

SECTION VI: NEW CONSTRUCTION

APPLICABLE SECRETARY OF THE INTERIOR'S STANDARDS

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property.

New additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

New construction refers to new buildings, structures (outbuildings) or additions to extant contributing or non-contributing buildings that are constructed on vacant lots within a historic district, or on an individually listed historic site. When a new building is constructed to fill in the gaps of a streetscape in a historic district, the new building is referred to as "infill" construction.

All infill must be compatible with the surrounding buildings and yet must be *differentiated* from the historic building stock. To be successful, this new design should reflect the significant themes in its environment and will include attention to:

- Height
- Materials
- Roof form
- Massing
- Set-backs
- Rhythm of openings (i.e., doors and windows)
- Relationships of solids and voids
- Scale
- Orientation

New construction, including additions to historic resources, must meet the current Florida Building Code and the current zoning requirements that include setbacks, lot area, frontage, etc.

The Secretary of the Interior's Standards advise that replication and mimicry are unacceptable approaches to new design. That concept may seem unusual, as many think that imitation *is* the sincerest form of flattery.

History is a continuum, where today's contributions will at some time in the future, be judged for their impact. Without a clear distinction between what is historic and what is contemporary, development patterns become blurred and the outcome can create a false sense of historical development. The guidelines allow for a wide range of interpretation. Some communities that apply these standards have taken a very conservative approach in handling the design for new additions/construction. They have maintained that by the subtle differentiation of surface textures, or the simplification or stylization of ornament, that a distinction can be made and still be in compliance with the intent of the Standards.

For additional information, or if you have questions, feel free to check with the city's Historic Preservation Officer.

Additions

Historic preservation recognizes the evolution of a property, and subsequent owners of historic resources are part of that evolutionary process. During the course of time, frequently additions have been made to historic properties because of practical need and changing economic status.

In the design process for new additions, the following guidelines should be observed:

- Locate an addition as inconspicuously as possible, usually to the rear or least public side of a building.

- Additions or accessory structures should not be located in front of the established front plane of a historic building.
- Avoid obscuring or destroying characteristic features of the original building; the loss of historic fabric should be minimal.
- When possible, design and construct the addition so that the basic form and character of the historic building would remain intact if the addition were ever removed.
- For buildings where additional height is allowed, stepping back the upper stories may help to minimize the difference as viewed from the street.
- In a historic district, consider the surrounding buildings and the compatibility of the addition in terms of size, scale, materials, mass and roof form.
- Do not introduce a new architectural style, or too closely mimic the style of the existing building. Additions should be simply and cleanly designed and NOT attempt to replicate the original design.
- The design elements for new construction should be continued on all sides of the building, so as to avoid a “stage-set” appearance.
- Insure that the addition is secondary and subordinate to the main mass of the historic building. Additions that overwhelm the original building are not an acceptable solution.

Infill Buildings

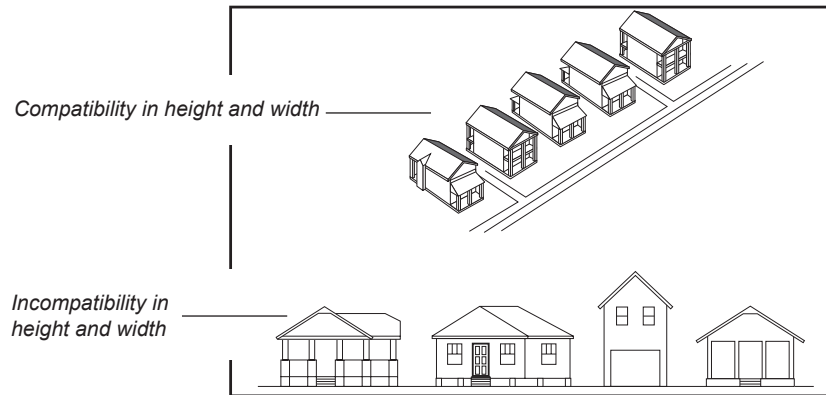
All new construction should complement the historic architecture of the district. The relationship of that new construction adjacent to the significant historic resources can either enhance or detract from the historic setting of the district. New construction (infill) should not create a false sense of historical development by utilizing conjectural features of stylistic elements taken from other buildings.



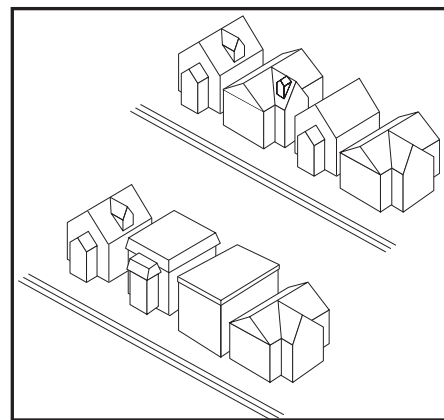
An example of appropriate infill construction in the Del-Ida Park Historic District

RECOMMENDED APPROACHES TO NEW CONSTRUCTION

- The height of any new buildings should be similar to those of other buildings along the streetscape.
- The new construction shall be compatible with the width of the surrounding buildings.
- Materials should be compatible in quality, color, texture, finish and dimension to those commonly found in the historic district.



- Roof forms and pitch should be compatible with the surrounding buildings.

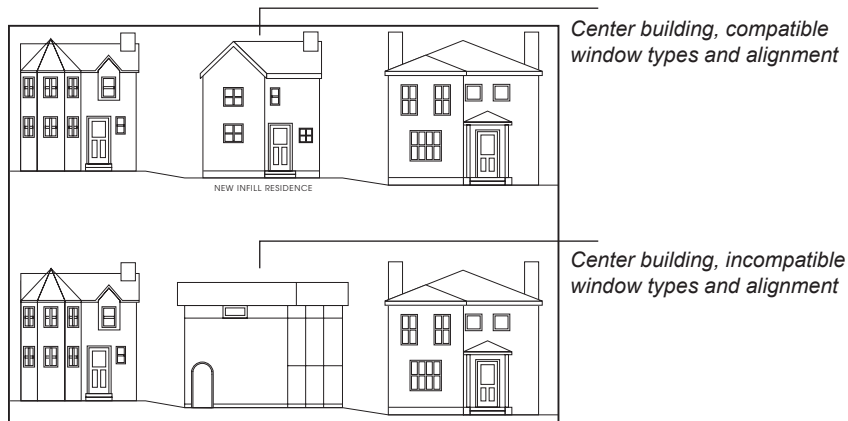


Compatible roof types (top) and incompatible roof types (bottom)



Example of compatible building materials on a new residence in a historic district of Delray Beach

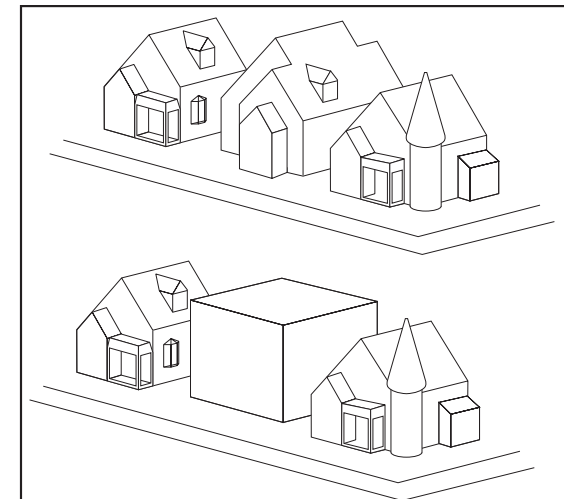
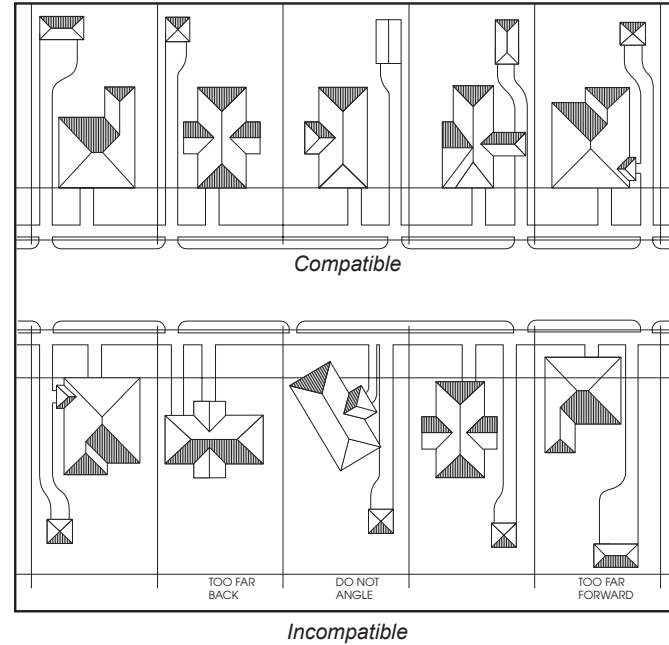
- Window types and patterns, as well as their general placement, should be similar to surrounding buildings.
- The horizontal rhythms between the buildings also should be maintained.



Window types, alignments, and rhythms

- The side and rear setbacks of the new construction must be met and aligned with the façades of the surrounding buildings.
- The orientation of the main elevation to the street also should be respected.
- The character of the massing should be compatible with the surrounding buildings. Massing means the geometric relationship of the building's component parts.
- Streetscape elements such as the divisions between stories, porch heights, and the alignment of windows and windowsills should be extended to the new construction.

Setbacks, alignment, and orientation



Compatible massing (top) and incompatible massing (bottom)