

DRAFT Historic District Guidelines for New Construction (Infill)

1. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings ***recommended against***: "Introducing any new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character," or "Introducing a new landscape feature or plant material that is visually incompatible with the site or destroys site patterns or vistas."

The following guidelines concerning infill development (new structures) are provided to assist in interpreting and application of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Infill development should not copy historical styles but must be architecturally compatible with the area and adjacent or nearby historic structures.

Materials used at the time of construction of structures in the area are recommended; however, other materials which are consistent with typical structures in the area may be acceptable when consistent with the Secretary of Interior's Standards and Guidelines.

2. Guidelines

A. Size, Shape and Proportion

New building facades should be designed to look appropriate to, and compatible with, adjacent buildings. If there are no immediately adjacent structures, the applicant should look to nearby structures and blocks.

- i. Building height should be similar to nearby buildings, respecting the predominant heights of existing houses or commercial structures.
- ii. Facade proportions (ratio of width to height) should be similar to those of surrounding buildings to create or complement streetscapes and views with the area.
- iii. Building setback should follow established setbacks on the street and must comply with zoning requirements.
- iv. Roof forms should follow predominant styles of adjacent buildings. The pitch of the residential roofs varies a great deal in the historic districts, but generally are substantially steeper than those of more recent construction.
- v. Utility connections should be placed to minimize visibility from the street.

B. Materials

- i. Materials should be compatible with those used in adjacent structures or, when there are no immediately adjacent structures, buildings within the surrounding area. Exterior surfaces should be painted or otherwise finished in a similarly compatible manner.
- ii. Materials of foundation walls should be compatible with those of nearby buildings. If use of matching materials is impractical, substitutions which are not obtrusive should be used, such as grey finished stucco near granite block foundations rather than concrete blocks.

C. Details

- i. Infill design can be approached with non-historic designs using simple and neutral elements which will fit better with the character of the neighborhood. New designs generally should not copy existing structures, but must be consistent with the character, style and scale of those structures.

- ii. Door and window height-to width ratios should be similar to those in neighboring structures. The pattern established by the relationship of window or door openings and the surrounding wall area should respect the neighboring structures. The percentage of glass to wall should approximate that of neighboring structures.
- iii. Facade elements which can help give a new structure a historically compatible appearance include:
 - a. Window hoods and lintels;
 - b. Entrances with porches and balustrades;
 - c. Cornice lines with architectural detailing;
 - d. Brick work with quoins, corbels, and other details;
 - e. Friezes;
 - f. Gables;
 - g. Columns and pilasters; and
 - h. Chimneys
- iv. Any such detail elements must be consistent with the design of the structure. Adding details typical of one historic period may be inconsistent with a structure typical of the style of another period.

ILLUSTRATIVE APPENDIX

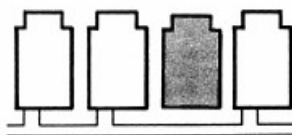
WHAT MAKES A NEW BUILDING “COMPATIBLE” IN A HISTORIC NEIGHBORHOOD?

A new building should contribute to that character by respecting the location, design, materials, and other character-defining features of historic buildings in the neighborhood. This doesn't necessarily mean building a replica of the house across the street, or a house that tries to create a false historic appearance. So, the **first step** in designing a new building that works is to **look for patterns in the existing buildings** in the vicinity of the site. Compatibility can be achieved through careful attention to the following aspects of a building:

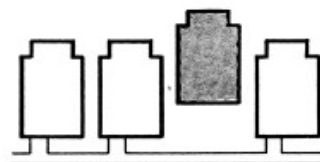
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|------------------|------------------------------------|
| ▪ orientation | ▪ rhythm of window & door openings |
| ▪ scale and mass | ▪ materials |
| ▪ proportions | ▪ decorative finish details |
| ▪ height | ▪ foundations |
| ▪ roof shape | ▪ garage location |
| ▪ porches | |

Orientation

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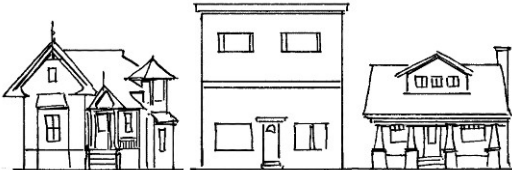








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REVIEW CRITERIA

New construction will be compatible to other buildings on the block in scale, proportion, height, spacing, and rhythm of window and door openings.

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Scale & Proportion	<p>New buildings should relate in scale and proportion to adjacent historic buildings.</p> 	<p>Avoid buildings that are too large or too small in scale or massing to adjacent buildings.</p> 
Mass	<p>Break up boxlike forms into smaller, varied masses using porches, windows, roof forms common on historic buildings.</p> 	<p>Avoid single, monolithic forms that are not relieved by variations in mass.</p> 
Height	<p>Building height should be within the range of heights of area buildings. Step larger buildings down to smaller buildings.</p> 	<p>Avoid construction that greatly varies in height from buildings in the same block.</p> 
Rhythm	<p>Window and door openings should be located to create a pattern similar to those found on historic homes. Continue established building rhythms along the street.</p> 	<p>Avoid “odd” window and door shapes and sizes and lack of rhythm in their placement.</p> 



This new house uses appropriate detailing, scale, & rhythm.



But not this one



CRAFTSMANSHIP

A lack of attention to the character of the design, the materials and details, and to the context within which the building will be placed can have a significant adverse impact for the area that can last a long time. The craftsmanship and architectural details are critical to making a new building be consistent with the character of the historic neighborhood. Several areas of the building design offer opportunities to incorporate appropriate levels of craftsmanship into a new building.

REVIEW CRITERIA

***The structure as much as possible reflects the craftsmanship of those buildings.
Building materials are reflective of and complementary to existing buildings
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A. ROOFS

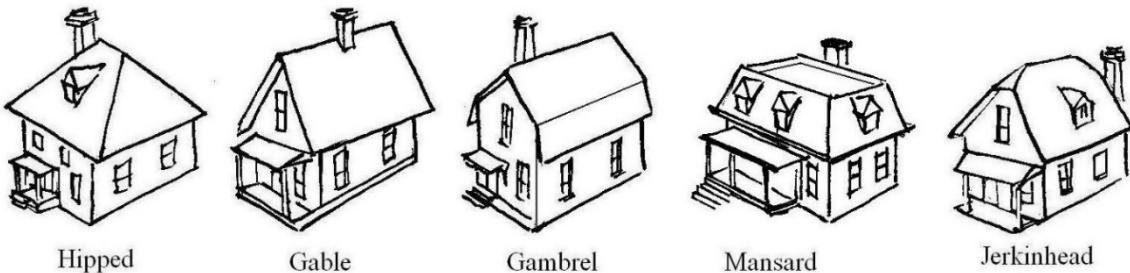
Roof shapes, patterns and colors are important to the character of buildings, both individually and as they are repeated along a streetscape.

REVIEW CRITERIA

New buildings should use common roof forms found in the historic District and should include gable and eave details appropriate to the building style.

1. Roof Shape. The roof shape of a new building shall respect the type and pitch of roofs for houses of similar architectural style and on neighboring houses. Most residential roofs are traditional gable and hipped roofs; with a few mansard and gambrel roofs.

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1. Avoid complex and unbalanced roof forms and flat/boxy roofs for the main part of the house.

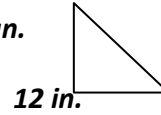
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2. Roof pitch. Bungalows typically have gable roofs with pitches of at least 4:12, and other architectural styles typically have a roof pitch of 8:12 or greater.

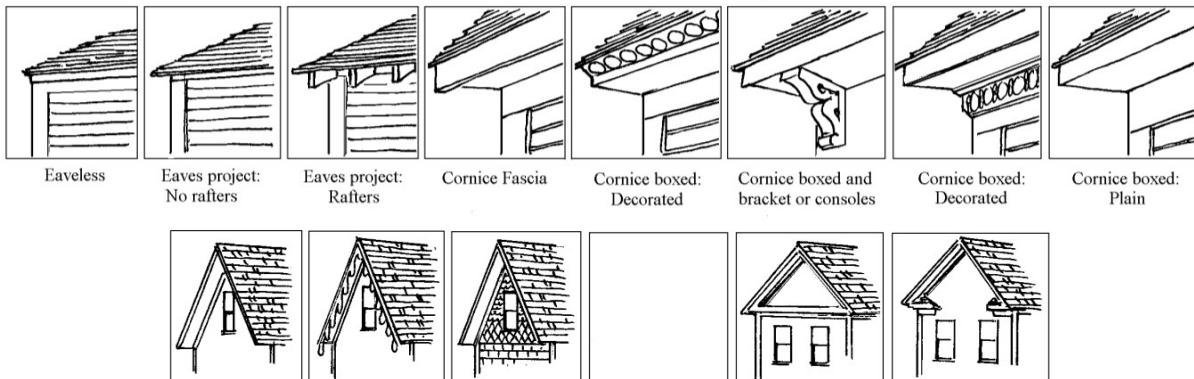


Pitch = the ratio of vertical inches to horizontal inches. A 12:12 pitch refers to 12 inches of rise to 12 inches of horizontal span.

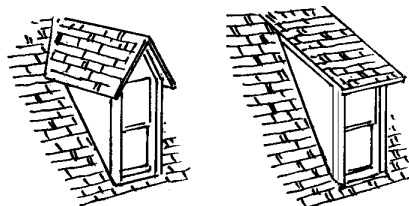


A steeply pitched front gable roof on a Gothic Revival house

3. Eave and Gable End Details. Incorporate architectural elements (such as overhanging eaves, use of bargeboards, soffits, fascia boards, shingles, brackets, and boxed eave returns, and more as shown in several of the images below) that would be consistent with style of architecture of the new building and that are compatible surrounding buildings.



4. Dormers. Dormers provide additional use and light for upper levels and can further define and enrich the building architecture. If used, dormers should fit the scale of the house and the roof.



B. PORCHES & ENTRIES

The front porch or covered entrance is a characteristic feature of many styles of historic residential architecture and plays a very important role in our buildings.



Pre 1900: Typical chamfered columns, simple balustrade Post 1900: Wide tapered columns on a porch wall. and newel posts.

REVIEW CRITERIA

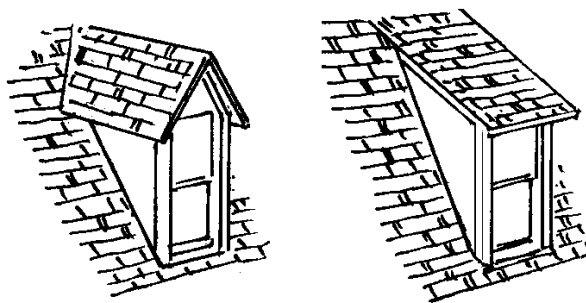
Porches or covered entries on new buildings should be compatible in detail with those in the neighborhood.

2. Porches, covered or recessed entries shall be included on new houses. Porches typically cover the entrance, and usually extend partially or fully across the main façade.
3. Porch columns and railings should be simple in design in square or round shapes. If balusters are used, they should be no more than two inches square or in diameter.
4. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter.
5. Bungalows frequently featured boxed-in porch railings, though historic railings were not as high as the building code currently requires.
6. A porch may not be appropriate on new Buildings in neighborhoods developed after 1925 that did not feature them originally. Recessed entries are features of some architectural styles.





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C. WINDOWS & DOORS

Historic architecture displays a thoughtful use of natural lighting, often with numerous and well-placed arrangements of windows. Window and door design/type and location are important in defining a house style and in being consistent with the rhythm of window and door openings on other houses.

REVIEW CRITERIA

Porches or covered entries on new buildings should be compatible in detail with those in the neighborhood.

Window and door openings should be similar in style, materials and placement to historic houses.

1. New windows should be rectangular sash whose proportions on the main facade should not be any less than two to one in height-to-width ratio.
2. Window and doors will be trimmed with smooth wood trim, usually 6 inches wide. Molding on the top piece of trim is appropriate for many house styles. Bay windows help break up facades.



3. No horizontal sash, casement, or awning-type windows should be placed on the fronts of buildings.
4. The use of plastic or "snap-in" muntins (window pane dividers) is not recommended.

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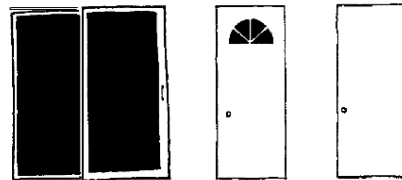
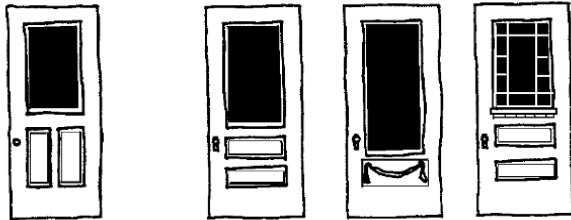
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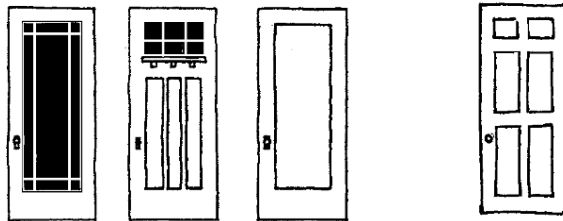


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Italianate & Turn of the Century Queen Anne



Bungalow and Craftsman Colonial Revival

D. EXTERIOR FINISHES & MATERIALS

The size, texture, surface finish and other defining characteristics of exterior materials are as important as the type of material itself. The predominant materials in the historic neighborhoods are wood - for siding, windows, trim and decorative details, although some housing from the 1920s and 1930s feature brick or stucco exterior walls. Incorporate details that are compatible to the neighborhood and the style of building that is planned to be built.



Materials and finishes used on new buildings should be consistent with the predominant materials used on other houses in a neighborhood.

1. Select a particular style that is appropriate for the building use and size. Maintain stylistic consistency in the design of the building; some variety is typical.
2. Use the same level of architectural details found on historic buildings, including eave details, such as whether rafter tails are exposed or boxed-in, the use of a rake and/or barge boards, shingle moldings, and wide window surrounds.
3. Using similar wall materials – such as lap (bevel, clapboard) or drop (channel, v-notch, shiplap) siding.
4. Using moldings and other decorative details that are generally similar, but somewhat simplified or otherwise distinguishable from the originals.
5. Fabricated wood siding such as T-1-11, along with exposed concrete block, aluminum, and vinyl are not recommended.
6. Foundation material and the height of the exposed area between the ground and the bottom of the walls should be consistent with other historic buildings in a neighborhood.
7. Poured concrete and concrete block covered with stucco are generally appropriate.
8. Exposure of one to three feet is generally consistent with most historical housing types but associations with the immediate neighboring buildings is most important.

E. GARAGE AND OUTBUILDING LOCATION, SIDEWALKS AND DRIVEWAYS - Garages and outbuildings viewable from the public street should be regarded as important components of historic properties. They, too, must fit into the historic neighborhood.

GARAGE AND OUTBUILDING DETAILS

- Common garage and outbuilding roof forms include gable, hipped, and flat.
- Floors were usually poured concrete, but some were gravel, or simply board or dirt.
- The historic garage and outbuilding had windows to provide ventilation and light. One window on each wall was typical and the stock sash units were common and occasionally hollow clay was used for fireproof.
- Early garages often had exposed rafter tails; some have eaves finished in the same manner as the house.
- Accessory buildings are subservient to the primary building and should be placed at the rear of the lot behind the house to limit their visual impact as seen from the street. If alleys exist, they front the alley.
- The **garage door** is the key element in garage design and will help date the structure. The first garage doors were similar to barns, with big strap hinges, and doors that swung outward. New door types were soon invented, with sliding doors on tracks, divided into vertical sections, sliding along the interior wall of the garage. Bifold and accordion doors were also common. Typical early garage doors were often paneled, with the top third glazed. The sectional roll-up door, the most popular today, appeared in the late 1910s.
- Whatever paint color is most appropriate to the style and age of the house also applies to outbuildings.
- Although uncommon in the historic District, there was ultimately a complete integration of house and garage. Basement-level garages were built under the main living quarters, sometimes with a steep down-sloping driveway. With the post-World War II boom and full acceptance of the automobile, the blank-faced double-garage door was unabashedly displayed on the primary facade of the house.

REVIEW CRITERIA

The development maintains any unifying development patterns such as sidewalk and tree location, setbacks, building coverage, and orientation to the street.



Building materials are reflective of and complementary to existing buildings within the district.

REVIEW CRITERIA

Garage and out buildings should reflect the character and scale of the house and other accessory buildings in the neighborhood.

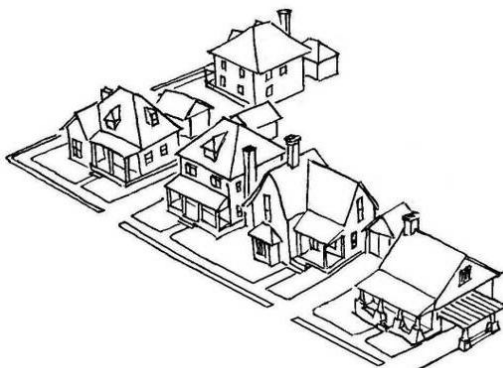
1. If you're rebuilding a historic garage or building a new one, echo the shape, pitch, eaves and material of your house's roof.
2. Garages and other out buildings should be located behind the house and not attached. If alleys are present, garages should be located off of an alley and accessible from the alley.
3. Garage doors should be consistent with the historic character of the neighborhood. Flat and raised panel roll up doors with no windows are not appropriate.
4. Sidewalks should be separated from the driveway and connect directly to the sidewalk and not to the driveway.

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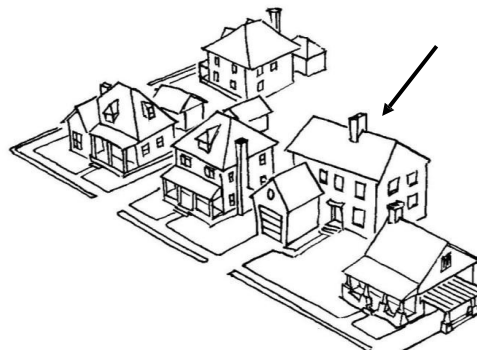


This original garage is proportional, uses the same roof pitch and style and is set back behind the house.

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F. SOLAR PANELS, SKYLIGHTS & UTILITY SYSTEMS

REVIEW CRITERIA

Building materials - reflective of and complementary to existing buildings in the district.

1. Solar panels, skylights, satellite dishes, and other external utility systems on infill development in historic neighborhoods should be installed to the rear or side of a building where they will not be visible from the street.
2. Panels/skylights shall be installed flat and not alter the slope of the roof.

