

2011 PRESERVATION ROUNDTABLE DESIGN STANDARDS FOR COMPATIBLE INFILL

June 25, 2011

Historic Preservation League of Oregon

GUIDELINES FOR NEW CONSTRUCTION

SELECTIONS FROM OREGON CITIES

SITE/SETBACKS

The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street. *(Albany)*

Maintain the historic façade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. Avoid violating the existing setback pattern by placing new building in front or behind the historic façade line. *(Ashland)*

Site Development - To the extent practicable, given other applicable development standards, such as standards in this Code for building coverage, setbacks, landscaping, sidewalk and street tree locations, the Alteration or New Construction shall maintain existing site development patterns, if in existence and proposed in part to remain. *(Corvallis)*

In addition to meeting zoning requirements, siting and building orientation should be visually compatible with adjacent buildings and the District's architectural character *(East Portland)*

Front and side yard setbacks should be consistent with those of adjacent houses on the block to maintain the rhythm of buildings and open space on the street. The typical pattern in Eugene's historic neighborhoods are houses located in the middle of their lots with front entrances facing the street. Exceptions to this include houses situated at one edge of a lot with a larger side yard, and corner-lot houses with corresponding corner entrances. The main entrance should be visible from the street. *(Eugene)*

SITING: All new buildings should face the street. Commercial buildings should be pedestrian oriented and have a zero front yard setback. All other buildings should maintain the historical front yard setback on the block, usually fifteen to twenty feet. The original topography and grade of building sites should be maintained. *(Ladd's Addition)*

Goal: To maintain the existing character of building spaces and setbacks. FRONT YARD: A distance equal to the average of the front setbacks of the immediately adjacent buildings. Where there are no adjacent buildings, the recommended setback is 8'. SIDE YARD: Average of adjacent setbacks. If no adjacent Building, the recommended setback is 5'. REAR YARD: Average of adjacent setbacks. If no adjacent buildings, the recommended setback is 15'. *(Lair Hill)*

The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole. *(Salem)*

Bringing the building to the street property line without setbacks, alleys, or access to courtyards. *(Skidmore)*

Place the building on its site so there is landscaping around the building and it appears to be freestanding New construction should be set back to match the setback of the surrounding buildings. The front setback should be a yard, not a parking area. *(Springfield)*

B. Setbacks should be consistent with adjacent uses or between zero and 10 feet.
Siting.

1) Front yard. A distance, measured to the dominant vertical face of the building, equal to the average of the front setbacks of adjacent primary or secondary structures. Where there are no adjacent primary or secondary structures, the setback shall be 15 feet.

2) Side yard. Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Historic Review Board may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no spaces between buildings are reduced below eight feet.

3) Rear yard. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the side or rear property lines. (*West Linn*)

SCALE/PROPORTION

The structure is of similar size and scale of surrounding buildings. Scale is the relative or apparent size of a building in relation to its neighbors. Scale is also the apparent size of building elements, such as windows, doors, cornices, and other features to each other and to the building. *(Albany)*

Relate the size and proportions of new structures to the scale of adjacent buildings Avoid buildings that in height, width, or massing, violate the existing scale of the area. *(Ashland)*

Scale and Proportion - The size and proportions ...shall be compatible with existing structures on the site, ..., and with any surrounding comparable structures. New additions or New Construction shall generally be smaller than the impacted Designated Historic Resource... In rare instances where an addition or New Construction is proposed to be larger than the original Designated Historic Resource, it shall be designed such that no single element is visually larger than the original Designated Historic Resource. *(Corvallis)*

Form and Massing are important considerations for commercial properties. New retail buildings should in some way imitate or otherwise complement historic buildings within the district. New facades, for example, should extend the line of existing parapets or repeat the form and massing of adjacent buildings. Similarly, new commercial buildings, even those covering more than one lot, should suggest the form and massing of single lot development. *(Cottage Grove)*

The scale, form, proportion and detailing of the new building or addition should be compatible with adjacent historic buildings and the character of the District The relationships of voids to solids, the size and relationships of window bays, doors, entrance and other architectural elements should be of a scale and proportion that is visually compatible with the adjacent historic buildings and district. *(East Portland)*

The height and massing of new buildings should be consistent with that of surrounding historic buildings in a neighborhood. In most Eugene neighborhoods this means buildings of one to one-and-a-half stories in height, although some historic styles, like the American Foursquare, are a two full stories. Historic apartment buildings are three and four stories tall in some neighborhoods. A building's massing is the arrangement of its volumes, whether symmetrical or asymmetrical, in a central block, L-shaped, or arranged in wings. *(Eugene)*

The new building form shall reference the principles proportions and scale of an historically appropriate style Context scale is the relative or apparent size of the building in relation to its neighbors and includes siting and use. Buildings out of scale to their context or use are not allowed. *(Oregon City)*

Factors in evaluating compatibility include, but are not limited to: **(A)** The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally. **(B)** The new building is similar in size and scale to other buildings in the district suchthat a harmonious relationship is created in relationship. *(Salem)*

REDUCE THE SCALE OR APPARENT SCALE OF NEW BUILDINGS. *(Skidmore)*

The size and scale of new buildings should be consistent with that of the surrounding buildings in the neighborhood. *(Springfield)*

STYLE

B. DECIDE WHICH **STYLE** TO USE

Determining the appropriate **style** is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood **styles** and those in the applicable specific Historic District Design Guideline. The **styles** noted for the district have specific District modifications indicated. (*Oregon City*)

Albany's historic residential neighborhoods developed over many decades, and contain houses of many different **styles**, shapes and sizes. Because of this, there is no single blueprint for a new house that will be compatible with any given historic neighborhood. However, the architectural character and details found on Albany's historic buildings provide the "architectural vocabulary" that can be used in designing new buildings that are compatible with Albany's historic neighborhoods. (*Albany*)

Avoid replicating or imitating the **styles**, motifs, or details of older periods. Such attempts are rarely successful and, even if well done, present a confusing picture of the true character of the historical area. (*Ashland*)

New buildings in design should complement existing commercial styles within the district, especially the styles directly surrounding the new building. Special care should be taken in designing a building that emulates historic styles within the district, while not too closely copying another building within the district. (*Cottage Grove*)

Eugene's historic residential neighborhoods developed over many decades, and contain houses of many different **styles**, shapes and sizes. Because of this, there is no single blueprint for a new house that will be compatible with any given historic neighborhood. The first step in designing a new building that works in an older neighborhood is to look for patterns in the existing buildings. (*Eugene*)

The design reflects, but does not replicate, the architectural **style** of historic contributing buildings in the district. (*Salem*)

INTEGRATE THE DESIGN OF NEW BUILDINGS WITH THE ITALIANATE CHARACTER OF THE HISTORIC DISTRICT

Using existing Italianate and cast iron building styles in the District as a reference point for designs of modern interpretation. (*Skidmore*)

Designs for new public and educational buildings should incorporate the elements that are characteristic of historic public and educational buildings, without copying historic details from earlier architectural styles. Use an architectural style suitable to public and educational buildings. (*Springfield*)

Construction of new commercial businesses or remodeling of businesses in the Commercial district shall emphasize contextual design, style, material and period consistency. (*West Linn*)

Facades: No gables, hipped, or pitched roofs shall be exposed to the street at the front. The "Western false front" shall be the preferred style although variations shall be allowed. (*Willamette Falls*)

CHARACTER/VOCABULARY

However, the architectural character and details found on Albany's historic buildings provide the "architectural vocabulary" that can be used in designing new buildings that are compatible with Albany's historic neighborhoods. Window and door openings should be located to create a pattern similar to those found on historic homes. Continue established building rhythms along the street. Use the same level of architectural details found on historic buildings, including eave details, such as whether rafter tails are exposed or boxed-in, the use of a rake and/or barge boards, shingle moldings, and wide window surrounds. *(Albany)*

For new construction, traditional architecture that well represents our own time, yet enhances the nature and character of the historic district should be used. *(Ashland)*

Differentiation - New freestanding buildings and additions to buildings shall be differentiated from the portions of the site's existing Designated Historic Resource(s) inside the applicable Period of Significance. However, they also shall be compatible with said Designated Historic Resource's Historically Significant materials, design or style elements, features, size, scale, proportion, and massing to protect the Historic Integrity of the Designated Historic Resource and its environment. The differentiation may be subtle and may be accomplished between the Historically Significant portions and the new construction with variations in wall or roof alignment, offsets, roof pitch, or roof height. Alternatively, differentiation may be accomplished by a visual change in surface, such as a molding strip or other element that acts as an interface between the Historically Significant and the new portions. *(Corvallis)*

Guidelines:

1. The scale, form, proportion, and detailing of the new building or addition should be compatible with adjacent historic buildings and the architectural character of the District. The relationship of voids to solids, the size and relationships of window bays, doors, entrance and other architectural elements should be of a scale and proportion that is visually compatible with the adjacent historic buildings and the District.
2. New buildings should maintain the cornice and roof lines of adjacent historic buildings. This may be accomplished by setting back the taller building at the cornice or roof-line level of the adjacent buildings.
3. Rooftop additions should meet all of the above guidelines for scale and proportion and should be designed to have minimal visual impact on the original facades of the buildings either through simple or subdued detailing, through setbacks from the facades and/or simplicity of form and massing. Rooftop additions are discouraged if the size, scale, form or detailing of the proposed addition strongly compromise the integrity of the original building. *(East Portland Exterior Details)*

Details on newer commercial buildings should in some way complement the surrounding buildings but not copy their design. Cornice lines, string courses, and window location should be reminiscent of other buildings while still preserving the irregular patterns of those aspects on Main Street. *(Cottage Grove)*

Infill development should not mimic architectural ornament such as gingerbread or ornate brackets from surrounding buildings. Architectural elements that would be consistent with surrounding buildings include eave details, such as whether rafter tails are exposed or boxed-in, the use of a verge board,

shingle moldings, and wide window surrounds. Many historic houses have a drip edge and water table that help to visually anchor the wall to the foundation. Use details that are compatible to your neighborhood and the style of building you are planning to build. (*Eugene*)

In new construction, complement the characteristics of the site and architectural features of contextual buildings by borrowing from, and building on, the design vocabulary of the district's historic buildings. (*King's Hill*)

Goal: To encourage the design of new buildings to reflect existing architectural components in such a way as to complement the spirit of the existing detailing in the district. (*Lair Hill*)

Utilize detailing in a consistent manner throughout the design and in such a way that it is historically appropriate. Traditional buildings developed detail by the use of available products and materials. Use of similar products can produce compatible designs with modern materials. For example, while certain wood molding shapes are not available, there are replacements offering a complementary design, dimension, and sense of craft. Detail can also be achieved through material textures. (*Oregon City*)

New buildings may be constructed in residential historic districts, subject to the following standards:

(a) Materials. Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.

(b) Design.

(1) The design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:

(A) The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.

(B) The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship.

(C) The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.

(D) Architectural elements are used that are similar to those found on historic contributing buildings in the district.

(E) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.

(F) The front façade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.

(G) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

(H) Manufactured dwelling units are prohibited.

(2) New buildings shall be designed so that the overall character of the site, including, but not limited to, its topography, special geologic features and trees are retained. (*Salem*)

INCORPORATE AND REFLECT A RICH TEXTURAL QUALITY, A HIGH LEVEL OF DETAIL, AND SKILLED CRAFTSMANSHIP. MAY BE ACCOMPLISHED BY:

- Emphasizing details in areas that were traditionally heavily detailed such as floor lines, columns, window-surrounds, and cornices.
- Using exposed rivets or other fasteners to add texture to the buildings. (*Skidmore, Portland*)

Guidelines for New Construction or Infill:

- Emphasize the cornice with simple contemporary design.
- Incorporate architectural characteristics of the commercial building type into the design. Use the elements of the storefront, including a recessed entry, transoms, and display windows over kick plates, in a simple contemporary design.
- If the building is on a corner, place larger windows on the first floor and keep details simpler at the sides of the building.

- Window openings of corner buildings or upper floors of mid-block buildings should have treatment similar to those of existing buildings. They should be regularly spaced with fewer openings on the building sides. Window openings generally should be vertical in proportion and should include some detail at the window head that indicates structural stability, such as a lintel or masonry arch. They should be wood sash and frame, and generally should be double hung. Picture windows or single-paned fixed windows are inappropriate. Vinyl windows are inappropriate. *(Springfield)*

The use of neo-designs or simply contextual designs which only attempt to capture the basic or generalized elements such as building line, massing and form, etc., is not acceptable. C. Building form, scale and depth. Building shall emphasize the vertical through narrow, tall windows (especially on second floor), vertical awning supports, engaged columns, and exaggerated facades creating a height-to-width ratio of 1.5:1. Spacing and rhythm. Buildings shall follow a regular rhythm. Strong vertical breaks or lines should be regularly spaced every 25 to 50 feet. *(Willamette Falls West Linn)*

C. Scale and Proportion - The size and form of a new building, the relationship of voids to solids, the size and relationship of windows, doors, porches, and other architectural elements, should be of a scale, and have a proportion that is visually compatible with adjacent landmark buildings, and with the architectural character of the District.

- The horizontal dimension of a facade of any new building should not exceed 100 feet on east-west streets and 50 feet on north-south avenues. It is further recommended that there be major facade breaks at 25 or 50 foot bay modules, consistent with traditional District development. *(Yamhill Portland)*

MATERIALS

Building materials are reflective of and complementary to existing buildings within the district. The size, texture, surface finish and other defining characteristics of exterior materials are as important as the type of material itself. The predominant materials in Albany's historic neighborhoods are wood, used for siding, windows, trim and decorative details, although some housing from the 1920s and 1930s feature brick or stucco exterior walls. *(Albany)*

Avoid introducing ... materials not traditionally used in the area. *(Ashland)*

Building Materials - Building materials shall be reflective of, and complementary to, those found on the existing primary Designated Historic Resource, if in existence and proposed in part to remain, and any existing surrounding comparable Designated Historic Resources. Siding materials of vertical board, plywood, cement stucco, aluminum, exposed concrete block, and vinyl shall be avoided, unless documented as being consistent with the original design or style, or structure of the Designated Historic Resource. New buildings within the historic downtown should utilize materials common on the surrounding historic buildings wherever possible. Trim materials, glass, and materials for details, such as doors, should also match the character and quality of surrounding historic examples. *(Corvallis)*

Exterior materials, colors and textures used in new buildings should be visually compatible with adjacent buildings and the District's architectural character. The use of traditional materials such as brick and concrete are encouraged. The use of non-traditional metal, wood and plastic as major exterior surfaces is discouraged. *(East Portland)*

Materials used on new buildings should be consistent with the predominant materials used on other houses in a neighborhood. In most Eugene neighborhoods the predominant material is wooden clapboard or shiplap siding with a width of four to six inches, although some housing from the 1920s and 1930s feature brick or stucco exterior walls. Fabricated wood siding such as T-1-11, along with exposed concrete block, are not recommended. Vinyl and aluminum siding are not allowed on City Historic Landmark properties, and not encouraged in historic neighborhoods. A common problem is that prefabricated window and door trim used with vinyl and aluminum siding is often narrower than appropriate for most historic buildings, or for new buildings in historic neighborhoods. *(Eugene)*

Use materials and design features that promote permanence, quality, and visual interest. *(King's Hill)*

EXTERIOR SIDING MATERIALS: Materials used on new buildings should be consistent with predominant materials used on buildings of a similar use within the district. On single family residences and duplexes: stucco, horizontal wood siding, wood shingles, brick, or a combination of these materials. On commercial and multi-family residences: stucco or brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal. *(Ladd's Addition)*

Horizontal wood siding, brick or stucco should be used for exterior finish. Vertical wood siding may be used in board and batten form. Shingles should only be used in conjunction with horizontal wood siding. The use of rough sawn finishes is discouraged. Wood siding and shingles should be finished with a full bodied paint, preferably of a semi-gloss finish. Staining of wood shakes/shingles used for roofing is acceptable. Otherwise staining is not a preferred finish *(Lair Hill)*

Utilize materials that are both appropriate for the particular application and for the historic style. A wide variety of currently available materials and products are acceptable provided the resultant appearance is complementary with the buildings of the historic period. (*Oregon City*)

Use building materials and construction practices that evoke a sense of permanence and are compatible with Redmond's historic buildings. (*Redmond*)

Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures. (*Salem*)

Use exterior materials and colors that are visually compatible with the architectural character of the district and the surrounding buildings. (*Skidmore*)

Siding materials used on new buildings should be consistent with the predominant materials used on other buildings in the neighborhood. It is preferable to use wood siding; vinyl, aluminum, and other non-historic sidings are not acceptable in historic neighborhoods. The foundation should be constructed of concrete, either poured or simple block. Avoid decorative concrete blocks that have no relation to historic materials. (*Springfield*)

Building materials and orientation. Wood shall be the principal building material. Horizontal wood siding in one-inch by eight-inch dimensions shall be used for siding. Brick and certain concrete configurations are permitted only by a variance under CDC 58.090. (*Willamette Falls*)

D. Materials, Colors and Textures -- The exterior materials, colors and textures used in new buildings should be visually compatible with adjacent landmark buildings, and with the architectural character of the District. Refer to previous guidelines outlined under Alterations and Additions to Historic Landmarks, Potential Landmarks and Other Compatible Buildings for guidelines.

- Use of masonry and stuccoed masonry as a major building material should be given consideration. Attention should be given to new brick work as follows: (a) the color, texture and size of the brick themselves; (b) the width of the joints between the bricks; (c) the color and tone of the mortar in the joints; and (d) the profile of the mortar joint.
- The use of artificial finish materials shall be avoided. Also, the use of wood as a major surface material should be avoided.