

Chapter 4: New Construction & Additions

A. Decks and Patios

Decks and Patios are popular contemporary outside amenities and can act as an enhancement to landscaping. While terraces and patios may be more compatible with the character of a historic structure, decks are acceptable when they are of compatible design and hidden from street view. Most typically, decks are located on the rear elevation of a house and lead out to the backyard via steps.



Guidelines

1. Locate decks inconspicuously in areas that are not visible from the street and are typically along the rear facade, inset from either rear corner and on ground level of historic structures or other ground floor level where the deck is not visible from public view. Locate the deck so that it does not damage, diminish, or conceal significant features of the building or site.
2. Rather than imitating the original details of the historic house, it is best to select simple but compatible details for the deck railings and steps.
3. Given their exposure to the elements, it is best to construct decks of durable materials.
4. Construct decks to be structurally self-supporting and do not attach them to historic houses so that the damage to historic features is minimized.
5. Protect significant site features, such as mature trees, from damage during or as a result of construction by minimizing related ground disturbance and limiting the use of heavy construction equipment.
6. Traditional treatments such as foundation plantings or lattice screening can soften the impact of the exposed deck structure and visually tie the deck to the house foundation.
7. Decks should be painted or stained to protect them from moisture and ultraviolet light. Painting or staining a deck also provides an opportunity to enhance its compatibility with the historic house through the selection of complementary colors.

Major (Commission approval required):

New Decks or expansion of existing deck

Minor (Staff approval required):

New Patio or expansion of an existing patio

Removal of an existing deck unless it is original to the structure

Routine:

Repair/replacement of decks when there is no change in design, materials or general appearance

Repair/replacement of deteriorated/missing patio material when there is no change in design, materials or general appearance.

Requirements for application:

Material List

Elevation Drawings, if applicable

Detailed drawings with dimensions (decks)

Product samples/Brochure

Pictures

Plan drawing showing the location of the house to the street

B. Additions to Historic Buildings

The continued use of a building often leads to changes over time as the functions or occupants change. Sometimes the need for more or different space results in an addition to the structure. Within Statesville's historic districts, the goal is to ensure that additions are compatible to the original building in design and sensitively sited so that they do not compromise the overall character of the historic building or its setting.



Guidelines

1. Locate additions inconspicuously in areas that are not visible from the street and will not substantially alter the site's proportion of constructed area to non-built area.
2. Where possible, locate new additions at the side or rear so that they have a minimal impact on both the façade and other primary elevations related to the affected structure or adjacent properties.
3. Vinyl, aluminum, and pressed wood are not appropriate on additions to historic structures. Other substitute siding may be allowed (see new construction materials guide).
4. Wood windows are most appropriate for new additions within the historic district; however, substitute window materials are acceptable for new additions (see new construction materials guide, Appendix G).
5. Design additions and their features so they are compatible in scale, materials, proportions, and details with the historic house, including windows and doors in shape, placement, materials, scale, size, pattern, and proportion, and roof form and height.
6. Foundations should be similar to or compatible with the existing foundations in material, color, detailing and height.
7. In Single family residential properties, no more than 50% of the rear yard can be covered.
8. Select exterior materials and finishes that are compatible with those of the historic building in terms of composition, module, texture, pattern, color, and detail, yet discernible. It is not appropriate to add features or details to an addition in an attempt to create a false historic appearance.
9. Construct additions to be structurally self-supporting and do not attach them to historic houses so that the damage to historic features is minimized.
10. Protect significant site features, such as mature trees, from damage during or as a result of construction by minimizing related ground disturbance and limiting the use of heavy construction equipment. A protection plan has to be submitted prior to the issuance of a permit.

Major (Commission approval required):

Additions have an impact on the character of historic structures; therefore a Certificate of Appropriateness is required for all additions.

Requirements for application:

Project description

Site plan showing building footprint with the proposed addition and measurements to property lines

Scaled elevation drawings showing all sides of the addition and relationship to original structure

Material Specifications

C. New Construction

Within Statesville’s historic districts, an undeveloped lot or the loss of a historic building may occasionally provide the opportunity for the construction of new structures. If properly sited and compatibly designed, infill buildings can enhance the overall character of a district streetscape. New construction should always reinforce the pattern and placement of earlier houses in relationship to the street.

The placement of new buildings is critical and must be carefully tailored to the specific streetscape. Although the setback from the street and the spacing between houses may vary a great deal within a large historic district, these factors are generally quite consistent within a specific block. Typical throughout the districts is the orientation of the front facade to the street. The placement of any proposed design should comply with the precedents set by the neighboring historic houses and should also take into consideration any mature trees or other significant features on the site. Other than the construction of appropriately sited and scaled accessory structures and garages, the construction of infill buildings in rear yards is not appropriate in the historic districts because it conflicts with the traditional pattern of placement and setbacks of principal structures in Statesville’s historic districts.

Although new buildings within a historic district should reflect the contemporary era of construction, they must also be compatible in terms of building height, roof form, street facade proportion, scale, and overall massing with the neighboring historic houses. Beyond the initial decisions regarding overall form, their compatibility must also be reviewed in terms of finish materials, the selection and placement of windows and doors, and architectural details.

While ground disturbance is essential for new construction, it is important to keep any excavation and re-grading to a minimum and to limit the area impacted by construction equipment and related activities so that significant site features, including archaeological features, are not damaged or destroyed.



332 Kelly Street



Corner of Walnut and N Mulberry St.



West Front Street

Placement

1. Maintain a similar front, side, and rear yard setback to other contributing historic buildings on the block and/or side of the street.
2. Maintain the pattern of building separation and lot coverage that is found on the block and/ or side of the street.
3. Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building’s prominent architectural features or significant site features.
4. Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

Building Height/Scale

1. New construction shall not exceed the allowable height per the zoning district the proposed structure will be built.
2. Make the scale of the proposed building compatible with the scale of contributing structures on the block or side of street.
3. Design the proportion (the ratio of height to width) of the proposed new building and its

architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements on the block or side of street.

4. Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings on the block or side of street.
5. Any new construction within the historic district shall be modeled from a contributing structure and keep within the period of significance as stated in the historical survey. The replacement building shall be of similar height, scale, massing and location as the previously existing building or building within the same block.

Materials

1. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.
2. The use of substitute products such as vinyl, aluminum and pressed board siding and other modern day products marketed to imitate traditional building materials is not allowed. Smooth cement fiber siding may be used on a case by case basis. Use of cement fiber board siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern day products achieve compatibility with existing historic buildings that define the character of the Historic Districts.
3. Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

Details

1. Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.
2. Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Texture and Color

1. Create in new construction a similar degree of texture that as is found in contributing buildings in the historic district. Texture is the relief on a building surface that is achieved through use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles and beaded-board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the “texture” of a building surface.

Form and Rhythm

1. Design new construction that reflects the basic shapes and forms on the block and in the historic district.
2. Maintain consistency with style of buildings and contributing structures found on the block and/or side of the street.
3. Maintain similar percentages and patterns of window and door openings consistent with the style of buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

Landscaping

Retain and protect mature trees during construction

Major (Commission approval required):

All applications for new construction shall go before the HPC.

Requirements for application:

Project description

Site plan showing building footprint with the proposed construction, measurements to property lines, utilities, lighting, mechanical equipment and all trees larger than 8" at dbh (diameter at breast height) measured 4' off ground.

Scaled elevation drawings showing all sides of the new construction

Material specifications, samples, and illustrations