

Requirements for New Construction Near Historic Buildings [DRAFT]

(Land Use Code Section 3.4.7: Historic and Cultural Resources)

	Purpose	Standards for Compatibility with Abutting Historic Properties (shared property lines or across alley)	Standards for Compatibility with Historic Properties within 200-Foot Buffer (not abutting)
Minimum Setback From Back Of Curb (right of way included in setback)	Maintain existing pattern of development.	Align with primary building face(s) of abutting historic properties.	Maintain existing historic setback pattern of historic properties that are on the same side of the street.
Alley, Sidelot and Rear Lot Setbacks	Respect existing pattern of development.	Overall proportions of building-to-lot area should vary no more than 10% from historic pattern.	
Building Height and Upper-Story Stepbacks	Taller buildings or portions of buildings shall be located to minimize adverse effect on abutting historic buildings.	If new construction is 2+ stories (express in approx feet) taller than an abutting historic building, it must have a 10-ft+ stepback on a minimum of 10 feet of the abutting wall plane, located no more than one story (express in approx feet) above the historic building.	None
Massing	Integrate new buildings into existing context.	New construction shall be similar in width or, if larger, be articulated into massing reflective of the mass and scale of abutting historic buildings.	
Building Materials	Create visual connection between modern building materials and historic building materials.	To reference the predominate material(s) on abutting historic properties, at least two of the following must be used to select the primary material of the building base: type, scale, color , and/or texture. Incorporate contemporary details that contribute to the three-dimensional character and human scale of the new construction.	None
Facade Details	Create visual connection between modern building design and historic building design.	Use at least one of the following: similar window pattern, similar window proportion of height to width, or similar solid-to-void pattern as found on abutting historic buildings. Use select design references such as rooflines, cornices, and belt courses to relate the new construction to abutting historic buildings. Use of sills and lintels shall be similar to abutting historic buildings.	Use at least one of the following: similar window pattern or similar window proportion of height and width as found on historic buildings within the 200-foot buffer.
Visibility of Historic Features	Protect visibility of historic architecture and details.	New construction shall not obscure public view of character-defining architectural features and primary facades of historic buildings and resources.	
View Corridor	Anchor the new construction in its historic context.	Create or maintain sight lines and/or view corridors from new construction to identified historic focal points if they exist. Create pedestrian connections that create or maintain sight lines to focal point destinations.	