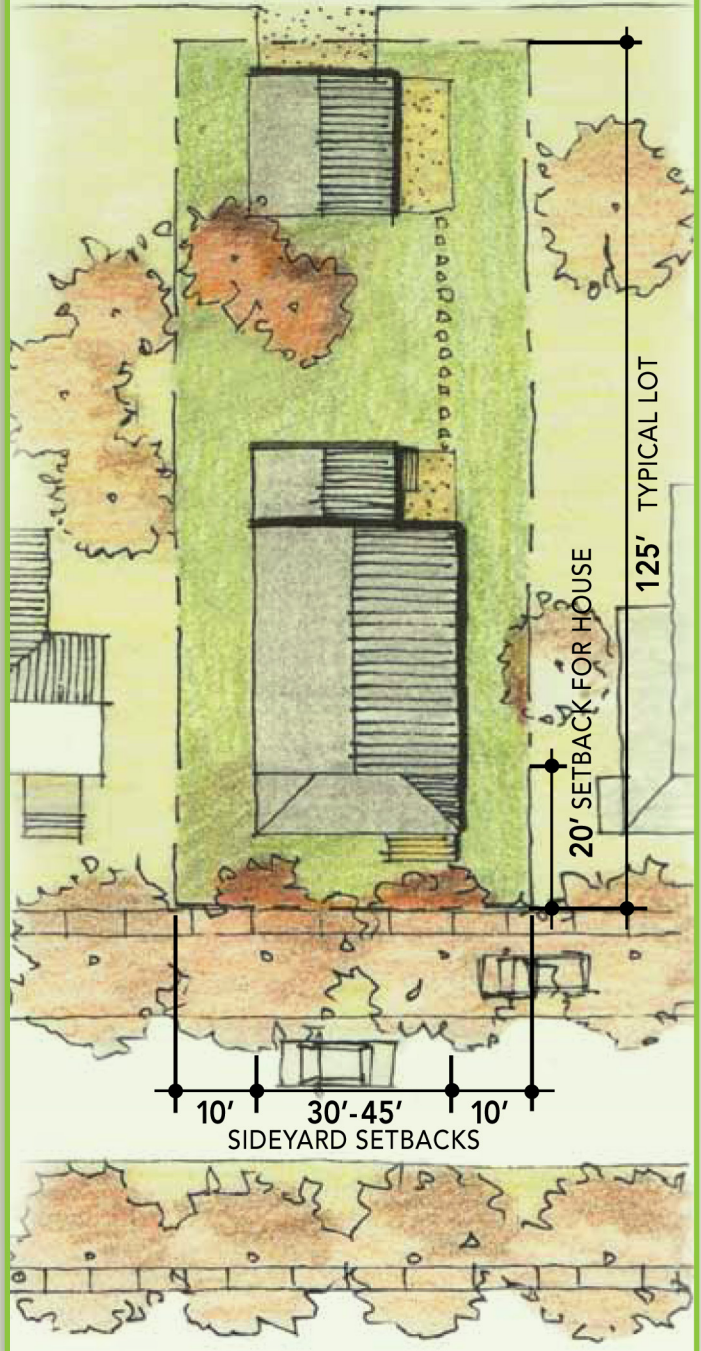
*(Definition – A binding agreement made by two or more persons or parties)*

If you wish to live in the New Neighborhood, there are a few things we would like all to agree upon and live up to:

1. All motor vehicles will use the alley to enter and exit private property whenever possible.
2. All lot purchasers will have a design proposal reviewed and approved by the Design Review Committee prior to applying for a land use permit. If a home is being built for speculation sale, the builder must have approval from the Design Review Committee prior to closing on the lot.
3. Lot purchasers will begin construction no later than 24 months after the purchase of the lot, or 24 months after the date when the infrastructure in their phase is ready for house construction.
4. All residential lot owners will be members of a property owners' association and, therefore, owners of a portion of the parks and greenways. The property owners' association will also own and pay its portion of the taxes on commonly-held land, (parks and greenways), and any maintenance fees.

## Design Review Process

A simple set of design sketches (street elevation(s), a site plan, a list of exterior materials and number of bedrooms) will be reviewed by the Design Review Committee.



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# The New Neighborhood Empire Map





# Design Guidelines Questions

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[www.architectsmart.com](http://www.architectsmart.com)

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