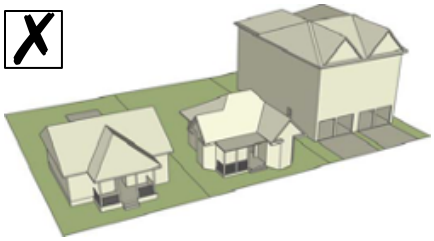
SECTION VI: GUIDELINES FOR NEW CONSTRUCTION

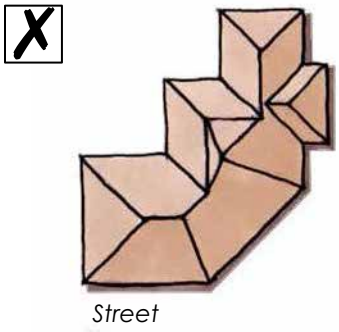
This section is meant to define and illustrate compatible new construction within the Old Sixth Ward Historic District. Similar to additions, new construction must adhere to specific guidelines to ensure it fits within the existing historic character of the neighborhood (see Section 1, page **I-14** .)

IN THIS SECTION

Most contributing buildings along the blockface are fairly simple in design. A new building should similarly be fairly modest.



An inappropriate example of massing (far right) that is out of scale with the context.



Inappropriate massing: complex volumes and a lack of articulation that reflects historical forms

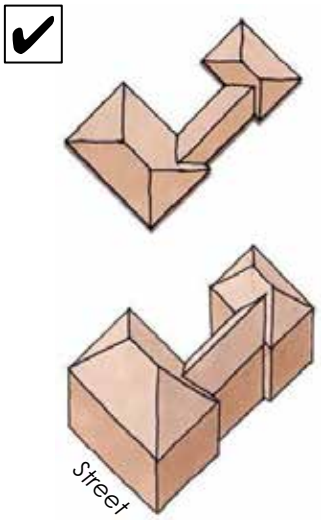
In defining how new development can be introduced into this existing fabric in an appropriate and compatible manner, it may be helpful to begin by considering an example that would be clearly inappropriate. The illustration to the left depicts several lots along a typical street within the District. The two lots on the left represent historic cottages of types commonly seen in the District; the lot on the right illustrates a new construction. The new construction shown here are two townhomes occupying a single lot. The front of the units is dominated by garage doors and driveways. In order to maximize living space, the living areas are usually located one level above grade, with bedrooms occupying a third level. This image illustrates several factors that contribute to the incompatibility of this development:

- Disparity in scale and massing resulting in disruption of the cohesive rhythm along the block. The new construction is considerably taller than the adjacent buildings and occupies a much greater portion of the site.
- The disposition of parking and garages makes them the most dominant feature of the street frontage.

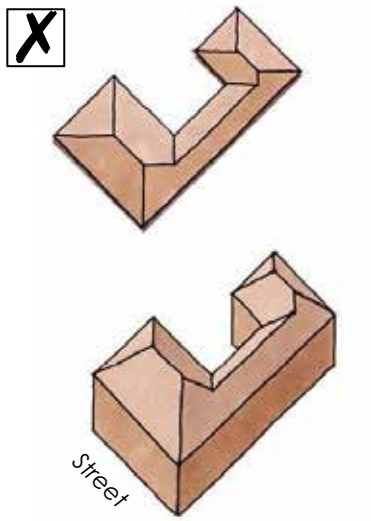
A. BUILDING FORMS

Intent: Most contributing buildings along the blockface are fairly simple in design the new building should similarly be fairly modest.

1. A building shall be composed of a simple rectilinear volume, or a combination of simple volumes when the resulting footprint serves a meaningful purpose, such as defining an exterior courtyard or a focal element on a front façade. When combining multiple volumes to create a more complex envelope, each volume should be clearly articulated. In addition, a primary building volume should remain that is oriented to the street.
2. The use of angles other than right angles should be limited to subordinate accent elements such as bay windows.



Appropriate massing: combines simple articulated forms that reflect historical mass and scale

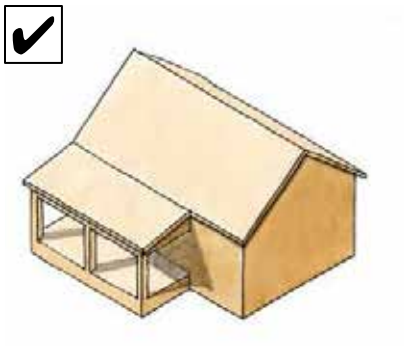


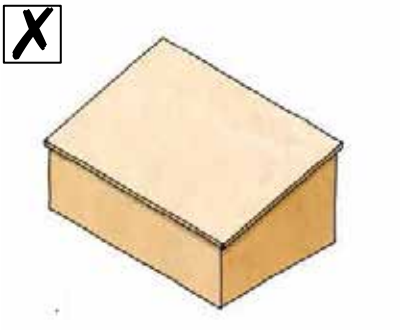
Inappropriate massing: separate volumes are not articulated

B. ROOF FORMS

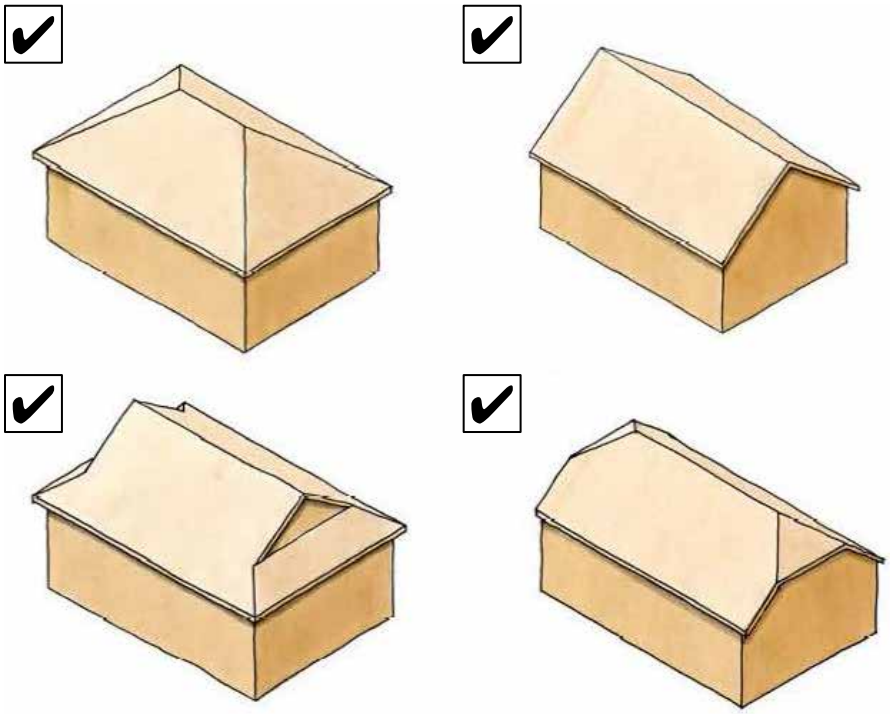
Intent: New residential buildings should have pitched roofs of simple profiles with extended eaves.

1. The following types of roofs are appropriate:
   a. gable
   b. hip
   c. simple combination of gable and hip
   d. hybrid designs such as a gable-on-hip, cross gable, or truncated gable
2. Monopitch roofs should be avoided but are permissible when part of a subordinate element or framing into a vertical element.
3. Roof pitches should be in the range of 6-on-12 to 12-on-12.
4. Flat roofs are permissible only on commercial buildings in the commercial context area. Flat roofs shall be defined by a parapet along any street-facing elevation.
5. Roof overhangs (eaves) are recommended. A vernacular treatment seen widely in the District is to simply leave the roof rafters exposed beyond the wall line. This can be done with a straight cut, a plumb cut, or a decorative shape.
6. If a flat soffit is desired, the eave should have a horizontal return at all gable ends.





Monopitch or shed roofs should be avoided unless part of a subordinate element, such as on the porch in the upper example.



Appropriate roof forms, clockwise from top left, include hip, gable, clipped gable or jerkin head, and gable-on-hip.

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Vernacular treatment simply extends the fascia beyond the wall.

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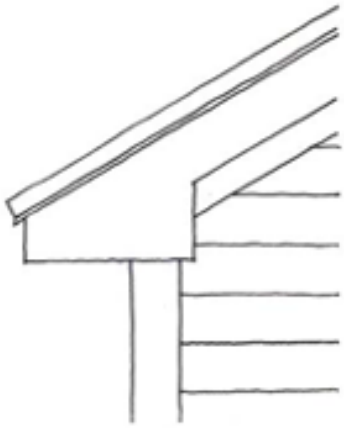
If a flat soffit is desired, the gable end should be finished with a horizontal return.



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This soffit is not finished with a horizontal return.

C. HEIGHT

Intent: A new building's height should be compatible with the contributing building heights in the context area. An appropriate building height, as with many other characteristics in the District, is determined by the condition existing on the blockface or facing blockface(s). While the specific conditions may vary, the following provisions may be used as a general guideline.

1. Building height in the District should generally not exceed 2 stories (approximately 27 feet) at the top of the eave board at the side and rear building lines. The height may be increased by one foot for every foot of distance inside of the building line.
2. Occupied space is permitted within the roof structure, provided that the overall building form fits within the recommended envelope defined above.

D. FOUNDATIONS

Intent: A new foundation should be compatible with the height and character of contributing building foundations in the context area. The traditional method, used widely throughout the District, is a raised pier and beam foundation.

1. Concrete foundations should be detailed to express a clear distinction between the foundation material and the wall material. This is generally accomplished by transition elements such as a horizontal frieze board or water table.

2. Foundations should be designed so that the finished floor surface is at least 18 inches above prevailing grade

3. While the use of pier and beam foundation is not required for new construction, slab on grade must be elevated and detailed to resemble a raised foundation.

Elevated Foundations

Intent: In some cases, it may be necessary or desirable to provide an elevated foundation for a new structure to provide greater flood protection. Elevated residential foundations should be compatible with the surrounding contributing buildings. Porch stairs should be designed to be compatible with the design of the front porch and entry.

The HAHC will consider requests to provide an elevated foundation to meet flood elevation requirements if the overall height is compatible with the context. To request approval to increase foundation height based on increased risk of flooding, please provide documentation, such as photographs showing previous flooding of the property, proof of prior flooding into or close to property, etc., as well as current finished-floor height measurements of all structures adjacent to the property. Also, if conditions on a specific lot would require a different finished floor height in order to meet requirements of the Building Code, please provide that information in the Certificate of Appropriateness application.

1. Locate the foundation height of a structure to be compatible with the surrounding historic context.

    a. Ensure that the foundation height of an elevated structure is in scale with historic structures on the block face.

    b. Do not raise a structure to accommodate a street-facing garage door beneath the first floor.

2. Extend stairs to be compatible with the design of the front entry and porch.

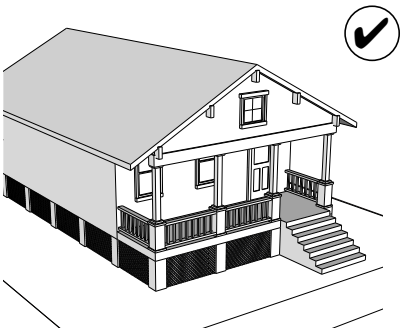
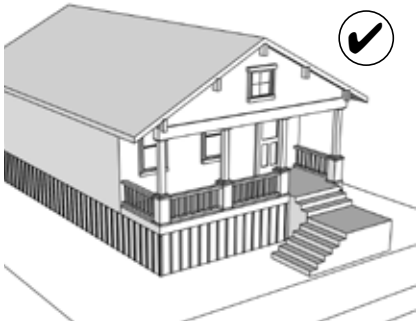
    a. Extending front-facing porch stairs towards the street where space allows.

    b. Extending front-facing stairs with a 90-degree dog-leg extension to access an asymmetrical front porch.

3. Enclose the space between the elevated foundation piers of a raised residential structure with framed lattice.

APPROPRIATE ENCLOSURE AND PORCH STAIR EXTENSION FOR AN ELEVATED RESIDENTIAL FOUNDATION

Appropriate foundation enclosure and porch stair extension designs depend on the height of the elevated foundation and the configuration of the porch (whether the porch stairs extend from the middle of the porch in a symmetrical design or from the side in an asymmetrical design). Appropriate encloser and porch stair extension strategies for different foundation heights are summarized below.

	Symmetrical Porch Design	Asymmetrical Porch Design
Moderately Elevated Foundations Foundations elevated 4' or less may be enclosed with wood-framed lattice between the foundation piers, then painted a color that blends with the structure. Front-facing porch stairs should generally be extended further forward if space permits.		
		

F. PORCHES

Intent: Front porches are an essential characteristic of the Old Sixth Ward house and are highly recommended for compatible new construction. They should be designed to be compatible with the contributing buildings in the context. New interpretations are encourage, but they should be constructed with typical porch features such as: roof, overhanging eaves, columns, and balusters, etc.

1. Provide a front porch. They should extend a recommended minimum of 50% of the overall width of the structure, and should be at least 6 feet deep with 8 feet of headroom.

2. Porch foundations should appear as pier and beam foundations.

   a. A combination system with a concrete slab for the main structure, and a pier and beam foundation for the porch structure can be readily achieved.

   b. Foundation piers shall be faced with monochromatic (one color) brick or stucco.

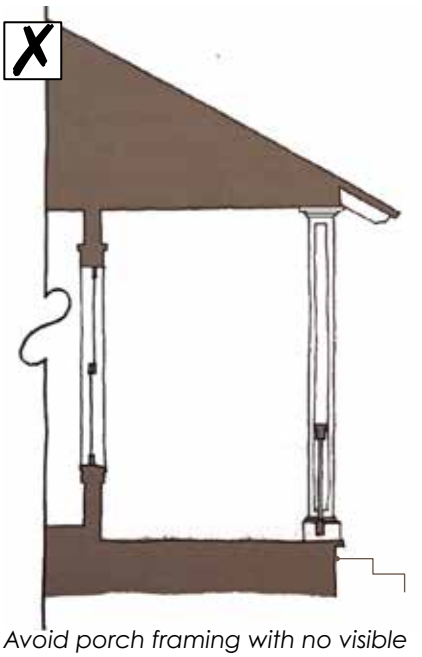
3. Porches should be defined by a series of similar columns spaced in a regular manner. In cases where there is an unusually long colonnade (a row of columns), the corner columns may be differentiated. This can be achieved by providing two, or even three columns of the same size at the corners, for example.

4. A porch beam should be provided. The porch beam is the horizontal element spanning across the tops of the columns. It should be a clearly expressed element dropping below and distinct from any soffit or eave. The porch beam should be at least as deep as the width of a typical column, and preferably about 1.5 to 2 times the column width.

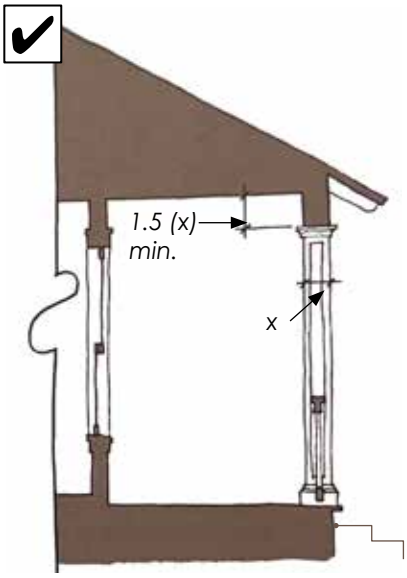
5. Balustrades (railings) shall consist of a series of repetitive vertical balusters spanning between a lower rail and upper rail. They should be fairly open. Avoid solid panels or "pony walls."

   a. Baluster designs may vary greatly, ranging from simple 2x2 square pickets to contemporary turned posts.

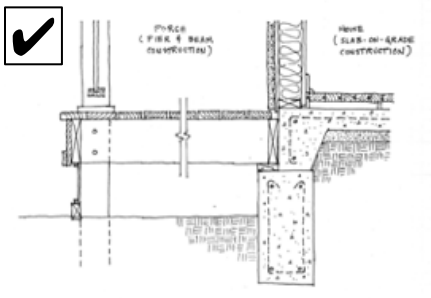
   b. Baluster flat boards cut into a decorative, repetitive pattern are also acceptable.



Avoid porch framing with no visible beam dropped below the roof/soffit line.



A well proportioned porch should have a substantial beam spanning over the tops of columns, separate and distinct from the roof eave.



A combination foundation with a porch on pier and beam and the main structure on slab.

Baluster flat boards cut into a decorative, repetitive pattern are appropriate

Shutters should be real, operable units and should be correctly proportioned to the window opening.

G. WINDOWS & SHUTTERS

Intent: Select windows for new buildings that are compatible with contributing buildings in the context area.

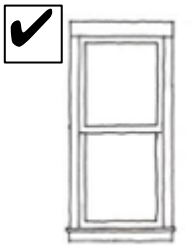
1. Any single window should be square or vertically proportioned (i.e., taller than it is wide). Several windows may be grouped together for wider arrangements.

2. Window materials should be of wood or clad wood profiles. Vinyl and fiberglass profiles that resemble wood may also be used. Residential aluminum windows should be avoided. Operable windows should be double hung, single hung, or casement types.

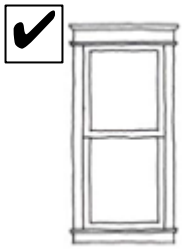
3. Divided lights, if used, should be true divided lights with mullions (strips of wood that separate and hold the panes of glass) rather than snap-in false mullions.

4. Specialty windows include such shapes as round, oval, or fan. They shall be used sparingly and generally only for accent purposes. They shall be of similar materials and construction as the other windows and compatible with the architectural style of the house.

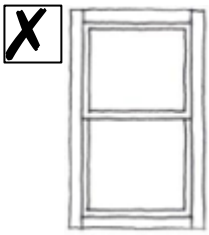
Shutters should be real, operable units and should be correctly proportioned to the window opening (i.e., with a width equal to one half the opening width). Shutters should not be used on double or triple openings. Rolling shutters are not recommended.



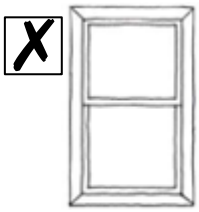
Window trim should articulate a sill element, as well as a header that is deeper than the side casing.



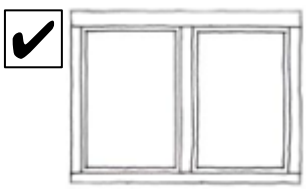
This same principle can be rendered with more ornate moldings in a more decorative or more formal style.



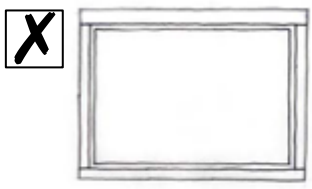
The horizontal trim elements should dominate at corners, so that the side casing appears to rest on the sill, and the header appears to rest on the side casing.



Do not use mitered boards of the same width to trim an opening.



Expansive views and greater amounts of glazing may be achieved by mulling together several vertical windows.



Windows shall be vertically proportioned, that is, taller than they are wide.

H. DOORS

Intent: Select entry doors for new buildings that are compatible with contributing buildings in the district.

1. Entry doors facing the street may feature a transom window above the door.

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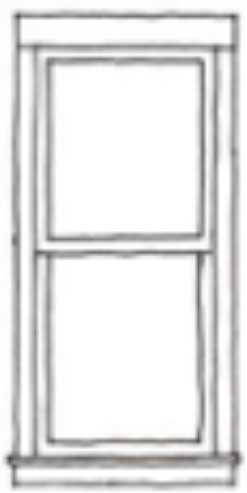


The side casing of a window should appear to rest on the sill.

I. DECORATIVE FINISHES & MATERIALS

Trim

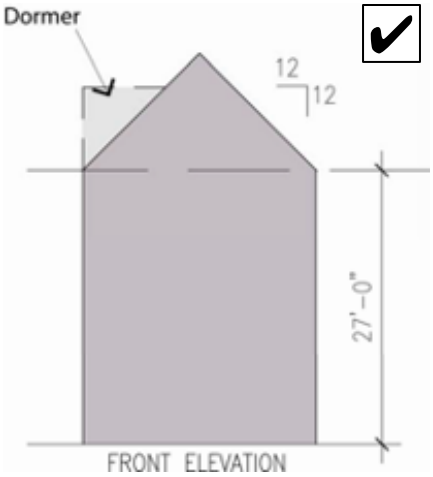
Intent: The trim for new buildings should be compatible with the primary construction material used on the contributing buildings in the context area.

1. Wood or cementitious trim should be used with wood siding. Stucco may have relief trim of a like material or may be treated with simple, unarticulated transitions.
2. Particular attention should be paid to trim work around window and door openings. Properly detailed trim around openings should mimic a structure: for example, the side casing should appear to rest on the sill and to support the head and top casing. Avoid mitered corners.

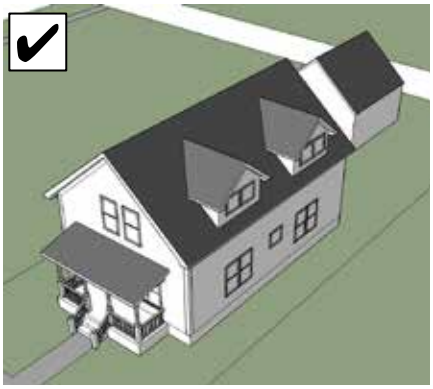
Materials And Finishes

Intent: Select materials and finishes for new buildings that are compatible with contributing buildings in the context area.

1. Exterior walls may be finished in any of the following:
   a. Wood or cementitious siding.
   b. Modular brick.
2. King size, jumbo, and other non-standard brick sizes should be avoided.
3. Roofs may be constructed of any of the following materials:
   a. Dimensional composition shingles, which may feature a ridge vent for ventilation purposes.
   b. Galvanized metal and pre-finished metal panels, in standing seam, batten seam, or 5-V crimp pattern. Colors should be muted neutral or gray tones.
   c. Flat roofs, where appropriate, may be of any built-up or membrane roofing system.



Permissible building envelope for a dormer on a two-story building.



Dormers should be subordinate in scale to the primary roof and complement the roof form.

Garages and accessory buildings should be located to the rear of the lot to ensure that the proposed project is compatible with contributing buildings along the block face.

J. DORMERS

Intent: Dormers should be subordinate in scale to the primary roof and complement the roof form. They should also be compatible with contributing buildings in the context area. A dormer should be considered as part of the roof rather than trying to mimic the wall below. Dormers are generally used to provide windows for an upper story that is built within the roof form; the window is the principal reason for the dormer.

1. Traditionally, a dormer is often expressed as framing around a window, and not a short piece of wall with a window opening. The key detail is the jamb, which is often expressed as a single piece of trim, with no siding showing. Similar detailing may be considered for new buildings.
2. A dormer should be proportioned similarly to a window; that is, substantially taller than it is wide. Dormers may be wider if they frame around multiple windows, each properly proportioned and grouped with appropriate framing and spacing.
3. Half dormers (sometimes called wall dormers) are generally used only in masonry or stucco construction and are a way of introducing a heavy wall material as a dormer finish that would otherwise look awkward and unnatural when supported by a roof. The wall element should form a parapet, so that the roof and the wall are clearly expressed as distinct elements.
4. Dormers comprising less than 10% of the building's footprint area may project above the recommended building height of 27 feet on a two-story building.

K. GARAGES AND ACCESSORY BUILDINGS

Intent: Garages, accessory buildings, and covered carports provide important structures for many properties. They should be subordinate to the primary structure in design and visibility. They should also complement the primary structure in design. Finally, these structures should also minimize impacts on neighboring properties.

1. Garages and accessory buildings shall be located to the rear half of the lot.
2. Garages and accessory buildings shall be architecturally compatible with and subordinate to the principal building on the lot. They should:
   a. Use similar materials and color
   b. Reflect similar roof form
   c. Be smaller in size than the primary structure.