

NEW CONSTRUCTION

GENERAL

Previously, we have discussed recommendations concerning aspects and individual elements of building exteriors. Here, we address the larger questions of the compatibility of large components being added to the fabric of Cornwall on Hudson neighborhoods. This compatibility will be examined in terms of *siting, size, scale, massing, style* and *character*.

New structures, both free-standing and additions, shall be compatible with their neighbors and with the overall character of the Village. The new structures shall not negatively impact a neighborhood's integrity, standing and property values. Simple shapes and volumes are preferable to overly ornate structures or the use of conjectural historical or "old-fashioned" styles. Nothing in these standards shall be construed to prohibit the use of modern construction methods and technologies, so long as the appearance is appropriate to the neighborhood.

ZONING and BUILDING CODES

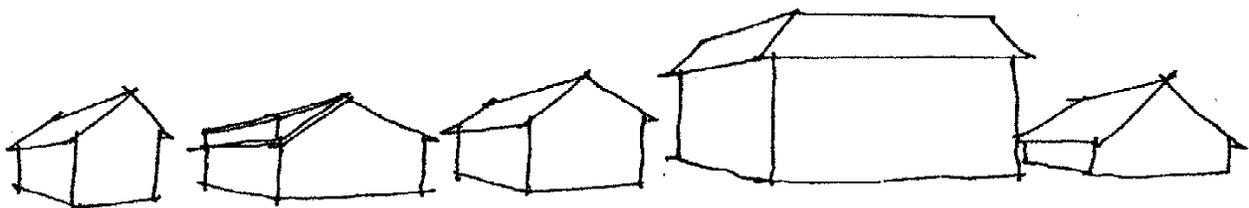
All new construction must comply with zoning regulations and Building Codes. Strict application of the New York State Building Code may be mitigated in some cases for historic structures. Consult with the Village Planning Board and a preservation professional.

SITING

Siting refers to the placement of the new construction on the building lot. The Village is primarily composed of structures two to four stories high. Buildings on any block tend to be of the same scale and present the street with a unified edge. New construction should reinforce the pattern established by its neighbors. Particular attention should be paid to the entry and front porches. Village Zoning Regulations establish setback requirements which must also be addressed in the siting of any new construction.

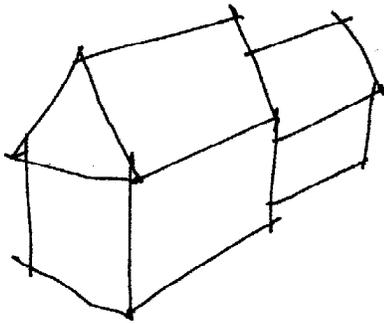
SIZE, SCALE and MASSING

Size refers to dimensions and *scale* refers to visual relationships between elements of a structure, for example between window sizes and the overall building volume or between a house and its garage. *Massing* refers to the arrangement of building volumes. Size, scale and massing all affect overall visual impact. The size and scale of new buildings and existing buildings being altered shall not be so dissimilar to neighboring buildings as to negatively affect their value or use. Proposals will be viewed with their impact on adjoining buildings in mind. They will be judged on the way in which they take their place in a larger collection of structures that make up each neighborhood.



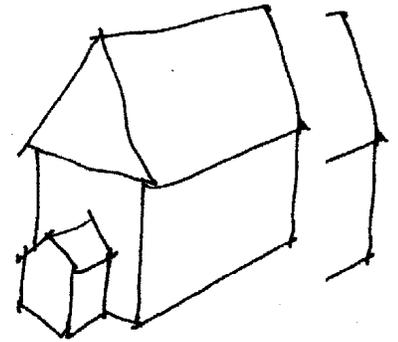
new structures should not overwhelm the SCALE of a neighborhood

The massing of a typical structure in the Village is most commonly a simple volume with a sloped roof. Accessory buildings must be compatible with primary building in scale, placement, style, materials, detail, and color. They must be secondary in size, placement, visual impact and level of detail. Garages, for instance, should not visually outweigh either houses to which they are an accessory or adjoining houses.

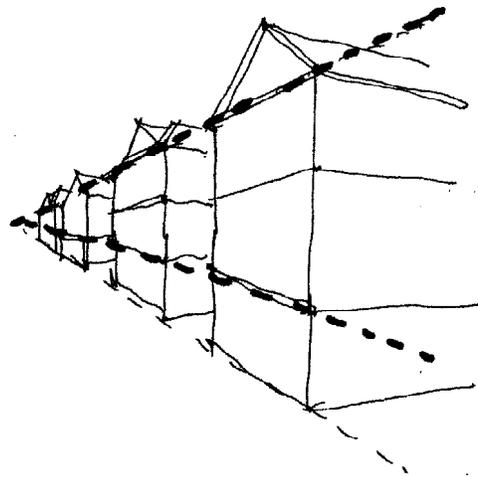


appropriate rear addition on axis

Additions should not dwarf or obliterate the original building. Typically, smaller masses are added to existing structures on a *building axis* or along a surface plane. Large blank walls are discouraged in locations where highly articulated facades are the norm. Proportions of new work should relate to proportions of existing structures. Scalar elements such as *cornice lines, rooflines, trim bands, chimneys, and foundation lines* should reinforce patterns set in a neighborhood



appropriate front addition



cornice, roof line and trim band patterns

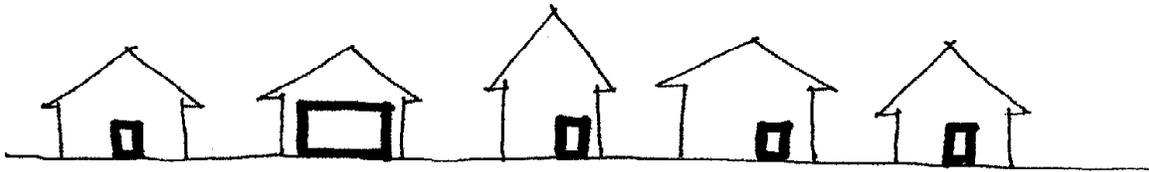
Attention should be paid to the *rhythm* of building mass to open space and to the solid and void elements, such as entrances and porches of building facades. Cantilevered masses are generally discouraged and strange and obtuse angles in building forms and rooflines not normally seen in the Village should be avoided.



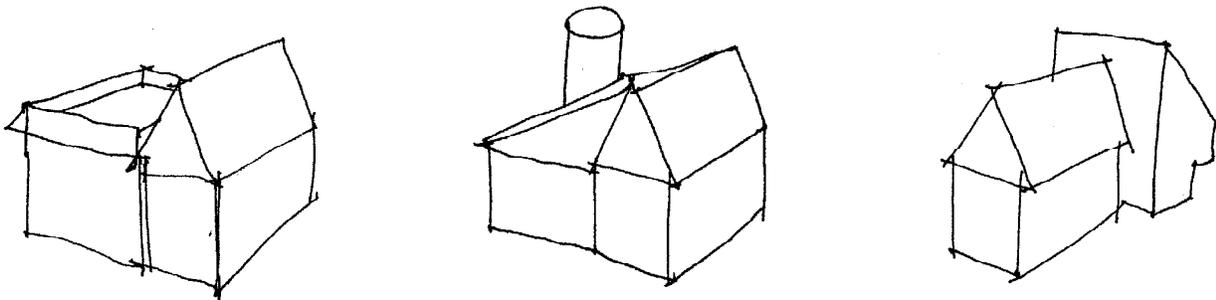
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rhythm of building mass and open space

NOT matching solid and void pattern



Building elements such as cornice lines, rooflines, trim bands, chimneys and foundation lines have a direct impact on scale. The Applicant is reminded that Village Zoning Regulations have *inappropriate scale & style provisions* which *destructive shapes, scale and location* *inappropriate massing* establish limits on building bulk, height and lot coverage.



STYLE AND CHARACTER

Style and character are attributes of a building's appearance established by various building elements. These include: architectural ornament; the shape and pitch of the roof; window and door proportions, size, spacing and design; the presence and detailing of porches; and the type and detailing of exterior materials.

All new construction should reinforce the style and character that tie a neighborhood together and led to its creation. This does not mean that there is no place for innovation or diversity. The

existing buildings, many of them built in the 19th century, show a great range of styles, as well as individual accommodations to specific sites using the same style. Although it is not required that a new structure rigidly mimic one of the existing styles it should reflect and fit within the context of its neighboring structures. Local patterns or collections within any neighborhood should be reinforced, not disrupted or interrupted by new elements.

New designs should incorporate elements reflecting the style and character of their neighbors. They should respect and reinforce the directional emphasis in the placement of building elements. Ancillary buildings and additions should repeat or clearly reference the style and character of the primary building, though repetitive "cookie-cutter" construction is discouraged.

Proposals should provide documentation (photographs, drawings, etc.) that illustrates continuity with the neighborhood's existing strengths or documents the proposal's historic precedents.