20. NEW CONSTRUCTION (Residential Buildings)

The vacant lots and noncontributing sites in the Historic District provide development opportunities for new construction. New construction is welcome when it is compatible with properties along its block or street. The general approach to new construction is for it to be compatible with adjacent buildings. Compatible means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. Replications or reproductions of appropriate historic designs are also appropriate and encouraged in the Historic District.

It is important that new construction coordinate with the dwellings found along its specific block and within the Historic District in general. A design that may be appropriate along one block may not work for a different block. For example, a new dwelling compatible with Craftsman designs may not be appropriate for a block where Victorian era architecture predominates and vice versa. Each new building has to be evaluated within its exact location and surroundings.

A. of primary buildings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:

1. **shape**. Variations of rectangular and square forms are most appropriate for the District;

2. **scale (height and width)**. Most of the Historic District has zoning that restricts new construction to no more than two-and-one-half stories. This maximum height would be appropriate for most blocks within the Historic District, where residential building heights vary from fifteen to thirty-nine feet. On blocks that have predominately one-story buildings, new construction of one-to two stories would be more appropriate;

3. **roof shape and pitch**. Roof slope ratio for new construction should be a minimum of 6:12 (6:12 refers to six inches of rise to 12 inches of run in measuring slopes). Roof forms of gable, hipped, and gambrel variations are most appropriate. Flat and mansard roof forms are discouraged. Roof pitches should be appropriate for the architectural style of the proposed structure;

4. **orientation to the street**. Most buildings in the Historic District have their fronts oriented towards the street and this characteristic should be maintained by new construction;

5. **location and proportion of porches, entrances, windows and divisional bays**. Porches should have roof forms of gable or shed design and at least cover the entrance. Porches that extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be a minimum of six inches and a maximum of ten inches square or in diameter. Porch railings should have balusters which are no more than two inches square or in diameter. New windows should meet the requirements of this document and as approved by the Architectural Review Commission. In addition, new windows should be of rectangular sash designs whose proportions on the main facade should not exceed three-to-one in a height-to-width ratio or be any less than two-to-one in height-to-width (two-to-one proportions are preferred). In general, no horizontal sash, casement, or awning type windows should be placed on the fronts of buildings. The use of plastic or "snap-in" muntins (window pane dividers) is not permitted. For more information on window requirements, see Section 36 “Windows”;

6. **foundation height**. Height of foundations should be a minimum of six inches and a maximum of two feet above grade unless a true architectural raised foundation is proposed for architectural purposes;

7. **floor-to-ceiling heights**. Floor to ceiling heights should not exceed ten feet and not be less than eight feet;

8. **porch height and depth**. Porch heights should be consistent with those of adjacent buildings. Porch depths should be a minimum of four (4) feet but between five (5) feet and six (6) feet is preferred;

9. **material and material color**.

   Foundations: Most foundations are of brick, stone, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is recommended to provide a smooth surface. Rough-faced concrete block is also an acceptable foundation material.

   Roofs: Existing roofs in the District are of architectural asphalt or fiberglass shingles, metal, tile and slate of varying patterns. For new construction, materials that are compatible in type, color, and texture with the District should be used. Shingles should be of a dark color, predominantly dark gray or brown. Wood shingles or shakes for new construction are also acceptable. All flashing should be metal.

   Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the District and along the block. White or light mortars provide too much contrast with typical dark brick colors and should be avoided.

   Frame Dwellings: If the new construction is of frame construction, the recommended and preferred exterior material is smooth horizontal wood siding with a four (4) inch exposure. See ***Section 29. Siding*** for the Design Guidelines on siding for all structures in the Historic Overlay District.

10. Vertical board siding is not generally appropriate for new construction on the fronts or sides of buildings.

11. **details and texture.** The actual width of window and door trim shall be at least three and one-half inches (3-1/2″). Roof eaves should have a minimum depth of eight inches. New construction should have details consistent with adjacent historic buildings including cornice details, eave widths, soffit details, and fascia boards, etc.

12. **placement on the lot**. Front- and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setback from the street should never be less than the minimum adjoining setback. Building position should take into account existing vegetation.

B. of <u>secondary buildings</u> such as garages, carports, and other outbuildings should be:

1. architectural appearance, style and details from the original garage or carriage house on the property should be considered in the design of any new garage.

2. smaller in scale than the primary building;

3. simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof etc.;

4. located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building; and

5. compatible in design, shape, materials, and roof shape to the main building.

6. the recommended and preferred exterior siding material is smooth horizontal wood siding with a four (4) inch exposure. See ***Section 29. Siding*** for the Design Guidelines on siding for all structures in the Historic Overlay District.

7. if visible from the street, secondary buildings should have an emphasis on historic designs and detailing.

8. if carports, these should be located at the rear of buildings. Most readily available carport designs have flat roofs and metal support columns and are not compatible with older building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs and wood construction may be added to sides of dwellings visible from the street.

9. for information pertaining to overhead garage doors see Section. 14 Garages, Sheds and Outbuildings.

21. PAINT AND PAINT COLORS

Paint colors do not require approval by the ARC. However, it is recommended that paint colors be in keeping with the building's style and period of construction. Avoid loud, garish or harsh colors and bright hues and too many colors on a building. Select where to highlight architectural details based on historic tradition for the building's type and style. Select a high quality oil based or exterior latex paint and expect to have to paint every eight to fifteen years depending on sunlight exposure, regular gutter and downspout maintenance, and wood surface condition.

A. do not require review and approval by the Architectural Review Commission.

B. should be of high quality to provide the longest lasting finish possible.

C. should be kept to no more than three colors per building. The simpler the architectural style of the building, the simpler the paint colors.

D. should be darker for the body of the house and lighter for window trim, door trim, and accents such as porches and eave brackets.

Recommended Paint Colors: