DESIGN GUIDELINES

for

Twin Falls Downtown Historic District & Twin Falls City Park Historic District

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Prepared for the
City of Twin Falls Historic Preservation Commission
by McKibben + Cooper Architects

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CHAPTER 1: INTRODUCTION

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Twin Falls' historic districts were created to protect the special history and character of this richly storied Idaho city. The buildings, streets and parks in these districts were created as the center of commerce, culture and residential living when towns were easily and comfortably walkable and business done with a handshake. They represent the largest collection of historically significant and architecturally important commercial, ecclesiastical, and cultural buildings in the City. Design guidelines provide a unique opportunity to preserve and enhance the intact historic character of the downtown as a place to live, work, and gather, and to provide a stimulus for revitalization and economic development.

To preserve and enhance these valuable community resources for future generations requires thoughtful planning and conscientious maintenance. Creating historic preservation guidelines, ordinances, review and approval processes help protect the special character of historic districts, creating a sense of history and place sustaining property values, and spurring economic development.

These guidelines provide property owners and design professionals with clarification of the requirements of the Secretary of the Interior's Standards for Rehabilitation with suggestions for techniques to preserve and enhance the historic qualities of the Districts. These Guidelines provide a basis for the Historic Preservation Commission to make informed, consistent decisions about alterations and proposed new construction to buildings and sites. Before design begins, it is recommended that there be a consultation with City staff about the guidelines and the approval process, to prevent delays and minimize added costs to developers and builders.

Property owners, developers, and builders are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and preservation consultants, for the best possible outcome.

Glossary
Clarification of terms and definitions used throughout these Guidelines can be found in Chapter 9.

Basic Approaches to Changes to an Historic Structure:

- **Preservation** focuses on the maintenance, stabilization, and repair of existing historic materials and retention of a property's form as it has evolved over time.
- **Restoration** depicts a property at a particular period of time in its history, while removing evidence of other periods.
- **Reconstruction** re-creates vanished or non-surviving portions of a property for interpretive purposes.
- **Rehabilitation** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

1.1 Purpose and Use of these Guidelines

PURPOSE

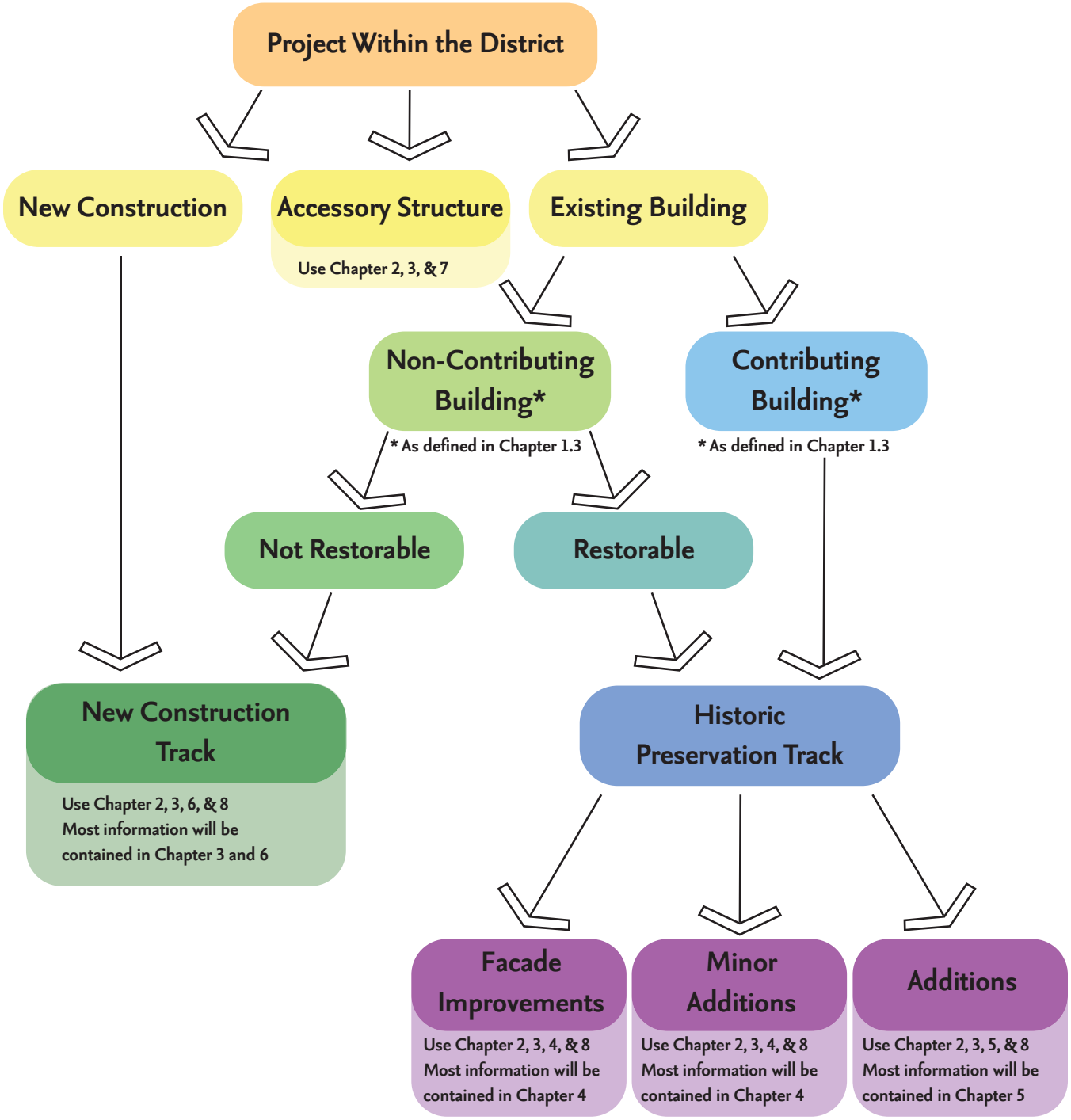
The Purpose of these Guidelines is to:

- Provide citizens, property and business owner with information and guidelines on the appropriate treatment of properties within the districts and direction for compatible new construction.
- Provide reference to and clarity in the application of the Secretary of Interior's standards for historic properties.
- Provide the basic principles of historic preservation and urban design to create an environment that is scaled to the pedestrian, and respects the unique, cohesive settings of historic districts.
- Provide a guidance for decision-making for the Historic Preservation Commission.
- From the historical surveys, define characteristics of each district, and its buildings, and identify the Contributing and Noncontributing Structures.
- Provide additional resources to use for appropriate rehabilitation, additions, and new construction within the districts.

Image Credit: National Park Service Survey

USE

Follow the diagram below to help determine the relevant and applicable sections for your particular project.



Principles and Benefits of Historic Preservation

- **Historic, Authenticity, and Character** are retained for the local heritage when architectural buildings are preserved.
- **Quality of Life** is increased when a place offers a rich diversity of experiences, including buildings, public spaces, monuments and art from different eras.
- **Flexibility, Adaptability** allow historic buildings to accommodate modern businesses and residential lifestyles.
- **Construction Quality** may be unique in historic buildings, displaying special materials and artisan techniques.
- **Economic Benefits** include the rise of property values within historic districts as well as decreased vacancy levels. Rehabilitation often costs less than new construction.
- **Environmental Benefits** include energy savings obtained by retaining building materials and assemblies (less embodied energy for reuse) and reduced materials sent to landfills. Nationwide studies show that more money stays in the local economy by use of local labor and materials.

1.2 The Historic Design Review System and Basis for Authority

Under State and local law, building owners and developers must apply for a Certificate of Appropriateness from Twin Falls City Planning Department before they can proceed with their planned renovation or construction activity. Certificates of Appropriateness are granted by the Historic Preservation Commission after review. City staff has the authority to approve minor exterior alteration requests, but significant changes that may require greater discretion and interpretation require Commission approval.

IDAHO LAW

Idaho Code 67-4608 requires the Commission to account for and limit the degree of change in "exterior features" in a historic district. These include architectural style, general design and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material and type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures and natural features such as trees and shrubbery. This list is not all-inclusive. "General arrangement" extends to the manner in which a structure relates to the site where it is located or proposed. State law does not allow the Commission to consider interior arrangement (although this may be useful in determining how to arrange the proposed alteration so that its exterior features remain congruous within the project's setting and the district). State law provides that the Commission may grant a Certificate of Appropriateness only when the applicant demonstrates that the proposed project SHALL NOT result in construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or natural features in the historic district which would be incongruous with the historical, architectural, archeological, or cultural aspects of the district. Because the term "incongruous" is used in Idaho's controlling law, these Guidelines likewise use that term, or its antonym, congruous. "Incompatible" is synonymous with "incongruous." "Compatible," a term used in many nationally-recognized publications, treatises, guidelines and standards regarding historic preservation, for the purposes of these Guidelines is synonymous with "congruent" and "congruous." "Harmonious" also may be used as a synonym for congruous. The character, or "sense of feel" conveyed by these districts promotes an identity unique to the district.

SECRETARY OF THE INTERIOR'S TEN STANDARDS FOR REHABILITATION

The Secretary of the Interior has adopted Standards for Rehabilitation ("Standards") contained in a larger work entitled The Secretary of the Interior's Standards for the Treatment of Historic Properties. The Standards "are only regulatory for projects receiving federal grant-in-aid funds; otherwise the Standards and Guidelines are intended only as general guidance for work on any historic building."

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Example of Contributing Building

1.3 Definitions of Contributing, Non-Contributing Structures, and Integrity

The "Period of Significance" of an historic district is the time during which the area gained its architectural and historical importance. 50 years is generally considered the amount of time that must pass before a property or a collection of properties can be evaluated for historic significance. By law, the term 'historic property' means any building, structure, area or site that is significant in the history, architecture, archeology, or culture of this state, its communities, or the nation. In addition to being from a historic period, a property must possess 'integrity', which is relevant within historic districts because it establishes whether a sufficient percentage of the structure, area or site dates from the period of significance (See 'Integrity').

The following definitions explain the difference between Contributing and Noncontributing Structures in the districts.

Example of Contributing Building

A **Contributing Structure** is a property which retains a high degree of integrity; the historic fabric is intact and few alterations have occurred. If additions have been made more than 50 years ago, the additions may be seen as part of the evolution of the property.

Example of Non-Contributing Building

A **Noncontributing Structure** is a property which is outside the period of historical significance or is within the period of significance but has been altered to the degree in which its integrity and historical character has been compromised.

INTEGRITY

The Secretary of Interior recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Location

Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction. A property is considered to have integrity of location if it was moved before or during its period of significance.

Design

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Changes made to continue the function of the aid during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design. However, the removal of essential parts may have a considerable impact on the property.

Setting

Setting is the physical environment of a historic property that illustrates the character of the place.

Materials

Materials are the physical elements combined in a particular pattern or configuration during a period in the past. Integrity of materials determines whether or not an authentic historic resource still exists.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the property's significant physical characteristics that convey its historic qualities.

Association

Association is the direct link between a property and the event or person for which the property is significant.

CHAPTER 2: HISTORY OF DISTRICTS WITH GENERAL GUIDELINES

This section contains a brief history of both the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District from the historic surveys. The chapter also provides general guidelines for the districts in terms of building orientation, height, materials, and parking.

2.1 Twin Falls Downtown Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1999 National Registry)

The Twin Falls Downtown Historic District is located in the heart of the original town of Twin Falls in Twin Falls County, Idaho. The district is situated a few blocks north of the Union Pacific railroad tracks and abuts the southern boundary of the Twin Falls City Park Historic District. To the north and east are low-density, residential neighborhoods. The district consists of commercial buildings in an eleven-block area that is bisected by the downtown's major streets: Main Avenue (southeast to northwest); and Shoshone Street (southwest to northeast). The streetscapes of Main Avenue on either side of Shoshone were almost completely filled in by 1911, but many lots in the district have remained empty since the townsite was platted in 1904, and thus the edges of the downtown have always had an empty appearance.

Although numerous buildings have been modified, the alterations have been confined to the street-level storefronts and consist of siding or plastic awnings over the transoms and the application on the bulkheads with ceramic tiles. Most of the alterations are reversible, however, and few historic structures have been demolished, with the exception of the Perrine Hotel (see site 44). The upper stories are largely intact, displaying double-hung windows, elaborate cornices, stepped parapets and the original materials (brick, concrete block and terra cotta). The prevailing style consists of classical variants; some examples are very ornate examples of Renaissance and Neo-Classical Revival while modest buildings display classical elements such as modillions, dentils or blind arched cornices. In the 1970s, the city expanded the sidewalks into a curvilinear pattern, planted trees and installed street furniture. Despite the alterations imposed on some of the buildings and the change to the sidewalk design, the overall streetscape retains a consistency achieved by the buildings' similar heights (one to three stories), designs, massings, and abutments to the sidewalk. The district continues to convey its role in the development of the city from 1905 to 1949.

Image Credits: National Park Service Survey

2.1.2 TWIN FALLS DOWNTOWN HISTORIC DISTRICT MAP

2.1.3 RECENT TRENDS

Although some buildings in the Twin Falls Downtown Historic District have been preserved and retain their historic appearances, many buildings have undergone facade alterations such as ground floor storefront chances and the application of non-era siding over the historic material.

As the pictures to the right demonstrate, many buildings within the historic have had their ground floor voids filled or altered. While these changes are not prohibited, these changes can compromise the historic nature and character of the building. Further, the application of non-era materials over historic materials hides, rather than enhances, the historic nature of a building.

2.1.4 DESIGN GOALS

Maintain and enhance the unique historic character and pedestrian scale of the buildings and their relationship to each other and the street.

POLICY

Ensure preservation of the unique character with improvements that respect the historic scale and materiality of existing historic structures, with focus on preservation of key details in high-style buildings.

Appropriate restoration of building.

Appropriate 'streetwall' with zero setbacks.

Appropriate visual break at floor break.

Appropriate complementary detail on addition.

Acceptable screening of off-street parking.

2.1.5 GENERAL GUIDELINES: TWIN FALLS DOWNTOWN DISTRICT

IT IS GENERALLY APPROPRIATE TO:

- Repair and restore buildings before considering replacing them, highlighting key details.
- Maintain the prevalent historic and architectural styles of the district.
- When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.
- Set the street facades with a zero setback to maintain a continuous 'streetwall' consistent with historic properties on the block.
- Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale. elements at street level.
- Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.
- Maintain a visual horizontal break element on the facade between the first and second floors.
- Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.
- When installing new sidewalks or plazas, maintain compatibility with the character of the streetscape.
- Preserve existing historic outbuildings and significant landscape features including accessible paths and ramps..
- Locate parking spaces to the rear of the property and/or screened from streets.
- Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.
- Comply with guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.

IT IS GENERALLY NOT APPROPRIATE TO:

- Demolish viable historic structures.
- Remove existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.

Inappropriate material selection.

Inappropriate material selection.

Inappropriate screening of off-street parking.

Image Credits: National Park Service Survey

2.2 Twin Falls City Park Historic District

2.1.1 STATEMENT OF SIGNIFICANCE (From the 1977 National Registry)
The Twin Falls City Park Historic Historic is architecturally significant for its inclusion of many of the city's (can several of the state's) finest ecclesiastical and public buildings.

The Twin Falls Land and Water Company platted the city in 1904 as a part of their Carey Act Project. Four blocks, including the present sites of the park, high school and county courthouse, were set aside at this time for the park purposes. When Twin Falls became a county seat in 1907 the area west of Shoshone Street was employed for the courthouse and high school sites. The area surrounding the park became the prime location for various churches and the vacant lots were tacitly "reserved" for important community structures. By 1925 the Twin Falls Daily Times had proclaimed "Beauty Spot Rapidly Becoming Twill Falls' Community Center" in reference to the city park area. By this time five churches were standing with the Christian and LDS churches planning to build. The courthouse and high school were present, the city already owned the library site, and there was some talk of erecting a Y.M.C.A. Building on the corner now occupied by the American Legion and Doctor Davis buildings. This high density of community related structures centering about the park is highly reminiscent of New England town greens, and serves as an example of its adoption in early twentieth century urban planning.

2.2.2 TWIN FALLS CITY PARK HISTORIC DISTRICT MAP

2.2.3 RECENT TRENDS

Many of the historic buildings in this district have undergone very little change. With the exception of the demolition of the high school building and the Reformed Church, this district's buildings have maintained their integrity and have been preserved largely in their original state.

As the pictures to the left demonstrate, the buildings continue to have both public and private functions and have largely unaltered appearance.

2.2.4 DESIGN GOAL

Maintain the stately elegance of the ecclesiastical and public buildings, as well as the historic homes and park elements.

POLICY

Preserve the unique character of the district and ensure that improvements respect the historic scale and key details of construction.

Appropriate preservation of existing building.

Appropriate detailing on new construction.

Acceptable setback of civic structure.

Appropriate adaptation of residence.

2.1.5 GENERAL GUIDELINES: TWIN FALLS CITY PARK

IT IS GENERALLY APPROPRIATE TO:

- Repair and restore buildings before considering replacing them.
- Maintain the prevalent historic and architectural scale and styles of the district.
- When adding to an historic building, maintain the prevalent historic and architectural qualities of the district by restoring the historic building and keeping the additions in scale and compatible.
- Cultural and civic structures are allowed to have 'pride of place' with setbacks and form differences, while maintaining compatible human scale. elements at street level.
- Step back new story additions above the prevalent parapet line of existing and/or adjacent historic structures.
- Create ornament and detail for new buildings and additions that are compatible with the existing building. Details should be compatible in providing substantial 'depth' with materials and finishes found traditionally on the building or in the district.
- Adapt a residence to a new use by preserving the design character of the building. When converting to a new use of commercial or office, the house should retain its residential image.
- Preserve existing historic outbuildings, significant landscape features, accessible pathways and ramps, and auxiliary buildings.
- When installing new sidewalks, plazas, or plantings, maintain compatibility with the character of the district.
- Locate parking spaces to the rear of the property and/or screened from streets.
- Preserve the character of the building in adapting it to meet the requirements of the Americans for Disabilities Act.
- Comply with design guidelines for new construction, additions, and methods for construction, maintenance, and repair in the following chapters.

IT IS GENERALLY NOT APPROPRIATE TO:

- Demolish existing buildings for surface parking.
- Use incongruous materials such as un-faced concrete, plastic, vinyl, fiberglass, concrete block (CMU), glass block, stucco, EIFS, and corrugated or other metal siding as the dominant building material on additions and new buildings, unless proven as original materials.
- Remove mature trees unless they are deemed by the City to be dying, dead, diseased, or posing a safety hazard to the public.
- Locate parking in front of the building on the property unless proven historically located.
- Conflict with The Secretary of the Interior's Standards for Rehabilitation as state in Chapter 1.2.

Inappropriate use of E.I.F.S.

Inappropriate use of corrugated metal and CMU.

Inappropriate window replacement material.

Appropriate sidewalk materials and public art.

Appropriate engaging public art.

Appropriate use of landscaping.

Inappropriate lack of landscaping and unscreened parking..

CHAPTER 3: DESIGN GUIDELINES FOR ALL PROJECTS

In order to better preserve and maintain the unique architectural qualities of the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District, this chapter provides general guidelines for all projects. This chapter is in addition to general information provided in chapter 2 and more project specific information included in chapters 4, 5, and 6.

3.1 Streetscapes

POLICY

Provide continuity and sense of place throughout the historic districts through the use of era-appropriate materials and the use of a common palette of street fixtures such as lights, benches, and bike racks.

IT IS GENERALLY APPROPRIATE TO:

- Use human scale materials such as brick and stone for sidewalks.
- Use a variety of materials to create interest.
- Use consistent city or district-wide street lighting, bike racks, and benches.
- Use landscaping such as street trees and bio-swales to soften the streetscape and provide storm water management.
- Incorporate site furnishings such as seating and dining areas.
- Incorporate public art pieces that complement the character of the historic district and enhance the public streetscape.
- Create engaging public art pieces that are interactive.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use industrial materials.
- Provide only hardscaping with a lack of vegetation.
- Position street trees in line with the entrance of an historic building.
- Use plastic materials for site fixtures.

3.2 Site Furnishings

POLICY

Provide pedestrian friendly atmospheres and gathering areas to activate the sidewalks through the use of site furnishings.

IT IS GENERALLY APPROPRIATE TO:

- Provide sidewalk seating such as tables, chairs, and benches.
- Use metal or wood materials for sidewalk cafe elements.
- Use freestanding elements for shading and fencing when such elements are not directly part of the building facade.

IT IS GENERALLY NOT APPROPRIATE TO:

- Attach sidewalk furnishings directly to the building.
- Use quickly deteriorating type materials for sidewalk furnishings.

Appropriate materials and shading.

3.3 Outdoor Amenity Space

POLICY

Create outdoor gathering areas through the incorporation of pocket parks, small plazas, and sidewalk dining areas.

IT IS GENERALLY APPROPRIATE TO:

- Incorporate seating areas for small to large gatherings.
- Use seasonal shading and solar exposure when appropriate to optimize year-round comfort.
- Incorporate public art pieces to attract and engage pedestrians.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use quickly deteriorating type materials for sidewalk furnishings.
- Block sidewalk pedestrian passage with furnishings.

Appropriate outdoor gathering area.

Appropriate outdoor gathering area.

Appropriate style of light fixture for district.

Appropriate down-lighting at storefronts.

Inappropriate commercial non-era light fixture.

Inappropriate commercial flood light.

3.4 Exterior Lighting

POLICY

Maintain similar fixture types, locations, and light levels as found in the district.

Exterior lighting should be directed downward, and be soft and warm in color. Fixture design should be similar to buildings on adjacent sites and placed to support existing rhythms and not detract from the architecture of the streetscape.

Light levels should provide for adequate safety yet not detract or overly emphasize the site or building.

IT IS GENERALLY APPROPRIATE TO:

- Use wall-mounted light fixtures placed between storefronts to light sidewalks and add ornament to facades.
- Light sign panels with individual wall-mounted, directional fixtures.
- Use warm colored light bulbs to prevent harsh lighting of facades or site areas.
- Direct all light downward to protect the night sky from pollution.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use neon lighting for purely architectural effect.
- Use exposed horizontal tube light fixtures.
- Install white or cool colored bulbs.
- Overly light building facades, site areas, or parking lots.
- Use commercial lighting products that detract from the historic character of the building.

3.5 Signage

POLICY

Signs should support the character of the district, helping support its particular identity. Signs should generally enhance the architectural features of the building and be of an appropriate pedestrian scale: flat or (minimally shaped), wall mounted or perpendicular from wall, enameled or painted.

IT IS GENERALLY APPROPRIATE TO:

- Locate signs such that they fit within the architectural features of a facade, such as the panel band above the transom windows, above entryways, awnings, or display windows; or project from these areas.
- Line up signs with other signs along the block.
- Scale and orient signs based on pedestrian traffic.
- Use painted/enameled metal or wooden signs.
- Paint signs or gold-leaf directly on windows.
- Preserve or lightly repaint faded or "ghost signs" on brick exteriors.
- Create one sign or aggregate multiple signs for multiple upper floor tenants.

IT IS GENERALLY NOT APPROPRIATE TO:

- Install electronic displays or reader boards.
- Install internally lit/backlit plastic signs
- Include illuminated signs with flashing, moving, or brightness changing elements.
- Use plastic on the exterior of a sign.
- Install free standing or roof mounted signs.

Appropriately aggregated multi-tenant sign.

Appropriate scale and location of pedestrian sign.

Appropriate painted transom window sign.

Inappropriate plastic, backlit sign.

Addition with complementary use of sandstone.

Addition materials respect historic building.

Inappropriate use of fake stone veneer.

Inappropriate use of E.I.F.S. veneer.

3.6 Materials and Colors

POLICY

Create cohesion throughout the district with the use of era-appropriate materials and colors found within the district. Generally, materials extracted locally should be used.

IT IS GENERALLY APPROPRIATE TO:

- Use exterior wall materials that are commonly present in the district.
- Use natural brick and stone as dominant building material in new construction.
- Ensure that the predominant texture of the building is consistent with the texture of historic materials in the district.
- Paint and coat materials with muted natural colors ; paint or coat doors in more vivid colors to celebrate the entry.
- Use locally extracted materials.
- Use materials that respect the historic building while representing their time.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use faux or artificial materials.
- Use prefabricated or metal buildings.
- Use vinyl plastic, and aluminum materials on new buildings.
- Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.
- Use Concrete Masonry Unit (CMU) as dominant building material.
- Paint or coat materials that ordinarily would not be painted.
- Paint or coat surfaces in bright, neon, or reflective colors.

3.7 Service Areas

POLICY

Maintain a visually attractive pedestrian streetscape through the appropriate screening and concealment of utilities, garbage, recycling, storage, and other services.

IT IS GENERALLY APPROPRIATE TO:

- Locate utility systems out of view of the public right-of-way.
- Screen systems to the top-most portion of equipment.
- Completely screen the contents of storage and utility buildings.
- Locate trash enclosures to the rear of the main building and completely screen the contents.
- Locate communications equipment on existing poles in alleyways and rooftops where visibility is limited.

IT IS GENERALLY NOT APPROPRIATE TO:

- Design and locate utility systems into the street side elevation or above the roof line of the building.
- Surface mount equipment on walls visible to the public right-of-way.
- Use materials traditionally not used in the district to screen service areas.
- Use portable storage sheds unless they are completely out of view from the street-facing public right-of-way or street.

Appropriate roof-top screen.

Acceptable screening of utility and garbage.

Inappropriate lack of screening for mechanical.

Inappropriate lack of screening for service addition.

Acceptable screening by vegetation.

Acceptable screening by vegetation.

Inappropriate parking lot on street side.

Inappropriate lack of screening.

Inappropriate lack of screening.

3.8 Parking Areas

POLICY

On-site parking should be located in ways that minimize disruption of the pedestrian experience.

IT IS GENERALLY APPROPRIATE TO:

- Locate parking at the rear of buildings, accessed from the alley.
- Screen parking from view from the public right-of-way with plantings and site walls.
- Locating parking in structures at the rear of the ground floor, allowing commercial uses at the street sides.
- Create secure bicycle parking.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate parking lots on the street sides of buildings.
- Locate parking in structures on the ground floor on the street side.
- Tear down historic buildings and replace entirely with on-site parking.

CHAPTER 4: DESIGN GUIDELINES FOR FACADE IMPROVEMENTS AND MINOR ADDITIONS

In an effort to encourage minor building improvements while preserving the historical character of buildings within the district, this chapter provides guidelines for facade improvements and minor additions. This chapter is in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

Appropriate historic window replacement.

4.1 Facade Improvements

POLICY

Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

IT IS GENERALLY APPROPRIATE TO:

- Maintain, preserve, and restore existing historic materials and details wherever possible.
- Remove non-original, unsympathetic, out-of-scale, elements and those in poor repair.
- Recreate components if there is sufficient physical/pictorial evidence.
-
- Use materials and finishes appropriate for the historic period of the building.
- Preserve and restore the original storefront, if it exists, with all of the original elements.
- Replace windows and doors to match the original details.
- Add awnings and sunshades of materials consistent with historical character and materials found in the district.

IT IS GENERALLY NOT APPROPRIATE TO:

- Cover up or block up original components and details. If such coverings/blockages exist, they should be removed and replaced appropriately.
- Infill openings with glass block, obscure glass, reflective glass, or leaded glass, unless appropriate to the original style of the building.
- Remove or cover historic wall materials with non-era materials such as wood, vinyl, or E.I.F.S.
- Replace windows or doors with vinyl or clear finish aluminum.
- Replace windows or doors with incongruent sizes or shapes for their historic openings.
- Re-configure ground floor storefrontsto be out of proportion with the building's historic use.
- Add awnings and sunshades of plastic or vinyl material.

Appropriate bay in-fill. Appropriate materials.

Appropriate historic bay in-fill.

Inappropriate window replacement style.

Inappropriate material and scale for opening.

Compatible trellis, site walls, stairs, and awning.

Compatible fixed shading device.

Sign band addition obscures historic elements.

Inappropriate plastic awning and sign.

4.2 Minor Additions

POLICY

Allow and encourage minor building additions and improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

IT IS GENERALLY APPROPRIATE TO:

- Locate minor additions in minimally invasive locations and areas that do not impair the character-defining aspects of the historic structure.
- Create additions that respond and are compatible with the historic aspects of the original building.
- Contribute to the character of the original building by respecting the scale, massing, form, proportion, rhythm, materials, and details of existing historic buildings.
- Attach new fixtures in a manner that preserves and does not harm historic elements.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create minor additions with incompatible materials.
- Create minor additions that harm historic elements of the original building.
- Locate minor additions so as to detract from the overall character of an historic building.

4.3 Miscellaneous, Life Safety Improvements, and Energy Generating Technologies

POLICY

Encourage storefront and facade improvements while preserving the historical character, proportion, and rhythm of existing buildings within the district.

IT IS GENERALLY APPROPRIATE TO:

- Create minimally invasive additions for compliance with building codes and accessibility requirements.
- Provide barrier-free access to a building to promote independence for the disabled.
- Locate additional exit stairways or elevator shafts to the rear of the building or set back from the primary facade.
- Add features to a historic building to increase energy efficiency and comfort for the users.
- Locate utilities and energy-conserving/ generating systems where they will not damage, obscure, or cause removal of historically significant features or materials.
- On the roof, set back energy generating equipment from the primary facades so they are not prominently visible.
- Use screening devices to conceal energy generating equipment.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition on the street-facing facades of an existing building.
- Locate new additions that detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, and roof lines.
- Allow utilities and energy-conserving/ generating systems to visually detract from the historic resources on site.

Appropriate setback of additional exit stairway.

Appropriate congruous egress stair.

Exit stairway scale overwhelms historic facade.

CHAPTER 5: DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

5.1 New Additions to Existing 'Block-Form' Commercial Buildings

POLICY

Create new additions to existing 'block form' buildings to be congruous with the original building in a manner that preserves the integrity and character of the building and buildings adjacent. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruent with the historic building.

Appropriate alignment of original elements.

Compatible addition materials and scale.

Appropriate setback of rooftop addition.

IT IS GENERALLY APPROPRIATE TO:

- Design a new addition to be subordinate to the existing building.
- Locate new additions at the rear of existing buildings or set back from the main facade or roof parapet.
- Build the new addition with no or minimal loss of historic aspects of the original building.
- Ensure the character defining features of the historic building are not damaged, destroyed, or obscured.
- Maintain the alignment of storefront elements, moldings, cornices and upper story windows that exist on the main part of the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition on the street-facing facades of an existing building.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Locate new additions so as to detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
- Remove or alter a parapet or cornice to accommodate a new addition.

Appropriate alignment of original elements.

IT IS GENERALLY APPROPRIATE TO:
(Continued)

- Relate roof pitch and orientation of the new addition to the primary building.
- Keep original exterior walls intact and use existing openings for connecting the addition to the original structure. Additions should not be created through the enclosure of a front porch or prominent side porch.
- Create windows visible from the public right-of-way that are congruous with those of the original building. For example, use a consistent wall-to-window ratio.

IT IS GENERALLY NOT APPROPRIATE TO:
(Continued)

- Create new openings that have no relationship in size or proportion to the openings in the existing building.

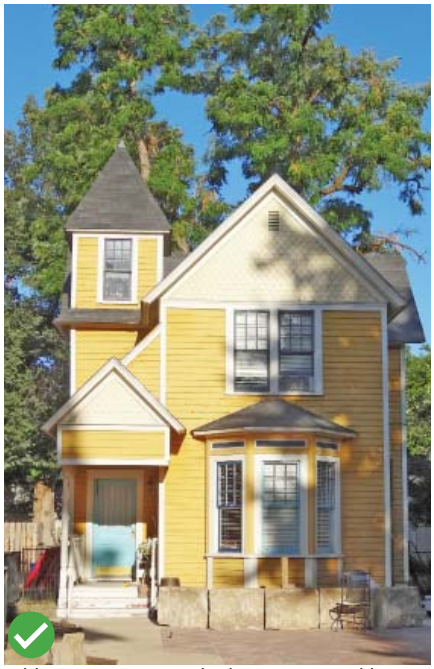
Inappropriate window proportion and detailing.

Addition overpowers and obscures historic facade.

5.2 New Additions to Existing 'House-Form' Buildings

POLICY

Create new additions to be congruous with the original building in a manner that preserves the integrity and character of the building and buildings within the surrounding block. Additions should be designed in a manner that preserves the character of the existing building's rooftop, massing, and scale. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruous with the historic building.



Addition preserves and relates to original house.

Acceptable ADA ramp addition.

IT IS GENERALLY APPROPRIATE TO:

- Preserve the established massing, scale, and orientation of the existing building.
- Subordinate and set back a new addition from the primary facade of the original building.
- Relate rooflines and shape, and orientation of the new addition to the primary building.
- Use windows that are congruous in scale with those of the original building.
- Distinguish the new addition from the existing building by a change in material or a decorative band.

IT IS GENERALLY NOT APPROPRIATE TO:

- Design a new addition that is incompatible with the scale, massing and orientation of the original building.
- Make an addition on the primary facade.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features of the original building such as windows, doors, porches, or roof lines.
- Remove form elements and replace with a structure that is out of scale with the original building.

Appropriate scale, style, and proportion of addition.

IT IS GENERALLY APPROPRIATE TO:
(continued)

- Consider first floor or basement additions before the addition of new second story additions when a second story does not exist on the original building.
- Addition of new dormer(s) should in proportional scale to the original dormers and the scale of the roof.
- Locate accessibility elements visible to the front of the building yet not obscuring original entry.
- Maintain significant site features such as trees and site walls.

IT IS GENERALLY NOT APPROPRIATE TO:
(continued)

- Add a dormer to a primary elevation simply as a decorative feature.
- Replace an entire second floor roof or attic to add a "pop-top" or "box-top" addition.
- Locate accessibility elements such that they obscure the main entrance or severely compromise the building or site's integrity.
- Pave the street-facing yard areas completely for plazas.

Inappropriate proportion and style.

Addition (at right) responds to existing form and materials.

Addition (left) responds to existing form and materials.

Addition (at right) responds to existing form and materials.

5.3 New Additions to Civic, Religious, and Educational Structures

POLICY

Civic, Religious and Educational buildings have pride of place in the historic districts. Design and construct new additions to be congruous and subordinate to the original building in a manner that preserves the integrity and character of the building. An addition should be designed and constructed to be recognized as a product of its own time and distinguishable from and congruent with the historic building.

IT IS GENERALLY APPROPRIATE TO:

- Design a new addition to be subordinate to the existing building.
- Locate new additions at the rear of existing buildings or set back from the primary facades or roof parapet.
- Build the new addition with no or minimal loss of historic aspects of the original building.
- Ensure the character defining features of the historic building are not damaged, destroyed, or obscured.
- Maintain the alignment of belt courses, moldings, cornices and windows that exist on the main building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Make an addition to the street-facing facades of an existing building.
- Mimic or exactly copy a style of the past or reproduce an historic building.
- Locate new additions so as to detract from the overall character of an historic building.
- Overpower, cover, obscure, or eliminate historically significant architectural, stylistic, or character defining features such as windows, doors, porches, or roof lines.
- Remove or alter a parapet or cornice to accommodate a new addition.

IT IS GENERALLY APPROPRIATE TO:
(continued)

- Relate roof pitch and orientation of the new addition to the primary building.
- Keep original exterior walls intact and use existing openings for connecting the addition to the original structure. Additions should not be created through the enclosure of a front porch or prominent side porch.
- Create windows visible from the public right-of-way that are congruous with those of the original building. For example, use a consistent wall-to-window ratio.

IT IS GENERALLY NOT APPROPRIATE TO:
(continued)

- Create new openings that have no relationship in size or proportion to the openings in the existing building.
- Use plastic or vinyl materials.

Inappropriate material selection.

Inappropriate proportion, style, and material.

CHAPTER 6: DESIGN GUIDELINES FOR NEW CONSTRUCTION

This chapter provides guidance for new construction in the historic districts, in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

6.1 New Building Design in Historic Districts

POLICY

New construction in the historic districts should be congruous with both the immediate context in which the new construction is located, as well as the overall character of the district.

IT IS GENERALLY APPROPRIATE TO:

- Design new construction to be congruous with the character of the district in site design, building design, and materiality.
- Consider the height, proportion, mass, scale, form, texture, material, lot coverage, orientation, and alignment of new construction when designing within an historic district.

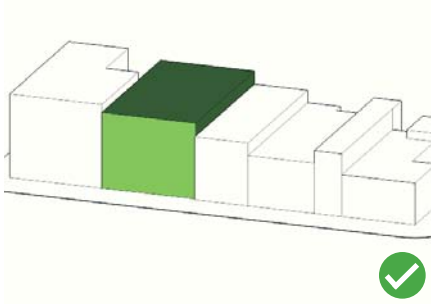
IT IS GENERALLY NOT APPROPRIATE TO:

- Duplicate or mimic historic buildings in the district.

6.2 Orientation and Lot Coverage

POLICY

New construction should be located consistent with the established setbacks and existing character of the facades within a block.



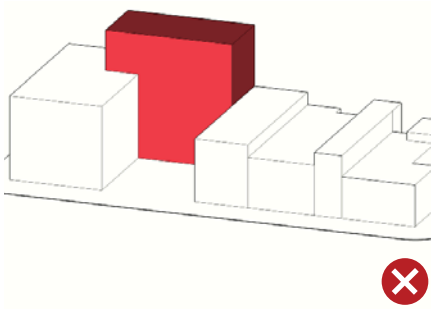
Building matches front setback of adjacent sites.

IT IS GENERALLY APPROPRIATE TO:

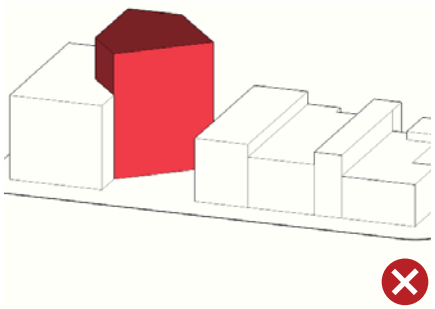
- Locate the primary facades at or near the same setback as contributing buildings on adjacent sites.
- Orient the primary facades parallel to the streets.
- Locate primary entrances on the street facade consistent with the prevailing pattern of the block.
- Create corner entries or plazas if they exist on the street intersection.
- Subordinate accessory buildings to the primary building on the site by placing the structure to the rear of the lot.
- Cover lot with buildings at similar ratio and setbacks as other contributing buildings on the block.

IT IS GENERALLY NOT APPROPRIATE TO:

- Orient primary entrances to the rear or side when the prevalent pattern on the block is to orient entrances to the front.
- Locate a building on a site in a location that is greatly different from the location of buildings on adjacent lots.

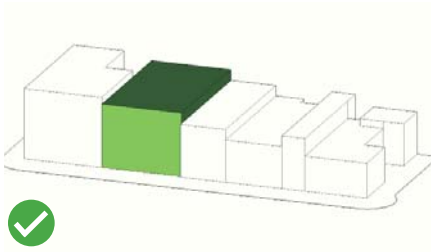


Inappropriate setback.

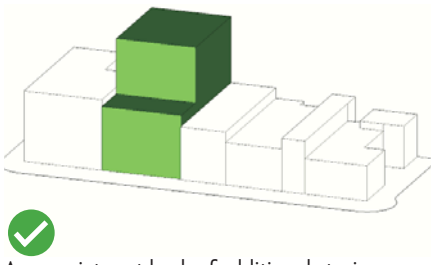


Inappropriate site orientation.

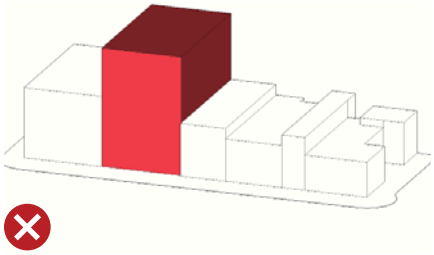
6.3 Height, Mass, and Form



Appropriate congruous building height.



Appropriate set back of additional stories.



Inappropriate and non-congruous height.

POLICY

Design buildings to be compatible in height, massing and form with respect to adjacent contributing buildings.

IT IS GENERALLY APPROPRIATE TO:

- Design a new building with front facade height similar to adjacent contributing buildings, and step back for additional height.
- Maintain the similarity of building and roof form traditionally found on the block when appropriate.
- Use massing and form similar to neighboring contributing buildings or the prevalent pattern on the block in new construction.
- Create roof forms, parapet lines, openings, towers, bays, porches, balconies, corner turrets, chimneys, and other design elements with massing and form characteristics commonly found in the district.

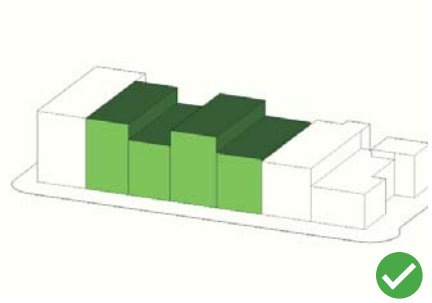
IT IS GENERALLY NOT APPROPRIATE TO:

- Use massing and building forms which are foreign to the historic districts.

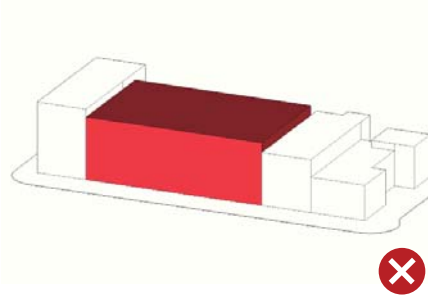
6.4 Height-Width Ratio

POLICY

A similarity in building height and width is an important feature to maintain throughout the district. New building height and width should have similar proportions to neighboring buildings, such that the alignment features contributes to an overall sense of visual continuity along the street. Similarities in heights among building features such as porches are equally important.



Appropriate division of building facade for context.



Inappropriate long building facade for context.

IT IS GENERALLY APPROPRIATE TO:

- Construct a new building on a site that has a similar front facade height as contributing buildings on adjacent sites and blocks within the district.
- Step additional stories back from the front facade.
- Divide the building mass to conform to building widths on neighboring properties.

IT IS GENERALLY NOT APPROPRIATE TO:

- Construct a new building to a site which does not maintain or blend with the front facade heights of buildings on adjacent sites.
- Construct a new building to a site which does not maintain or blend with the front facade height and widths of buildings on adjacent sites.

6.5 Proportion

POLICY

New building proportions and spacing of buildings should be consistent with contributing buildings on the block.

Appropriate division of long facade.

Appropriate entrance features.

Proportion relates to surrounding buildings.

IT IS GENERALLY APPROPRIATE TO:

- Use similar proportions as those of adjacent contributing buildings on the block.
- Maintain consistent alignment of the facade elements of a new building with the facades of existing buildings on adjacent sites.
- Locate new buildings with similar spacing relative to other buildings along the block.
- Divide a new wide facade vertically to suggest similar building masses, if consistent with the prevailing pattern on the block.
- Create a visual horizontal division between the lower and upper floors with architectural detailing.

IT IS GENERALLY NOT APPROPRIATE TO:

- Construct a new building that does not have consistent width proportions and spacing of buildings on adjacent sites within the block.
- Create primary facades of a new building out of alignment or rhythm with the existing buildings on the block.
- Design a primary or street facing facade without windows.

IT IS GENERALLY APPROPRIATE TO:
(continued)

- Provide an entrance that uses elements of a porch, canopy, or recess to create a transition from outside to inside.

- Design a porch or entrance with details of proportions similar to the details present on other contributing buildings in that district.
-
- Accentuate a main entrance, if there is one, with slightly larger opening proportions, and create a visual hierarchy among multiple entrances if intended for different uses.

- Use similar proportions in doors, windows, and window openings to those of contributing buildings on the block.

- Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.

IT IS GENERALLY NOT APPROPRIATE TO:
(continued)

- Design an entrance that is simply a door, and provides little or no transition space from outside to inside.

- Design a facade with no vertical or horizontal visual divisions.

- Use doors, windows and window openings of dissimilar proportions than those of contributing buildings on the block.

Inappropriate openings on facade.

Appropriate architectural detail and ornament.

Appropriate division of first and second floor.

Appropriate segmenting of longer building facade.

Inappropriately proportioned openings.

6.6 Facades—Alignment, Rhythm, and Spacing

POLICY

Elements of facades should be consistent in alignment, rhythm, and spacing along the blocks of the districts.

IT IS GENERALLY APPROPRIATE TO:

- Align horizontal elements such as cornices, belt courses, windows, and awnings with adjacent contributing buildings.
- Create vertical bays of similar proportion to contributing buildings on the block.
- Design a projecting belt course below the second floor windows to differentiate first and second floors.
- Use window and door proportions similar to adjacent contributing buildings.
- Space windows and storefronts with similar spacing and rhythm as other contributing buildings on the block.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create openings that are significantly out of proportion with those on adjacent sites.
- Use horizontally proportioned windows.
- Create flat, undifferentiated facades.
- Place the primary facade of a new building out of alignment or rhythm with the existing buildings on surrounding contributing sites.

6.7 Wall Materials

POLICY

Wall materials should be consistent with historical materials used in the district.

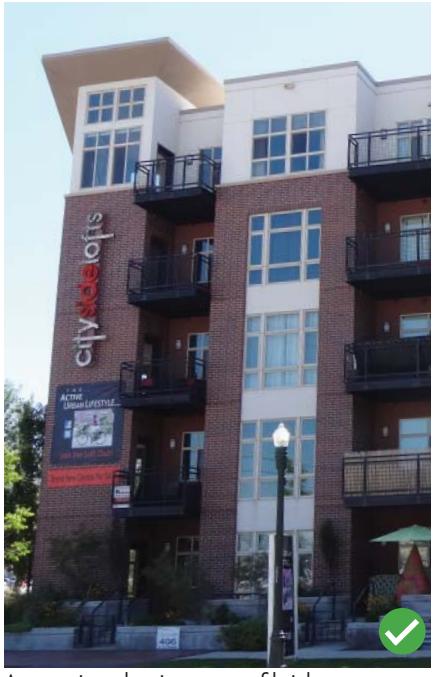
Appropriate use of brick.

IT IS GENERALLY APPROPRIATE TO:

- Use exterior wall materials that are commonly present in the district.
- Use natural brick and stone as dominant building material in new construction.
- Include architectural detail and ornament that refers to the history of the district.
- Ensure that the predominant texture of the new building is consistent with the texture and scale of historic materials in the district.
- Generally paint and coat materials with muted colors; paint or coat doors in more vivid colors.

IT IS GENERALLY NOT APPROPRIATE TO:

- Use artificial or faux materials.
- Use prefabricated or metal buildings.
- Use vinyl and plastic materials on new buildings.
- Use stucco or Exterior Insulation and Finish System (E.I.F.S.) for dominant building material.
- Use CMU (Concrete Masonry Unit) as dominant building material.
- Paint or coat materials that would not ordinarily be painted, such as brick or stone.
- Paint or coat surfaces in bright, neon, or reflective colors.



Appropriate dominate use of brick.

Inappropriate use of E.I.F.S. and vinyl windows.

Inappropriate use of E.I.F.S.

Acceptable proportion and scale of opening.

Acceptable style and proportion of openings.

Appropriate scale and proportion of openings.

Acceptable material, proportion, and style.

6.8 Doors, Windows, Storefronts, and Entrances

POLICY

Maintain the character of the historic district through the use of congruent materials, styles, and proportions of doors, windows, storefronts, and entries on new construction.

IT IS GENERALLY APPROPRIATE TO:

- Use a ratio of opening to wall that is similar to that found on neighboring contributing buildings.
- Use a pattern and rhythm of windows and openings that is congruent to that of neighboring contributing buildings.
- Use vertically proportioned windows and doors.
- Use windows and doors of a similar style and complexity to those found throughout the district in historic buildings.
- Create visual relief and shading through window and door opening depth.
- Accentuate the primary entrance with architectural surrounds, porticos, canopies, or other design features appropriate to the architectural style of the building.

IT IS GENERALLY NOT APPROPRIATE TO:

- Create a new building which does not maintain the proportions or patterns of windows and openings of neighboring historic buildings in the district.
- Use windows of much greater proportion than those of surrounding historic buildings.
- Use windows of incompatible style or function of those found in the district.
- Use window or door materials not generally found in the district or that do not appear to be compatible in finish to those of neighboring historic buildings.

IT IS GENERALLY APPROPRIATE TO:
(Continued)

- Use wood or similar looking materials such as painted aluminum with details, depth and texture similar in appearance to historic wood windows.
- Use windows and doors that are of similar proportion to those found on historic buildings.
- Provide glass windows and doors at storefronts and entrances.
- Recess main entrances in grand openings.
- Use sidelights and transom windows to allow more natural light at ground level storefronts.
- Recess storefronts and provide awnings and interior lighting to provide an inviting environment for shopping.
- Use materials below and surrounding storefront windows that are compatible with original contributing historic buildings in the district.

IT IS GENERALLY NOT APPROPRIATE TO:
(Continued)

- Use vinyl windows.
- Use many different window proportions throughout a new building.
- Place windows and doors in same plane as walls.
- Use glass block or obscure glass in ground floor openings.
- Add awnings and sunshades of plastic or vinyl material.

Inappropriate vinyl material.

Inappropriate scale and proportion of opening.

Appropriate cornice detail.

Acceptable parapet detail.

Acceptable cornice and parapet details.

Acceptable parapet detail.

6.9 Roofs, Parapets, Cornices

POLICY

Use similar roof forms, slope ratios, and materials drawn from historic structures in the districts.

IT IS GENERALLY APPROPRIATE TO:

- Create a roof with parapet or cornice that is similar to the overall size, shape, slope, color, and texture of roofs on adjacent contributing buildings or in other areas of the district.
- Relate parapets and cornices to building form.
- Use materials similar to materials found on roofs, parapets, and cornices on contributing buildings in the district.
- Design parapet and cornices with 3-dimensional shapes compatible with adjacent and contributing buildings in the district.
- Articulate the center or corners of a parapet in a manner compatible with contributing buildings in the district.
-
- Differentiate the parapet or cornice with different material than the wall below.

IT IS GENERALLY NOT APPROPRIATE TO:

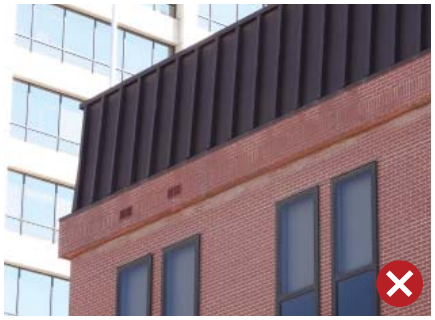
- Use a roof of a size, shape, or slope not typically seen on contributing buildings in the district.
- Use a standing seam or corrugated roof material, if not found on contributing buildings in the district.
- Use roof forms that detract from the visual continuity of the streetscape.
- Create parapets that lack detail or depth.
- Extend the parapet beyond the building face to incorporate business signage.

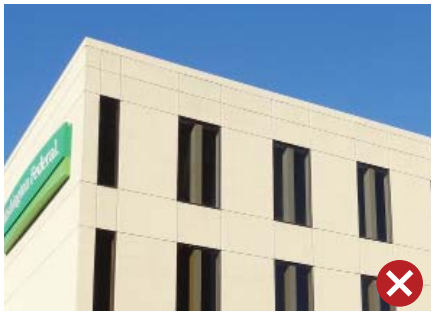
IT IS GENERALLY APPROPRIATE TO:
(continued)

- Minimize the visual impact of skylights and other rooftop devices visible to the public by locating them toward the rear of the building.
- Screen roof top equipment to the top of the equipment with materials compatible with building materials

IT IS GENERALLY NOT APPROPRIATE TO:
(continued)

- Allow mechanical vents, louvers or equipment to interrupt parapets or cornices.
- Allow un-screened mechanical equipment on the roof.


Inappropriate use of standing seam at roof.


Inappropriate lack of detail at parapet.

Inappropriate use of standing seam at roof.

Solar array is positioned to minimize the visual impact.

6.10 Utilities, Energy Generating Technologies

POLICY

While encouraging the use of energy efficiency technology in new construction, minimize the visual impact of utilities and equipment on the character of the historic district.

IT IS GENERALLY APPROPRIATE TO:

- Locate utilities and energy-conserving/ generating systems where they will not damage, obscure, or cause removal of historically significant features or materials.
- Minimize the visual impact of utilities and equipment by setting back and screening it from the primary facades.
- Conceal supporting hardware, frames, and utilities.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate utilities, energy-conserving or generating systems on primary facades or within view from the public right-of-way.

Utilities should be screened from pedestrian view.

Utilities should not be located on sidewalk.

CHAPTER 7: DESIGN GUIDELINES FOR ACCESSORY STRUCTURES

In an effort to encourage minor building improvements while preserving the historical character of buildings within the district, this chapter provides guidelines for facade improvements and minor additions. This chapter is in addition to general information provided in chapters 2 and 3 and construction information included in chapter 8.

Appropriate screening material.

Acceptable screening material at sides when dumpster not visible to streets.

7.1 Accessory Structures

POLICY

Accessory structures should be designed to be compatible with the main structure in design, materials and colors.

IT IS GENERALLY APPROPRIATE TO:

- Design accessory building to be subordinate to the main building.
- Use materials and colors compatible with the main building.
- Locate an accessory structure to the rear of the main building.
- Screen completely the contents of storage and utility buildings.

IT IS GENERALLY NOT APPROPRIATE TO:

- Locate accessory building such that it requires the removal of a significant site feature .
- Design the accessory building to visually compete with or overpower the primary building on the lot.
- Use temporary or portable storage sheds unless they are screened from view from the streets.

Inappropriate use of temporary structure.

CHAPTER 8: METHODS FOR CONSTRUCTION, MAINTENANCE, AND REPAIR

The Historic Districts derive their character from their particular collection of buildings, materials and building elements. Materials and details create the unique visual experience found in each district. Entrances, storefronts, roofs, parapets and cornices were given particular attention to celebrate their functions. Character- defining elements reflect the building's particular craftsmanship and architecture and make each building unique.

When rehabilitating existing buildings, these character-defining elements and materials should be identified, retained and preserved using the guidelines below.

8.1 Appropriate Methods for Window Replacement

Windows in Twin Falls's Historic districts offer visual interest within a variety of architectural styles. A window is a glazed opening in the wall of a building that was historically used to admit light and air. It is commonly fitted within a frame that supports one or more operable or fixed sash units containing panes of glass. The functional and decorative features of the windows that help define the building's historic character should be identified, retained and preserved. These elements may include frames, sills, heads, sash, glazing, muntins, hoodmolds, lintels, transoms and decorated jambs and moldings. If elements have deteriorated beyond the point of salvage, they can be repaired. If the element is deteriorated beyond repair, it can be replaced.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the window elements, rather than replacing them.
- Replace window or window elements, if absolutely necessary duplicating the existing material, design, configuration and hardware. These windows should have true-divided lights with the style and size of the muntins to match the original windows.
- Install or replace damaged weather stripping and caulking and/or install storm windows instead of replacing original glass with double-glazing for thermal upgrades. Match the mullions, muntins, meeting rails, size and configuration of the storm to the primary window. Paint to match the building's trim color in 'house form' buildings. Paint to match the window in 'block form' buildings.

IT IS GENERALLY NOT APPROPRIATE TO:

- Cover over or infill window openings with materials other than similar to the original. Glass block (where it did not exist), plywood and other materials are not allowed.
- Replace multi-sashed or a multi-light sash windows with a single span of glass.
- Install false muntins that only exist on the outside of glazing. For non-character-defining elevations, the Historic Preservation Commission will review window replacements on a case by case basis.
- Use mirrored or tinted glass.
- Avoid recreating missing elements unless strong pictorial, historical or physical documentation exists.
- Use stained or leaded glass only if it was originally on the building.
- Use vinyl or other non-historic materials.

8.2 Appropriate Methods for Replacement of Historic Elements

Historic elements addressed in this section include roofs, parapets, cornices, storefronts, entrances and doors. Methods to repair and replace materials such as masonry, wood and metal are also included, whereas methods for paint removal and window replacement are discussed in Sections 8.1 and 8.4.

8.2.1 ROOFS

Roof forms are unique character-defining elements in terms of building style and period and should be retained and preserved, not altered or obscured.

IT IS GENERALLY APPROPRIATE TO:

- Replace the existing roof materials with the same materials as the original, or a compatible substitute material if roof replacement becomes necessary. The replacement roof should match the original composition, size, shape, color, decorative patterning and texture of the original.
- Preserve decorative features such as cupolas, cresting, dormers, chimneys and weather vanes and their shapes, materials, size, color and patterning. When replacement of these features becomes necessary, the replacement feature should match the original in terms of design and materials.
- Install new additions such as skylights, antennas or mechanical equipment in such a manner as to not be visible from the pedestrian view.
- Locate new dormers on rear and side facing slopes of the roof and not visible from the public way.

IT IS GENERALLY NOT APPROPRIATE TO:

- Build alterations or changes that radically change, damage or destroy the roof's defining historic characteristics.
- Add bubble, faceted or dome skylights, particularly on the character-defining elevations, unless screened from view. On non-character defining elevations, flat, sloped glazing skylights may be approved on a case-by-case basis.

8.2.2 PARAPETS

A parapet is a protective wall that extends above the roof of a building at the building facades. Parapets are usually constructed of the same materials as the exterior walls. However, in Twin Falls they were made of brick, stone, or wood and often included a cornice made of stone or worked metal. To preserve the integrity of the building and the district, it is important that parapets be retained and restored.

Water damage has been the primary cause for deterioration so it is important to use proper materials and methods in repairing them.

The guidelines below address the general issues, while further below are techniques for specific material use.

IT IS GENERALLY APPROPRIATE TO:

- Preserve, repair and restore existing parapets. Only elements that are lost or deteriorated beyond repair should be replaced, matching any new elements as closely as possible to the original.
- Replace the entire parapet only where the parapet is severely deteriorated. The replacement should match the original as closely as possible.
- Replace the existing roof materials with the same materials as the original, or a compatible substitute material if replacement becomes necessary.
- Keep coping and flashing in good repair, seal openings, paint wood and metal, and correct deterioration of the masonry wall on a regular basis.

IT IS GENERALLY NOT APPROPRIATE TO:

- Remove existing parapets.
- Replace parapets with dissimilar materials.

8.2.3 CORNICES

A cornice is a projecting horizontal band, moulding, or set of mouldings located at the top of a building (or between floors) that helps protect the windows and walls below from water. Cornices are usually designed in conjunction with a parapet to emphasize the building's eave line or upper silhouette.

IT IS GENERALLY APPROPRIATE TO:

- Preserve, repair and restore existing intact cornices. Their defining elements should be repaired rather than replaced.
- Replace missing or damaged cornices based on historical, pictorial or physical evidence. If no such evidence exists, the cornice should be a contemporary design incorporating compatible materials.

IT IS GENERALLY NOT APPROPRIATE TO:

- Remove an existing cornice or parts of a cornice. Their defining elements should be repaired rather than replaced.

8.2.4 ENTRANCES

Entrances other than storefronts are used to access upper floor uses as well as non-store first floor uses. Often they were recessed with highly detailed surrounds composed of piers or engaged columns, temple fronts, pediments or other ornate detailing. Entrances are considered to be irreplaceable parts of the district's character and historic fabric.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the features of a building's entrance, including piers, pilasters, columns and above-door entablatures, rather than replace them.
- Preserve and repair the existing door and hardware; or, if necessary and little or no evidence is found for the original construction, replace with compatible materials and configuration.

IT IS GENERALLY NOT APPROPRIATE TO:

- Radically alter, reduce or enlarge a building's entrance. If the entrance is recessed, it should remain so. The Commission recognizes that, based on modern needs and uses, in certain circumstances, some alteration of the entrance might be required.
- Use aluminum or steel doors and surrounds if not appropriate to the style and period of the building.

8.2.5 PORCHES

A porch is an extension to a building that forms a covered approach or vestibule to a doorway. They may include pediments, decorated gable ends, columns, posts, railings and balustrades. In case of 'house form' or elevated civic buildings, or those elevated for rail freight, they may have had foundations, stairs and railings. Materials may be wood, brick, stone or concrete with cornices of stone or pressed metal.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the features of a building's porch, including such elements as posts, columns, railings, foundations, and above-door gable ends entablatures, rather than replace them. In cases where defining elements or the entire porch is missing and no pictorial historical or physical documentation exists, a design that is contemporary yet compatible to the original in terms of materials, size, scale and profile, would be the appropriate replacement method.

IT IS GENERALLY NOT APPROPRIATE TO:

- Remove a porch or any of its elements.
- Enclose a front porch.
- Add a porch to a building that never had one.

8.2.6 EXTERIOR AND ATTACHED LIGHTING

Exterior lighting fixtures and their illuminators help define and give character and human scale to the finer grain detailing of our historic buildings.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and repair the original light fixtures wherever possible.
- Attach new fixtures to the mortar, not the masonry, to prevent damage to the historic fabric.
- Select pedestrian scale fixtures with warm colored light. Avoid sodium vapor. Lighting sources with a Kelvin temperature of 3,500 degrees or more and a color rendering index (CRI) of 70 or less are appropriate.

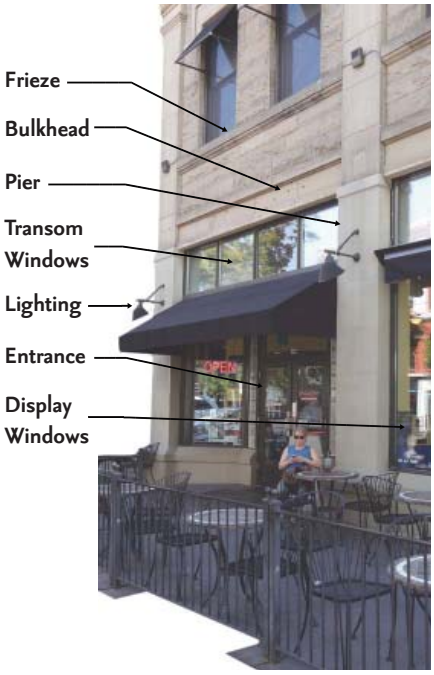
IT IS GENERALLY NOT APPROPRIATE TO:

- Use period light fixtures unless there is documented evidence that a particular fixture was used. If used, they should be historically accurate and compatible with the period of the building and in scale with the building or element to which they are attached.

8.2.7 STOREFRONTS

"Block form" commercial buildings have unique character-defining elements, including historic storefronts and their basic elements: bulkheads, piers, display windows, transoms, doors, entrances, and friezes. These elements should be identified, retained and preserved regardless of first floor uses.

STOREFRONT COMPONENTS:



- The **bulkhead** is the base that supports the building over the transom windows. Bulkheads are typically brick and stone.
- **Display windows** are a single window or a series of windows designed to display goods within, usually extending from the transom to bulkhead and consisting of panes of glass.
- **Transoms**, or transom windows, are windows located above a door or display window, designed to let more daylight in above the door or display window.
- The **piers** are vertical elements that frame openings. Often designed as flat columns or pilasters, piers can be used to divide store fronts, display windows or other building entrances.
- A **frieze** is a horizontal band used to emphasize the horizontal division(s) of a building facade. Friezes are often used to divide the display windows or transoms of the ground floor from upper story windows and used for signage.
- Storefront **entrances** were recessed to create a welcoming transition area and more visibility to displays.
- **Doors** play an important role in defining the storefront and were often painted in more vivid tones and usually glazed with clear glass.
- Original **hardware** along with **lighting** reflect the specific design of the original period of construction.

IT IS GENERALLY APPROPRIATE TO:

- Preserve and restore original storefronts and all their character-defining components.
- Recreate components if there is sufficient physical, pictorial or architectural evidence to support their recreation. The replacement should match the original in terms of design, materials and configuration.

IT IS GENERALLY NOT APPROPRIATE TO:

- Obscure or cover up original components and details with unsympathetic materials (faux stone, brick, rough or sawn wood and similar products) is not appropriate.
- Use stained or leaded glass unless it is appropriate for the style and period of construction.

IT IS GENERALLY APPROPRIATE TO:
(continued)

- Repair the original materials or, if absolutely necessary, replace with material that matches closely to the original.
- Replace missing components in keeping with the size, scale, style and materials of the building, and then only if there is little or no evidence of the original construction. In such cases, the design should be a contemporary and compatible design rather than one that tries to replicate an "old" look.
- Look to the original building for guidance on consistent materials, including wood, brick and stone, when replacing a component becomes necessary.

IT IS GENERALLY NOT APPROPRIATE TO:
(continued)

- Use glass block to fill openings, unless it is appropriate for the style, as it will obscure the interior and is not compatible. If the display window needs to be replaced, the new window should match the existing in terms of size, material and configuration.
- Use steel-covered hollow core doors or aluminum doors as they have an incompatible finished appearance. The Commission will allow a degree of flexibility in the materials used for doors as long as the contemporary material conveys the same visual appearance of the traditional material.
- Obscure the frieze with aluminum, or otherwise cover up this area. Installing an awning into the frieze is not appropriate. Instead, awnings should be installed below the frieze (and transom windows if present).
- The use of plywood or rough-sawn wood paneling is inappropriate due to deterioration and the need for constant maintenance and frequent replacement.
- Aluminum, vinyl, faux brick or stone are other materials that are inappropriate and should not be used.

8.3 Appropriate Methods for Repairing and Maintaining Historic Materials

Preserving the special character of Twin Falls' historic buildings is fundamental to the districts' success. It is important to maintain, preserve and repair original materials where possible, and if necessary, select appropriate new materials compatible in quality, size, texture and color.

8.3.1 MASONRY

With few exceptions, most of the districts' buildings are masonry. Brick is the most common material, followed by stone. Both use a variety of types and colors. Brick wall and parapet bonding patterns create uniqueness between buildings. Stone was used in coarser application for foundations with a wide variety of dressings above, from rusticated to smooth-faced. Below are techniques dealing with masonry repair:

- Water penetration can cause serious and costly damage to masonry either through destructive chemical reactions or freezing inside the walls. It is imperative to keep roof, flashing, drains, gutters and downspouts in good repair to prevent moisture penetration.

- Masonry should be cleaned only to arrest deterioration or remove severe soiling. Use the gentlest methods possible. Appropriate methods include low-pressure water, soft bristle brushes and mild detergents. Before cleaning any masonry surface, test a small patch to determine an appropriate cleaning method.

- If there is mortar deterioration (such as disintegrating mortar, joint cracks, loose bricks or damp walls), repointing may be necessary. Since buildings constructed prior to 1910 did not use Portland cement, avoid using it unless the original mortar had a high Portland cement content. Portland cement creates a bond stronger than the historic mortar and may cause spalling or crack the softer historic brick during freeze-thaw cycles. When repointing becomes necessary, use lime-based mortar, not Portland cement. Test a loose piece of mortar from an inconspicuous location to determine if there is lime in the mortar. Portland cement should not exceed 20% of the combined volume of lime and cement. Portland cement should be white, never gray or light gray. The new mortar should match the existing mortar's color.

- Take care to match the original color, material, composition size and profile of the existing mortar joints as closely as possible. Because power tools often damage surrounding brick, use hand tools to remove damaged mortar.

- Avoid abrasive cleaning techniques like sandblasting, high-pressure washing and washing with strong chemical solutions. Such methods can severely

damage masonry surfaces, and allow water and chemicals into the wall, deteriorating the joints. Protect all non-masonry surfaces prior to cleaning.

- The masonry of some pre-20th century buildings was low fired and porous, and therefore frequently painted. For this reason, removing paint from a building that has been historically painted is not appropriate.
- The application of coatings to previously unpainted masonry structures or applying stucco and concrete veneers damages the historic building by altering its character.

See Preservation NPS Briefs, available online at www.nps.gov. for additional guidance on how to properly repoint and repair historic masonry.

8.3.2 WOOD

Wood structures can be found in several of the districts, primarily in the form of 'house form' buildings converted to commercial use. Below are techniques dealing with wood elements:

- Wood siding, trims, railings and other wood elements should be retained and repaired. If replacement becomes necessary, the new element should match the original in terms of materials, size, profile and application.
- In cases where character-defining wood elements such as railings, cornices, balustrades or siding are missing, recreating those features would be appropriate if historical, pictorial or physical documentation exists. If no such documentation is available, a contemporary yet compatible approach in terms of materials, size, scale and color would be the appropriate solution.
- Original materials and openings should not be covered over, especially the character-defining elements because of the impact on the historic nature, and also because dry rot may occur beneath.
- Resurfacing frame structures with faux materials, brick veneer, vinyl, metal or aluminum siding is not appropriate. The Commission encourages the removal and the repair of the underlying surfaces where a structure has been resurfaced with inappropriate materials. A test patch should be conducted to determine if the material could be removed before undertaking the removal of inappropriate materials.
- All wood members must be finished, either painted or stained with opaque stain.
- Proper maintenance and a regular painting schedule will ensure the longevity of wood doors, windows, siding and other character defining elements.

See Preservation NPS Briefs, online at www.nps.gov for additional guidance.

8.3.3 METAL

Decorative metal such as cast iron and sheet metal grace many buildings in the historic districts. Below are strategies dealing with metal elements:

- Character-defining metal components should be identified, retained and preserved. The removal of character-defining metal elements will not be approved, because in so doing irreplaceable features are destroyed and previously unfinished surfaces will need to be recovered.

- Where removal of character-defining metal elements such as cornices is absolutely required, new elements of compatible design in terms of materials, size, scale, and color would be the appropriate solution.

- If the original fabric is damaged beyond repair, then replacement of metal elements may be appropriate. Sheet metal can be made to conform to the profile of the existing work and be fabricated if replacement pieces are needed.

- If the building has metal panels, caulk and fill the joints between the panels to avoid moisture penetration.

- Avoid contact between chemically incompatible materials such as aluminum and steel to prevent corrosion. Appropriate tools, materials and cleaning methods should be used because of the delicate nature of historic metal elements.

See Preservation NPS Briefs, available online at www. nps.gov. for additional guidance.

8.4 Appropriate Methods for Removing Paint

Paint applied to exterior materials must withstand yearly extremes of both temperature and humidity. Maintenance is very important and reapplication is recommended every 5 to 8 years.

8.4.1 REMOVING PAINT FROM WOOD

The primary purpose for painting wood is protection, since moisture penetration is a main cause of wood deterioration. The National Park Service's "**Preservation Brief 10: Exterior Paint Problems on Historic Woodwork**" outlines three classes of paint removal, grouped according to their relative severity.

- **CLASS I** conditions include minor blemishes or dirt collection, and generally require no paint removal.
- **CLASS II** conditions include failure of the top layer or layers of paint, and generally require limited paint removal.
- **CLASS III** conditions include substantial or multiple-layer failure, and generally require total paint removal.

Since conditions may vary at different points on the building, careful inspection is critical. Prior to beginning a paint removal project, examine and note the surface conditions for each exterior painted woodwork item.

The recommended treatments (field testing and onsite monitoring of Department of Interior grant-in- aid and certification of rehabilitation projects) take three overriding issues into consideration:

1. The continued protection and preservation of the historic exterior woodwork;
2. The retention of the sequence of historic paint layers; and
3. The health and safety of those individuals performing the paint removal.

By these criteria, no paint removal method is without drawbacks, and all recommendations are qualified in varying degrees.

CLASS I:
Exterior Surface Conditions Generally Requiring No Paint Removal
Recommended Treatment for Dirt, Soot, Pollution, Cobwebs, etc. Removal: Most surface matter can be loosened by a strong, direct stream of water from the nozzle of a garden hose. Stubborn dirt and soot will need to be scrubbed off using l/2 cup of household detergent in a gallon of water with a medium soft bristle brush. The cleaned surface should then be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary. Quite often, cleaning provides a satisfactory enough result to postpone repainting.

CLASS II:
Exterior Surface Conditions Generally Requiring Limited Paint Removal
Recommended Treatment for Crazing: Crazing can be treated by hand or mechanically sanding the surface, then repainting. Although the hairline cracks may tend to show through the new paint, the surface will be protected against exterior moisture penetration.

Recommended Treatment for Intercoat Peeling: First, where salts or impurities have caused the peeling, the affected area should be washed down thoroughly after scraping, then wiped dry. Finally, the surface should be hand or mechanically sanded, then repainted. Where peeling was the result of using incompatible paints, the peeling top coat should be scraped and hand or mechanically sanded. Application of a high quality oil type exterior primer will provide a surface over which either oil or a latex topcoat can be successfully used.

Recommended Treatment for Solvent Blistering: Solvent-blistered areas can be scraped, hand or mechanically sanded to the next sound layer, then repainted. In order to prevent blistering of painted surfaces, paint should not be applied in direct sunlight.

Recommended Treatment for Wrinkling: The wrinkled layer can be removed by scraping, followed by hand or mechanical sanding to provide as even a surface as possible, then repainted following manufacturer's application instructions.

CLASS III:
Exterior Surface Conditions Generally Requiring Total Paint Removal
Recommended Treatment for Peeling: The first step in treating peeling is to locate and remove the source or sources of the moisture, not only because moisture will jeopardize the protective coating of paint but because, if left unattended, it can ultimately cause permanent damage to the wood. Excess

interior moisture should be removed from the building through installation of exhaust fans and vents. Exterior moisture should be eliminated by correcting the following conditions prior to repainting: faulty flashing; leaking gutters; defective roof shingles; cracks and holes in siding and trim; deteriorated caulking in joints and seams; and shrubbery growing too close to painted wood. After the moisture problems have been solved, the wood must be permitted to dry out thoroughly. The damaged paint can then be scraped off with a putty knife, hand or mechanically sanded, primed, and repainted.

Recommended Treatment for Cracking/ Alligatoring: If cracking and alligatoring are present only in the top layers they can probably be scraped, hand or mechanically sanded to the next sound layer, then repainted. However, if cracking and/or alligatoring have progressed to bare wood and the paint has begun to flake, it will need to be totally removed. Methods include scraping or paint removal with the electric heat plate, electric heat gun, or chemical strippers, depending on the particular area involved. Bare wood should be primed within 48 hours then repainted.

8.4.2 REMOVING PAINT FROM MASONRY

Removing paint, coatings, stains and graffiti is best using alkaline paint removers, organic solvent paint removers, or other cleaning compounds. The paint removal usually involves applying the remover either by brush, roller or spraying, followed by a thorough water wash. The manufacturer's recommendations regarding application procedures should always be tested before beginning work. Similar to water methods, chemicals should not be used in cold weather below 50°F because of the possibility of freezing. Chemicals may be hazardous to people and the environment and should be carefully considered.

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. Chemical cleaners react with dirt and then are rinsed off the masonry surface with water. It is recommended to test a patch away from public view when using a chemical on a building. Abrasive methods include blasting with grit, and may include the use of grinders and sanding discs, which mechanically remove the dirt and, usually, some of the masonry surface. Abrasive cleaning is also often followed with a water rinse. This abrasive method should not be used.

See Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings www.marblemasteruk.com

8.4.3 REMOVING PAINT FROM METAL

When left exposed, corrosion and rust can damage architectural metals that have originally been painted. They are particularly vulnerable to air and moisture. Metal surfaces should be inspected routinely for signs of flaking or rust. Proper cleaning of the surface is necessary prior to repainting.

Chemical solutions/strippers are typically used on soft metals such as lead, tin, copper, zinc, and terne plate. A test is recommended to be prepared in an inconspicuous location to monitor reactions.
Chemical solutions/strippers should be properly neutralized to avoid further deterioration. Metals such as brass should be routinely polished.
Copper and bronze finishes, in time, will develop a protective greenish patina on the surface that need not be painted. It is crucial that all corrosion be removed and a metal primer coat be applied immediately to protect the surface from further corrosion. Rust retardant paints specifically designed for metal should be used on all metal surfaces that require a paint finish. Specific lacquers may be used on brass to preserve polished finishes.

8.4.4 REMOVING LEAD PAINT

Lead paint may be found in older buildings prior to the 1970's and property owners must comply with state and federal regulations.

For commercial buildings, it is necessary to hire specially trained and certified professionals. Methods for removing lead paint include, wet sanding, controlled sanding and using low-temperature heat guns or chemical strippers. Methods for encapsulating lead paint include encapsulant paints and coatings which can be applied to surfaces containing lead-based paint. If lead paint is found on windows, the sash can be removed for offsite stripping. Sash liners can also be installed to help reduce the friction that is caused when the windows are opened and closed.

Care should be taken to avoid spreading lead dust throughout the building.

For additional information and a more technical discussion on lead paint abatement, refer to the National Park Service Preservation Brief 37 and to the HUD Both documents are available on-line at www.nps.gov. org and www.hud. gov/lea.

CHAPTER 9: GLOSSARY

ACCESSORY STRUCTURE: A subordinate building that is located on the same lot as the principal building.

ADAPTIVE USE: The conversion of a building to use other than that for which it was built.

ALCOVE: A recess or small room that connects to or forms part of a larger room.

ALLIGATORING: A condition of paint or aged asphalt brought about by the loss of volatile oils and the oxidation caused by solar radiation. Causes a coarse checking pattern characterized by a slipping of the new paint coating over the old coating to the extent that the old coating can be seen through the fissures. "Alligatoring" produces a pattern of cracks resembling an alligator hide and is ultimately the result of the limited tolerance of paint or asphalt to thermal expansion or contraction. *Definition provided by the International Association of Certified Home Inspectors.*

ALTERATION: Any act or process that changes one or more of the exterior architectural features of a building, including but not limited to the erection, construction, reconstruction, or removal of any building.

APPROPRIATE: A proposed activity is consistent with the Guidelines.

APRON: The flat, horizontal member of a window, under the sill.

ARCH: A construction technique and structural member, usually curved and made of masonry. Composed of individual wedge shaped members that span an opening and support the weight above by resolving vertical pressure into horizontal diagonal thrust.

ARCHITRAVE: The lower most division of an entablature that rest directly on a column.

AWNING: A roof-like covering placed over a door or window to provide shelter from the elements. Historically they were constructed of fabric, but contemporary materials include metal and plastic.

BALCONY: A platform projecting from the wall or window of a building. Usually enclosed by a railing.

BALUSTER: An upright support for a rail in a balustrade.

BALUSTRADE: A row of balusters topped by a rail.

BAND, BELLY BAND, OR BAND MOLDING: A flat horizontal member of relatively slight projection, making a division in the wall plane.

BAY: Any number of principal divisions of a wall, roof or other part of a building that is marked by vertical supports.

BAY WINDOW: A structural wall projection with three sides containing windows. The bay projects angularly from the main structural wall and from the ground up.

BEAM: A long timber used as one of the primary horizontal, supporting members of a building.

BELT COURSE: A horizontal band of masonry across the exterior of a building that stands out visually.

BOND: Masonry units arranged in any of a variety of recognizable, and usually overlapping patterns so as to increase the strength and enhance the appearance of the construction.

BRACKET: A projection from a vertical surface providing support under cornices, balconies, window frames, etc.; also sometimes used to describe a metal fastener.

BRICK VENEER: A non-structural facing of brick laid against a wall for ornamental, protective, or insulation purposes.

BULKHEAD: Located at the top of a storefront, the bulkhead is the element that supports the building over the display window.

CANOPY: An overhanging cover for shelter or shade.

CAPITAL: The topmost part of a column.

CASING: The enclosing frame around a door or window opening.

CASEMENT WINDOW: A window that is hinged on the side and opens in or out.

CAULK: A waterproof, soft, pliable material used to seal joints and cracks against water or air leakage.

CERTIFICATE OF APPROPRIATENESS: A document evidencing approval by the Historic Preservation Commission of an application to make a material change in the exterior appearance of a designated historic property or of a property located within a designated historic district.

CLADDING: The application of one material over another to provide a skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes.

CLAPBOARD: A long narrow board with one edge thicker than the other to facilitate overlap used to cover the outer walls of frame structures. Also known as weatherboard, bevel siding, lap siding.

CLERESTORY: An upper zone of windows that admits light to the center of a lofty room.

COLUMN: A vertical support or pillar.

CONTEXT: Buildings are grouped into functional subareas such as residential, commercial and mixed use. Each has distinct characteristics and requirements. Areas of similar function should be treated similarly in design. The surroundings, both historical and environmental, of a building or town.

COPING: A cap or covering at the top edge of a wall, either flat or sloping, to shed water.

CORBEL: A slightly projecting architectural element, usually in masonry, cantilevered from upper exterior walls; usually topped by a cornice or coping.

CORNICE: A horizontal molded projection at the crown of a building or wall. A continuous molded projection that crowns or horizontally divides a wall.

COURSE: In masonry, a layer of bricks or stones running horizontally in a wall.

CRAZING: A network of fine cracks on the surface of a material, especially paint.

DEMOLITION: The intentional destruction of all or part of a building or structure.

DEMOLITION BY NEGLECT: The destruction of a building or structure caused by the failure to perform routine maintenance over a period of time.

DISPLAY WINDOWS: Usually extending from the transom or cornice/frieze to the bulkhead and consisting of one pane of glass, the display window is an essential element that helps to define a building's storefront.

DORMER: Upright, roofed projection on a sloping roof, usually containing a window.

DOUBLE-HUNG SASH WINDOW: A window with two sashes, one above the other, arranged to slide vertically past each other.

DRESSING: A building's ornamental detail such as the molded framework around doors and window openings.

EAVE: The lower portion of the roof that overhangs the wall.

EXTERIOR INSULATION FINISHING SYSTEM (EIFS): A type of building product that provides exterior walls with an insulated finished surface, and waterproofing in an integrated composite material system.

ELEVATION: A scale drawing of a front, side, or rear of a building.

ENTABLATURE: Usually composed of a cornice, frieze, and architrave, it is the horizontal section that rests on a column.

FAÇADE: The front face or elevation of a building.
FASCIA: A horizontal piece covering the joint between the top of a wall and the eaves.

FENESTRATION: The arrangement, proportioning, and design of windows and doors in a building.

FLASHING: A sheet metal used to waterproof roof valleys or the angle between a vertical wall, such as a chimney, rising out of a roof.

FORM: The overall shape or outline of a building.

FOUNDATION: Supporting member of the wall, constructed usually of concrete, brick, stone, or concrete block.

FRAME: The fixed portion of a window comprising two jambs, a head, and a sill.

FRIEZE: A decorative band located directly below the cornice. In many cases the frieze was designed in conjunction with the cornice.

GABLE: The triangle formed by the sloping lines of the roof from the eaves to the ridge.

GABLE ROOF: A pitched roof in the shape of a triangle. Triangular wall segments at the end of a pitched roof.

GAMBREL ROOF: A roof with two slopes of different pitches on each side of the ridge.

GENERAL MAINTENANCE: Ordinary maintenance needed to keep a building or structure in good repair and does not require a change in materials.

GINGERBREAD: Pierced, curved decoration fashioned by a jigsaw or scroll saw, often used under the eaves of roofs, both on the main house and on porches.

HEAD: The uppermost member of a door frame or window frame.

HIPPED ROOF: A roof with slopes on all four sides. They are more common on older houses than on those built after 1940.

HISTORIC DISTRICT: A group of buildings and their surroundings given a designation due to their significance as a whole; a geographically definable area (urban or rural, small or large) possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically, but linked by association or history.

HISTORIC PRESERVATION COMMISSION: A volunteer group of citizens appointed by the mayor and council that evaluates applications for Certificates of Appropriateness against the design guidelines in order to determine acceptance or rejection of, or required modifications to proposed renovation or construction activity.

HORIZONTAL RHYTHM: The pattern of solids and voids created by the openings (such as doors and windows) or the repetition of design elements on each floor of a building or series of buildings.

HUE: A particular shade or tint of a given color.

INAPPROPRIATE: Term given to a proposed project that is not consistent with the Guidelines and may result in the Historic Commission withholding a Certificate of Appropriateness.

INFILL BUILDING: A new structure built in a block or row of existing buildings.

JAMB: Upright member that forms the side of a door or window opening.

JOINT COMPOUND: A premixed, plaster-like material used for patching holes in plaster walls and covering seams and nail holes when installing wallboard.

JOIST: Small horizontal timbers laid parallel from all to wall to support a floor or ceiling.

LITE: A pane of glass in a window or glazed component of a window.

LINTEL: A horizontal structural member such as a beam over an opening that carries the weight of the wall above it.

MANSARD ROOF: A roof with two slopes on all four sides, the lower slope being much steeper than the upper.

MASS: The bulk and shape of a building.

MOLDING: Horizontal bands having either rectangular or curved profiles, or both, used for transition or decorative relief. A slender strip of wood used for ornamentation and finishing. Its profile is shaped to create modulation of light, shade, and shadow.

MULLIONS: The vertical members between the lite of a window.

MUNTINS: The grooved member of a window that is used to hold the edges of windowpanes within a sash.

NEGLECT: The failure to maintain a building's weather tight condition and/or the failure to prevent a correct deterioration of a building's structure, materials, or finishes.

NOSING: The rounded front (and sometimes side) edge of a stair tread that projects over the riser.

ORNAMENT: In architecture, every detail of shape, texture, and color that is deliberately exploited or added to attract an observer or define the characteristics of an architectural style.

PANEL: A sunken or raised portion of a door with a frame-like border. A section that is recessed below or raised above the surrounding area or enclosed by a frame or border.

PARAPET: A low wall that rises above a roof line, terrace, or porch and may be decorated. A low protective wall that extends above the roofline.

PEDIMENT: A wide, low-pitched gable surmounting the façade of a building in a classical style; any similar element used over doors and windows.

PIER: Stout, vertical, structural support, often made of bricks laid chimney-style. Vertical- supporting members that frame an opening such as a window or door, sometimes designed as a flat column or pilaster, piers are often used to divide storefronts, display windows, or the entrance to a building's upper floors.

PILASTER: A column like projection attached to a surface of a wall. Similar to a column, a pilaster is a shallow rectangular feature that projects from a wall and has a capital and base.

PITCH: The degree of slope of a roof. Pitch is measure in inches rise per foot of run. For example, a 45 degree roof has a 12 inch rise.

PLAZA: An open area usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops.

POINTING: The outer portion of mortar in the joints of a masonry wall.

PORTICO: A large porch or covered walk with a roof supported by columns or piers.

POST: A vertical supporting member of a building.

PRESERVATION: The sustaining of the existing form, integrity, and material of a building or structure and the existing form and vegetation of a site. The maintenance and repair of a building's existing historic materials and retention of a property's form as it has evolved over time.

PRIMER: A base coat that prepares the surface for the finish coat of paint.

PROJECTION: An object or building form that juts out beyond a surface.

PROPORTION: The comparative relationship between parts or elements with respect to size, dimension, ratio and quantity.

PROTECTION: The act or process of applying measure designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack.

RAFTER: One of a series of parallel beams that establish and support the pitch of the roof from ridge to wall.

RAIL: Horizontal members framing a panel.

RAILING: A horizontal member of a balustrade.

RECOMMENDED: A proposed activity is recommended but is not required.

RECONSTRUCTION: New construction to accurately recreate a vanished building or architectural element as it appeared at a specific period of time. The work is based on reliable physical, documentary, or graphic evidence.

REHABILITATION: Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features that are significant to its historical, architectural, and cultural values. Returning a structure to viable use while preserving its distinctive architectural and historic character.

REMODEL: To alter a structure in a way that may or may not be sensitive to the preservation of its significant architectural forms and features. Changing a building without regard to its distinctive, character-defining architectural features or style.

RENOVATE: Modernize and improve an existing structure while at the same time maintaining as much of its original character as possible.

REPOINTING: The process of removing deteriorating mortar from the joints of a masonry wall and replacing it with new mortar.

RESTORATION: Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time, by removing later work and / or replacing missing earlier work. Returning a building to a particular period of time by removing later work and replacing missing earlier work.

RETROFIT: To furnish a building with new parts or equipment not available at the time of original construction.

REVEAL: The part of the jamb that is visible between the outer wall surface and window or doorframe.

REVERSIBILITY: A condition which allows removal of an added material or feature and return to the original, without damage to the original.

RHYTHM: A patterned repetition or alternation of formal elements (doors, windows, porches, etc.) or motifs in the same or a modified form.

RIDGE: The topmost horizontal line where the upper slopes of a roof meet.

RISER: The vertical member between two stair treads.

ROLL ROOFING: A roofing material made of asphalt soaked felt with a gravel surface available in a long sheet, usually 1 yard wide and 36 feet long.

ROOFING: STANDING SEAM METAL: A roofing material that comes in sections, typically 4x8 foot panels, with raised seams forming a pattern every few inches that runs the length of each panel.

SASH WEIGHT: Part of the mechanism of doublehung windows, which supports the weight of the sash and maintains it at a desired height; weights usually hang over pulleys on the end of sash cords or sash chain.

SASH: The part of the window framing that holds the glass; sometimes refers to the entire movable part of the window.

SCALE: A proportion used in determining dimensional relationships of differing component parts or buildings. The apparent size and mass of a building's façade and form in relation to nearby buildings. Important factors in establishing the scale of a façade include the physical relationship of elements such as window area to wall area; the shape and size of fenestration forms such as the subdivision of windows into lights; the bonding pattern of the brickwork; and details such as cornices and trim.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES: A set of standards and guidelines, issued by the U.S. Department of the Interior, National Park Service, for the acquisition, protection, stabilization, preservation, restoration, and reconstruction of historic properties. The Standards, written in 1976, and revised and expanded in 1983, 1990, and 1995 were developed pursuant to the National Historic Preservation Act of 1966 which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Standards are neither technical, nor prescriptive, but are intended to promote responsible preservation practices. There are four treatments: preservation, rehabilitation, reconstruction and restoration.

SECTION: Graphic representation showing the view of a vertical plane through a building in order to see its construction.

SETBACK: The distance between a building and the front of the property line.

SHED ROOF: A roof having only one sloping plane.

SIGN BAND: The area that is incorporated within or directly under the cornice of a storefront that contains the sign of the business in the building.

SILL: A horizontal timber that is usually the lowest supporting member of a building; the lowest supporting member of a window casing.

SOFFIT: The area of the roof that extends over the walls of the house; also referred to as the overhang or the eaves.

STABILIZATION: Work to halt deterioration of a building by making it weather tight and structurally stable while awaiting more extensive rehabilitation..

STILE: Various vertical members that frame a panel.

STOOL: A finish piece of molding installed on top of the windowsill and extending beyond the window casing.

STOREFRONT: The street-level frontage of a store which usually contains display windows.

STREETSCAPE: The combined elements within and along the street right-of-way that define its appearance, identity, and functionality, including street furniture, landscaping, trees, sidewalks, and pavement treatments, among others.

STREET WALL: The line formed by the facades of buildings set back a common distance from the street.

STRINGER: A horizontal, supporting member.

STUCCO: A material, usually composed of cement, sand, and lime, applied to a surface to form a hard, uniform covering that maybe either smooth or textured. Also, a fine plaster used in decoration and ornamentation of interior walls.

STUD: One of the smaller uprights in the frame of a building, to which sheathing, paneling, or lath is applied.

STYLE: Characteristics and decorative elements that form a clear group associated with a specific period or design philosophy.

SUBFLOOR: The wooden base that is attached to floor joists in preparation for finish flooring.

TERRA COTTA: A red-brown fired but unglazed clay used for roof tiles and decorative wall coverings. These roof tiles are common in the California Mission style. Glazed terra cotta was frequently used for exterior decoration on commercial buildings of the early 20th Century.

TEXTURE: The surface quality of any material or building products as it affects the appearance or tactile characteristics of a surface of a building.

TRANSOM: Horizontal window openings above a door or window. A window or series of windows located above a door or display window, transoms are usually made of glass. In commercial building they can be seen as an extension of the display window and for this reason, provide and excellent location for signage.

TREAD: The horizontal walking surface of a step or stair.

TRIM: Finished woodwork used to decorate, border, or protect the edges of openings such as doors and entrances.

TUCK-POINT: Process of partially removing old mortar from masonry joints, cleaning the joints, and applying new mortar to them.

TURRET: A small tower, usually corbelled, at the corner of a building and extending above it.

VALLEY: A diagonal trough formed where two sections of the roof join at right angles.

VERANDA: A covered and partly enclosed porch or balcony extending along the sides of a building and used for natural ventilation and shading.

VERNACULAR: A style of architecture that uses the commonest building techniques that are based on the forms and materials of a particular period, region, or group of people.

VERTICAL RHYTHM: The pattern of solids and voids created by the openings (such as doors and windows) or decorative elements from floor to floor.

VISUAL CONTINUITY: A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

CHAPTER 10: BIBLIOGRAPHY AND SELECTED REFERENCES

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