

**District Designation Plan**  
**Monroe Avenue Historic District**

Greeley, Colorado  
October 1, 1999

## Acknowledgments

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## INTRODUCTION

These guidelines are intended to provide guidance to owners and applicants seeking approval for proposed alterations and/or new construction in the Monroe Avenue Historic District. Additionally, this document is intended to guide the Historic Preservation Commission's decisions to approve or deny proposals to alter existing structures or build new structures in the Monroe Avenue Historic District. The Monroe Avenue Historic District Design Review Guidelines are meant to complement the Historic Preservation Ordinance, and are not meant to replace or revise any other municipal ordinances. All alterations must comply with current zoning, building, and development codes.

The Monroe Avenue Historic District runs along what is currently 9<sup>th</sup> Avenue from 11<sup>th</sup> Street to 16<sup>th</sup> Street. It was developed primarily between the 1870s and 1920s by upper middle class professionals who were political, economic and social leaders in early Greeley, Colorado.

Pursuant to 16.60.020 of the Historic Preservation Ordinance, the Monroe Avenue Historic District is nominated (October, 1999) as an historic district because it is:

- (1) An area which exemplifies or reflects the particular cultural, political, economic or social history of the community,
- (2) An area identified with historic personages, groups or which represents important events in national, state or local history,
- (3) An area which embodies distinguishing characteristics of an architectural type or style inherently valuable for the study of a period, method of construction or of indigenous materials of craftsmanship,
- (4) An area which, due to its unique location or singular characteristics, represent established and familiar visual features of the neighborhood, community or city, and
- (5) An area which is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized.

The Monroe Avenue Historic District reflects a period of significance from 1870 through 1926. This period is characterized by several architectural styles. Examples include Queen Anne, American Foursquare, Italianate, Classical Revival, and Bungalow.

Design review is intended to protect the physical characteristics of the district's structures so that the historical, architectural and geographical attributes of a property can continue to be recognized and valued by Greeley's residents and visitors.

As stated in the City of Greeley Historic Preservation Ordinance, the Historic Preservation Commission shall review all major exterior alterations and additions to properties within designated historic districts. Construction of new buildings and demolition of structures within an historic district are also reviewed by the Commission.

## **DESIGN GUIDELINES FOR MONROE AVENUE HISTORIC DISTRICT GREELEY, COLORADO**

The guidelines in this section apply to all projects requiring design review by the Historic Preservation Commission. This review is conducted for exterior alterations and additions to individual Greeley Historic Register properties, contributing properties in the district, non-contributing properties in the district, as well as to new construction.

Modifications to non-contributing structures will be reviewed by the Greeley Historic Preservation Commission to ensure the changes will not detract from the essential character of the historic district.

### **Appropriateness of Use**

While the Commission does not review use, selecting a use similar to that for which a building was designed minimizes the need for substantial modification.

1. Seek uses that are compatible with the historic character of the building. In many cases, the historic use will be allowed by current zoning. Always check for allowable uses under current zoning codes. Additionally, retaining the current use provides greater flexibility in meeting building and safety codes.
2. Select new uses that require minimal change to the existing structure.
  - a. When a more radical change in use is necessary to keep the building in active service, then those uses that require the least alteration to significant elements are preferred.
  - b. Radical alteration for a new use must be carefully evaluated because the adaptation may prove to be too costly or destroy too many significant features. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

### **Preservation of Original Features**

Original materials and features, as well as the distinctive form, scale, and siting of a structure, contribute to its character and should be respected and preserved whenever feasible. The distinguishing qualities and characteristics of the structure and its site should be preserved using the simplest means possible. It is important that the property retain a high percentage of original features to retain its integrity. This is especially true for individually designated properties.

3. Respect the historic design character of the building.

Do not try to change its style or make it look older or more ornate than it really is. An honest approach enhances the significance of the structure.

4. Protect and maintain significant features and stylistic elements. Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain original features from the outset so that repair or replacement is not required.
5. Preserve an existing original site features or original building materials and features.
  - a. Preserve original wall and roof materials.
  - b. Preserve original doors, windows, porches, and other architectural features.
  - c. Preserve original site features such as set-back, steps, walls, fences, landscaping, and walkways.
  - d. Avoid removing or altering original materials and features.
  - e. If weatherization is necessary to maintain energy efficiency, do not remove original doors or windows. Select storm windows and doors that do not diminish the integrity of the original doors and windows.
6. Repair deteriorated historic features to the extent possible, and replace only those elements that cannot be repaired.
  - a. Patch, piece-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods whenever possible, rather than remove the element.
  - b. If disassembly of an original element is necessary for its repair or restoration, use methods that minimize damage to the original materials and replace the disassembled components in their original configuration.

## **Doors and Entrances**

Front doors and primary entrances are among the most important elements of historic buildings. The original size and proportion of a front door, the details of design of the door itself and the detail around it, and the placement of the door and entrance contribute to the character.

7. Preserve the functional, proportional, and decorative features including the door and its frame, sill, head, jamb, moldings, and any flanking windows.
  - a. Avoid changing the position and function of original front doors and primary entrances.
  - b. If necessary, replace original doors with designs and finishes

similar to those found historically.

## **Porches**

Porches are a uniquely residential feature. A porch is often one of the most important character-defining elements of the primary facade of a historic house. While preservation of all existing original porches is recommended, it is particularly important that front porches be preserved.

8. Preserve the original porch where feasible.
  - a. Replace missing posts and railings when necessary.
  - b. Match the original proportions and spacing patterns of balusters.
  - c. Avoid using wrought iron, metal pipe posts and railings, or unpainted lumber to replace historic features, unless it is historically appropriate.
  - d. Although locating an addition to the rear is often a preferred alternative, it may involve the demolition of an original rear porch, which contributes to the character of the property. Consider other options, if feasible.
9. Reconstruct a replacement porch to match the original in form and detail, if documentary evidence exists and if reconstruction is necessary.
  - a. Use materials similar to the original wherever feasible.
  - b. Replace a porch only if documentary evidence exists.
10. Preserve the open character of a porch.

Avoid enclosing historic porches that were not originally enclosed.

## **Windows**

Windows, the elements that surround them, and their relationship to one another are among the most important character-defining elements of a historic structure. The basic elements of windows are their operation, proportions, number of divisions, and the dimensions of the frame. Historic windows should be preserved wherever feasible; this is especially important for individually designated properties.

11. Preserve the functional and decorative features of original windows.
  - a. Features important to the character of windows include frames, sash, muntins, mullions, glazing, sills, heads, jambs, moldings, operation, and groupings of windows.
  - b. Stained and leaded glass are often found in windows and doors of historic buildings and houses, and special care should be taken to preserve and protect these windows.
  - c. Typically, houses feature a front window or grouping of windows. The proportions, type, relationship, decorative glass, and

- d. Repair frames and sash by patching, splicing or reinforcing, rather than replacing.
  - e. If replacement of any original window is necessary, match it as closely as possible.
  - f. Metal, vinyl, or fiberglass awnings, hoods, or shutters that are not historically accurate should not be used.
12. Retain the position, type, number and groupings of windows, especially on significant facades.
13. Maintain original window proportions.
- a. Preserve the vertical emphasis typical of historic windows.
  - b. Do not reduce an original opening to accommodate a smaller window. Likewise, do not enlarge an opening to accommodate a larger window. If enlargement is necessary for emergency egress, do so on a minor elevation (rear or side).
14. Use materials that appear similar to the original when replacement is necessary.  
Replacing a wood window with another wood window is preferred; however other materials may be considered if the operation, dimension, profile and finish are similar.
15. Consider storm windows as an alternative to window replacement.
- a. Install storm windows on the interior whenever feasible.
  - b. Match the sash of the original windows, if storm windows are installed on the exterior.
  - c. Metal storm windows may be appropriate if the frames match the proportions and profile of the original windows and if the frames are anodized or painted so that raw metal is not visible.

## **General Exterior**

Original materials should be repaired rather than replaced. Wood is a common material for historic buildings in Greeley; however, stone, brick, concrete, and other materials were also used. Greater flexibility in materials may be considered for additions and new construction within the Monroe Avenue Historic District.

16. Use the gentlest possible procedures for cleaning, refinishing, and repairing original materials.
- a. Perform a test patch. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character. For example, harsh paint removal methods can damage the protective finish of



- b. Obtain product literature and information on appropriate techniques and new technologies.
17. Remove later covering materials that have not achieved historic significance; examples include vinyl, aluminum, asbestos, or asphalt siding, stucco, or permastone.
- a. Once the siding is removed, the original material should be repaired.
  - b. Removal of other materials such as stucco or permastone must be tested to assure that the original material will not be damaged.
18. Use materials that appear similar in character to those used historically, if replacement is necessary.
- a. Materials similar to those employed historically are preferred.
  - b. Substitute materials may be used for replacing individual building elements, but not the primary building material.
  - c. Application of sidings such as vinyl, aluminum, and plastic may not be used.
19. Preserve the appearance of original materials.
- a. Avoid covering original materials with new materials. If such covering is necessary, install in such a way as to avoid damaging original materials when the covering is removed.
  - b. Aluminum or vinyl siding may not be used. Such materials can cause the original siding to deteriorate more rapidly.
  - c. Original materials should not be covered with stucco, permastone, or other masonry-like materials.

## **Paint Color**

Paint colors for buildings are not specified or reviewed, however, the selection of color schemes and maintenance of painted surfaces has much to do with how the property is perceived.

20. Develop a color scheme that coordinates all the building elements.
- a. Muted colors are preferred for the background color of most buildings.
  - b. Use bright colors for accents such as ornamental details, window sashes, and entrances.
  - c. Retain the intrinsic color of unpainted surfaces, such as masonry walls.

## Wood Exterior

Wood siding is an exterior wall covering consisting of wood boards fastened to the structural frame of a building. Because excessive moisture damages the paint bond, areas where paint is blistering, cracking, flaking, and peeling usually indicate water penetration, moisture saturation, and potential deterioration. Failure of the paint, however, is not a sign that the wood is in poor condition and therefore not able to be repainted. Wood beneath peeling paint is frequently in sound physical condition.

21. Preserve the original wood siding.
  - a. Repair all sources of moisture problems as soon as possible.
  - b. Replace individual warped and split boards or shingles with new boards or shingles of the same size and shape and material.
  - c. Keep wood siding stained or painted. Bare, weathered wood siding deteriorates and is not historically accurate.
22. Restore the building's original wood siding after removing non-original wood shakes or asphalt or asbestos shingles, that were not part of the original siding.
  - a. Match the existing original siding in material, size and appearance when repeating, splicing in or replacing wood siding.
  - b. Do not use diagonal or vertical siding unless historical documentation shows it was original to the structure.
23. Do not use any type of artificial siding to cover original siding.

## Masonry

Masonry is a common material for historic buildings in Greeley. Houses may be constructed of brick with wood detail and trim, while commercial and institutional buildings are constructed of either brick or stone with stone, terra cotta, or other trim. The character of a historic masonry wall is a combination of the material itself, the size and proportion of the modular units, the finish of the material, the pattern with which the material may be laid, and the character of the mortar that binds the units together. All of these features should be preserved when feasible. Ancillary buildings and site features constructed of masonry should be treated in the same way.

24. Preserve the original masonry when feasible.
  - a. Avoid painting masonry, unless this is needed to provide a weather-protective coating to soft material. Painting changes the character of the building. If painting is necessary, select a color as close to the original masonry as possible.
  - b. Paint may be removed from masonry if the procedure will not damage the original finish. Repainting in the original color of the masonry is an alternative to stripping the paint.

- c. If masonry has a stucco finish, removing the covering may be difficult, since original brick finishes were sometimes chipped to provide a connection for the stucco application. If removing stucco is to be considered, first remove the material from a test patch to determine the condition of the underlying masonry.
  - d. Covering masonry with other materials is inappropriate.
25. Preserve original mortar characteristics, including composition, profile, and color.  
In most cases, matching the composition of the original mortar mix may be essential to the presentation of the masonry itself. In order to avoid deterioration of the masonry, the mortar must be softer or more permeable than the masonry units. Matching the original mortar will also prevent moisture from being trapped inside the walls.
26. Match the size, proportions, finish, and color of the original, if portions of masonry walls must be replaced. Horizontal surfaces such as chimneys, sills, and parapet copings are likely to show the most deterioration.

## Roofs

Typical roof shapes for historic buildings in Greeley are gables, and hipped, as well as flat for commercial buildings and Modernist houses. In some cases, roofs are complex and may include several of these roof types plus dormers. Most historic roofs broadly overhang, creating deep shadows. These broad eaves are also a location for important detailing such as brackets, cornices, and bargeboards.

27. Preserve the original roof form.
- a. Avoid altering the angle of the roof.
  - b. Maintain the perceived line and orientation of the roof from the street.
  - c. Retain and repair roof detailing such as brackets, cornices, parapets, bargeboards, and gable-end shingles.
  - d. New skylights should not be installed on front portions of a roof. Flat skylights mounted flush with the roof may be considered on other, less visible sides. Bubbled or domed skylights are not appropriate.
28. Preserve original roof materials when feasible.  
If replacement is necessary, carefully select new materials. Some historic materials are very durable and may not need replacement.
- a. Avoid removing roof material that is in good condition.
  - b. Where replacement is necessary, use materials similar to the original. Low profile asphalt shingles, for example, are appropriate replacements for wood shingles.

- c. Maintain a similar color. Gray and brown are typical of many historic roof materials. Some historic houses featured more colorful roofs through the use of clay tiles. Also consider the neighborhood context for color.
- d. Specialty materials such as tile or slate should be replaced with a matching material whenever feasible.

## Site Features

Existing original site features include building setbacks, walkways, fences, retaining walls, landscaping, gardens, and tree-lawns. These features are important elements that create a context and setting for a historic building and often contribute to its significance. In a designated historic district, site features can be significant character-defining elements.

- 29. Preserve original landscape features, such as walkways, fences, site walls, street trees, special plantings and other ornamental site features, when feasible. Respect original site features in planning other alterations.
- 30. Repair deteriorated site features; if necessary, replace them with similar features.
  - a. Select replacement or new materials and features that are compatible with the historic character of the site.
  - b. Maintain the location and proportion of features that must be replaced.
- 31. Maintain the historic relationship of the structure to its site and street when adding new building elements or landscape features.
  - a. New site features should be compatible with historic site features in material and design. In a district, site features may be based upon those of other similar structures.
  - b. Avoid destroying the perception and definition of public and private space, such as a landscaped tree-lawn, front yard edge, and front yard.
- 32. Through use of landscaping and/or fencing, off-street parking for any more than two vehicles must be screened from view from 9<sup>th</sup> Avenue. Recreational vehicles, trash receptacles, and service areas must also be screened from view from 9<sup>th</sup> Avenue.
- 33. Advertisement signs should add to the historic nature of the district.
  - a. Signs within the historic district will consist only of wood and paint.
  - b. Minimal lighting, so signs can be viewed at night, is allowable.
  - c. Placement of advertisement signs should not obscure the view of the building.

- d. Design and colors used should be in keeping with the primary structure as well as the historic period of the district.
  - e. A maximum of no more than 32 square feet of supports and signage is allowable.
34. Minimize the visual impacts of site lighting.
- a. Site lighting should be shielded, to avoid glare onto adjacent properties.
  - b. Focus lights on walks and entries. Avoid lighting focused up at architectural elements of building walls.
  - c. Style of fixtures should be in character with the structure.

### **Fences, Walls, and Landscaping**

Traditionally, front yards were open to the street. Few houses had walls or fences, so the effect of the broad front and side yards was enhanced. Over the years, fences and walls have been introduced to define property line, provide security, or add decoration. Those walls and fences that do not detract from the district have several characteristics: they allow for views into the yard, have a landscape strip between the fence or wall and the sidewalk, and they are relatively low. In all cases, they are appropriate because they maintain a sense of openness in front yards. Historically, tree lawns, the band of grass between the street and sidewalk, were planted with grass and street trees, which established a rhythm along the block and a sense of visual continuity. These tree lawns are distinctive features that reflect the historic platting plan for these portions of the neighborhood and should be preserved.

35. Landscaping of properties will be consistent with neighboring properties and appropriate for the historical period of the district.
- a. Use traditional plant materials in front yards and in tree lawn.
  - b. Use traditional locations for plant bed, hedges, shrubs and trees.
  - c. A minimum of 85% of front yard landscaping must be in live plantings.
  - d. Selectively remove trees and shrubs that are overgrown, old, or out of character, and replace as appropriate.
36. Preserve the historic character of tree lawns where they exist.
- a. Maintain the soft, planted nature of the tree lawn. Limit the use of paving materials in this area to stepping stones that may lead from the curb to the sidewalk.
  - b. Where street trees are a traditional feature, maintain them in good condition. When a tree must be removed, replace it with a similar species in a size that is sufficient to have a visual impact in its early years after planting.
37. Preserve and repair original fences and walls, replacing only those

portions that are deteriorated with identical or similar materials.

38. Low walls, fences or hedges may be used to define front yards.
  - a. A maximum height of 42 inches is recommended.
  - b. Taller fences and walls may be used at the rear of the property.
39. If a fence is to be used in the front yard, it should be designed to allow views into the yard.
  - a. A low fence or wall that allows views over it, or a fence that allows views through it, is appropriate in the front yard. Tall fences or walls, those in excess of 42 inches, are inappropriate in front yards.
  - b. Chain link is not an appropriate fencing material for the front yard.
  - c. When feasible, set a fence back from the public sidewalk and provide plantings in front to soften the visual impact of the fence.

### **Mechanical Equipment**

Introducing a new heating, ventilating, air-conditioning and other systems into a historic building should be planned such that original materials are not damaged or obscured. These systems also should not alter the perceived character of a historic building or its site.

40. Minimize the visual impacts of new mechanical systems and service equipment.
  - a. Visually screen service equipment, including transformers, solar collectors and satellite dishes, or locate them out of public view (out of view of the streets and sidewalks). Use screen designs that are in character with the property.
  - b. Avoid placing mechanical, electrical, telecommunications equipment, and solar panels on the exterior of primary, character defining facades.
  - c. Do not damage original materials when installing new mechanical, electrical, and safety systems.

### **Secondary Structures**

Secondary structures, including carriage houses, garages, and sheds, are important elements of residential sites. They help establish a sense of scale and define yards. Their presence helps interpret how an entire site was used historically.

41. Preserve original secondary structures when feasible. Use the same guidelines as for primary structures.
42. Locate new secondary structures to reinforce historical development patterns.

- a. Place a garage or other secondary structure at the rear of the property.
- b. Reinforce historical patterns by using an alley to access a garage.
- c. Avoid making new curb cuts for driveways.

### **Existing Alterations on Historic Buildings**

Many alterations and additions to buildings that have taken place in the course of time are themselves evidence of the history of the building and its neighborhood and therefore may merit preservation along with the original structure. More recent alterations and additions may be removed. As a rule of thumb, those alterations that are more than 30 years old may have gained significance. Alterations need not be removed if they are in good condition and do not obscure original materials and features; however, removing such alterations from individually designated properties is encouraged.

- 43. Preserve alterations that have achieved historic significance in their own right. These alterations should be treated in the same manner as original materials and features.
- 44. Consider removing recent alterations that are not historically significant. Minimize and repair damage to original features and materials in the process of removing alterations.

### **Replacement or Substitution of Original Features**

In the event replacement is necessary, the new feature should match the original in size, shape, color, texture, and other visual qualities. Original features often include siding porches, wood frame windows, decorative detailing, etc.

- 45. Replace missing original features with accurate replications where feasible.
  - a. Replace only those portions that are beyond repair.
  - b. Use the same kind of material as the original when feasible. A substitute material is acceptable if the form and design of the substitute itself conveys the visual appearance of the original material. For example, a metal windows frame may be considered if it accurately conveys the dimension and profile of the original wood window.
  - c. A high percentage of the materials and features of the property must be original in order to retain historic integrity. While no exact percentage should be used, the building must be able to convey a sense of its period of significance.
- 46. Replace missing architectural elements using accurate information about

original features.

- a. The design should be substantiated by physical or pictorial evidence to avoid misrepresentation of the building's genuine heritage.
  - b. Historic photographs of buildings and neighborhoods may document the historic appearance of a particular structure. The City of Greeley Municipal Archives, James A. Michener Library, Western History Department of the Denver Public Library and the Colorado Historical Society Library are the major repositories for historical photographs.
47. Develop a new design that is a simplified interpretation of a similar feature when the original is missing and cannot be documented.
- a. The new element should relate to comparable features in general size, shape, scale and finish.
  - b. A replacement should be identifiable as being new, so it will not create a false historical impression, but it should be compatible with the overall architecture of the structure. This may be accomplished by using a simplified design of similar design elements of the same period. Avoid exact replication of features or elements.
  - c. Use materials similar to those employed historically, where feasible.
  - d. Methods to make it compatible and/or identify it as new include:
    1. Install a date plaque on the speculative design to provide information to future researchers about changes that have occurred to the property.
    2. Use nominal dimension lumber instead of full dimension lumber.
    3. Use a different foundation material.
    4. Use different siding.
    5. Offset the addition so it is obvious where it starts.

### **New Alterations and Additions**

When planning new alterations and additions, consider the effect on significant historic materials and features of the property. Loss of historic building fabric should be minimized. The addition should not affect the ability to perceive the historic character of the building, especially from public ways, such as streets, alleys, and parks. Contemporary interpretation of the original structure is an appropriate alternative to a more replicative design. It needs to be compatible with the overall architecture but simplified in style and detailing and must appear newer.

48. Minimize negative effects on original materials and features when planning additions and alterations to a historic building. Avoid obscuring or removing significant features to accommodate new additions and alterations.



49. Minimize negative technical effects upon original features.
  - a. Consider the technical impacts of new construction on a historic structure. For example, a construction process may cause vibration that results in cracks in a historic masonry wall.
  - b. New alterations should be accomplished in such a way that they can be removed without destroying original materials or features.
50. Design additions to historic buildings so that original materials or features will not be destroyed or obscured.
51. Roof-top (pop-top) additions are not acceptable.
52. Place additions at the rear of the building or set them back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.
  - a. Alternatively, an addition can be set apart from the original building and connected with a small, simple link. Zoning code requires a 20% point of attachment and architectural compatibility.
  - b. Locating an addition at the front of the structure is inappropriate.
53. Design additions and alterations to be compatible in size, scale, and appearance with the main building.
  - a. An addition or alterations should be visually subordinate to the main building.
  - b. An addition or alteration should be simpler than the original structure. For example, incorporate simplified versions of character defining elements of the original structure.
  - c. Use roof forms that are compatible with the original structure. The shape, pitch, and material should be similar to the original structure.
  - d. Maintain the solid-to-void (wall to opening) ratio of the original structure.
54. Use materials that are compatible with the primary structure. In a district, materials similar to those of adjacent structures may also be considered.
55. Design additions and alterations to be recognized as products of their own time. Avoid new additions and alterations that hinder the ability to interpret the historic character of the building.
  - a. An addition or alteration should be both compatible in appearance with the original building and distinguishable as dating to a different time.
  - b. A change in setback of the addition from the main building, a subtle change in material, or a date plaque are all techniques that may be

- considered to help differentiate old and new construction.
  - c. Use of nominal dimension lumber instead of full dimension lumber would be acceptable and appropriate for structures predating the use of nominal dimension lumber.
  - d. An addition or alteration that creates an appearance inconsistent with the historic character of the building is inappropriate.
  - e. An addition or alteration that implies an earlier period or more ornate style than that of the original building is inappropriate.
56. Respect historic alignments when planning additions or alterations to buildings.  
Avoid placing an addition in a location where relationships of a structure to its site or adjacent structures is altered or obscured. For example, some roof lines and porch eaves may align at approximately the same height and an addition should not hinder the ability to perceive this alignment.
57. Respect traditional entrance patterns when planning additions to buildings.
- a. Retain the appearance of primary entrances when planning new additions or entrances.
  - b. Avoid obscuring original entrances.
58. Preserve original site features.  
Avoid destroying original site features when planning new construction or landscaping.
59. Consider retaining original open space at the sides and rear of the structure.  
Large additions that eliminate existing open space are discouraged.
60. Design handicap access so as to minimize its visual impact on the building.
- a. Handicap access should be designed in such a way that it does not destroy the essential character of the building.
  - b. Use removable or portable ramps to provide access whenever possible.
61. Design fire escapes on the rear or side of the building so as to minimize their visual impact.

## **New Construction**

New construction should be harmonious with the rest of the district in such elements as architectural design, set backs, roof lines, height, mass, porch proportions, and site features. While new construction can not contribute to the history of the district, it

should perpetuate the historic character of the area. Through signage, authenticity can be noted. All other design guidelines apply to new construction.

62. Select architectural styles for newly constructed buildings from those often used during the historic period of the district (1870-1926). Develop a simplified interpretation of the architectural style so not to create a false historical impression.
63. Place new buildings on properties consistent with the majority of other contributing properties within the block. The setback should not be less than 50 feet from the curb or should match the foot print of a prior structure built during the period of significance.
64. New buildings should appear similar in mass and scale to other contributing structures in the district.
65. Maintain the tradition lot coverage ratio of the neighborhood.
66. Clearly define the primary entrance to the house.
  - a. Orient the primary entrance of a building toward the street.
  - b. Houses built on corner lots may orient the primary entrance toward the corner.
67. Use building materials that appear similar to those used historically.
68. Driveways should be visually subordinate in the site design.
  - a. Provide auto access from an alley, when feasible.
  - b. Where a driveway is needed, minimize the visual impact of a curb cut. Only one curb cut per property should be allowed and any curb cut should be as narrow as possible.
  - c. Minimize the amount of hard-surfaced driveway that is seen in the front yard.
69. Provide a walk to the building entry from the public sidewalk.
  - a. The sidewalk should be distinct from a driveway.
  - b. Concrete is the dominant material; however, other material, including brick, stone, or modular pavers also are appropriate.
70. Design handicap access so as to minimize its visual impact on the building. Handicap access should be designed in such a way that it does not destroy the essential character of the building.
71. Design fire escapes on the rear or side of the building so as to minimize their visual impact.

72. Garages and other secondary structures should remain subordinate to the primary structure.
  - a. Locating a secondary structure in the rear of the property is preferred.
  - b. A detached structure is also preferred. Whether attached or detached, a garage should be clearly subordinate to the primary structure and set back from the primary facade of the house.