

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 enclosure 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.

