

Holland Historic District Guidelines for New Construction

New construction applications at a minimum shall include:

- Architectural site plan to include all structures on the property, building size and dimensions, setback, key relationships to structure and lots lines.
- Elevation drawings for primary and accessory structures for all four façades of the structure that include window dimensions and roof pitch.
- Materials list including foundation materials with manufacturer cut sheets or samples such as for roofing, siding, trim, soffit, windows and doors.

After review, the Historic District Commission (HDC) shall make a determination whether a proposed structure is compatible in the district. Categories to be considered shall include, form, proportion, mass, configuration, building materials, texture, and location on the site. The HDC shall be further guided by the following design criteria:

1. Consideration shall be given to the design of the original structure on the site if applicable.
2. Designing new features so they are compatible with the historic character of the site, district and neighborhood, size, scale, massing, form and roof style with special consideration of front façades and porches.
3. The set back of the primary building shall be in proportion to adjacent structures. Front entrances, steps, porches shall be consistent with the historic rhythm established in the district.
4. The height of the primary structure shall be within a reasonable average height of existing adjacent structures.
5. The relationship of the height to width of the front façade should be consistent with the pattern established by the character of the neighborhood.
6. The relationship of the height to the width of windows, doors and other openings shall be consistent with the pattern established by the character of the neighborhood.
7. The rhythm created by the placement of sidewalks, entrances, steps, porches and canopies shall be consistent with the pattern established by the character of the neighborhood.
8. Construction materials shall compatible with the neighbor context. Whether of natural materials such as brick, stone, wood clapboard or cement board, materials shall relate to and complement structures in the district.
9. Textures of the building materials shall relate to and compliment the predominant textures of the materials used in existing structures in the district.
10. Architectural details, including, but not limited to cornice, lintels, arches, balustrades, chimneys, porches, railings, cupolas, gable ends, brackets and iron work, shall be appropriate for the style of the structure.
11. For new construction, there shall be a front door on the street façade. Depending on the architectural style of the house, a front porch in character with the Historic District and meeting *The Secretary of Interior Standards for Rehabilitation* is recommended.
12. Accessory structures such as garages shall follow the guidelines using materials that are compatible with the main structure, a roof style and pitch compatible with the main structure and making the accessory structure clearly secondary to the main structure.
13. Foundations shall be of like material found in the district with heights compatible as elsewhere in the district.

Recommended exterior materials:

Wood clapboard, brick, stucco, cement board, paintable exterior doors. Windows shall have interior and exterior permanently applied muntins, wood interior and exterior and/or quality paintable wood exteriors.

Not Recommended:

1. Introducing new construction which is visually incompatible in terms of size, scale, massing design, materials and texture or which destroys historic relationships on the site with new construction that is incompatible.

2. Locating an accessory structure in the front or side yards in front of the main structure or that would be taller or larger than the main structure.

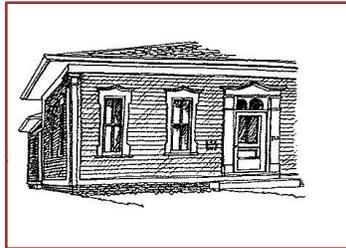
The success of new construction in the historic district relies on understanding its distinctive architectural character. New buildings should reinforce the basic visual characteristics of a block or district. New construction adds depth and contributes interest to the district and new design should reflect an understanding and compatibility with the character of a historic district.

The goal of the Holland Historic District for multiple new construction projects is to bring exciting housing to the City. Contributing structures in the district have architectural details that are unique with styles that include but are not limited to the Bungalow, Greek Revival, Italianate, Colonial Revival and many aspects of Queen Anne architecture.

It is suggested to consult with CNS staff as planning begins for new construction. Details from A Field Guide to American Houses by Virginia McAlester illustrate many aspects of style from Greek Revival to Modern Design that would complement the historic district.

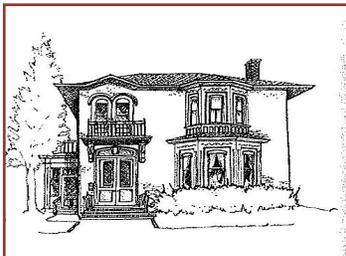
GREEK REVIVAL **(1850-1875)**

A temple to come home to – that’s what this style sought to achieve through columns, capitals, pediments and strongly vertical windows. An example is 121 W. 12th Street.



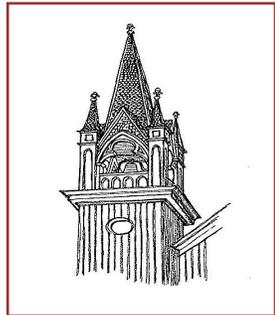
ITALIANATE (1870-1885)

Designed to resemble Italian country villas, these asymmetrical structures are graced with extended eaves, cornices with brackets, slender windows topped by arches square towers or cupolas, and balconies. An example is at 80 W. 11th Street.



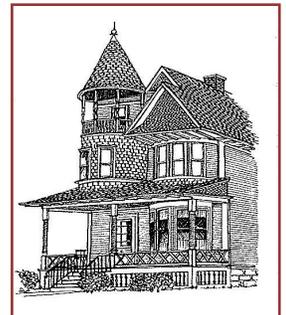
CARPENTER GOTHIC **(1870-1910)**

Sawn-wood “gingerbread” or batten trim, a steeply pitched roof, and front cross-gables identify this strong, romantic type. An example is the Third Reformed Church at the corner of W. 12th Street and Pine Avenue.



QUEEN ANNE (1875-1900)

Anything goes in these eclectic Victorians that blend a variety of shapes and textures. Gables, turrets, bay windows and porches – all add to the structural flow. Examples are at 94 W. 13th Street and 203 W. 12th Street.



COLONIAL REVIVAL **(1880-1940)**

With few pretensions, these hipped-roof symmetrical houses evoke the no-nonsense sensibilities of our founders. A stoop at the front door and a gambrel roof are specific touches the Dutch brought to Colonials. Examples are at 89 W. 12th Street and 229 W. 12th Street.



BUNGALOW (1920-1940)

Sturdy and straightforward, Bungalows typically have wide, unenclosed eave overhangs, exposed roof rafters, and full or partial-width porches. The design reflects an interest in natural materials and craftsmanship. An example is at 177 W. 11th Street.



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Check list for Construction Details for Plan Review in the Historic District:

Siding:

- Material
- Style
- Exposure
- Roofing material

Trim:

- Vertical corners
- Horizontal bands
- Window sills
- Windows
- Doors
- Crown Molding
- Fascia

Foundation:

- Exposed height
- Material surface above grade
- Window well and materials

Eaves/Soffit:

- Material
- Venting method

Porch:

- Decking
- Posts
- Railing
- Ceiling
- Beams
- Steps

Mechanical Venting:

- Furnace
- Water heater
- Washer/dryer
- Cooktop venting
- HVAC
- Fireplace
- Gutters/eavestrough/downspouts
- Shutters
- Exterior Lighting
- Windows
- Doors
- Gable vents