

Skinker-DeBaliviere

Historic District Standards

I. Statement of Intent

The review of exterior changes to properties in the local historic district is based on several goals: to protect architecturally significant properties; to stabilize and increase property values in district; and the sustainability of historic neighborhoods with a strong sense of place.

More specifically, these Rehabilitation Standards are intended to maintain the buildings' historic architectural character undiluted by the loss of historic elements or original materials. In order to meet this intent, this Statement shall provide overall guidance in the interpretation of the Standards.

The Visibility of proposed changes affects the level of design review; this is referred to below as the Extent of Regulation. Visibility is defined as visible from the public sidewalks and streets in the district, not from alleys or neighbors' properties. This approach retains the historic character of the district while allowing contemporary conveniences and utilities to be located on those areas of the property with little Visibility. Corner properties or those with side yards or adjacent vacant lots will have a greater proportion of the property in the Visible category. Changes in the rear portion of corner properties shall be considered on a case-by-case basis as in most instances the entire property is visible; the scale of the changes and materials used are important considerations for a project on a corner property.

Street-facing façades are Highly Visible; the façade is seen in its entirety and the design of elements and materials are readily perceivable. Some components of a property are Minimally Visible, due to their distance from the public sidewalk, or their oblique angle of Visibility: in such instances materials and details are not as readily perceptible.

The maintenance of architectural character is the purpose of the historic district designation. No building shall have changes made to its Visible portions that are in the category of Remodeling, defined as the alteration of the inherent color of materials; the size, style, or materials of architectural elements; or through

additions or removals that alter a building's historic architectural character. An example of remodeling is the alteration of the size of a front porch and/or its railing, posts, or roof.

The cover or wrapping of Highly Visible historic elements with maintenance-free materials alters their historic character to the extent that such work does not meet the intent of these Standards.

No building shall have changes made to its Visible portions that affect the physical properties of the historic building materials through the application of coatings or treatments that alter their color, surface.

Architecturally significant elements of a building shall be retained rather than replaced. These elements include, but are not limited to, entrances, porches, windows, dormers and façade materials.

When a material is identified in the Standards as an appropriate historic replacement material, it may not be appropriate for every property in the district. A change from one approvable historic material to another is considered to be Remodeling and does not meet the intent of these Standards. An example of this type of change is replacing a slate roof with a clay tile roof.

Property owners may make changes at the rear of their properties with additions, alterations, the construction of a garage, or additions without meeting any Standards *if* the work is not visible from the public sidewalks and streets in the district. Highly Visible changes are subject to the review of scale, materials, architectural elements, and other factors that consider the compatibility of the proposed work with the character of the historic building. Minimally Visible elements may be of a substitute material, but not of a different design.

In some cases, the Standards require the use of an historic material that is more expensive than a substitute material. As the long-term goal is the stability and increase in property values in the historic district, the use of the historically appropriate material is considered to be a long-term investment in the property. An applicant may make an appeal based on economic hardship that is supported by documentation of limited income and assets.

Visible areas of front yards are also reviewed under these Standards. This includes landscape features such as terraces as well as on-premise sidewalks, patios and

retaining walls. Historic patterns for the placement and material of sidewalks and steps shall guide changes to those elements.

These Standards integrate accessibility provisions for people with disabilities and encourage accessibility for private residences. The Standards recognize that accessibility can be accomplished without severely compromising the integrity of historic buildings and the historic district. These Standards shall not be used to claim exemption from accessibility requirements mandated by City, State or Federal law. Similarly, these historic district Standards shall be met when changes are proposed for accessibility. Both goals of retaining historic integrity and accessibility for people with disabilities can be met through the use of sophisticated design solutions.

As new construction or additions to existing buildings should be clearly discernable, compatible contemporary design is the goal. Compatible new construction can be achieved through attention to scale and siting, as well as the use of materials and color.

Existing elements or conditions that are not currently in compliance with these Standards at the time of their adoption shall be considered to be Grandfathered: these elements may be retained until their condition requires replacement or the property owner chooses to do so. At that time, new work will conform to the Standards.

These Standards address common situations and are not intended to anticipate every eventuality that may occur. The interpretation of these Standards shall recognize that due to the physical nature of a property, or other factors, compliance with one or more components of these Standards may be difficult or impossible. In these instances, the intent of the ordinance that designated the historic district and this Statement of Intent shall guide decision-making.

II. Definitions

(Terms defined in this section are capitalized throughout the document)

- **Addition:** A wing, room or other enclosed area attached to an existing building to expand the building's interior space.
- **Approved Window List:** A list maintained by the Cultural Resources Office of replacement windows that have been reviewed and found to approximate the

dimensions and appearance of historic windows and therefore may be used in City historic districts if the material of the replacements is allowed in the district and if the units are correctly sized and installed.

- **Awning:** A light weight exterior roof-like shade that projects over a window or door.
- **Brickmold:** A trim piece covering the joint between a masonry wall and a window frame.
- **Building Division:** The Building Division enforces the City building code, issues building permits, conducts building inspections, demolishes vacant buildings and enforces zoning ordinances.
- **Canopy:** A protective, roof-like covering mounted on a metal framework over a walkway or adjacent to a door.
- **Cast Iron:** A historic building material. A method of manufacturing certain historic iron building elements where molten iron alloy is poured into molds and then machined.
- **Character-defining:** Elements of and the combined design that establishes the building type and architectural style of a building. The loss or alteration of such elements, or the addition of incompatible elements, would cause a building to have a diminished historic appearance.
- **Comparable:** Having sufficiently similar visual characteristics, through materials, color, scale, placement and other factors, to be seen as having a common character.
- **Compatible New Construction:** Construction that is sufficiently similar to nearby buildings in the historic district in size, scale, height, location on the lot, materials and colors that it does not call attention to itself within the streetscape setting. It provides a condition of being visually compatible and is not visually dominant. Compatible buildings exist together without visual conflict.
- **Cornice:** The decorative portion of a building where an exterior wall meets the roof. In addition to being decorative, the cornice often camouflages the gutter and visually supports the roof overhang. Cornices may be made of a variety of materials and designs, incorporating brackets, dentil moldings, and ogee moldings. Cornices are typically constructed of brick, built-up pieces of wood, sheet metal, or combinations of all three materials. As used herein, cornices include crown moldings.
- **Cultural Resources Office:** The Cultural Resources Office is the Preservation agency of the City of St. Louis. Its staff is responsible for review of exterior work within of the City's 17 locally-designated historic districts,

130 landmarks, public parks and buildings, encroachments and demolitions in City Preservation Review Districts and National Register of Historic Districts.

- **Dormer:** A structure projecting from a sloping roof or mansard, usually containing a window.
- **Earth Terrace:** A nearly level piece of land in front of a building with front and/or sides that slope down to the public sidewalk, and that is turfed or otherwise landscaped.
- **Eyebrow:** A wood trim piece placed below the masonry arch of a window or door to create a rectangular opening.
- **Foundation:** The lowest portion of a building, wall or the like, usually of masonry and partly or wholly below the surface of the ground.
- **Grandfathered:** A condition where an existing building element or treatment not in compliance with current historic district Standards may be retained until it becomes necessary to repair or replace the element or treatment, or until the owner chooses to do so.
- **High Merit:** Contributing as a major structure to an existing or potential City or National historic district; or, deserving of consideration for single site historic or Landmark Site designation.
- **Historic, Historically:** Existing in the past in an important way. The term can refer to the original condition of a building, if not documented; it can also refer to changes made in the past that over time have achieved significance and are now considered a part of the history of the building.
- **Infill Building:** A building constructed in the historic district that is later than the majority of buildings in the historic district. As time passes, an infill building may be considered Historic.
- **Inset Gutter:** A gutter or pan that is placed behind a decorative cornice to collect water and divert it to a downspout.
- **Landmark:** any natural site or Improvement (including any park, cemetery, street or right of way) that has a significant historical interest or value as part of the development, heritage or cultural characteristics of the City, state or nation, and has been designated as a Landmark pursuant to the provisions of this ordinance or pursuant to prior ordinance.
- **Masonry:** A family of building techniques that uses stone, brick, or concrete block units, usually joined by mortar, to form walls and other parts of a building.

- **Merit:** Contributing to an existing or potential City or National historic district or having a unique architectural style.
- **Mullion:** A vertical post or other upright that separates two or more units of sash placed in a single opening.
- **Muntin:** A strip of wood or metal that separates and holds in place the glass panes of a window sash or door.
- **Parging:** A thin coat of cementitious or polymeric mortar applied to masonry to smooth the surface and obscure the underlying material.
- **Porch:** A covered and floored area of a building, especially a house, that is open at the front and, usually, at the sides and typically supported by columns and partially enclosed with railings.
- **Parapet:** Those portions of a wall of a building that project above the roof, other than the chimney.
- **Preservation Board:** The Preservation Board is a nine-member panel charged with the administrative review of proposed building alterations and new construction in City historic districts, and with the review of demolition applications in designated areas of the City. The Board is made up of eight members appointed by the Mayor, a combination of citizens and design professionals, and the Chairman of the Aldermanic Committee on Public Safety.
- **Office on the Disabled:** The Office on the Disabled assists the City in complying with the Americans with Disabilities Act (ADA) and provides assistance and advise on ways to make the physical environment of the City as accessible as possible.
- **Rehabilitate:** To preserve significant portions or features of a property which convey its historical, cultural or architectural values while adapting it to serve a contemporary, compatible use.
- **Remodel:** To intentionally change a building by modifying its form, materials or architectural style, through removal or alteration of its character-defining features or through partial demolition.
- **Repair:** To restore to an intact or sound condition by replacing no more than 25 percent of the existing material.
- **Repointing:** The process of repairing mortar joints in a masonry wall, wherein existing mortar is removed to a prescribed depth back from the face of the masonry, after which new mortar is pressed into the joints and properly tooled.

- **Retaining Wall:** A wall of any height that holds back the earth behind it and is used to make changes in grade.
- **Sidelight:** A narrow window or pane of glass set beside a door or another window.
- **Special Window:** A window with sash that is highly ornate, unusual or particularly fine in detail that is a major factor in the historic character of a building.
- **Standard Window:** A window with sash that is typical for the time and style of the building and does not have any unusual qualities.
- **Stoop:** A small porch, platform or staircase leading to the entrance of a house or building.
- **Storefront:** The front of a store or shop at street-level, usually having one or more windows for the display of goods or wares.
- **Stucco:** Plaster or plaster-like material used for surfacing the exterior walls of a building.
- **Terrace:** A relatively level paved or planted area adjoining a building.
- **Transom:** A horizontal window set over the top of a door or other window, either fixed or operable.
- **Visibility:** Terms that describe the effect of visibility as considered in these Standards.
- **Highly Visible:** A term that describes the effect of visibility. A building or element of a building that is Highly Visible is seen in its entirety. A building's front façade and the first 10 feet of each side façade are considered in these Standards to be Highly Visible. **Visible:** A building, structure, element or site that can be seen when viewed from six (6) feet or less above street grade from the street or sidewalk. This is a condition that can be verified, rather than a judgment about the effects of the visibility. The rear facades of buildings on the south side of the 5700-6100 blocks of Pershing Avenue, which face Forest Park Parkway, are considered to be Visible.
- **Minimally Visible:** A term that describes the effect of visibility. A building or element of a building that is Minimally Visible is seen only at a very oblique angle or at sufficient distance so that materials and details are not readily perceived.
- **Not Visible:** A building, structure, element or site that cannot be seen when viewed from six (6) feet or less above grade from the street or sidewalk. This is a

condition that can be verified, rather than a judgment about the effects of the visibility.

- **Visually Compatible:** A condition that describes the effect of visibility. It is achieved when the element or object to be considered is designed and placed to have a minimal visual presence and does not shift the interest, obscure, detract from, or adversely visually affect the historic character of the building.
- **Visually Intrusive:** A condition that describes the effect of visibility in which an element commands, controls or intrudes in the visual perception of a building because of its size, shape, material or color. This condition may occur for several reasons, including but not limited to:
 - The element's size and scale relative to the historic building cause it to obscure or shift the interest from the historic resource;
 - its shape is not aligned with the existing forms, walls, or roof slopes of the building to which it is attached; the material(s) of which the element is made have a distinctly different appearance or texture than those to which it is attached or against which it is seen; or
 - its color and reflective qualities are of a brightness, hue, or tone that contrasts with the brightness, hue, or tone of the building.
- **Visual Conflict:** A condition where an element or building deviates strongly in form, scale, design and/or material from adjacent elements or buildings, so that an inharmonious and disrupting appearance is created that detracts from the building or the district as a whole.
- **Wood Siding:** A wood material (as boards or metals or plastic pieces) forming the exposed surface of outside walls of frame buildings or elements.
- **Wrought-iron:** An historic building material. A method of manufacturing iron building elements in which iron is heated in a forge and shaped while soft, either by bending or hammering. Fences and gate often incorporate wrought-iron elements.

III. Extent of Regulation

These Standards address changes made to portions of buildings and properties that are visible from the sidewalks and streets within the historic district. These areas include street-facing facades; side facades facing wide side yards or vacant parcels; front yards, sidewalks; tree lawns; medians and streets.

IV. Basic Maintenance & Repair

Small repairs and maintenance are necessary to prevent deterioration of a building or landscaping. All exterior alterations that require a Building Permit within the Historic District require approval of the Cultural Resources Office and/or the Preservation Board. In addition, all exterior alterations, except those below, require a permit from the Cultural Resources Office and/or Preservation Board, even if no permit is required from the Plan Exam Section of the Building Division:

- Repair of a single element or a small percentage—no more than twenty-five (25) percent—of existing retaining walls, fences, steps, stoops, porches, decks or awnings. More extensive repair work requires a permit.
- Repair of components of steps, stoops, porches, decks, or awnings (unless the Building Division requires a permit).
- Repair or replacement of a flat roof, (so long as it does not involve coping tiles or other parapet work).
- Roof repair of 10% or less of an architectural element that replicates the existing design, color, material and appearance.
- Painting of wood and/or metal elements.
- Re-glazing, re-puttying and/or replacement of individual wood window components.
- Repair or replacement of gutters and downspouts in the same material, size and placement as existing gutters and downspouts.

Note: the installation of maintenance-free material to cover historic components of the building is not considered routine maintenance and requires a permit.

V. Existing Buildings

A. General:

- All Standards herein apply to visible facades only.
- Remodeling a building to have Character-defining attributes of other buildings in the district that are inconsistent with the building's date of construction, architectural style, scale, proportions or material shall not be approved.
- Where these Standards list acceptable materials, it does not necessarily indicate that a particular material can be approved for a particular building.

- The concealment of Highly Visible historic elements by maintenance-free material, such as the wrapping of wood brickmold, shall not be approved.
- Treatments that may limit the long-term preservation and performance of historic building materials, such as painting of unpainted brick, shall not be approved.

B. Exterior Walls

- Visible historic exterior wall materials shall not be concealed or replaced with materials of a different kind.
- Unpainted masonry walls shall not be painted.
- Painted masonry walls may be repainted with a masonry paint with a flat matte finish, in a color resembling that of the underlying material. The painting of patterns, murals, faux architectural features on Visible facades is prohibited.
- On painted facades, mortar shall not be painted a color that contrasts with that of the façade.
- Masonry walls shall be cleaned with the gentlest means possible. No sandblasting, high-pressure water wash or acidic strippers may be used.
- Repointing shall be done with Type N mortar or softer mortar, and replicate the color, texture and joint profile of the original pointing.
- Wood siding shall be painted and shall not be replaced by aluminum, steel, vinyl or other artificial siding on Highly Visible facades. Cementitious or other paintable siding of the same profile, dimension and texture as the original wood siding may be substituted on Visible facades. Some variance in dimension is acceptable for such siding on Visible outbuildings and garages.
- Stucco and cement materials may be painted any shade of a natural stone color that is present in the historic district.
- Synthetic stone veneers are prohibited on Visible facades.

C. Foundations

- Unpainted foundations shall not be painted.
- Painted foundations may be repainted the color of the underlying material with masonry paint with a flat matte finish in a color resembling that of the underlying material.
- Foundations shall not be Parged or skim-coated with stucco, concrete, mortar or other cementitious material.

- A foundation that has sustained a collapse or other failure may be repaired with another material such as concrete block, but must have a veneer that replicates the original stone in size, color, coursing and mortar joints.
- The preferred method to close existing coal chutes is by retaining and fixing in place the original coal chute door; however, closure with stone to match the existing foundation, recessed 2 inches from the plane of the façade, is an acceptable alternative. Coal chute openings may be replaced with a window in lieu of masonry or new cast iron door. Window must match style of other basement windows and may not have security bars or glass block.

D. Windows

- Special Windows are character-defining features of historic buildings and usually located on Visible locations. Special Windows if at all possible shall be retained and repaired. It is the responsibility of the property owner to prove that a Special Window cannot be retained. If Special Windows must be replaced, property owners shall obtain custom-made replicas in order to preserve the character of the windows.
- Standard Windows have sash that was typical for the time and style of the building, without distinctive Muntins, Mullions, art glass or other significant elements. Standard Windows may be replaced with replacement windows or sashes that duplicate the window in profile, dimension and design, Eyebrows must be retained or replicated. On Highly Visible facades, Eyebrows shall not be inserted where they did not originally exist. (A list of compliant historic replacement windows is maintained by the Cultural Resources Office. For the most recent list, go to:
- <https://www.stlouis-mo.gov/government/departments/planning/cultural-resources/documents/approved-historic-window-list.cfm>). Replacement windows on the List have been approved by CRO as conforming to the dimensions and detail of historic wood windows; the List includes historic replica sash in wood, clad wood, composition and aluminum.
- Replacement units for Standard Windows on street-facing, Visible facades shall fit the opening, replicate any arched sash and appear to replicate historic windows in operation, have brickmold of a traditional profile (beaded or ogee-profile) and shall not introduce any new muntin pattern. Existing muntin patterns shall be duplicated with exterior-applied muntins of the same dimension and profile. Replacement windows that are not on the Approved Replacement Window List shall be evaluated on a case-by-case basis.

- Visible historic brickmold and window frames shall not be concealed with coil stock or similar material.
- Security bars are not permitted on Visible windows above the basement level.
- Window openings on Visible facades shall not be altered in size or permanently closed.

E. Porches, Entrances and Doors

1. Providing accessibility

- The Cultural Resources Office, in consultation with the Office on the Disabled, will determine the extent to which minor alterations that provide for accessibility are acceptable under these Standards and which projects must be referred to the Preservation Board for approval.
- At entrances to commercial spaces and places of public accommodation, thresholds and door framing elements may be modified in conjunction with the use of wide-swing hinges to allow for a clear thirty-two (32")-inch-wide opening.
- Access to commercial spaces and places of public accommodation may require the installation of a ramp or sloped pavement. Such work shall not destroy historic fabric, although providing access to a rehabilitated space is a high priority and shall be provided if at all possible.
- A discreet ramp to the main entrance may be constructed, but only in a manner that minimizes its impact on the historic building. The ramp shall not dominate the front of the building and shall not obscure character-defining architectural features. The use of traditional landscape elements that incorporate a ramp or shield it from view is encouraged. No historic fabric from the entrance steps or stoop shall be removed or significantly impacted by the construction of a ramp.
- Handrails used for ramps shall comply with all requirements for accessibility.
- The use of a power door opener is encouraged to facilitate entry and may be required when landings cannot be provided at both the top and bottom of ramps.

2. General

- No new Porch or entrance shall be constructed on a street-facing façade unless evidence exists that there was originally a porch at the same location. The primary entrance of a building shall not be remodeled or

altered in any way with a new enclosure that obscures the design of the historic entrance.

- No historic Porch, Stoop, Terrace or similar exterior element attached to a Visible portion of a building shall be remodeled in size, design or materials. Such elements on street-facing facades shall not be enclosed.
- Porches may be added to a Highly Visible façade if its design is consistent with that of a historic porch attached to a building of similar age, style and form.
- Wood components of a historic Porch, Stoop, Terrace or similar exterior element or structure attached to a Visible portion of a building shall be replaced with wood or a material that can be painted to appear as wood; existing and replacement wood components of such elements shall be painted.
- Stone components of a historic Porch, Stoop, Terrace or similar exterior element or structure attached to a Visible portion of a building shall be replaced with stone in the same size, color, detail and configuration. Cast stone may be substituted if the cast element replicates, or is comparable to, the element to be replaced in size, color, detail and configuration.
- Unless the historic condition is otherwise, handrails shall be metal at masonry porches and steps; wood handrails shall be used on wood porches and steps. Railings to be added to steps where they did not historically exist shall be designed to be compatible with the existing porch railing or shall be minimal in appearance, with non-decorative balusters.
- Doors abandoned on the interior shall be kept in place and unaltered.
- Replacement doors and entrances shall be appropriate to the age and style of the building. Flush, hollow-core doors are prohibited at any Primary or street-facing entrance. Pre-hung replacement doors shall not be used.
- Storm doors and screen doors of a design that does not obscure the primary door are acceptable. Vestibule-like enclosures at recessed entries, and projecting vestibules, shall not be approved. Storm doors and screen doors should match the character and intent of the original and should fit the original opening.
- Transom windows and sidelights that are part of an entrance design shall not be altered or removed.

F. Roofs and Roofing

- The replacement of a flat roof is general maintenance and does not require a permit except as provided in City Building Codes. Any repair or reconstruction of parapets requires a permit.
- Roof forms, including the roof's location, slope, height and shape; and dormer configurations, including the number, location, size, height, shape and materials, shall not be altered except as provided herein. Dormers may be altered or added only in Minimally Visible or Not Visible locations.
- On sloped roofs where historic roof material exists, that material or an approved replica material shall be used to replace it.
- On sloped roofs, if the historic material is not known, any type of shingle of a medium gray color may be used. However, slate, or synthetic slate is the preferred alternative.
- Special roofing materials, such as patterned slate or clay tile, shall be retained and repaired, or replicated in material and color.
- Dormer wall materials shall replicate the historic material or, above the height of the second story, be a material that appears to be wood clapboard siding with a four-inch reveal. Dormers that historically had shingled walls may be covered with artificial shingles.

G. Cornices and Parapets

- A replacement cornice shall be a design based on the original cornice or the cornice of a similar building and be of a material that replicates the appearance of a traditional cornice material.
- The repair or reconstruction of a parapet shall use material that replicates that of the original. Ornamental components may be replicated through cast materials.
- Cornices with Brick-set or built-in gutters shall be reconstructed in the same manner or a standard sheet metal gutter of appropriate profile and dimension may be integrated into the cornice profile.

H. Roofing Elements

- Replacement gutters and downspouts shall be in a similar location as existing and shall be of metal on Highly Visible facades.
- Existing Visible chimneys shall be retained at full height.

- The installation of vents and piping; skylights; roof-top air conditioning units; and communication devices shall be installed on non-visible portions of roofs or be situated at Not Visible portions of the property.
- The Preservation Board's adopted Solar Panel Policy, "Visual Compatibility Required," shall apply.
- Roof decks and their railings and other elements shall not be visible from any street.

I. Vehicular Doors (Existing)

- Vehicular doors shall not be inserted into a street-facing façade where none historically existed in any building type other than a garage or carriage house. A vehicular door may be inserted into an alley-facing façade if Minimally Visible.
- The replacement for an existing Visible vehicular or garage door shall appear to be of wood and of a historic design.

J. Architectural Elements

- Existing wrought-iron and cast-iron elements shall not be removed or altered in form. Original or historic light standards, lamps, and lanterns shall be preserved through repair and maintenance. If they have been removed, their replication is encouraged when an historic drawing or photograph is available to document what was originally there. All new lighting fixtures, whether free-standing or attached to a structure, shall be either authentic period styling or minimalist contemporary design and shall be of a scale and height appropriate to the building to which they are appurtenant. In all cases, attention shall be given to the quality or intensity of light emitted to ensure that it is compatible with the character of the historic district. No exposed conduit shall be used. Well-designed landscape and architectural lighting is permitted; however, lighting fixtures must either be recessed or be screened by plantings. Security lighting shall not be of a direction or intensity that is invasive of neighboring properties.
- Any newly-installed shutters shall be of the shape, width and height of the historic window opening and shall be operable or shall be mounted as if operable using appropriate hardware.
- An Awning placed above a storefront or window shall be no more than the width of the masonry opening it shelters and be set within that opening if at all possible.

- An Awning shall be of fabric; have one angled slope; may have a valance; and may have either open or closed sides. Lettering identifying a business is allowed on an Awning valance.
- A Canopy may only be placed within a masonry opening to shelter an entrance; a Canopy shall not cover storefront bays or any windows not part of an entrance assembly.
- A commercial sign at a building historically used as commercial shall not exceed a total of forty (40) square feet or five (5) percent of the surface area of the facade, whichever is smaller. The sign may be flush or projecting. One sign per business is allowed on a street-facing façade.
 - A sign shall only be placed on a street-facing façade.
 - A sign shall not be placed on a roof slope, a rooftop, in a location that conceals architectural elements, on a pole, or on any feature separate from the building.
 - All signs may be lit only by fixed, steady front lighting. Backlight is prohibited.
 - Signs must be fixed and silent.
 - Signs painted on windows or attached on the interior of windows, shall not cover more than twenty-five (25) percent of the window area if the sign is opaque and no more than fifty (50) percent of the window area if the design consists of separate letters and motifs and the interior may be seen clearly through it. Lettering may be no taller than four (4) inches.

K. Storefronts

- Historic Storefronts shall be maintained if at all possible.
- Entrances that were historically recessed shall remain so.
- The Cultural Resources Office, in consultation with the Office on the Disabled, will determine the extent to which minor alterations that provide for accessibility are acceptable under these Standards, and which must be referred to the Preservation Board for approval.
- At entrances to commercial spaces and places of public accommodation, thresholds and door framing elements may be modified in conjunction with the use of wide-swing hinges to allow for a clear thirty-two-inch (32") wide opening.
- Access to commercial spaces and places of public accommodation may require the installation of a ramp or sloped pavement. Such work shall not destroy historic fabric, though providing access to enter a rehabilitated space is a high priority and shall be provided if at all possible.

- The use of a power door opener is encouraged to facilitate entry and may be necessary when landing cannot be provided at both the top and bottom of ramps.
- If the storefronts and their entrances are separated into bays by masonry or substantial metal elements, such bays shall be retained, even if the interior space is combined and some entrances are not used.
- All replacement glazing, insulating glass as required by the City Building Code, shall be clear, untinted glass.
- The area of the first floor façade designed as a storefront shall not be expanded or reduced beyond the amount that existed historically. A storefront shall not be added to a building where none existed.
- Storefronts on buildings that are being converted to residential use shall retain the original storefront and shall not be altered in any way so as to disguise the original storefront use.
- When material is removed from a blocked storefront, it shall be removed from its entire height and width, and the entire storefront shall be uncovered and restored as a storefront.
- If an existing Storefront cannot be retained and repaired, the replacement Storefront must be of the same material as the existing storefront and of a size and detailing that approximates the dimensions and detailing of the historic storefront. Wood members shall be painted.
- If the original Storefront does not exist, and there is no evidence of its original appearance, a replacement Storefront of contemporary detailing may be installed. Such Storefront shall have a tripartite arrangement of a Transom, shop window and Bulkhead similar in size and proportion to a historic Storefront configuration, but need not replicate historic detail.

L. Additions to Existing Buildings

- Some historic buildings have existing additions. These additions shall be altered only in ways that are compatible with their original design and with the main building.
- Additions shall preferably be made at the rear of a property and shall not extend beyond the building's side façades.
- An addition shall not be made to a street-facing façade.
- Additions proposed to be placed at Visible façades will be considered but will not be approved except in unusual circumstances. If approved, an Addition shall be set a minimum of half the building's length back from the front

façade; and shall be of subordinate scale and comparable materials to the main building; and shall be designed so that its design, detailing and colors do not visually compete with the historic property.

M. Front Yards: Slopes, Walls, Fences, Paving

- The Earth Terrace shall not be modified in height or reduced in extent to accommodate landscape amenities, including ponds, fountains, and water features.
- Vegetation is not regulated except that the percentage of the front lawn that is lawn or plantings, rather than paved sidewalks, must be comparable to that of nearby properties. Paving of any portions of a front yard does not meet these Standards.
- The Earth Terrace and its slope, where existing, shall be maintained unaltered and no new retaining wall shall be constructed parallel to the public sidewalk, unless the majority of the properties on the block have been so altered (50% or more) or an accessible ramp is installed.
- No landscape wall shall stand in front of or forward of a street-facing façade unless integrated into an accessibility ramp arrangement. Curb-like retaining walls less than eight (8) inches in height may be of cast-in-place concrete or a material that attempts to replicate historic stone.
- No new Visible landscape or retaining wall shall be constructed of non-masonry materials, such as wood timbers. Exposed cast-in-place concrete and concrete block may be used but shall be faced with brick or stone that is of the type, shape, coursing, as common in historic walls in the district, and laid with mortar. Dry-laid stone, ashlar style coursing, and stone that is not in a block shape are not commonly used and shall not be approved.
- A new Visible retaining wall between a street facing façade and the sidewalk shall have a vertical face, not stepped back or sloped, and will have a cap of stone or brick.
- A wrought-iron or cast-iron metal fence, or a metal fence that replicates the appearance of wrought- or cast-iron, less than 48 inches in height, may be placed in front of a street-facing façade of a building.
- Visible high fences, between 48 inches to 72 inches in height when measured from the ground, shall be placed only at or behind the building line of a street-facing elevation.
- Visible high fences may be wrought-iron or cast-iron; boards placed vertically so the structure of the fence is not visible from the street; or a combination of

brick pillars and metal fencing. Chain link fencing and vinyl fencing of any type are prohibited in any Visible location.

- Visible masonry walls placed as privacy fences shall be vertical in section and faced with brick or stone that is of the type, shape and coursing, common in historic walls in the district, and shall be laid with mortar. Dry-laid stone, ashlar-style coursing, and stone that is not in a block shape are not in the commonly used categories and shall not be approved. A stucco or poured concrete finish is prohibited.
- At street-facing façades, on-premise and public sidewalks shall be cast-in-place concrete with an exposed small aggregate finish. They shall meet both the façade and public sidewalk at right angles and not be curved.
- No new on-premises or public sidewalks shall be brick. If repairs to an existing brick sidewalk are not possible, a cast-in-place concrete sidewalk with an aggregate finish shall be installed. When existing brick sidewalks are repaired, they shall meet specifications to provide a stable, firm, slip resistant and sufficiently smooth surface to be a part of an accessible route.
- The width of the public sidewalk shall not be altered unless it is to provide an accessible way. The width of on-premises sidewalks traditionally has been narrow; the width may be expanded by 5 percent, or to meet the width common on the blockfront. The width of the sidewalk shall not be made wider than the front porch steps and shall not dominate the front yard.

N. Yard Structures

- Storage sheds larger than 6-foot by 6-foot or taller than 84 inches are prohibited in Visible locations.
- Prefabricated metal or fiberglass storage sheds are prohibited in visible locations.
- Other structures proposed to be built in the yard, such as swimming pools, gazebos, pergolas, tree-houses, chicken coops and playhouses, shall be placed for least visibility. If these structures are Visible, traditional design and finished wood materials, painted or opaque-stained, are required.

O. Infill Buildings

- Any alterations made to an Infill Building considered to be Merit or High-Merit must not alter its character; the Standards applicable to historic buildings in the district shall be applied to it as well.

- An infill building or a later addition to a historic building determined not to be Merit or High Merit, may be altered. Any additions or alterations must be compatible with both the existing building and the surrounding structures.

VI. Demolition

City Ordinances #64689, as revised by #64925, and Ordinance #64832, provide demolition review criteria that are hereby adopted to address proposed demolitions of buildings located within the district.

In conjunction with the use of those criteria, these additional criteria shall be addressed.

- Demolition of any building or portion of a building that fronts a street for the construction of a surface parking lot shall not be approved under any circumstances.
- A proposal for demolition of one or more historic buildings that would also include the preservation of High Merit or Merit building in need of substantial rehabilitation, may present reasons for the approval of demolition.
- If an Applicant offers substantial evidence that the building, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition may merit approval if the applicant or current owner did not allow the building to deteriorate through neglect.
- Any proposed deconstruction or moving of a building, or any other action that has the same effect of demolition, shall be reviewed as a demolition.

VII. New Construction

- All new construction within the historic district shall be compatible with the nearby historic buildings and the historic district as a whole. A new building shall not have elements or materials that are Visually Dominant.
- A new building shall have an appearance that represents the proposed use. For instance, a residential building shall have the overall presence of a residential building.
- A new building shall have windows in all street-facing façades and an entrance in a street-facing façade.
- A new building need not replicate a historic style found in a district or in nearby buildings.
- A new building may be contemporary in design as long as it is compatible with nearby buildings in the district.

- Color is regulated to the extent that proposed colors would create a condition of visual dominance and therefore incompatibility.
- Compatibility cannot be achieved if more than one major or a small number of minor aspects of these Standards are not met. Latitude in interpretation shall be given only to projects where there is a very limited context of historic buildings, site conditions are such that they impact the building's design: or other unusual conditions that shall be expressly noted.

A. Alignment and Setback

- A new building shall have its front façade aligned with the front façades of adjacent buildings, or the dominant alignment of the blockfront if there is some variation.
- A new primary building shall be sited at the building line of the street.

B. Massing, Scale and Proportions

- The massing, scale and proportions of a new building shall be comparable to that of the adjacent buildings or to the common overall building massing within the block, and on the same side of the street. Compatible massing is determined by height, width, roof shape, and number of stories.
- Compatibility in scale— the overall size and massing of the building— is achieved through comparable heights of cornices, floor-to-ceiling heights; heights of first floors above grade, and the dimensions of dormers, window and door openings, and other such components of the design.
- Proposed variations from compatible heights should have a rationale derived from the building's use or based on its location within the district.

C. Ratio of Solid to Void

- Comparable ratios of solid to void—the percentage of opening to solid wall—in a new building and nearby historic buildings ensures compatibility.
- The total area of windows and doors on the front facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.

D. Exterior Materials

- Dominant exterior materials on street-facing façades shall be consistent with the historic fabric of the neighborhood.

- A compatible dominant material is likely to be a brick, in a nearly uniform color range; reclaimed brick shall not be used on a façade unless it is uniform face brick. Non-traditional colors of brick not present in historic buildings within the district, shall not be considered to meet the requirement for compatibility.
- Non-historic materials that can be painted, such as cementitious siding, in clapboard or panel forms, are compatible secondary materials.
- Materials that simulate masonry materials that are not laid with mortar shall not be approved.
- Vinyl siding and exterior insulated finish system (EIFS) panels are prohibited on any street-facing or highly visible façade.
- Materials that have the condition of being visually dominant, in terms of contrast with traditional building materials, due to their scale of unit, joint pattern, texture, brightness, hue, or tone, shall not be approved as the dominant façade material. Such materials may be used as accent materials.
- When more than one material is used on a façade, the lighter materials shall be positioned above heavier materials; for example, siding shall be placed above brick, but not brick above siding.
- Materials utilized on street facing and Highly Visible façades should return at both side façades of the building a minimum of 2 feet plus the width of the side yard or gangway between the new building and the adjacent building.

E. Roof Forms and Materials

- A new building's roof shall have a form that is common on nearby buildings.
- Roof materials shall be those common in the district, although composite shingles on sloped roofs are considered to be compatible in most instances.
- Flat roofs shall be edged with parapets.

F. Windows

- All street facing and Highly Visible façades shall have window openings that provide a ratio of openings to solid wall that meets the stated requirement.
- Fenestration patterns should be compatible with those in the historic district, such as placing windows in bays and aligning horizontally with neighboring houses.

- Windows shall be vertically proportioned, generally in a ratio of 1:2 or 1:3, width to height, unless the windows replicate the proportions of the other historic windows on the block. Windows may be grouped in an opening, but each sash must be taller than it is wide.
- The windows should operate, or appear to operate, in a manner consistent with historic properties on the block.
- Materials may be wood, clad-wood, composite, aluminum, or vinyl. If muntins are used, they must be applied to the exterior of the window and have a projecting profile.
- Basement egress windows and windows with large exterior wells shall be placed in Minimally Visible locations.

G. Entrances and Doors

- If a porch is proposed, it shall be compatible in size, components, and location to other porches in nearby buildings. Visible porches must be constructed of brick, stone or wood. If wood, all porch elements shall be painted.
- A door shall be placed in a street facing or Highly Visible façade.
- Paired French doors and patio doors shall not be placed in the front façade or front half of a Highly Visible side façade.

H. Garages and Other Secondary Buildings

- New garages, garageports, and carports shall be placed directly behind a house, be accessed from the alley, and have garage doors that face the alley.
- All garages and other buildings and structures shall be compatible in scale, design, and materials of other buildings on the property, and be placed to limit visibility.