CHAPTER 5:

REHABILITATION GUIDELINES

DESIGN GUIDELINES FOR CENTRAL CITY

Chapter Cover Etching:

Downtown Central City as it existed in the late 1860s.

CHAPTER 5: DESIGN GUIDELINES FOR REHABILITATION OF HISTORIC BUILDINGS

These guidelines apply to all "contributing" buildings and other historic resources in Central City. Note that only work being proposed is reviewed and the guidelines do not require work in areas not being addressed by the applicant.

In writing these Guidelines for Rehabilitation of Historic Buildings, the City has made the effort to make them congruent with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* so that any potential conflicts may be minimized for property owners who seek to make use of the tax incentives for certified rehabilitation. Note however, that no endorsement by the National Park Service or guarantee of similar findings between the HPC and the State Historic Preservation Office is implied.

The guidelines for rehabilitation of existing buildings are organized into three sections:

Section A: General principles for rehabilitation
These apply to all historic buildings in the city.

Section B: Rehabilitation of commercial structures
These apply to all commercial-type structures, in addition to the General Principles for Rehabilitation.

Section C: Rehabilitation of residential structures
These apply to all residential-type structures, in addition to the General Principles for Rehabilitation.

Note that all of the guidelines for rehabilitation apply to the exterior of properties. Although property owners are encouraged to preserve significant historic interiors, interior work is not reviewed for appropriateness in terms of historic preservation. There are two exceptions. One is for buildings that are designated as Historic Mining and Victorian Landmarks, in which case interiors are reviewed. The second is the first ten feet inside commercial buildings, which is seen from the street through storefront windows, because this area contributes to the historic character of the district as seen from the public way.

Definitions of relevant terms
The following terms are used in the guidelines that follow:

Adaptive use
Converting a building to a new use that is different from that which its design reflects is considered to be "adaptive use." For example, converting a residential structure to offices is adaptive use. Good adaptive use projects retain the historic character while accommodating the new functions.

Preservation
The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site is defined as "preservation." It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation
Rehabilitation is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property that are significant to its historic, architectural and cultural values. Rehabilitation may include the adaptive reuse of the building and major or minor additions may also occur. Most good preservation projects in Central City may be considered to be rehabilitation projects.

Remodeling
To remake or to make over the design image of a building is to "remodel" it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. A "stylistic" change is often involved. A remodeling project is inappropriate on historic buildings in Central City.

Renovation
To "renovate" means to improve by repair, to revive. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic

alterations may also occur. Alterations that are made are generally reversible, should future owners wish to restore the building to its original design.

Restoration
To "restore," one reproduces the appearance of a building exactly as it looked at a particular moment in time; to reproduce a pure style - either interior or exterior. This process may include the removal of later work that deviates from the original style or the replacement of missing historic features. Use a restoration approach for missing details or features of an historic building when the features are determined to be particularly significant to the character of the structure and when the original configuration is accurately documented.

Many successful rehabilitation projects that involve historic structures in Central City may include a combination of "preservation," "restoration," and other appropriate treatments. For example, a house may be adapted to use as a restaurant, and in the process missing porch brackets may be replicated in order to restore the original appearance, while original dormers may be preserved.

Section A:
General rehabilitation guidelines for existing buildings

The guidelines in this section apply to all rehabilitation projects, including additions, within the city. They apply to all buildings, those that are designated as "contributing" to the historic district, as well as "non-contributing" buildings. These general guidelines also apply to historic secondary structures.

When developing a rehabilitation plan, use these general design guidelines. Refer to historic photographs of buildings in the district, many of which are on file with the Gilpin County Museum, the Colorado Historical Society, the Denver Public Library, and the Historic Preservation Administrator's office.

These design guidelines apply specifically to the following categories of buildings: Those that are listed as **"Landmarks,"** located anywhere in the city; as **"Contributing"** historic structures within the historic district. In addition, the guidelines may be used for buildings that are listed as **"Non-contributing."** In those cases, the guidelines for new construction also apply. If your building is not "historic," you still must design alterations that will be compatible with nearby historic neighbors.

Appropriateness of Use

Building uses that are closely related to the original use are preferred. An example of an appropriate adaptive reuse is the conversion of a residence into a Bed and Breakfast. This can be accomplished without radical alteration of the original architecture.

Guideline 1:

Seek uses that are compatible with the historic character of the building.

- This is particularly important in historic residential areas.
- Uses that are more "intense" will tend to strain the structural system and increase the need for changes that would diminish historic integrity.

Guideline 2:

Uses requiring minimal change to the existing structures are preferred.

- In most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

Preservation of Significant Original Qualities

Rehabilitation work should not destroy the distinguishing quality or character of the property or its environment. Original materials and details of a building, as well as its distinctive form and scale, are "character-defining features" that should be preserved.

Guideline 3:

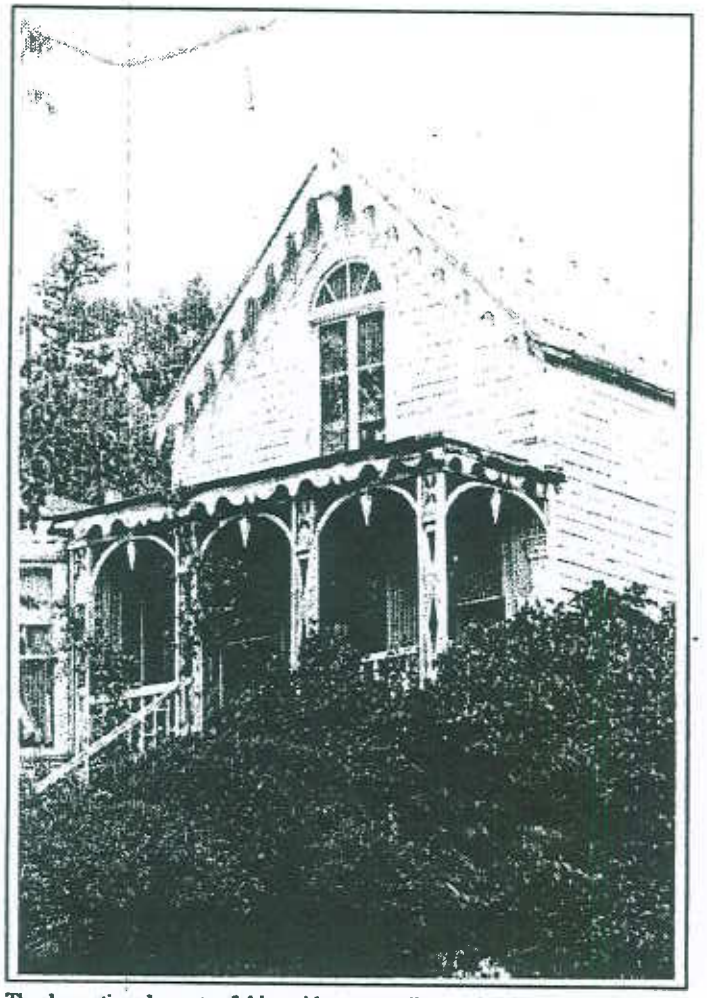
Respect the historic design character of the building.

- Refer to the specific design characteristics of the building's style.
- Destruction of character-defining features is inappropriate because this may result in the loss of a rating of "contributing" to the historic district.

Guideline 4:

Minimize intervention with historic elements.

- Renovation projects must maximize their use of the historic building fabric, including exterior features and finishes and structural systems.
- A minimum of 75% of exterior walls should be preserved, in order to retain the integrity of the architectural character of the building. (A portion of these may become interior walls if additions are approved.) Note that, where feasible, walls that historically were exterior will continue to be subject to review, although they may be enclosed by later additions.
- A minimum of 75% of structural systems should be preserved, including foundations and floor and roof framing systems, where feasible, as a part of the historic record of the building.
- Note that additional structural reinforcement may be introduced.



The decorative elements of this residence contribute to its character and should be respected and preserved.

Guideline 5:

Protect and maintain significant stylistic elements.

- Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity to minimize damage to the historic feature.
- Protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal and re-application of paint.

Guideline 6:

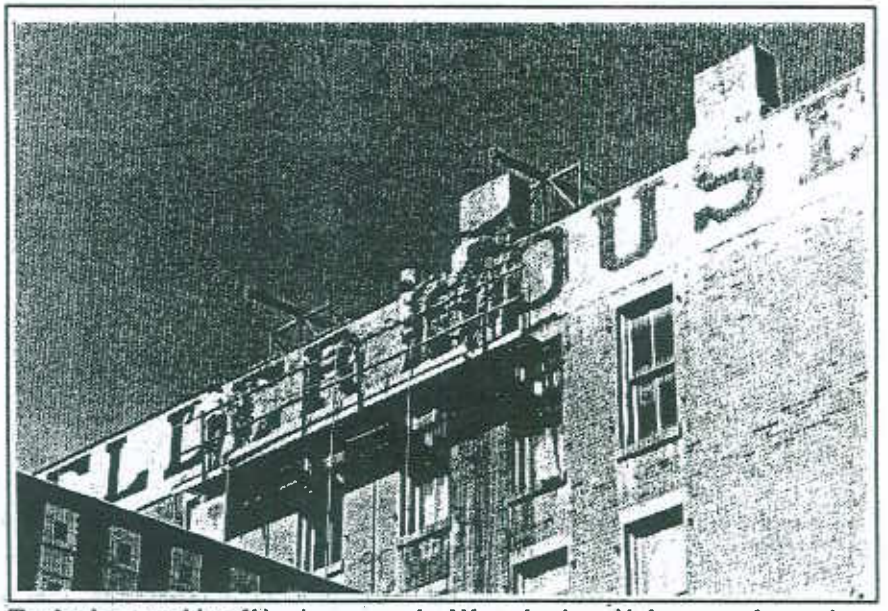
Avoid removing or altering any historic material or significant features.

- Preserve original doors, windows, and porches in their historic condition.
- Preserve original facade materials in their historic condition.
- Examples of historically significant architectural features that should be preserved are porches, turned columns, brackets, and jig-saw ornaments. Other significant elements that should be preserved include the historic building and roof forms.

Guideline 7:

Use the gentlest possible procedures for cleaning, refinishing, and repairing historic materials.

- Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. These harsh procedures are not allowed.
- Sandblasting and other harsh methods of cleaning that would damage historic materials are prohibited.
- Also see technical rehabilitation literature published by the National Park Service.
- A certified engineer's report may be required when structural systems are affected.



The cleaning or repairing of historic structures should be undertaken with the utmost of care, using the gentlest possible procedures.

Guideline 8:

Repair original features that survive.

- Where feasible, deteriorated architectural features should be repaired rather than replaced.
- Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods, rather than remove the element entirely.

Guideline 9:

When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.

- Always devise methods of replacing the disassembled materials in their original configuration.
- When disassembly of historic elements is required in a procedure, use methods to catalog the elements in their historic condition. Replacement should be based on documented evidence.
- A time limit may apply for completion of reconstruction of disassembled details and/or a performance bond may be required to assure completion of the work.

Replacement or Substitution of Original Features Guidelines

Deteriorated architectural features should be repaired rather than replaced. In the event replacement of historic materials is necessary, the new materials should match that being replaced in design, color, texture, and other visual qualities.

Guideline 10:

Replacement of missing elements may be included in repair activities.

- Use the same kind of material as the original. A substitute material is acceptable only if the form and design of the substitute itself conveys the visual appearance of the original material on a permanent basis.

Guideline 11:

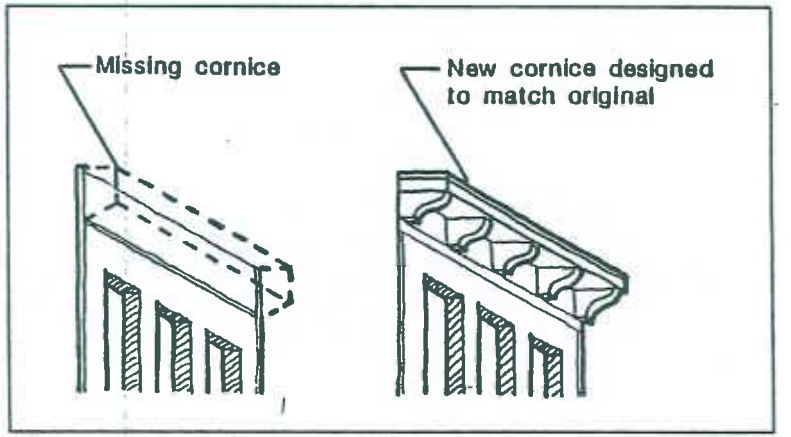
Replace missing original features in kind.

- Replace only those amounts that are beyond repair.
- If alternate materials must be used, they should match the original in appearance.
- Later covering materials that have not achieved historic significance are discouraged. Asphalt siding that covers original wood siding, for example, is inappropriate and should be removed, when treatment of wall cladding is proposed.

Guideline 12:

Replacement of missing architectural elements should be based on accurate information about original features.

- The design should be substantiated by physical or pictorial evidence where feasible.
- This will avoid creating a misrepresentation of the building's genuine



When reconstructing missing architectural elements use accurate reproductions of the original, where feasible.

Guideline 13:

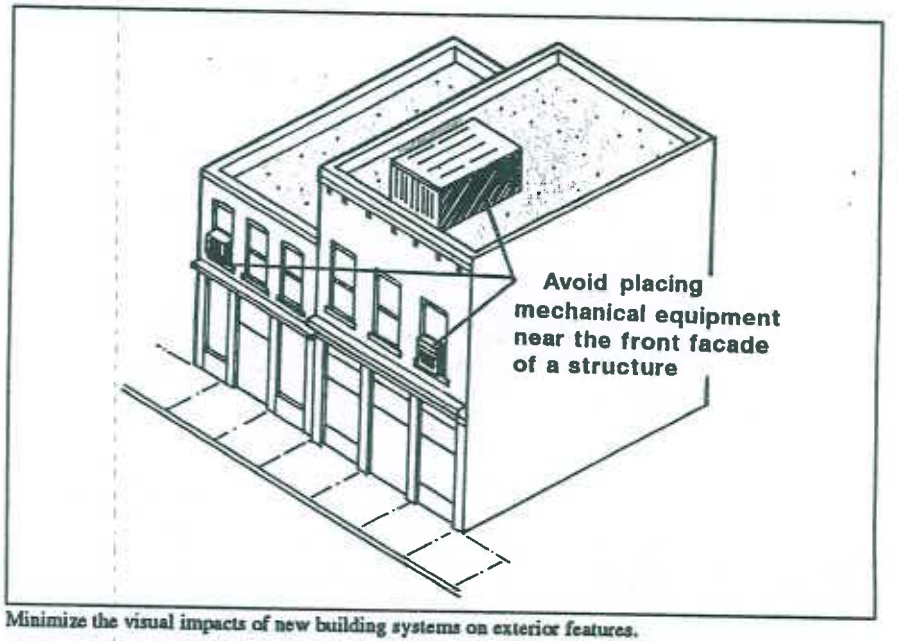
Where reconstruction of an element is impossible, develop a compatible new design.

- This is appropriate where inadequate information exists to allow for an accurate reconstruction of missing features.
- The new design should relate to the building in general size, scale and material.
- Such a replacement should be clearly identifiable as being new, so it will not create a false historical impression.

Guideline 14:

Conjectural "historic" designs for replacement parts that cannot be substantiated by written, physical or pictorial evidence are generally inappropriate.

- Use materials similar to those employed historically.
- The Historic Preservation Administrator can help you locate older photos that may document original features.



Minimize the visual impacts of new building systems on exterior features.

New Systems and Code Compliance in Existing Buildings

Introducing new electrical, plumbing, heating and ventilating systems into historic buildings should be planned such that historic materials are not damaged or obscured.

Guideline 15:

Minimize the visual impacts of new building systems on exterior features.

- Especially avoid placing mechanical and electrical equipment on primary, character defining façades or in front yards.
- Minimize damaging historic materials in order to insert new mechanical and electrical systems, such as cutting holes in walls.
- Visually screen service equipment, including transformers, and locate them out of public view.

Existing Alterations on Historic Buildings

Guideline 16:

Consider that early alterations may be significant and merit preservation.

- Many additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood.
- These additions may have developed significance in their own right, and these elements should be preserved.

Guideline 17:

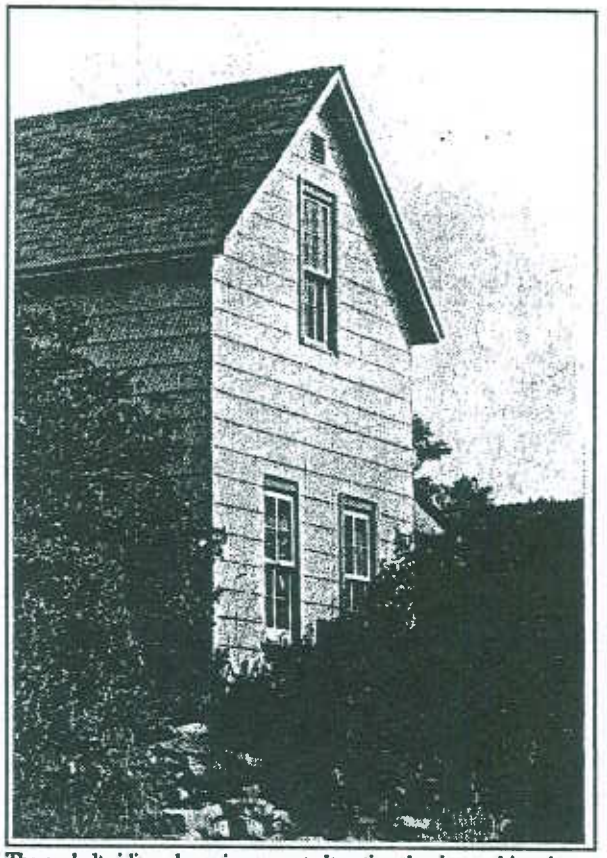
Preserve older alterations that have achieved historic significance in their own right.

- An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.
- Generally these alterations in Central City were similar in character to the original building in terms of materials, finishes, and design.
- Most alterations prior to 1918 have achieved historical significance.
- Some later alterations that are at least fifty years old also may have achieved historical significance and should be evaluated on a case-by-case basis for preservation.

Guideline 18:

More recent alterations that are not historically significant may be removed.

- For example, asphalt siding applied in more recent years has not achieved historic significance and it usually obscures original clapboard siding. In this case, removal of this alteration, and restoration of the original material may occur.



The asphalt siding above is a recent alteration that is non-historic. Such non-contributing alterations may be removed.

Additions to Existing Buildings

Guideline 19:

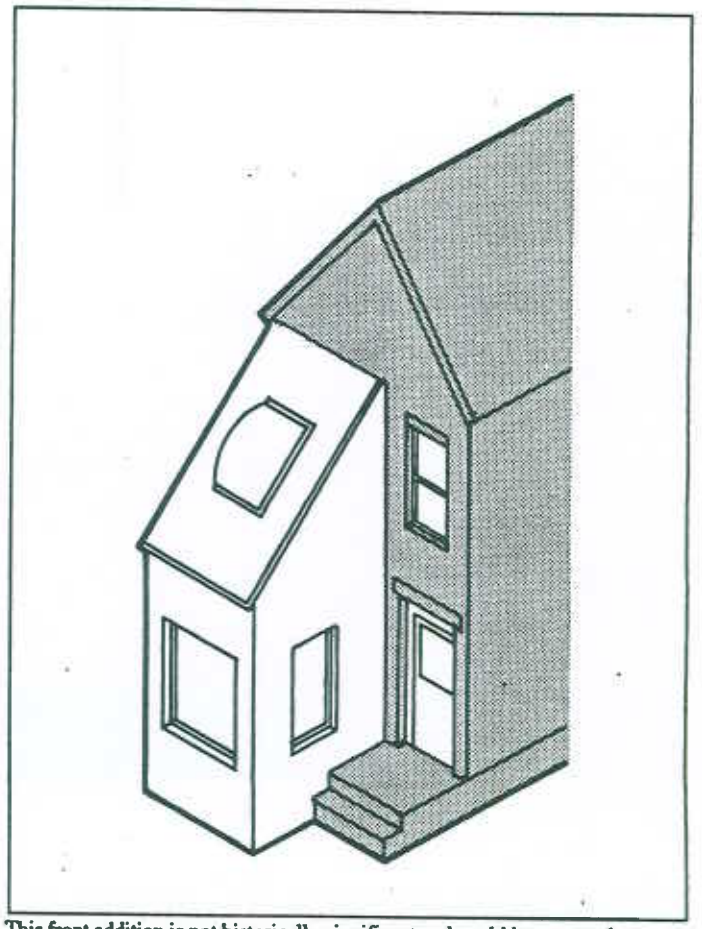
Design new additions to historic buildings such that they will not destroy significant historic architectural or cultural material.

- Additions also should not obscure significant features.
- Locate new additions back from primary facades in order to allow the original proportions and character of the historic facade to remain prominent, or set them apart from the main building and link them with "connectors."
- Additions should be "reversible," such that a future owner may be able to restore the building to its historic condition if so desired.
- Exterior walls that have later been enclosed remain subject to review by HPC.

Guideline 20:

Additions should be compatible in size and scale with the main building.

- They should be visually subordinate to the main historic building.
- They also should be compatible with the scale of the neighborhood.
- If it is necessary to design additions that are taller than the main building, they must be set back substantially from primary character-defining facades.



This front addition is not historically significant and could be removed to expose the original design.

Guideline 21:

Additions should be recognized as products of their own time.

- Additions can be made distinguishable from the historic building elements while remaining visually compatible with these earlier features.
- A change in set-backs of the addition from the main building, a subtle change in material, a distinct mortar joint or a differentiation between historic and more current styles are all techniques that should be considered to help define a change from old to new construction.

Guideline 22:

Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic period of significance in Central City.

- All buildings should be recognized as products of their own time. New designs that create an appearance inconsistent with the historic character of the building are inappropriate.
- Alterations that seek to imply an earlier period than that of the building are inappropriate.
- Alterations that seek to imply an inaccurate variation on the historic style as found in Central City are also inappropriate.
- Alterations that cover significant historic features are also inappropriate.

Guideline 23:

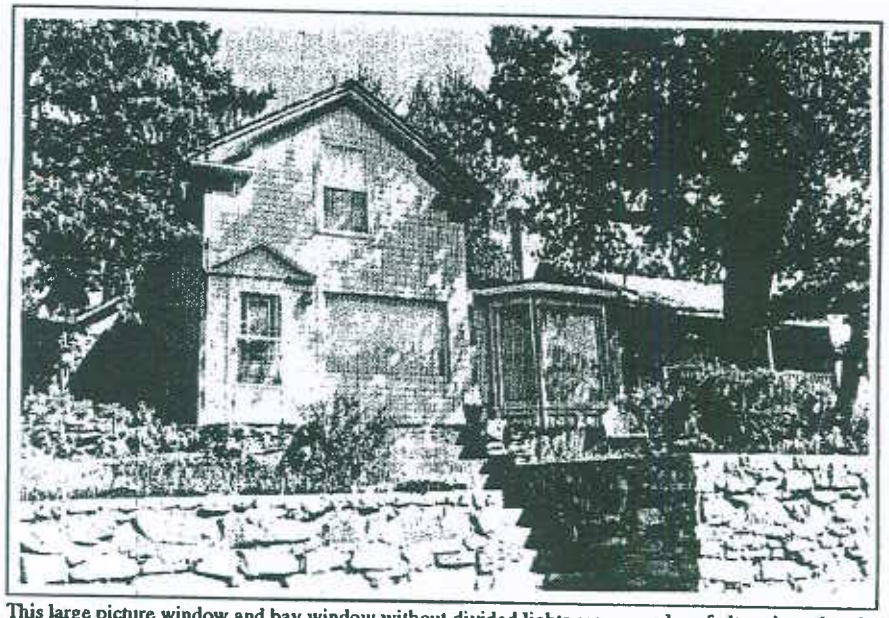
Respect historic building alignments that may exist on the street when planning additions to buildings.

- Some roof lines and porch eaves on historic buildings in the neighborhood may align at approximately the same height. Avoid placing additions in locations where these relationships would be altered or obscured.

Guideline 24:

Respect traditional entrance patterns when planning additions to buildings.

- Retain the appearance of the relationship of primary entrances, usually facing the street, when planning new additions.



This large picture window and bay window without divided lights are examples of alterations that do not respect the historic character of this residence.

Section B:
Guidelines for the Rehabilitation of Commercial Type Buildings

These design guidelines apply in addition to the general guidelines presented earlier in this book.

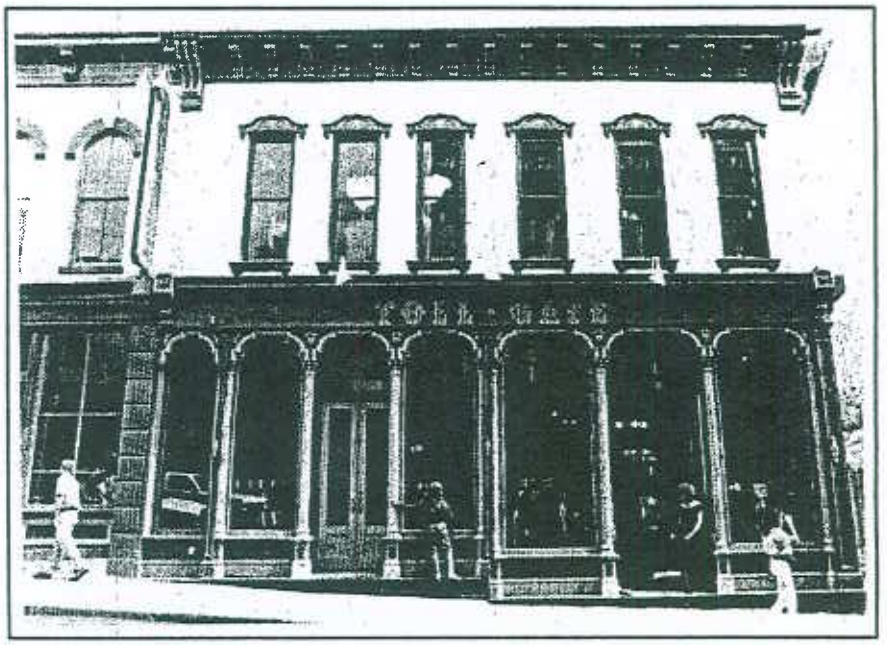
Guidelines for Typical Building Components

Commercial buildings exhibit the traditional features of store fronts in Central City, including a large area of display glass at the ground level, and an upper level of more solid material and smaller, vertically-oriented windows. Ornamental moldings often separated the display windows from the upper levels and a decorative cornice capped the building. The design guidelines that follow apply to this typical commercial building type.

Guideline 25:

Maintain the original size and shape of the store front opening.

- Preserve the large panes of glass that were a part of the original store front opening. These transparent surfaces allow pedestrians to see goods and activities inside.
- If the store front windows have been reduced in size over the years, re-establish their original dimensions. Be certain that the glass fits within original piers or columns that may exist. These are also essential parts of the design character and should not be obscured.
- Opaque materials, such as black Plexiglass, are not appropriate in the place of display windows. Reflective, mirror glass is also inappropriate.



Storefront windows, such as these on Main Street, are distinctive and unique features in the commercial areas of Central City. These historic features should be preserved.

Guideline 26:

Maintain the storefront wall at the sidewalk edge.

- This characteristic is an essential element of the commercial core neighborhood. See the commercial core neighborhood descriptions for more relevant information.

Guideline 27:

Use glass at the sidewalk line, to define the pedestrian zone.

- This is especially true if the building has historic significance, because the original glass, window frame, and supporting columns may be intact.

Guideline 28:

Maintain recessed entries in their historic location.

- These areas provide protection from the weather, and the repeated rhythm of these shaded areas along the street helps to identify business entrances.
- Avoid doors that are flush with the sidewalk.
- If the original recessed entry has been removed, it should be restored.
- Use a door with a large area of glass and a solid panel below it. Using an accent color on the door is appropriate.

Recessed entries, such as these located on Lawrence and Eureka Streets, provide relief from the glass store fronts and create a rhythm of shadowed openings along the street. These should be preserved.

Guideline 29:

Maintain the kickplate, or bulkhead, that is found below the display window.

- If the kickplate is missing, one option is to reconstruct the original using old photographs as a guide. This provides for a decorative color scheme. Coordinate the color scheme of the kickplate with other facade elements.
- If original design information is not available, another option is to design a new, simplified kickplate.
- The appropriate material is painted wood.

Guideline 30:

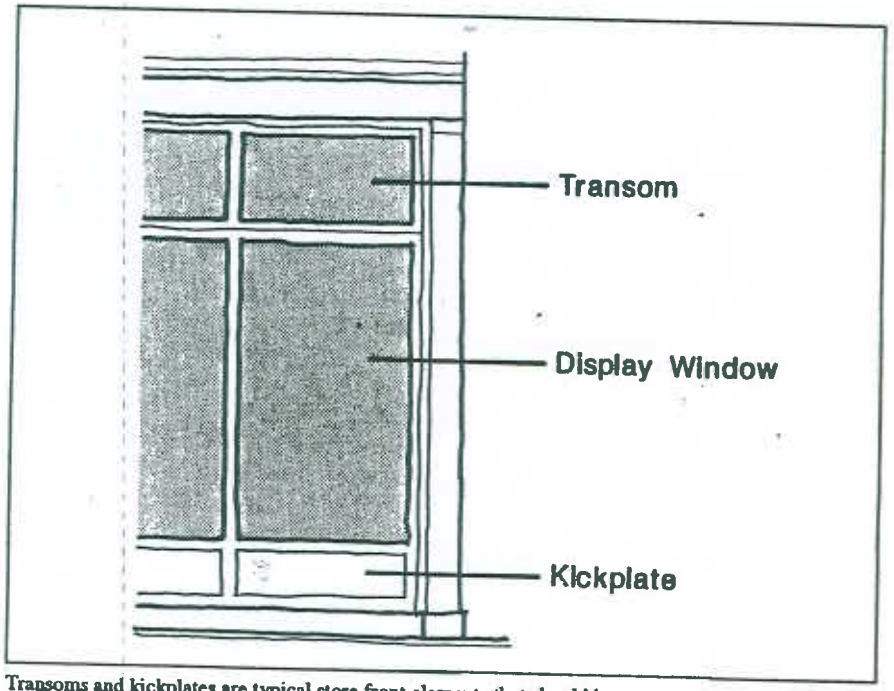
Preserve the transom, above the display window.

- The upper glass band of traditional storefronts introduced light into the depths of the building and is an important characteristic.
- These bands of glass are found on many buildings and they often align in a stair-step fashion, at the same height in a block in the commercial core. Maintaining this line will help to reinforce a sense of visual continuity for the street.
- When transoms are covered and original moldings and window frame proportions are concealed, the impact of the store front is weakened. These should be restored. Use glass in the transom.
- The purpose is to maintain the alignment of the storefront with others in the block.

Guideline 31:

Preserve the size and shape of upper story windows.

- Typical upper windows are vertically oriented, and usually several are uniformly spaced along the building front. This rhythm of upper story windows is a very important unifying feature of downtown, because it is repeated on most buildings.
- Re-open upper story windows if they are presently blocked. Window manufacturers now offer replacement windows that will fit the original opening; others will provide custom-ordered windows to fit exactly.
- Do not block down historic upper story window openings to accommodate a stock window that does not fit the building!



Transoms and kickplates are typical store front elements that should be preserved.

Chapter 5, Guideline 32

Use awnings to provide weather protection and create visual interest.

- Awnings provide shade for merchandise, shelter for pedestrians, and bring a colorful accent to the building front that can be changed frequently without great expense.
- The awning should fit the dimensions of the store front opening, to emphasize these historic proportions.
- Awnings should not obscure ornamental details. Mount the top edge to align with the top of the transom, or to align with the framing that separates the transom from the main display window, or under the sign band.
- Coordinate the color of the awning with the color scheme for the entire building.
- Operable, fabric awnings are encouraged.
- Rigid frame awnings may be considered if: the proposed awning can demonstrate wind and snow loads per the adopted building codes and no solid sheathing; and the basic geometry appears the same as a retractable awning. Awning design must have canvas over framing with a free hanging valence. Recessed heating elements may be considered so long as they meet the adopted building code and are not a visual detraction.
- Canopies made of rough-sawn wood, plastic, shake or asphalt shingles are inappropriate. Fake mansard roofs are also inappropriate as an awning.
- Installing lighting under awnings ("back-lit" lighting) so they effectively act as an internally lit sign is inappropriate.
- Use hardware that is typical of that used prior to 1918.
- Scissor arm equipment is inappropriate.
- Awnings should have a 12:12 or an 8:12 pitch.

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- Coordinate the color of the awning with the color scheme for the entire building.
- Only operable, fabric awnings should be used. No rigid frame awnings or canopies may be used anywhere in Central City.
- Canopies made of rough-sawn wood, plastic, shake or asphalt shingles are inappropriate. Fake mansard roofs are also inappropriate as an awning.
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Guideline 33:

Preserve original ornament and detail of facades.

- Architectural details add interest to commercial buildings, and are a part of the unique historic identity of these structures.
- Parapets, cornices and window arches are examples of decorative elements found on many buildings in the commercial core of Central City.
- Where portions of these details have been removed, refer to photographic evidence of the earlier condition, and look for details that may have been removed and stored to use as patterns for new designs.
- Where exact reconstruction of details is not feasible, consider developing a simplified interpretation of the original, in which its major form and line is retained.
- Ornamental caps or cornices at the top of the facade are especially encouraged, because they give a "finished" look to the building. When these cornices are repeated along the street, they create an important line that should be reinforced at every opportunity.
- Consider emphasizing details with accent colors.

Guideline 34:

Rear entrances should continue to convey a subordinate service-oriented character.

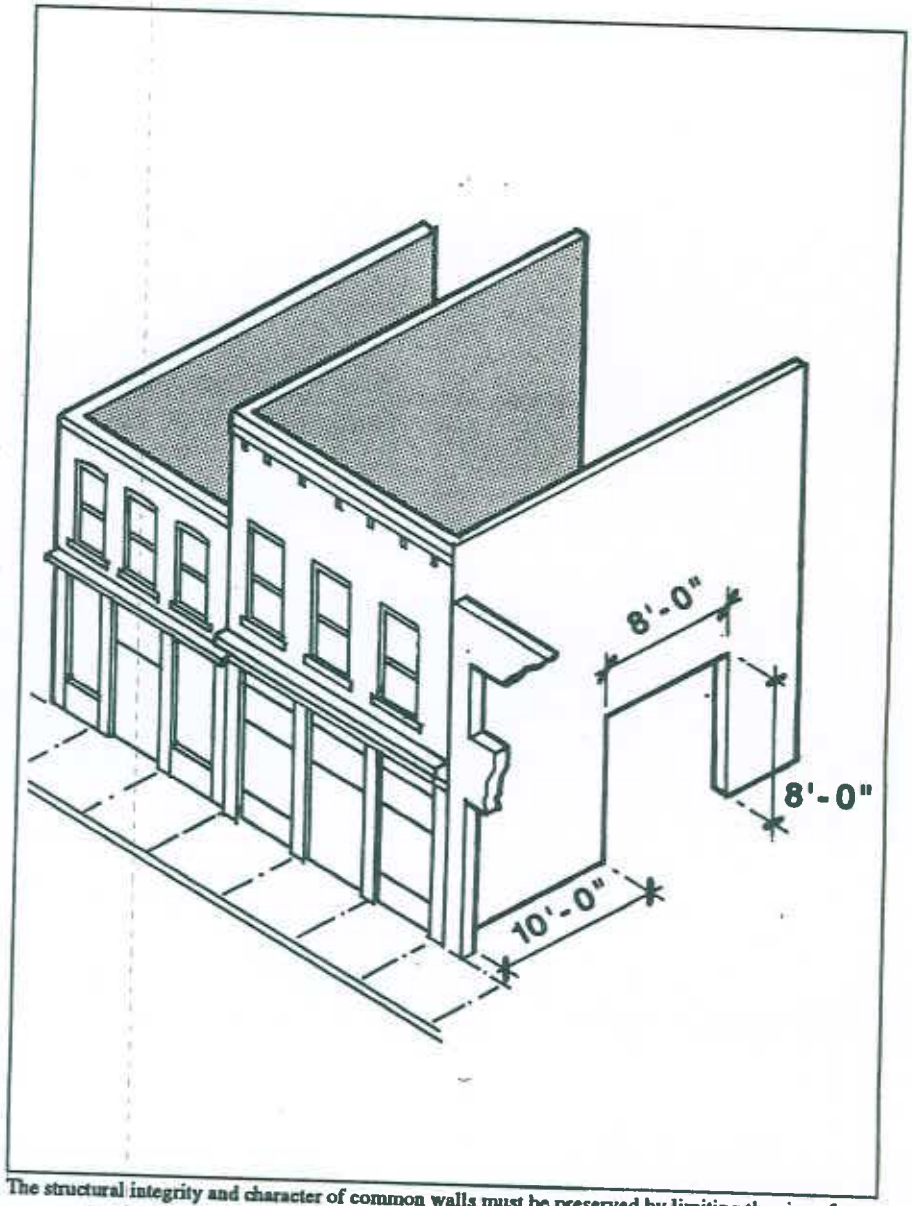
In the commercial core, many buildings have masonry walls that stand perpendicular to the street and provide separation between spaces. Generally known as "common, " demising," or "party" walls, they contribute to the character of the street by expressing the traditional store front widths, as seen from the street. Even when these walls are now in the middle of a single ownership, the preservation of their appearance from the street is important. The following guideline applies to such walls.

Guideline 35:

Preserve the character of "common" or "party" walls.

- Common walls are an important feature in the historic district and must be preserved and maintained when absorbed in new construction or additions.
- Maintain the historic character and structural integrity of a common wall.
- Minimize the extent of new openings created in the party walls of commercial buildings.
- Openings should be similar in scale to connecting doorways found historically.
- In particular, avoid creating new opening that will be visible from the street and would weaken the perception of historically separate buildings.
- Openings may not exceed 8 feet wide by 8 feet high. Any deviation from these dimensions must be justified through engineering reports and exit or accessibility requirements.
- Openings are to be a minimum of 10 feet back from the front facade, where feasible.

Other sections of the design guidelines that may apply to your project:
- Relevant Neighborhood Guidelines
- General rehabilitation guidelines
- General design guidelines.



The structural integrity and character of common walls must be preserved by limiting the size of any new openings.

Section C:
Guidelines for the Rehabilitation of Residential Type Buildings

These guidelines apply to the renovation of primary structures that are residential in architectural character. They should be used in conjunction with the General Guidelines for Rehabilitation. The General Guidelines provide an overall direction for rehabilitation that will preserve the integrity of all historic buildings in Central City. These special guidelines for residential structures provide more detailed guidance for issues that specifically relate to this building type.

Doors

The original size and proportions of doors, and the details of the design of the door itself often contribute to the character of an historic building, and should be preserved.

Guideline 36:

Preserve the functional and decorative features of original doors.

- Such features can include frames, sills, heads, jambs, and moldings.
- Also maintain the original door and transom proportions.

Guideline 37:

Protect historic wood with paint, varnish or other protective finish.

- Repair frames by patching, splicing or reinforcing them.
- Avoid removal of historic materials.
- If replacement of features is necessary, replace in kind, to match the original.

Guideline 38:

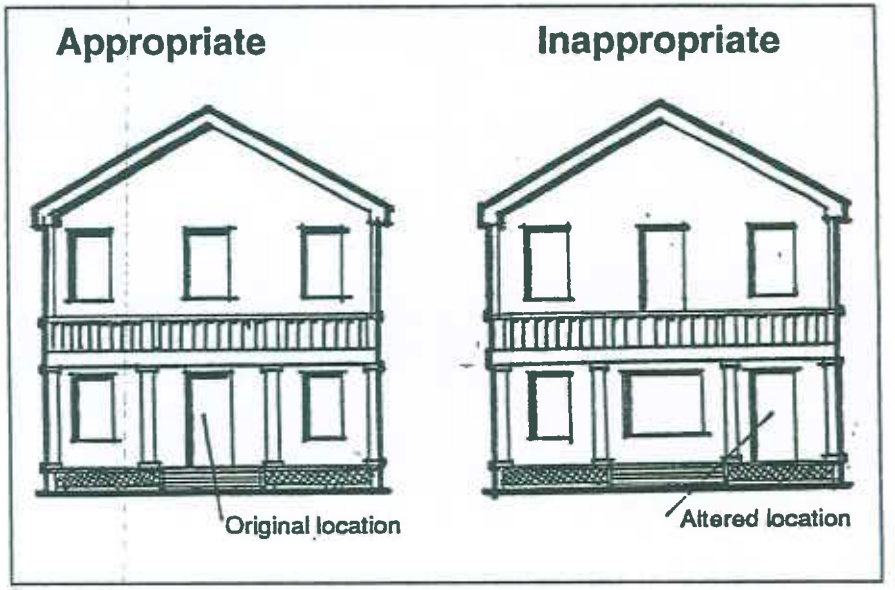
Retain the position of historic doors, where feasible.

- This is especially important on significant facades. (Also avoid adding additional doors to facades that are visible from the street.)

Guideline 39:

When replacing doors, use designs similar to those found historically.

- Simple paneled doors were typical.
- Very ornate doors are inappropriate on "Contributing" buildings, unless photographic evidence can substantiate their historic use.



Avoid changing the position of historic doors on primary facades.

Fences

Typically, wood picket fences were used and these were painted; in other cases, wrought metal was used. The height of the fence was generally less than 42 inches. The general character of historic fences must be retained.

Guideline 40:

The use of fences to define yard edges is encouraged.

Guideline 41:

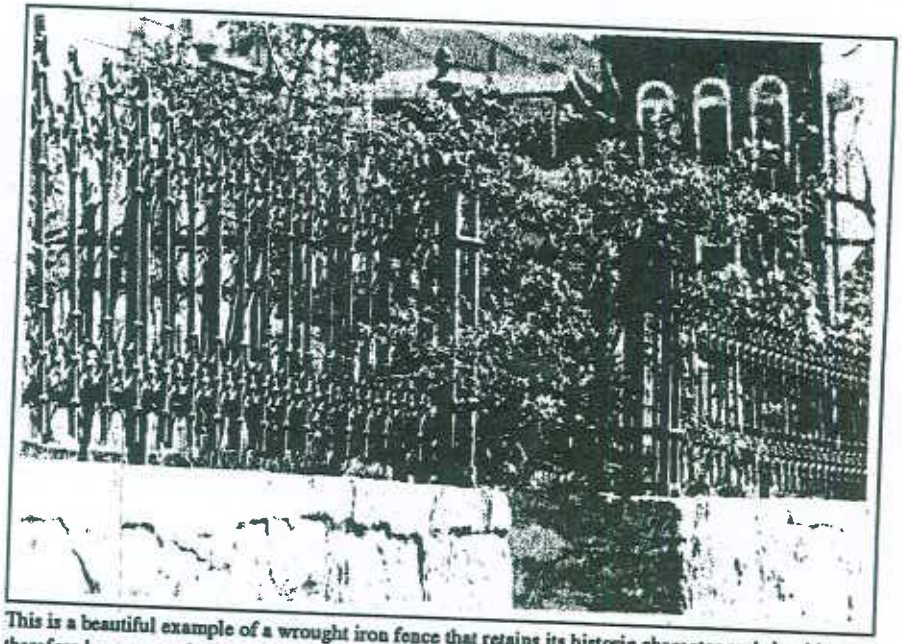
Preserve original fences.

- Replace only those portions that are deteriorated beyond repair.

Guideline 42:

For replacement fences, use materials similar to the original.

- Using solid fences, with no spacing between boards, is inappropriate in front yards. They may be considered in rear yards where they are not readily visible from the street.
- Chain link is an inappropriate material.
- Simple iron fences are appropriate.



This is a beautiful example of a wrought iron fence that retains its historic character and should therefore be preserved.

AMENDMENT TO CHAPTER 5, GUIDELINE 42

- Split rail, stockade, post-and-rail, shadow board, basket weave, and Aluminum fences are not appropriate within the City of Central.
- Brick fences will be considered to accompany brick structures on a case-by-case basis, but applicant must provide historic Central City reference.
- Always place the front side, of the fence toward the street; structural posts and stringers should be on the inside of the fence.
- Fences in front yard should be fairly short (no more than three feet); back yards may have taller fences (but no more than 42 inches) Heights of fences are measured from the surface of the ground.
- Fences must be compatible with neighboring yards, fences, and structures.
- Fences on top of retaining walls should be three feet high for safety reasons.
- Temporary fences that are installed for no longer than ninety days are not subject to historic preservation guidelines, but before each is constructed, a written, dated application must be filed with the Historic Preservation Officer (HPO). Temporary fences around construction sites may be left in place for longer periods of time, but must be approved by the HPO
- HPC's interest in the fences of Central City is with the appearance of these fences and their appropriateness in the historical setting. The function of fences as definers of boundary lines, although real in the legal terms, is not our concern; therefore, the approval of the installation of a fence by HPC should not be interpreted as an official designation of a property line.
- Exceptions to these guidelines will be considered by HPC if historic Central City reference is provided.
- Wood Fence Design Requirements:
    - Materials: Wood boards only, vinyl or other synthetic mock wood products are prohibited.
    - Plain and ornate picket fences are both appropriate. Vertical pickets only, 2 114" to 5" wide, evenly spaced with definite openings, but not more than two times the width of the picket. Pickets to be no more than 6" above ground level. Pickets must not have designs cut into the boards, although tops may be scalloped, pointed or have decorative shapes—but all must be the same.
    - Also appropriate are square section dowels penetrating upper and lower rails with spaces equal to or slightly greater than the width of the dowels. These square dowels may have horizontal grooves cut into them.

- Posts and finials on posts for either type of wood fence may be of ornate design in the Victorian style. Metal caps are appropriate, but not required.
- Gates must be similar to the fence or reference its design.
- Height: Consider a fence height of three feet or less. Higher picket fences were not typically found historically. Posts with decorative tops may extend above a wooden fence no more than 7".
- Finish: Fences should be painted, not stained.
- Color: Paint chosen should be a historically appropriate color that is compatible with the house's color(s).

- Metal Fence Design Requirements
  - Materials: Fences made of cast iron, wrought iron, and decorative wire were historically used in Central City and are appropriate.
  - Fences employing pipe will be considered on a case-by-case basis if applicant provides historic Central City reference.
  - Design: Simple or ornate designs are both appropriate. Please reference early historical fences when making design and provide photos and addresses to HPC with application.
  - Gates must be similar to the fence or reference its design—but should be more substantial in design.
  - Height: Less than 42". Posts with decorative tops way extend above a metal fence no more than 5".
  - Color: Metal fences should be black or painted black.

Porches

Porches protect entrances from snow and provide shade in summer. They are often one of the most important character-defining elements of the primary facade of a residence. Their general character should be preserved.

Guideline 43:

Preserve the original porch where feasible.

- Replace missing posts and railings in kind where necessary.
- Match the original proportions and spacing of balusters.
- Avoid using "wrought iron" posts and railings on porches.
- The diameter of porch posts should be similar to those found historically.

Guideline 44:

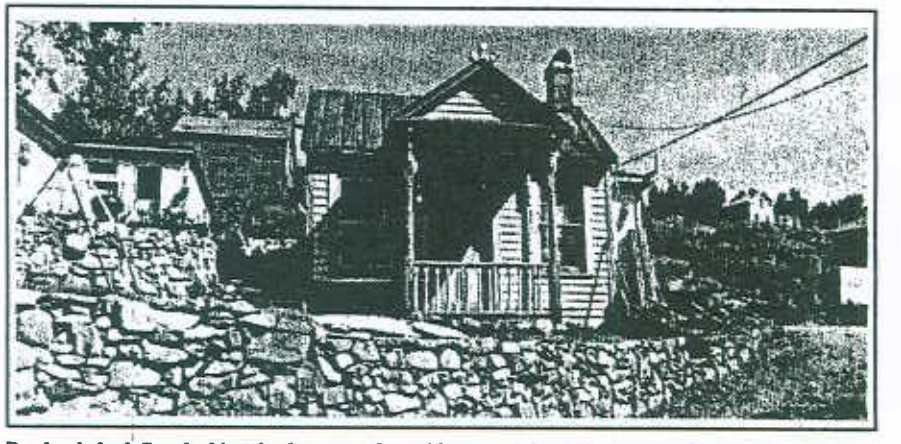
If porch replacement is necessary, reconstruct it to match the original in form and detail.

- Use materials similar to the original.
- Avoid decorative elements that are not known to have been used on your house or others like it.
- On buildings where no evidence of a porch exists, a new porch may be considered that is similar in character to those found on other representative buildings.

Guideline 45:

Avoid enclosing historic porches.

- Primary, character-defining porches may not be enclosed, except where it can be documented that the porch was enclosed historically.
- Adding new, enclosed porches where they do not impact significant features may be considered.



Porches help define the historic character of a residence and should be preserved whenever possible.

Retaining Walls

Stone retaining walls are used throughout the city and are one of the most important sites features of the historic district. As they align along the edge of the street, they establish a visual continuity. Walls are an important asset of the historic district and their general character should be preserved.

Guideline 46:

Historic stone walls should be preserved.

- Where the HPC determines that stone walls do not retain their historic significance, they may be removed, but an equal amount of new stone wall must be replaced on the site in a manner that is visible to the public.
- Any stone wall to be removed must first be documented and the record placed on file with the City.

Guideline 47:

Reduce water pressure on historic stone retaining walls by improving drainage behind them.

- Also provide drains in the wall to allow moisture to pass through.
- Drain designs should minimize their visual impact on the walls.

Guideline 48:

Maintain the historic height of retaining walls.

- Changing the historic height is inappropriate.
- If fencing is needed on top of walls for security, consider using a wrought iron or wood picket fence.

Guideline 49:

Maintain stone in its natural finish.

- Painting or plastering over stone walls is inappropriate.
- The historic mortar character should be preserved. Dry stack walls should retain such an appearance.
- Stones should have a full depth; veneers are inappropriate.

This stone retaining wall is typical of those found throughout the city and contributes to the historic character of the town and should be preserved.

Roofs

Typical residential roof shapes are gabled, hipped, mansard and shed. Gabled roofs are seen most frequently. Most dormers have a vertical emphasis, and only one or two were typically used on a building elevation. Because roof forms are often one of the most significant character-defining elements for the simple houses in Central City, their preservation is vital.

Guideline 50:

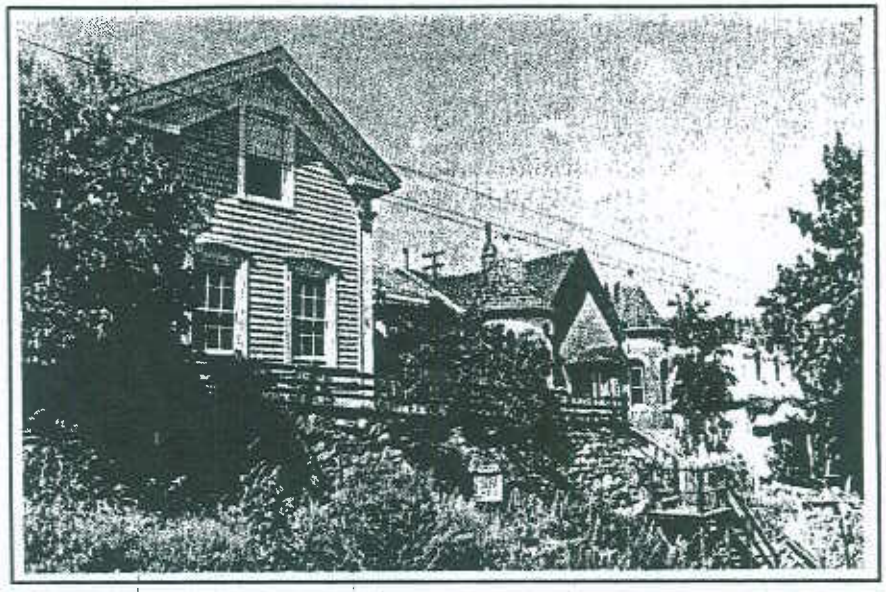
Preserve original roof forms.

- Avoid altering the angle of the roof.
- Maintain the perceived line of the roof from the street.
- Roof additions, such as dormers, should be kept to a minimum, and should be set back from the primary facade so that the original roof line is perceived from the street.
- Low profile or flat skylights mounted flush with the roof may be considered where their visual impact is minimized. Bubbled or domed skylights are not appropriate. Skylights should not be visible on primary facades of buildings.
- Locate solar panels so they are not visible from the street.

Guideline 51:

Preserve original roof materials where feasible.

- Avoid removing roof material that is in good condition.
- Where replacement is necessary, use similar materials to the original.
- A minimum of 75% of the historic roof structure should be preserved, where feasible, to retain the integrity of the building. Note that additional structural reinforcement may be introduced.



Different roof forms create visual diversity in some neighborhoods and contribute to their character. Historic roof forms should be preserved.

AMENDMENT TO CHAPTER 5, GUIDELINE 52

- *Replace 1st bullet with the following language*: Siding made of metal or plastic or vinyl or anything other than solid wood is not acceptable on historic structures.
- The same is the case with new construction with this exception: Wood products such as wood composites and wood laminates and processed wood materials (Examples: Masonite. OSB, chipboard, fiberboard, particle board, plywood, FRP) can be considered on a one-by-one basis if samples that have been finished and painted as they would be used are presented to HPC for approval in advance of construction and are found acceptable by a vote of the Commission.

Siding

Wood, used as horizontal clapboards, is the predominant building material in residential areas, although there are some examples of brick. Examples of vertical board and batten siding also exist on secondary structures. To preserve historic wood siding, it is important to maintain a painted finish.

Guideline 52:

Original building materials should not be covered with synthetic sidings.

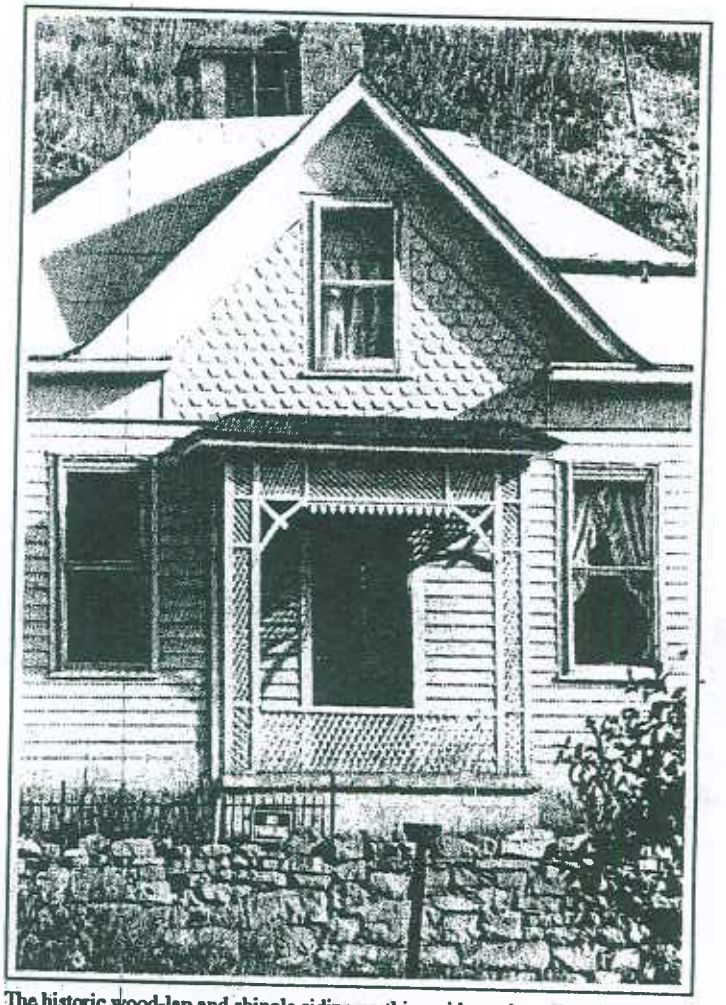
- Vinyl, aluminum, tar paper or imitation brick are inappropriate.
- If original materials are presently covered, exposing the original is encouraged.
- Historic wood siding should have a weather-protective paint finish.

Guideline 53:

If portions of wood siding must be replaced, be sure to match the lap dimensions of the original.

Guideline 54:

Generally, decorative shingles are appropriate only in gables and on dormers.



The historic wood-lap and shingle siding on this residence is well maintained and preserved. Original building materials should not be covered with synthetic sidings.

Windows

The basic character-defining elements of windows are their proportions, the number of divisions, and the dimensions of the frames. They should be preserved.

Guideline 55:

Preserve the functional and decorative features of original windows.

- Such features may include frames, sash, muntins, mullions, glazing, sills, heads, jambs and moldings.

Guideline 56:

Protect historic wood features by painting them.

- Repair frames and sash by patching, splicing or reinforcing, where feasible.
- Avoid removal of historic materials.
- If replacement is necessary, replace in kind, to match the original.
- Refer to technical information available from the Historic Preservation Administrator.

Guideline 57:

Avoid changing the position of historic windows.

- This is especially important on significant facades of "Contributing" buildings.
- Also avoid adding new windows to facades that are visible from the street on "Contributing" buildings.

The historic character of windows should be maintained in all rehabilitation projects.

Guideline 58:

Maintain original window proportions.

- Most windows have a vertical emphasis that must be preserved.
- Do not close down original openings to accommodate smaller windows.

Guideline 59:

Maintain the historic subdivisions of windows.

- Replacing multiple panes with a single fixed pane is inappropriate.

Guideline 60:

Install storm windows on the interior where feasible.

- Where exterior storm windows are necessary, wood storm windows with sash matching that of the original windows are most appropriate.

AMENDMENT TO CHAPTER 5, NEW SECTION GUIDELINE 61

- This policy covers submission by a property owner who can demonstrate the need to replace windows due to deterioration of the wood. Before removal of any window determined by the City Building Inspector and/or HPO, the window must be inspected to insure it is square before it is disassembled.
- Products approved: Caradco Zap pack; Lincoln; Weather shield or equivalent using the same specifications.
- The property owner provides a contractors bid identifying the damage area with opinion regarding the extent of the damage and what the damage is affecting.
- The property owner must have a site inspection conducted by the Building Official and/or the Historic Preservation Officer (HPO) prior to submitting the request to the Historic Preservation Commission for their recommendation to City Council.
- Windows/sashes that are not square, may not be replaced with square windows/sashes, non-square windows may be repaired in place. If the property owner can demonstrate to the HPO and/Or Building Inspector that repair of a non-square window is not feasible, and replacement is the only reasonable solution, the replacement will exactly match existing dimensions and the property owner must demonstrate that replacement will not significantly alter the wall in which the window/sash frame is located.
- New sash systems can be used to replace a deteriorated sash but only if removing the existing sash leaves the window square. Sashes and Grills must be of wood products meeting the ***Central City Guideline*** for building details: Guideline 14: 'Windows and doors should be similar in character, proportion, scale and material to those of historic buildings in the neighborhood".

AMENDMENT TO CHAPTER 5, NEW SECTION GUIDELINE 62

This policy covers submission by a property owner who can demonstrate the need to install and/or replace storm doors or storm windows. Before removal of any storm door or storm window the storm doors or storm windows must be inspected by the City Building Inspector and/or the Historic Preservation Officer (HPO), and a recommendation provided to the Historic Preservation Commission by staff regarding the storm door's or storm window's lack of fitness for rehabilitation.

- Products considered: wood and/or aluminum or equivalent materials that have wood appearance that can be painted the same color as the trim of the structure.

- The property owner provides detailed information identifying the materials and character of the new storm doors or storm windows to the HPO. This should be a contractor's bid, unless the property owner is doing the work him/herself.

- The property owner must have a site inspection conducted by the City Building Official and/or the HPO prior to submitting the request to the Historic Preservation Commission for their recommendation to City Council.

- New storm doors and/or windows may be installed to enhance the comfort and safety of residents occupying the structure. The HPO may administratively approve storm doors and/or windows manufactured of wooden products meeting the *Central City Guideline* for building details: Chapter 3 Guideline 14: *Windows and doors should be similar in character, proportion, scale and material to those of historic buildings in the neighborhood,* Any other materials must be submitted to the Historic Preservation Commission for consideration.