



II. A Design Guide

*“Non-Traditional” Components in
Compatible New Construction*



Compatible New Construction

“Non-traditional”

General Principles: To be compatible:

(i) Design features, built form, scale, elements, placement on the site and building materials used on the exterior façade of the main house should respect and reflect the character of historic structures in the particular block face where the new construction is located and in the district in general.

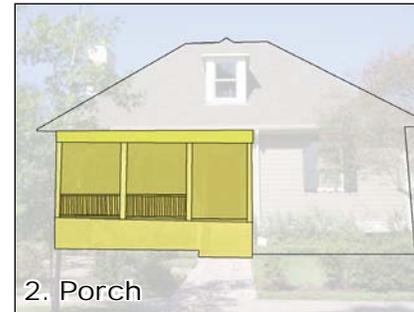
(ii) The criterion above would also apply to secondary buildings, garage apartments, garages and carports whether attached or separate from the main residential structure. Such secondary structures and their entrances would be set back from the street façade of any new residential building.







“Non-Traditional” Components



COMPATIBLE NEW CONSTRUCTION



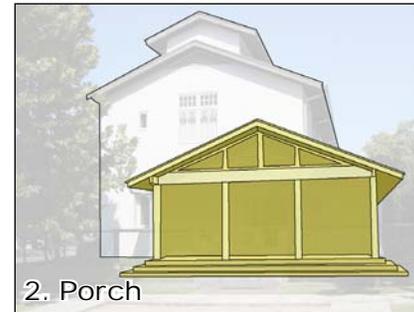
HCAD: 3167 SQ FT

- | | |
|-----------------|--|
| 1. Roof | Main roof is visible and dominant, dormer is subsidiary to main roof |
| 2. Porch | Integral front porch extends partially across front facade |
| 3. FF Height* | First floor finish height approximately 3’-6” above grade (7 steps) |
| 4. Windows | Openings are generally of more vertical orientation and are of lesser total surface area compared to solid wall of facade |
| 5. Articulation | Separate building (porch, gable fronts, hipped roofs) elements are clearly defined and composed to create depth and visual variety |

*3’-6” is higher than historical examples



“Non-Traditional” Components



COMPATIBLE NEW CONSTRUCTION



HCAD: 5160 SQ FT

- | | |
|-----------------|---|
| 1. Roof | Main roof and gable edges are visible and dominant and all of similar pitch |
| 2. Porch | Applied front porch with front facing gable roof, extends partially across front facade |
| 3. FF Height | First floor finish height approximately 1'-6" above grade (3 steps) |
| 4. Windows | Openings are generally of more vertical orientation and are of lesser total surface area compared to solid wall of facade |
| 5. Articulation | Separate building (porch, gable fronts, hipped roofs) elements are clearly defined and composed to create depth and visual variety. |



"Non-Traditional" Components



1. Roof



3. Transition

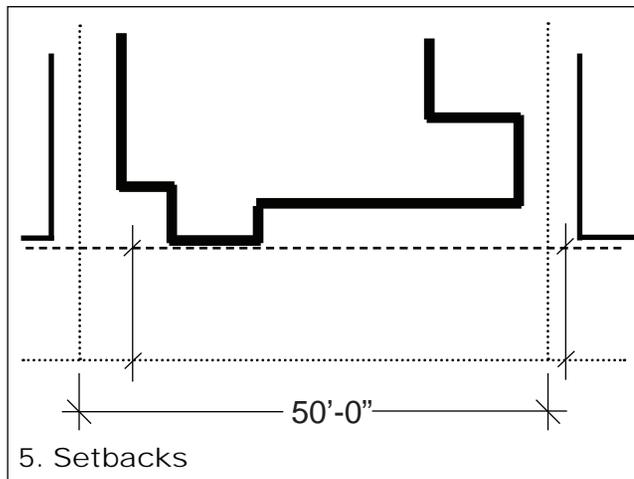


2. Porch



4. Articulation

COMPATIBLE NEW CONSTRUCTION



HYPOTHETICAL EXAMPLE

- | | |
|-----------------|---|
| 1. Roof | Main roof is visible and dominant, dormer is subsidiary to main roof |
| 2. Porch | Attached front porch extends partially across front facade and extends into porte-cochere |
| 3. Transition | Building scale and articulation transitions to meet height and scale of adjacent one story historic structures |
| 4. Articulation | Separate building (porch, gable fronts, hipped roofs) elements are clearly defined and composed to create depth and visual variety |
| 5. Setbacks | Front facade is articulated to maintain a consistent setback relative to the entire blockface, no structure is set forward or back significantly different than its neighbors |



"Non-Traditional" Components



1. Roof



3. Transition

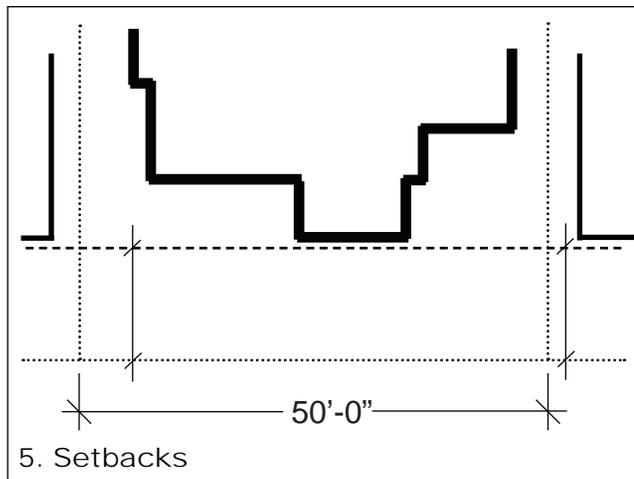


2. Porch



4. Articulation

COMPATIBLE NEW CONSTRUCTION



HYPOTHETICAL EXAMPLE

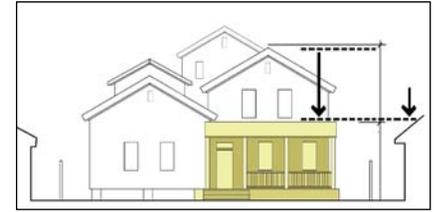
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"Non-Traditional" Components



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3. Transition

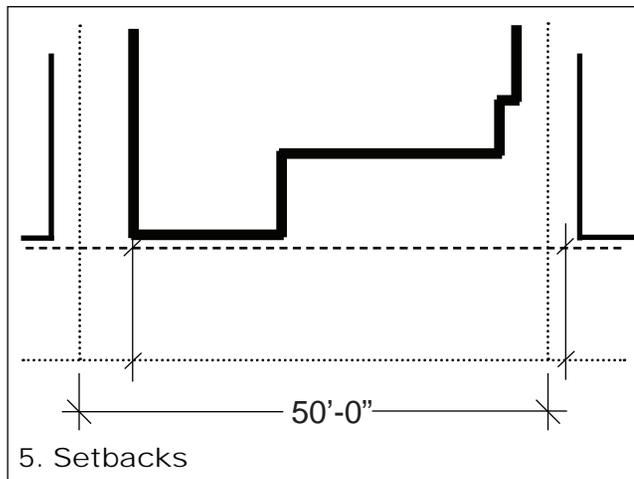


2. Porch



4. Articulation

COMPATIBLE NEW CONSTRUCTION



HYPOTHETICAL EXAMPLE

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"Non-Traditional" Components



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3. Transition

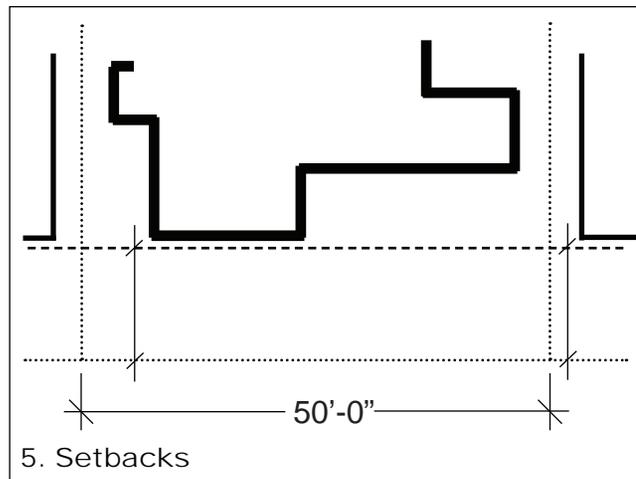


2. Porch



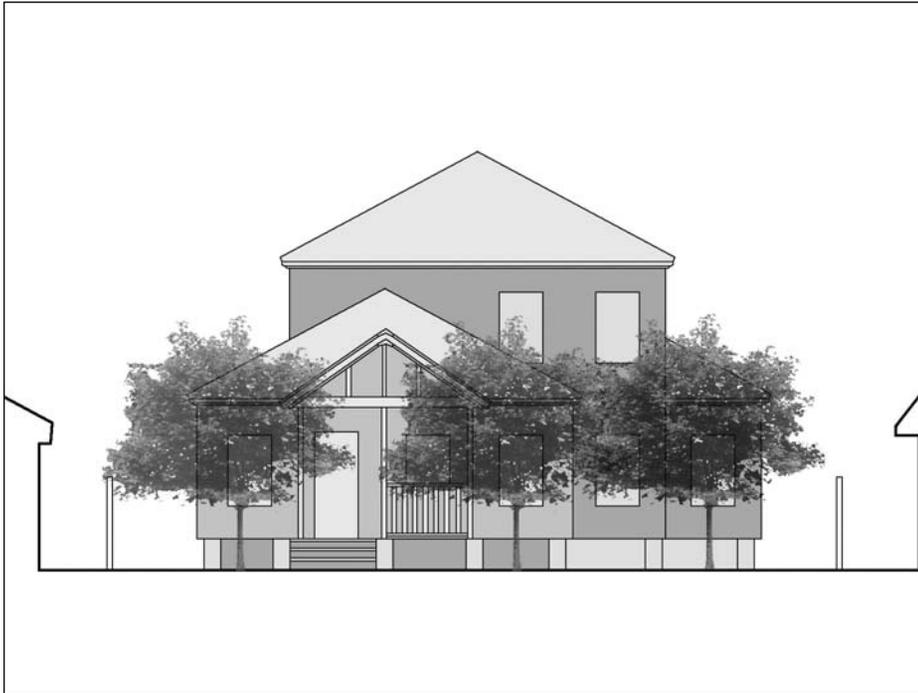
4. Articulation

COMPATIBLE NEW CONSTRUCTION



HYPOTHETICAL EXAMPLE

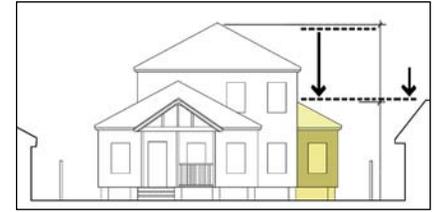
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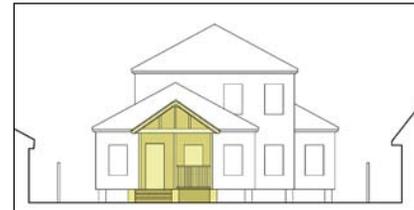
"Non-Traditional" Components



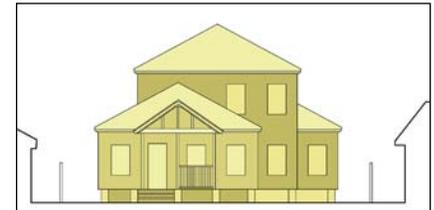
1. Roof



3. Transition

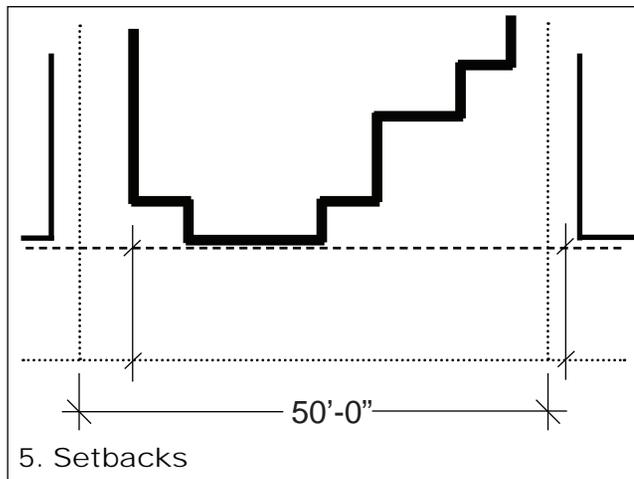


2. Porch



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