

New Construction

Architectural styles evolve and change over time. In some neighborhoods there can be a concentration of a few architectural styles and in other there can be a variety of different styles. Despite differing styles, other factors such as building orientation, setbacks, fenestration details, scale and massing create a compatible relationship between buildings and establish a district or neighborhood context. This is particularly important at the street level where strong pedestrian/visual relationships establish a human scale context to the area. This context is reinforced by neighborhood characteristics such as landscaping, lighting, brick streets and hexagon sidewalks. All of these factors must be addressed to ensure new construction is compatible with and reinforces the historic context of the surrounding buildings and the neighborhood or district. New construction however, should be a product of it's own place and time.

The intent of the guidelines is to ensure that a new building design is compatible (sensitive) with the existing character of surrounding blocks and the district. Compatibility is measured by how the design of a building or project relates to the design elements of the surrounding natural/physical and man-made environments (context). Compatibility measures include but are not limited to building scale, mass and form; building relationship to the street (orientation and alignment); the rhythm of spacing between buildings along the block face; the use of building materials, and harmonious reoccurrence of significant features such as front porches, balconies and parapet roof lines.

The guidelines contained in this section illustrate and elaborate the criteria of the LDC, Article VII. They are used to determine the compatibility of new construction with the cultural and historical context of the district.

Guidelines for Building Scale and Mass:

1. **Compatibility with the scale (height and width) of the front facades of contributing structures.**
2. **For a taller building, transitions in height shall be created by matching building heights at the front façade and at sides facing adjacent buildings. Taller parts of the building shall be setback from the front façade.**
3. **For wider buildings, compatibility of width shall be created by breaking up building mass, using building articulation (details or fenestration), or dividing the building into widths that match or are proportional to widths of contributing buildings.**
4. **Compatibility of the building mass (three-dimensional composition of solids, voids and wall planes) and form (vertical or horizontal building orientation); and the roof form of new construction shall match the context of the adjacent contributing buildings.**

Guidelines for Alignment, Spacing and Rhythm of Patterns:

5. **The principal façade(s) and main entrances shall face the street frontage.**

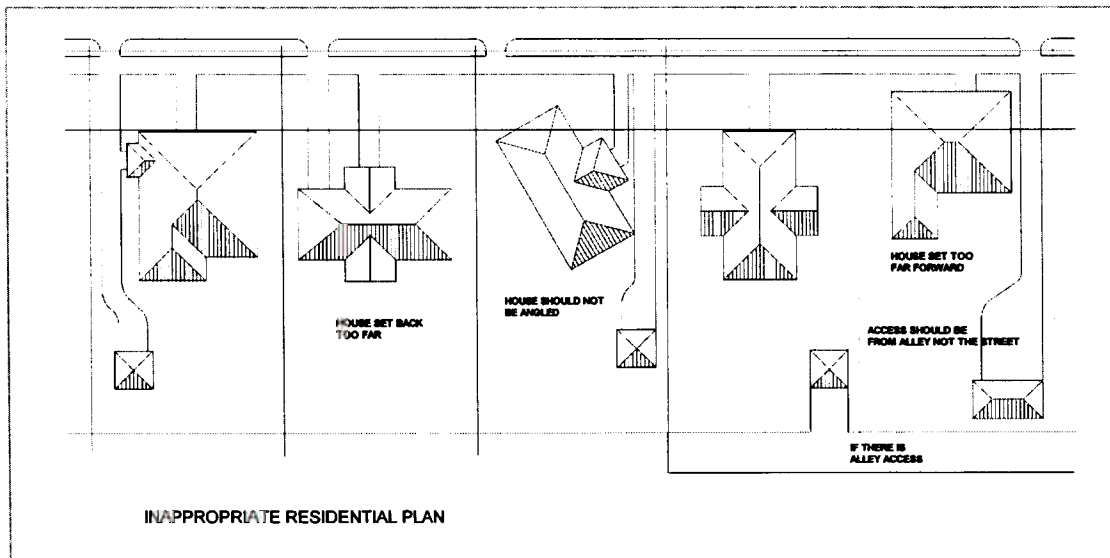
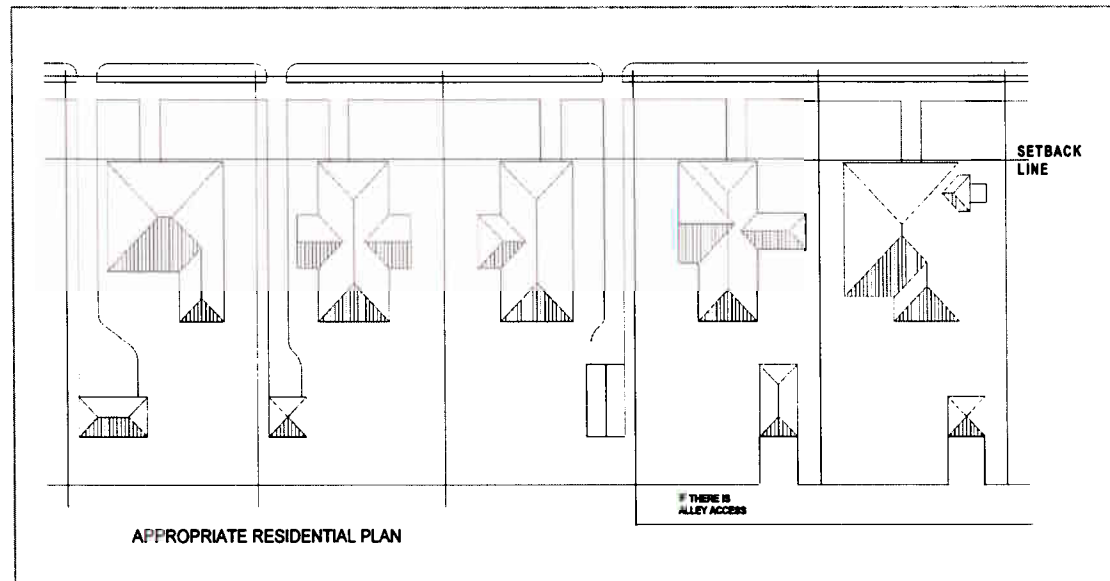
6. **Building setbacks shall be in conformance with the historic or predominant setback along the street block face.**
7. **Spacing between buildings shall be consistent with the historic rhythm of spacing along the street block face. For commercial areas there shall be a continuous rhythm of buildings located side-by-side.**
8. **The alignment of porches, bay windows, balconies and divisions between lower and upper floors shall be similar to the alignment of these same features on adjacent contributing buildings.**
9. **The relationship of the window openings (size and shape), pattern and placement; and placement of entrances (size and shape) along the street shall be similar with the adjacent contributing buildings.**
10. **Vehicular access to the property shall be compatible with the district historic context. For example, use of alleys as opposed to creating front yard driveways.**

11. **For commercial districts, parking areas and access should be placed to the rear. The side yard may be used as an alternative location for access and parking if no other feasible alternative can be found.**

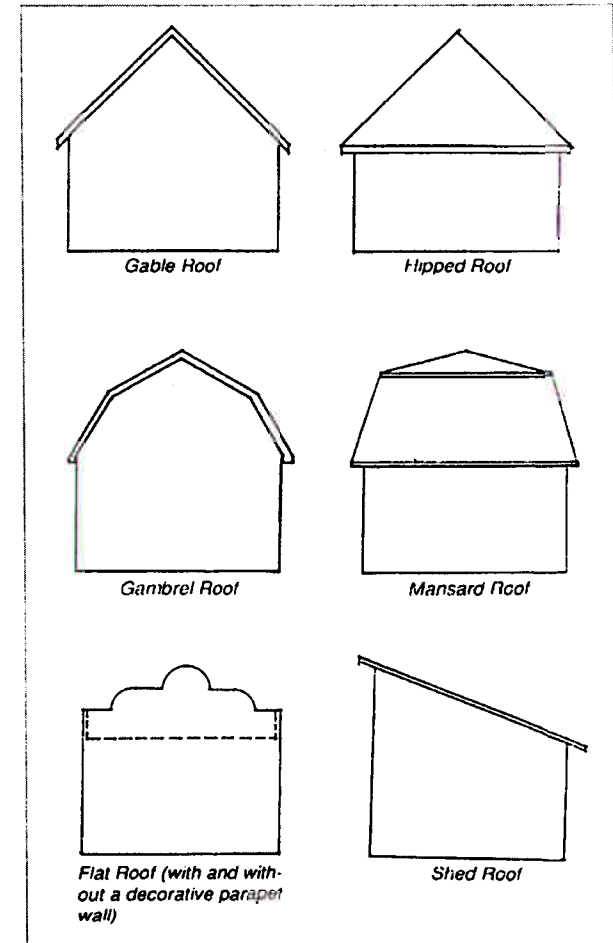
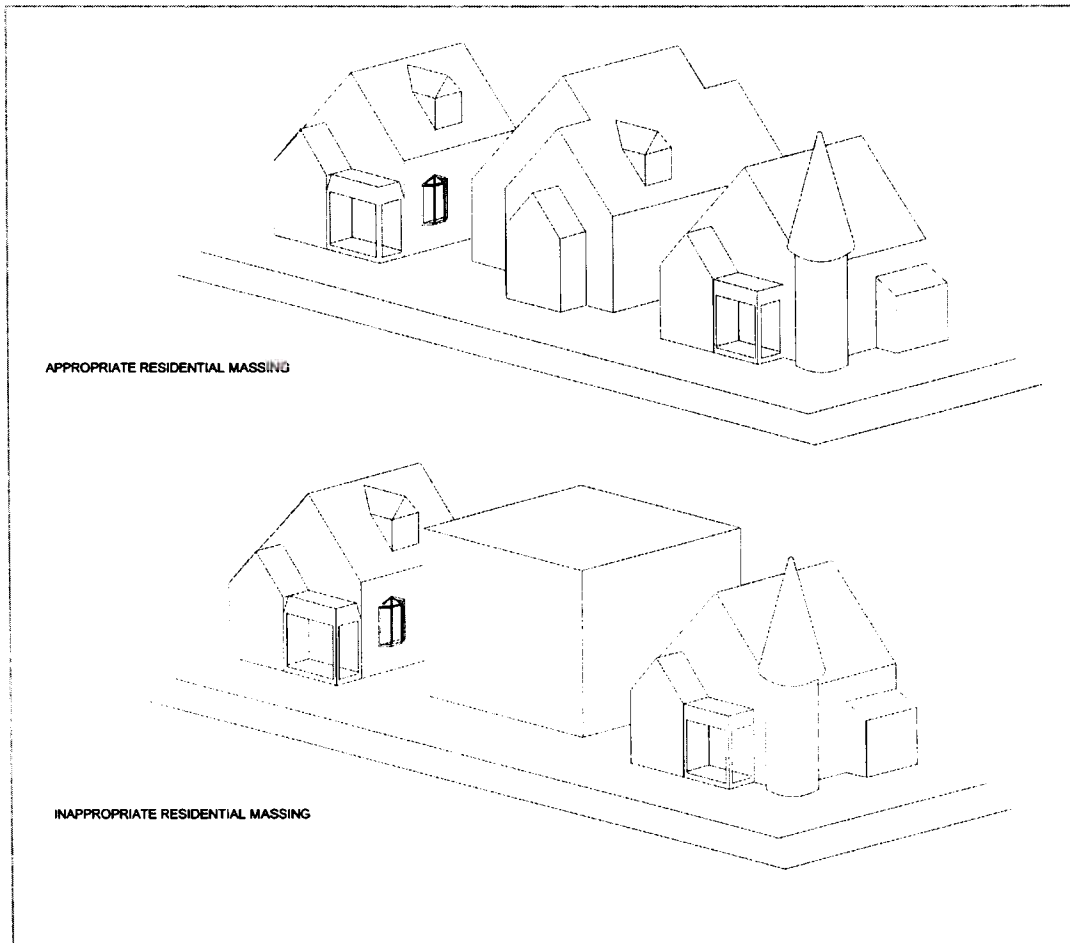
Guidelines for Architectural Features:

12. **Building materials shall be compatible with surrounding architectural styles.**
13. **Use similar roof forms and features such as dormers, parapets, and roof brackets that are extant on historic buildings along the street block face or within the district.**
14. **Use similar significant façade features such as porches, porticos, balconies, and window style and trim details that are extant on historic buildings along the street block face or within the district. Such features are particularly important along the street and second level of structures in commercial districts and for residential structures requiring elevation due to flood requirements.**

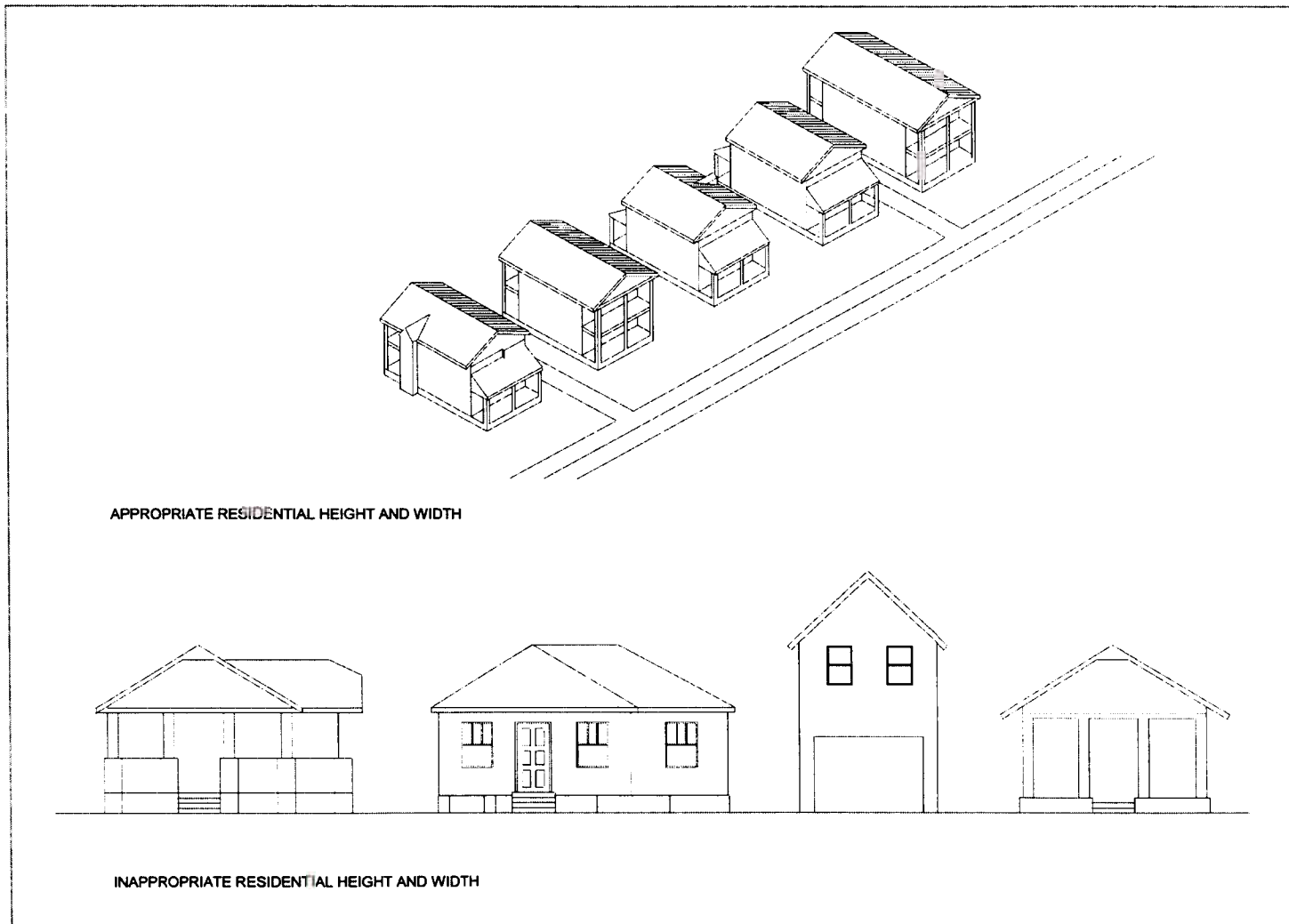
Residential Orientation And Alignment



Residential New Construction [Massing and Roof Form]



Residential New Construction [Scale and Height]



Residential New Construction [Rhythm]



Appropriate and Inappropriate New Residential Construction

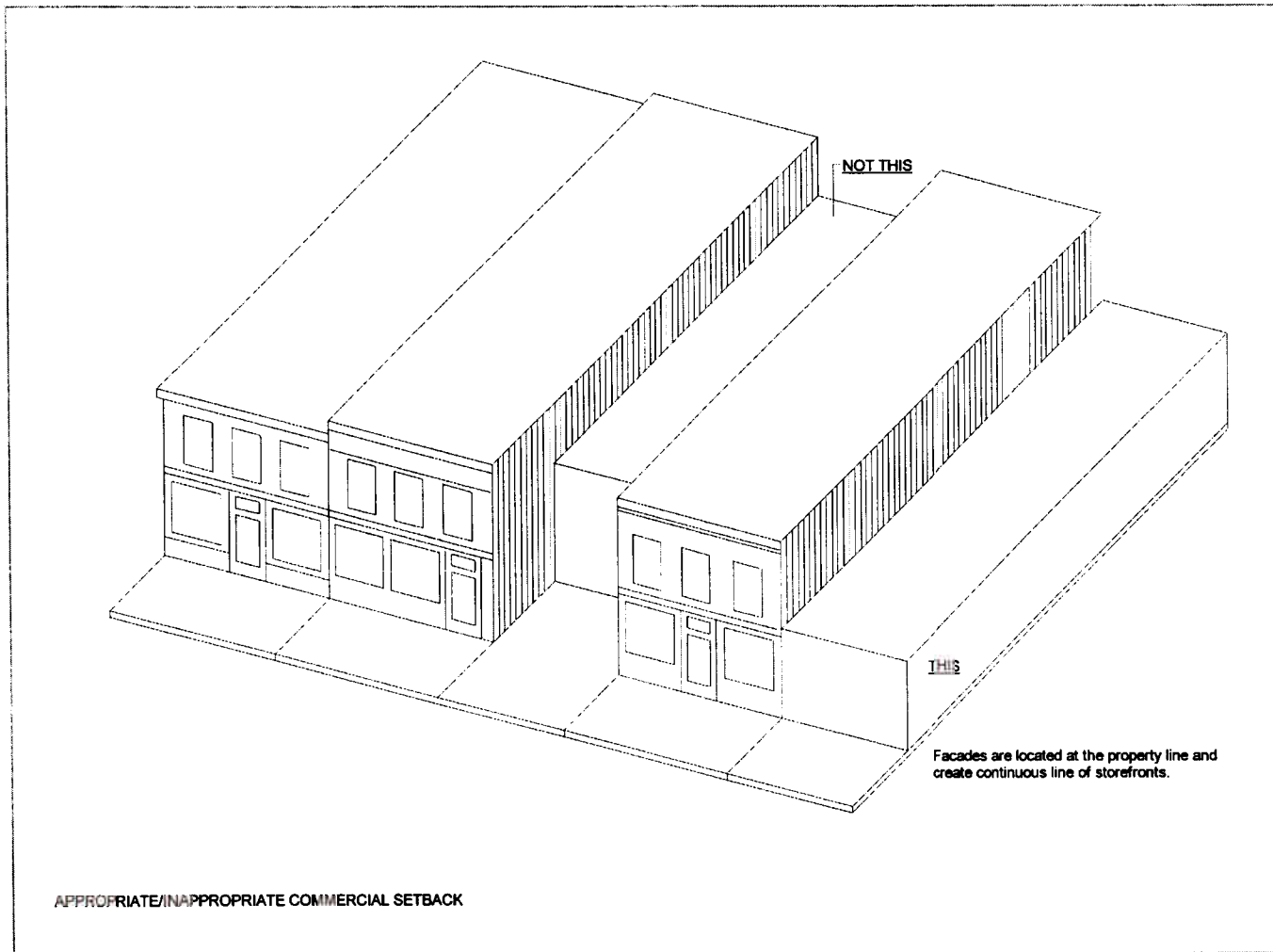


Inappropriate: Does not incorporate architectural features in the neighborhood, setback is not in character; however, house is keeping with the scale of the neighborhood and the second story is located to the rear.

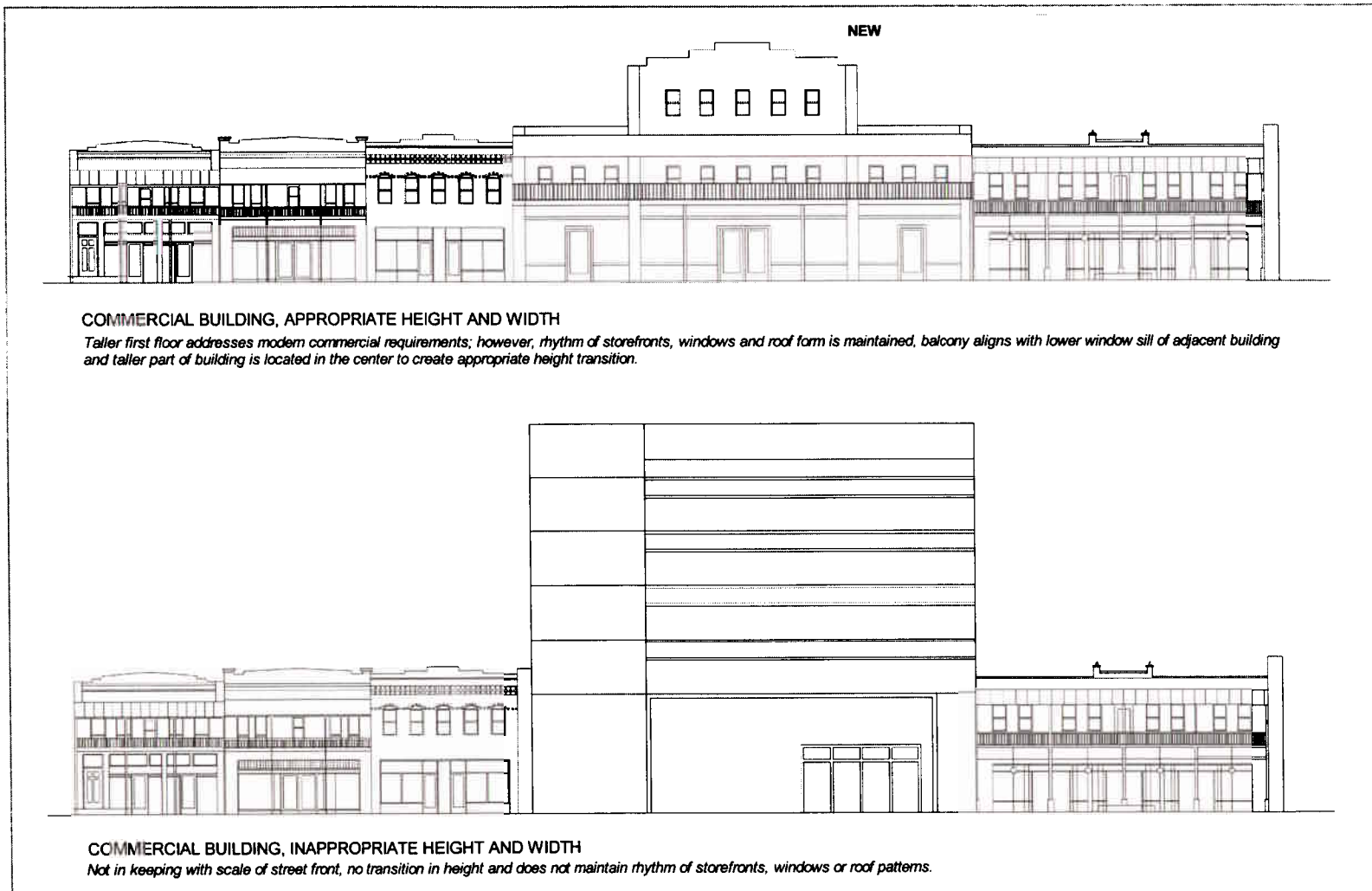


Appropriate: New house (middle) is in keeping with scale and mass, setbacks and building orientation of the neighborhood. The design incorporates architectural features of styles within the neighborhood. Front façade heights match adjacent houses.

Commercial New Construction [Setbacks]



Commercial New Construction [Scale: Height and Width]



**Commercial New
Construction [Rhythm]**



New Commercial Construction



Appropriate: Commercial structure Incorporates residential architectural style (Bungalow elements), which is in keeping with the architecture, scale, and mass of surrounding buildings, which are commercial uses in residential style structures. However, the parking lot in front is not in keeping with the surrounding context.