

CHAPTER 7 - NEW CONSTRUCTION

A. Background

New infill construction in the Historic Conservation Overlay District should contribute to and emphasize the characteristics that define the district's uniqueness. To this end, the following guidelines are intended to ensure that new construction compliments and does not distract from the district's historic character and features.

B. Creativity

In order not to stifle creativity, the guidelines are not meant to be overly specific, dictate certain designs, or encourage the copying or mimicking of particular historic style(s). Rather, they are intended to allow for the recognition of individual taste and promote design creativity. This is accomplished through a framework which allows architectural freedom and interpretation while ensuring the compatibility of the new structure with its historic surroundings.

C. Guidance for New Construction

All the criteria contained in this Chapter need not be met in every new residential or mercantile building constructed. Rather, the applicable criterion should be taken into consideration during the design process. For example, when studying the character of an area, examine the forms of historic contributing buildings and avoid taking design clues from non-contributing structures.

When designing a new residential or mercantile building in the Historic Conservation Overlay District, it is important to recognize that while there may be an overall distinctive character to the area, there is, nevertheless, a great variety of historic building types, styles, and scales found throughout the district. Recognition of this fact is critical to ensuring compatibility given the distinctive architectural features associated with each building style.

With these thoughts in mind, regardless of whether the new building is residential or mercantile, there are certain design elements which must be taken into account to ensure consistency and compatibility within the Historic Conservation Overlay District. Broadly, these elements are:

- Building types
- Setbacks
- Spacing
- Facade orientation
- Height, width, and scale
- Directional expression
- Complexity of form
- Roof form and materials
- Foundations
- Doors and windows
- Porches and balconies
- Storefronts
- Cornices
- Materials, texture, and color
- Architectural detail, and decoration
- Residential driveways and walkways
- Parking areas

- Landscaping
- Fences and walls

These design elements are discussed in detail throughout these Guidelines. The following is a brief discussion of some of the design elements in terms of their general application and applicability to new residential and mercantile construction.

D. General Application

- Architectural Details

It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet has the appearance of a contemporary building. Most successful new buildings take their clues from historic images and reintroduce and reinterpret these traditional decorative elements within a contemporary context.



New Police Administration Building
West Washington Street

- Windows

Maintain the ratio of solids (walls) and voids (windows and doors) of new buildings which relates to and is compatible with adjacent historic facades.

Maintain the rhythm and placement of windows on the facades of new buildings which relate to neighboring historic buildings. Similarly, maintain a compatible proportion of window openings, or the relationship between height and width.

Maintain the articulation of openings which relate to similar historic building types. Frames are to be recessed in masonry openings and raised frames to be used on wood buildings. New windows are not to be flush with the wall surface.

New windows may be constructed of painted wood, metal clad or vinyl clad. Unfinished or anodized aluminum is not permitted.

- Doors

Ensure that new doors are compatible with and relate to the door styles found in the historic district.

- Columns/Pilasters

Columns/Pilasters that are part of a new in-fill building are to relate to the architectural style proposed for the new building as well as the style, size, and character of adjacent historic buildings. If the new building is a church, the new design of columns and pilasters should be similar in size and proportion to typical historic churches.

- Materials and Textures

Select materials and textures for a new building which are compatible with and complement neighboring buildings. In this regard, wood is recommended for use in new construction on elements such as windows, cornices, porch trim, and all other decorative features. Metal decoration such as cornices can still be manufactured and considered for use in new construction. The duplication of historic details to the point where new construction is not distinguishable from old is not recommended.

- Setbacks

Setbacks are a requirement which ensure that new construction is appropriately set back from the property line. Ensure that setbacks and spacing of any new building relates to the character of the historic buildings in the immediate area.

- Massing and Building Footprint

The overall form or massing of a new building must relate to the organization and relative size of its sections or components. In general, use forms that relate to those of existing historic buildings on the street. If there are no buildings for reference on the street, relate the new structure to other examples of the historic building types found within the Historic Conservation Overlay District.

- Building Form

A new building's form or shape can be simple (a box) or complex (a combination of many boxes or boxes with projections or indentations). The level of complexity relates directly to the style or type of building.

- Color

The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings. It is also to be consistent with the historical color choices found on similarly-styled buildings in the Historic Conservation Overlay District.

- Foundation

Distinguish the foundation from the rest of the new structure through the use of different materials, patterns, or textures which respect traditional designs and materials common to the historic district. In addition, respect the height, contrast of materials, and textures found on the foundations of surrounding historic buildings.

- Landscaping

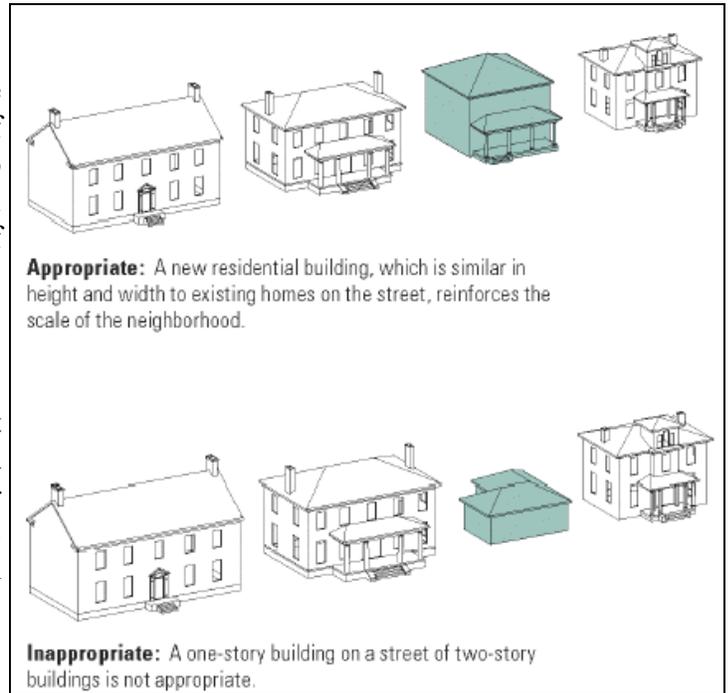
Since vegetation is well established in the Historic District, heavy landscaping is essential if new

buildings are to blend with their surroundings. Efforts should be made to save existing trees, shrubbery, and hedges to the maximum extent possible. Ensure that the landscaping plan for any new building includes new shade trees, especially along street frontages.

E. Residential Guidelines

- Form

New residential construction should be designed to be similar in form to the majority of residential forms in the surrounding area. To this end, ensure that new residential construction relates in massing and footprint of the majority of surrounding historic residences.



- Directional Expression

Given its size, height and width, ensure that new residential construction is designed with a directional expression which is similar to other houses within the neighborhood. This directional expression should be consistent in the design of each story of the house.

- Height and Width

The actual size of a new residence can either contribute to or be in conflict with an historic area. Height and width create scale or the relationship between the size of a building and the size of a person. For residential zoning districts the height is limited to that permitted within the respective district. For non-residential zoning districts, limit the height of new residential buildings to be no higher than 120 percent of the prevailing average height for the block. Ensure that additional stories are hidden under dormered roofs or stepped back and not be visible from the street. Reinforce the human scale of the historic district by including elements such as porches, entrances, and decorative features which provide scale and detail at the ground level.



- Setbacks

Generally, the main façade of a proposed new residence should not project beyond the setback of the main façades of adjacent existing residences. For front yard setbacks, historic residential buildings are usually setback from the property line. An infill project proposed between two residential properties will follow the same setback as the adjacent residential buildings.

Residential buildings historically had side-yard setbacks. These side-yard setbacks were normally consistent and formed a rhythm from house-to-house. New residential buildings will have a side-yard setback to separate them from adjacent buildings and where possible maintain the façade rhythm of the neighborhood.



Rear-yard setbacks should follow the underlying zoning as outlined in the UDO.

- Foundations

In the design of new residential construction, utilize a traditional foundation with materials common to the historic district. Match the typical foundation heights found on adjacent buildings.

- Siding

In order to strengthen the traditional image of the historic residential areas, brick, stucco, and wood siding are the most appropriate materials for new residences. If wood siding is not used, then fiber-cement siding is the preferred alternative. Vinyl siding that is a minimum of six (6) inches in width and beaded will be considered on an individual basis.

- Windows

Historic residential buildings have a higher ratio of wall-to-window than do commercial buildings. Most residential windows have a vertical proportion. However, these individual vertical windows may be grouped in such a way as to form a composite window that has a horizontal proportion.

- Roofs

Roof forms for new residential buildings can vary. Generally they are pitched and not flat. With this in mind, roofs need to reflect the steeper pitch of an older dwelling rather than the shallow pitch of new tract houses. Most importantly, roofs need to relate to neighboring historic buildings in type, level of complexity, and materials. Traditional roofing material such as standing seam metal are preferred over asphalt shingles but are not required.

- Porches

Include porches in new residential construction if porches are a common feature of surrounding historic dwellings. When constructed, porches need to reflect the size, height, and materials of porches of existing historic buildings along the street.

F. Mercantile Building Guidelines

- Building Pattern

New mercantile construction should match the pattern of predominant building facades typical of the Historic Urban Core and Historic Entry Corridors.

- Setbacks

A new mercantile building façade shall follow the same setback as the adjacent mercantile building, which is usually not set back from the front property line.

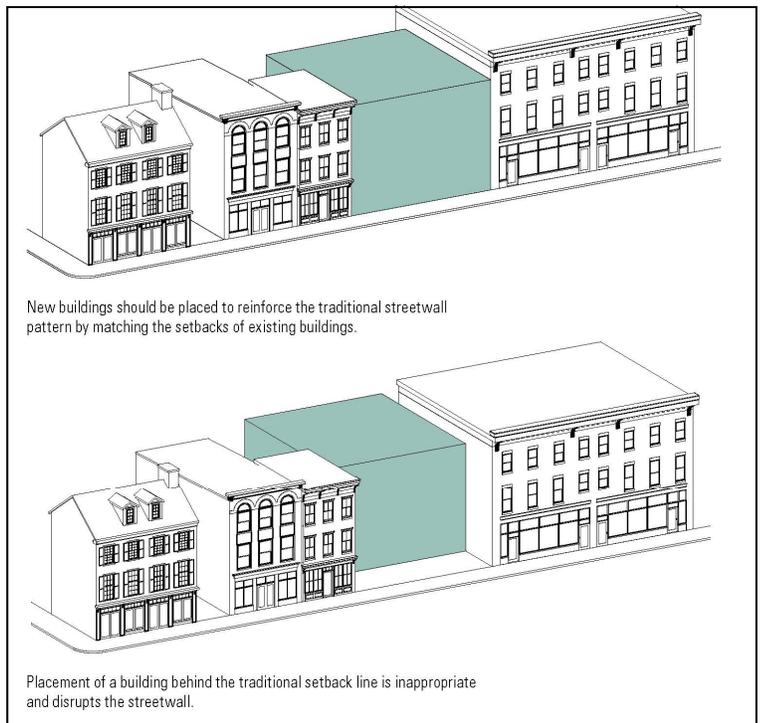
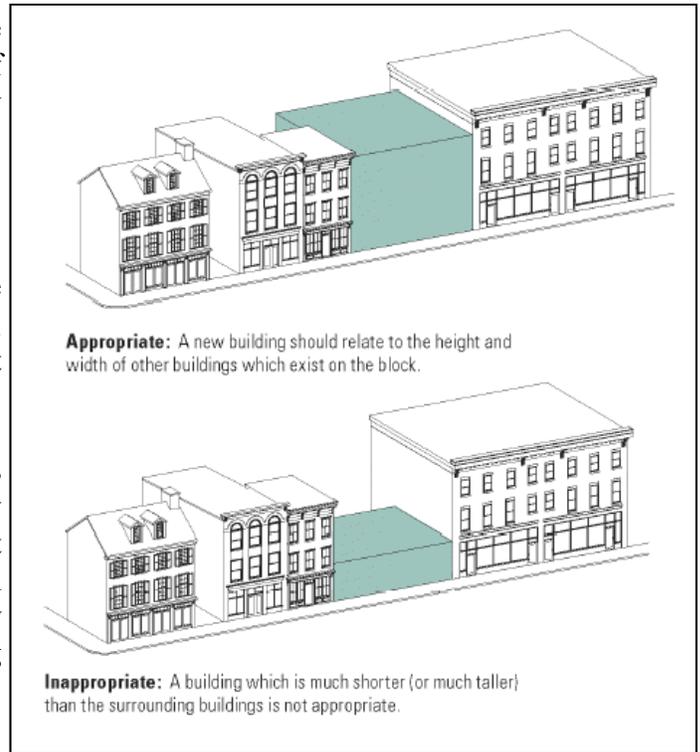
For side-yard setbacks, mercantile buildings within the Historic Urban Core have historically been built to the side property lines and have not had a side-yard setback. New construction within the urban core should be built to the side property lines to continue the line of the front façade along the sidewalk.

Rear-yard setbacks shall follow the underlying zoning and be sufficient to allow for on-site parking and loading as may be required under the Unified Development Ordinance.

- Preserving the Street Edge in the Historic Urban Core

Within the Historic Urban Core, new mercantile construction shall be designed to maintain the historic line of building facades, which form the edge of the street. For design purposes, mercantile building facades were two or more stories in height and usually built such that the front facades aligned. The first floor was typically a wide glass storefront display area with a recessed entry. The upper stories were treated with smaller double hung windows. A cornice line and parapet was the typical treatment for the top of the building. Low-sloped roofs, which pitched to the rear of the building, were the typical roof design.

Even though churches and some institutional buildings break from the above pattern and have a modest setback from the street, it is customary for them to have low screen walls (typically of brick), which continue the edge of the sidewalk and line of commercial building facades. New church buildings and



other institutional buildings should be set back from the front property line if a low screen wall or fence is used to continue the line of the street edge.

- Preserving the Rhythm of Building Facades

New mercantile construction should be designed to maintain and continue the typical rhythm of building facades along the street. In the Historic Urban Core this rhythm would be the typical rhythm of existing historic mercantile building widths. New buildings within this area must have facades designed to match the typical width and height of existing historic building facades.



New construction within the Historic Entry Corridors should be scaled to the residential scale of the area and designed to compliment the residential setting.

- Roofs

Most roofs on mercantile buildings are either flat or sloped and are not visible from the public right-of-way. Consequently, mercantile buildings generally have shallow shed roofs concealed behind roof cornices or parapet walls. When constructing a new mercantile building, the roof form, pitch, and overhang should relate to that associated with adjacent historic mercantile buildings.



- Windows

The rhythm and spacing of windows across the façade of new buildings should be based on typical historic spacing and sizes. With this in mind, mercantile storefronts often have more horizontal elements and a higher ratio of window-to-wall than the upper stories of the same building. Furthermore, windows, cornices, watertables, storefront windows, sign friezes, and other horizontal design elements should relate to the height of similar adjacent elements.

- Materials for New Construction

New buildings within the Historic Urban Core and the Historic Entry Corridors should be designed and constructed of materials which closely resemble the materials originally used on historic buildings. In the Historic Urban Core most buildings are constructed of brick although a few have some stone and tile. Exterior details, which typically would have been made of stone, can be made of materials such as stone, recast concrete, stucco, tile, or other materials, which achieve this appearance.

New buildings within the Historic Entry Corridors, which are designed to match the residential style typical for this sub-area, should be constructed of materials such as brick or clapboard siding typically used on historic residences, although alternative siding materials may be used with the approval of the

- Human Scale

For any new mercantile building, it is important to reinforce the Historic District's human scale by the use of elements which are in keeping with the character of the surrounding mercantile buildings.

G. Certificate of Appropriateness

Because of the significance of new construction and its impact on the character of the Historic District, a Certificate of Appropriateness is required for all new construction projects.