

# CHAPTER 5— NEW RESIDENTIAL CONSTRUCTION

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# 1.0 ADDITIONS TO PRIMARY DWELLINGS

**POLICY:** New additions to historic dwellings shall be constructed and designed in a manner that maintains the overall character of the original dwellings. The addition shall blend with the original design and not obscure or conceal the historic dwelling or its primary features.

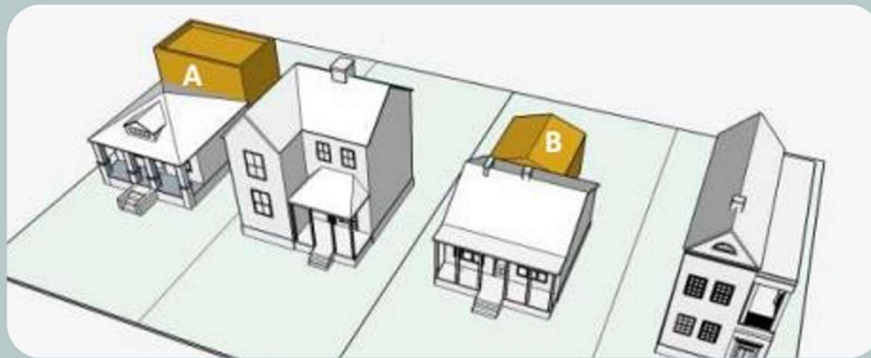
## DESIGN GUIDELINES FOR NEW ADDITIONS



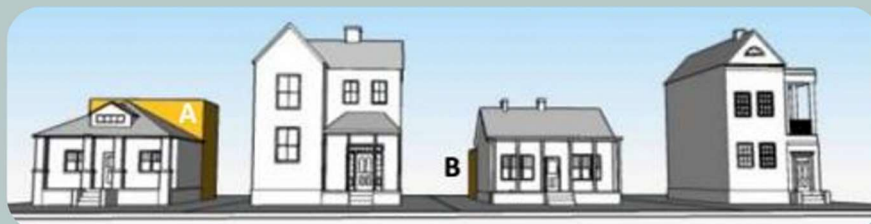
*New additions shall be at the rear, smaller, and subordinate to the historic dwelling.*

### 1.1 LOCATION, SIZE, AND SCALE OF THE ADDITION

Consider the location, size, and scale of the addition. A new addition shall never overwhelm the historic dwelling. The window spacing and materials of the new addition shall follow those of the original building. Locate new additions on rear or side elevations where not visible from the street.



*Adding a second story to a one-story dwelling is not appropriate as shown in example A. The rear addition in example B is a more appropriate solution for adding living space.*



## 1.2 HISTORIC CHARACTER

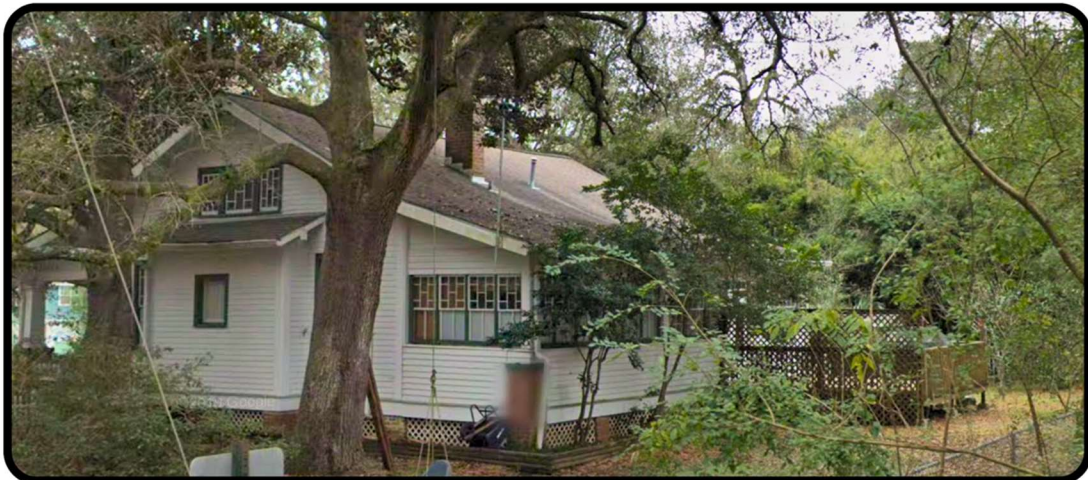
Retain the Historic Character. Design the addition in a manner compatible with the historic character of the original building, as well as of surrounding buildings in the district. The addition shall blend with the historic building and still be clearly differentiated from it. Do not attempt to duplicate form, material, style, wall plane, or roofline, but fit the addition to appear as a discernible wing from the historic building.

## 1.3 PORCH ENCLOSURES

A porch enclosure may be appropriate. If an owner chooses to enclose a porch (or a portion thereof), the floor fascia board and columns shall not be covered, and every effort shall be made to express the original intent of the porch with glass or screen panels.

## 1.4 DECKS

The addition of decks on rear elevations may be appropriate. Place decks on rear elevations or in other locations that are out of view from the street. Paint and design decks to blend closely with the dwelling. Keep deck designs simple in appearance. If visible from the street, ensure that decks have square balusters set no more than three inches apart and no more than two inches in width and depth.



*Examples of appropriately sized and designed rear decks and auxiliary buildings include 22014 2nd St. (above) and 22205 Main St. (below).*





*Example of a contemporary but compatible rear addition at 22351 Magnolia Street.*



*An appropriate infill design at 22145 Main Street*

## 2.0 NEW CONSTRUCTION OF PRIMARY DWELLINGS

### DESIGN GUIDELINES FOR NEW CONSTRUCTION

**POLICY:** New construction of primary dwellings shall maintain the existing historic pattern of a neighborhood in terms of characteristics such as setback, distance between homes, scale, materials, window size and placement, and colors. New dwellings buildings shall also follow the residential guidelines for fencing and site features.

#### 2.1 HISTORIC PATTERNS

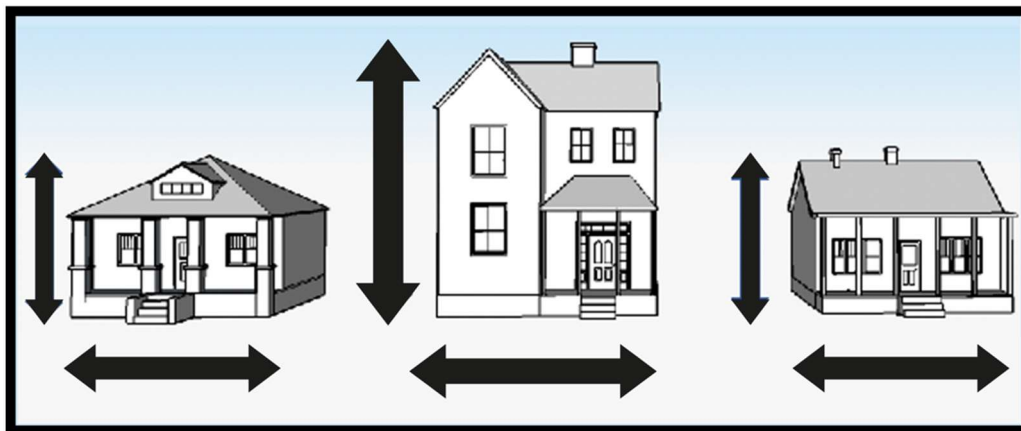
Maintain existing historic patterns. Historic patterns of setback, materials, height, width, scale, and proportions of dwellings in the historic district shall conform to these characteristics of infill projects. The roof shape of new dwellings should also match.

#### 2.2 ORIENTATION

Orient homes towards the street. New dwellings must be oriented towards the major street.

#### 2.3 BUILDING HEIGHT

Maintain existing patterns of building height. New dwellings shall be compatible with adjacent dwellings in terms of height. The height of new primary dwellings in the historic district shall not exceed 35'. New dwellings shall be no greater than two-stories, not including the space within the roof.



*New construction should be compatible with dwellings along the block in height and width.*

## 2.4 SCALE

Maintain existing scale along the street. New dwellings shall be compatible with adjacent dwellings in terms of scale and proportions.

## 2.5 ROOF PATTERNS

Maintain existing patterns of roof form. New dwellings shall be compatible with adjacent dwellings in terms of roof form.



*The gable-front design of this infill dwelling at 71294 St. Mary St. reflects historic house patterns in the district.*



*Example of compatible infill construction at 72059 Cypress St. Designed in a gable front plan, it has appropriately sized windows, a full-width porch, and a gable metal roof.*



*Example of compatible two-story infill construction at 22382 Level Street. The dwelling has a one-story wrap around porch, appropriately sized windows, and gable roof carport.*



*Example of compatible one-story infill construction at 22017 Second Street. The dwelling has a recessed porch, metal roof and pier foundation.*

### 3.0 MATCH MATERIALS OF SURROUNDING DWELLINGS

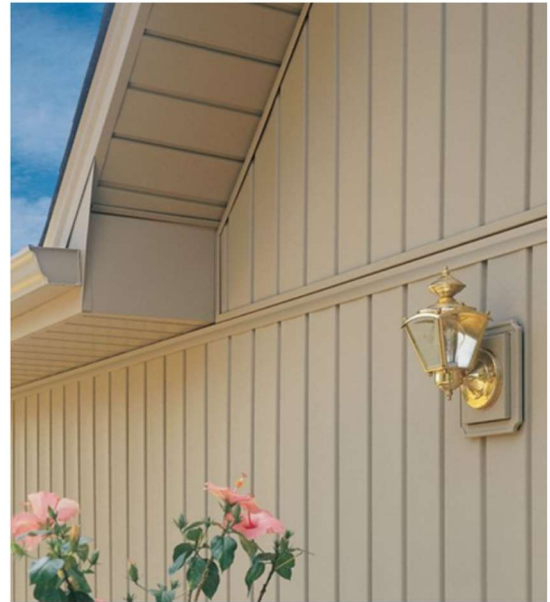
New dwellings shall be compatible with other dwellings in the district in terms of materials. Appropriate materials for the historic district include the following: Brick, stucco, and concrete: Within the historic district brick, stucco, or concrete shall be permitted at the foundation, foundation piers, chimneys, and lower column piers on Bungalow design dwellings.

#### 3.1 SIDING

**Siding** materials shall be of wood or simulate the appearance of wood. Vinyl siding is allowed with appropriate trim and fascia details (to simulate wood) in the historic district. Siding shall not protrude beyond the face of door and window frames and frieze boards. Appropriate siding includes beveled or lap siding with a 6" maximum lap, board and batten 1" by 2" (nominal) battens with 1" by 12" boards and reverse board and batten or board and board with 1" by 12" boards.



*Board & Batten*

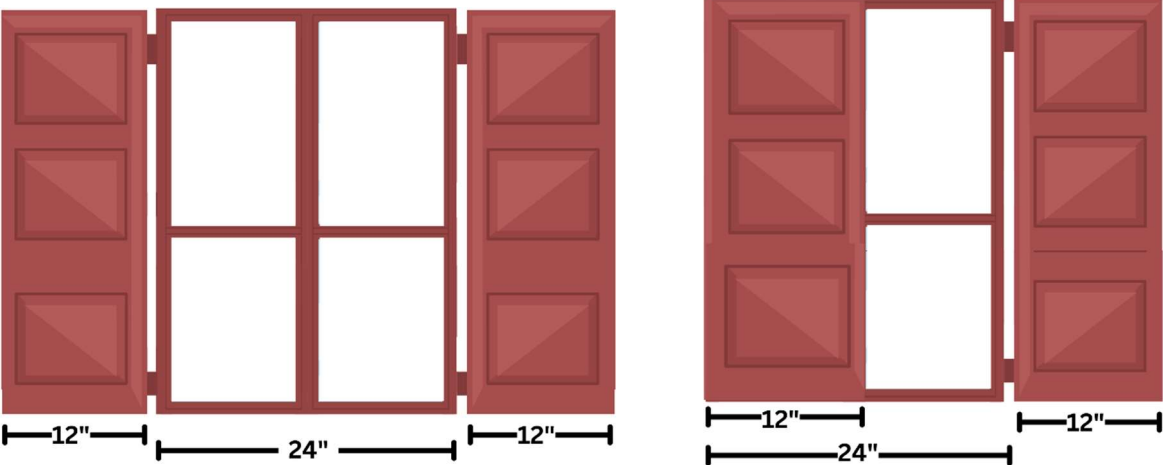


*Reverse Board & Batten*



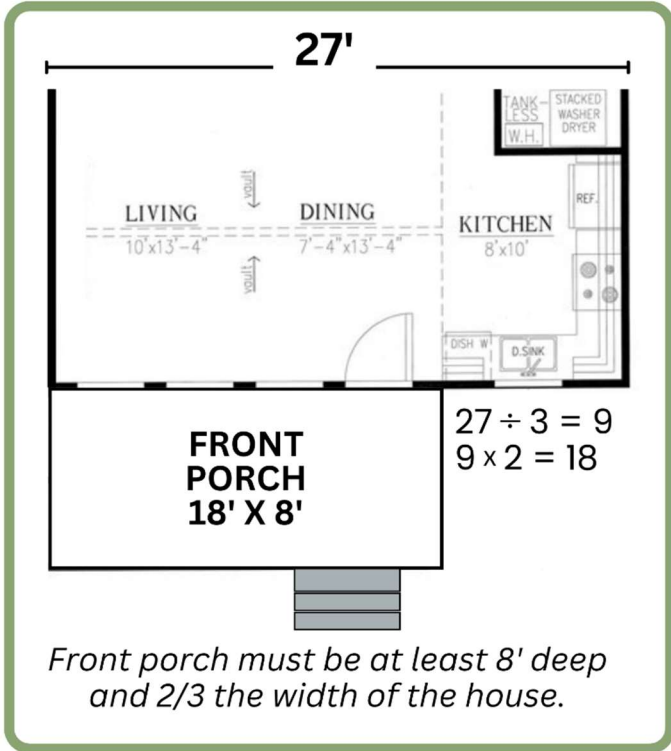
### 3.2 WINDOWS, SHUTTERS, AND DOORS

**Windows and Doors:** Materials for windows and doors shall be wood or simulate the appearance of wood. Window types shall be hung windows (double, single, etc.) with a 2:1 height to width ratio minimum. **Shutters must be half the width of its corresponding window.**



### 3.3 PORCHES

**Porches:** New dwellings (except garages and accessory buildings) shall have front porches. Porches shall be two-thirds minimum of total width of the front façade. The front porch shall have a minimum depth of 8'. Any side/back porches shall have a minimum depth of 4'0".





### 3.4 PORCH COLUMNS

**Porch Columns:** Porch columns shall be wood or simulate the appearance of wood. Column types may include turned or rounded, rectangular, or square and may have chamfered (beveled) corners and be fluted and shall be in the character of the main structure.

### 3.5 CHIMNEYS

**Chimneys:** Building materials shall be masonry (brick, stucco, etc.). Chimneys that are not masonry shall be finished with the same material as the house exterior, up to, but not beyond the point of roof penetration. Above that point, a properly installed galvanized stove pipe type chimney shall be required.

### 3.6 ROOFS

Appropriate materials shall be metal (see details below), slate, or asphalt composition shingles.

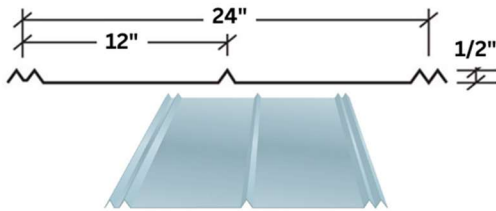
APPROPRIATE METAL MATERIALS: 5-V Crimp, *Low Profile*, *S Panel* or *Corrugated*, and *Standing Seam*

APPROPRIATE SHINGLES: *asphalt*, *architectural*

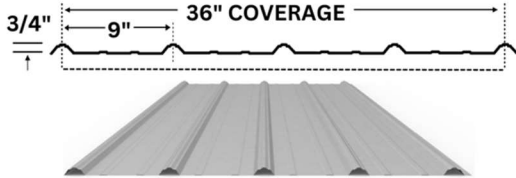
**PITCH:** Roof pitch shall be 8:12 minimum.

**ROOF TYPES:** Shall be Boston-hip, west indies, gable, or hip with a dormer at the front façade if desired.

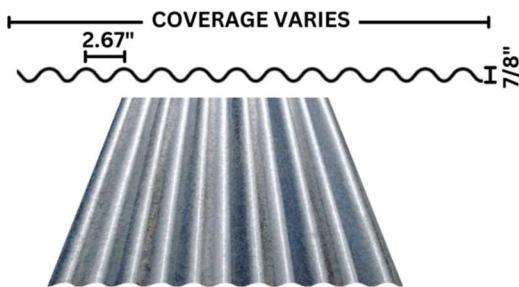
#### 5-V CRIMP



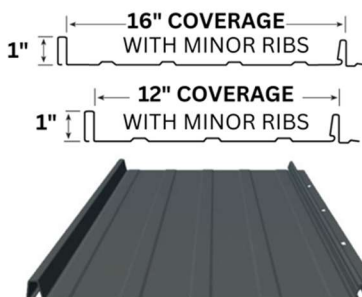
#### LOW PROFILE



#### S-PANEL OR CORRUGATED

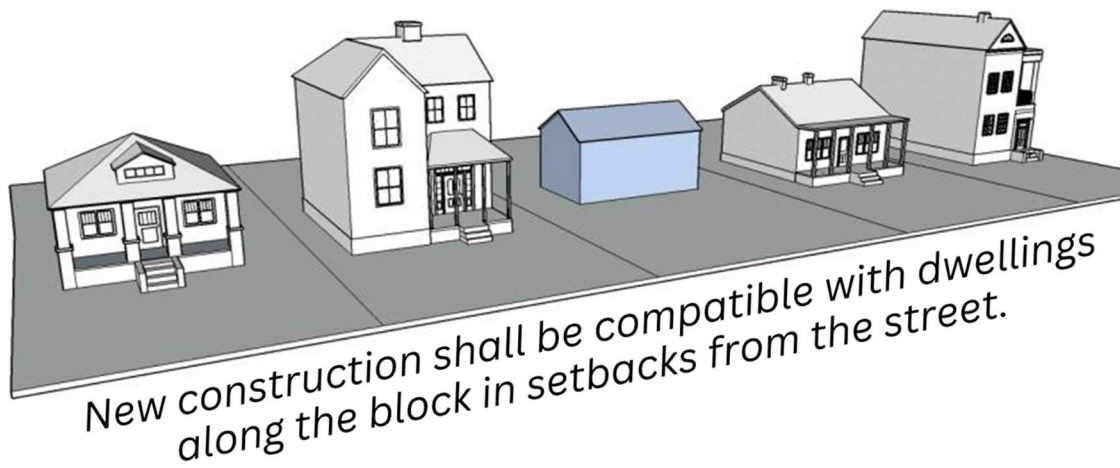


#### STANDING SEAM



### 3.7 BUILDING SETBACKS

Maintain existing patterns of building setback. New dwellings shall align with the setback of adjacent buildings. New dwellings must conform to setback and lot size requirements as required in the Zoning Code.



### 3.8 FOUNDATION HEIGHTS

New dwellings must maintain foundation heights. New dwellings excepting garages and accessory buildings shall be raised as follows: - New dwellings on concrete slab shall be raised 3'- 0" minimum above finished grade at edge of slab. - Porch foundations shall have 2'- 0" minimum piers (porch shall have a 2'- 0" minimum crawl space from finished grade to bottom of floor joists). - New dwellings on piers shall have 2'- 0" minimum piers. Crawl space shall be 2'- 0" minimum (from finished grade to bottom of floor joists). - Lattice may be placed between or behind piers but shall not cover the face of the piers.

### 3.9 METAL BUILDINGS

pre-engineered metal structures, or metal siding is not permitted in a residential neighborhood if visible from the street but may be acceptable within the commercial area.

## 4.0 NEW ANCILLARY BUILDINGS

### 4.1 ANCILLARY BUILDINGS DESIGN

Design new garages and other accessory buildings to be compatible with the historic district. Design of new accessory buildings shall be compatible with the architectural style and scale of the associated dwelling.

### 4.2 COMPATIBLE MATERIALS.

New accessory buildings must have compatible materials. The exterior finish of attached garages and accessory buildings shall be wood or simulate the appearance of wood and shall complement the primary dwelling. An 8:12 pitch is required for roofs. If the garage and/or accessory building is not visible from the street, each request will be reviewed on a case-by-case basis. Fabric covered carports are not allowed in the Historic District unless they are not visible from the street. Screened landscaping of accessory buildings is also recommended.

### 4.3 SITED LOCATION ON LOT.

New accessory buildings shall be sited appropriately on lot. Locate new outbuildings appropriately, such as to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings shall be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.



*Appropriately designed carport at 71614 St. Mary Street.*



*This garage at 72027 Laurel Street is an appropriate example of new construction and features a metal gable roof and hinged garage doors.*