

Chapter 4 – New Construction and Additions

4.1 New Construction

.1 Sitework

- .1 Design new construction to maintain prevalent lot coverage, setback, orientation, spacing and distance from adjacent buildings existing in the district.
- .2 Develop site plan in accordance with the standards in Section 1 – Site and Setting.
- .3 Evaluate in advance and minimize any disturbance of the terrain in the district that could damage archeological resources or significant landscape features such as large trees.
- .4 Orientation should be to the primary street. The front entry should face the street. The building should maintain a perpendicular orientation to the street, avoiding unusual angles.

.2 Building Design

- .1 Design new buildings to be compatible with existing historic properties' characteristics including height, form, size, scale, massing, proportions, fenestration and roof shape.
 - .1 Oversized or monumental architecture should be avoided in new construction.
 - .2 Select architectural details (such as cornices and chimneys) and features (such as windows and doors) that are compatible with existing architectural details and features in the district in terms of spacing, placement, scale, pattern, and material.
 - .3 Height of a new building should relate to the prevailing height along a street. Height should be within 15% of the average height of the buildings in the immediate area.
 - .4 The general form should relate to those buildings within the immediate area. The roof shape should relate in type, pitch, and materials.
 - .5 Fenestration, the window and door openings in a façade, of proposed project should be similar in rhythm, proportion and design and articulation to the surrounding construction.
- .2 Design new buildings to compliment, not copy, existing historic structures. Utilize existing buildings' characteristics such as symmetry, hierarchy, rhythm and repetition in generating any contemporary building design.

.3 Building Materials

- .1 Design new buildings with similar materials compatible with the existing historic properties.
- .2 Materials such as steel, cast stone, concrete, cementitious siding, and synthetic stucco may be considered for a new building if they are used in a manner which is compatible with the construction techniques used for historic buildings in the district.
- .3 Materials, such as rough-sawn panels and synthetic siding that are substantially different in character and appearance should not be used in new construction within a historic district.