

SECTION 4

ADDITIONS AND NEW CONSTRUCTION



1249 Hyman Avenue

4.1 DECKS

- .1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.
- .2 Introduce decks in inconspicuous locations, usually on the building's rear elevation and inset from either rear corner, where they are not visible from the street.
- .3 Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.
- .4 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening its structural framing and posts with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.
- .5 It is not appropriate to introduce a deck if doing so will require removal of a significant building element or site feature such as a porch or a mature tree.
- .6 It is not appropriate to introduce a deck if the deck will detract from the overall historic character of the building or the site.
- .7 It is not appropriate to construct a deck that significantly changes the proportion of built area to open space for a specific property.
- .8 For uncovered decks, composite materials are appropriate for decking only.

This deck combines careful placement, nice detailing and plantings to create a delightful outdoor environment.



This deck is easily seen from the street and lacks a level of detail consistent with the structure.



4.2 ADDITIONS TO HISTORIC BUILDINGS

- .1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.
- .2 Design new additions so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.
- .6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.
- .7 Design an addition to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.
- .8 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature, such as a mature tree.

The siding material and windows on this addition are not appropriate for this building.



The addition on this home would have been more successful with a roofline that related to the original structure.



- .9 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

4.3 NEW CONSTRUCTION

- .1 Site new construction to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of setback, orientation, spacing, and distance from adjacent buildings.
- .2 Design new construction so that the overall character of the site, site topography, character-defining site features, and significant district vistas and views are retained.
- .3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.
- .4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment.
- .5 Conform to the pertinent guidelines regarding district character in developing a proposed site plan.
- .6 Design new buildings to be compatible with surrounding buildings that contribute to the overall character of the historic district in terms of height, form, size, scale, massing, proportion and roof shape.
- .7 Design the proportion of the proposed new building's front elevation to be compatible with the front elevation proportion of surrounding historic buildings.
- .8 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the overall character of the historic district.
- .9 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the historic district in terms of composition, scale, module, pattern, detail, texture, finish and sheen.
- .10 Design new buildings so that they are compatible with but discernible from historic buildings in the district. It is not appropriate to design new buildings that attempt to duplicate historic buildings.

Located at the edge of historic downtown, this new building lacks the level of detail and proportion characteristic of many of the buildings downtown.

