
NEW CONSTRUCTION *PLACEMENT*

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

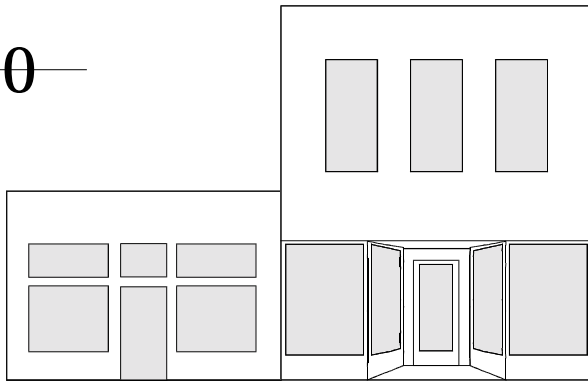
GOAL:

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

Actions to achieve the goal:

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

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Downtown buildings are placed at the front of their lots (zero lot line) and share side walls with adjacent buildings (party walls).

Glossary terms:

Nearby historic buildings: p. 21

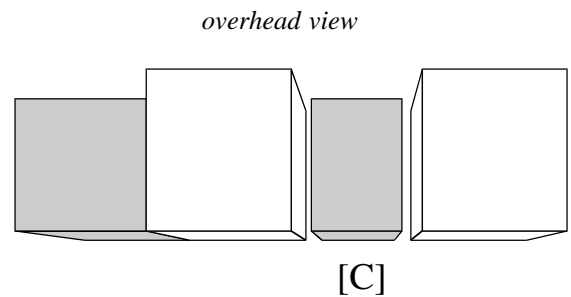
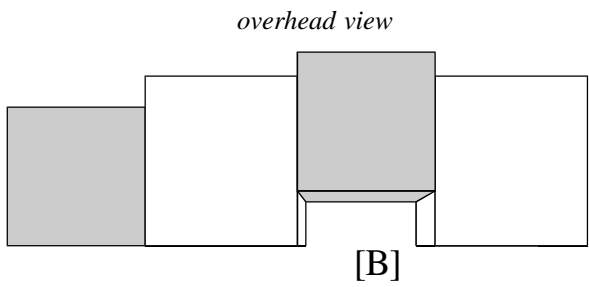
Orientation: p. 21

Party wall: p. 21

Rhythm: p. 21

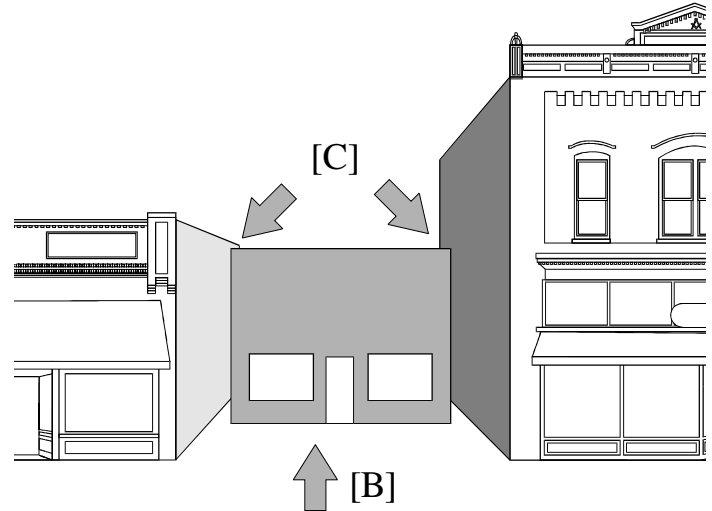
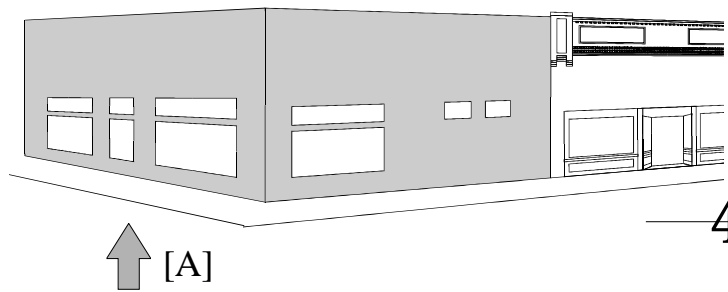
Setback: p. 21

Spacing: p. 21



Common Mistakes

- ▶ Placement of a building facing a different street; corner or dual frontage properties should follow the example set by nearby historic corner properties. [A]
- ▶ Placement of a building not on the front lot line. [B]
- ▶ Placement of a building with side setbacks not party walls. [C]



NEW CONSTRUCTION *SCALE*

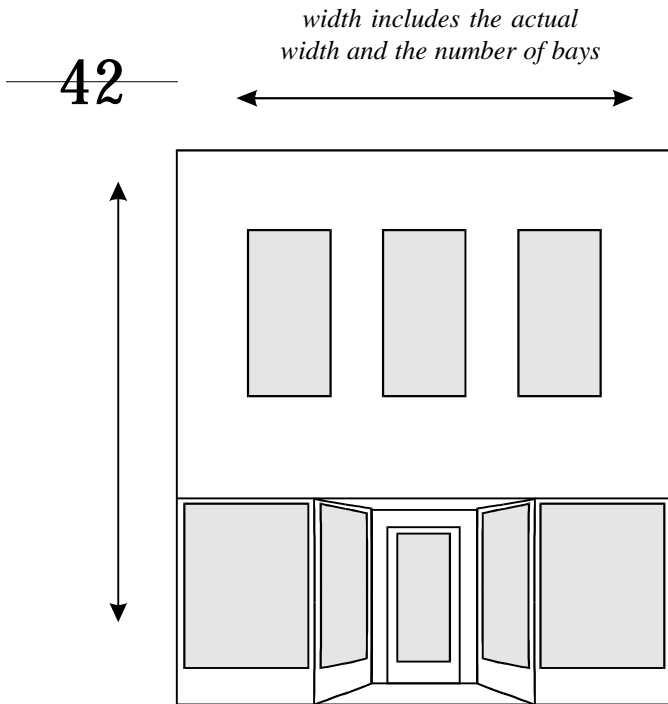
Scale refers to a building's dimensions - height, width, and depth - particularly in comparison to other buildings in the vicinity.

GOAL:

The primary goal is to follow the established dimensions of historic buildings within the district.

Actions to achieve the goal:

- ◆ New buildings should respect the existing scale of historic buildings by being:
 - a) either one-story or two-story depending upon the uniformity of height displayed by nearby historic buildings,
 - b) approximately the same width as nearby historic buildings of similar form, and
 - c) approximately the same depth of nearby historic buildings; for more depth, new buildings should follow the addition pattern of nearby historic buildings of similar scale.

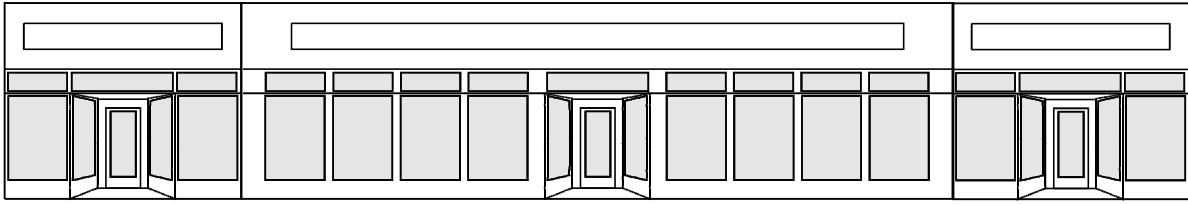


height includes both the number of stories as well as story heights

Glossary terms:

Bay: p. 20

Nearby historic buildings: p. 21



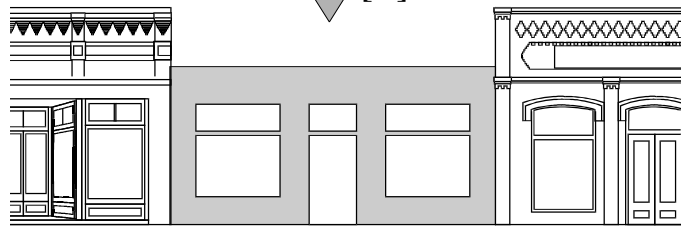
[C]

Common Mistakes

- ▶ *Constructing a building of more than two stories. [A]*
- ▶ *Constructing a building out of scale with its neighbors even though the number of stories is equal. [B]*
- ▶ *Constructing a building that is too wide and creates an inappropriate horizontal appearance. [C]*



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NEW CONSTRUCTION *FORM*

Form refers to a building's overall shape and composition. Vertically there are three divisions of form: the roof, the body, and the foundation.

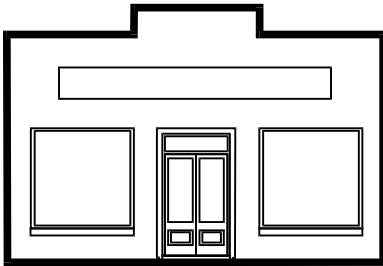
GOAL:

The primary goal is to follow the unique pattern of building forms found within the historic district.

Actions to achieve the goal:

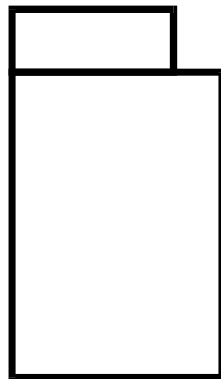
- ◆ New buildings should respect the existing form represented among historic buildings by:
 - a) using roof shapes, pitches, and parapets such as those on nearby similar historic buildings or similar buildings within the district,
 - b) creating a main block and using secondary blocks in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) having foundations of the similar height and pattern as similar historic buildings.

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From the front each building creates a silhouette. On blueprints, this known as an "elevation."

Each building creates a "footprint" created by the exterior walls of the building. On blueprints, this is called the "plan" or "floor plan."



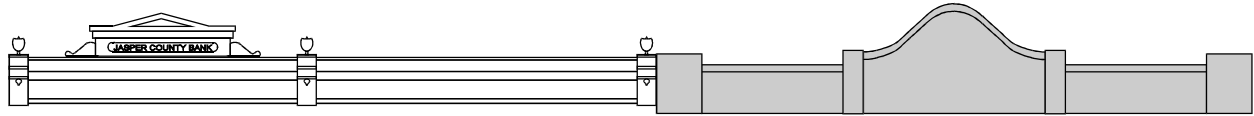
Glossary terms:

Main block: p. 21

Nearby historic buildings: p. 21

Pitch: p. 21

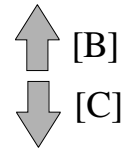
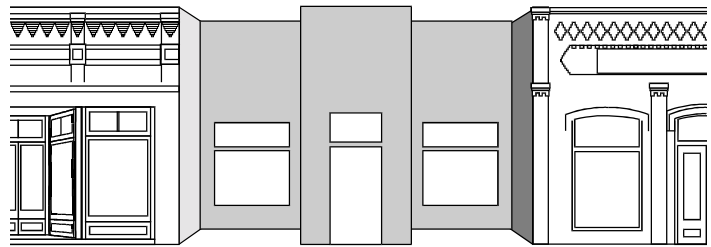
Secondary block: p. 21



[A]

Common Mistakes

- ▶ *Constructing a parapet with a form or style atypical to the area. [A]*
- ▶ *Constructing a building with secondary blocks rather than one main block. [B]*
- ▶ *Constructing a building with a roof form unlike the established pattern. [C]*



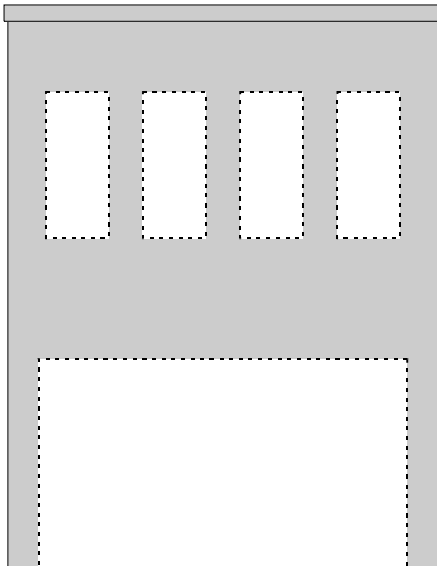
NEW CONSTRUCTION *OPENINGS*

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.

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Downtown commercial buildings have a high degree of void at street level and evenly spaced smaller voids on upper floors.

Actions to achieve the goal:

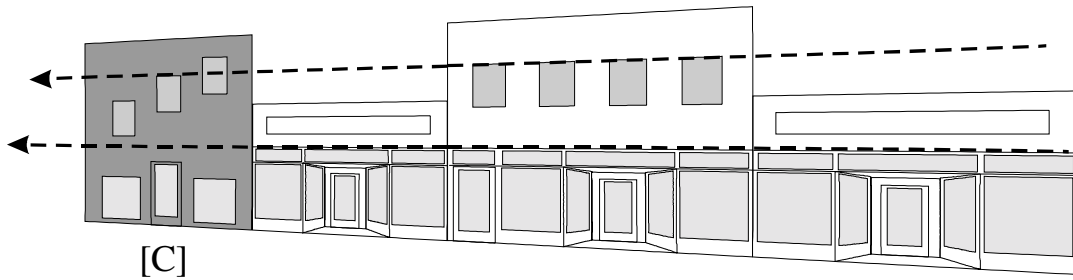
- ◆ New buildings should respect the pattern of openings on historic buildings by:
 - a) using openings of similar dimensions and shape,
 - b) placing or distributing openings in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) balancing the ratio of solid-to-void by using the appropriate amount of opening on an elevation.

Glossary terms:

Elevation: p 20

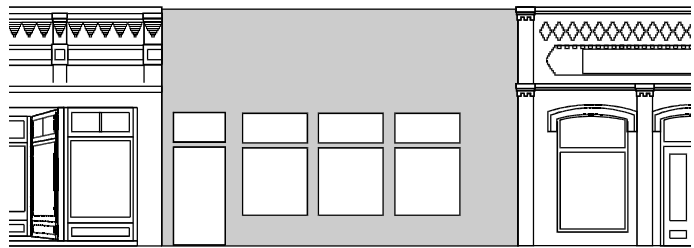
Nearby historic buildings: p. 21

Solid-to-void: p 21.



Common Mistakes

- ▶ *Using an asymmetrical distribution of windows and doors when symmetrical facades are the established pattern with that block. [A]*
- ▶ *Using a high solid-to-void ratio at ground level (the storefront) or a low solid-to-void ratio on upper floors. [B]*
- ▶ *Failing to align openings with other buildings on the same block. [C]*



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NEW CONSTRUCTION *MATERIALS & DETAILS*

Materials refers to the composition, texture, and appearance of the exterior surface of a building. Details refers to ornamentation that embellish the building.

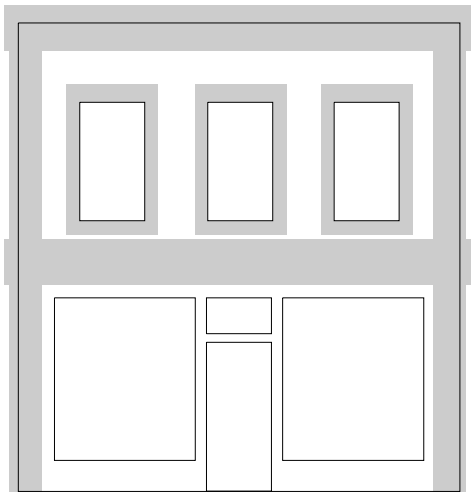
GOAL:

The primary goal is to follow the pattern of use of materials within the historic district.

Actions to achieve the goal:

- ◆ New buildings should respect the historic materials within the district by using the predominant exterior material - namely brick.
- ◆ New buildings should respect the ornamentation within the district by:
 - a) using ornamentation in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - b) using ornamentation to a degree equal to or less than that of nearby similar historic buildings or similar buildings within the district.

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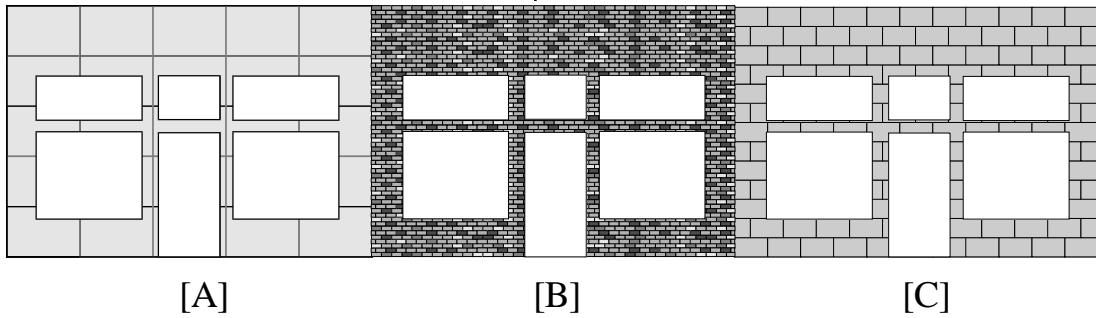
Shaded areas are traditional locations of ornament on commercial buildings.

Glossary terms:

Nearby historic buildings: p. 20

Synthetic stucco (E.I.F.S.): p. 21

Variiegated brick: p. 21



Common Mistakes

- ▶ *Using synthetic stucco (E.I.F.S.) [A]*
- ▶ *Using variegated brick . [B] or concrete block. [C]*
- ▶ *Using any material other than brick on the square.*
- ▶ *Copying historic styles or themes not common to the area such as colonial or wild west. [D]*
- ▶ *Use of stock details which do not match the proportions and degree of craftsmanship of historic details.*

