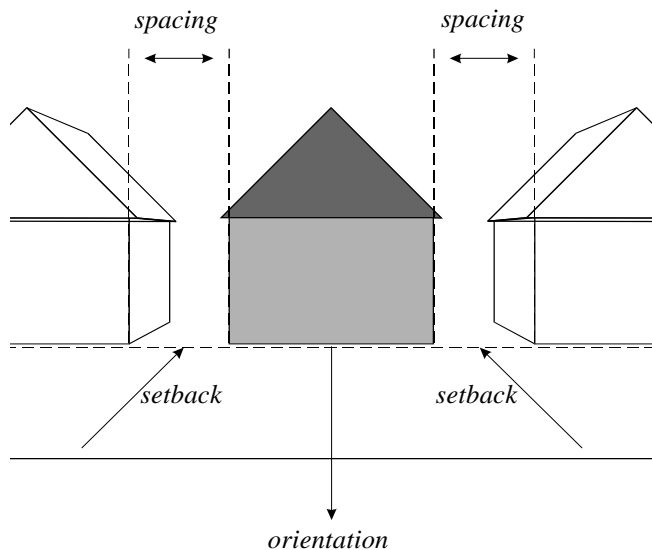


NEW CONSTRUCTION *PLACEMENT*

Placement refers to how the building is located or situated upon the lot. Placement includes building setback, spacing, and orientation.

GOAL:

The primary goal is to follow the distinct rhythm established by the placement pattern of historic homes in the district.



Actions to achieve the goal:

- ◆ New buildings should respect the placement of nearby historic homes by being:
 - a) placed at a setback equal to or within 10 feet of that of nearby historic homes,
 - b) placed centrally on a lot with equal spacing on each side, and
 - c) placed oriented to or facing the same street as nearby historic homes.

Glossary terms:

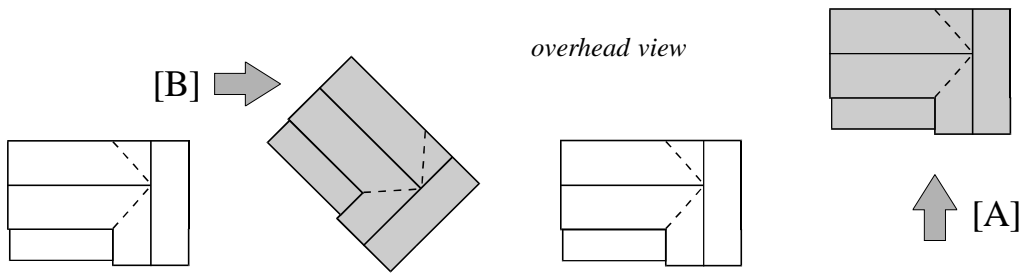
Nearby historic homes: p. 21

Orientation: p. 21

Rhythm: p. 21

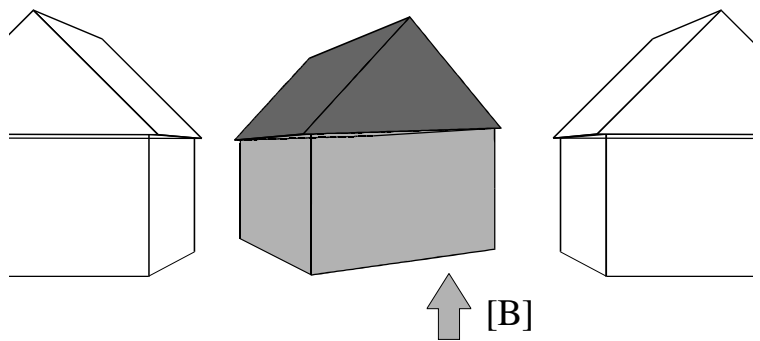
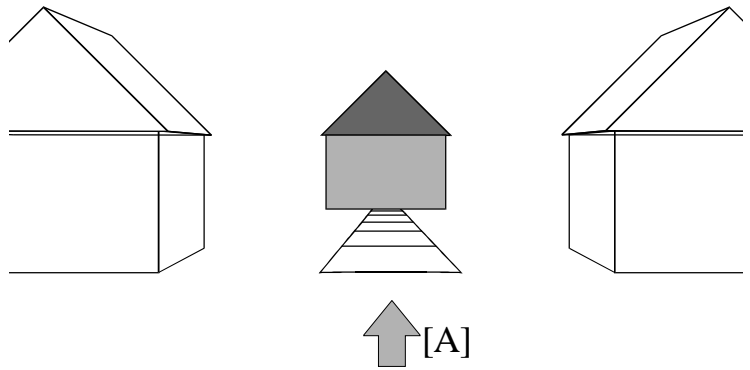
Setback: p. 21

Spacing: p. 21



Common Mistakes

- ▶ *Constructing a house too deep on a lot. [A]*
- ▶ *Constructing a house diagonally on a lot. [B]*
- ▶ *Constructing a house facing a different street; corner or dual frontage properties should follow the example set by nearby corner properties.*



NEW CONSTRUCTION

SCALE & FORM

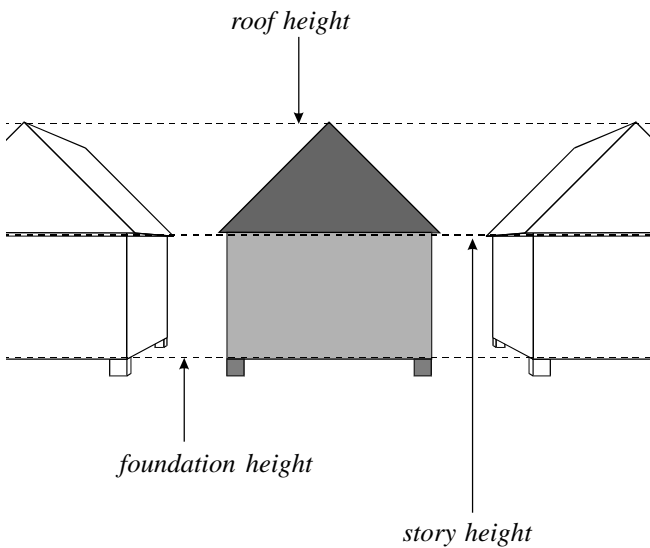
Scale refers to a building's dimensions - height, width, and depth. Form refers to a building's overall shape and composition.

GOAL:

The primary goal is to follow the established pattern of building dimensions and forms of historic buildings within the district.

Actions to achieve the goal:

- ◆ New buildings should respect the existing scale and form of historic homes by approximately matching these aspects of nearby historic homes:
 - a) the number of stories,
 - b) the foundation, story , and roof heights,
 - c) width and depth (for more depth follow the follow traditional addition patterns),
 - d) roof shapes and pitches, and
 - e) the use of a main block and using secondary blocks; especially the use of front porches.

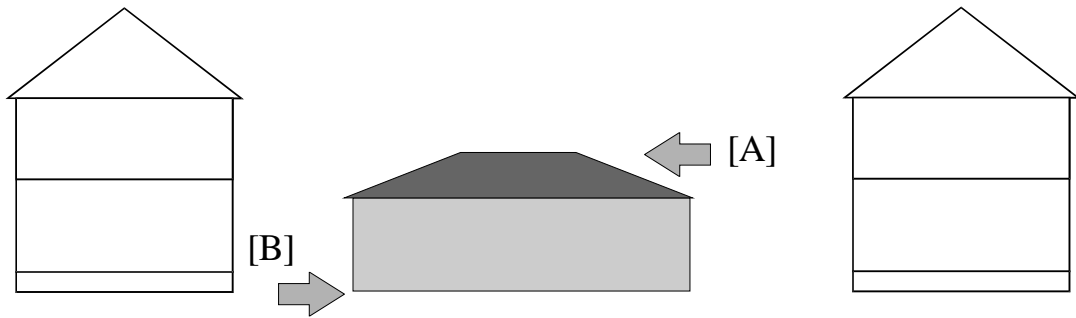


Glossary terms:

Main block/Secondary block: p. 20

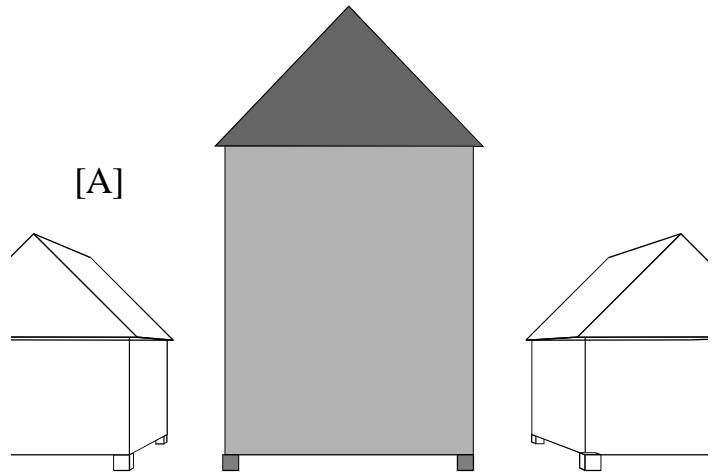
Nearby historic homes: p. 21

Pitch: p. 21



Common Mistakes

- ▶ *Constructing a one-story building along a street that has only two-story homes; the reverse scenario would also be inappropriate. [A]*
- ▶ *Constructing a building that covers almost an entire lot. [B]*
- ▶ *Constructing a building on a slab foundation. [B]*



NEW CONSTRUCTION *OPENINGS*

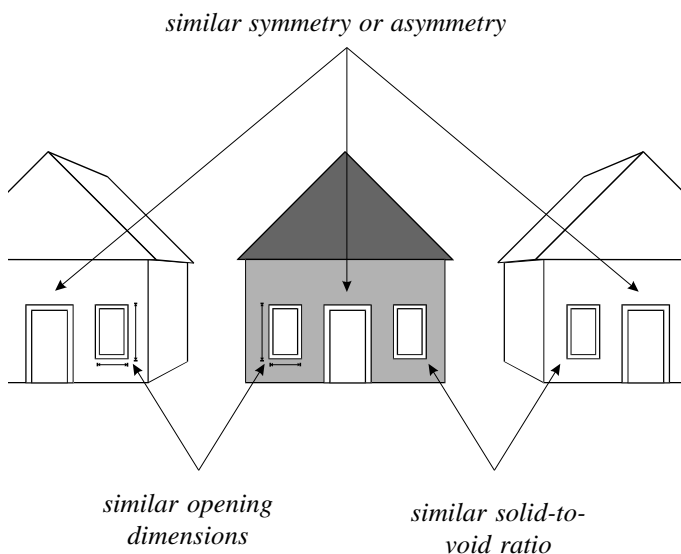
Openings refers to windows and doors. Void is another term for openings.

GOAL:

The primary goal is to follow the solid-to-void ratio characteristic of historic buildings in the district.

Actions to achieve the goal:

- ◆ New buildings should respect the pattern of openings on historic homes by:
 - a) using openings of similar dimensions and shape,
 - b) placing or spacing openings in a manner similar to that of nearby historic homes,
 - c) using pier foundations for front porches, and
 - d) balancing the ratio of solid-to-void by using the appropriate amount of opening on an elevation.



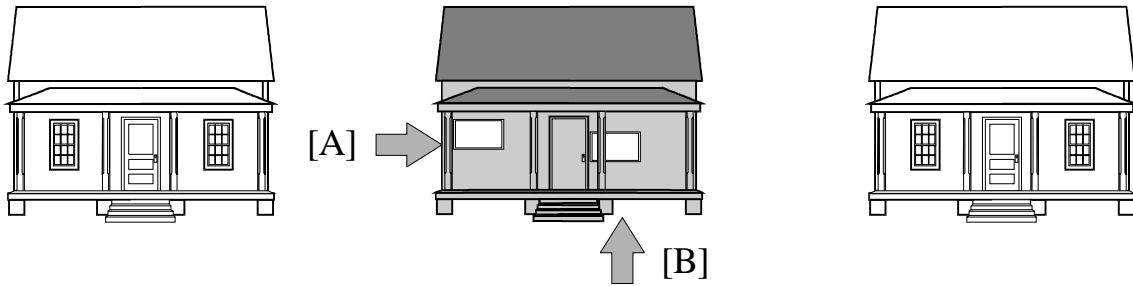
Glossary terms:

Elevation: p. 20

Facade: p. 20

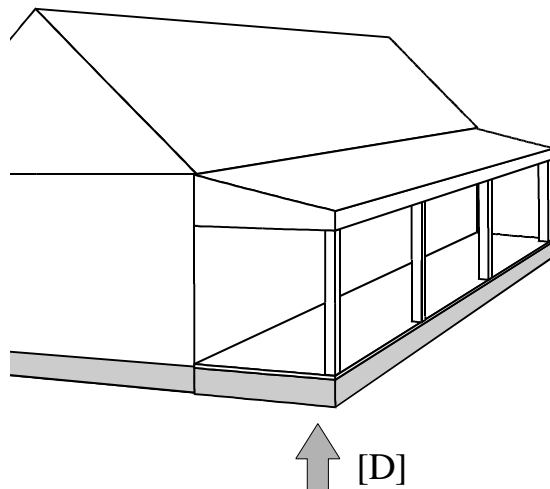
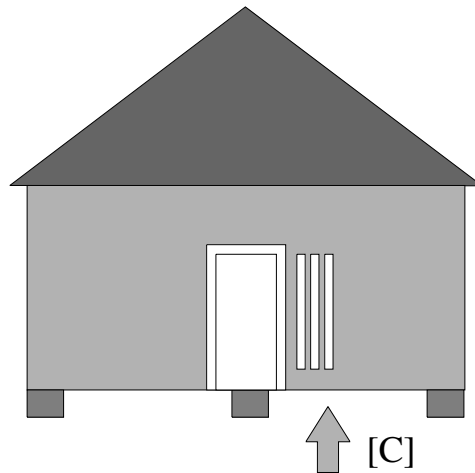
Nearby historic homes: p. 21

Solid-to-void: p. 21



Common Mistakes

- ▶ *Using horizontal, rectangular windows on a street with vertical, rectangular windows. [A]*
- ▶ *Using an asymmetrical placement of windows and doors when symmetrical facades are the established pattern. [B]*
- ▶ *Using too many openings.*
- ▶ *Using too few openings resulting in a blank wall facade. [C]*
- ▶ *Using continuous foundations under front porches. [D]*



NEW CONSTRUCTION *MATERIALS & DETAILS*

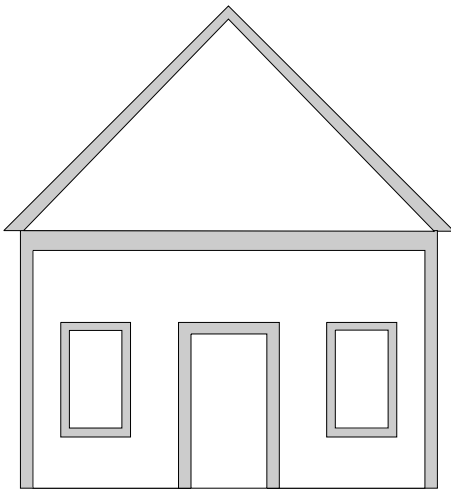
Materials and details refers to the composition, texture, and appearance of the exterior surface of a building as well as elements used to embellish the building.

GOAL:

The primary goal is to use similar materials and a similar degree of architectural detail within the historic district.

Actions to achieve the goal:

- ◆ New buildings should respect the historic materials within the district by:
 - a) using the predominant exterior siding material - namely clapboard - or a modern material that creates a similar texture, appearance, and reveal (vinyl siding is allowed for new construction, but discouraged).
 - b) using brick and stucco to create a brick pier foundation appearance or true piers, and
 - c) using brick for chimneys.
- ◆ New buildings should respect the ornamentation within the district by using similar detail placement patterns and using details to an equal or lesser degree.



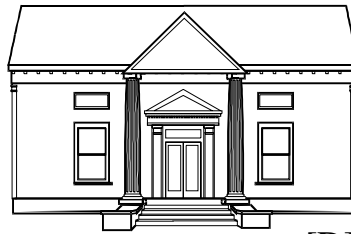
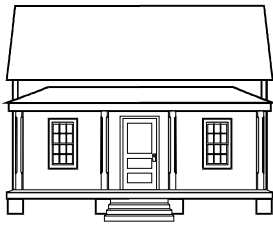
Shaded areas are traditional locations of ornament on residential buildings.

Glossary terms:

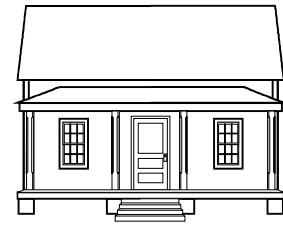
Clapboard: p. 20

Reveal: p. 21

Vernacular: p. 21



[D]



Common Mistakes

- ▶ *Using synthetic exterior materials with a false wood grain. [A]*
- ▶ *Using any material other than brick for chimneys. [B]*
- ▶ *Using concrete block for foundations. [C]*
- ▶ *Using too many details in a vernacular area. [D]*
- ▶ *Copying historic styles not common to the street or neighborhood.*
- ▶ *Using stock details which do not match the proportions of historic details.*

