

## V. DESIGN GUIDELINES FOR NEW CONSTRUCTION OF PRIMARY AND SECONDARY BUILDINGS

### **14-172-209. Determination on application for certificate.**

(b) (3) *The commission shall determine whether the proposed construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, or appurtenant fixtures involved will be appropriate to the preservation of the historic district for the purposes of this subchapter, or whether, notwithstanding that it may be inappropriate, owing to conditions especially affecting the structure involved, but not affecting the historic district generally, failure to issue a certificate of appropriateness will involve a substantial hardship, financial or otherwise, to the applicant, and whether the certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this subchapter.*

(State Statute)

### **Sec. 23-115. - Certificate of appropriateness required.**

*No building or structure, including stone walls, fences, light fixtures, steps and paving or other appurtenant fixtures shall be erected, altered, restored, moved, or demolished within the historic district created by this division until after an application for a certificate of appropriateness as to the exterior architectural changes has been submitted to and approved by the historic district commission. A certificate of appropriateness shall have been issued by the commission prior to the issuance of a building permit or other permit granted for purposes of constructing or altering structures.*

### **Sec. 23-120. - General criteria.**

In making its determination, the commission shall consider without being limited to the following criteria:

(d) *When evaluating the general compatibility of alterations to the exterior of any building in the historic district, the commission shall consider, but not be limited to, the following factors within the building's area of influence:*

- (1) *Siting.*
- (2) *Height.*
- (3) *Proportion.*
- (4) *Rhythm.*
- (5) *Roof area.*
- (6) *Entrance area.*
- (7) *Wall areas.*
- (8) *Detailing.*
- (9) *Facade.*
- (10) *Scale.*
- (11) *Massing.*

(f) *Generally, new construction shall be judged on its ability to blend with the existing neighborhood and area of influence. The commission shall consider, but not be limited to the factors listed for alterations in paragraph [subsection] (d).*

(City Code)

## RESIDENTIAL INFILL GUIDELINES

### Building Types by Location

Examples of residential building types include single-family detached houses, attached houses, townhouses, and apartment buildings. Permitted residential building types are dependent upon their location within the district. Rather than attempting to designate sub-districts for permitted building types, the descriptions below will allow the HDC to determine the appropriate building types for specific locations on a case-by-case basis. Although building types are historically associated with uses, *these guidelines do not dictate permitted land uses*, as that is determined by the underlying zoning. Not including mixed-use buildings with housing units above commercial ground floors, the following residential building types are permitted:

#### Single-Family Detached

This house type is designed to accommodate a single household. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. An example of an area within the district dominated by single-family detached houses is the block of Rock Street between 10<sup>th</sup> and 11<sup>th</sup> Streets. ~~Any areas of the district dominated with single-family detached housing should be reinforced with the same housing type.~~

#### Attached Housing

This house type includes duplexes, triplexes, quadplexes, and similar housing on a single lot. They are most commonly clad in clapboard or brick and have pitched roofs and front porches. These housing types typically feature an exterior door for each unit. One example of historic attached housing within the district is the two-story brick quadplexes located on the southwest corner of Cumberland and 10<sup>th</sup> (see at right). ~~Attached housing should be limited to areas with existing mixed use and/or attached housing.~~

#### Townhouses

This housing type, sometimes referred to as a “rowhouse,” typically features two or more stories within a single unit, and each unit is often located on its own lot. Each unit has a ground floor exterior entrance, and each shares one or more adjoining side walls with one or more neighboring units. ~~While the district lacks a tradition of townhouses, street segments having mixed use and/or attached or multi-family housing and institutional buildings might be appropriate for~~

townhouses. Examples of such streets include Capitol Avenue, East 9<sup>th</sup> Street and portions of Daisy L. Gatson Bates

### Multi-Family Housing

Multi-family structures, often referred to as “apartment buildings,” consist of multiple housing units. Units are often oriented one over the other (“stacked”), and the exterior design of the building typically does not define the individual units, unlike townhouses. There are several examples of multi-family housing throughout the district, and they are commonly multi-storied and clad in brick. ~~While smaller multi-family buildings are located somewhat randomly within the district, the larger buildings tend to be located near mixed-use, institutional, and/or other multi-family buildings on streets such as Capitol and East 9<sup>th</sup>.~~

### Compatibility by Context

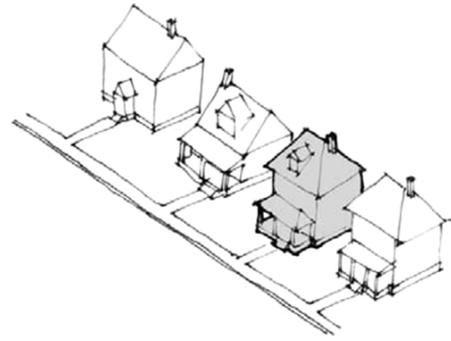
The City’s historic preservation ordinance that serves as the basis for the MacArthur Park Historic District lists eleven factors to be considered in reviewing proposed infill development. Those factors have been consolidated or these design guidelines utilizing the following nine Design Factors:

- 1) Building Orientation
- 2) Building Setbacks
- 3) Building Scale & Massing
- 4) Roofs
- 5) Facades
- 6) Foundations
- 7) Architectural Detailing
- 8) Materials
- 9) Site Design

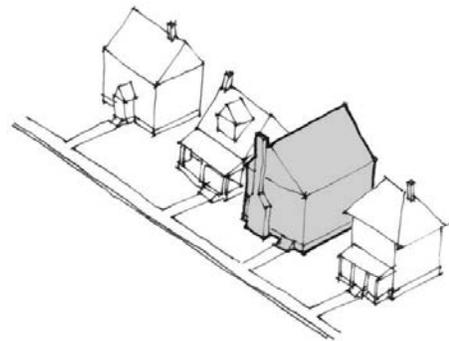
The term “historic precedent,” as used within these guidelines, refers to design and material traditions that are commonly found in the district and that comprise part of the area’s historic architectural vocabulary. In locations with a strong cohesiveness of design character and historic architectural integrity, it is important that most (or even all) of the Design Factors be achieved for compatibility of new infill. A key guide to determine architectural integrity is the map illustrating National Register, contributing and non-contributing buildings.

### Design Guidelines

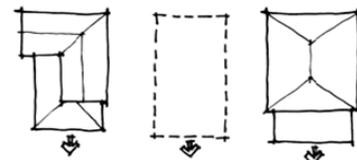
With the permitted building types and contextual considerations described above in mind, each application for new development should be evaluated based upon the following nine Design Factors. Unless specified otherwise, these guidelines apply to the primary residential building on each lot, as opposed to accessory buildings such as garages. Accessory buildings should share the same general character as their associated residential buildings. *These guidelines should be applied much more rigorously to portions of a building visible from a street than from other areas.*



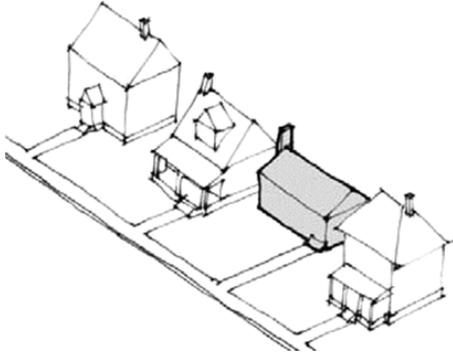
*The shaded house (second from the right) is highly compatible with the nearby existing houses in numerous respects.*



*The second house from the right is not compatible with the other three houses: it is too tall, too large in massing, and oriented the wrong direction.*



*Compatible orientation (dashed footprint).*



Incompatible setback (shaded building).

### 1) Building Orientation

#### *Relationship of Primary Axis to the Street*

The orientation of a new building is considered with respect to the relationship of its primary (longest) axis with the associated street that it fronts. On a street segment (block face) dominated by historic buildings oriented perpendicular with the street, the new building should be perpendicular with the street. On a street dominated by historic buildings oriented horizontal with the street, the new building should be horizontal with the street. Most historic buildings in the district are perpendicularly oriented.

#### *Primary Entrance*

The building's primary entrance should front directly onto the building's primary associated street.

### 2) Building Setbacks

*Front Setbacks:* Should be within 5 feet of the average setback of historic buildings on the block face.

*Side Setbacks:* No requirements beyond the applicable zoning.

*Rear Setbacks:* No requirements beyond the applicable zoning.

*Townhouses and multi-family buildings* can be closer to the associated street relative to the average front setback of single-family and attached housing. In fact, townhouses should be within relatively close proximity to the street's ROW (0-10 feet). For townhouses, the side setback requirements only apply to the unattached sidewall of the end units.

*Accessory buildings* may be within a few feet of rear and side lot lines per the underlying zoning requirements for such buildings.

*Parking areas* (not including driveways along side lot lines) may not occur between the building and its associated street.



These new townhouses have utilized corniced parapet walls to visually screen their flat roofs.

### 3) Building Scale & Massing

*Heights:* Should be a maximum of two (2) stories and 35 feet.

The story limit does not include "half stories" within the roof level of a house that might be considered a two-and-a-half story house.

*Widths:* Building widths are dictated by the side setback requirements cited above.

*Massing:* Massing is defined by major facade components such as wall planes created by facade recesses and projections, roof lines, porches, and similar major architectural elements. Massing should be generally consistent with the massing scale and rhythm of historic buildings in the area.



These three single-family detached houses all share the same basic design characteristics, including orientation, height, setbacks, roof forms, massing, and facade design

### 4) Roofs

*Roof Forms:* All residential building types should have pitched roofs, with the exception of apartment and townhouse buildings. Apartment buildings may have pitched roofs, or they may have a flat or modestly sloped roof if obscured on the front facade with a

parapet wall.

*Roof Components & Penetrations:* The location, design and materials of chimneys should be similar to other chimneys of historic buildings on the same block face and/or general area. Roof components and penetrations, such as vent pipes, solar panels and satellite dishes, should be located so as to minimize their visibility from the primary associated street.

### 5) Facades

*Entrances:* The primary entrance for all residential buildings should exist on the primary façade, which should front onto the building’s associated street. Depending upon the architectural style, if a particular style is sought, the entrance might be designed with prominence within the façade through the use of a portico, overlights, side-lights, and similar architectural detailing.

*Windows:* All windows should be vertically oriented, although a series of vertically-oriented “ganged” windows can be utilized even if, collectively, they result in an overall horizontal orientation. If provided, shutters should be sized to fit the window and, even if not operable, should be designed and mounted to generally appear operable.

*Proportions & Rhythm:* Proportions and rhythms used for infill residential design should reflect those found in the area. For example, windows are typically evenly spaced within their façade, and they are usually vertically aligned between floors. Likewise, window dormers should be scaled in proportion to the overall façade and roof. See below regarding proportions for porch elements.

*Porches:* With the exception of a few architectural styles and building types (Gothic Revival, apartment buildings, etc.), most historic residential buildings in the district feature front porches. When provided, they should have a minimum depth of 8 feet to be functional and not merely aesthetic. Posts, railings, balustrades and other porch elements should utilize appropriate proportions and avoid the undersized elements often found with many infill buildings. Porch steps should be masonry or wood, depending upon the architectural style if a particular style is sought. An exception would be cast iron steps (or a similar appearing material) for townhouses and other less common housing types.



This front porch on 15<sup>th</sup> Street has many of the design features found throughout the district: brick piers, lattice work between the piers, and well-proportioned posts, hand railing and balustrade.

### 6) Foundations

The vast majority of residential buildings within the district feature a raised foundation. Foundations should be a minimum of 24 inches in height along the front façade. Foundations can be constructed of solid masonry or masonry piers. Typically, the space between piers is screened with lattice work. Even for buildings designed to replicate a historic building, foundation materials such as split-face concrete block can provide a clue that a building is not truly historic.



Split-face concrete block can be used as a foundation material to convey that even an otherwise replica of a historic building is in fact contemporary.



The style of this new house (Queen Ann) fits MacArthur Park, but the high level of detailing may not be necessary.

### 7) Architectural Detailing

Architectural detailing entails the various relatively small elements that are often decorative in nature. Examples include ornate shingles in a façade's gable area, barge board / verge board, ornate window surrounds, pillars, pilasters, millwork spindling under a front porch roof, cornices, and dentils and ornate brackets under a roof eaves. Below are key principles to apply to detailing:

*Detailing should be consistent with the style and era for buildings emulating a particular architectural style and/or era.*

*Detailing is most appropriate for buildings seeking to replicate historic buildings.* For architectural contexts in which strong compatibility is less critical for new buildings, detailing is unnecessary and perhaps even undesirable.

### 8) Materials

The location and design of materials often determines the compatibility of materials. Because of the numerous variables in considering materials, a list of permitted and prohibited materials has been intentionally excluded here. However, key principles for considering materials are provided below:

*The focus should be on a material's appearance rather than the actual material.* Modern materials that produce the appearance, texture, and proportions of the historic materials may be acceptable.

*Durability is an exception to the focus on the appearance of materials.* If there are concerns that a material will not weather well and will eventually have an appearance that reveals that they are not historically-based materials, the actual material should indeed be considered.

*The use and design of materials should consider historic precedents within the district.* The term "historic precedent," as used within these guidelines, refers to design and material traditions that are commonly found in the district and that comprise part of the area's historic architectural vocabulary.

### 9) Site Design

**See chapter VII on page 47 for site design for details.**

## Recent Built Residential Infill

