

3.5 Design Guidelines for New Residential Construction



3.5.1 INTRODUCTION

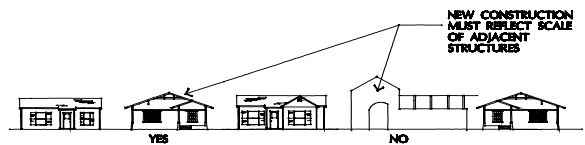
The form of new construction and its integration with existing residential historic structures is significant issue to be considered. Form includes the size, shape, massing and materials of new construction. It may be defined as a new, stand-alone residential building as an infill into a neighborhood or a new accessory building behind an existing residence.

The relationship of a building's form to the historic district in which it is located or to adjacent historic structures is critical to maintaining the character of the district or area.

Whenever possible new additions should be done in such a manner that, if removed in the future, the essential form and integrity of the structure and site would be unimpaired.

3.5.2 INFILL (NEW) CONSTRUCTION

New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgment will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.



NEW CONSTRUCTION MASSING AND SCALE

The design of new buildings may have key elements of an existing or previous building of the historic period (c.1870-1930), including massing, scale, fenestration, and materials. Infill buildings may not be absolute reproductions, and shall appear as clearly contemporary.

Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

The Federal Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication.

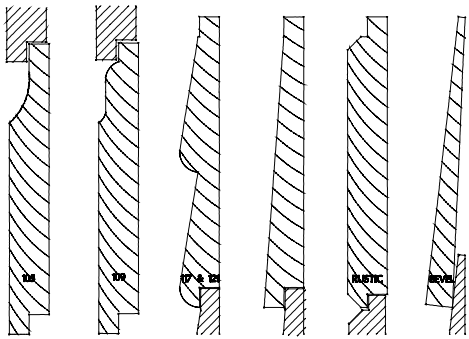
Infill buildings between contributing buildings shall be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new buildings to the heights of adjacent structures. Avoid new buildings that tower over existing buildings.

3.5.3 MATERIALS OF NEW CONSTRUCTION

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent); brick, stone or stucco are appropriate exterior building finishes in the historic district. Fake brick or stone or gravel aggregate materials shall never be used.

may be used.

Historic photographs can provide information on the original elements of the building.



TYPICAL WOOD SIDING PROFILES

When replacing elements that were originally part of a historic building, they shall be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style