



## VI. GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS





## A. Introduction

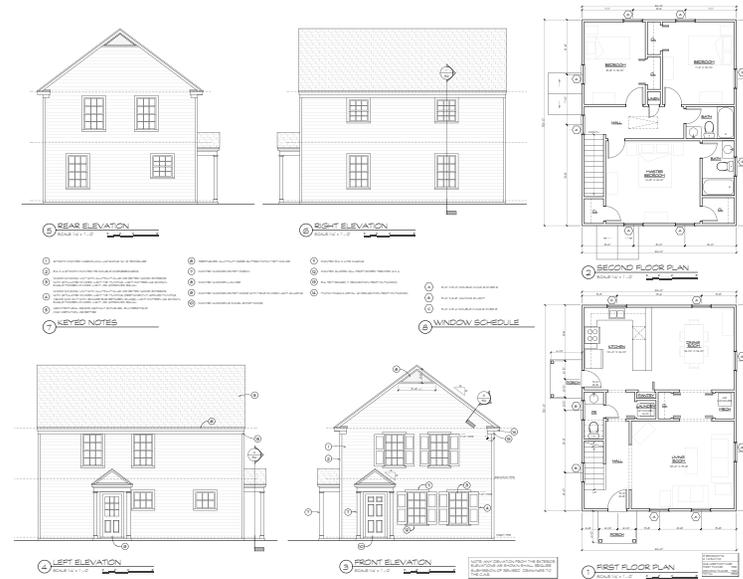
The following guidelines offer general recommendations on the design of new houses and additions in the Cradock Historic District. These guidelines are intended to provide a general design framework for new construction. Good designers can take these clues and have the freedom to design appropriate, new architecture for the district.

The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers but to allow for the creation of new buildings that are compatible with their historic settings. The intent is also not to encourage copying or mimicking particular historic styles.

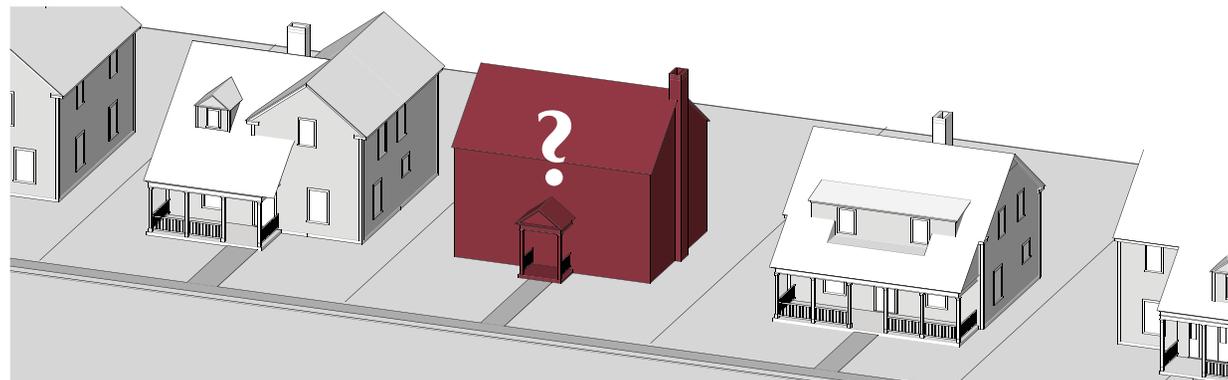
By their design, Cradock houses were utilitarian – quickly and simply constructed – the work of a single architect with a limited budget that precluded costly specialized building features.

It may be a challenge to create new designs that use this limited vocabulary of historic details successfully. More successful new buildings take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements.

The criteria in this section are all important when considering whether proposed new house designs are appropriate and compatible. All criteria need not be met in every example of new construction, although all criteria should be taken into consideration in the design process. Care should be taken to ensure that the new design does not visually overpower its historic neighboring buildings.



Recently, model designs such as the one above have been created in order to provide preapproved plans that meet the criteria used by the Historic Preservation Commission.



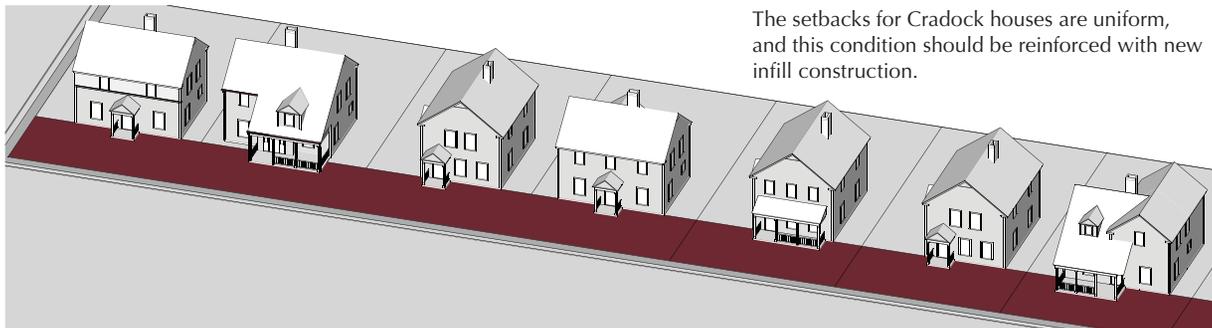
This chapter provides guidance to ensure that the design of any new dwelling in Cradock respects the historic architectural character of the district.



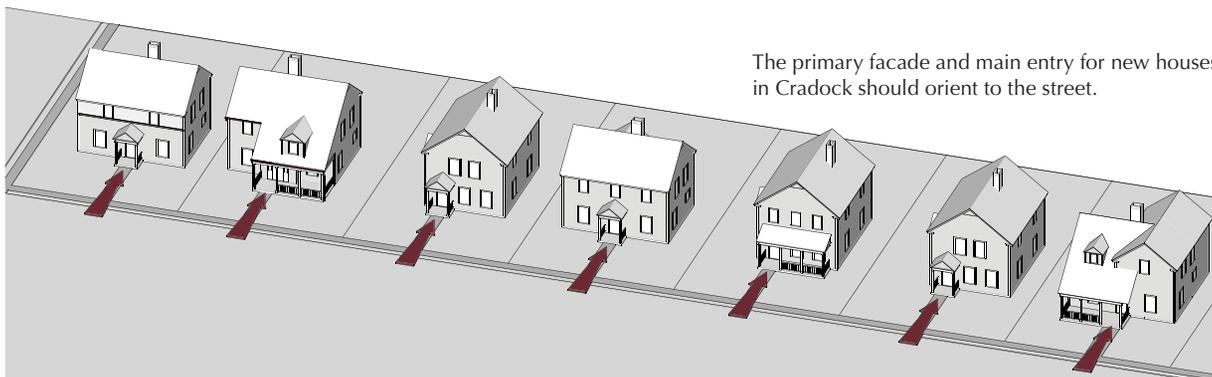
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Open front porches and porticos reinforce the consistent setback of these Cradock houses on Prospect Parkway.



The setbacks for Cradock houses are uniform, and this condition should be reinforced with new infill construction.



The primary facade and main entry for new houses in Cradock should orient to the street.

### B. Setback

Setback is the distance between the building wall and the property line or right-of-way boundary at the front of the lot. Cradock houses were designed with uniform setbacks. The enclosure of porches and other modifications may disguise this condition on certain streets in the district.

#### ✓ Guidelines

- 1 Relate setback and spacing of any new construction to the character of the existing historic houses in the district.
- 2 Defer to the setback of the historic buildings for sites located between two distinctive areas of setback, such as between new commercial and traditional residential.

### C. Orientation

Orientation refers to the direction in which the front (facade) of the building faces. Cradock houses are oriented to the street that they face.

#### ✓ Guidelines

- 1 Orient the facades of new houses to the street onto which the lot faces.
- 2 Orient the primary facade to the major street if the building is to be constructed on a corner lot.



## D. Spacing

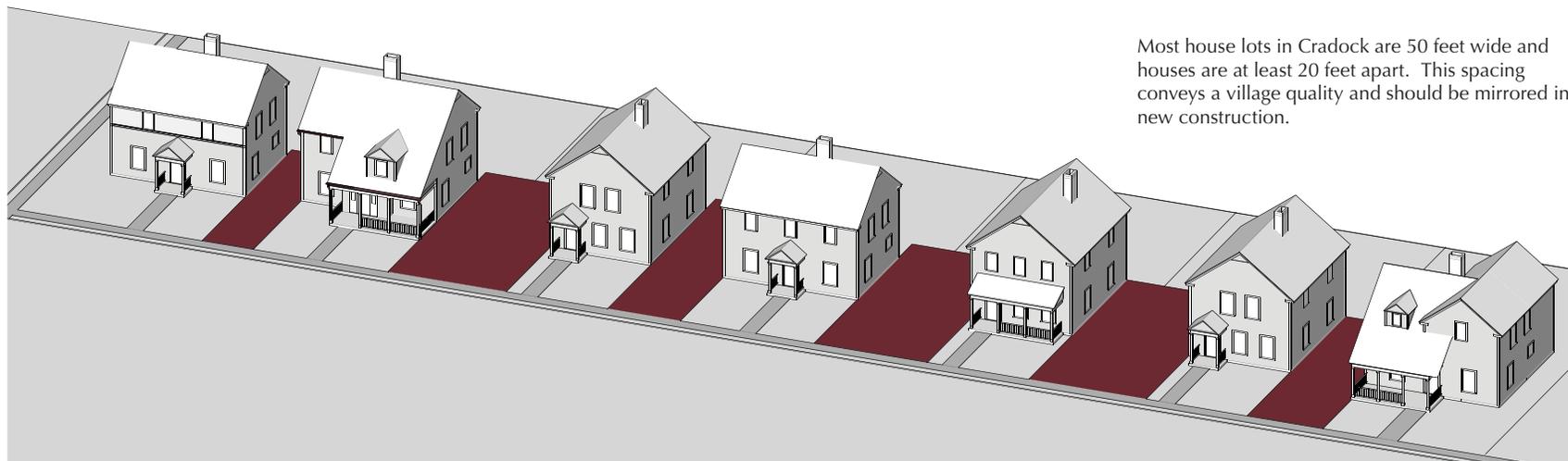
Spacing refers to the side yard distances between buildings. Cradock was designed with spacing of 20 to 30 feet between houses.

### ✓ Guideline

Space new construction according to the historic precedent allowing at least 20 feet between houses and adhering to applicable zoning regulations.



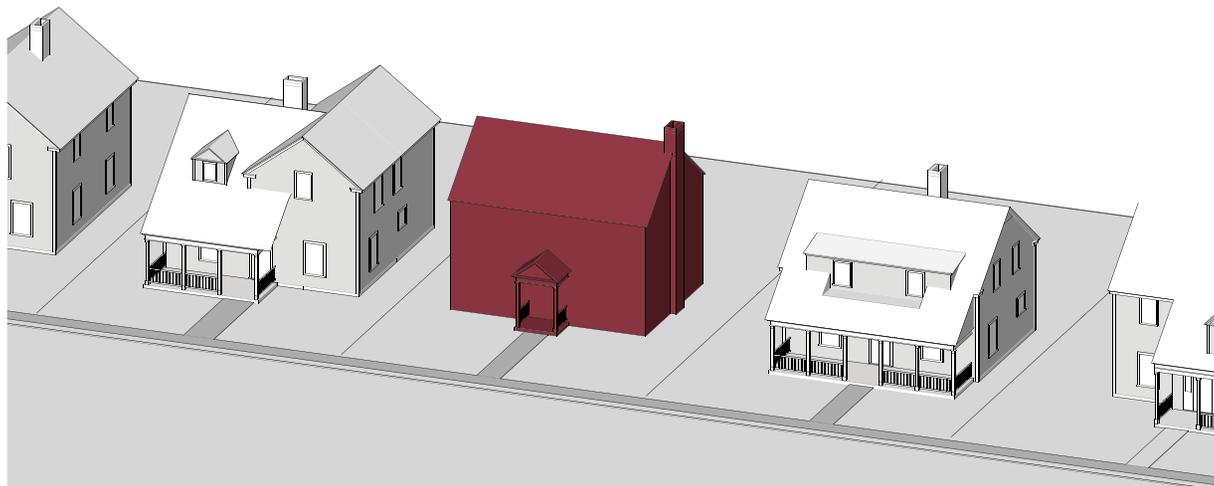
The spacing between houses in Cradock allowed for the later addition of driveways and sheds or garages.



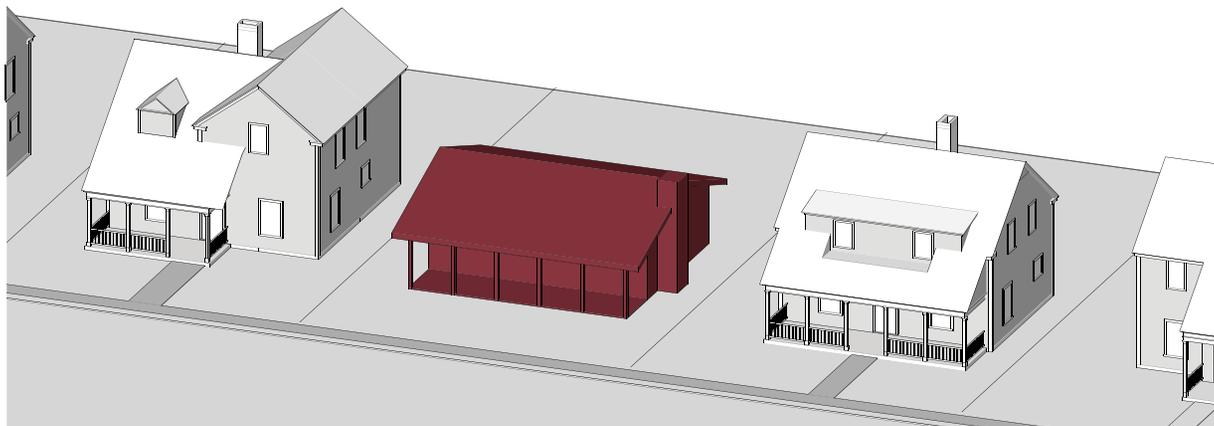
Most house lots in Cradock are 50 feet wide and houses are at least 20 feet apart. This spacing conveys a village quality and should be mirrored in new construction.



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An APPROPRIATE example of mass for new construction relates to the existing adjacent house forms.



An INAPPROPRIATE example of mass for new construction is shown in this example. The one-story mass with a shallow roof containing the porch breaks the historic rhythm of the street and looks out of place with its historic counterparts.

### E. Massing

The overall massing of a building relates to the organization and relative size of the building sections or pieces of a building. The nature of the mass will be further defined by other criteria in this chapter, such as height, width, and directional expression.

#### ✓ Guideline

Use massing that relates to those of existing historic house types in the district. The most appropriate massing is that of a one-and-one-half-story house with a low sloping roof and a one-story front porch.

### F. Complexity of Form

A building's form, or shape, can be simple (a box) or complex (a combination of many boxes or projections and indentations). Cradock houses are simple rectangles or squares in form.

#### ✓ Guideline

Use simple forms for new construction to relate to the majority of surrounding buildings.



## G. Height, Width and Scale

The actual size of a new building can either contribute to, or be in conflict with, the existing structures in a historic district. Height and width create scale. Scale in architecture is the relationship of the human form to the building. It is also the relationship of the height and width of one building to another. Single-family Cradock houses are one and one-half to two stories tall and between 22 and 27 feet wide. Duplexes are 36 to 40 feet wide.

### ✓ Guidelines

- 1 Establish the height of a proposed building within ten (10) percent of the average height of adjacent historic structures to achieve visual compatibility.
- 2 Design new buildings to respect the width of original structures in the district thereby maintaining the rhythm of spacing between houses in the district.
- 3 Reinforce the human scale by including functional elements that reinforce the character of the district, such as porches and porticos.

## H. Directional Expression

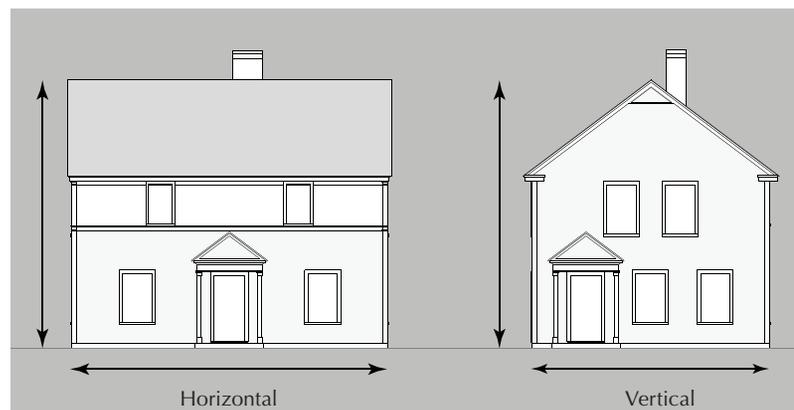
The relationship of the height and width of the front elevation of a building mass provides its directional expression. Cradock houses are either horizontal or vertical in their proportions.

### ✓ Guideline

Make sure that the directional expression of new residential buildings is compatible with that of surrounding houses in the block.



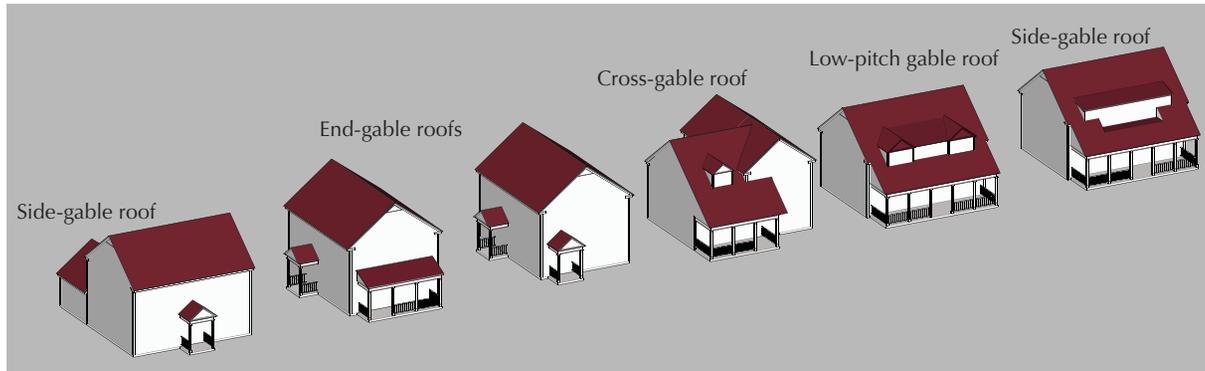
A Cradock house with a porch and one without shows how a porch can be used to reduce the perceived size of the house and relate it to a human scale.



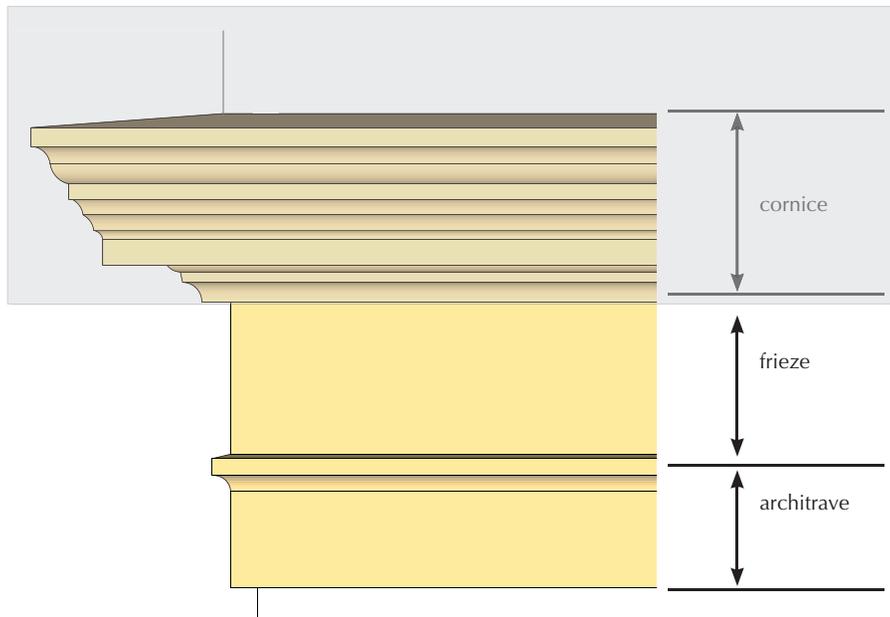
This sketch illustrates the two types of directional expression for dwellings in Cradock.



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Respect the roof types historically found on Cradock houses and porches.



The cornice is the embellishment of the junction between the roof and the wall. It also may be used on porches. On Cradock houses, a simplified cornice may be composed of an unadorned frieze and architrave, or a simple boxed eave. In each case, the style and articulation of the cornice help to define the style of the building.

### I. Roof Form and Materials

Roof form plays an important role in defining the form of a building, while the materials of the roof help to define its character and create continuity and rhythm in the district. Low sloping gable roofs cap most Cradock houses, and this repetition was considered an attribute of this early planned neighborhood.

#### ✓ Guidelines

- 1 Use gable roof forms for new residential buildings to relate to adjacent historic examples.
- 2 Reflect the historic roof pitch of existing Cradock houses in the roof pitch for new houses.
- 3 Use asphalt shingles in dark grey tones to create a visual pattern similar to the original roof material. Shingles should not vary widely in color range. Traditional roof materials, such as standing-seam metal, metal shingles, or 5V crimp, may also be used. These metal products are available pre-painted to reduce maintenance.
- 4 Consider the use of a simple, classically detailed cornice at the roof line of new house construction.
- 5 Use cornice designs and materials that complement those found in the area where the new building is being constructed.



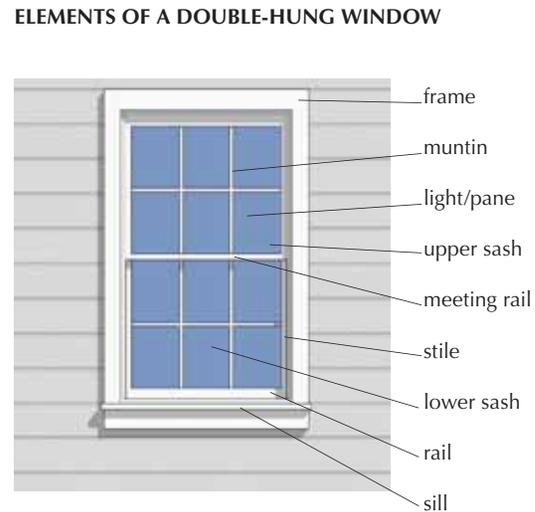
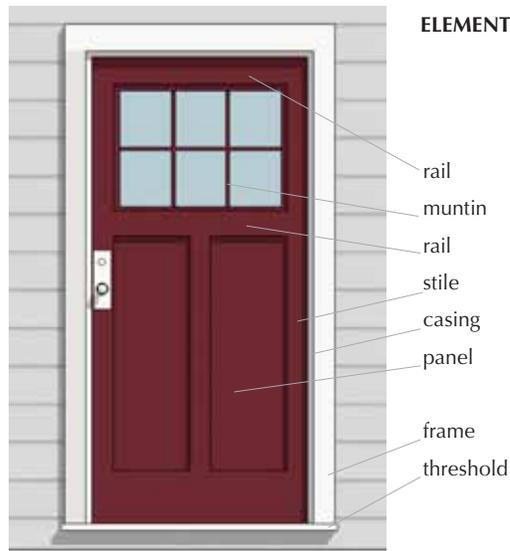
## J. Doors and Windows

The size, proportion, pattern, and articulation of door and window openings help to give a building its individual style and character.

Doors and windows help to define a building's particular style through the rhythm, patterns, size, proportions, and

ratio of solids to voids. Doors allow access to the interior of a building and combine a functional purpose with a decorative one. Secondary entrances are often more utilitarian. Original doors can be found on some houses in Cradock and may provide a guide for new door choices. A high ratio of solid to glass provides security and privacy for the occupants.

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. Cradock windows were originally six-over-six double-hung wooden sash on the first and second levels. Some dormer windows are smaller with nine glass panes per window.



Highlighting the windows and doors of typical Cradock house types shows the balanced arrangement of these openings.

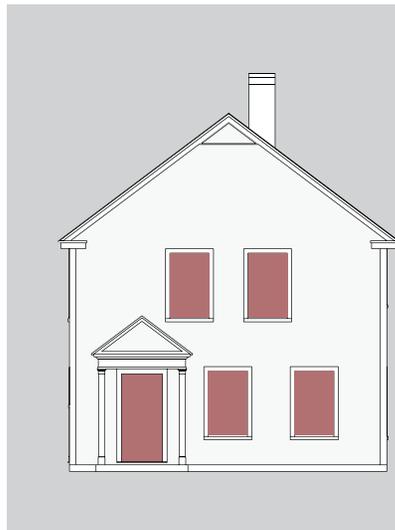


**J. Doors and Windows**  
*continued*

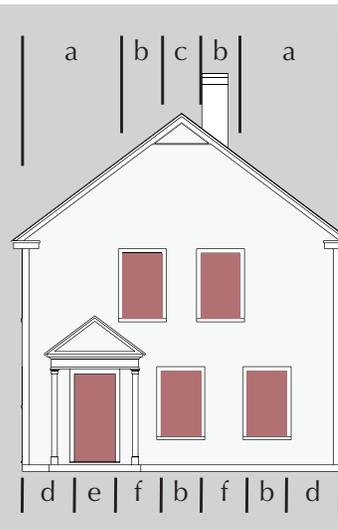
**⊘ Inappropriate Treatments**

- 1 Do not use unfinished aluminum as a finish for doors.
- 2 Do not use false muntins and internal removable grilles because they do not present a historic appearance.
- 3 Avoid designing false windows in new construction.
- 4 Do not use tinted or mirrored glass on major facades of the building. Translucent or low-e glass may be strategies to keep heat gain down.
- 5 Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed.
- 6 Do not use shutters on composite or bay windows.

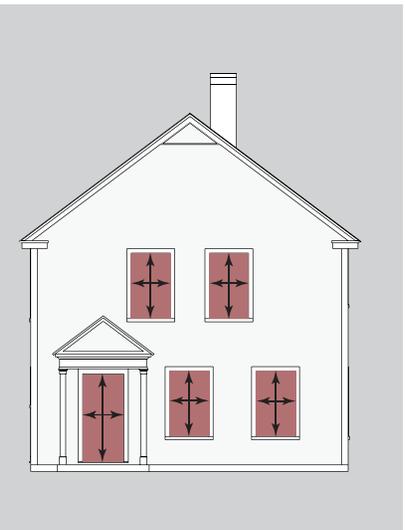
**RATIO OF SOLIDS TO VOIDS**



**RHYTHM OF OPENINGS**



**PROPORTION OF OPENINGS**



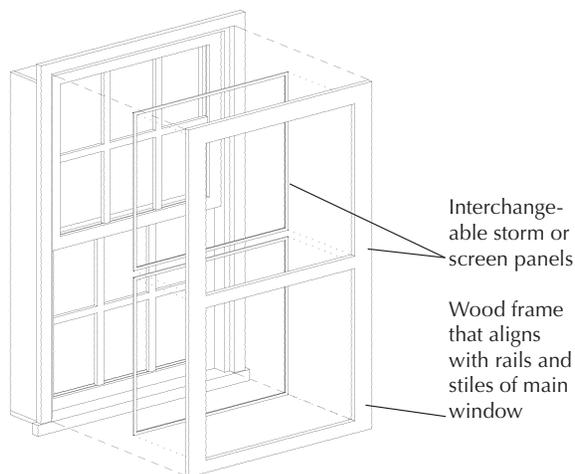
**✓ Guidelines**

- 1 Relate and make compatible the ratio of solids (walls) and voids (windows and doors) of new buildings to that of adjacent historic houses.
- 2 Make sure the rhythm and placement of window openings are compatible with those on/of adjacent historic structures.
- 3 Make the size and proportion of window and door openings, or the ratio of width to height, compatible with those on nearby historic houses.

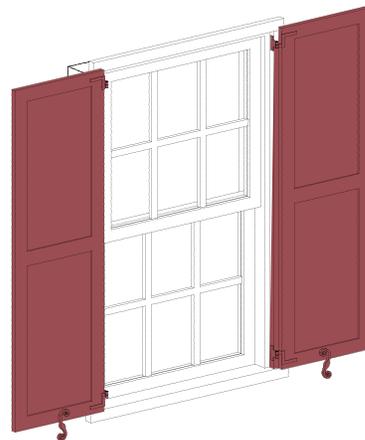


- 4** Respect the traditional design of openings that are generally recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods as opposed to designing openings that are flush with the rest of the wall.
- 5** Relate new doors to the door styles found historically in the district.
- 6** Construct doors of wood (preferred material). Vinyl- or metal-clad, fiberglass or metal doors may also be considered for new construction depending on design.
- 7** Use windows with true divided lights or interior and exterior fixed muntins with internal spacers to reference traditional designs and match the style of the building.

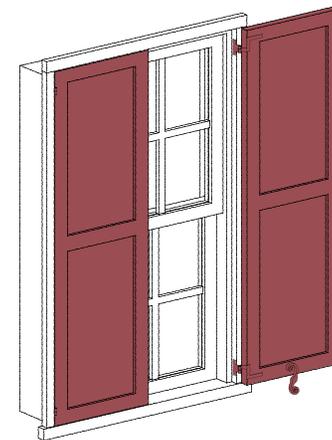
### ELEMENTS OF A STORM WINDOW



- 8** Construct windows of wood (which may be vinyl- or metal-clad), a wood composite, vinyl or fiberglass.
- 9** Install exterior storm windows and doors so that they do not obscure the windows or doors. Storm window divisions should match those of the window.
- 10** Use shutters of wood or a wood composite (rather than metal or vinyl) scaled to fit the window opening. Shutters should be mounted on hinges.

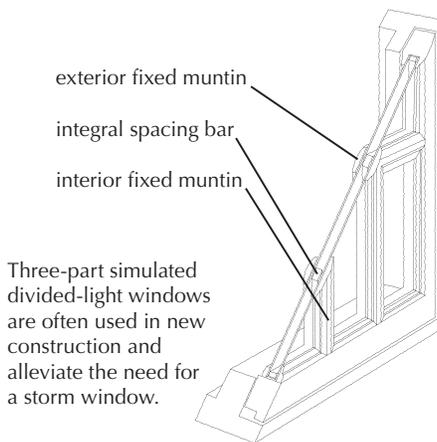


Properly mounted shutters have upper and lower hinges and are kept open with shutter dogs.



When shutters are properly sized they cover the window and fit closely within the frame when closed.

### ELEMENTS OF A THREE-PART SIMULATED DIVIDED LIGHT WINDOW



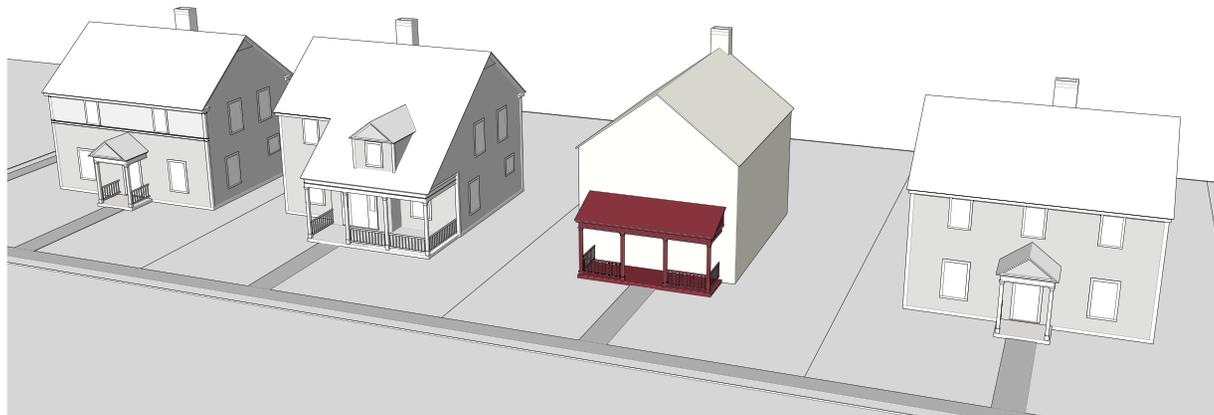
A glass panel storm door should be large enough to reveal the basic panel design of the door beyond.



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Porticos and porches tucked under the roof line of houses provide rhythm on Cradock streets.



Including a porch or portico in any new construction design will reinforce the connection the houses have with one another and the street, as well as reducing the perceived scale of the building.

### K. Porches and Porticos

A porch or portico is the focal point of the front of each Cradock house. Because of its decoration and articulation, these features help to add variety to a limited number of house forms.

Porches have traditionally been a social gathering point, as well as a transition area, between the exterior and interior of a residence. New residential buildings can better blend with the historic district if a porch is incorporated into the design.

#### ✓ Guidelines

- 1 Include a porch in new residential construction.
- 2 Make sure that new porch designs reflect the size, materials proportion and placement of existing historic porches.

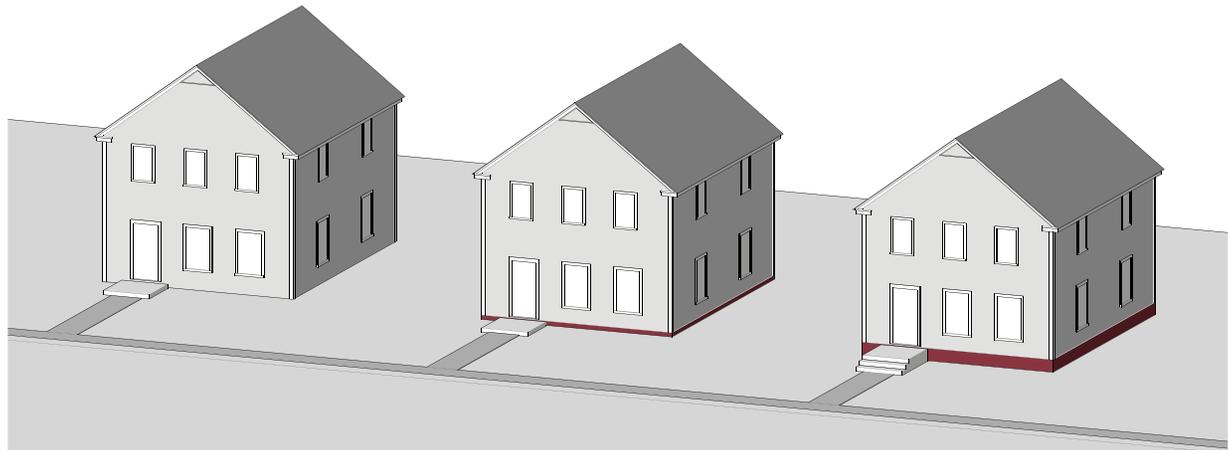


## L. Foundation

The foundation forms the base of the building. Most Cradock houses have low brick foundations or are built on concrete slabs. Where appropriate, the design of new houses should incorporate foundations for aesthetic as well as functional reasons.

### ✓ Guidelines

- 1 Distinguish the foundation from the rest of the building through the use of a brick foundation.
- 2 Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.



New construction should respect the traditional height of foundations found on original Cradock houses. In certain areas, houses were built directly on concrete slabs while in other areas a slightly raised foundation was specified.



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### M. Materials and Details

The selection of materials and details for a new house in Cradock should be compatible with and complement neighboring traditional buildings. Duplication of historic details to the point where new construction is not distinguishable from old is not recommended.

The limited use of details and decoration reinforce the simple charm of the Cradock house styles. By repeating a common vocabulary of popular Colonial Revival style details, houses with Bungalow, English Cottage or Colonial Revival attributes were unified throughout the district.

The most common original wall cladding material in Cradock was wood clapboard. In some instances, the upper level was clad in wood shingles or a board-and-batten treatment as shown here. Wood was also used for decorative trim as seen in the cornerboards and porch trim. Brick foundations and chimneys and gray roofs of asbestos or asphalt complete many houses in the district.



### ⊘ Inappropriate Treatments

- 1 Do not use exposed concrete or split-face block.
- 2 Avoid the use of brick of highly contrasting shades.
- 3 Do not use siding with an artificial wood-grained texture.
- 4 Refrain from the use of metal except as a roof covering.

### ✓ Guidelines

- 1 Use brick as the foundation material in Cradock since many Cradock houses were built on brick foundations.

- 2 Use wood or non-grained cementitious siding for new construction and additions to enhance the traditional image of the district. Wood is the most appropriate material for new houses.
- 3 Use wood as a first choice for elements such as trim, porches elements, and other decorative features.
- 4 Consider the use of substitute materials for trim details. Some currently available composites are available in custom-formed lengths, such as urethane, while others, including cellular PVC, are dimensional mill-ready blanks. Flat board dimensional materials are available in wood-resin composites and cement board but are not able to be worked in the traditional manner of wood.
- 5 Consider traditional 5V crimp, standing-seam metal, or metal shingle roofs, such as galvanized steel and terne (a zinc and tin alloy), as an alternative to asphalt shingles in areas where metal roofs are prevalent.
- 6 Use new stainless steel and pre-coated terne products as substitute roof materials, if manufactured in the traditional widths and if installed with standing seams.



## N. Color

Historic photographs show that many of the houses in Cradock were painted light colors with white or light colored trim and dark shutters. Today most of the houses are painted white or a lighter shade, often due to the application of a substitute siding material. Refer to *Chapter V: Section E* for a discussion of appropriate color schemes in the Cradock Historic District.



This three color paint scheme uses a single color for the wall or field accented by white trim and dark shutters and doors. The roof color complements the paint scheme and respects the historic precedent in the district.



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Expanding the living space of Cradock residences may be accomplished by a number of appropriately scaled rear additions including those pictured above.

### O. Additions

A carefully designed new addition can respect the historic building without totally copying the original design. If the new addition appears to be a part of the existing building, the integrity of the historic design is compromised; and, the viewer is confused over what is historic and what is new.

The design of new additions should follow the guidelines for new construction on the preceding pages for all elevations that are visible from the street. Other considerations that are specific to new additions are listed below.

#### Inappropriate Treatments

- 1 Do not destroy historic materials when constructing a new addition.
- 2 Do not use the exact wall plane, roof line, or cornice height of the existing structure in the new design.

#### Guidelines

- 1 **Function:** Attempt to accommodate the needed functions within the existing building without building an addition.
- 2 **Location:** Attempt to locate the addition on the rear elevation so that it is not visible from the street.

#### 3 **Attachment to Existing**

**Building:** Attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.

- 4 **Size:** Limit the size of the addition so that it does not visually overpower the existing building.

- 5 **Orientation:** Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.

#### 6 **Roof Line and Roof Pitch:**

Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure.

- 7 **Design:** Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old and should be compatible with its massing, size, scale, materials, color, ratio of solids to voids, and architectural features.