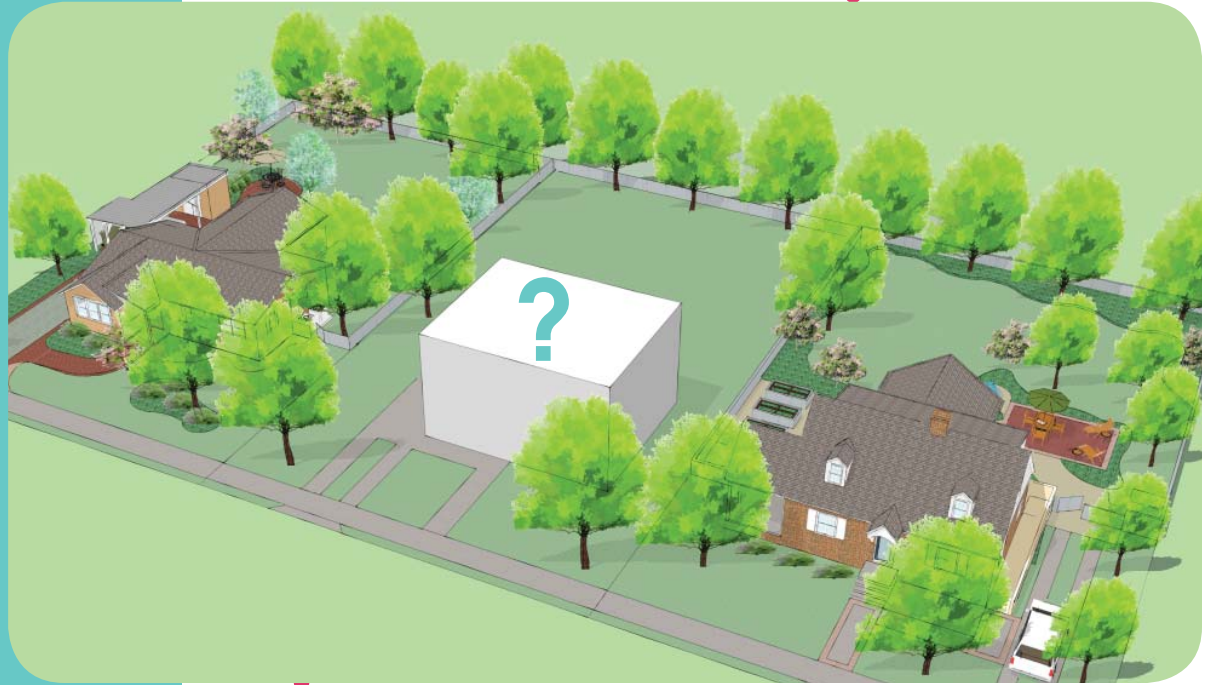


HOMEOWNER'S ENHANCEMENT GUIDE

Chapter 8: *New Houses in the Neighborhoods*



NEW CONSTRUCTION

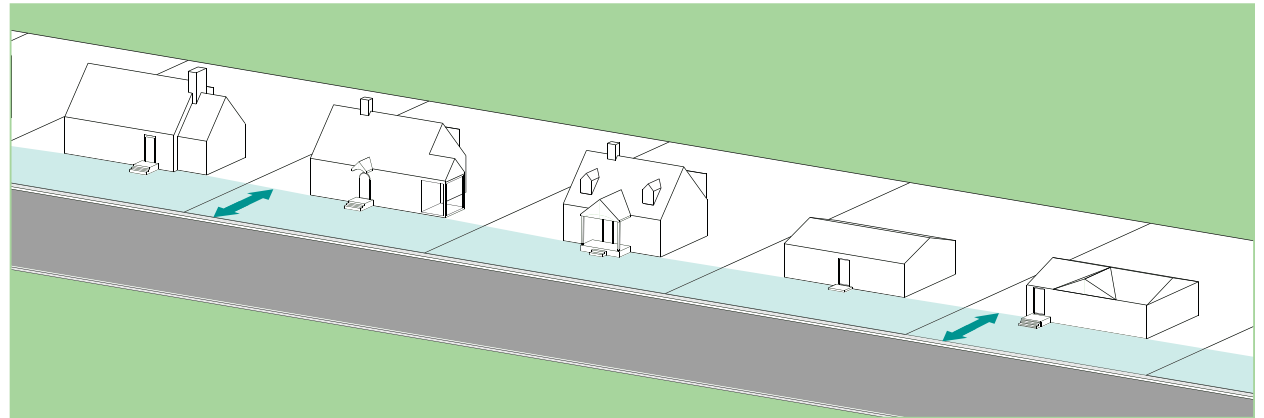
There are limited opportunities for new single-family home construction in most of Henrico County's mid-century neighborhoods. The chance to build a new house can provide an exciting opportunity to create new designs that respect the proportions, styles, and materials used in the construction of the original neighborhood.

LOCATION AND ORIENTATION

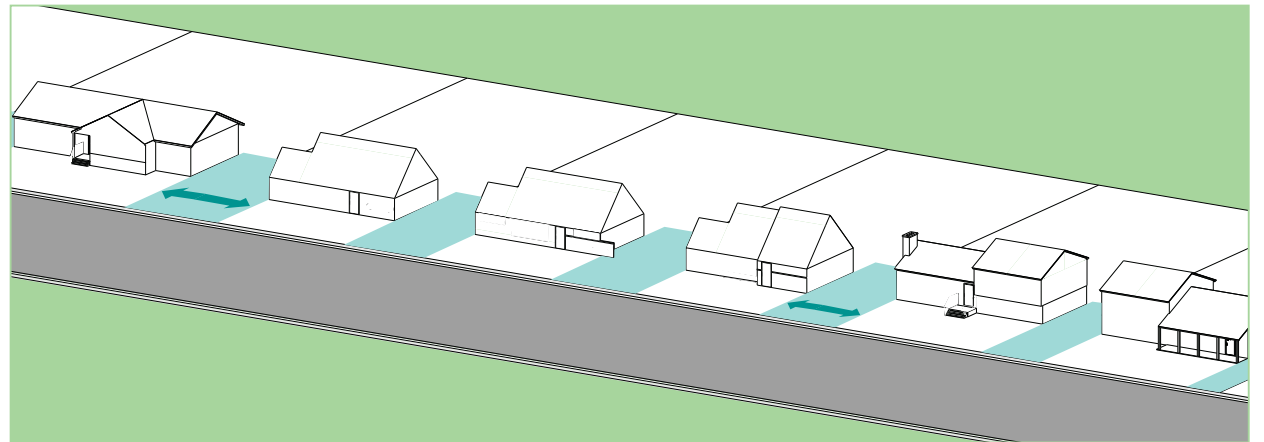
Most houses on Henrico neighborhood streets have a similar depth of front yard and the spacing between houses gives a rhythm to the street. New houses should be sited in a similar way and the front door should face the street.



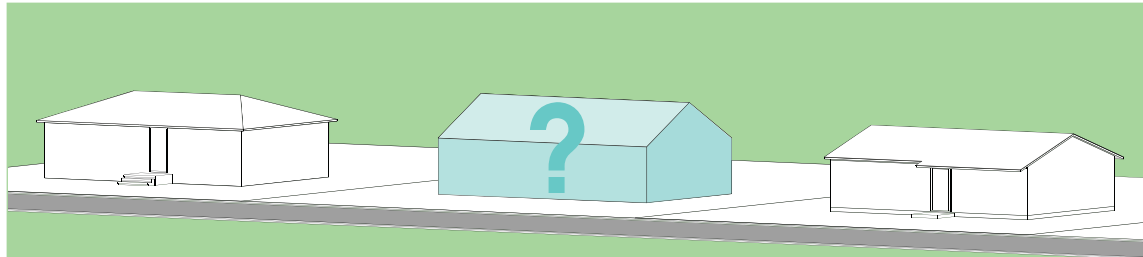
The new house, seen in the foreground, is oriented to the street and respects the setback of adjacent houses.



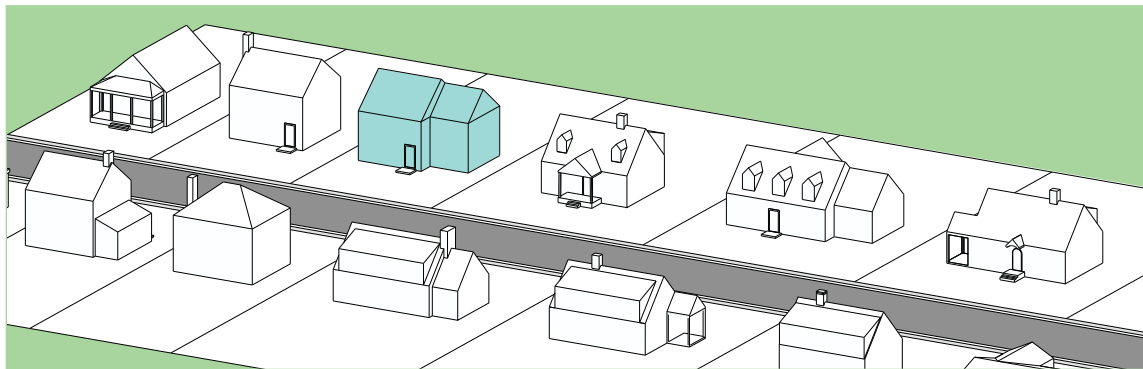
Block by block, houses in Henrico County neighborhoods have a consistent setback from the street as illustrated by the blue shaded area and arrows.



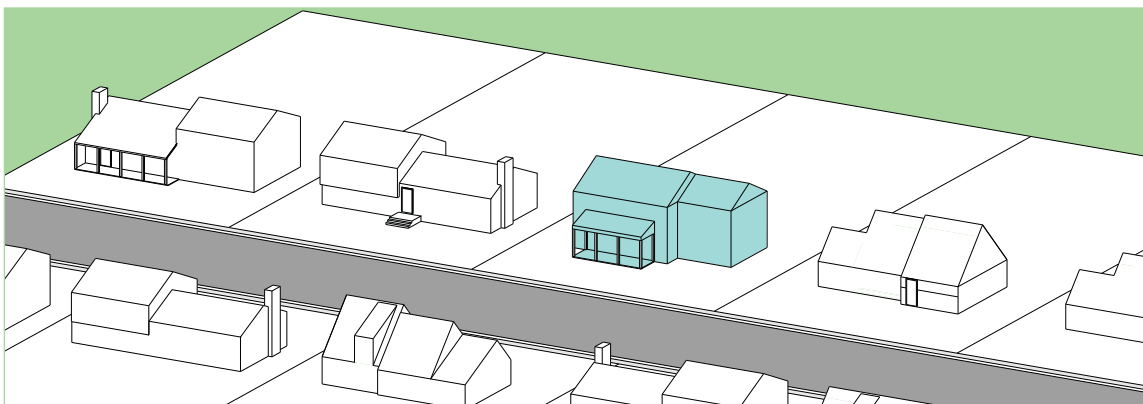
The spacing between houses built in the same time period in each neighborhood is consistent as illustrated by the blue shaded areas and arrows.



It can be a challenge to find the right design for new construction in an existing neighborhood.



The shaded house above provides an example of appropriate size, scale, and massing in neighborhoods with smaller scale houses.



In neighborhoods where houses are slightly larger, the shaded house may have an appropriate mass for new construction.

DESIGN

The design of a new house in a neighborhood does not need to be a copy of the existing houses, but should be compatible in size, scale, and massing.

Most neighborhood houses are simple rectangles, some with small rectangular additions. By keeping the shape of the house simple, it will complement the existing houses on the street.

The arrangement of windows and doors on the front of the house should be similar to those found on adjacent houses.



The new house pictured above shares a similar size, scale and simple massing with its neighboring structures.



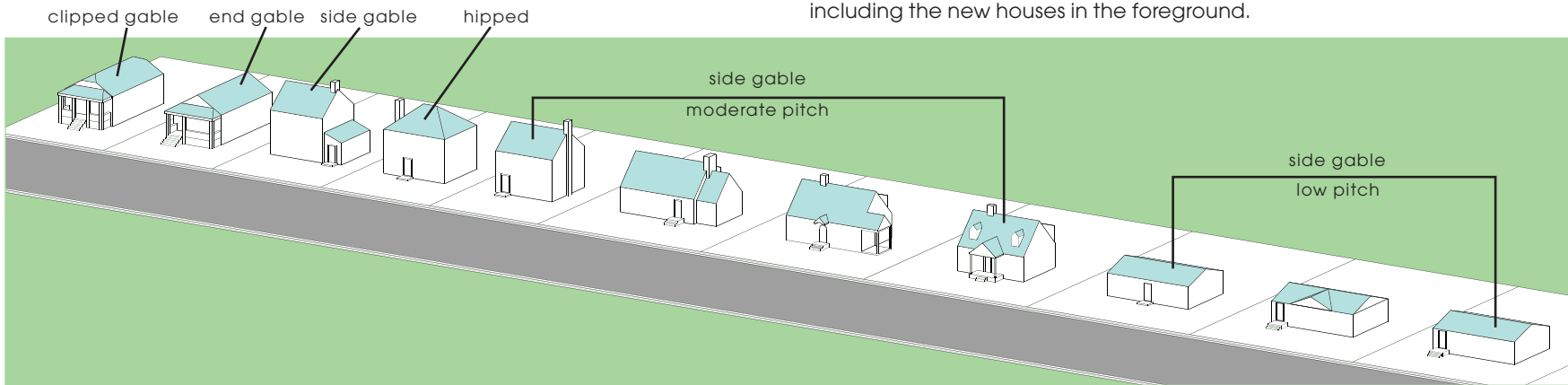
NEW CONSTRUCTION, continued

ROOF

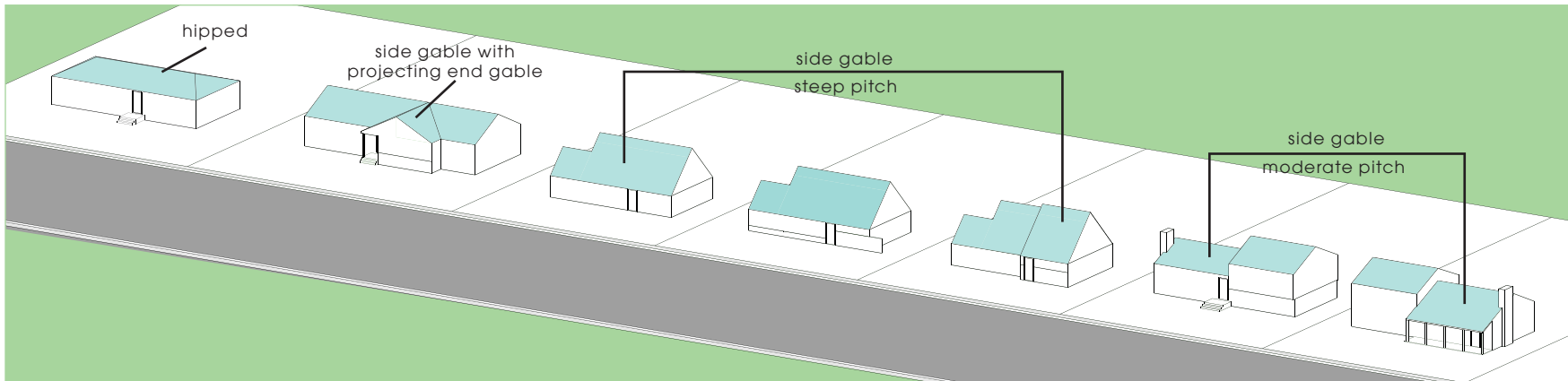
Most existing houses in Henrico County's mid-century neighborhoods have either gable or hipped roofs, or a combination of the two. Look at other houses on the street to determine the most prevalent roof form and pitch.



This street view shows the rhythm created by repeated gable roof forms including the new houses in the foreground.



Roof forms are often dictated by the style and size of the house, as shown above.



Larger houses often use more than one roofline to help reduce the perceived mass of the structure and reinforce the human scale.





An unadorned cornice and cornerboard can provide a minimum amount of traditional detail to a newly constructed residence.

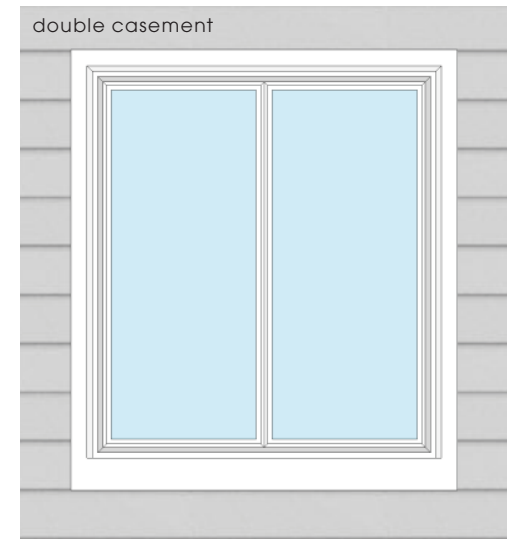
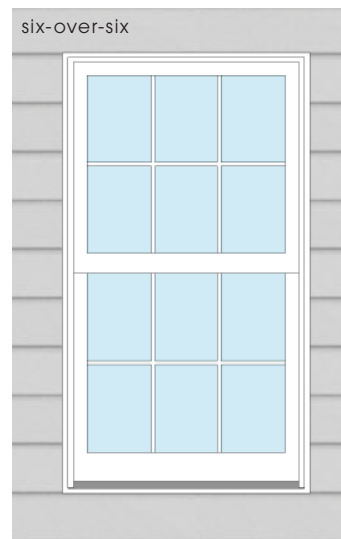
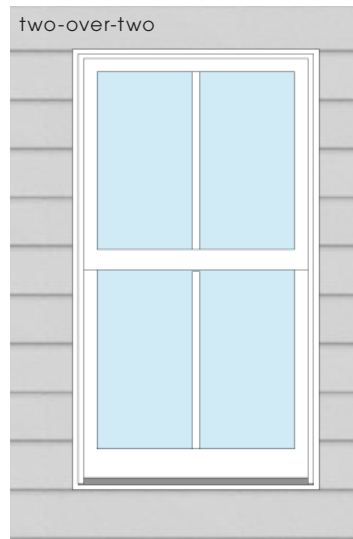
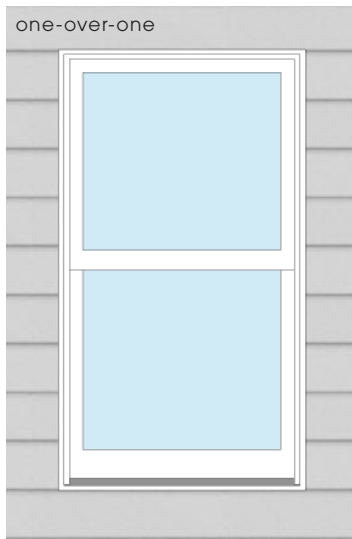


Adding molding to the cornice provides more visual interest and is appropriate in Cape Cod and Colonial Revival style neighborhoods.

DETAILS

Henrico County's mid-century houses generally have simple traditional details. Older neighborhoods with Bungalow and Colonial Revival style houses have the most architectural details. The neighborhoods with Cape Cods, Ranches, and Split Level houses built after World War II have fewer details.

New construction will be most compatible if it follows the precedent of the existing houses in the neighborhood.



The windows styles illustrated above are among those that may be appropriate for new construction in Henrico County's mid-century neighborhoods.



MATERIALS

The most prevalent materials used in mid-century house construction in Henrico County are brick, wood, and artificial siding. Windows are either wood or aluminum. Most roofs are covered in asphalt shingles.

In new construction, you may be able to take advantage of newer materials that approximate the appearance of traditional siding. Some materials, such as fiber cement, may offer a wider range of design options. Among these materials are:



This laminated shingle roof provides three-dimensional visual interest.

ROOF MATERIALS

COMPOSITION SHINGLE - lasts 15-30 years

+	economical, lightweight, easy for homeowner to install
-	lacks texture, definition

LAMINATED SHINGLE - lasts 40-50 years

+	creates three-dimensional interest, more fire-resistant than composition shingles
-	more expensive than composition shingles

STANDING SEAM METAL (ALUMINUM) - lasts 50 years

+	fire-resistant, recyclable, can be installed over composition shingles, available in panels and shingles, doesn't rust, available pre-painted
-	conducts heat, expensive

ARTIFICIAL SLATE - variable

+	made from recycled materials, weighs less and is less expensive than natural slate, replicates appearance of historic material
-	can be expensive to install, relatively new products with a variety of formulations, durability not proven in all cases, can fade





Fiber-cement siding was installed to meet a simple corner board.

SIDING

ENGINEERED WOOD PRODUCTS

+	low cost, stable, less imperfection than hardwoods, paintable
-	cut ends need to be sealed to prevent water damage

VINYL

+	inexpensive, available with insulated foam backing, unlikely to rot or peel
-	dark colors may fade, available colors limited, should not be painted

FIBER-CEMENT

+	fire-resistant, termite-proof, no cracking or rotting, needs painting less frequently than wood, available urethane coating
-	more expensive than other options



MATERIALS, continued

TRIM MATERIALS

ENGINEERED WOOD

+	inexpensive, can be repaired like wood, treated to resist moisture and insect damage
-	decorative trim not always available, needs painting

VINYL/CELLULAR PVC

+	doesn't twist or rot, no knots, long lengths available, can be painted
-	not easy to fix damaged areas

FIBER-CEMENT

+	not affected by temperature and humidity changes, termite resistant, non-combustible
-	needs to be painted or stained, decorative details not available



Ensure that the cornerboards are of an adequate thickness that the siding does not extend beyond the plane of the trim.



A contrasting paint scheme allows this simple trim to make a statement.





Smooth siding and traditional trim details are an appropriate choice in many of Henrico's mid-century neighborhoods.

URETHANE

+	lightweight, can be shaped to resemble traditional trim profiles, can last as long as the building, paint lasts longer than on wood
-	more expensive than other options, affected by temperature and humidity changes

VINYL-CLAD WOOD

+	does not need to be painted, resists cracking, peeling, chipping
-	hard-to-find, only available for window and door trim, may not last as long as other options



Wood-grained fiber-cement trim complements the similarly textured siding.



MATERIALS, continued

WINDOW MATERIALS

VINYL-CLAD WOOD

+	low-maintenance, resists warp or rot, available with wood interior that can be stained/painted
-	limited colors, can crack in cold weather, exterior cannot be painted

FIBERGLASS

+	low-maintenance, interior/exterior can be painted, as energy efficient as wood, durable
-	limited availability and sizes, more expensive than aluminum or vinyl

COMPOSITE

+	more energy efficient than vinyl, can be painted, some made with recycled materials
-	more expensive than vinyl but less than traditional wood

ALUMINUM-CLAD WOOD

+	low-maintenance, resists warp or rot, wood interior can be stained/painted
-	more expensive than traditional wood, exterior cannot be painted

VINYL

+	does not require painting, affordable, less expensive than traditional wood
-	limited color options, cannot be painted, may get brittle and leak over time, colors may fade



New windows should be accompanied by appropriate trim as seen in this traditional vinyl-clad wood, double-hung window example.



These aluminum-clad wood casement windows may be appropriate when a less traditional appearance is sought.

LOOK FOR THE ENERGY STAR LABEL

Energy Star windows can help reduce your energy bills by 7-24%.

www.energystar.gov/index.cfm?c=windows_doors.pr_windows

All Energy Star windows carry a label from the National Fenestration Rating Council. This non-profit organization measures the ability of a window to keep your house warm in the winter and cool in the summer.

<http://www.nfrc.org/label.aspx>

For more tips on  replacement windows, see Chapter 9.

