



EAST CLARK PLACE
Oxford, Georgia

Conceptual Design / May 10, 2018



Aerial view looking east of Emory Street



Enlarged View of the Park



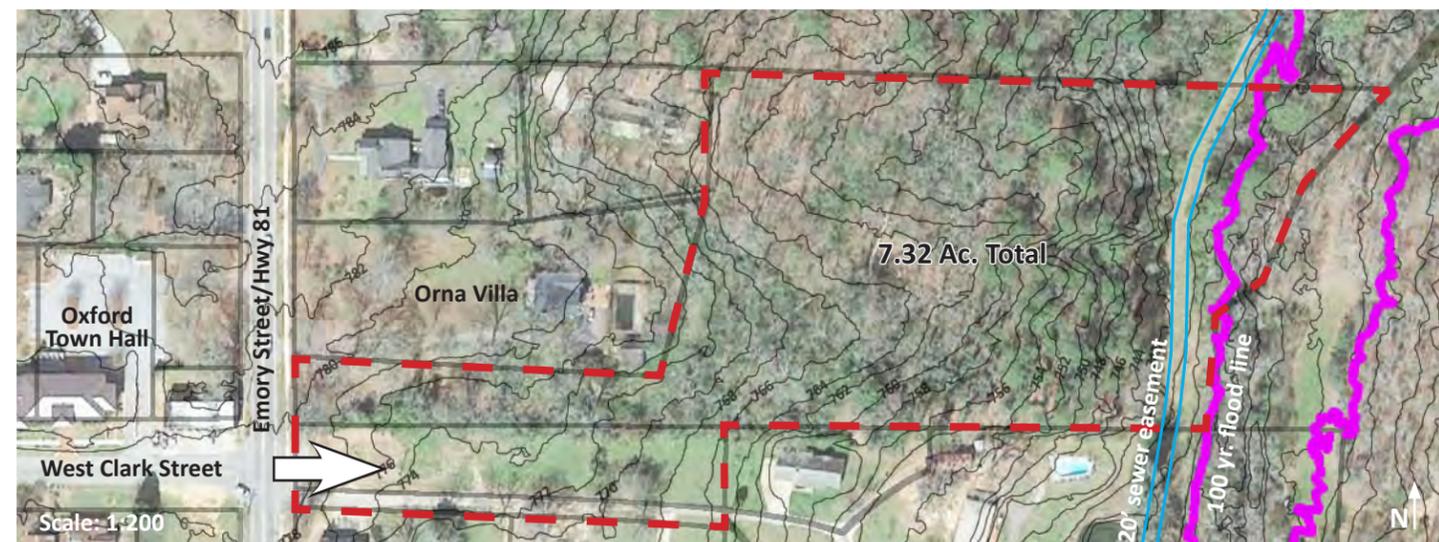
View of the park looking east



East Clark Place is located in historic Oxford, just east of Town Hall. It is a 7.32 acre parcel that has access off Emory Street via a newly paved East Clark Street. It backs to a natural edge, Dried Indian Creek, site of a planned a walking trail.

Design Parameters:

- East Clark Street has been engineered and installed by the City and includes curb & gutter, sewer & storm lines, water main, and sidewalk & street trees. It aligns to West Clark Street.
- The East Clark Place parcel abuts historic Orna Villa (privately owned) on two sides, therefore there have been strong recommendations to provide some landscape buffer along these boundaries to visually protect the historic house.
- Development of the East Clark property should anticipate future street connections that would run north-south providing future connectivity east of Emory Street. (See Oxford zoning code Sec. 40-496 for this stipulation).
- New housing is to meet minimum lot size of R7.5 zoning.
- A portion of the eastern edge of the parcel lies within the 100 year flood plain and cannot be built upon.





East Clark Place offers eighteen new residential lots in an infill condition. It is arranged to be a cohesive place in and of itself, but steps have been taken in order to extend the north-south streets into neighboring parcels as infill development occurs. The goal is to establish a connected network of streets east of Emory Street. A neighborhood park anchors the center providing a gathering spot and sense of identity for this pocket neighborhood. The lot closest to Emory Street shall, in the near-term, remain unbuilt to preserve views of Orna Villa. Residents enjoy direct access to the proposed walking trail along Dried Indian Creek.

Note: The rights-of-way and overall blocks illustrated here are arranged and sized in such a way to maximize connectivity, increase development potential, and provide adequate flexibility for future uses in the East Clark area. The individual lot lines shown, however, are estimated and may need to be changed to accommodate specific unit configurations based on current market demands (e.g., two lots may be combined for a six-unit condominium).

Concept Site Plan

Scale: 1"=100'

18 Residential Lots (R7.5)

- 5 Lots at +/-80'x100'
- 8 Lots at +/-70'x120'
- 5 Lots at +/-76'x200'

Park & Landscape Buffer

- 0.37 acre park
- 0.16 acre landscape buffer
- 0.87 acre creek buffer (incl. 100-yr floodplain)



DEVELOPED UNDER EXISTING REGULATIONS

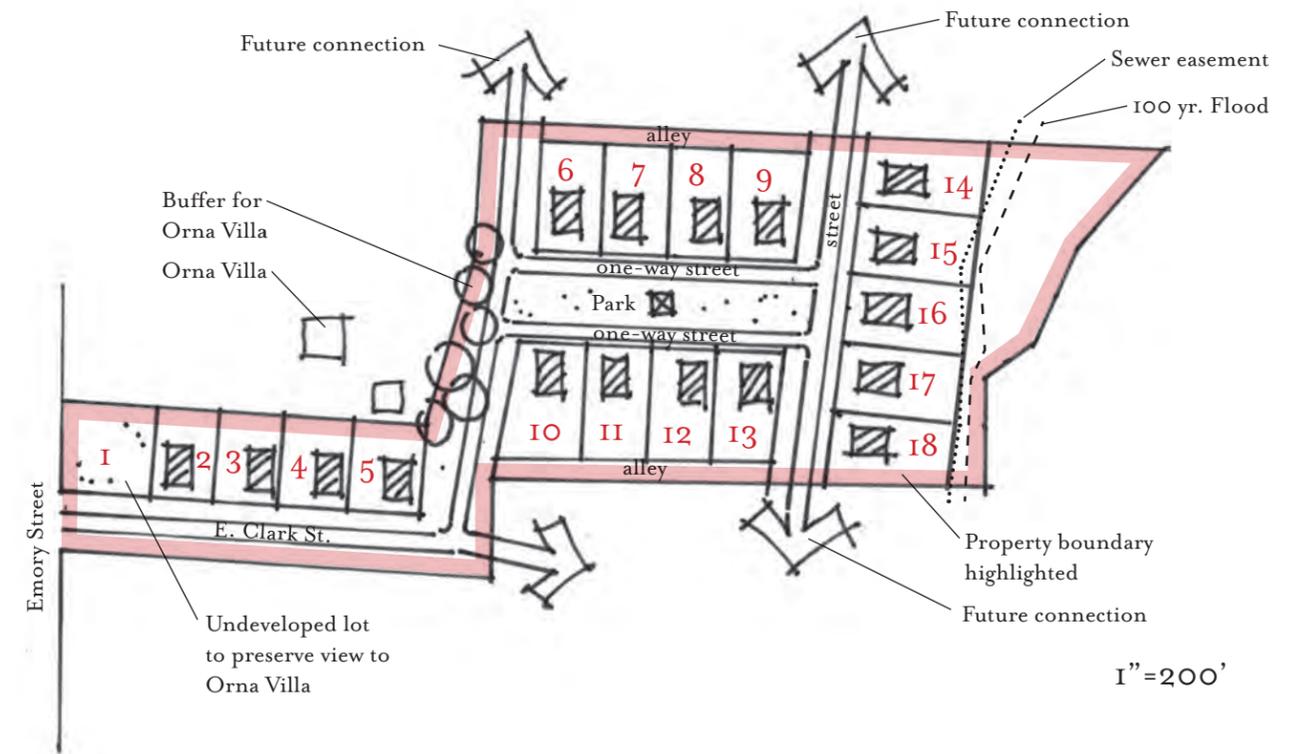
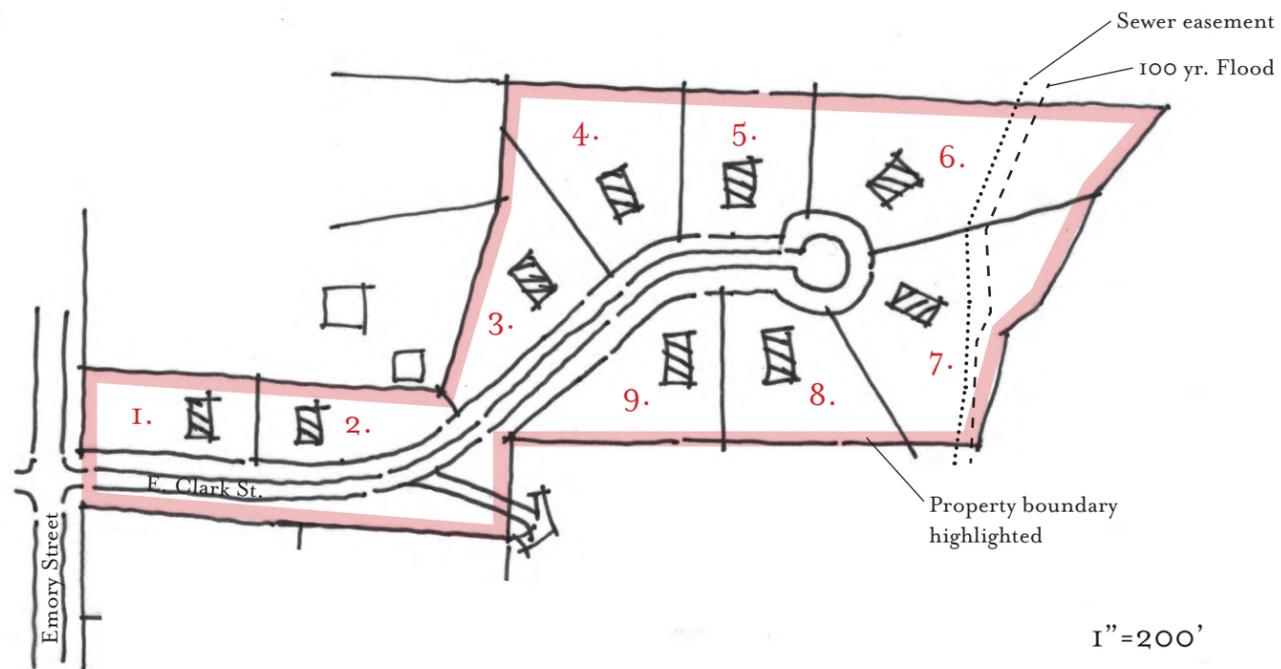
R20
9 Lots

No increase in connectivity.
No potential for future lots.
Large lots limit housing density.
Fewer lots provide less tax base and less support for commercial activity.
All green space resides on private property.

PROPOSED DEVELOPMENT

R7.5
18 Lots

Increased connectivity.
New street connections provide potential for more future lots.
Small lots provide for higher density.
More lots support both the city's tax base and potential commercial activity.
Green space is a public amenity.



Design Elements

For East Clark Place to feel like a natural extension of historic Oxford, it is important that its architecture follow similar design details and patterns. Below, eight important design elements are listed with brief descriptions, with each number corresponding with the following precedent photographs.

1. Massing

Houses should be arranged using simple, rectangular volumes. More complex arrangements can be achieved through generational additions.

2. Roof Details

Roofs should respond to massing with gables typically oriented with the short side. Eaves may be open with exposed rafter tails or closed boxed soffits.

3. Windows & Doors

Windows are to be vertically proportioned with operable shutters as desired. Window panes should also exhibit vertical proportions to frame views.

4. Walls & Exterior Trim

Typical siding includes lap siding and brick. Trim is typically flat or with simple profiles.

5. Foundation

A variety of foundations are appropriate including brick piers with wood lattice or horizontal boards between, or full brick foundation walls with inset vents.

6. Porches & Balconies

Porches are deep to promote outdoor living. Column and railing details are kept simple, though more refined articulation may be used.

7. Exterior Features

Iconic chimneys, pop-up dormers, deep eaves, wood brackets, and other elements are utilized to help give houses individual character.

8. Garages & Outbuildings

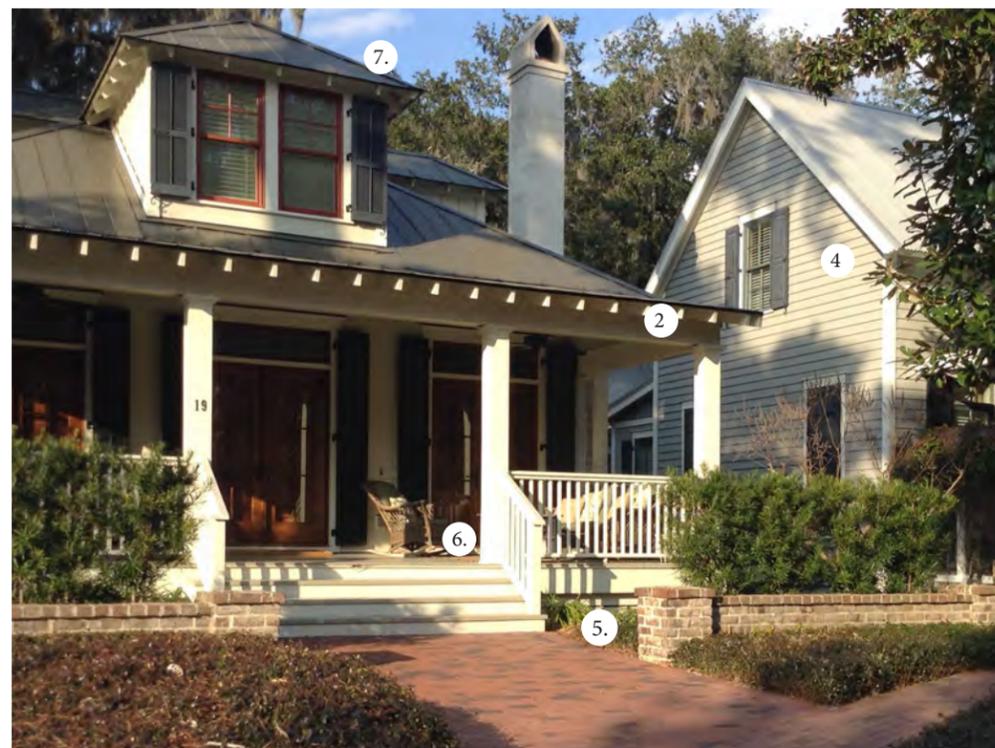
These structures are subordinate to the main house and are designed and sited as such. Outbuildings can serve as punctuation points for the lot.



1-1/2 story single family



1-1/2 story single family



1-1/2 story single family



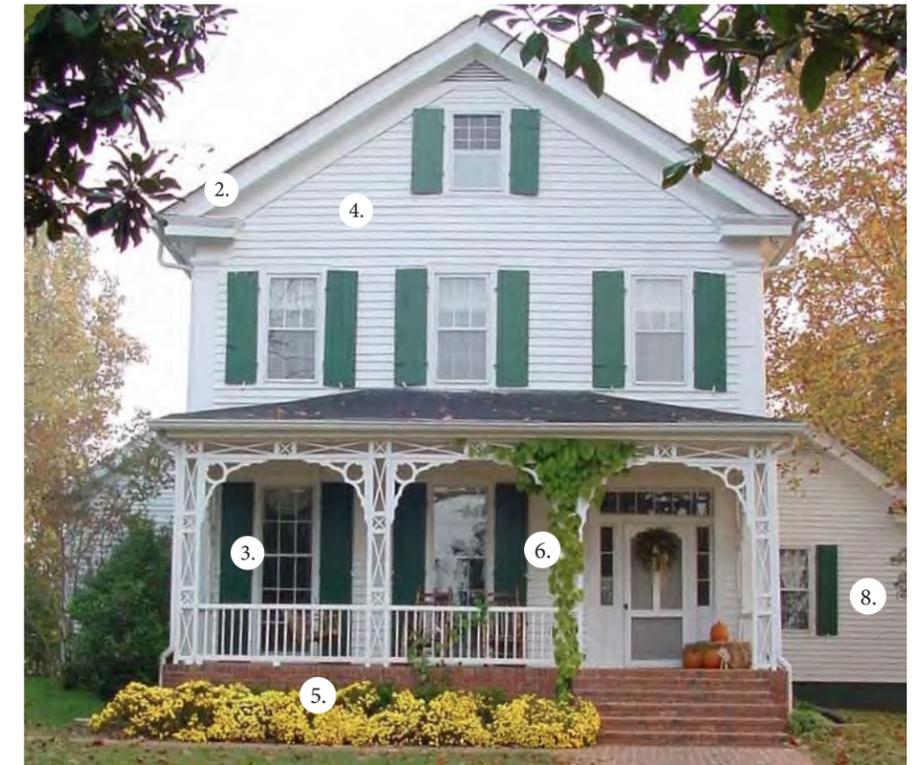
1-1/2 story single family

Design Elements

- ① Massing
- ② Roof Details
- ③ Windows & Doors
- ④ Walls & Exterior Trim
- ⑤ Foundation
- ⑥ Porches & Balconies
- ⑦ Exterior Features
- ⑧ Garages & Outbuildings



2-story single family



2-story single family



1-story single family



2-story single family



2-story single family

Design Elements

- ① Massing
- ② Roof Details
- ③ Windows & Doors
- ④ Walls & Exterior Trim
- ⑤ Foundation
- ⑥ Porches & Balconies
- ⑦ Exterior Features
- ⑧ Garages & Outbuildings



1-1/2 story townhouse



2-story townhouse



2-story duplex



2-story multi-family (quadplex)

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