CHAPTER EIGHT: RESIDENTIAL NEW CONSTRUCTION GUIDELINES

8.1 Building Mass, Scale & Form

8.1.01: New residential structures should be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure should exceed the height of an adjacent structure by more than one floor.

8.1.02: The width of a residence should not exceed two and one-half (2.5) times the height of the building.

8.1.03: New residential structures should be a minimum of two (2) rooms deep.

8.1.04: New residential structures should have foundation heights consistent with adjacent structures. If there is no clear consistency then the foundation height will be at least one (1) foot above grade. No structure should be constructed at grade.

8.1.05: Foundation levels on residential architecture should be defined through the use of belt courses or similar divisions.

8.1.06: New residential structures should have foundation-to-soffit heights compatible (within 10%) of adjacent historic structures, see example (top, right).

8.1.07: New residential structures should utilize the same rhythm of window and door openings as that found on adjacent residential structures.

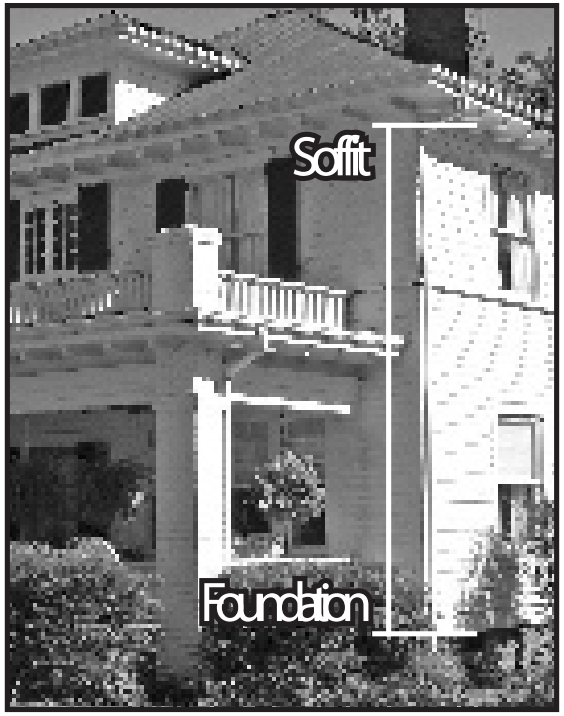

Figure 4.01: This example depicts the foundation-to-soffit height discussed in 8.3.08.

Figure 4.02: The new construction above is inappropriate to the district as it does not use the same rhythm of window and door openings as the other residences on the street.

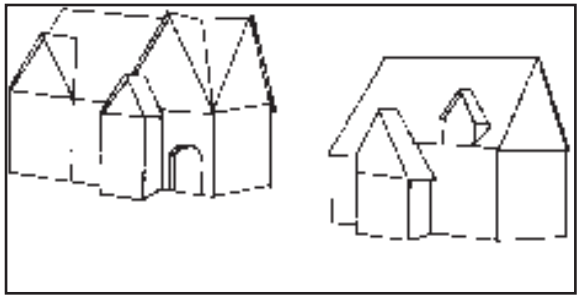

Figure 4.03: This new residential construction (right) is appropriate in massing and scale to the existing residences on either side.

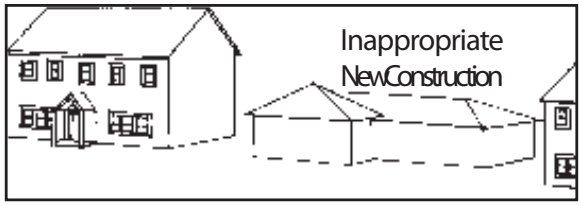

Figure 4.04: The massing and scale of this new construction is inappropriate to the residences on either side, and the new construction is in violation of standard 8.3.02.

Figure 8.05: A hipped roof like that shown on this house in the district is an appropriate roof form for residential new construction.

8.2 Roofs

8.2.01: Traditional styles of pitched roofs are recommended. The recommended minimum roof pitch for a gabled roof is 6:12 with a maximum roof pitch of 12:12.

8.2.02: Dormers should be of the same roof type as the main roof of the residence, or may be shed-roofed.

8.2.03: Flat roofs are not appropriate for a residence in the district.

8.2.04: Roofing materials utilized in the district must be similar to that which is already established.

8.2.05: All residential construction should feature a roof overhang not less than six (6) inches or more than twenty-four (24) inches. A mansard roof is not subject to this standard.

8.3 Exterior Walls

8.3.01: Residential construction should typically feature siding, though other materials such as brick masonry are acceptable.

8.3.02: The use of a variety of materials (clapboard, brick and shingle cladding) is encouraged as it will create architectural interest within the district.

8.3.03: All facades of new construction (including those not seen from the public right-of-way) should contain uniformity in use of materials. The use of architectural materials (e.g. masonry) only on the front elevation of a residence is not encouraged.

8.3.04: The façade of a building facing or visible from public right-of-ways should contain a

Figure 8.06: A gabled or cross gable roof like that shown on this house in the district are appropriate roof forms for residential new construction.

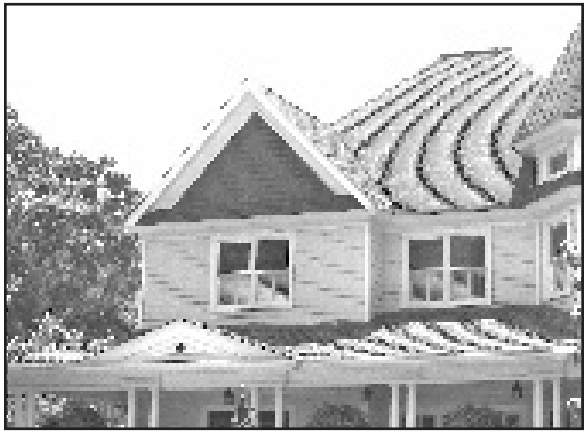

Figure 8.07: This newly-constructed residence in Norcross, Georgia utilizes both hardiplank siding and cedar shingles to create architectural interest. The use of a variety of materials in new construction is encouraged.

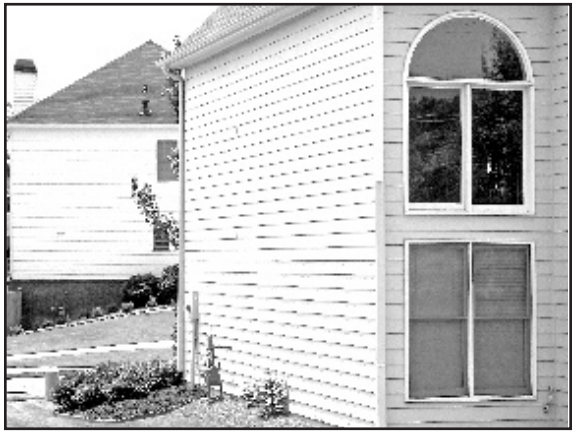

Figure 8.08: "Blank facades" are facades with no windows, doors, or architectural treatments. These facades are not permitted in the district.

combination of architectural treatments, windows, and/or doors so that an unarticulated surface will not have a vertical or horizontal dimension greater than twenty (20) feet.

8.3.05: "Blank facades" that do not feature windows, doors or architectural treatments are not encouraged.

8.3.06: The reveal (exposed portion) of siding should be a minimum of four (4) inches and shall not exceed six (6) inches without a variance from the HBR.

8.3.07: The width and depth of corner boards, as well as window and door casings, should be that of the siding reveal.

8.3.08: Elevation treatments must contain uniformity in use of materials on all elevations, not only the primary elevation. The use of architectural materials (e.g. masonry) only on the front elevation of a building is not recommended.

8.4 Building Materials

Materials chosen for the exterior of a building are a significant component in the appearance and "feel" of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. The longevity of wood can be increased with back priming, as well as periodic repair and repainting - keeping it free from moisture. No single material is truly "maintenance free" no matter what the manufacturer may claim.

As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the district as long as they can meet or exceed the performance and appearance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of historic materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer, referred to as EIFS systems) are a material finish that must be applied carefully and by a knowledgeable professional to ensure durability of this material.

8.4.01: Building materials should be properly detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

Figure 8.09: Vinyl siding can easily warp and distort in cold and heat. This material does not breathe like wood siding so moisture can be easily trapped within the wall system.

Figure 8.10: This residence in Norcross, Georgia uses hardiplank siding with a brick foundation and chimney. These materials are appropriate in the district.

Figure 8.11: This residence in Norcross, Georgia does not uniformly utilize materials on the front and right side elevation creating a disconnect in the masonry.

8.4.02: Recommended building materials include: Masonry, Wood siding, Wooden shingles and Hardiplank.

8.4.03: Alternative building materials approved through the design review process include, but are not limited to, cast stone and other composite materials. Seek guidance from the HBR staff prior to considering any alternative material. To evaluate such materials the HBR must determine if the alternative material meets the following standards:

1. has physical properties (texture, color, dimensions) similar to those of traditional building materials, or that it will be installed in a manner that tolerates differences;
2. at least meet similar performance expectations as those of traditional building materials; and
3. be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building material it is replacing. If an alternative material meets these required standards it may be used within the district.

8.4.04 Building materials that are not recommended include: plain concrete block; mirrored glass; metal siding; vinyl siding; faux masonry veneer panels; dryvit; and plywood.

8.4.05 Painting a material that is not intended to be painted, such as brick, marble and granite, creates undue maintenance. The paint removal process is detrimental to the material's structural and visual integrity. Therefore painting of masonry is prohibited.

8.5 Porches & Entrances

Figure 8.12: This new residence features a small entry porch of adequate depth for recreational use.

8.5.01: Porches, stoops and verandahs should be integrated in some way in all new residential construction.

8.5.02: Front porches, verandahs and terraces should be at least six (6) feet deep to accommodate porch furniture as well as the passage of one person.

8.5.03: The primary entrance to a residence should utilize an entrance feature, such as a stoop, verandah, porch, or terrace. These features help identify the entrance as the main entry to the residence.

8.5.04: It is not recommended to use any material that does not provide a "traditional" balustrade look to a porch, for example lattice is not an appropriate balustrade material.

8.5.05: Appropriate porch supports should be of "traditional" design, such as square, round, turned, tapered porch supports. A pier base may be utilized with a porch support.

8.5.06: In the district porches, and similar constructions, should be made out of wood, or other appropriate material. Only terraces should feature a masonry floor (brick, stone or concrete).

8.5.07: If a balustrade is utilized on a porch it should feature spindles, or balusters.

8.6 Doors & Windows

8.6.01: Door styles should correspond with those found within the area of influence. Contemporary single pane, paired and paneled doors are also permitted.

8.6.02: Doors for residential buildings should be residential in nature. Commercial style doors are not recommended on residential buildings.

8.6.03: Sidelights, transoms, fanlights and other such decorative windows are encouraged as long as they are appropriately scaled to the facade.

8.6.04: Windows should be compatible with those found in the district, taking into consideration number of panes and trim styles.

8.605: Window divisions that are encouraged within the district included but not limited to: one-over-one, two-over-two, three-over-one, four-over-one, six-over-six, and six-over-one light double hung windows.

8.6.06: Snap-in grids for windows are not recommended within the district. Light divisions should be built in and not removable. They should be of adequate depth to convey the proper effect of muntins and mullions.

8.6.07: Windows should be double hung sash or casement windows, that are finished on the exterior with wood, exceptions provided through the design review process. This wood exterior should be appropriately painted or stained.

Figure 8.13: The muntins and mullions of this newly-constructed house are appropriate in scale, proportion and depth for a new construction in the district.

Figure 8.14: These garage doors are appropriately styled for the district.

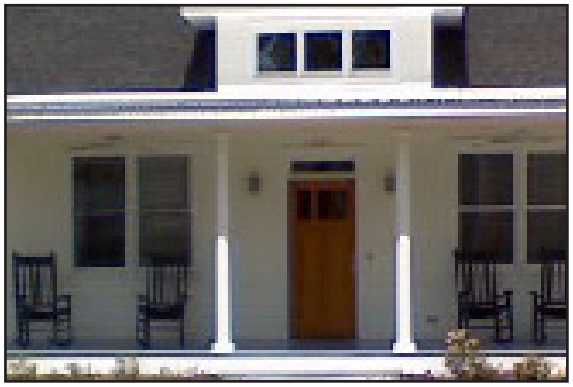

Figure 8.15: This newly-constructed cottage in Athens utilizes an appropriate door for use within the Marietta Historic District.

Figure 8.16: These shutters on a newly-constructed house in Norcross, Georgia are appropriately scaled and operable.

Figure 8.17: A simple vergeboard like this found on Wright Street is an appropriate architectural detail for new construction within the district.

Figure 8.18: A dentiled entablature like this shown is appropriate to the district.

8.6.08: The use of "architectural" (multi-light) windows selectively and one-over-one light double hung windows on the remainder of the facades is allowed with the following standards:

1) The front facade will feature the architectural windows.

2) One-over-one light double hung windows must be placed in such a way that they are not visible from the view shed of the public right-of-way and end at an architectural return (refer to Glossary).

8.6.09: Shutters should be operable and appropriately scaled to cover the window opening.

8.6.10: Shutters should be of louvered, or appropriate paneled construction and painted.

8.6.11: Large expanses of fixed windows are not recommended unless it is deemed by the HBR to be integral to the design of the residence.

8.6.12: Convex or bubble skylights are not encouraged where they will be visible from the primary street frontage.

8.6.13: Awning materials for windows should be canvas, vinyl coated canvas, or metal.

8.6.14: Awnings should be appropriately scaled and shaped to properly fit around the window that they are shading. For example, round awnings are not appropriate for a square window opening. Awnings should not extend more than three (3) feet from the facade of the building.

8.7 Architectural Details

8.7.01: Architectural details for new construction should be details that would be found within the period of significance of the district. If possible architectural features should be chosen from within the area of influence of a project.

8.7.02: Architectural features should promote architectural interest and be in proportion to the size and scale of the facade. Details should not overwhelm a facade.

8.7.03: Appropriate architectural features to this district include, but are not limited to: bay windows, bay projections, rear projecting ells, decorative shingle treatments, knee brackets, lookouts, dormers, entablatures, decorative banding, corner boards, recessed entries, projected entries, double verandahs, porticos, balconies, patterned shingles and chimneys.

8.7.04: Architectural details should use the same proportion, scale and detailing as the historic precedents found within the district.

8.7.05: All detailing of architectural elements and materials should be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. The use of different material accents is appropriate to the district, but must be done in such a way that it is incorporated into the overall design of the structure.

8.7.06: Chimneys should not appear to be cantilevered. All chimneys will feature a base

integrated into the foundation, like traditional chimneys. Chimneys must be clad in a form of approved masonry, all other materials will be reviewed on a case-by-case basis by the HBR. Siding of any nature (specifically horizontal siding, board and batten siding and vertical siding) is prohibited from being utilized as cladding for a chimney.

8.7.07: Flues for fireplaces, wood stoves and other such apparatus should vent through a roof of the dwelling. They should not protrude through an vertical facade.

8.8 Garages & Accessory Structures

8.8.01: Detached garages, carports and other accessory structures should be located to the rear or side of a residence utilizing setbacks established in the Zoning Ordinance. Such structures should not block the view of the residence. When located to the side of a residence they should be offset from the rear facade, see Figure 8.19 to 8.20.

8.8.02: Detached garages and other accessory structures should be similar in appearance utilizing the same materials, windows and door treatments as that of the main house.

8.8.03: Swimming pools, and other recreation-related features, are to be buffered from view from the public right-of-way and should create a minimum visual impact.

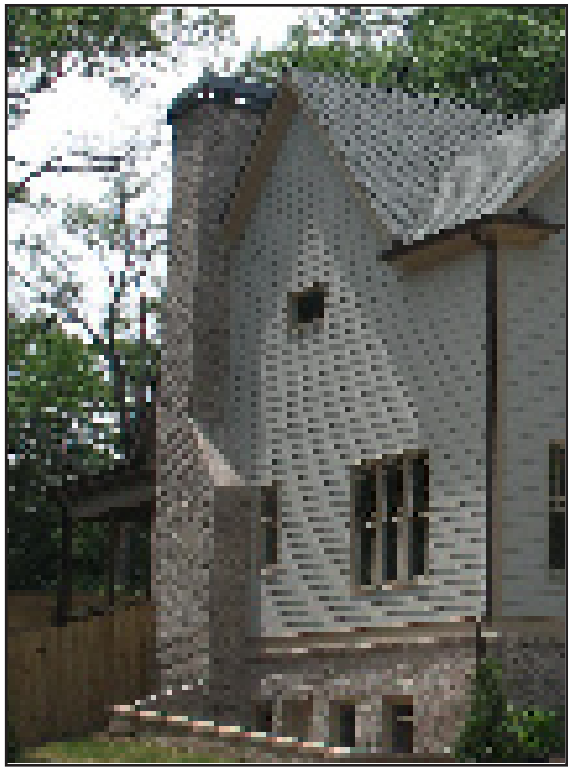

Figure 8.18: This newly-constructed chimney is appropriately placed on the exterior of this residence and clad with masonry.

Figure 8.19: It is appropriate, as shown above, to place garages to the rear and side of a building.

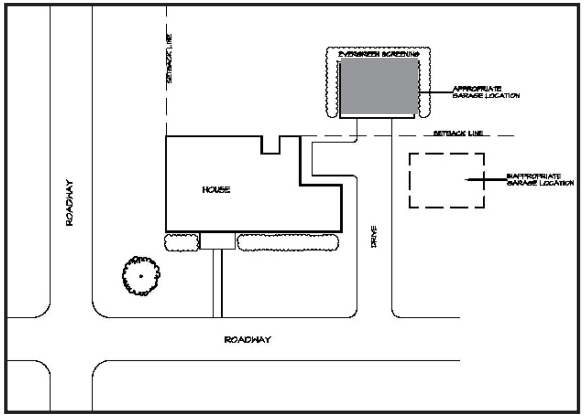

Figure 8.20: The sketch above depicts the appropriate relationship between a house and its garage (shaded). The dashed outline on the sketch would be an inappropriate location of the garage.

Figure 8.23: These fixtures are appropriate for use within the district. Fixtures that are similar and in-keeping with the predominate architectural styles listed in *Chapter Two* are also appropriate to the district.

8.9 Mechanical Systems & Service Areas

8.9.01: Movable accessory site features (trash receptacles, recycle bins, etcetera) should be screened from view from the public right-of-way by placement to the rear or side of the main structure. Fencing, vegetation, or a combination of the two may be used to screen these features.

8.9.02 Mechanical systems (HVAC, utility boxes) located on the ground should be completely screened using approved fencing or natural-looking landscape screening.

8.9.03: Satellite dishes and other antennae should be located unobtrusively to the side or rear of the building. They must be screened by landscaping or building placement from view

8.9.04: The primary facade of a building should not be disrupted by the addition of window air conditioner units, or box fans. These units may be placed at the rear or side facades of a building.

8.10 Lighting

8.10.01: It is not appropriate to introduce period lighting fixtures from an era that predates the period of significance of the district.

8.10.02: Lighting for residential development should be appropriately scaled and influenced by the architectural style of the building on which it will be located.

8.10.03: Pendent, and lantern-like lighting fixtures are appropriate to the district. For examples of appropriate lighting, see the bottom of the page.

Figure 8.21: This HVAC unit has been screened by an architecturally attractive lattice fence. This is an appropriate solution to utilize when screening such mechanical services.

Figure 8.22: These HVAC units in a new subdivision in Norcross, Georgia are appropriately set towards the rear elevation and are screened by plantings.