

# Communities Evolve



*Bangor 1836*



*Change occurs as Bangor grows and evolves to meet the needs of the community. Bangor's HPC applies design standards to evaluate appropriate changes within Bangor's nine historic districts.*

Introduction

New Buildings & Structures in Historic Districts





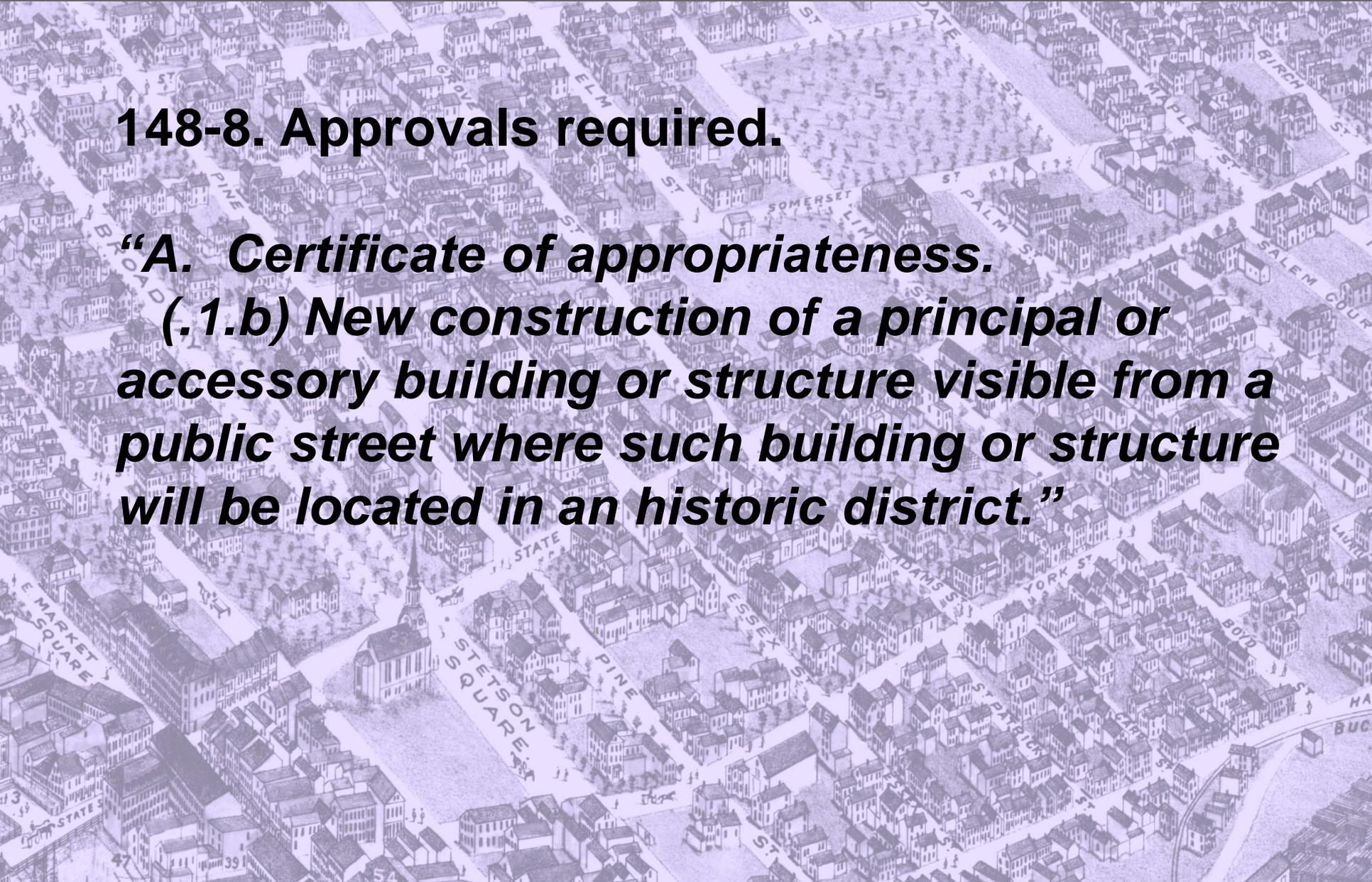
- Historic Preservation Chapter 148 Purpose
- SOI Standards for Rehabilitation
- Evaluation Standards 148-9.C.1-4 New Buildings & Structures in Historic Districts

## New Buildings & Structures in Historic Districts



## 148-1 Statutory authority; purpose.

***“...to assure that new buildings or structures constructed in neighborhoods and districts of historic or architectural value are designed and built in a manner which is compatible with the character of the neighborhood or district.”***



## 148-8. Approvals required.

***“A. Certificate of appropriateness.***

***(.1.b) New construction of a principal or accessory building or structure visible from a public street where such building or structure will be located in an historic district.”***

## **148-8. Approvals required (cont.):**

***“B. COA Addl. application requirements:  
(2.b.3) Construction of new buildings or  
additions:***

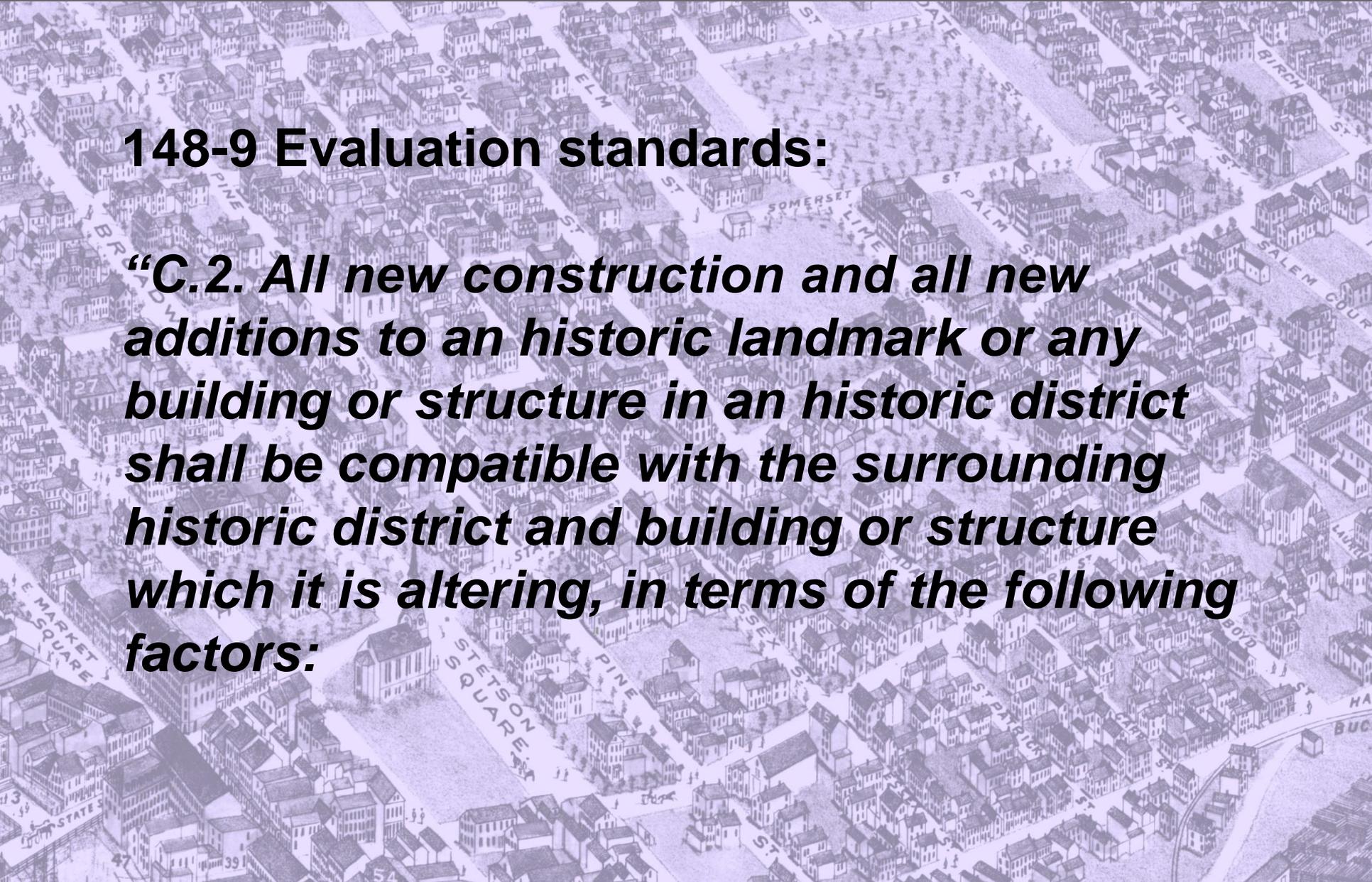
- a. Architectural plans drawn to scale.***
- b. A site plan showing the building in  
relation to property lines and adjacent buildings.***
- c. If the project is an alteration to existing exterior  
features, then the applicant must submit a site plan  
which includes the buildings and exterior features as  
they now exist, adjacent buildings, and proposed  
alterations.”***

# Secretary of the Interior's Standards for Rehabilitation

***“9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”***

## 148-9 Evaluation standards:

***“C.1. The construction of a new building or structure within an historic district shall be generally of such design, form, proportion, mass, configuration, building material, texture, and location on a lot as will be compatible with other buildings in the historic district and with adjacent streets and open spaces and in keeping with the area.”***



## 148-9 Evaluation standards:

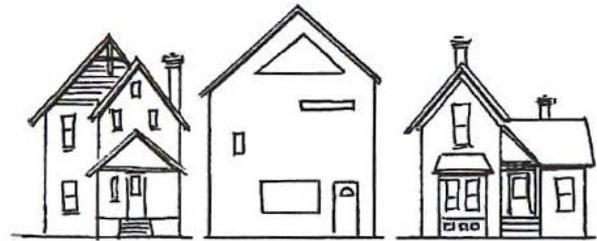
***“C.2. All new construction and all new additions to an historic landmark or any building or structure in an historic district shall be compatible with the surrounding historic district and building or structure which it is altering, in terms of the following factors:***

# Building Height.

Building height should be within the range of heights of area buildings. Step larger buildings down to smaller buildings.



Avoid construction that greatly varies in height from buildings in the same block.



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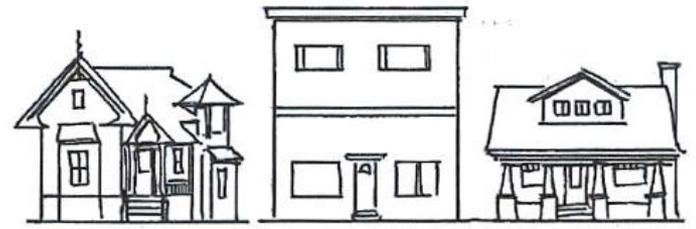
# Building Scale & Proportion.

- Proportion of the building width & height to the front elevation.
- Proportion of the width & height of the windows and doors.

New buildings should relate in scale and proportion to adjacent historic buildings.

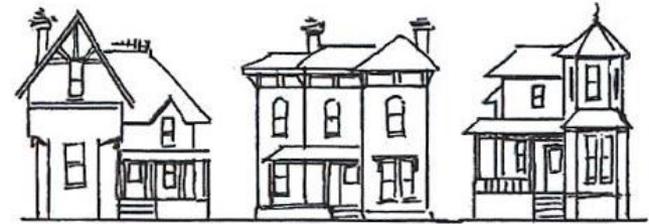


Avoid buildings that are too large or too small in scale or massing to adjacent buildings.



# Rhythm & Relationship of the solids to voids in the front facade.

Window and door openings should be located to create a pattern similar to those found on historic homes. Continue established building rhythms along the street.



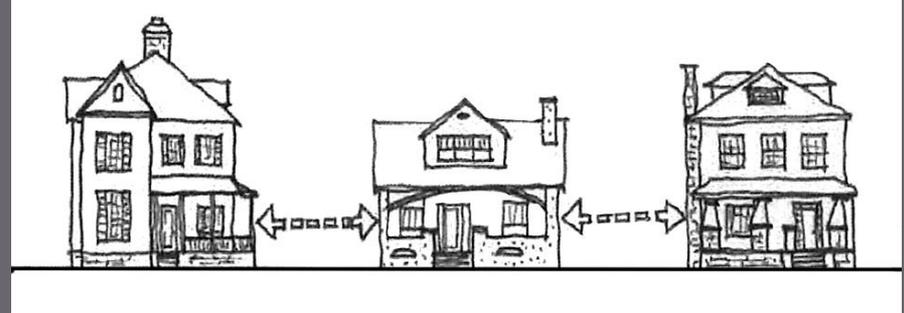
Avoid “odd” window and door shapes and sizes and lack of rhythm in their placement.



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Rhythm &  
Relationship  
of the building to the  
open space between  
it and adjoining  
buildings.

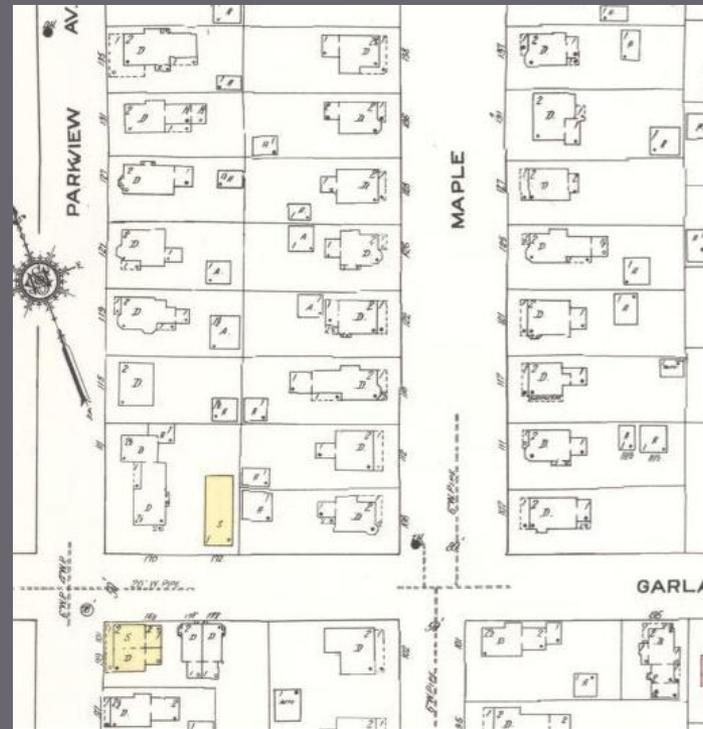
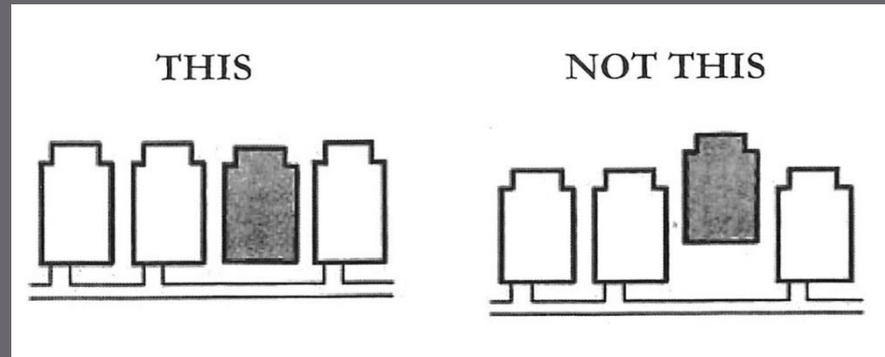


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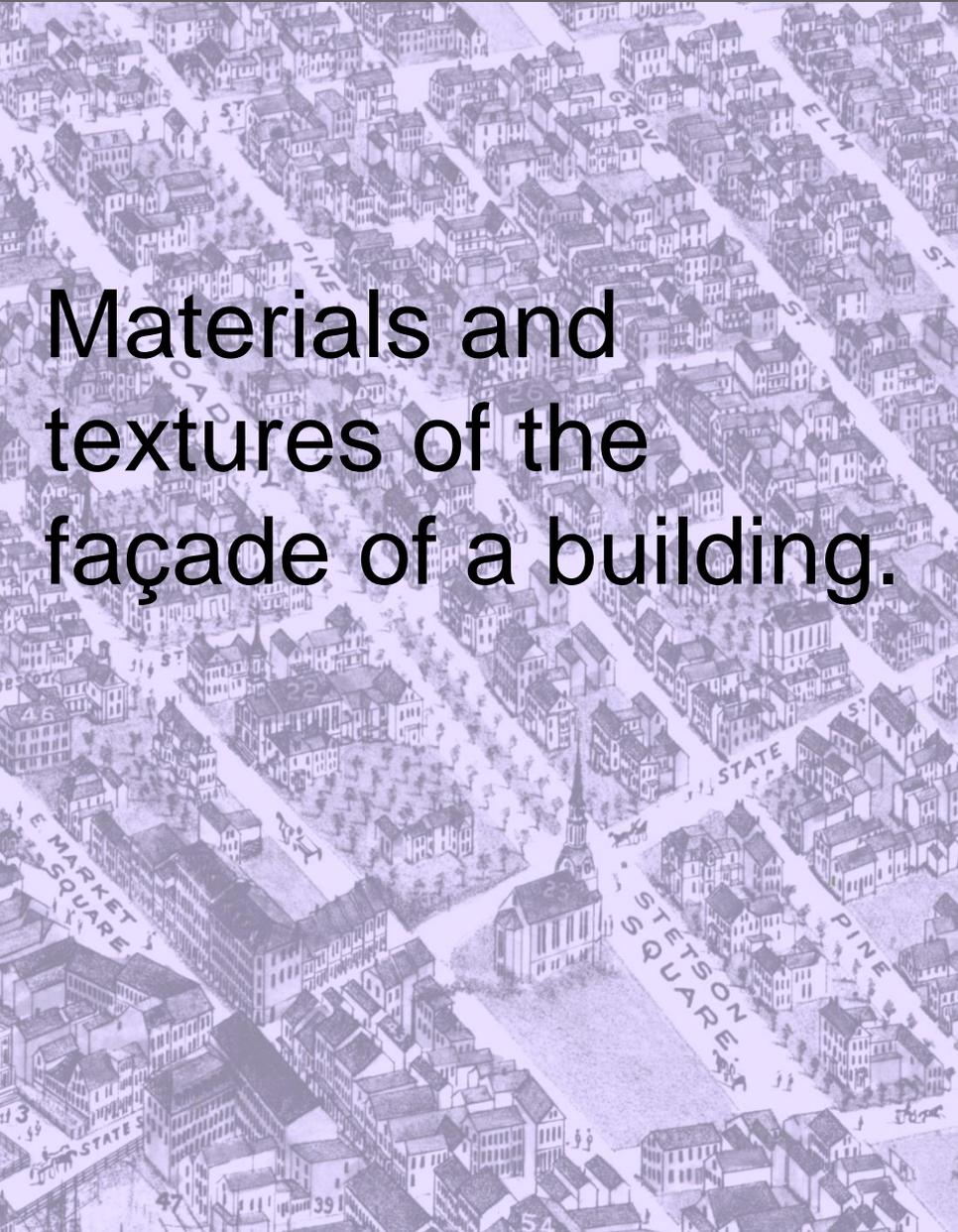


# Rhythm & Relationship of entrances and porch projections to sidewalks and streets.



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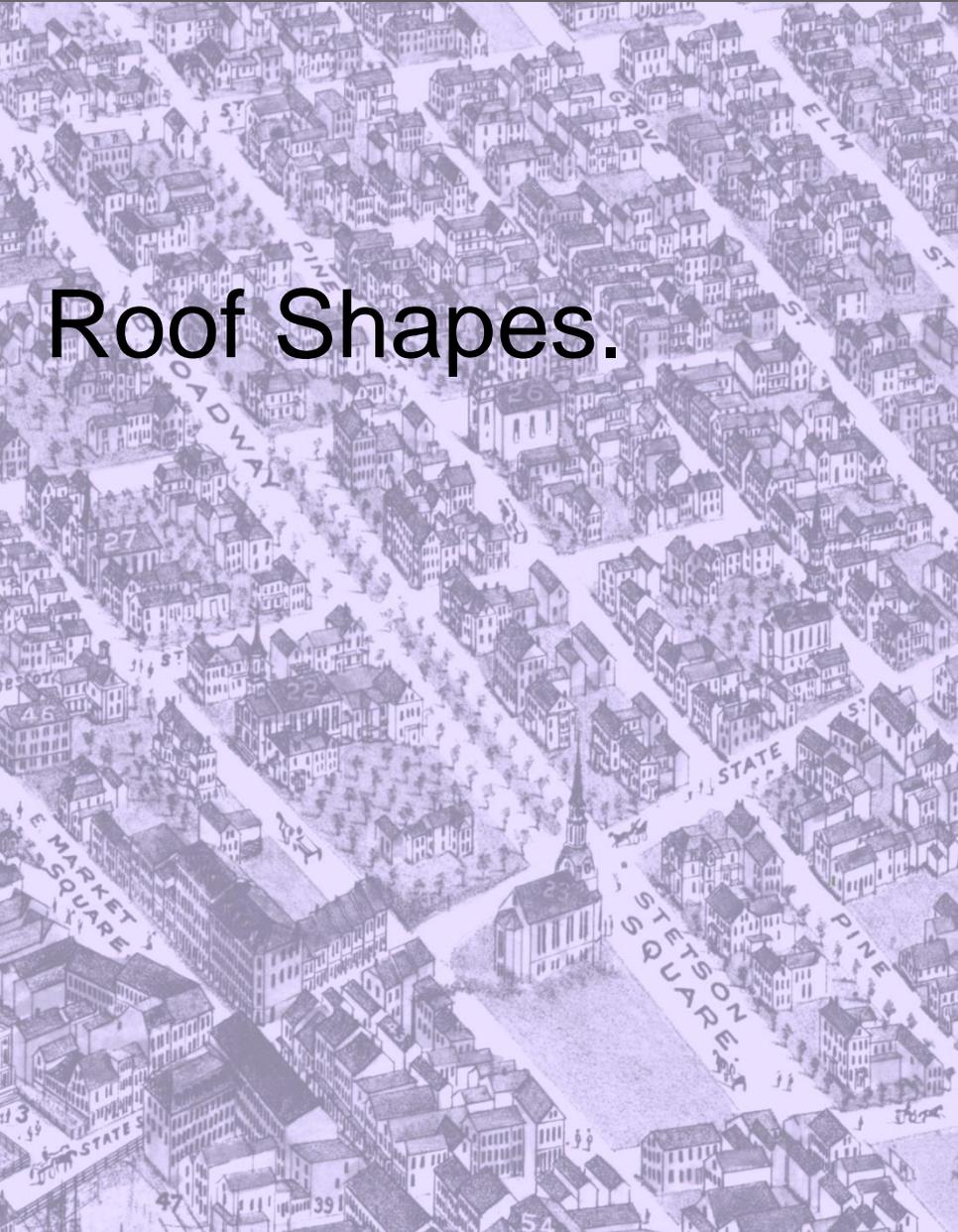


Materials and textures of the façade of a building.

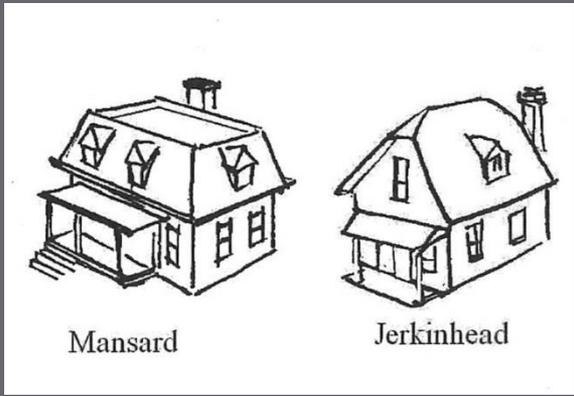
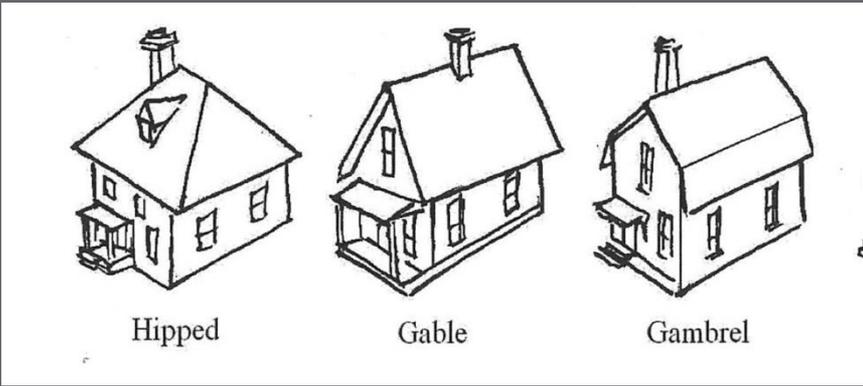


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# Roof Shapes.



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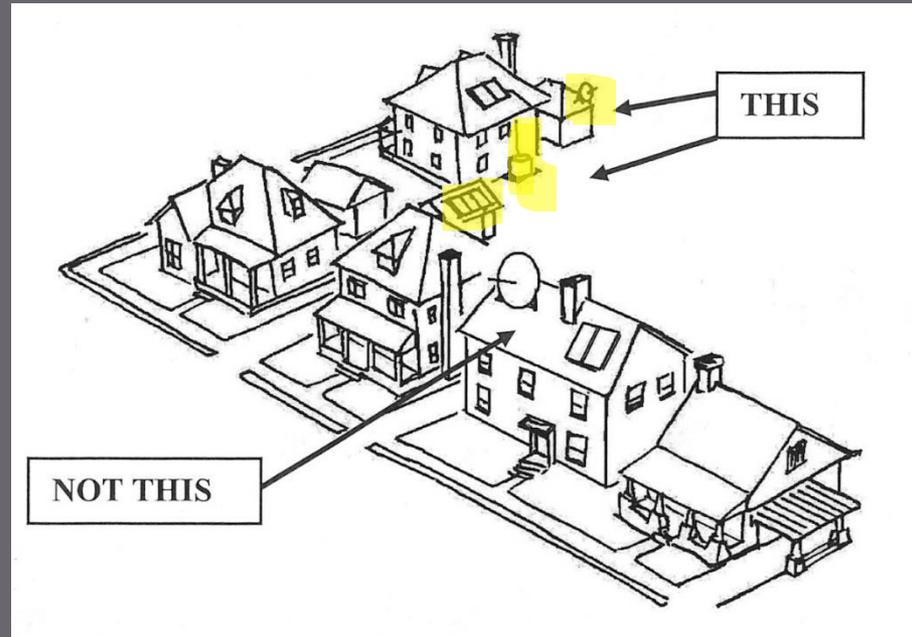
Directional expression of front façade, such as vertical or horizontal.



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Mechanical equipment such as heat pumps, solar panels, communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact.



## New Buildings & Structures in Historic Districts



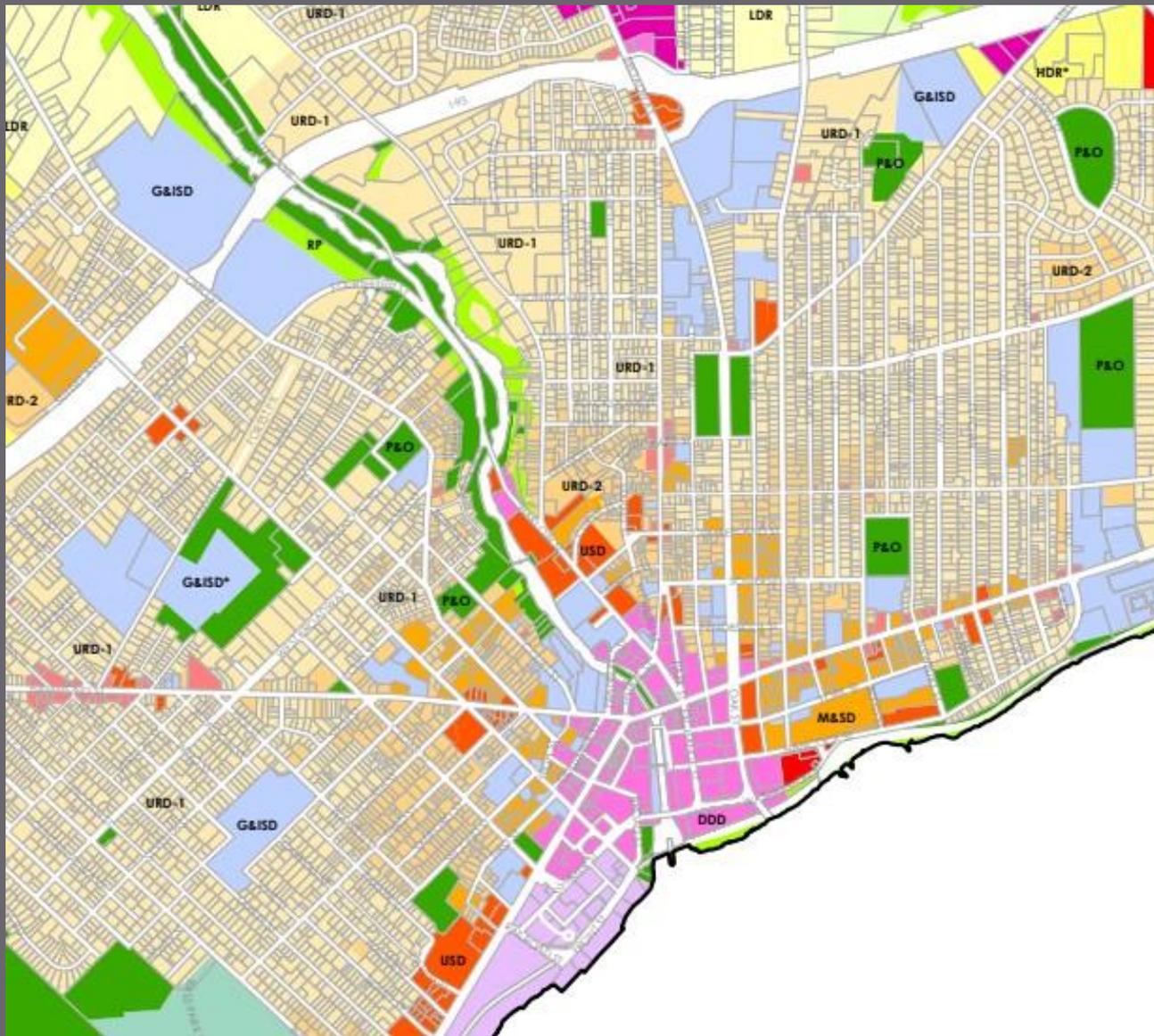


- Applications for new buildings & structures in Bangor's historic districts will likely increase as ADUs are promoted.
- Accessory Dwelling Units (ADU) must also meet Evaluation Standards 148-9.C.1-4 New Buildings & Structures in Historic Districts.
- ADU area may not be >50% of principal dwelling or 1,000 sf, whichever is less.
- ADU max. height is 25'.

Accessory  
Dwelling Units

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- ADUs are allowed in certain zones; URD 1, URD 2, M&SD.
- ADUs may not be located in the “front of the lot”.
- ADUs contained in the principal dwelling below finish grade must have a daylight entry.

Accessory  
Dwelling Units

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ADUs come in various forms.

Accessory Dwelling Units

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ADUs come in various forms.

Accessory Dwelling Units

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ADUs come in various forms.

At 574 SF, this dwelling is roomy enough for real life but still less than 1/4 the size of the American average. [photo: backyardadus.com]

Accessory Dwelling Units

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# THANK YOU!!

Graphics used in this presentation are from the following sources:

- *“Guidelines for New Construction in Albany’s Historic Districts and Neighborhoods”, City of Albany, NY*
- *AARP website article “All About Accessory Dwelling Units”*
- *City of Bangor website GIS mapping.*

