

CHAPTER FOUR

NEW CONSTRUCTION IN THE REDSTONE HISTORIC DISTRICT

New construction should draw references from the historic architecture that defines Redstone; however, new construction should not be an exact replication of historical buildings or elements. Redstone was built at the end of the 1800's and the architecture was influenced by a number of styles popular during the period. While some elements of Queen Anne may be present, they are combined with stronger influences such as Tudor and Colonial Revival. Therefore Neo-Victorian architecture, by itself, is not appropriate.

Examine the existing historic buildings to determine the basic characteristics that are repeated in Redstone's historic building stock and respect them in a new design. New construction does not need to be stripped of all detail to the point of being a plain box, but it should not in any way be mistaken for a historic building. Note the characteristics of the smaller simple houses on the Boulevard when constructing in that area and the more high style architecture of the manager's houses when developing on the hillside.



empty lot on the Boulevard

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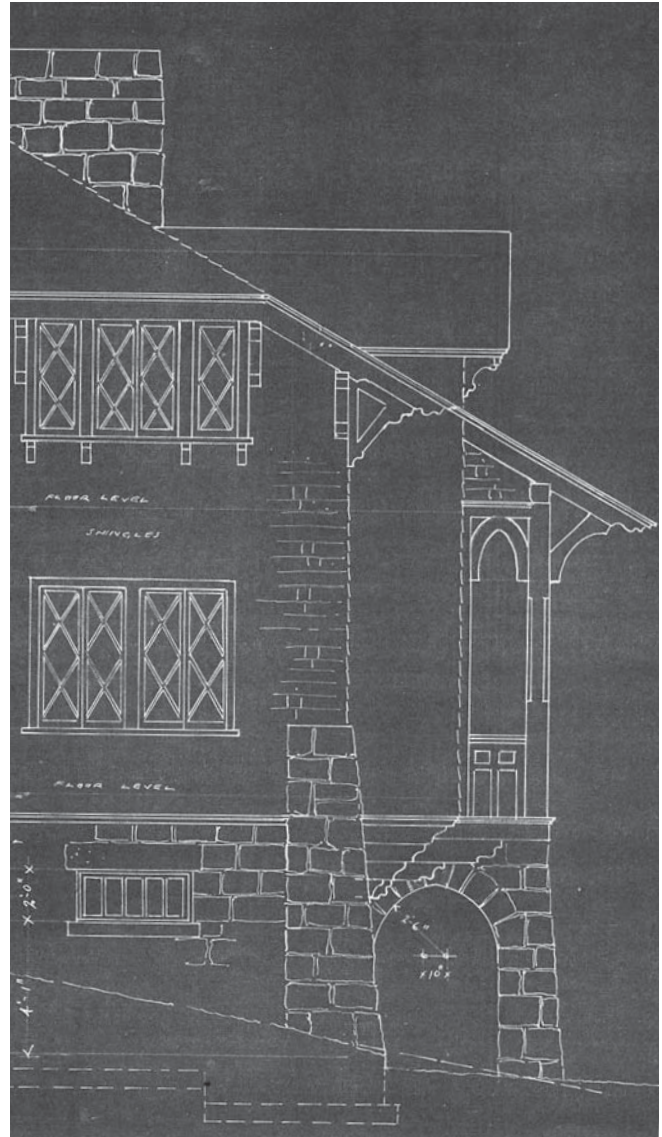
4.1 NEW CONSTRUCTION

Principles:

- New construction in the district should be designed to create a building that is compatible in scale and massing to the historic buildings.
- New buildings should also be respectful and complimentary in design to the historic district.
- A clear distinction between old and new should be created; simply mimicking historic architecture is not encouraged.

Background:

The Historic District of Redstone was created by a single individual with a singular vision for the community. The original architecture has a distinct style, not found anywhere else. The layout of the town and the hierarchy of building types was specific to Osgood's social vision. New construction within the district should recognize this original vision through buildings that are appropriately scaled and detailed for their location and use. While modern day uses, both commercial and residential, do differ from the original plan for Redstone, new construction should respect and compliment the historic town pattern.

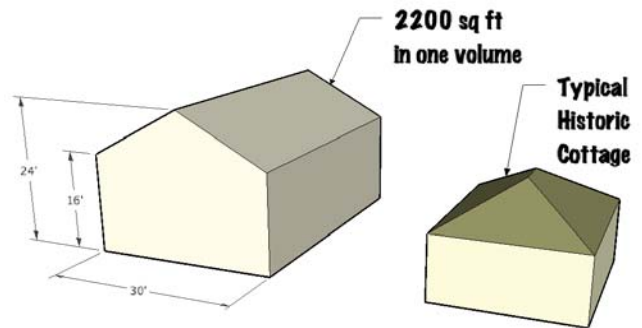


detail of the drawings for the Crystal Farm House

Guidelines:

A. Scale and Massing

1. Create primary and secondary volumes by breaking the massing of new construction down into modules that relate to the typical historic house size in Redstone.
2. Restrict unbroken wall surfaces to be no more than 30 feet in length.
3. Use low plate heights on the second level to minimize tall wall planes.
4. Locate garage space in a detached accessory structure.



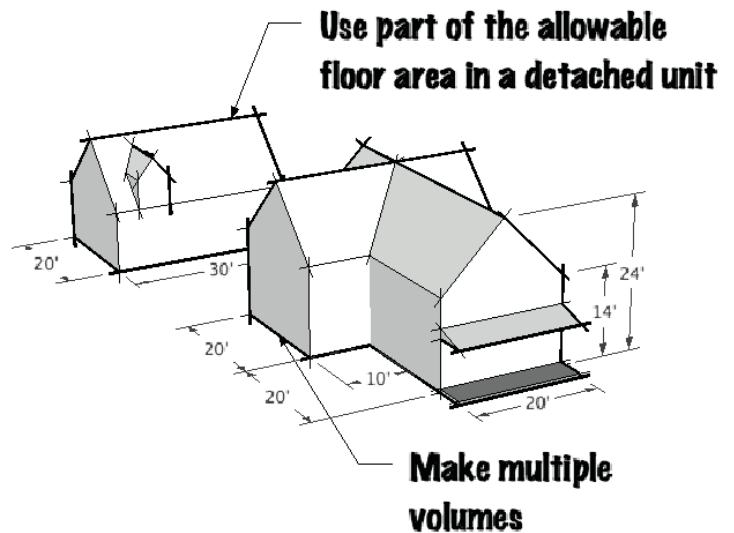
allowable square footage contained in a single volume is incompatible in scale and massing with the historic context.

B. Simplicity of Form and Pattern

1. Design the proportions of the building to reflect the proportions of the historic structures in the area.
2. Reflect the Redstone tradition with designs that are simple in form and volume.
3. Respect the simple repetitive pattern of windows and doors that is traditional in Redstone's historic buildings.

C. Simplicity of Details

1. Respect the hierarchy of building detail that is an essential part of Osgood's original vision for Redstone.
2. Respect the unique style of Redstone's historic structures and limit architectural references to other styles of the period (i.e. Victorian styles).



divide floor area into multiple volumes to keep massing and scale compatible with the historic context.

4.2 ARCHITECTURAL ELEMENTS

Principles:

- Architectural elements should be designed to enhance the overall scale and massing of the structure as well as to provide appropriate design characteristics. This includes, door and window types, door and window patterns, and details such as porches, dormers, and decorative elements.
- Architectural elements should not mimic existing historic elements, but be elements which are compatible and respectful of the character of the District.
- Architectural elements should respect the patterns and level of detail of the historic structures in the area.

Background:

Architectural elements play an important role in defining the overall scale and massing of the structure as well as providing design characteristics. Building elements should not simply mimic existing historic elements, but be elements which are compatible and of our time. Building elements should be consistent with the complexity and pattern of the historic structure and other historic styles should not be introduced to the project.

The various areas of Redstone have different levels of detail relative to Osgood's ideas of social hierarchy. These levels of detail should be respected when designing additions in the district.



a detail from a house on the Boulevard

Guidelines:

A. Roof Forms and Dormers

1. Design roof forms that compliment the forms found in the District, both in complexity and character.
2. Utilize roof pitches that are in a similar range to historic structures.
3. Design dormers that utilize the guidelines for dormers in Section 6.1.
4. Locate skylights in the rear 2/3 of the structure.
5. Use skylights which have a low profile and can be mounted as flush to the roof plane as possible.

B. Windows and Doors

1. Limit large, undivided areas of glass by utilizing small scale, double-hung or casement windows, with vertical proportions.
2. Design the window pattern to reflect the solid-to-void patterns seen in the historic structures.
3. Design the entry door to face the street.
4. Limit the use of non-orthogonal window units.

C. Porches and Decks

1. Create a usable covered front porch on the street facade. The porch must be open on at least two sides and may have screens.
2. Locate decks at the rear of the building. Use guidelines on page 22.
3. Design the details of the deck to be consistent with the character and scale of the building, utilizing similar railings, proportions, and materials.



one of the Hill houses

D. Decorative Elements

1. Use decorative elements that are consistent with the level of detail that exists in neighboring historic structures.
2. Use decorative elements that provide emphasis to the public face of the building.
3. Limit the use of decorative elements which are characteristic of the same period, but not the same style.

4.3 ACCESSORY BUILDINGS

Principles:

- Accessory structures should have a subservient role to the main structure and be obviously detached.

Background:

Accessory structures provide opportunities for additional storage, garage space, and accessory residential space. They also serve an important purpose in maintaining scale by allowing more floor area distributed into smaller volumes on the site.

Accessory structures include both large garage buildings and small storage structures. A building permit is not needed for an accessory structure that is less than 120 sq.ft., however RHPC approval is needed for all accessory structures.



a contemporary outbuilding

Guidelines:

A. Location

1. Locate accessory structures at the rear of the site.
2. Limit the visibility of storage sheds from the public way.
3. Use alleyways for access, if possible.

B. Character

1. Utilize the guidelines for new construction in the district for the design of garages, accessory dwellings, etc.
2. Associate sheds and other storage buildings with the principal structure by using similar design and color scheme.
3. Temporary sheds will be considered on a case by case basis.