

Technical Guides for Exterior Alterations

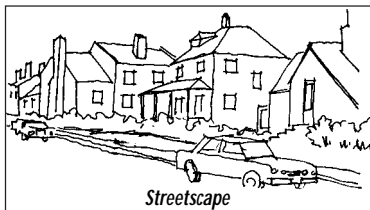
A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

5: New Construction

Background

The construction of new buildings can be important to a growing and dynamic community. However, the new design can either detract from or add to the setting of a historic district. The Historic District Commission carefully reviews applications for new construction within historic districts, as well as new construction on the perimeter of historic districts.

In considering appropriate design and placement of new construction within a historic district, it is important to look at the *streetscape*. The streetscape is the overall character of the street created by such elements as lot size, setbacks, scale, massing and style as well as tree locations or garden walls.



The Historic District Commission tries to assure that a proposed new building fits in with the rest of the streetscape. The orientation, roof lines, fenestration, plantings, and other exterior features should be consistent with the surrounding historic resources.

It also is important that the scale of a new building be compatible with, and representative of, other buildings on the street. Historic buildings often are smaller than meets today's expectations. It is important for new buildings to respect the scale of surrounding historic structures. In designing a new building in a typical historic district, one should try to match the historic roof heights, and gain additional living space by extending back into the lot.

New construction should reflect the 21st century while respecting size, scale, massing and materials found within the



district, rather than competing with the historic structures. In such a way, complementary new construction becomes part of the fabric of the district, marking changes in the City over time.



Existing mature trees contribute to the overall historic setting and should be retained to the maximum extent possible. New landscape designs should complement the overall district (see City's *Technical Guide # 7*).

HDC Policy

The Historic District Commission recommends the following practices:

1. Design a new building that is similar in scale and massing to others on the street.
2. Keep mature trees on the property to the maximum extent possible.
3. Mechanical equipment must be placed in an unobtrusive location (typically at the rear or side), and must be properly screened.
4. When excavating for the new construction, be alert to possible archaeological resources that may yield historic information for the City. Call City HDC staff for guidance.

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5: New Construction *(continued)*

HDC Policy *(continued)*

5. Utilize the Historic District Commission courtesy review process to assist you in designing a new home.
6. Ensure that the new building complies with all zoning requirements.

Certificate of Approval

A Certificate of Approval application must include the following:

- Site plan showing all mature trees, driveway, walkways and outbuildings
- Elevations
- Floor plans
- Schedule of materials
- Architectural details
- Landscape plan and extent of grading
- Photographs of the surrounding buildings and streetscape features

Tax Credit Information

Tax credits do not apply to new construction.

Contact Us

For additional information and questions, please contact:
Historic District Commission
Department of Community Planning and
Development Services

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Additional information

Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts, Rockville Historic District Commission, 1977.

Secretary of the Interior's Standards and Guidelines for Rehabilitation, National Park Service, 1995 - www2.cr.nps.gov/tps/standguide/rehab/rehab_index.htm

NPS Preservation Briefs Series at
www2.cr.nps.gov/tps/briefs/presbhom.htm

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