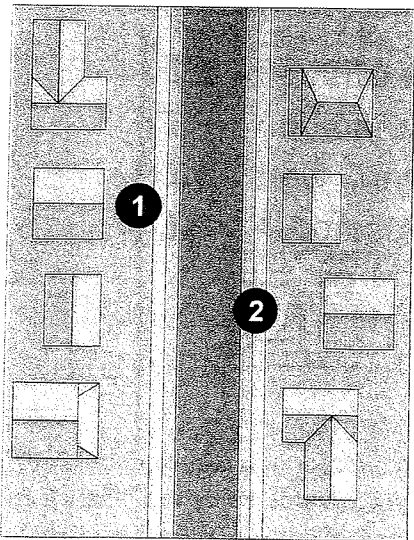


Standards:

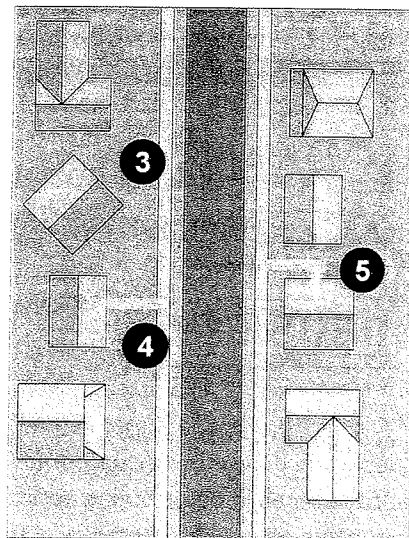
New Residential Construction

- 1 Design new construction to be compatible with the contributing buildings in terms of lot coverage, setbacks, spacing and orientation to the street.
- 2 New construction is encouraged to be a product of its time. There should be a visual distinction between the old and new, while maintaining a respect for the character of the adjacent historic buildings, the block and the district.
- 3 Design new buildings to be compatible with nearby contributing buildings in terms of massing, scale, height, form, size, materials, proportion, fenestration and roof form.
- 4 Design new buildings so that the spacing, proportion, size and detailing of windows, doors and other openings should be compatible with nearby contributing buildings.
- 5 Exterior materials used in new construction can be contemporary, but must be compatible with materials used in the surrounding historic buildings in terms of scale, pattern, detail, texture, finish and color.
- 6 Retain, preserve and maintain the views, topography, and existing features that contribute to the historic character of the site. Grading to modify the topography is not *appropriate*.
- 7 Retain and protect mature trees during construction and survey the site in advance to minimize the possibility of disturbing unknown archaeological resources.

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Setback



Orientation / Entrance

Rhythm of New Buildings along the Street

Buildings should be consistently setback from the street and have a direct orientation and entrance towards the street.

Source: City of Wilmington

- 1 Similar Setback (Yes)
- 2 Deep Setback (No)
- 3 Diagonal Orientation (No)
- 4 Direct / Front Orientation (Yes)
- 5 Side Entrance (No)

Standards:

New Construction - Commercial

- 1 New commercial construction is encouraged to be a product of its own time. Create a visual distinction between the old and new while maintaining a respect for the character of the adjacent historic buildings, the block and district.
- 2 Design new commercial construction to be compatible with nearby historic buildings in terms of massing, scale, height, form, size, materials, proportion, *fēnestration* and roof form.
- 3 Situate new commercial construction to be consistent with the edge of the existing sidewalk.
- 4 The height of new commercial construction should be compatible with the historic district as a whole with emphasis on the surrounding buildings and in accordance with the Land Development Code (or its successor).
- 5 Design roofs to be flat, with *parapets*, or have a 4:12 pitch with an overhang.
- 6 Use materials that are compatible with the adjacent structures with respect to scale, pattern, detail, texture, finish and color.
- 7 Review new commercial construction with respect to its horizontal and vertical articulation, its details and rhythms that carry throughout the block (such as the spacing of windows, doors and columns).
- 8 Design buildings over four stories in height to reduce the apparent height and not appear to be a solid mass. Set up window groupings to denote *bays*, and make entrances obvious by articulation within the bays in which they occur. Consider each building within the context of the block, the streetscape and the historic district as a whole.
- 9 Survey the building site where terrain disturbance is likely to impact known archaeological sites. Protect archaeological materials in place where possible. If necessary, the State Office of Archaeology within the Historic Preservation Office should be consulted.