

SECTION 4: RESIDENTIAL – NEW CONSTRUCTION

Direct replication of historic designs should be avoided. The reproduction of historic styles will blur the line between which structures are genuinely historic and which are new. Appropriate new construction in historic residential areas repeats the basic design elements inherent in the district but creates different forms of expression.

4.1 RECONSTRUCTION

- 4.1.1 In the residential area infill, new construction shall reflect its period. Historic reproductions are to be avoided.
- 4.1.2 Historic buildings which have been clearly documented (original floor plans, drawings, or photographs) may be reconstructed on the original site.
- 4.1.3 Reconstructed buildings should be constructed with materials, details, and decorative features to match or closely approximate the original building.
- 4.1.4 Reconstructed buildings must be compatible with other structures in the neighborhood.
- 4.1.5 Reconstructed buildings must be clearly designated so as not to misrepresent them as being historic.
- 4.1.6 Reconstructed buildings should have an integral sign in the foundation, visible from the exterior, that provides the date of construction. The sign may also include the name of building, monumental citations or commemorative information.



The structure above is a new addition to the historic neighborhood shown below. It is clearly modern, yet fits into the neighborhood by matching the scale, rhythm, massing and setback of the neighborhood.



4.2 HEIGHT

Building heights for residences in Bowling Green and Warren County vary from one to two and-one half stories. New structures should respect the height of adjacent buildings and dominant building heights along the block or street. One-story buildings, for example, are not appropriate for blocks dominated by two-story structures.

Most of the historic residential structures in Bowling Green and Warren County are built on raised foundations. The heights of these foundations vary from one foot (1') above grade to three feet (3') above grade on the primary façade. Foundation heights often increase with grade changes on secondary and rear elevations.

- 4.2.1 New structures should be compatible in height with adjacent structures and should not vary more than 10% from the average building height along the block.
- 4.2.2 New structures in residential areas should have foundation heights of at least one foot (1') above the grade on the primary façade and should be within ten percent (10%) of the average foundation height on adjacent structures.
- 4.2.3 No building should be constructed at grade in the historic areas.
- 4.2.4 The foundation level on brick structures should be delineated by some type of belt course.



The structure to the left represents the majority of the homes in this historic neighborhood. The building on the right, clearly does not "fit in" for several reasons, including its height. See how it dwarfs the historic structure next to it rather than compliment it?



New construction must maintain foundation heights with adjacent structures. The foundation of the house in the center is too low.

Floor to Ceiling Heights

Historic residences in Bowling Green and Warren County have consistent floor to ceiling heights that are expressed on the exterior of residences. The size of door and window openings, rooflines, horizontal belt courses, and other elements create a rhythm that defines the floor to ceiling dimension.

- 4.2.5 Floor to ceiling heights in new buildings should be compatible with those in adjacent structures.



Floor-to-ceiling heights should be maintained.

- 4.2.6 New construction should respect these vertical and horizontal dimensions and match the area.

4.3 PRIMARY ENTRANCES

Historic residences in Bowling Green and Warren County were built with the main or primary entrance on the street façade. This pattern should be preserved on new structures.

- 4.3.1 Primary entrances should be located on the primary façade of new buildings constructed in Bowling Green and Warren County. The entrance on the main or street façade must have proportions and detailing that gives it the appearance of being the primary entrance.
- 4.3.2 New buildings on corner lots may have entrances located on both street elevations. However, the main entrance should be placed on the elevation which is considered to be the primary or dominant façade.
- 4.3.3 New dwellings may also have entrances on secondary elevations and in some cases these entrances may be the most heavily used.

DEFINITION: The "façade" is the principal face or front elevation of a building. Secondary sides are referred to as "elevations." Info: *Old House Dictionary*.

4.4 PORCHES

Almost all historic residences in Bowling Green and Warren County have some type of porch on the primary or street façade. These porches range in style and size according to the style and size of the residence. Some are full width or wrap around porches while others are simply entry porches. These porches are generally one story high; two story porches are rare.

- 4.4.1 New construction in residential areas should be built with porches on primary or street facades. The design, placement, and height of these porches should be in accordance with adjacent buildings along the block.

- 4.4.2 Two story porches are less appropriate than one-story porches. Small decorative balconies should be avoided on primary facades.
- 4.4.3 Porches should be at least six feet (6') deep and should have simple columns and balusters.
- 4.4.4 Porch columns should be a minimum of six inches (6") and a maximum of ten inches (10") in diameter. Ornate milled columns or variations of Greek orders are too imitative and should not be added to porches on primary facades.
- 4.4.5 Porches on new residences should maintain the rhythm and placement of porches of adjacent historic structures along a block.
- 4.4.6 Oversized porches or balconies not in keeping with historic Bowling Green and Warren County residences should not be constructed.

4.5 DOORS AND WINDOWS

The primary or street facades of historic residences in Bowling Green and Warren County have at least two and more often three to four door and window openings. The arrangement of the openings is commonly symmetrical with the door centered among two to four windows.

- 4.5.1 The rhythm and spacing of window and door openings in new residences must be consistent with that of adjacent historic structures.
- 4.5.2 There should be no blank or dead space in the primary façade.
- 4.5.3 Window and door openings should not exceed the height and width ratios of adjacent buildings by more than ten percent 10%.

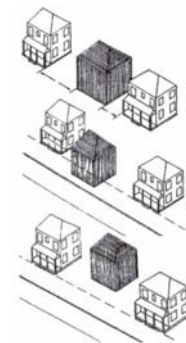


- 4.5.4 If window shutters are desired, they should meet the size and configuration guidelines set forth in section 3.9 "Windows."

4.6 DISTANCES BETWEEN BUILDINGS

The streetscape in Bowling Green and Warren County is reflective of the spatial distances between buildings. These distances vary from block to block depending on the lot size and density of construction. The spacing creates a distinct pattern and new construction should reinforce rather than disturb this rhythm.

- 4.6.1 Side yard setbacks for new construction should maintain the rhythm and spatial arrangements found along the block in addition to meeting the other requirements of the Zoning Ordinance/Resolution of Warren County.
- 4.6.2 New construction should go beyond existing zoning requirements for side yard setbacks to correspond with the rhythm and spacing typical of the street and block.



New buildings must follow setback requirements of the zoning regulations. From top: appropriate setback, too little setback, too much setback.

4.7 ROOF FORMS AND ORIENTATION

The most common roof forms in Bowling Green and Warren County are gabled and hipped. Gable and hipped roofs are found on every street and almost all of these roof forms have their ridge line parallel to the street. Gable front designs with the ridge line perpendicular to the street are uncommon. New construction should have roofs of gable or hipped designs.

- 4.7.1 Flat, shed, or mansard roofs should not be constructed in Bowling Green and Warren County's historic districts.
- 4.7.2 Roof slope ratio should be a minimum of 6:12 and a maximum of 12:12. Roof eaves should be at least eight inches deep.
- 4.7.3 Ridge lines should be parallel to the street. Gable front houses are not appropriate.



These are examples of rooflines **NOT** common in Bowling Green and Warren County's residential areas.

- 4.7.4 New construction should follow the roof forms and orientation of adjacent buildings.

4.8 ADDITIONS

- 4.8.1 Contemporary additions may be made to rear facades and secondary elevations not readily visible from the street, but not to primary facades.
- 4.8.2 Additions should be contemporary but compatible with the building. An addition should not be an imitation of the original building and should not have reproduced historic details.
- 4.8.3 Additions should not overwhelm or dominate the original structure. The square footage of additions should be limited to no more than 50% of the square footage of the original structure.
- 4.8.4 Additions should be compatible in height and no part of the addition's roofline should project higher than the roofline of the original building.
- 4.8.5 An addition may have different siding materials, windows and door arrangement, roof form and pitch, and massing to distinguish is from the original building.
- 4.8.6 The construction of wood or brick decks on rear facades or secondary facades not readily visible from the street is acceptable.
- 4.8.7 Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.



At first glance, this contemporary rear addition may seem inappropriate, however, from the photograph below, it is evident that the addition can not be seen from the street.



On this addition, a connection that is setback from the original structure, delineates the separation of new and old.

- 4.8.8 Additions should have an integral sign in the foundation, visible from the exterior, that provides the date of construction. The sign may also include the name of building, monumental citations or commemorative information.

4.9 MATERIALS FOR NEW CONSTRUCTION

Frame and brick structures are dominant in Bowling Green and Warren County's historic neighborhoods.

- 4.9.1 Frame and brick construction are both appropriate in Bowling Green and Warren County's historic districts.
- 4.9.2 Artificial siding on newly constructed frame buildings is inappropriate. Appropriate siding materials include weatherboard, clapboard, or shiplap siding, four to six inches wide.
- 4.9.3 New buildings of brick construction should be compatible with historic buildings in the neighborhood. Mortar joints, brick size and scale, color, and texture should be consistent.
- 4.9.4 Oversized or undersized bricks, light colored or patterned brick, or unusually wide or narrow mortar joints should not be used.
- 4.9.5 Other masonry materials such as concrete, stone veneers, i.e. permastone, or aggregate and stucco mixtures should not be used.
- 4.9.6 Porch columns, railings, and details should be wood or brick.
- 4.9.7 Foundations may be brick, stone, or concrete. If concrete blocks are used they should be painted or covered with stucco.

DEFINITION: With "shiplap siding" the top and bottom edges are dressed so as to make a close-fitting rabbeted or lapped joint. Info: *Old House Dictionary*.

4.9.8 Asphalt shingles and metal standing seam are acceptable roof materials. Wood shingle roofs should not be added.

4.9.9 Vinyl siding, EFIS, aluminum siding, and other synthetic siding materials are not compatible with the historic neighborhood and should not be used in new construction.

Definition: EFIS stands for Exterior Insulation and Finish System and is a form of synthetic stucco. A common brand of EFIS is Dryvit.

4.10 ON SITE PARKING

4.10.1 On site parking should never be between the primary façade and the street.

4.10.2 Driveways should be of textured or colored concrete, brick, or similar paving materials as opposed to asphalt. Driveways with central strip of grass should be preserved.

4.11 RELOCATION

Relocation negatively affects a district and should be avoided. The only exceptions should be in situations where necessary for the public welfare or where necessitated by publicly funded projects.

4.11.1 A building or structure in an historic district should not be moved or relocated outside the district if the building or structure is to retain its architectural and historical integrity.

4.11.2 A building or structure that does not contribute to the architectural and historical character of a district may be moved or relocated if its removal would result in a more positive visual appearance in the district.

4.11.3 Historic buildings within a district should not be moved from one site to another except where threatened with demolition or loss of integrity of site and setting.

- 4.11.4 Buildings that are moved to another location in the district should be compatible with adjacent buildings in style, height, scale, materials, and setback, and should be similar in site and setting.
- 4.11.5 Relocation of an historic building into a district may be appropriate if it does not result in the loss of another historic building on the site to which the first building is moved.
- 4.11.6 A building may be moved into a district if it is architecturally compatible with adjacent structures on its new site. The new building must maintain and uphold the district's architectural character through its style, height, scale, massing, materials, texture, site, and setting.
- 4.11.7 Where buildings have been moved into a district it is recommended that they be identified by a plaque or marker dating both the original construction date and moving date.

4.12 DEMOLITION

- 4.12.1 Buildings that contribute to the historical and architectural integrity of Bowling Green and Warren County should not be demolished. Demolition may only be approved if one or more of the following conditions are met:
- a) Where public safety and welfare requires the removal of a structure or building.
 - b) Where economic hardship has been demonstrated, proven, and accepted by the Historic Preservation Board.



- c) Where the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and costs estimates for rehabilitation versus demolition. In addition to this report, there should be a separate report that details future action on the site.
- d) Where buildings have lost their original architectural integrity and no longer contribute to the character of the district.