

# *New Construction*

The general aim of the guidelines for new construction is to encourage the visual compatibility of new construction with the character and quality of the nineteenth- and early twentieth century buildings that give the district its historic architectural significance and visual character. It is the intent of the community to replicate the styles of the existing buildings in the district. The review of the design of a new structure will take into account the immediate context of the buildings that surround it, as well as the historic and architectural character of the district as a whole.

## 1. Materials

Materials should be of a similar color, texture, and scale to building materials in the district's contributing buildings.

## 2. Scale, Massing, Rhythm, and Siting

The scale, massing, and rhythm of a new building and its individual elements (e.g., windows, doors, roof, and ornamentation) should be compatible with the forms found among the contributing buildings in the district. The ratio of wall surface to openings, and the proportions and direction of the door and window openings, should be consistent with those of the contributing buildings. Glass curtain walls and horizontal strip windows along the principal facades should be avoided, as well as large, flat wall surfaces unbroken by openings, setbacks, or moldings.

## 3. Detailing

The detailing of new buildings should correspond to the kinds of detailing found on contributing buildings in the district. This does not require replication of the degree of ornamentation found in those buildings but should generally include the following: a cornice or other definition of the roofline; a distinctive storefront or main door surround; window sills and lintels, or other distinctive detailing at the openings; and ornamental features such as moldings.

## 4. Rooftop Elements

Structures on the roofs of new buildings, such as elevator or other mechanical housings or devices, vents, utilities, and skylights, should be designed so that they are inconspicuous from the public streets.

