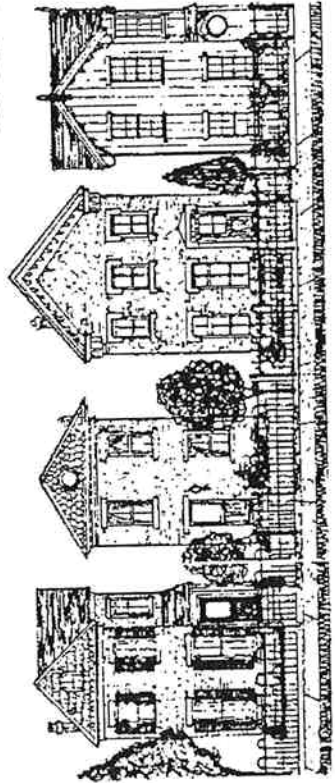
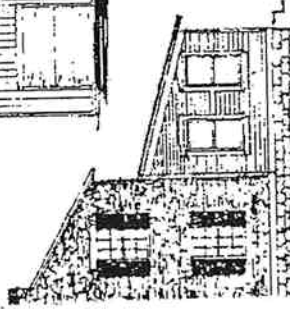
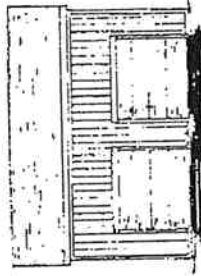
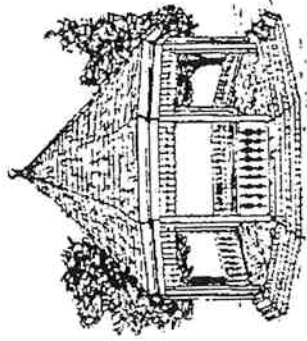


NEW CONSTRUCTION



PRIMARY STRUCTURES



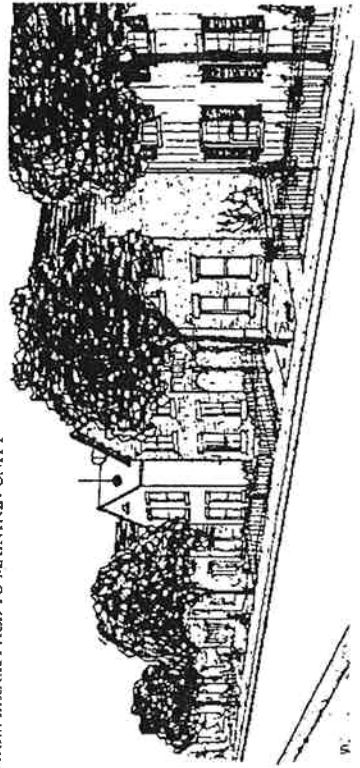
Streetscape rhythm was an extremely important feature of an historical urban setting. It consisted of a pattern of building facades with similar street setbacks and spacing between each building. Commonality of shape, size, height, and roofline created an order which was readily identifiable.

Individual neighborhoods could be recognized by the building patterns and street grid systems prevalent in the area. Perpendicular gridding with long, narrow lots was the common urban development pattern. The smaller of the lot dimensions denoted the street frontage since frontage constituted a great expense.

Buildings conformed to the proportions of the lot until a property owner's increased economic status warranted greater individuality of design and location. Large homes with spacious lawns did not become prevalent until an area's residents could afford to exhibit their material wealth.

The pattern of houses on a street is significant as is the design and construction of the individual houses. A building's relationship to its neighbors reflects part of its own identity. Compatible characteristics begin with building proportion and shape and then proceed to the location and size of window and door openings and porches. Finally, rhythm is completed by the use of compatible materials.

NEW BUILDING SHOULD BORROW ELEMENTS FROM BLOCK FACE TO MAINTAIN UNITY



PRIMARY STRUCTURES



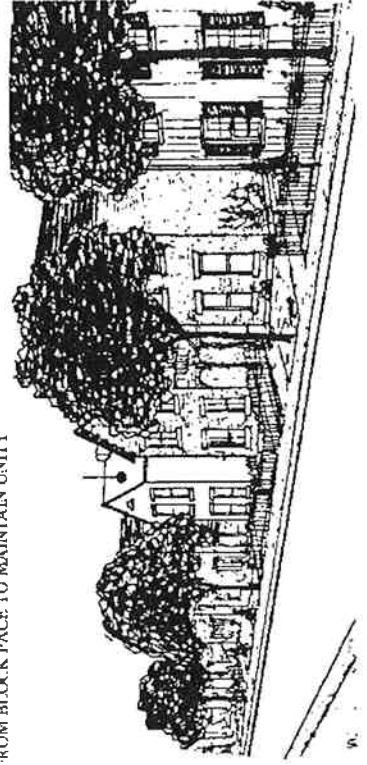
Streetscape rhythm was an extremely important feature of an historical urban setting. It consisted of a pattern of building facades with similar street setbacks and spacing between each building. Commonality of shape, size, height, and roofline created an order which was readily identifiable.

Individual neighborhoods could be recognized by the building patterns and street grid systems prevalent in the area. Perpendicular gridding with long, narrow lots was the common urban development pattern. The smaller of the lot dimensions denoted the street frontage since frontage constituted a great expense.

Buildings conformed to the proportions of the lot until a property owner's increased economic status warranted greater individuality of design and location. Large homes with spacious lawns did not become prevalent until an area's residents could afford to exhibit their material wealth.

The pattern of houses on a street is significant as is the design and construction of the individual houses. A building's relationship to its neighbors reflects part of its own identity. Compatible characteristics begin with building proportion and shape and then proceed to the location and size of window and door openings and porches. Finally, rhythm is completed by the use of compatible materials.

NEW BUILDING SHOULD BORROW ELEMENTS FROM BLOCK FACE TO MAINTAIN UNITY

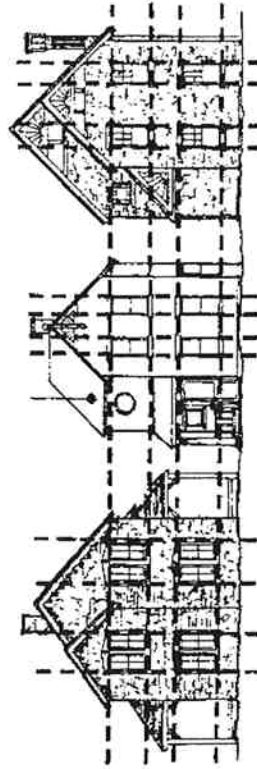


BUILDING ADDITIONS

However, streetscape rhythm is interrupted when a building is demolished. A subsequent structure of a different size, shape, and height destroys blockface unity. A similar case exists when window and door openings are altered.

New construction which maintains the proportions of wall height and length, window and door opening sizes, and roof height and slope is a valuable complement to a streetscape. Adjacent structures provide the standards for a new structure to follow. Detailing on a new primary structure should be sympathetic in design, scale, proportion, and materials to the body of the building, but should not replicate that of the historic architecture of the block.

CONSTRUCT A SYMPATHETIC INFILL STRUCTURE:



Construction of a new primary structure is a complex process which requires a thorough knowledge of building techniques and local regulatory codes. A new building in an existing neighborhood, particularly one composed of historic architecture, requires considerable sensitivity and awareness of design features.

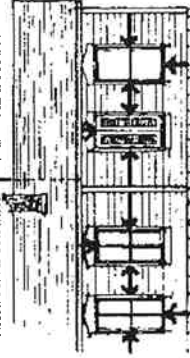
Retaining the services of a design professional who is competent with



Living space requirements have always varied between occupants. Often, the existing building could not fulfill the living space needs of its occupants and required expansion. Many buildings have experienced several additions throughout their lifetimes. Early additions were attached kitchens and bathrooms which were built as indoor plumbing and gas or electricity became available. As a family expanded in size or wealth, bedrooms and sunrooms were also added.

Sometimes, these additions did not receive workmanship comparable to that exercised on the original building. Consequently, the additions may not be structurally sound, and removal is necessary. The addition can be rebuilt

POINTS FOR A SYMPATHETIC ADDITION

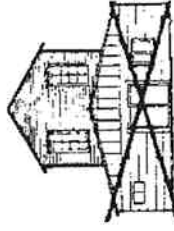


- ANGLES SAME AS EXISTING
- GOING TO MATCH ORIGINAL MATERIAL AND DESIGN
- UNNEEDED WINDOW OPENING SHUTTERED
- NEW WINDOW OPENINGS DUPLICATE EXISTING RHYTHM, SIZE, AND TRIM

properly with materials, techniques, and design sympathetic to the original building and within existing building and fire codes.

Similarly, a house can be expanded to provide living space not previously existing. Construction materials should be compatible with the original building's materials. Brick, stone, and rough-faced block are appropriate foundation materials; wood, hardboard, brick, and stone are acceptable wall materials. In both of these cases, the original building's fabric dictates the materials to be used for the addition so that it will match or complement the original building. Window and door openings are to be of similar proportions and placement as those on the original building. Roof design and materials should also directly relate to that of the original building.

UNACCEPTABLE ADDITION TO REAR OF A BUILDING



Materials which are not permitted for building additions are identical to those prohibited for original or new construction. Reference can be made to specific sections of the manual for detailed listings. For the most part, no additions shall be made to the front of a building.

STRUCTURAL PROPORTION

Structural proportion, or scale, refers to the way a building fits into its surroundings. Most neighborhoods that were constructed before the advent of the automobile were oriented to the

ACCESSORY STRUCTURES

ion. Refer to specific sections of the manual for detailed listings. For the most part, no additions shall be made to the front of a structure.

pedestrian since most people walked as their primary mode of transportation. In neighborhood business districts, large structures were uncommon as there were few large businesses to be housed.

When new buildings were constructed in business districts, they had to be oriented to the pedestrian so that the businesses operating in them could compete effectively with those in nearby buildings. Consequently, the overall effect was that of a group of buildings that belonged together as a single unit. It was easy to establish the identity and character of a business district, and this in turn helped business in the area.

Whether the location is in the residential or business section of the district, new construction or additions to existing structures should maintain the structural proportions and scale of the existing neighborhood. This means conforming to the setbacks already established on the blockface and building to the approximate height of neighboring buildings. Larger structures can be fit into the streetscape by breaking the facade into smaller bays that are similar in size to the smaller structures nearby. The overall effect should be of a building that looks as if it belongs in the setting in which it has been placed.

New construction should not, however, attempt to produce an exact replica of a past historical style. Such an attempt often looks artificial and detracts from the surrounding district. Building materials and colors should be compatible with nearby structures as well as the scale of the building.

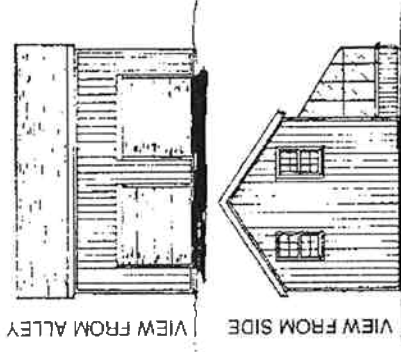
PROHIBITIONS

Materials which are not permitted for building additions are identical to those prohibited for original or new construct-

carriage house was a two-story building located to the rear of a property which served as a shelter initially for buggies and later for automobiles. Space was provided for garden tools, lawnmowers, and other implements with an ample area on the second floor for storage.

Garages were built in the early twentieth century specifically for automobiles. They were one-story in height and did not feature the floor area available in a carriage house. A separate entry was provided for each vehicular section with one and two bays being the most frequently constructed. Vehicular doors for garages or carriage barns may be flush or feature rectangular panels and may include windows.

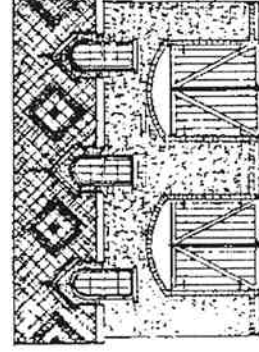
DESIGN FOR NEW GARAGE & GREENHOUSE



Gazebos and greenhouses became fashionable during the late nineteenth century accompanying the development of a wide variety of plant materials. A gazebo is a small open sided or screened structure used decoratively as part of a landscape plan. Greenhouses were either freestanding or attached to a building and used the sun's energy

household functions which were not accomplished within a house usually were accommodated in a secondary building, such as a smokehouse, springhouse, carriage house, garage, and, to a lesser extent, gazebo or greenhouse. These secondary buildings were smaller and usually simpler in design than was the primary building but reflected the same design character-

istics. These accessory buildings are frequently original to the site or have some historical basis. Sensitive adaptations, particularly to carriage houses or garages, can provide modern, functional space while retaining the historic character of the building and enhancing the entire property.



Carriage houses and garages were and continue to be the most commonly featured outbuildings. Historically, a