



Ozark Historic Preservation Commission

OZARK HISTORIC PRESERVATION COMMISSION

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INTRODUCTION: Historic Preservation in Ozark

Commonly Asked Questions

What is the Ozark Historic Preservation Commission (OHPC) and what does it do?

The OHPC is authorized through City Ordinance 420.010 to promote protection of buildings, structures, and landscapes that are deemed aesthetically or architecturally significant in the interest of promoting the educational, cultural, and general welfare of the City.

This is accomplished in a number of ways, as listed in the ordinance, but one of the most notable ways is by identifying some of the most historically significant properties and districts in Ozark and listing them on the local Ozark Register of Historic Places. OHPC also assisted in the designation of the Ozark Courthouse Square National Register District.

Why should I list my property on the Ozark Register of Historic Places?

Having your property listed on the local register signifies and fosters civic pride in the cultural distinctiveness of our town, furthering our attractiveness to visitors, prospective homebuyers, and customers of local businesses. Nationally, the property values of buildings listed under the protection of local designation are stabilized, or more often, they increase in value even in an economic downturn. See economist Donovan Rypkema's articles on the value of historic preservation in Missouri and nationwide, found on the City of Ozark website. Local listing provides the greatest protection of a historic property since the City Ordinance (Historic Preservation 420.010) mandates OHPC review of exterior alterations in order to obtain a Certificate of Appropriateness (COA).

How do I get my property listed on the Ozark Register of Historic Places?

Download an application online or pick one up at the Planning & Development office at City Hall. OHPC members or staff can answer questions you may have about filling out the application, or refer to the guidance publication National Register Bulletin 15 "How to Apply the National Register Criteria for Evaluation" used to evaluate the historical significance and integrity of properties.

How do I know if a property is on the Ozark Register of Historic Places or in a Historic District?

Consult the list of properties currently included on the local Register [here](#), which includes all properties located within the Ozark Downtown Historic District. This zoning map indicates listed historic properties or properties located within a historic district. This map and the Register list can also be obtained at the Planning & Zoning office at the Ozark City Hall.

What are the rules protecting properties listed on the Ozark (local) Register of Historic Places

The City Ordinance (Historic Preservation 420.010) mandates review of exterior alterations in order to obtain a Certificate of Appropriateness (COA). The Ozark Historic Commission must approve any exterior alternations (including signage), repairs, construction, or demolition of properties listed on the Ozark Register of Historic Places, including any properties located within Historic Districts. If approved, the OHPC will issue a Certificate of Appropriateness which is an official document required in order to conduct exterior work on all properties listed on the local Register or located within a Historic District. The COA does not preclude the need for a work permit as required by the Planning and Zoning Department.

Important: *Even if a building permit is not required for a proposed project, a COA is always required for exterior alterations to properties on the local Register of Historic Places or properties located within a designated Historic District. The application for a COA can be downloaded online at www.ozarkmissouri.org under the Historic Preservation section, or obtained from the Planning & Zoning Department at the Ozark City Hall.*

Do I need a Certificate of Appropriateness (COA)?

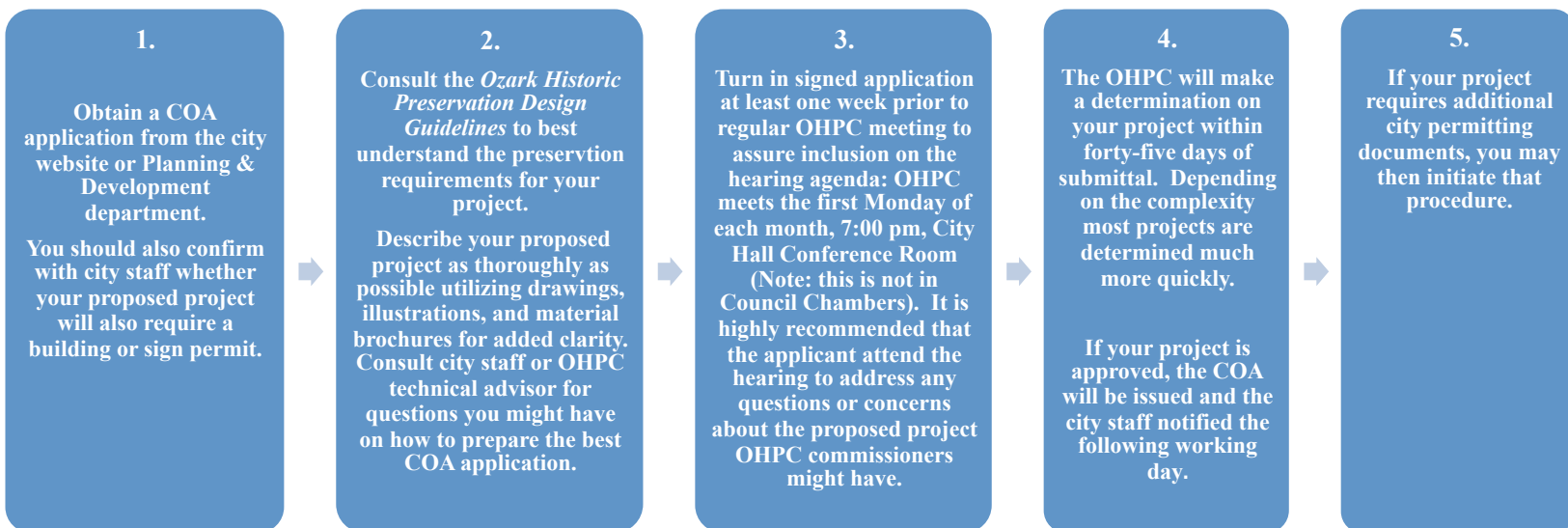
The Ozark Historic Preservation Commission (OHPC) requires that owners of structures listed on the Ozark Register of Historic Places and all structures located within an Ozark Historic District must obtain an approved COA for any exterior alterations, repairs, additions, new construction, or demolition. To determine if your property is listed on the Ozark Register of Historic Places or located within an Ozark Historic District consult the Historic Preservation section on the city website (www.ozarkmissouri.org), or contact the city Planning & Development department.

Note that some non-historic buildings are located within a historic district and are subject to the same regulations as those listed on the register. The OHPC does not review interior augmentations. A COA is required for structures listed on the Ozark Register for all projects, even those that may not require a permit from the city's Planning & Development department. Examples of projects that require a COA but not a permit from Planning & Development include painting; awning installation or replacement; signage installation, including re-facing of existing signs; lighting installation on structures, signs, or landscapes; door, window, or siding replacements; re-roofing; and landscaping.

How to Obtain a Certificate of Appropriateness (COA)

It is OHPC's goal to make the application process clear, smooth, and efficient for the building owner. Obtain a COA application from Planning & Development department at City Hall, 205 North 1st Street, or download a copy from the city website at www.ozarkmissouri.org located in the Historic Preservation section. The OHPC conducts COA hearings at regular meetings scheduled the first Monday of each month, at 7:00 pm in the Conference Room of City Hall.

To obtain approval for your proposed project, follow these steps.



OZARK PRESERVATION DESIGN GUIDELINES

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Preservation Requirements

The Ozark Historic Preservation Guidelines augment the Secretary of Interior's Standards & Guidelines (<http://www.nps.gov/history/hps/tps/standguide/index.htm>) by identifying the historic characteristics that are uniquely Ozark and worthy of preservation and protection. These guidelines are intended to clarify for the Ozark property owner the specific elements of a good preservation project design so the process of obtaining approval can be quick, smooth, and straightforward.

The Historic Preservation Ordinance 420.010 (www.ozarkmissouri.org) contains essential information with regard to the full obligations and rights of the property owner and it should be consulted in the process of preparing an application for listing on the Ozark Register of Historic Places and/or an application for Certificate of Appropriateness (COA) for a proposed preservation project on a structure already listed.

There are architectural, and sometimes landscape, features that are recognized as particularly important in defining the historic character and quality of a structure and its setting. Refer to <http://www.nps.gov/history/hps/tps/briefs/brief17.htm> for discussion on what characteristics and features of historic buildings are considered most important for preservation.

While each structure is unique, there are basic elements that are considered when evaluating historic integrity and character defining features of existing buildings that should be targeted for **Preservation Maintenance**, and these are addressed in **Section I** of the Ozark Design Guidelines. In **Section II** the Guidelines address **Additions** to existing structures; **Section III** provides guidelines for required maintenance of **Non-Contributing Structures** within a historic district; **Section IV** explains the impact of, and provides guidelines for, **New Construction** within a historic district.

SECTION I: PRESERVATION MAINTENANCE OF EXISTING BUILDINGS

The historic buildings in Ozark have served families and businesses for generations, and these buildings have changed over the years in response to new needs, or new technologies that make occupying the buildings more accommodating. OHPC recognizes this and strives to work with owners in establishing a balance between long-term preservation concerns and the changing needs of building occupants.

While each building is unique there are some general guidelines that typically apply to exterior preservation work. This section is organized according to the architectural elements that are most essential in maintaining the historic integrity of buildings, and they are:

- I.a. ROOFS**
- I.b. EXTERIOR WALLS**
- I.c. PORCHES & ENTRIES**
- I.d. WINDOWS & DOORS**
- I.e. COMMERCIAL STOREFRONTS**
- I.f. LIGHTING & SIGNAGE**
- I.g. LANDSCAPE FEATURES**

SECTION I.a. ROOFS

The original roofline of any historic building is a critical and highly visual design component that should be retained and preserved.

Changes and additions (such as dormers) to the roofline would cause an adverse affect to a building's historic integrity and characteristics. Additions to the building should not drastically alter the overall character of the original roofline.

Examples of the primary roofline changes that are *not recommended* include:

- Altering primary roof shape: hipped, gambrel, mansard, gabled, shed, flat;
- Altering roof pitch;
- Adding dormers, skylights, or other non-historic additions on visually prominent street elevations;
- Changing the roof style of existing dormers



This historic Victorian house has a complex roof system that helps define its architectural character. Its configuration should be preserved and maintained.

SECTION I.b. EXTERIOR WALLS

SECTION I.b.1 Siding and Trim

The original wood siding is a significant character-defining feature on historic residential buildings in Ozark and should be retained and appropriately maintained by keeping it painted and protected.

Synthetic or metal siding is *strongly discouraged* for its deleterious effects on the structure and on the historic character. The application of non-historic siding alters or obscures architectural details such as trim, especially around windows and doors, and changes the historic quality of painted wood. For information about artificial siding on historic buildings, please consult the *Preservation Brief 8* at www.nps.gov/history/hps/tps/briefs/brief08.htm.

Often the installation of artificial siding can alter, obscure, or result in the loss of important trim elements (i.e., roof brackets, corner boards, cornices, and window & door casings). As noted above, these original features contribute greatly to the historic qualities of buildings and should be properly maintained and protected.

Damaged wood elements should be repaired, not replaced. When irreparable or missing, they should be replaced with in-kind materials and design. However, new decorative trim features should not be added to buildings if it did not exist historically. Historic photographs can help in determining the presence and design of missing trim treatments.

SECTION I.b.2 Masonry

Masonry is a distinctive architectural element and should be properly maintained through professional repointing and cautious cleaning.

Cleaning of masonry should be considered only in extreme cases, for the removal of the naturally occurring protective patina may cause fabric erosion and accelerate damage or deterioration. When cleaning is deemed truly necessary, it should not be conducted with harsh methods such as sandblasting, high-pressure water, or other abrasive measures. Cleaning should utilize the gentlest means possible such as mild water-based detergents, soft bristle brushes, and un-pressurized water (use no greater pressure than can be achieved from a garden hose). In extreme cases, a *pre-approved* chemical product may be considered. For information about appropriate cleaning methods and coatings, please consult the *Preservation Brief 1* at <http://www.nps.gov/history/hps/tps/briefs/brief01.htm>. For more information about the dangers of abrasive cleaning of historic buildings materials, see the *Preservation Brief 6* at <http://www.nps.gov/history/hps/tps/briefs/brief06.htm>.

Graffiti on masonry should be removed using only the gentlest methods possible: mild detergent, soft bristle brush, and unpressurized water. For more difficult removal issues, the OHPC can direct you to approved products available. For further technical information about graffiti removal on masonry, see *Preservation Brief 38* <http://www.nps.gov/history/hps/tps/briefs/brief38.htm>.

Coatings or paint materials should not be applied to masonry unless it is a historically documented design element of the original structure. *Pre-approved* masonry sealers may be considered on a case-by-case basis when deemed advisable. The application of paint or other coating in lieu of mortar repointing is not considered an appropriate treatment alternative.

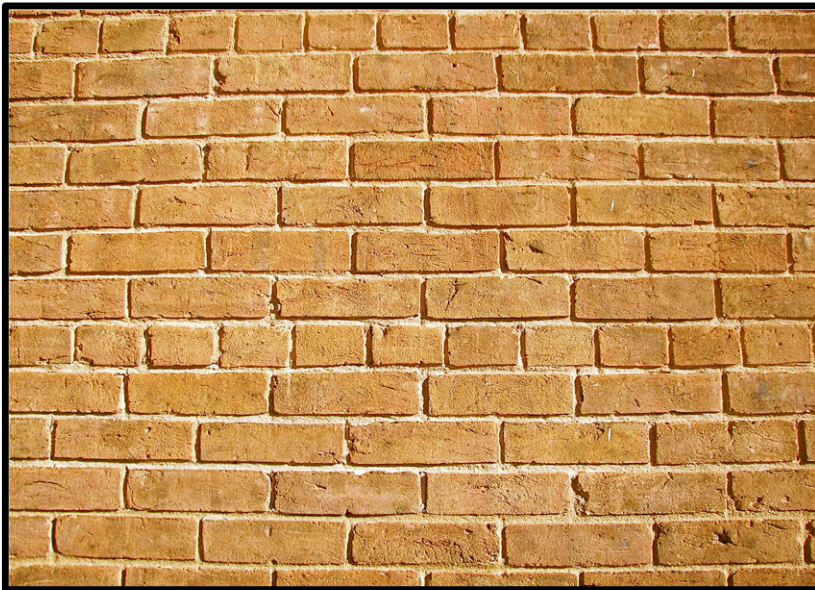
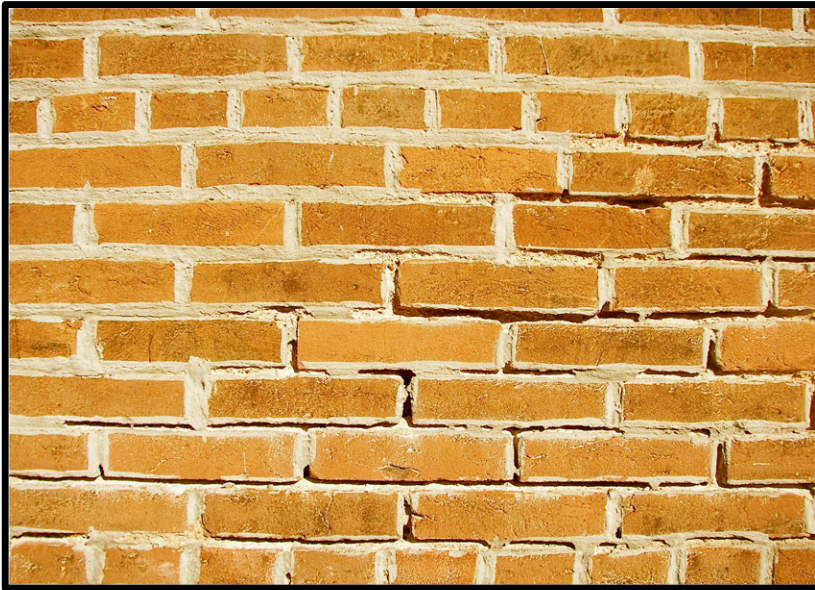
For more information on how to evaluate and repoint masonry, consult the *Preservation Brief 2* at <http://www.nps.gov/history/hps/tps/briefs/brief02.htm>. For information about the preservation of historic concrete consult the *Preservation Brief 15* at <http://www.nps.gov/history/hps/tps/briefs/brief15.pdf>. For information about the preservation of historic cast stone (as seen on buildings in Ozark Downtown Square Historic District), consult the *Preservation Brief 42* at <http://www.nps.gov/history/hps/tps/briefs/brief42.htm>.

SECTION I.b.2 Masonry, continued



In this building, years of paint application to the first story masonry resulted in an unsightly appearance of various paint layers and colors. The best preservation approach is to remove the inappropriate paint by the gentlest means possible (no sand blasting or high pressure water spray), then repoint the mortar.

Repointing masonry with new mortar can be potentially deleterious, and must be carefully planned with regard to mortar mix used. Historic bricks are typically much softer than the contemporary hard-fired, machine-made bricks, and so was the historic mortar mix used in masonry construction. Too often, repointing or repairs of historic masonry are made using standard new construction masonry cement mixes that are quite hard and incompatible with soft historic brick masonry units. An overly hard cement mortar added to a soft brick masonry wall will cause the historic bricks to spall, crumble, and/or break during cycles of wet/drying-freeze/thawing. In all cases, mortar must be mixed to be softer than the masonry units. Ideally, during the planning process the historic mortar (and/or historic masonry units) should be tested for degree of hardness and the replacement mortar mixed accordingly.



▀ The masonry in the upper left image illustrates inappropriately repointed mortar joints that were over filled (upper left corner), resulting in joints that are flush with the brick face. The original mortar joint depth can be seen in the lower right portion of the wall where the replacement mortar has fallen out; this original joint depth should have been maintained in the repointing process.

▲ Instead of properly repairing this brick masonry wall (above), patches of hard cement were used to fill large voids where original brick units were missing. The result is not only unsightly, it severely degrades the original masonry pattern and historic integrity of this wall. The use of hard cement (Portland) on soft historic brick will cause further damage as the processes of freezing and thawing take effect.

◀ The masonry wall at left was properly repointed by matching the original mortar color and composition, and maintaining the original joint depth.

SECTION I.b.2 Masonry, continued

This same evaluation process should be applied to stone masonry, as different stone materials have varying degrees of hardness. Note that besides stone masonry, many historic structures have cut stone foundations and thresholds that should be protected and preserved. Cast concrete is used in several historic buildings, such as the county courthouse and the Baptist church on the northeast corner of the downtown square. In both examples, the architectural elements are critical character defining features and need to be protected and preserved in similar fashion as with real stone features.



Cast stone masonry foundation on historic County Courthouse building and represents an important architectural characteristic.



Cast stone is used on this building in details on the entry stair, surrounding entry doors, wall caps, and other wall accents.

SECTION I.b.3 Metals

Architectural metals represent important design elements that require proper maintenance and protection. The metals most often used in historic Ozark include cast iron elements such as thresholds and columns on commercial buildings; metal guttering or cornices; and pressed sheet metal siding used on building exteriors, and copper trim.



Many of the 19th century commercial buildings in the Downtown Historic District contain storefront elements of various metals. This storefront has columns and thresholds of decorative cast iron and a tin cornice. Metals must be protected from rust and corrosives through the use of appropriate coatings specially designed for metals.

SECTION I.b.3 Metals, continued



◀ The early historic photograph at left confirms that the metal wall sheathing on the upper stories of both façades was part of the original design.

The stamped pattern seen at left, and below left, is a rough-hewn stone block



◀ Decorative wall sheathing made of stamped metal was a popular storefront treatment used throughout the Midwest during the late 19th and early 20th centuries.

These original metal elements should be retained and properly maintained to avert deterioration from rust and corrosion.

SECTION I.c. PORCHES & ENTRIES

The porch is an important design feature representing a visual declaration of the building's entrance and a character-defining architectural element that should be retained and preserved.

Historic porches varied in size and design, but typically occupied a large portion of the façade, sometimes wrapping around one or more side elevations. Large porches provided sheltered outdoor space for its tenants, while smaller porches provided shelter for visitors awaiting the occupant's arrival at the door.

Porches were an extension of the interior space of residential buildings and considered a very important design element that should be retained and properly maintained. Repair deteriorated materials, and replace only missing or severely damaged elements. If a porch is missing, its reconstruction should be based on evidence to indicate size and style whenever possible. This can be accomplished using historic photographs, remnant foundations or, if available, historic Sanborn Insurance Maps. For valuable information about the preservation of wood porches, see *Preservation Brief 45* at (<http://www.nps.gov/history/hps/tps/briefs/brief45.htm>).



I.c Porches and Entries, continued



◀ The reconstructed rear porches at left successfully reflect the historic character of the building with the use of painted wood and a railing design that is compatible in size and style.

▶ When new materials are used to repair or restore porch elements they should be visually compatible with the historic structure in style and appearance. In the case at right, the new wood material should be painted to reflect the trim of the building.



I.c Porches and Entries, continued



Often building owners wish to enclose large front porches to create an all season livable space. As illustrated in images here, this greatly impacts the visual quality and historic integrity of the building and should not be considered. However, depending on the visual prominence of a rear porch, enclosing may be considered on a case-by-case basis.



SECTION I.d. WINDOWS & DOORS

Windows and entry doors are extremely important character defining features of any building and should be protected. These openings help define the overall stylistic character of a building, together creating a rhythm that should be conserved.

Repair original window elements instead of replacing. If repair is not feasible, or if the original windows are missing, replacement windows should match original design as reflected in the following:

- Trim should match original in material (typically wood) and decorative treatment;
- Frame and sash material (wood or metal);
- Glazing patterns (numbers and arrangement of glass elements: i.e., one-over-one, two-over-one, two-over-two, etc.), sizes of panes, and do not use tinted glass;
- Operation, such as double-hung, casement;
- Size of window frame must not be larger or smaller than original opening. Do not attempt to reduce or partially fill the opening to accommodate an ill-fitting replacement window).

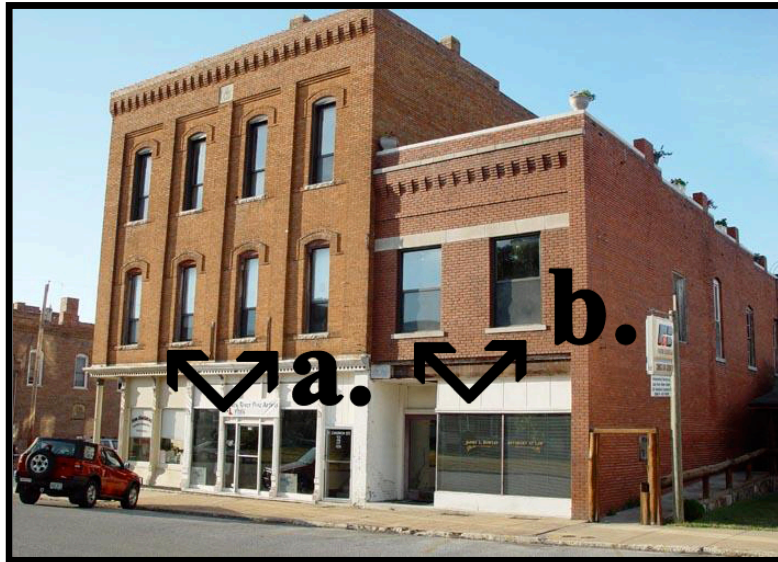
If primary entry (façade) or prominent side entry door is missing, use a replacement that reflects original (or typical for the building style) design in terms of materials (wood), style (paneled, with glazing), and size. Avoid metal storm or screen doors that obscure original design and historic qualities of the entry. Retain and repair original trim, and do not conceal or fill-in transoms and/or sidelights (windows).

SECTION I.d. Windows & Doors, continued



The use of ill-fitting replacement windows greatly impacts this building's architectural aesthetics and historic integrity. Compare the original window design seen in the second story to the third story replacements. The replacement windows are much too small for the window opening, which necessitated filling the remaining space with other materials.

SECTION I.d. Windows & Doors, continued



◀ The image at left shows inappropriate modern metal replacement windows (a. & b.) in upper stories of both buildings.



◀ The image at left shows appropriate replacement windows of painted wood. Historic photographs were used to determine the configuration of replacement windows: in both buildings replacement windows are double-hung with two-over-two divided panes.

SECTION I.e. COMMERCIAL STOREFRONTS

Storefronts contain the entries and display windows of commercial buildings, as seen in the Downtown Historic District. They are essential character-defining features that must be retained and preserved.

The components of commercial storefronts that should be protected and preserved in downtown Ozark are unique to each building, but typically include the following features:

- large display windows with clerestory windows above;
- recessed entry with transom window;
- the entry porch often has historic tile mosaic flooring, a decorative tin ceiling, and possibly a light fixture;
- the entry thresholds and storefront footings are most often limestone;
- entry doors may have sidelights;
- various metals are common as seen in cast columns or corner posts, kick plates, window casings, and pressed metal wall sheeting.

See the *Preservation Brief 11* for further information about elements and appropriate treatments for commercial storefronts at www.cr.nps.gov/hps/tps/briefs/brief11.htm.

Awnings of canvas duck became popular on commercial, and eventually residential buildings, after the Civil War until the mid-20th century when modern aluminum and later vinyl materials were adopted. Triangular shed awnings with free-hanging valances are traditional and appropriate for most historic window, door, and storefronts installations.

Please refer to the *Preservation Brief 44* for the full history of canvas awning at <http://www.nps.gov/history/hps/tps/briefs/brief44.htm>.

SECTION I.e. Commercial Storefronts, continued



Before image of two commercial storefronts with inappropriate modern windows, signage, and wall treatments that cover original brick masonry.



Storefronts *after* removal of wall covering and paint, installation of wood windows and entry doors with configurations that were based using historic photographic documentation. Note use of canvas awnings and paint palette that accentuates architectural detail of original storefront elements.

SECTION I.e. Commercial Storefronts, continued



◀ Image at left illustrates (a.) the concealment of original storefront details beneath paint and plywood panels; and (b.) the total loss of original storefront, replaced with a contemporary commercial metal and glass storefront, and the recessed entry eliminated; in the building on right (c.) the storefront transom glass and horizontal window base concealed beneath layers of paint.

▶ Below left is the intact original storefront and entry (far left) after removal of plywood and paint. The fully restored storefront with recessed entry is far right.

▲ Below right shows the intact original storefront that was revealed after removal of paint from the transom windows and storefront base. The base is faced with stone held in place by copper anchors.



SECTION I.e. Commercial Storefronts, continued



◀ The missing storefront on previous page was recreated using historic photographs, such as the ones here.

▼ The scene below provided clues as to the recess of the entry. Also helpful was the remnant physical evidence discovered on the original floor that indicated the footprint and dimensions of the original storefront entry.



SECTION I.e. Commercial Storefronts, continued



► The historic image above left provides evidence of the configuration of the original storefront as well as the historic use of stamped metal sheeting on exterior walls.

▲ The image above shows the concealment of the original storefront with inappropriate modern materials, including a shake awning. Note the intact stamped metal sheeting in upper wall.

◄ The image at left illustrates that once the inappropriate materials as seen above were removed, the original storefront elements were still intact. Only minor repairs were required which included replacement of broken or missing glass panes and re-painting.



SECTION I.e. Commercial Storefronts, continued

Commercial storefronts are designed to attract customers and display merchandise. Where appropriate, contrasting paint colors can be used to accentuate architectural features (such as sign boards, or door and window trim) that, in turn, accentuate the commercial display and entry.



▲ Here, the use of paint has resulted in a masking effect so that the storefront blends (due to a lack of contrasting color) with the rest of the structure, obscuring its distinctive purpose.



▲ The building on the left above has been painted a single color from cornice to foundation, masking not only its architectural nuances but obscuring its storefront entry and display. The building on the right has contrasting colors that distinguish not only the architectural features, such as the cornice, but the two storefronts are also vibrantly accentuated.

SECTION I.f. LIGHTING & SIGNAGE

Lighting and signage can greatly impact the aesthetic qualities of a historic district and therefore their designs should be given careful consideration.

I.f.1 Lighting

The downtown historic district, and historic neighborhoods should strive to significantly limit or eliminate night sky pollution caused by up-lighting and over-lighting structures and landscapes. To find out more about the effects of light pollution in the world, see this article from NASA (http://science.nasa.gov/science-news/science-at-nasa/2001/ast01nov_1/).

All exterior lighting should be low-level and directional so as not to flood the building, yard, or spill over to the sidewalk, street, or neighboring properties.

Dusk-to-dawn or motion activated lighting should be limited to alleyways and rear areas, should avoid up-lighting that causes excess light pollution, and should illuminate only the subject property.

I.f.2 Signage.

Sign materials should be painted wood, metal, or an approved non-shiny (plastic/vinyl appearance) material that successfully mimics the characteristics of these two materials.

Design should be simple using few colors and minimal information (business name, address, phone) for maximum legibility.

Flush mounted signs should be proportioned to the building size (or sign location) and not obscure significant architectural details.

Freestanding signs should be mounted low to the ground, at pedestrian level: fixed within a landscaping feature likely would be appropriate, but signs mounted on tall poles are not.

Internally illuminated cabinet signs are not appropriate within a historic district or associated with a historic building. Illumination should be external, unobtrusive, non-glaring, low intensity, and avoid spill over or up-lighting

SECTION I.f. Lighting & Signage, continued



◀ Signage on commercial buildings in the Downtown Square Historic District should be above clearstory windows, and if illuminated use only external lighting fixtures, as seen at left. Signage materials should give impression of a painted metal or wood, and not appear as a plasticized or vinyl material.

▶ Projecting signs such as below left should have no dimension greater than 3 feet. Decorative brackets such as seen here are highly encouraged for use.



◀ Cabinet style signs with internal illumination, as seen at left, are not appropriate in historic districts. Additional cabinet signs such as this will not be approved for use on historic buildings or within historic districts.

SECTION I.g. LANDSCAPE FEATURES

When a landscape feature, such as a retaining wall, was integral to the original design of a building it should be retained and properly maintained as a historic element.



Retaining walls are often associated with historic residential buildings in Ozark. The poured concrete retaining wall and driveway shown here are important landscape design elements that help to define the unique character of the structure.

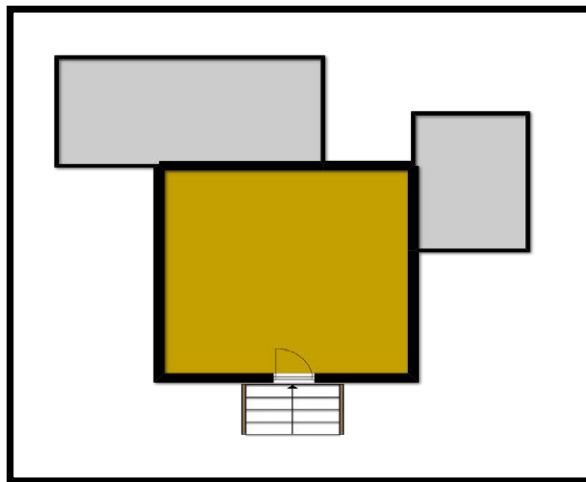
SECTION II. ADDITIONS TO EXISTING BUILDINGS

Additions should not overpower with regard to size, scale, or relative position of the original the original historic structure.

When planning an addition or expansion of the original footprint, the impact of such augmentations to the historic integrity with regard to massing must be considered. It is recommended that additions be compatible in size and style with the original structure; they should strive to be unobtrusive; they should not be disruptive to the overall historic scale and qualities of the original structure. Typically, this is accomplished by keeping new construction smaller in scale and located toward the back of the original structure; if located on a side elevation it should be recessed so as not to challenge the façade. Ancillary buildings should be subordinate to the original structure in scale and location.

To avoid adversely impacting the historic quality or integrity of a listed or contributing historic building within a historic district, new construction should be designed with the following recommendations:

- Additions should be compatible in scale, massing, and materials so as not to obscure or overpower the original building;
- Historic design elements may be taken from the original building, but the addition should not be so imitative as to give a false sense of history. The new addition should be complementary to the historic qualities of the original so to appear as new construction, yet not create a jarring visual distinction;
- Additions should be located on an elevation that is least prominent, preferably the rear or side elevation (see illustration below).



Additions should be located on an elevation that is least prominent, preferably the rear. If located on a side elevation it should be positioned toward the rear half of the wall to avoid over powering the historic footprint or primary façade.

SECTION II. Additions to Existing Buildings, continued



◀ The additions to the building at left are positioned to the back and sides of the original building footprint; they are smaller in scale and mass; and they use similar building materials which result in additions that are visually compatible and unobtrusive to the historic qualities of the original structure.

▶ The addition to the church building at right is constructed of modern metal and glass materials, which are incongruous with the historic brick masonry of the original building. The addition is more than half the height of the original building and projects well beyond the original façade, which result in a visual disruption to the historic integrity of the structure.



SECTION III. NON-CONTRIBUTING BUILDINGS WITHIN A HISTORIC DISTRICT

Alterations to non-contributing buildings should strive to remain or become compatible with contributing historic buildings when possible, but should not be re-designed to create a false sense of history in an effort to “blend in.”



▲ Although located within the Ozark Square Historic District these buildings have no historic integrity because their original storefronts were removed and replaced with modern metal wall coverings, commercial metal doors, and plate glass.



▲ New facades were fabricated using architectural elements that are compatible with the historic storefronts within the historic district: these elements include storefronts of painted wood, glass, and recessed entries, use of brick details, and canvas awnings.

SECTION III. Non-contributing Buildings within a Historic District, continued



◀ The contemporary single story brick building at left is a non-contributing building within the historic district, but its use of brick masonry, windows with divided lights, and awnings enable it to be visually compatible with the historic buildings (such as the three-story building seen at right). Also appealing are the goose lamp style lighting fixtures above the awnings.

▶ The contemporary building at right is a non-contributing building within the historic district. The use of paint in a colorful historic palette was a simple and inexpensive approach in making it more visually compatible with the historic buildings within the district. The large glass display windows could be made less domineering by the addition of canvas awnings.



SECTION IV. NEW CONSTRUCTION WITHIN A HISTORIC DISTRICT

New construction should be designed for compatibility with the neighboring properties in terms of scale and massing, materials, setback, and roof design but should not attempt to mimic historic buildings and cause confusion.



The building on the right is not compatible within the historic district due to its use of materials (log with pitched roof), and its low height and severe setback on an overly large lot disrupt the rhythm of scale of the historic buildings on the block to the left. Proposed new construction such as this will not be permitted within the historic district.

REFERENCES and RESOURCES

“The Economic Power of Restoration,” Donovan D. Rypkema, Restoration & Renovation Conference, Washington, DC, January 15, 2001.

“The Economics of Historic Preservation (in Missouri),” Donovan D. Rypkema, St. Charles, Missouri, September 11, 2008.

“Why Historic Preservation is Smart Growth,” Donovan D. Rypkema (undated).

National Park Service *Preservation Briefs* (<http://www.nps.gov/tps/how-to-preserve/briefs.htm>)

Online guidance on preserving, rehabilitating, and restoring historic buildings

- 1 **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
- 2 **Repointing Mortar Joints** in Historic Masonry Buildings
- 3 **Improving Energy Efficiency** in Historic Buildings
- 4 **Roofing** for Historic Buildings
- 5 The Preservation of Historic **Adobe Buildings**
- 6 **Dangers of Abrasive Cleaning** to Historic Buildings
- 7 The Preservation of Historic Glazed Architectural **Terra-Cotta**
- 8 **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
- 9 The Repair of Historic **Wooden Windows**
- 10 Exterior **Paint Problems** on Historic Woodwork
- 11 Rehabilitating Historic **Storefronts**
- 12 The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
- 13 The Repair and Thermal Upgrading of Historic **Steel Windows**
- 14 New **Exterior Additions** to Historic Buildings: Preservation Concerns
- 15 Preservation of Historic **Concrete**
- 16 The Use of **Substitute Materials** on Historic Building Exteriors
- 17 **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
- 18 Rehabilitating **Interiors** in Historic Buildings — Identifying Character-Defining Elements
- 19 The Repair and Replacement of Historic **Wooden Shingle Roofs**
- 20 The Preservation of Historic **Barns**

- 21 Repairing Historic **Flat Plaster**—Walls and Ceilings
- 22 The Preservation and Repair of Historic **Stucco**
- 23 Preserving Historic **Ornamental Plaster**
- 24 **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
- 25 The Preservation of Historic **Signs**
- 26 The Preservation and Repair of Historic **Log Buildings**
- 27 The Maintenance and Repair of Architectural **Cast Iron**
- 28 **Painting** Historic Interiors
- 29 The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
- 30 The Preservation and Repair of Historic **Clay Tile Roofs**
- 31 **Mothballing** Historic Buildings
- 32 Making Historic Properties **Accessible**
- 33 The Preservation and Repair of Historic **Stained and Leaded Glass**
- 34 Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
- 35 Understanding Old Buildings: The Process of **Architectural Investigation**
- 36 Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
- 37 Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
- 38 **Removing Graffiti** from Historic Masonry
- 39 Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings
- 40 Preserving Historic **Ceramic Tile** Floors
- 41 The **Seismic Retrofit** of Historic Buildings: Keeping Preservation in the Forefront
- 42 The Maintenance, Repair and Replacement of Historic **Cast Stone**
- 43 The Preparation and Use of **Historic Structure Reports**
- 44 The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
- 45 Preserving Historic **Wooden Porches**
- 46 The Preservation and Reuse of Historic **Gas Stations**
- 47 **Maintaining the Exterior** of Small and Medium Size Historic Buildings

National Park Service *ITS Bulletins* (<http://www.nps.gov/tps/standards/applying-rehabilitation.htm>)

Assists building owners in applying the Standards to rehabilitation projects. Each Bulletin references the relevant standards. The bulletins are case-specific and are provided as guidance only; they are not necessarily applicable beyond the unique facts and circumstances of each case.

1. Interior Plan: Changes to **Shotgun Interior Plan**
2. Garage Door Openings: New **Infill for Historic Garage Openings**
3. New Additions: New **Additions to Mid-Size Historic Buildings**
4. Exterior Doors: **Inappropriate Replacement Doors**
5. **Exposed Interior Brick**: Removing Interior Plaster to Expose Brick
6. Significant Spaces: Preserving Historic **Church Interiors**
7. Interior Finishes: Painting Previously **Unpainted Woodwork**
8. Interior Alterations: Interior **Alterations to Detached Residences** to Accommodate New Functions
9. Porches: Inappropriate **Porch Alterations**
10. Stair Tower Additions: **Exterior Stair/Elevator Tower Additions**
11. School Buildings: **Interior Alterations to School Buildings** to Accommodate New Uses
12. School Buildings: Rehabilitation and **Adaptive Reuse of Schools**
13. Storefronts: Repair/Replacement of **Missing or Altered Storefronts**
14. Adding New Openings: **New Openings in Secondary Elevations** or Introducing New Windows in Blank Walls
15. Industrial Interiors: **Treatment of Interiors in Industrial Buildings**
16. Loading Door Openings: **New Infill for Historic Loading Door Openings**
17. Interior Parking: **Adding Parking to the Interior** of Historic Buildings
18. New Additions: **New Additions to Mid Size Historic Buildings**
19. Interior Finishes: **Deteriorated Plaster Finishes**
20. School Buildings: **Converting Historic School Buildings** for Residential Use
21. Adding New Openings: **Adding New Openings** on Secondary Elevations
22. Adding New Openings: **Adding New Entrances** to Historic Buildings
23. Windows: **Selecting New Windows** to Replace Non-Historic Windows
24. Corridors: Installing **New Systems in Historic Corridors**
25. Interior Finishes: Altering the Character of **Historically Finished Interiors**
26. Entrances and Doors: **Entrance Treatments**
27. Awnings: **Adding Awnings** to Historic Storefronts and Entrances
28. Corridors: **Corridors in Historic Highrise Apartment Buildings** and Hotels
29. Garage Doors: **Adding Vehicular Entrances and Garage Doors** to Historic Buildings
30. New Entries: **New Entries on Mill Buildings**

31. Interior Features: Retaining **Distinctive Corridor Features**
32. Roofing Materials: **Slate Roof Treatments**
33. Secondary Elevations: **Alterations to Rear Elevations**
34. Additions: Completing **Never-Built Portions of a Historic Building**
35. Interior Plans: Changes to **Shotgun Interior Plan**
36. **Rooftop Additions**
37. Rear Additions: **Rear Additions** to Historic Houses
38. Alterations Without **Historical Basis**
39. Site and Setting: Changes to **Historic Site**
40. Corridors: **Corridors in Historic School Buildings**
41. Incompatible Alterations to the **Setting and Environment** of a Historic Property
42. **Industrial Bridges** in Mill Complexes
43. Converting **Fire Escapes to Balconies** in Mill Complexes
44. Subdividing Significant Historic **Interior Spaces**
45. Adding or Modifying **Fly Lofts** on Historic Theaters
46. Modifying Historic **Interior Railings** to Meet Building Code
47. **Rooftop Additions** on Mid-Size Historic Buildings
48. Replacement of **Missing or Altered Storefronts**
49. Designing Compatible **Replacement Storefronts**
50. Reusing **Special Use Structures**
51. Installing **New Systems** in Historic Buildings
52. Incorporating **Solar Panels** in a Rehabilitation Project
53. Designing New **Additions to Provide Accessibility**
54. Installing **Green Roofs** on Historic Buildings
55. Retaining **Industrial Character** in Historic Buildings
56. Alterations Without **Historical Basis**