

Visual References for New Construction Near Historic Buildings [DRAFT]

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

| | If Adjacent to Historic Properties (within 200-foot buffer) | If Abutting Historic Properties (shared property lines) |
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| Minimum Setback From Back Of Curb (right of way included in setback) | Maintain historic setback where a strong pattern of development [on the same blockface?] exists. | Align with primary building face(s) of abutting historic properties. |
| Min. Alley, Sidelot and Rear Lot Setbacks (measured from property line) | Maintain historic setbacks where a strong pattern of development on the same blockface? exists. | Align with abutting historic properties. |
| Primary Entrance | None? [or maintain historic blockface pattern where it exists] | Maintain the pattern of location and relative size and proportion of primary entrances on abutting buildings and adjacent historic buildings on the same block. |
| Solid-to-Void Pattern | None | Employ a pattern similar to solid and void pattern of abutting historic buildings. [include an allowed percentage range?] |
| Facade Details | None | Use similar proportion of height to width of building stories and windows. Use rooflines, cornices, and belt courses as design references to relate the new construction to abutting historic buildings. Window frame, rail, and stile dimensions and use of sills, lintels, and moldings shall be similar to abutting historic buildings . |
| Building Materials and Details | None | The building base (lower portion up to first upper-story stepback or a minimum of 3 stories), must be constructed of authentic materials similar in scale, durability, quality, finishing, and application to the primary materials of abutting historic buildings. Incorporate contemporary details that contribute to the three-dimensional character and human scale of the new construction. At least two of the following must be used as the primary material of the building base to reference the predominate primary material on abutting historic properties: type, scale, and/or texture. |
| Building Height and Upper-Story Stepbacks | None? (Change from draft list) | Taller buildings or portions of buildings shall be located to minimize impact on abutting historic buildings. If new construction is 2+ stories taller than an abutting historic building, it must have a 10-ft+ stepback on a substantial percentage of the abutting portion, located no more than one story above the historic building. [ok even if there are abutting buildings on both sides? any adjustments needed?] [requirement for upper story additions to existing buildings where there are abutting historic buildings?] |
| Massing and Rhythm | None? (Changed from draft list) [or add a standard if resources are on the same blockface?] | New construction shall be similar in width or, if larger, be articulated into massing proportional to the mass and scale of abutting historic resources. [May need elaboration, i.e. "Options for referencing proportions include: xxxxxxxx:"] Do not use massing and building form that is dissimilar to abutting historic buildings. |
| Visibility of Historic Features | New construction shall not obscure public view of character-defining architectural features and primary facades of historic buildings and resources. | |
| Proportion Scale | Draft list of requirements mentioned both of these as basic standards. They are included above in several places within other standards. Do they need to be broken out or included in some other way? | |