

6.3.0 Residential Infill



THE DESIGN APPROACH

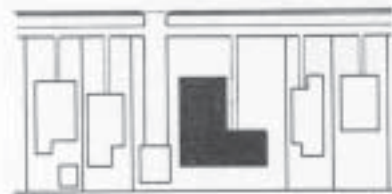
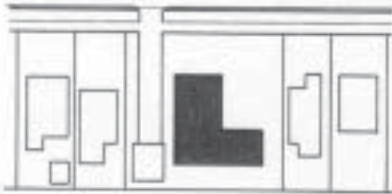
In addition to following these guidelines, successful new construction shall take cues from its context and surroundings. One of the first steps in designing a new building within an historic district is to look at other buildings on the block, and other similar buildings in the neighborhood. In general, new construction should not try to exactly replicate the style of the surrounding historic structures. However, it is important that the design of new construction in an historic district be consistent with the design of surrounding historic structures and sites. Design elements that are important in establishing this consistency include massing, materials, scale, siting, roof form, and the patterns of doors and windows.

Single Family Housing

Different architectural styles or types generally exhibit common architectural design elements. Therefore, if you are considering a project that involves new construction on a vacant lot, the first step in designing a new building is to determine what style elements are present in other building on the block. If the existing buildings are all of the same or similar styles, common design themes should emerge. The Architectural Styles section of these Guidelines (pg. XX) contains sections detailing common design elements of each style. The Residential Infill Guidelines that follow point out various design elements that need special attention to insure that new construction is compatible with the historic streetscape.

Contemporary designs for new in-fill construction are not necessarily discouraged within the HPOZ. Most importantly, each project should respond to its surrounding context and help to create a seamless transition from building type to building type.

[insert optional single family building style-types here (see text at right)]



Notes on text:

Each individual HPOZ may find it helpful to include discussions of significant design elements of the predominant style or styles of construction in the HPOZ.

New infill need not simply copy its surroundings, typically a new building will have its own characteristics that distinguish it on the street. However, the relationship of this new construction to the old may be carefully regulated through the use of recommended typologies of building design.

Your HPOZ may wish to list typologies of infill buildings to guide a discussion of possible approaches to infill design. You may wish to include notes applicable for each infill type here, followed by the more detailed guidelines that continue after this section.

EXAMPLE:

Special Notes for building in the Craftsman/Transitional Arts and Crafts style type:

- .1 *Entryways should be located on the street-facing facade of the structure, and should be covered by a large attached porch.*
- .2 *Attached porches should typically cover at least 1/2 of the width of the front facade, and may have wood or masonry columns and details.*
- .3 *Windows on the front facade should typically be double hung and vertically proportioned, although picture windows with decorative transoms are encouraged on the first floor and decorative casement windows may be appropriate.*
- .4 *Primary wall cladding should be clapboard siding or shingles.*
- .5 *Roofs should be pitched, and should span overhanging eaves. Design elements such as decorative rafter tails, vergeboards, corbels and brackets are encouraged.*

Additional graphics:

