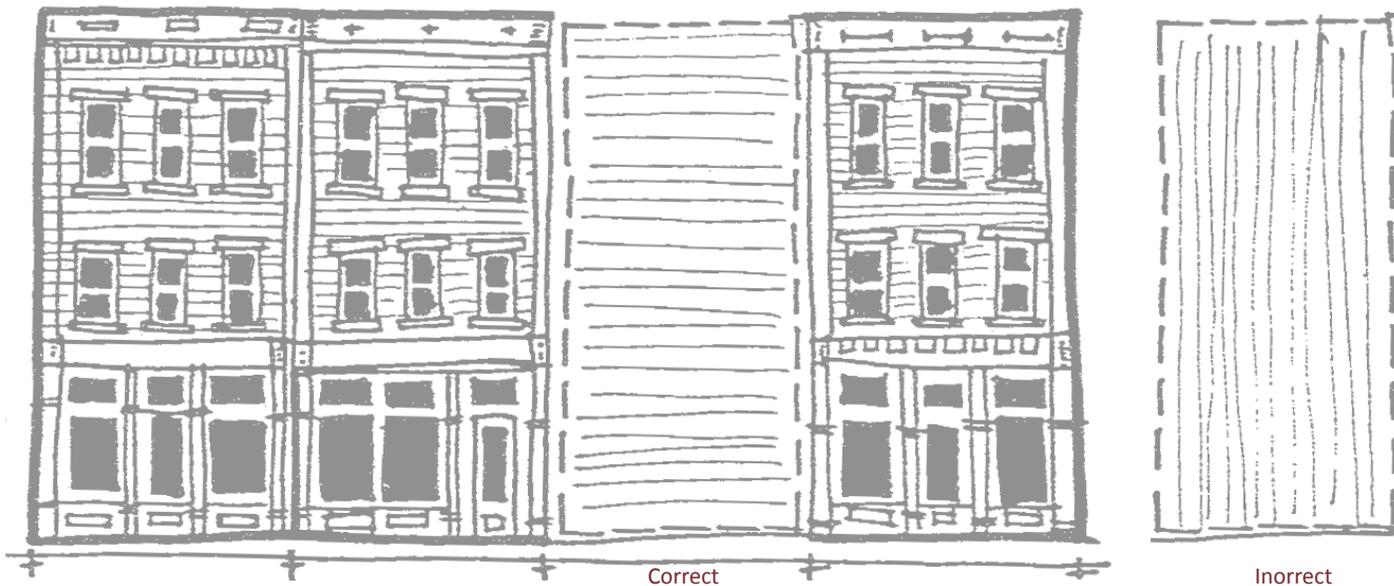


New Construction

4.2 INFILL CONSTRUCTION



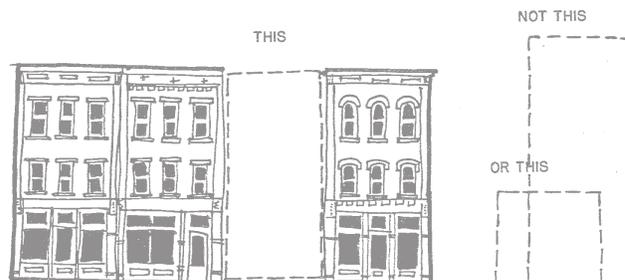
Infill façade material should be compatible with façade materials

New construction and infill buildings can enhance the existing district character if the proposed designs and settings reflect an understanding of a compatibility with the distinctive character of the district setting and buildings. The introduction of a compatible, but contemporary, new construction project can add depth and contribute to the attraction and interest in a district. New construction provides an opportunity to fill in the broken street line as well as provide a diversity of space.

In general it is encouraged that new buildings should not reproduce the look of historic buildings, but should be a reflection of the period in which it is built. However, in every project “context” is the most important component that a project needs to take into consideration. Context refers to the overall appearance and the general form of the surrounding structures. The heights, details, setbacks, lot widths, window shapes and positions, door placements, general rhythms, and predominate materials are to be considered when designing an infill structure.

GUIDELINES:

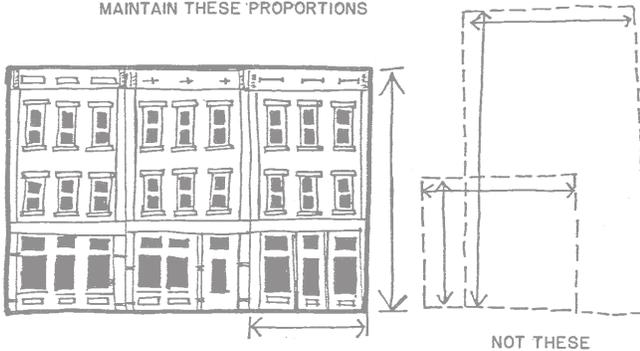
1. Maintain the established average height and scale on the street. New buildings that greatly vary in height (too tall or too short) from older buildings in the vicinity are to be avoided.



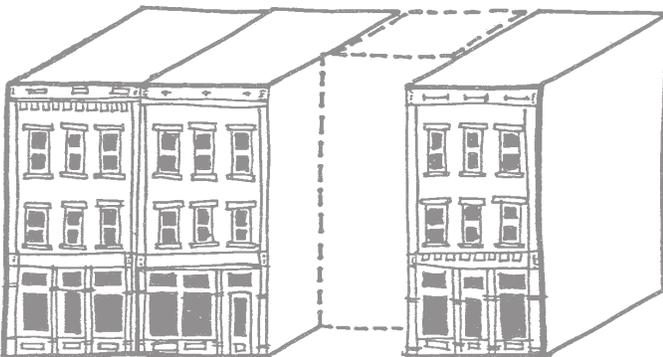
New Construction

4.2 INFILL CONSTRUCTION

MAINTAIN THESE PROPORTIONS



Example of infill on Shelby Street that used elements from surrounding architecture



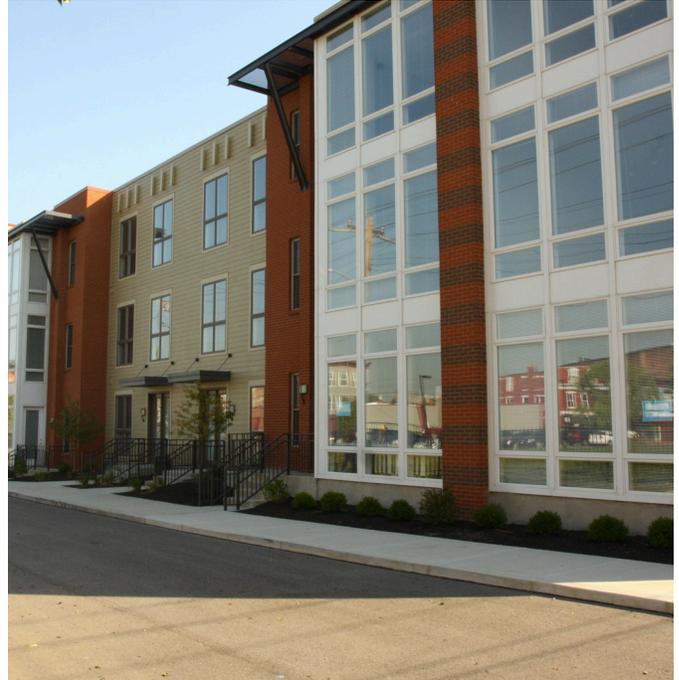
Facades are not set back from the street

2. Maintain the established rhythm on the street by making the width of the building similar to those on the street. Usually, the width of the site is predetermined by the original lot size. If a larger footprint is desired, the building should be broken up into bays or modular to replicate the rhythm.
3. Design a new building that has a similar complexity to the shape and form of nearby buildings. New buildings in areas where simpler forms are common, such as an area where there is a concentration of Federal and Greek Revival style buildings, are to reflect that simplicity. Varied masses are more appropriate in areas where more complex building styles, such as Queen Anne, predominate.
4. Streetscapes that are primarily vertical in nature (contain many tall, narrow buildings) are required to be infilled with similarly shaped buildings. Streetscapes that are primarily horizontal in nature (contain many low, wide buildings) are required to be infilled with similarly shaped buildings.
5. Avoid strong horizontal or vertical façade expressions, unless it is compatible with the character of structures in the immediate area.
6. Maintain the historic façade lines of the streetscape. This can be accomplished by locating front walls of new buildings in the same plane as the façades of adjacent buildings. If setbacks vary, maintain the pattern of the variation.
7. Avoid placing new buildings at odd angles to the street, unless the new building is in an area where diverse setting already exists, even if proper setback is maintained.

New Construction

4.2 INFILL CONSTRUCTION

8. Avoid introducing roof shapes, pitches, or materials not traditionally used in the area. Duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.
9. Maintain the fenestration pattern and the width-to-height ratio of bays in the façade that is common in the surrounding buildings. The placement of openings with respect to the façade's overall composition, symmetry, or balanced asymmetry is to be carefully studied.
10. Avoid incompatible façade patterns that upset the rhythm of openings established in surrounding structures. Avoid glass walls and window and door shapes and locations that are inappropriate to the surrounding buildings.
11. Maintain the continuity of color in areas, where a strong continuity of color is a factor. Avoid buildings that vary significantly in their use of color from surrounding buildings, except when a continuity of color is not a clear factor or dominant trend. Consult the painting section in Section 2.4 of this manual for more guidelines on paint color.
12. Select materials and textures that are used in the surrounding area and on adjacent buildings. In areas where certain materials and textures such as brick or fishscale shingles are consistently used, the continued use of those materials or similar, compatible materials on new construction is encouraged.



Example of infill on Banklick Street that used a similar materials fenestration rhythm and height of other buildings found within the neighborhood.



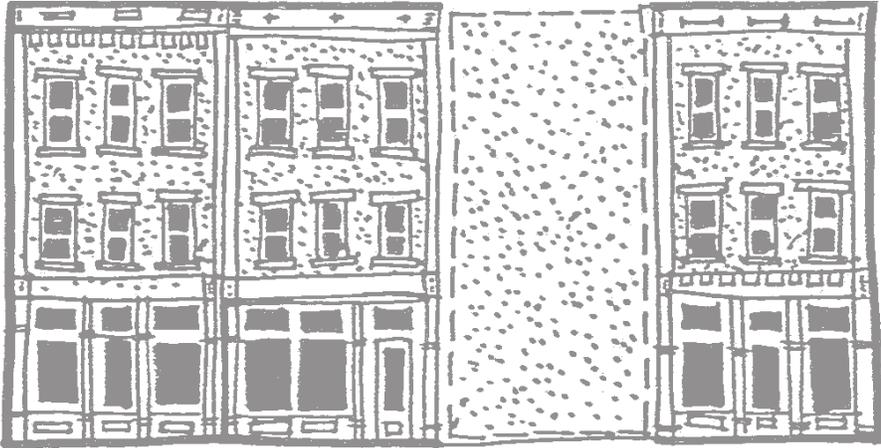
WINDOW RHYTHM

RHYTHM OF
STOREFRONTS

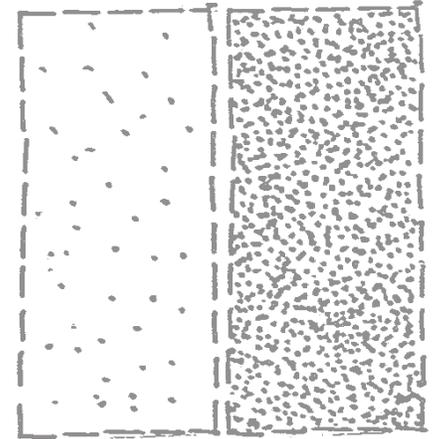
Window rhythm of store fronts

New Construction

4.2 INFILL CONSTRUCTION



Appropriate



Not Appropriate

Infill façade colors and materials should be compatible with existing façade colors



Example of infill on that uses architectural details such as a front porch and cornice details found in neighboring buildings.

13. Include architectural details and articulation that are used in the surrounding buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork.
14. Avoid overly simplified, unarticulated, or bland new buildings, particularly in areas where rich architectural detail and ornamentation are common characteristics. Poor quality imitation architectural detail reproductions are not permitted.