

INFILL DEVELOPMENT (NEW STRUCTURES)

HUNTINGTON WOODS HISTORIC DISTRICT COMMISSION Guidelines for Historic Districts and Designated Historic Properties

I. Definitions: For purposes of these guidelines, new structures include residential or utilitarian structures proposed for construction within the historic district or on the same parcel with a historic building/resource.

II. Policy

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings *recommend against*:

"Introducing any new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character."

"Introducing a new building/resource, landscape feature or plant material that is visually incompatible with the site or destroys site patterns or vistas."

Infill development should not copy historical styles, but must be architecturally compatible with the area and adjacent or nearby historic structures.

Materials used at the time of construction of structures in the area are recommended; however, other materials which are consistent with typical structures in the area may be acceptable when consistent with the Secretary of Interior's Standards and Guidelines.

For the Hill Historic District, particular attention should be paid to the original deed restrictions for Huntington Wood Subdivision.

The following guidelines concerning infill development (new structures) are provided to assist in interpreting and application of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings.

III. Guidelines

A. Size, Shape and Proportion

New building facades should be designed to look

appropriate to, and compatible with, adjacent buildings.

1. Building height should be similar to nearby buildings, respecting the predominant heights of existing houses or structures.
2. Facade proportions (ratio of width to height) should be similar to those of surrounding buildings to create or complement streetscapes and views within the area.
3. Roof forms should follow predominant styles of adjacent buildings. The pitch of residential roofs vary in the historic district, but generally are steeper than those of more recent construction.
4. Door and window height-to width ratios should be similar to those in neighboring structures. The pattern established by the relationship of door and window openings to the surrounding wall area should respect the neighboring structures. The percentage of glass to wall should approximate that of neighboring structures.

B. Materials

1. Materials should be compatible with those used in adjacent structures or within the surrounding area. Brick, wood, and stucco are frequently used materials. The use of vinyl, aluminum, cement board, and other contemporary materials is not recommended.
2. When more than one material is used on the same facade, they should be used in a manner consistent with the manner in which those materials are used in adjacent structures or within the surrounding area.
3. Materials of foundation walls should be compatible with those of nearby buildings. If use of matching materials is impractical, substitutions which are not obtrusive should be used.
4. Chimneys should be of masonry or stucco construction and finish.

C. Details

1. Infill design can be approached with non-historic designs using simple and neutral elements which will fit better with the character of the neighborhood. New designs generally should not copy existing structures, but must be consistent with the character, style and scale of those structures.

2. Building setback should follow established setbacks on the street.
3. Garages should be detached in the rear yard or if attached, set back at least 50 percent of the depth of the main building.
4. Entrance design characteristics should be similar to other buildings in the district; specifically, front porches facing the street, main entrances facing the street and stepped up slightly from the average grade of the home, single entrance doorways and no taller than one story roofs over porches.
5. Bay windows should be on the first story only.
6. On corner lots, the elevations facing both streets should be treated as fronts.
7. Mechanical venting, utility connections, plumbing stacks and roof vents should be placed in the rear to minimize visibility from the street.
8. Facade elements which can help give a new structure a historically compatible appearance include:
 - a. Window hoods and lintels;
 - b. Entrances with porches and columns;
 - c. Cornice lines with architectural detailing;
 - d. Brick work with quoins, corbels, and other details;
 - e. Friezes;
 - f. Gables;
 - g. Columns and pilasters;
 - h. Brick or stone chimneys

Any such detail elements must be consistent with the design of the structure. Adding details typical of one historic period may be inconsistent with a structure typical of the style of another period.

These guidelines were approved on _____, 2004 by the Michigan State Historic Preservation Office under the provisions of Michigan's Local Historic District Act (1970 PA 169, Section 5. (3); MCL 399.205)