

New construction may include projects such as structural additions to a primary building, construction of a garage or outbuilding, fences and retaining walls, swimming pools, etc. All new construction taking place in the Truman Heritage District requires review and approval of a Certificate of Appropriateness by the Independence Heritage Commission before work begins.

When planning a project that will require new construction on/to your historic property, careful consideration should first be given to the previous section of this manual regarding Elements of Design. Following these general principles for determining the mass, pattern, alignment and scale that is appropriate will help insure that your new construction will not adversely impact the character of the Truman Heritage District. In addition, new construction should also keep in mind the following recommendations:

New Construction

General Appearance

- In general, new construction should strive to be compatible with neighboring properties by conforming in size, scale, massing, height, rhythm, setback and material.
- New construction should not attempt to look old, but rather should be distinguishable as a product of its own time. It is desirable for new construction to maintain the basic design character of the Heritage District without attempting to create a history that never existed.

Building Placement

- Because the setback and spacing of buildings varies greatly within the Truman District, placement of new construction on its lot should be consistent with that of similar structures on adjacent and surrounding properties.
- Infill construction should reflect typical front and side yards found to be characteristic of the block on which the new construction will be located.

Materials and Details

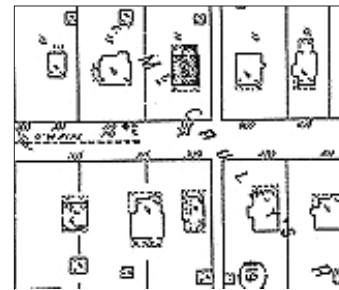
- The materials and details used in new construction should complement materials and details used on nearby buildings.
- Synthetic materials including asphalt siding, wood textured metal or vinyl siding, and artificial stone or brick veneer are not recommended. In some instances vinyl siding may be determined acceptable if an appropriate width and treatment of trim detail can be agreed upon.



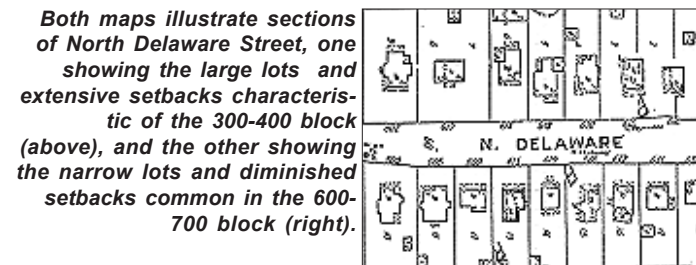
New construction within a historic district should maintain the basic design characteristics of mass, pattern, alignment and scale but should remain easily recognized as a product of its own time. Designs such as this (left) that replicate a historic style create a false sense of history.



This house design (right) would be compatible in size, scale and pattern with buildings found in the Truman Neighborhood, without attempting to precisely replicate a historic architectural style.



These Sanborn Maps, dated c. 1949, demonstrate how the relationship of building placement, both to the street and to each other, vary greatly within the Truman Heritage District.



Both maps illustrate sections of North Delaware Street, one showing the large lots and extensive setbacks characteristic of the 300-400 block (above), and the other showing the narrow lots and diminished setbacks common in the 600-700 block (right).

New Construction

Materials and Details (cont.)

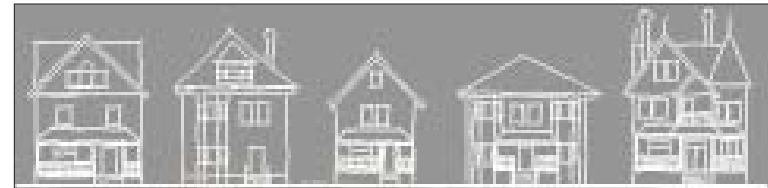
- The introduction of modern industrial materials such as metal framing, concrete block, dryvit and plate glass threatens the continuity of the District and is discouraged..
- Diagonal and vertical siding are generally not acceptable.
- New wood surfaces should be painted, and new brick or stone surfaces should relate in texture and color to other materials of the same kind that are found in the District.
- Color schemes selected for new construction are a significant design consideration. Although the Heritage Commission does not review paint color for approval of a Certificate of Appropriateness, Staff and the Commission are available to recommend appropriate colors for properties located in the Heritage District. In general, colors should relate to surrounding structures and to the style of the new construction.

Porches

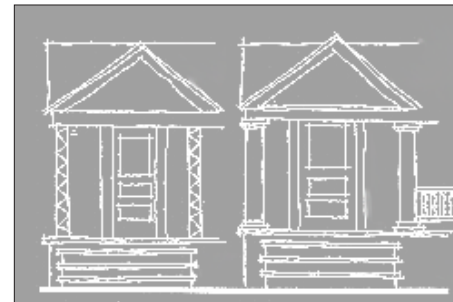
- Porches are an important defining characteristic of individual building styles. With an architecturally diverse neighborhood like the Truman District, the range of porch types available to choose from is equally diverse. In general, porch treatments on new construction should relate to the treatment of existing adjacent structures.
- Consideration should be given to the appropriate treatment of the new porch height, width, orientation, spacing and massing of vertical supports and balustrades, roof structure and materials.
- Decks and patios should be kept to the rear of the primary building where they will not be visible from the public view.



Materials that are diagonal, vertical or that are uncharacteristically wide would not be appropriate for new construction in the Truman Heritage District. In this example, the building on the far right displays one of the acceptable materials for siding new construction, narrow lap siding.



New porches should be compatible in height, massing of supports and rail treatment, material, and alignment with adjacent and surrounding porches in the area. In this example the second building design is not appropriate because the porch treatment breaks the pattern of the streetscape.



Porch posts on newly constructed porches should be comparable in massing and material to those found on similar porch types in the neighborhood. In this example, the porch posts on the left do not provide adequate visual support for the roof structure and would, therefore, appear out of place in a historic setting.

New Construction

Window and Doors

- The windows and doors on new construction should relate in proportion and pattern to those used on existing and adjacent structures.
- Double-hung windows are the most commonly found window type in the Heritage District and are, therefore, preferable. There is little precedent for windows that emphasize a horizontal orientation such as picture or sliding glass windows
- While the use of raw (silver finished) metal windows and doors is not recommended, aluminum units that are appropriately color treated or tinted are acceptable.

Roofs

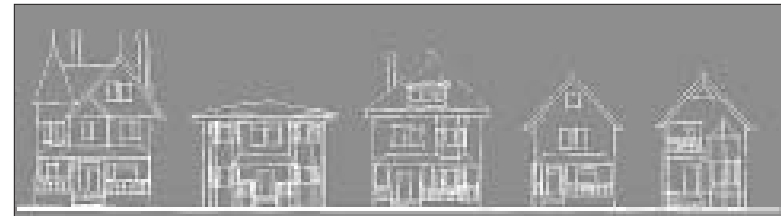
- The architectural diversity of the Truman Neighborhood offers a wide variety of roof forms that would be acceptable for new construction. The selected form should be compatible in roof height, pitch and material with existing adjacent structures.
- The roof form of a secondary structure should match that of the primary structure in pitch and material if visible from the street.
- Roof treatment such as skylights, vents, metal chimneys and antennas should not be placed on a roof plane that is visible from the public right-of-way.

New Additions

- New additions should be limited to noncharacter-defining elevations of the building, and should be positioned away from the public viewshed.
- Additions should break back from the wall plane of the original structure, even if only by a few inches. In some cases, an addition positioned at the rear of a building can be designed wider than the original if the extension will not be readily visible from the street.



Window patterns and proportions on new construction should be consistent with those established in the Heritage District. The windows of the second house are too small and do not reflect a coherent pattern; the windows on the third building are too large and reflect a horizontal orientation that is uncharacteristic for the area.



The Truman Heritage District displays a wide variety of roof types and treatments. If an established pattern exists along a streetscape, any new construction should maintain that pattern and should be compatible in terms of materials and treatment of dormers, soffits, chimneys, etc. In this example, while the second house does employ a historic roof form, its pitch is too low in relation to surrounding structures.

New Construction

New Additions (cont.)

- Additions should be compatible in mass, scale, pattern and alignment; but should remain easily identifiable as contemporary products of the property's evolution. (*See earlier section on Elements of Design*)
- When possible, new additions should be constructed as self-supporting buildings so that damage to existing historic fabric is minimized. This approach also provides for future removal of the addition without damaging the historic structure or materials.
- Avoid covering or removing significant architectural detailing to allow for new additions.
- Altering the roof line of a historic building, by changing roof pitch or slope, or by adding dormers or skylights on the main facade, is not appropriate.
- A new addition should be designed so that it is both sensitive to existing building character and easily differentiated from the original structure. An addition should not attempt to look as if it was always there.
- Always avoid additions to primary facades that will be readily visible from the public view.
- When designing new additions or ancillary buildings, keep in mind that imitating historic styles and detailing exactly will result in a false display of the building's history and is not desirable.

Outbuildings

- Construction of new outbuildings should complement, rather than imitate, the existing structure(s) in use of design elements, materials, roof form, window and door treatment, and color. In other words, new outbuildings should not attempt to look historic.
- New outbuildings should reflect the orientation of similar structures on adjacent and surrounding properties.

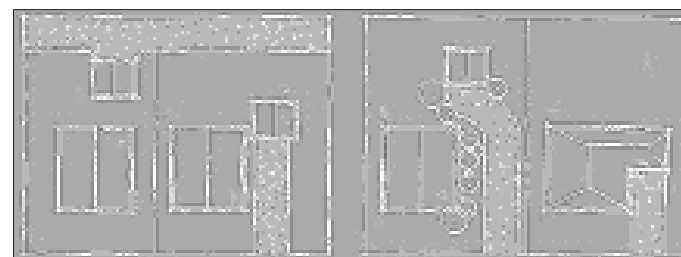
New Construction

Outbuildings (cont.)

- The size and scale of a new outbuilding should clearly indicate its intent as a secondary structure. New ancillary buildings should not overpower the historic structure in appearance or substantially dominate historically unbuilt areas of the property.
- New outbuildings should be constructed to the rear of the primary structure and should not be visible from the public viewshed. In situations involving a corner lot, where the building would be visible from a secondary street, placement should be toward the back of the lot and along the side street.
- Access to a newly constructed outbuilding should be from an alley way if at all possible. Where alleys do not exist, curb-cut driveways or garages that face the street may be acceptable.
- In the case of a double-car garage, where there is visibility from the public view, two single doors should be used to avoid the broad horizontal look of a double-wide door.
- Parking should not be located in front yards. Residential parking space should be restricted to the rear lot and commercial to the side or rear.
- The scale and intensity of required lighting for parking space should not detract from the character of the Heritage District.
- All paved parking should be screened from public view with appropriate landscaping.

Fencing & Landscaping

- New rear yard fencing should not extend forward past the midpoint between the front and back facades of a primary structure, and should be no more than 48" in height.



YES

NO

YES

NO

Where alley access is already available it would not be appropriate to have curb cut access to new outbuildings.

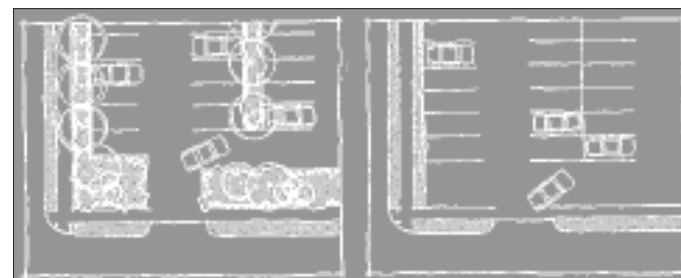
Where alley access is not available, outbuildings should be positioned behind the primary structure.



YES

NO

The impact of constructing a double-car garage in the Heritage District can be minimized by using two single doors instead of one. In addition, this example illustrates a more appropriate roof pitch and siding width for new construction.



YES

NO

Appropriate landscaping and setback design help to conceal parking construction from public view.

New Construction

Fencing & Landscaping (cont.)

- New fencing should always complement the primary structure in style. Inappropriate fence types such as basket weave, shadow box, split rail, stockade, louvered, widely-spaced ornamental picket, and chain-link that is over 4' in height should be avoided. *(For assistance in determining an appropriate style of fencing, contact the Historic Preservation Division.)*
- Appropriate rear yard fencing materials include: lattice panel, vertical boards (either abutted or spaced), welded or woven wire (*with hedge*), and clad chain link if not seen from the street.
- Privacy fences may be used to enclose areas not readily seen from the street. Such fences should not exceed a maximum height of 72". Use of privacy fences on corner lots will require the approval of the Heritage Commission.
- When permitted, front yard fencing shall be open in style and should be no taller than 48". Wooden picket, wrought iron or aluminum, and certain decorative wooden fence types are typically the only acceptable materials for use in front of a primary structure. In some instances, new plastic/recycled materials may also be approved by the Commission.
- Wooden fences should always be painted or stained opaque, and all fences must be installed with finish sides facing the street.
- Refer to the Rehabilitation section for recommendations on appropriate site development and landscaping.