



NINTH STREET SOUTH HISTORIC DISTRICT DESIGN GUIDELINES

(Adopted 1988)



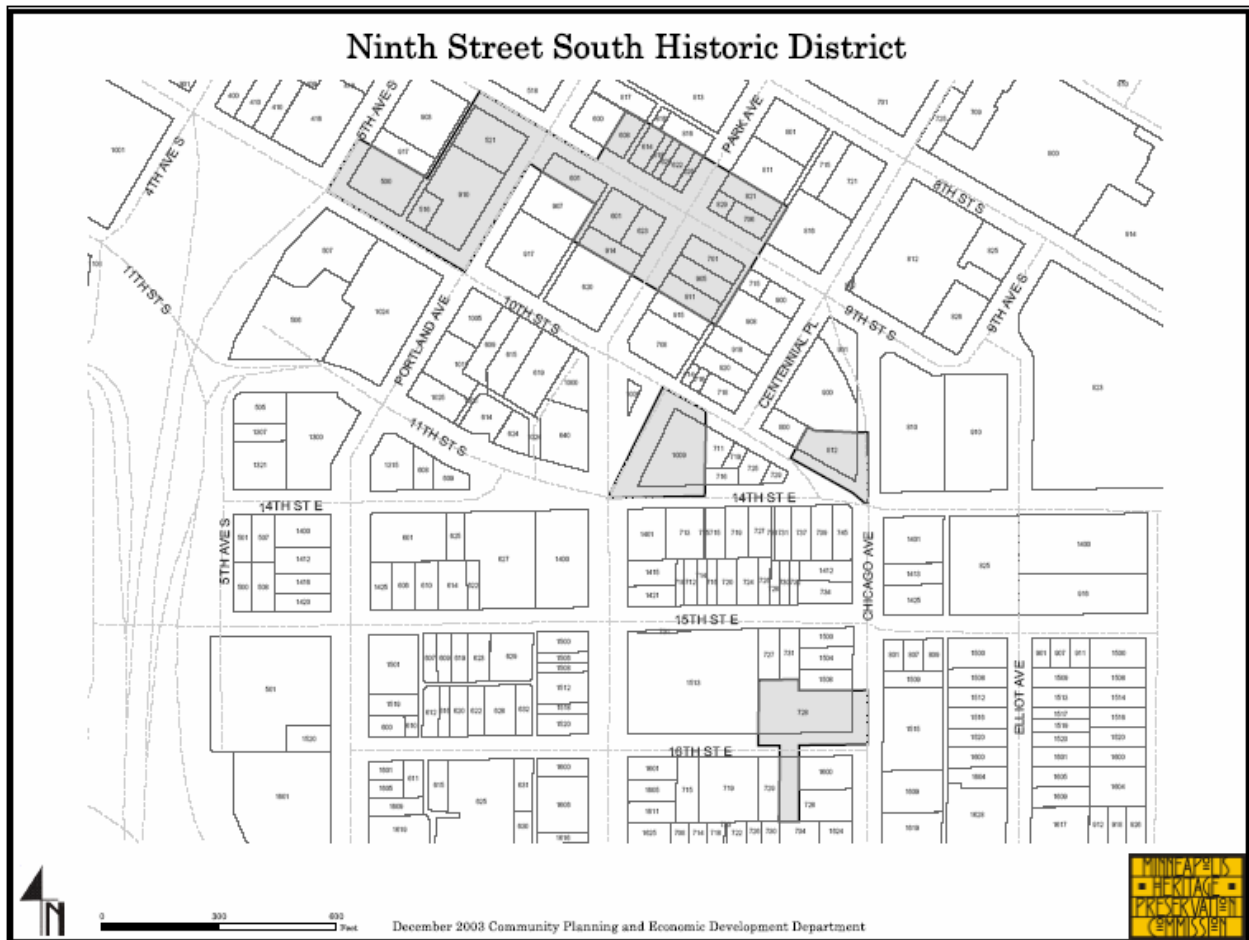


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INTRODUCTION

These Guidelines have been prepared by the Heritage Preservation Commission to help property owners and developers of the Ninth Street South Square Historic District understand what the Heritage Preservation Commission will find acceptable in terms of alterations to existing structures and of new construction.



These guidelines have been divided into three sections:

- I. The Secretary of the Interior's Standards for Rehabilitation and accompanying "Guidelines for Rehabilitating Historic Buildings"
- II. Additional Guidelines for Rehabilitation of Buildings
- III. Guidelines for Infill Construction

II. Additional Guidelines For Rehabilitation of Buildings

1. Masonry Repair

- A. No exterior sandblasting is permitted.
- B. Chemical cleaning is not permitted on glazed brick, glazed terra cotta, limestone, marble or other masonry material susceptible to damage from chemical exposure.
- C. Repointing of masonry joints shall be done with a mortar composition and color to match original mortar, joints shall be tooled to match original profile.

2. Entries

- A. Wherever existing entries remain, critical details shall be retained, e.g., wood molding, stone trim, terra cotta ornament, art glass.
- B. Modifications to entries shall be permitted as required for the adaptive reuse of the buildings. Modifications shall be constructed with materials to match original entries.
- C. Handicap accessibility shall be done within the building where ramping with guard rails is required. If accessibility must be located on street facade, appropriate modifications to the facade will be permitted for on-grade access.
- D. Additional entries on street facades are not permitted. Existing entries shall be used. If existing entries have been removed, they shall be restored in their original locations.
- E. If entries are to be abandoned, they shall retain their character as an entry.

3. Window replacement

- A. Windows which have unique architectural or historically significant details which cannot be duplicated must be retained.
- B. Window replacement other than item A shall be permitted if original windows are badly deteriorated or provide inadequate thermal performance. (Use of interior storm windows shall be encouraged.)
- C. Replacement windows may be wood or aluminum. Window paning shall be provided to replicate existing wood moldings.
- D. Replacement windows must have a true offset, single- or double-hung operation. (They need not be operable.)
- E. Replacement windows will have a paint finish. (Anodized windows will not be permitted.)

F. Replacement windows shall have clear glass unless historical documentation suggests otherwise.

4. Roofing

A. Modern roofing materials will be permitted on flat roofs.

B. Original copings on street facings shall be retained or replaced. Metal coping with a paint finish will be permitted as replacement for brick copings on common walls.

C. Roof-top additions which project above parapet walls such as deck, skylights, penthouses, and mechanical equipment shall be set back from the primary building so they are not visible from opposite sides of the street. (If roof-top additions are proposed, site line drawings shall be submitted.)

5. Dropped interior ceilings

A. Interior dropped ceilings shall be held away 5'0" from exterior window when they drop below the existing window head.

6. Removal of historical fabric. (Applies to all sides of the building.)

A. Selective removal of original building materials is allowed when deterioration has occurred or for remodeling as part of an adaptive reuse. HPC approval is required to remove any historic building materials.

B. Punch openings in masonry are not permitted for A.C. units on street facades.

7. Health and safety code requirements

A. Exterior alterations required by health and safety codes also require HPC review. When necessary, the HPC can argue for exceptions to the building code when life safety issues are not involved.

III. Guidelines For Infill Construction

1. Design intent

A. The intent of these guidelines is for infill construction which characterize a masonry loading bearing building and not a contemporary curtain wall structure.

2. Building massing (General footprinting and shape)

A. Building outline

a. New construction shall be built out to the property line on street frontage.

b. Corner lots: The building shall be built out to both property lines on street frontage.

- c. Buildings which do not require a footprint as large as the site may utilize courtyards or atrium on the interior of the lot.
- d. Modulation of the facade in the character of the existing building.

B. Building shape

- a. The building shall be rectangular in shape and volume. Step backs at the upper floors on street facades will not be allowed. "Projecting bays" are permissible.

C. Building height

First story shall be minimal 4'0" above street grade.

- a. Minimum height: 2-1/2 stories.
- b. Maximum height: 4-1/2 stories.
- c. A story shall be defined as:
 - (1) First story: At a maximum of 10'.
 - (2) 2-4 story: 9-10'.

3. Street facades

A. Building material

- a. Primary facing material shall be dark brown or red unglazed brick.
- b. Corner buildings shall have dark brown or red unglazed brick on both facades.
- c. The brick shall be modular in size (3 courses per 8").

B. Windows

- a. Windows shall be a series of punched rectilinear openings separated by masonry piers. Window may be single or pairs separated by masonry piers.
- b. Continuous horizontal or vertical bands of windows will not be permitted.
- c. Window height shall be two-three times its width as applied to a single window unit.
- d. Window frames shall have a paint finish.
- e. Window glass shall be clear.
- f. Windows shall be true single- or double-hung. (Operable windows are not required.)

g. Windows will be set back from the brick face a minimum of one brick width.

C. Building entrances

a. Buildings will have at least one entrance that front on to a street facade with design features that read similar to existing structures.

D. Accent banding

a. The brick facade shall be articulated by horizontal accent bands of brick detail, stone, terra cotta pre-cast, pressed metal, or other suitable materials.

4. Side or rear walls

A. Building materials: Light common brick shall be the primary facing material. (Simple unembellished designs will be encouraged.)

a. Window openings

(1) Window openings shall be of a punched nature.

(2) Window design shall be the same as street facade in 3-B.

(3) Windows within interior court and not visible from the street have no restrictions.

b. Interior court yards not viewed from the street will not have design restrictions.

5. New technology

A. Exterior glass enclosed elevators or other high-tech design elements will not be permitted.

6. Roofs

A. The roof shall be flat with parapet walls on street facades.

B. Roof-top mechanical equipment shall be set back such that they are not visible from the opposite side of the street. (Site line drawings shall be submitted for roof-top approval.)

C. Penthouses and stair towers shall be set back such that they are not visible from the opposite side of the street. (Site line drawings shall be submitted for roof-top approval.)