

# GUIDELINES FOR NEW CONSTRUCTION AND ADDITIONS



## NEW CONSTRUCTION



In the picture to the left, facade proportions, size and mass are incompatible with the surrounding buildings.

New construction that utilizes materials, forms, shapes and proportions incompatible to surrounding buildings detracts from the historic character of the surrounding area.



## NEW CONSTRUCTION

1. New construction should attempt to maintain the existing pattern of surrounding buildings by being similar in the following:
  - Size or mass
  - Form
  - Proportion
  - Scale (height and width)
  - Roof shape and pitch
  - Location, proportion, and scale of windows and entrances
  - Orientation to the street
  - Floor-to-ceiling heights
  - Materials (texture and color)
  - Lot placement, setbacks, and spacing
2. The front façade of the new building should align with the established setbacks of other buildings on the street.
3. Select materials and finishes that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the historic character of Interlaken
4. Roof types on new buildings should be compatible with surrounding structures in shape and pitch.
5. Design the proportion of the proposed new building's front façade to be compatible with the front façade proportions of surrounding historic buildings.
6. Select windows and doors that are compatible in and size, spacing, and material with surrounding buildings.
7. Main entrances should be oriented at the front (street) in a manner similar to other structures in the vicinity.
8. Design new construction so that the site and landscaping reflect existing lot and landscaping patterns in the vicinity.
9. Whenever possible, retain site defining features, trees, and significant vistas when designing new construction.

## ADDITIONS



In the picture to the left, the new addition is visually overpowering and incompatible to the original structure in mass, texture and color.

The photo to the right depicts an appropriate addition that does not damage, destroy or obscure the character defining features of the existing building.



## ADDITIONS

1. Construct additions so that the character-defining features of the existing building are not damaged, destroyed or obscured.
2. Locate new additions on an inconspicuous side of the building (usually the rear) if possible.
3. Limit the size and scale of new additions so that the original structure is not visually overpowered.
4. Design additions to be compatible with the original structure in mass, materials, and color.
5. Attempt to construct additions in such a manner that if removed in the future, the original structure's form and character will not be lost.
6. Additions should also adhere to guidelines provided under "New Construction."

# GUIDELINES FOR STREETScape IMPROVEMENTS



## STREETSCAPE IMPROVEMENTS



In the picture to the left, the installation of street trees aesthetically enhances the areas appearance without interfering with commercial activity or signage on the street.

In the picture to the right, signage compliments the appearance of the area. Furthermore, street furniture like benches, street lamps and garbage cans provide important services without detracting from the character of the street.



## STREETSCAPE IMPROVEMENTS

1. Streetscape designs and implementation should not impact negatively upon the historic character of the Village as a whole or any of its individual components.
2. Municipal signage should be kept to a minimum and should be as complementary to the historic character of the Village.
3. Street lights should be based on historic documentation and should be appropriate to the character of the Village.
4. The installation of trees, flowers and other plants should not interfere with commercial activity or signage on the street.
5. The use of street furniture (i.e. benches, bike racks, bollards, phone booths, etc...) is encouraged provided such items are compatible with the character of the Village and durably constructed for long-term public use.
6. Streetscape plans should be developed in accordance with state and national accessibility code requirements.
7. Signage should complement the character of the Village whenever possible and should be affixed to buildings in positions that do not detract from Interlaken's historic character.
8. Whenever possible, utility lines should be buried in conduit-including street light and private service lines.
9. Dumpsters and other trash receptacles should be located out of sight from the street or in inconspicuous locations so as not to obscure significant historic features.
10. If new parking lots are constructed, locating them away from the main street or behind buildings is recommended when possible.
11. Parking lots should maintain existing setbacks and should use appropriate landscaping methods to reinforce the setback and visually soften the appearance of the lot.

## APPENDICES



## APPENDIX A: ADDITIONAL GUIDANCE

The National Park Service is responsible for Preservation Briefs that provide guidance on preserving, rehabilitating and restoring historic buildings. When considering changes to buildings in the Village of Interlaken it may be helpful to consult these Preservation Briefs for more technical advice or direction.

To find specific Preservation Briefs corresponding to the type of preservation, rehabilitation or restoration work you'd like to address, visit the website below.

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Hard copies of these resources are available from the Government Printing Office.

## APPENDIX B: GLOSSARY OF TERMS

**Addition:** any new construction that alters the exterior appearance of a property, site, or building, or that extends or increases the size, or floor area, or height of any existing improvement.

**Aesthetic:** pertaining to a sense of the beautiful.

**Architrave:** is the lintel or beam that rests on the capitals of columns.

**Balustrade:** a low barrier formed of uprights supporting a railing.

**Belt course:** a continuous row or layer of stones, tile, brick or shingles in a wall.

**Brackets:** supports, often located along a gable or roofline, that are used to carry a projecting weight.

**Capital:** the top portion of a column or pilaster that crowns the shaft.

**Character:** the combination of distinguishing attributes belonging to a building, structure or other resource.

**Clapboard:** a board used typically for exterior horizontal siding that has one edge thicker than the other and where the board above laps over the one below.

**Column:** an upright support element that is circular in plan; in classical style architecture is utilized to carry the weight of an entablature or other load.

**Corbels:** decorative brick or concrete that projects from a building's face; these may support a beam, truss, or oriel window.

**Cornice:** the top projecting section of an entablature or any decorative molding along the top of a building, wall, door, etc. that finishes or crowns it.

**Cresting:** a horizontal ornamental element at the top of a parapet or roof ridge, usually made of metal or occasionally of terra cotta.

**Cupola:** a small domed structure rising from a roof or tower.

**Decay:** disintegration of wood or other materials through the action of fungi or insects.

**Dormer:** an opening in a sloping roof, the framing of which projects out to form a vertical wall suitable for windows.

**Element:** one of the constituent parts of a building, for example, the columns.

**Façade:** the principle elevation or elevations of a building, usually the front of a building.

**Lintel:** a small member over a door or window head.

**Masonry:** construction materials such as brick, stone, marble, concrete blocks, granite or stucco that are laid in and bound together by mortar.

**Massing:** volume, magnitude, or overall size of a building.

**Mortar:** a workable paste used to bind construction blocks together and fill the gaps between them.

**Muntin:** a secondary framing member that holds individual panes of glass within a window or glazed door.

**Pediment:** a wide, low-pitched gable on the face of a classical building or any triangular crowning element used over doors, windows, etc.

**Piers:** a solid masonry support, often brick, that is load bearing.

**Pitch:** the slope of a building element in relation to the horizontal, especially in a roof.

**Preservation:** the maintenance of a property without significant alteration to its current condition.

**Rehabilitation:** the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and feature of the property which are significant to its historic, architectural, and cultural values.

**Repointing:** the process of renewing mortar joints in masonry construction.

**Restoration:** the process of returning a building to its condition at a specific time period, often to its original condition.

**Sash:** the perimeter frame of a window, including the horizontal rails and vertical stills, that holds the glass panes; it may be movable or fixed.

**Scale:** the relative dimension, size, degree or proportion of parts of a building to one another or group of buildings.

**Setback:** the distance from a property line to a building.

**Shingle:** a roof covering consisting of individual overlapping elements.

**Shutter:** a solid window covering used to block light and winds

**Transom:** a window above a doorway, separated by a horizontal crossbar, or a secondary window similarly set above a larger window.

**Weather vane:** an instrument for showing the direction of the wind typically used as an architectural ornament to the highest point of a building.