

Appendix B

Standards for Residential New Construction

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DEFINITIONS

Addition — A non-original element placed onto an existing building, site or structure.

Alteration — Any act or process which changes the exterior architectural appearance of a building.

Appropriate — Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for “appropriateness” during the design review process.

Architectural Style — Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.

Area of Influence - That area which will be visually influenced by the new building

Building Orientation - Refers to the directional placement of the building on the site

Building Setback - Refers to how far back the building is from the street and side lot lines

Certificate of Appropriateness — A document giving approval to work proposed by the owner of a property located within a locally-designated historic district or designated as a local landmark. Specific conditions, set forth by the Historic Preservation Commission and to be followed during the project, may be specified in the document. Possession of a Certificate of Appropriateness does not remove any responsibility on the part of the property owner to acquire a building permit prior to beginning the project.

Character — Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.

Compatible — Not detracting from surrounding elements, buildings, sites or structures; appropriate given what already exists.

Component — An individual part of a building, site or district.

Contemporary — Of the current period; modern.

Contributing — Contributes to the architectural or historic significance of a historic district. (A “contributing building” in a historic district is one that may

be of limited individual significance but nevertheless functions as an important component of the district.)

Context — The setting in which a historic element or building exists.

Demolition — Any act or process that destroys a structure in part or in whole.

Element — An individual defining feature of a building, structure, site or district.

High Style — A completely authentic or academically correct interpretation of an architectural style; a “textbook” example of one particular style and not a composition of several different styles.

Historic District — A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.

Historic Site — A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.

Historic Structure — A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Infill — New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.

Landmark — A building, structure, object or site worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.

Maintenance — Routine care for a building, structure or site that does not involve design alterations.

Massing - The way in which a building’s volumetric components (i.e., main body, roof, bays, overhangs, and porches) are arranged and with the relationship between solid wall surfaces and openings

Neglect — The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but may lead to very serious deterioration of materials and even structural systems.

New Construction — The construction of a new element, building, structure or landscape component; new construction involves the introduction of designs not original to the building, structure or site.

Noncontributing — Does not contribute to the architectural or historic significance of a historic district. (Some noncontributing resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.)

Preservation — The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.

Proportion - The relationship of one dimension to another (example height vs. width)

Reconstruction — The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.

Rehabilitation — The process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance.

Repair — Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.

Restoration — The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.

Scale - Refers to the apparent relationship between two entities, such as the relationship of a building's height to human height, the relationship between different buildings' heights and sizes, or the relationship between the size of an addition and the building to which it is attached

Setting — The immediate physical environment of a building, structure, site or district.

Significant — Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.

Site — A place or plot of land where an event occurred or where some object was or is located.

Stabilization — Maintaining a building as it exists today by making it weather-resistant and structurally safe.

Streetscape — All physical elements that may be viewed along a street.

Structure — Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, radio and television antennae and satellite dishes (including supporting towers), light fixtures, walls, fences and steps.

Vernacular — Based on regional tradition and utilizing regional materials.

Guidelines for New Construction

- Section 1. Purpose and Intent
 - Section 2. Define Area of Influence
 - b. Area of Influence with Historic Resources
 - b. Area of Influence without Historic Resources
 - Section 3. Recognize Prevalent Character of Existing Development
 - a. Building Orientation and Setback
 - b. Directional Emphasis
 - c. Shape
 - d. Proportion
 - e. Rhythm
 - f. Massing
 - g. Scale and Height
 - h. Architectural and Site Elements
 - Section 4. Respect the Prevailing Character When Designing New Development
 - a. New Construction
 - b. New Additions to Historic Buildings
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GUIDELINES FOR NEW CONSTRUCTION

Section 1: Purpose and Intent.

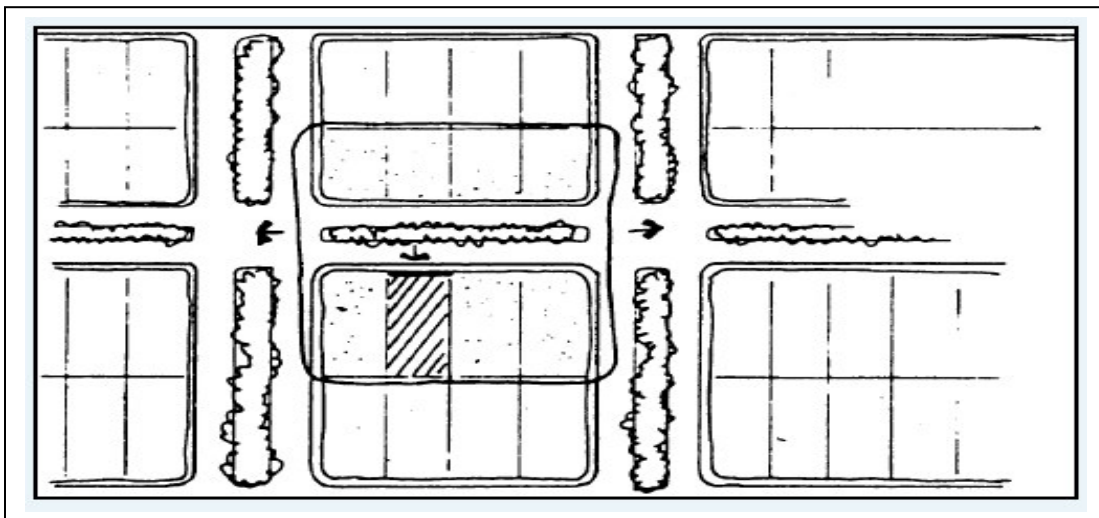
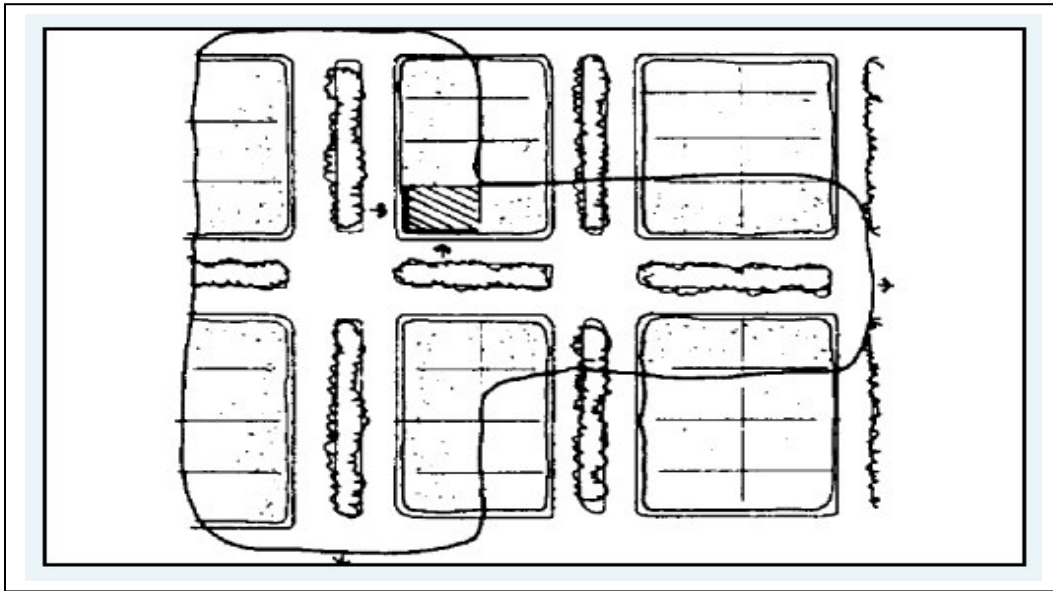
New construction should be designed to be compatible with its surroundings by borrowing design characteristics and materials from adjacent buildings and integrating (not copying) these into a modern expression. The underlying guideline for new construction is to consider one's neighbors and nearby structures and to reinforce the existing character through sensitive, compatible design. The quality and excellence in design should be major determinants in deciding appropriate new construction.

Before designing new development, take time to evaluate what makes the property and its surrounding area distinctive. Then decide how the new development can best be designed to complement the property and area.

The following steps will assist in designing new development compatible with the existing historic district.

Section 2. Define the Area of Influence.

The first step in considering the appropriateness of a design for a new building in a historic district is to determine the **area of influence** which will be affected by the new development. The area of influence will be that area which will be visually influenced by the new building. A consistent streetscape will result when new buildings are designed in consideration with what already exists.



Area of influence: Each site within a historic district will have its own unique area of influence. Shown here are two different examples with suggested minimum areas that might be considered. Neighboring buildings should be examined to determine the consistent patterns of design concepts and architectural elements that are present.

a. Area of Influence with Historic Resources

If the area of influence contains historic resources, the next step is to determine the prevailing character of the existing development within the area of influence. Proceed to **Section 3: Recognize Prevalent Character of Existing Development** on page 10.

b. Area of Influence without Historic Resources

If the area of influence does not contain historic resources, the new construction should be in keeping with the district as a whole and follow these guidelines.

Standards

- a. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution.
- b. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

Section 3. Recognize Prevalent Character of Existing Development.

Every building, whether historic or modern, is a product of design, and the design of buildings is determined by the way in which basic design concepts are utilized. These design concepts include:

Building Orientation and Setback	Directional Emphasis
Shape	Rhythm
Proportion	Massing
Scale/Height	Architectural and Site Elements

When a new structure is built among historic buildings, the level of success with which it relates to existing buildings—and whether it contributes or detracts from the area—will be determined by the ways in which its design recognizes the prevailing design expression in the area of influence.

Standards

- a. Identify and respect the prevailing character of adjacent historic buildings and surrounding development.

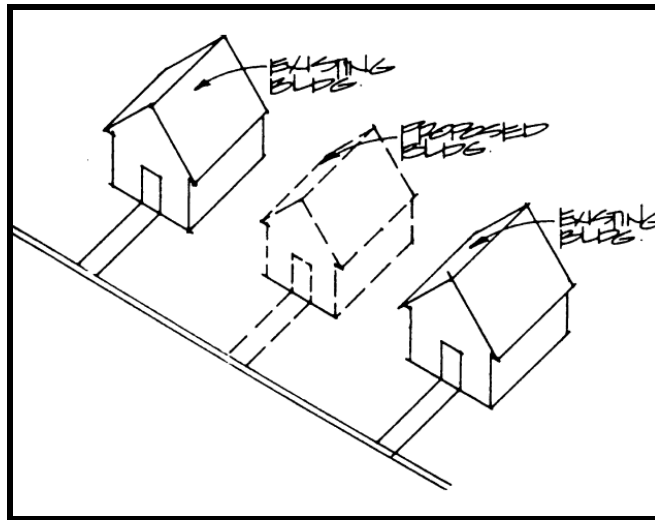
The following are definitions for the basic design concepts listed above and guidelines for evaluating these concepts in proposed new buildings. Line drawings illustrate the design concepts for residential buildings.

a. Building Orientation and Setback

Building orientation refers to the directional placement of the building on the site, while setback refers to how far back the building is from the street and side lot lines. Typically, historic areas have strong predominant orientations and setbacks.

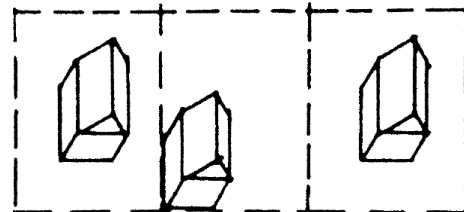
Standards

- a. The orientation of a new building and its site placement should be consistent with dominant patterns within the area of influence.

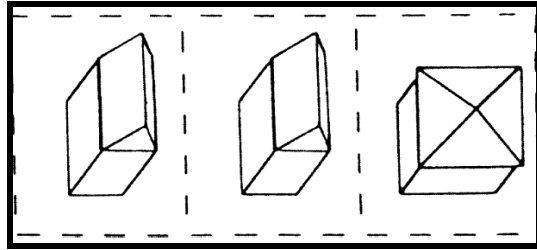


+ Building Orientation/Setback-The proposed residential building in this illustration respects prevailing orientation and setback patterns in this neighborhood.

- Building Setback-The proposed residential building is in violation of the established setback of the street



■ Building Orientation-The building on the right, with its square plan is inconsistent with the established front-to-back orientation pattern of the adjacent houses.

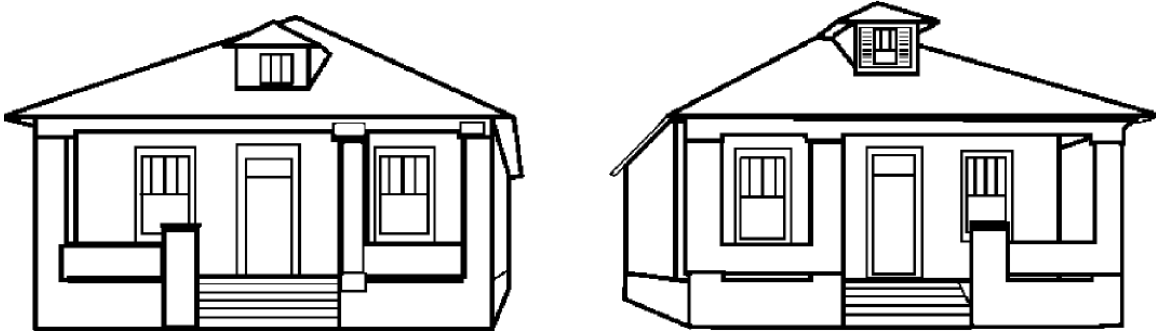


b. Directional Emphasis

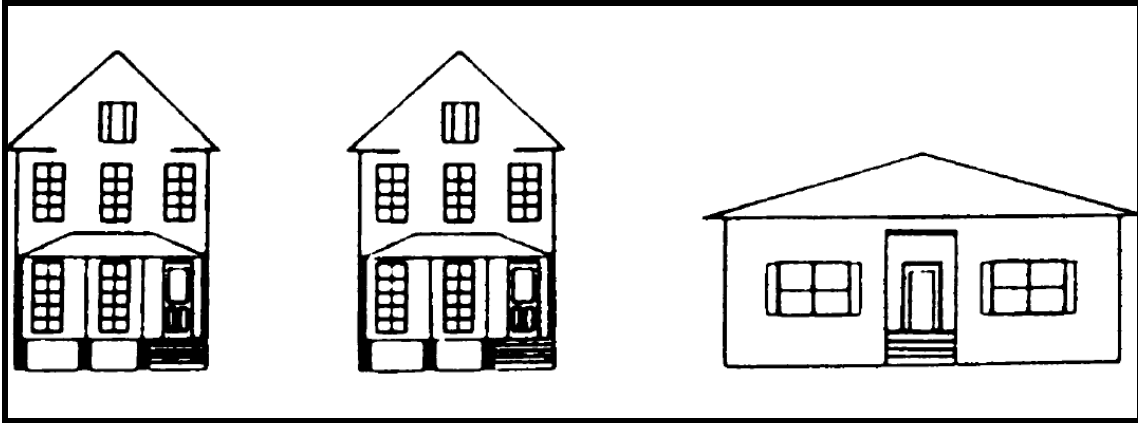
Most buildings are either vertical or horizontal in their directional emphasis. This is determined by a building's overall shape as well as by the size and placement of elements and openings on the building's front facade. Directional emphasis may also be influenced by surface materials and architectural detailing.

Standards

- a. A new building's directional emphasis should be consistent with dominant patterns of directional emphasis within the area of influence.



✚ Directional Emphasis-These two nearly identical houses both exhibit horizontal directional emphasis.



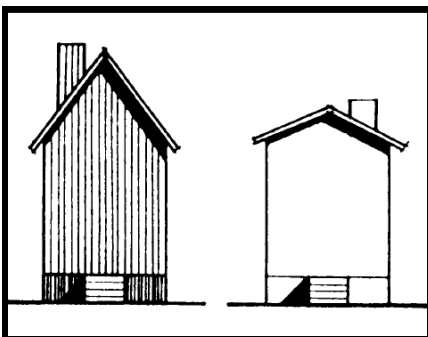
▣ Directional Emphasis—The two historic houses (left) each have a vertical directional emphasis. The new house (right) is clearly horizontal in emphasis and is neither sympathetic nor consistent with the established pattern of directional emphasis along this residential street.

c. Shape

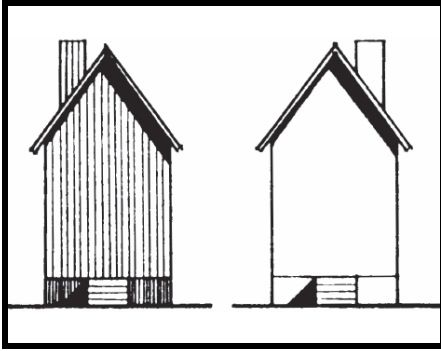
A building’s surfaces and edges define its overall shape. The overall shape, in concert with the shapes of individual elements—roof pitch, window and door openings, and porch form (if a porch exists)—is important in establishing rhythms in a streetscape. Shape can also be an important element of style.

Standards– Roof Pitch

- a. The roof pitch of a new building should be consistent with those of existing buildings within the area of influence.



▣ Shape - Roof Pitch – A historic house (shaded) with a steeply-pitched roof stands next to a new building with an inappropriate shallow-pitched roof.



+ Shape - Roof Pitch - This example shows a more compatible roof pitch on the new building.

Standards – Building Elements

- a. The principal elements and shapes used on the front facade of a new building should be compatible with those of existing buildings in the area of influence.



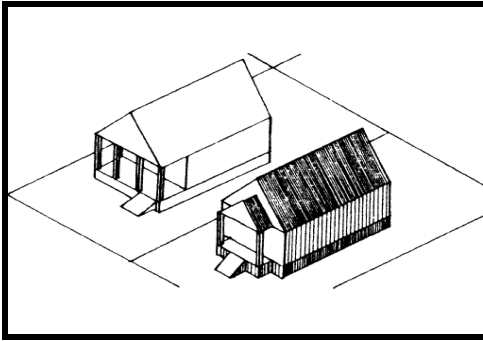
-Shape – Building Elements – A historic house (shaded) with flat-arched window and door openings stands next to a new building with inappropriate round-arched window and door openings.

+ Shape – Building Elements – This example shows more compatible window and door openings on the new building.



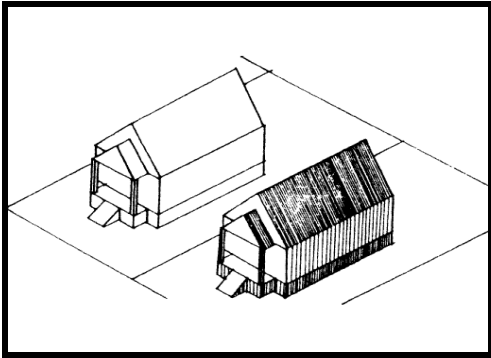
Standards – Porch Form

- a. The shape and size of a new porch should be consistent with those of existing historic buildings within the area of influence, if dominant patterns are apparent.



■ Shape – Porch Form – The historic house (shaded) with an extended front gable porch stands next to a new building with an inappropriate integral porch. (In areas with a variety of porch forms an integral porch may be appropriate).

✚ Shape – Porch Form – This example demonstrates a more compatible porch form on the new building.

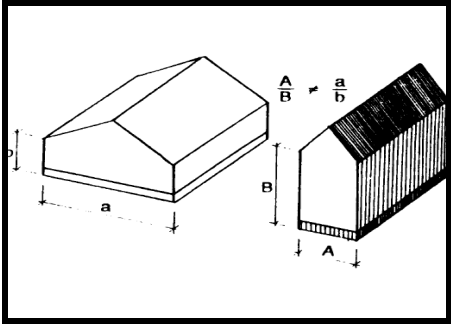


d. Proportion

Proportion is the relationship of one dimension to another; for example, the relationship of the height to the width of a building, or the height and width of windows and doors. Individual elements of a building should be proportional to each other and the building.

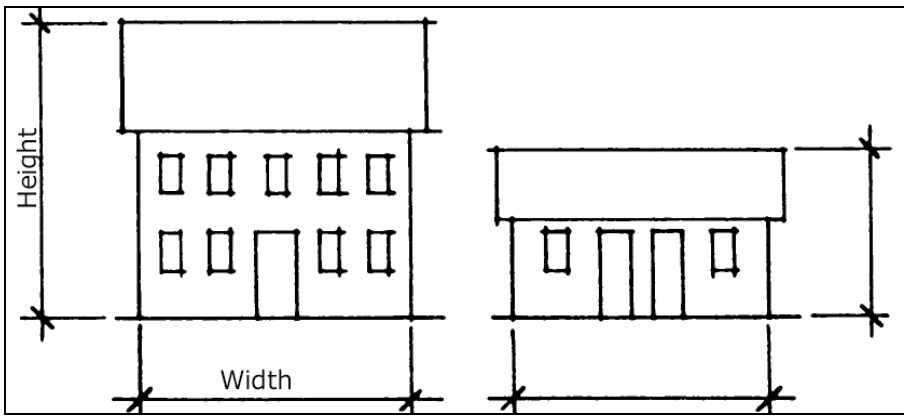
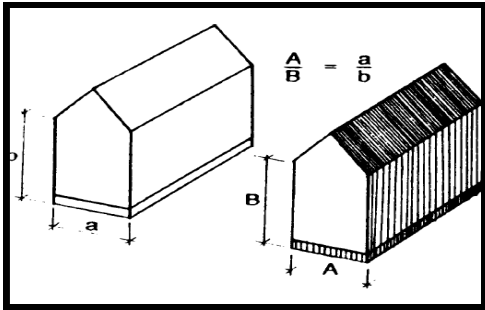
Standards

- a. The proportions of a new building should be consistent with dominant patterns of proportion of existing buildings in the area of influence.



■ Proportion – The historic house (shaded) has a height-to-width ratio resulting in a very vertical expression. The new building beside it has an incompatible horizontal height-to-width ratio.

✚Proportion - This example demonstrates a more compatible height-to-width ratio on the new building (unshaded).

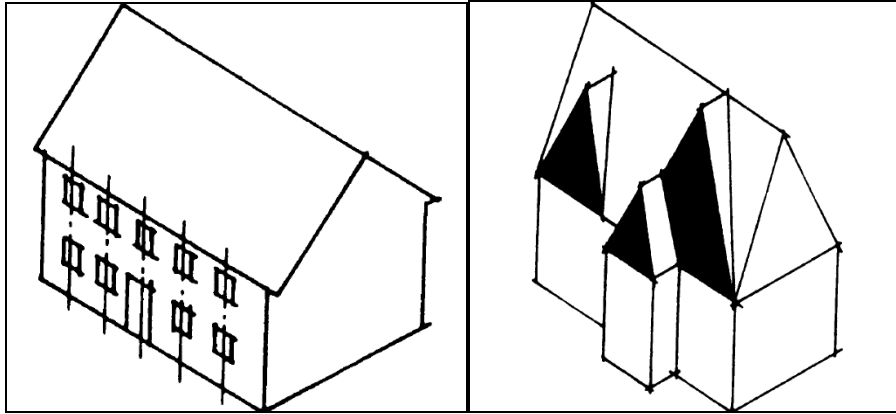


Residential Proportions: The above graphic illustrates the concept of proportion using residential building dimensions.

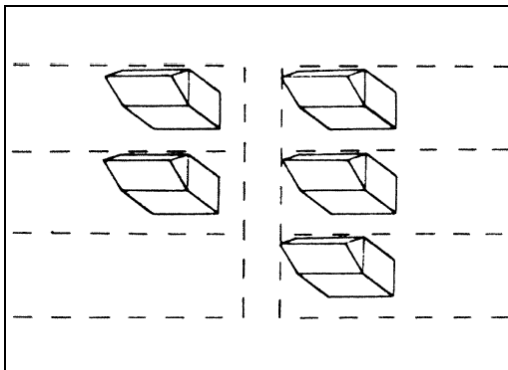
e. Rhythm

Standards

- a. New construction in a historic area should respect and not disrupt existing rhythmic patterns in the area of influence.

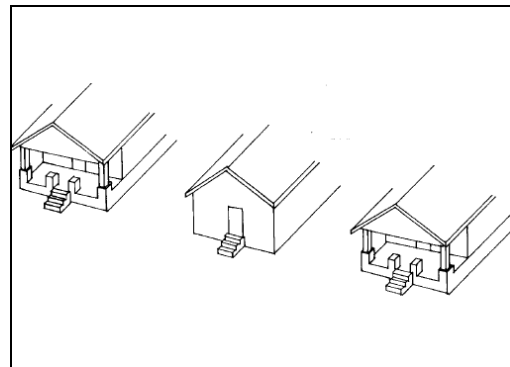


Rhythm – Symmetrical/Asymmetrical: These two houses illustrate different types of rhythms created by individual building elements. On the left is a building with a regular placement of elements creating a symmetrical façade. The building on the right has an irregular placement of elements creating an asymmetrical façade.



Rhythm – Established Setback – These five houses have expressed a well-defined setback and placement rhythm along this street. A new building on the vacant parcel will either continue or disrupt this pattern.

■ Rhythm – Consistent cornice heights are one of the building elements that can create rhythm along a street by establishing a strong building line. Where this strong line exists, it is important for a new building to have a similar cornice height. The proposed building (middle) in this sketch disrupts the existing rhythm.

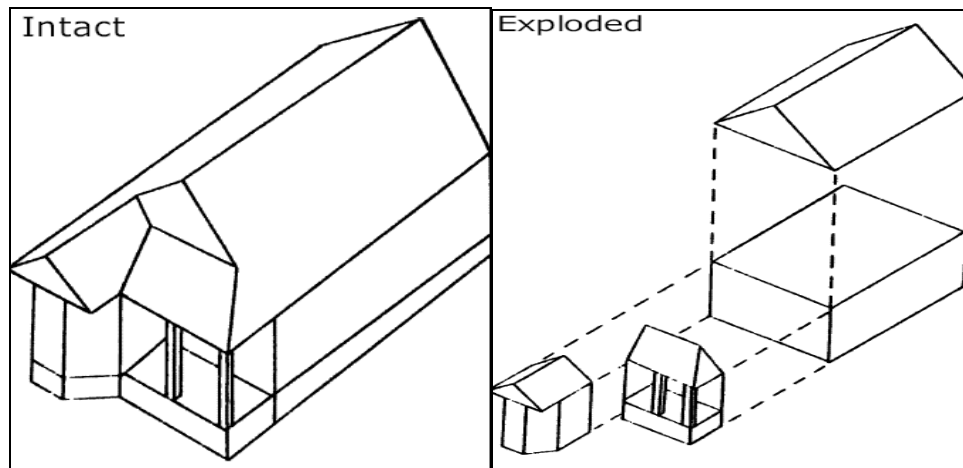


f. Massing

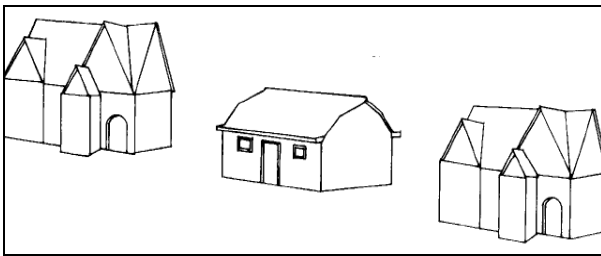
Massing has to do with the way in which a building's volumetric components (i.e., main body, roof, bays, overhangs, and porches) are arranged and with the relationship between solid wall surfaces and openings.

Standards

- a. The massing of a new building should be consistent with dominant massing patterns of existing buildings in the area of influence, if such patterns are apparent.

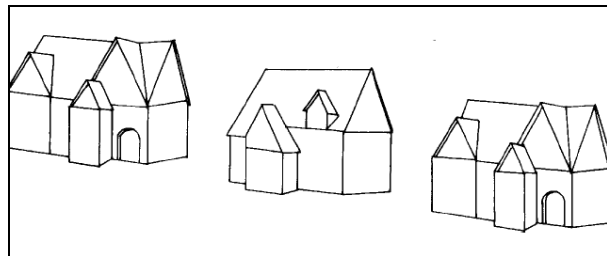


Massing – These drawings show a house “intact” and “exploded” to illustrate its various volumetric components.



- Massing – The new building in the middle uses a massing scheme that is not compatible with the patterns established by the historic buildings to either side.

+ Massing – The new building in the middle displays a massing scheme that is compatible with the patterns established by the historic buildings to either side.

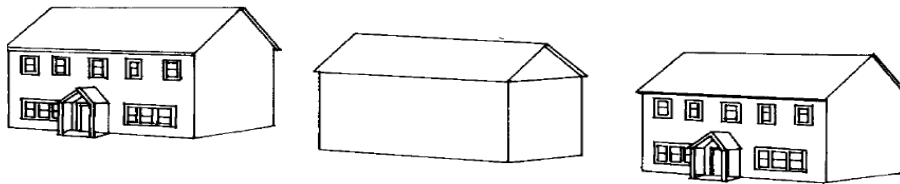


g. Scale and Height

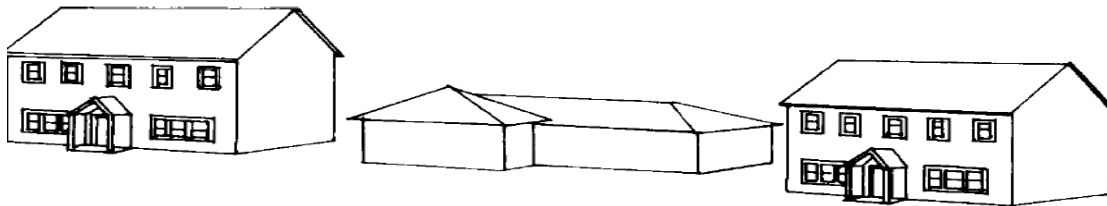
Scale refers to the apparent relationship between two entities, such as the relationship of a building's height to human height or the relationship between different buildings' heights and sizes. In a historic district, one of the most important issues is the relationship of the scale of new construction to historic.

Standards

- a. A proposed new building should conform to the floor-to-floor heights of existing structures if there is a dominant pattern within the area of influence.
- b. New construction in historic areas should be consistent with dominant patterns of scale within the area of influence.



- ✦ Scale/Height – The scale of the proposed residential building is compatible with that of the historic buildings to either side.



- ✦ Scale/Height – the scale of this proposed residential building is incompatible with that of the historic buildings to either side.

h. Architectural and Site Elements

Predominant architectural and site elements in the area of influence should also be taken into account when designing new construction. The following elements should be considered.

Roofs –

Within a historic residential area, a variety of roof shapes, pitches, and types can be found. Roof details such as chimney design, gable ornamentation, ridge decoration, and roofing materials may also be predominant characteristics.

Walls –

Residential buildings may have wall surfaces that are relatively smooth and uninterrupted, or they may be broken by projecting windows, porches, and other architectural elements.

Windows and Entrances –

Patterns of window and entrance placement, size or ornamentation may be a strong visual component of a residential area. Shutters and window trim may also affect this patterning.

Details –

Fascia, soffit, eave, and cornice trim, porch railings and brackets, and other decorative details can provide a pattern and scale to historic residential buildings.

Materials –

Residential buildings may incorporate wood, masonry, stucco, and other materials. These materials may have different textures and shapes, such as fishscale wooden shingles, coarsely surfaced brick, or pressed metal roof shingles, which give variety to the appearance of the building.

The use of vinyl siding in the overlay district is strongly discouraged.

Landscape Elements –

Specific types of vegetation such as live oak trees, shrubs, or expanses of grassy lawn may predominate in a residential area. Architectural elements such as fences, walls, garden architecture, outbuildings, or flower beds may also contribute to visual continuity along the street.

Standards

New construction should reference and not conflict with the predominant site and architectural elements of existing properties in the area of influence.

Section 4. Respect the Prevailing Character When Designing New Development.

After identifying the area of influence and assessing the prevailing character of the existing development within that area, the next step is to begin the design of the project. Each project is unique and needs to be taken on a case-by-case basis to meet the needs of the owner while at the same time protecting the historic character of the property and area. Following are some general concepts that can assist with the design of new development. Use these concepts along with those found in **Section 3: Recognize Prevalent Character of Existing Development.**

New Construction

To be compatible with its historic environment, new construction should respect established design patterns within the area of influence.

Standards

- a. If the new building will be visible from the street, respect the established setbacks and orientations of the historic buildings.
- b. Landscaping associated with a new structure should be compatible with that of the surrounding area.
- c. New construction should reference predominant design characteristics that make an area distinctive in order to achieve creative and compatible design solutions that are more than mere imitations of existing buildings.
- d. Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.