
New Construction – Residential

- NCR1** New construction designs should conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency. All new construction architectural designs will be reviewed by the Clifton ARC.
- NCR2** No structure should be demolished to make way for new or large-scale construction. All structures in the district will be identified as either contributing or non-contributing at time of application. The Landmarks staff and ARC will evaluate and review all demolition permit requests. See the Demolition guidelines for more details.
- NCR3** Building height, scale, massing, volume, directional emphasis, and setback should reflect the architectural context established by surrounding structures.
- NCR4** The scale of new construction should not conflict with the historic character of the district.
- NCR5** Building materials and design elements in new construction design should be sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale, and level of craftsmanship.
- NCR6** Creative design is encouraged. Examples of materials to avoid include: ornamental pierced concrete masonry screens and walls, "antiqued" brick, wrought-iron porch columns, exterior carpeting, jalousie windows, glass block, picture windows, unfinished wood, and asphalt siding. Chain-link fences should not be installed where visually incompatible.
- NCR7** New construction design should reflect and reinforce the human scale of the neighborhood, which is a character-defining feature of the preservation district.
- NCR8** Important public views and vistas should not be disrupted by new construction design. See the Cultural Landscape guidelines for more details.
- NCR9** Existing spatial patterns created by circulation routes, fences, walls, lawns, and allees of trees, should be reinforced in new construction design.
- NCR10** The spatial organization established by surrounding buildings should be reinforced in infill construction design. The character of historic streetscapes relies heavily on the visual continuity established by the repetition of similarly designed façades.
- NCR11** The façade's organization should closely relate to surrounding buildings in infill construction design. Cornice lines and columns are other important character-defining façade elements. Imitating an historic style or period of architecture in new construction is not recommended.
- NCR12** A new building's mass should have a similar sense of lightness or weight as surrounding historic structures. Mass is determined by the proportion of solid surfaces (walls) to voids (window and door openings).
- NCR13** Window patterns should be sympathetic with those of surrounding buildings. Compatible frame dimensions, proportion, panel and light, and muntin configurations are encouraged. Historic window proportions are generally two-and-one half (height) by one (width).
- NCR14** Front door design should be sympathetic to the door patterns of surrounding buildings in new construction design. Use of comparable frame dimensions, proportion, and panel and light configuration is encouraged.
- NCR15** The orientation of the main entrance should be the same as the majority of other buildings on the street in new construction design.
- NCR16** Paved walks should be installed between public sidewalks and front entrances where this is a character-defining feature on the street.
- NCR17** Handicapped access ramps should be located on secondary elevations (side or rear) wherever possible. If the only option is to install the ramp on the street address façade, it should be installed in a manner that does not damage historic fabric and is as unobtrusive as possible. Removable or portable ramps may also be used.

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- NCR18** Infill construction design should be compatible with the average height and width of surrounding buildings.
- NCR19** Horizontal elements such as band boards, brick coursing, window sills or lintels in new construction design should be within 10 percent of adjacent historic construction where the similar height of the horizontal elements is relatively consistent, and a character-defining feature.
- NCR20** The historic rhythm of the streetscape should be maintained.
- NCR21** Historic building setback patterns should be maintained. To maintain the continuity of the streetscape, front setbacks for new construction should either match that of adjacent buildings where all share the same setback or be within 20 percent of neighboring structures in areas with varied setbacks.
- NCR22** Roofs of new buildings should relate to neighboring historic structures in pitch, complexity, and visual appearance of materials.
- NCR23** Rooflines for infill construction design should follow the precedent set by adjacent buildings. Where the predominant form is flat, built-up roofs are preferred. Where the predominant form is complex and steeply pitched, that is preferred. In blocks characterized by shallow-pitched roofs and pronounced overhangs with exposed rafters, these elements should be incorporated.
- NCR24** The orientation of the main roof form in new construction design should be parallel with the majority of other roofs on the street where roof forms are relatively consistent and a character-defining feature.
- NCR25** The existing cornice line on each block should be emphasized in new construction design where this is a character-defining feature.
- NCR26** Rooftops should remain uncluttered and mechanical systems should be obscured from public view in new construction design.
- NCR27** Trash receptacles should be screened from public view with a four-sided enclosure.
- NCR28** Exterior sheathing should be compatible with surrounding historic buildings. Painted wood siding or fiber cement board is preferred. Vinyl siding may be used for new construction on streets where the predominant historic construction material is wood. See Siding and Trim guidelines for additional details.
- NCR29** Masonry types and mortars should be compatible with surrounding buildings. Red brick is the most common masonry material found in the district. See Masonry guidelines for additional details.
- NCR30** Stone or cast-stone sills and lintels should be incorporated into new construction design on streets where these elements are character-defining features.
- NCR31** Raised masonry foundations which are compatible in proportion and height with surrounding buildings should be used. Foundation materials may be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.
- NCR32** New front porches should be built on streets where they are a predominant character-defining feature, and are allowed on other streets, and should be compatible with the form, scale, and detailing of surrounding buildings. New columns should consist of a base, shaft, and capital, and convey the appearance of actually holding up the porch roof.
- NCR33** Porches on newly constructed buildings should be designed so the floor is even with or a maximum of one step below the corresponding floor of the house, the ceiling is even with that of adjacent rooms, the floor is at least 6' deep, the rhythm of the porch bays matches the façade's pattern of solids and voids, and the porch fascia board matches the height of the window head.
- NCR34** Storm-water management systems in new construction design and water runoff should not adversely impact nearby historic resources.