

RESIDENTIAL

Residential structures are the primary building type on Fire Island. The analysis of the building types include massing, materials and colors. It also includes the roof form material in color as well as the design of the façade and the skirting. The images in this sub-set share multiple common characteristics and also includes a few anomalies.

The resultant image values are the calculated values as a result to the participants response to “ How appropriate is the image you are seeing, now and in the future, for residences on Fire Island. The images in this sub-set are some of the highest rated images in the survey with two (+8) each representing very different typologies and styles which reflect the tolerances of individuality.



Although these two highest rated residential structures are very different in architectural character, they complement each other very well in their form, use of materials, colors and landscaping.

Residential

Contemporary, dune front, natural siding

+8 (3)



This is one of two of the top rated images in the residential category. Each of the two represents different architectural styles, but have many complementary features.

This top-rated image is a modern house with a flat roof, set inside a yard of beach grass. It is composed of several volumes attached and angular in form complemented by the wood deck with the light almost completely transparent railing. The angles of the location of the windows frame and emphasize specific views. The façades have a high percentage of glass. The material is wood that seems to be aging to a natural brown/grey. The trim and roof emphasis is white.

Residential

Traditional beach house, bayside, natural siding

+8 (3)



This, the second of two top-rated images, is also new construction. This one has an expansive front porch and low gable roof, and is designed in a more traditional, classic shingle style. The two top images shared some common elements – brown wood stain with complementary white trim; two stories; exterior living areas; framed windows and naturalized landscapes.



+7 (3)

This small beach cottage has weathered shingles, white trim, double hung windows with divided lights, low pitched pale green gable roof, simple skirting and a combination of beach grass and wind sculpted trees in the front and side yard.



+6 (4)

This image is another example of contemporary architecture.

Residential

Contemporary, dune front, natural siding



+7 (3)

This house is contemporary in its architecture with long horizontal inset windows and regular box volumes. The natural landscape and scale of the structure as it relates to the adjacent trees highlights the positive attributes found in other positively rated images. The façade is a natural wood that has been left to age and gray which integrates it into the surrounding landscape.

Residential

Traditional beach house, dune side, natural siding



+6 (3)

This two-story, gambrel-roofed house is not as highly ranked as the previous images but it shares many of their characteristics including the natural landscaping, scale, materials, and colors.

Residential

Raised beach house, beach front, painted siding

+5 (4)



This image appears to break with the trend set by previous images in this section.

Residential

Contemporary cottage, dune side, natural siding

+5 (5)



The structure is separated into two distinct volumes straddling a passage to a central entry. The buildings have gabled roofs and are clad with natural wood siding and the windows are large. The boardwalk terminates between the two structures is flanked by natural vegetation and provides a place for bicycle parking.

Residential

Low cottage, dune side, natural siding

+5 (4)



This cottage style house has a steeply gabled roof, and the characteristic white trimmed windows and natural wood cladding. It is setback from the public right of way and is surrounded by natural vegetation.

Residential

Contemporary home, dune side

+5 (5)



A contemporary home with large expanses of glass complemented with white trim and aging wood.

Residential

Island condominiums, contemporary style, dune side

+3 (5)



This contemporary multi-family housing unit has large windows and natural wood cladding. It is adjacent to the public right of way and is surrounded by low natural vegetation.

Residential

"Triple-decker", natural siding

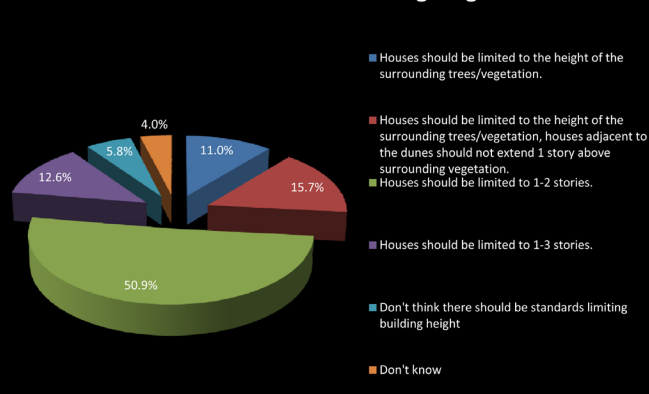
+1 (6)



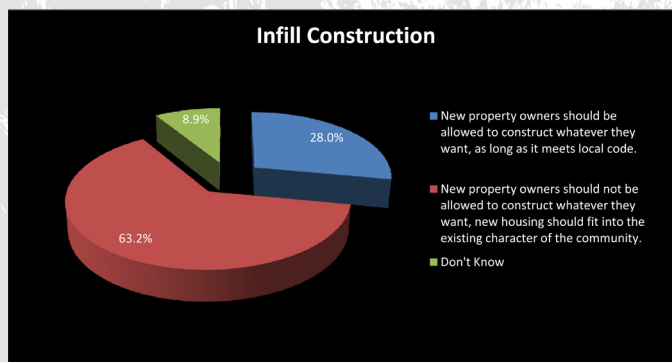
This elevated three level building has wrap around porches on all levels with wood diagonal siding with small windows and attached adjacent secondary structures. This image is positive but due to the high standard deviation it is controversial.

43	Do you think there should be standards governing building heights on the Island?	98.4%	429
1	Houses should be limited to the height of the surrounding trees/vegetation.	10.8%	47
2	Houses should be limited to the height of the surrounding trees/vegetation, except adjacent to the dunes, where houses should not extend above one story over the surrounding vegetation.	15.4%	67
3	Houses should be limited to 1-2 stories.	50.0%	218
4	Houses should be limited to 1-3 stories.	12.4%	54
5	Don't think there should be standards limiting building height	5.7%	25
6	Don't know	3.9%	17

Standards for Building Heights



42	How do you feel about "infill" construction of new housing?	97.0%	423
1	New property owners should be allowed to construct whatever they want, as long as it meets local code.	27.5%	120
2	New property owners should not be allowed to construct whatever they want, new housing should fit into the existing character of the community.	62.2%	271
3	Don't Know	8.7%	38



41	How would you rate the maintenance and upkeep of most housing in your community?	# of responses	436
1	Most if not all housing is well maintained in my community	25.2%	110
2	Generally well maintained	37.2%	162
3	Generally well maintained but with isolated housing in substandard or poor condition	26.1%	114
4	Mostly well maintained, but with numerous housing in substandard or poor condition	7.1%	31
5	Some well maintained, but most housing is substandard or in poor condition	1.4%	6
		97.0%	423

