

Karen Scharer

From: Reese, Tom <tom.reese@urs.com>
Sent: Tuesday, June 24, 2014 10:17 AM
To: Karen Scharer
Subject: RE: Agenda Materials for 6/24 & Draft Meeting Minutes for 5/28

Karen, thanks! Unfortunately I am giving a presentation this evening and won't be available. If you can summarize any questions the Commission might have for me and send them to me I'll respond asap. Also, send me any changes or comments to the draft that have come out of the last public meetings, etc.. that you want to incorporate. Thanks!
Tom

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URS Working Green

From: Karen Scharer [mailto:kscharer@daytonwa.com]
Sent: Tuesday, June 24, 2014 10:00 AM
To: Reese, Tom
Subject: FW: Agenda Materials for 6/24 & Draft Meeting Minutes for 5/28

Tom –

Here is the latest draft minutes from 5/28, etc. Tonight is a regular meeting of the commission. Will you be available should there be any questions?

Karen J Scharer, AICP
Planning Director
Direct & Cell: 509-540-6747

City Hall 509-382-2361
City Fax 509-382-2539

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From: Karen Scharer [mailto:kscharer@daytonwa.com]

Sent: Friday, June 20, 2014 11:03 PM

To: 'C Dale Slack'; 'matt_zanger@yahoo.com'; 'Mike and Michele Smith'; 'Kathy George (canoebwca@aol.com)'; 'Ginny Butler'

Cc: tcole@daytonwa.com; Craig George

Subject: Agenda Materials for 6/24 & Draft Meeting Minutes for 5/28

Commissioners-

Please reference the attached documents in preparation for the Tuesday Meeting @ 6 PM.

Let me know if you want a paper copy before the meeting & I'll get one to you.

Karen J Scharer, AICP

Planning Director

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Karen Scharer

To: 'Reese, Tom'
Cc: C Dale Slack; Matt Zanger; Mike and Michele Smith; Ginny Butler; Kathy George (canoebwca@aol.com)
Subject: DHPC - Historic Residential District Guidelines additions to the first draft
Attachments: Draft WA Street South Side Historic Districts Guidelines 2014-7-5 rev TAR.doc; Revised Summary Report for Open House and Commission Meeting May 21 2014.docx

Tom –

Thank you for your comments in your e-mail (below) and 2 attachments being forwarded to the DHPC. I hope you are recovering well.

Moving forward with this project, would you be able to have a conference call with the DHPC during their next meeting on 7/22?

To recap the information requested by the DHPC and whether questions have been answered, please see the following comments in green below:

1. Confirm whether the draft dated 5/12/2014 is ready to send as a first draft to the state. Or, state what should be revised before the draft is sent.
Tom is recommending the addition of a number of sections in his summary and will be forwarding the additions by the end of the week. These sections can be added and considered by the DHPC at the 7/22 meeting before forwarding to the State.
2. Specify what provisions in the draft guidelines are in conflict with the Sec. of Interior Standards and propose options for revisions in the next week or two so that the commission can preferably review before the next meeting. Tom will be forwarding the revisions by the end of the week for consideration.
3. E-mail Karen a scanned copy of Ginny Butler's Draft Copy with typo corrections (so the commission can update the draft & have record of those edits). If you have already updated the 5/21/2014 draft and made the corrections, please provide a copy in MS Word. Ginny's comments have been added to the attached draft and Tom will scan Ginny's handwritten comments as well.
4. Correct your notes regarding the 5/20 meeting. Specifically revise:
 - Page 1 under the heading of "Open House Meeting Summary", second bullet "-" to read or similar wording: The downtown Design Guidelines were completed and adopted by the City Council Dayton Historic Preservation Commission in 2012 previously with no SEPA process completed and without City Council adoption. Thank you for the correction.
 - Page 3 under the heading of "Public and DHPC Comments on the Draft Guidelines", third bullet below heading (1st bullet of page 3) to read or similar wording: Citizens question what "Opt Out" ... in the Historic District. They recalled a reference to an "Opt Out" provision discussed when as was stated on the last page of the papers and/or ballot to establish the district was established about 3 2 years ago. (The commission has since reviewed records of the district establishment and found no record of a reference to "Opting Out of a District".) Tom – I misspoke, please clarify as follows: Citizens question what "opt out" options there are for being in Historic Districts. They recalled a reference to an "Opt Out" provision discussed

when the local district was established ~~about two years ago~~ in 2009. (The commission has since reviewed records of the district establishment and found no record of a reference to "Opting Out of a District").

Before the DHPC's next meeting on 7/22, individuals will be working on and will be prepared to make recommendations to the full DHPC:

- developing a "Non-Contributing" section for homes in the districts, Matt & Mike will review your work.
- editing the sections that were discussed on 5/20 where wording needs to be revised, Matt & Mike will review your work.
- editing typos, etc. (if you have not yet done this) , and Matt & Mike will review your work.
- developing a "COA & Permit Process" section. Ginny and Karen will review your work.

The intent is to forward a draft to the State after the 7/22 meeting. Call if you would like to discuss.

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From: Reese, Tom [mailto:tom.reese@urs.com]
Sent: Tuesday, July 8, 2014 4:00 PM
To: Karen Scharer
Subject: RE: DHPC Minutes for 6/17

Karen,
Attached are my redlined comments of the 5/12 draft, including new sections on non-contributing properties, and incorporating Ginny's comments as well. I will scan and send a copy of those as well (my scanner is not operating at the moment). Also, is the revised copy of the meeting summary incorporating the commissions comments. Lastly, under food for thought - here are some sections that I believe should be included that broadly address some gaps with the Sec. Standards, create a more usable document, and in general communicate the purpose and process of the Guidelines. I am working on those and will forward drafts to you by end of the week for your review and consideration to include.

INTRODUCTION AND OVERVIEW

1. Purpose and Need for the Historic Districts Design Guidelines
2. How the Design Guidelines were Developed

THE DESIGN REVIEW PROCESS

1. Overview of Process to Obtain COA
 - a. Illustrated Chart of Types of Work

b.The Design Review Process Chart

Lastly, I want to deeply apologize for my tardy response and infrequent communications. I have had some health issues arise unexpectedly which have taken me "out of the line-up" a bit. Please accept my apology to you and the Commission.

Sincerely,
Tom

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June 16, 2014

Dayton Historic Preservation Commission
Karen J. Scharer, AICP
Planning Director
City of Dayton
111 S. 1st Street
Dayton, WA 99328

Re: May 21, 2014 Kick-off Open House and Special Commission Meetings Summary

Dear DHPC and Ms. Scharer,

It was my pleasure to spend the day with you and attend these two very important meetings in the development of the Washington Street and South Side Street Historic Districts Design Guidelines. Following is my summary report for the Open House and special Commission meeting.

Open House Meeting Summary

Mr. Reese arrived at 10:00AM. in order to make introductions and provide a project update with the Commission followed by a brief walking tour of the downtown prior to the Open House. The following was discussed with the DHPC:

- An overview of work to date and brief history of Dayton and historic preservation efforts:
 - o One of first in State to have depot and Courthouse designated.
 - o A Certified Local Government.
 - o Significant City Council and community support and relationships with Historic Societies, Dayton Development Task Force, revitalization groups, etc..
- The Downtown Design Guidelines were completed and adopted by Dayton Historic Preservation Commission in 2012 with no SEPA process completed and with no City Council adoption.
 - o Public process was done but did not get much participation.
 - o Staff is going to revisit SEPA now for the downtown guidelines and will complete for the two districts underway (Not a part of this current contract).
- Discussion of issues and administrative elements of the current guidelines and these new drafts:
 - o The DHPC adopted early on the Secretary of Interior Standards for Historic Preservation and have a desire to reconcile the local guidelines with those standards.
 - o What the difference is between a "public meeting" and a "hearing".
 - o How minor modifications to a contributing structure obtain a COA. Do they need a public hearing?
 - o Do modifications to a non-contributing property (but within a district) need to obtain a COA and what is that process?

Historic Districts Design Guidelines
May 21, 2014 DHPC Meetings Summary

- Should there be an "Opt Out" process available, particularly for non-contributing properties? (Consensus was one cannot opt out of a designated district area).
- What is the recourse for not following the COA issued at time of a building permit? Currently nothing in place in the Municipal Code.

Following the meeting with the DHPC a brief walking tour of the downtown and lunch was provided. The community Open House was then held from 1-3 PM at City Hall. In attendance were:

- DHPC Commissioners
- Tom Reese, URS, 528 E. Spokane Falls Blvd. Spokane, WA 99201 (Consultant)
- Ruth Janes, 208 E. Tremont St
- Amy Rosenberg, 403 N 2nd
- Patty Becker, 317 E Washington
- Claudia Nysoe, 216 S. 1st St. (Written comments provided)
- Michael Haight, 403 S 1st St
- Debra Spalinger, 413 S. 2nd St
- Dot Mead, 200 E. Spring St.

All - Dayton, WA 99328

DHPC Special Meeting

The open house was followed by a driving tour of Dayton and the DHPC Special Meeting from 6-8 PM at City Hall. In attendance were:

- Tom Reese, URS, 528 E. Spokane Falls Blvd. Spokane, WA 99201 (Consultant)
- Shane Loper, 500 S. First St.
- Merle Jackson, 402 S. First St.
- Linda Miller, 208 E. Tremont St.
- Sue Little, 202 E. Park St.
- Ruth Janes, 208 E. Tremont S.

All - Dayton, WA 99328

Advanced meeting notification and arrangements for both meetings were done by Commission and City Staff through advanced flyer placement, door hangers, and City and DHPC website postings. The Commission proceeded through their normal course of business prior to the special meeting gathering public input on the draft Washington Street and South Side Street Design Guidelines. Public and DHPC discussion and comments as follows (summarized from notes and meeting minutes from City staff):

Public and DHPC Comments on the Draft Guidelines:

- Discussion from citizen regarding non-residential/commercial versus residential properties. Commission explained it applies to both.
- Discussion on impact of Historic District location and design guidelines on real estate sales of properties.
- Citizens question what "opt out" options there are for being in Historic Districts. They recalled a reference to an "Opt Out" provision discussed when the district was

- established about two years ago. (The commission has since reviewed records of the district establishment and found no record of a reference to "Opting Out of a District").
- The DHPC has heard from other sources that individuals have thought that there is an "opt out of the district" provision. DHPC will need to research this further to determine what was stated.
 - Citizen discussion of the American dream – "Your house is your castle". A board who doesn't know an individual property owner's financial situation should not be telling a property owner what they can and can't do on their property. The people who have the means will take care of their property and those who don't - won't.
 - Citizen discussion of the way the district was voted in was wrong. (i.e., if ballot was not returned the vote was recorded as a "yes" vote").
 - Commissioner clarified that the DHPC followed the procedures outlined by the State of Washington, Dept of Archeology and Historic Preservation.
 - Citizen discussed his home has been in his family for four generations. He has been on both sides (a DHPC member and Historic District property owner). He stated that his interaction with the Commission when he was making changes to his home was a good experience. Devil is in the details and when the next draft of guidelines comes out, the Commission and residents will need to review.
 - Citizen discussed his concern that energy efficiency may not be compatible with guidelines.
 - DHPC clarified that the building or addition needs to look compatible with the existing historic structure(s). The DHPC does not regulate how something is built (stick building or pole building as an example).
 - The term "historic" means 50 years and DHPC clarified that it is okay to use modern construction and used the example of one using square nails; changes to the home can be made using round nails and a nail gun.
 - DHPC explained that an outbuilding (detached garage) would need to be sized smaller, subservient to the house; fit into the streetscape rhythm, and have a style that is compatible to the home on the property. For an addition, the temptation is to match the existing, but, one should be able to tell what is historic and what is new.
 - DHPC explained the proposed guidelines are an attempt to avoid misconstrued interpretations. The Secretary of the Interior Standards leave a much greater amount of leeway for interpretation for commissions.

Tom Reese, URS Corp., Consultant

- Mr. Reese provided the following observations based upon the earlier open house and input during a Commission Special Meeting:
 - Role is to help Dayton in the process of developing guidelines that are reflective of what the DHPC and citizens want and can utilize going forward, not to tell Dayton what is or isn't important.

Historic Districts Design Guidelines
May 21, 2014 DHPC Meetings Summary

- There is great political support and community interest in preserving the historic character of Dayton.
- Amazing inventory of historic buildings.
- The city needs to make clear what is regulatory and what is policy (shall, should, encourage). Ambiguity and tenor of the document needs to be worked on.
- Reconciling of codes and policy will need to be addressed where there is conflict.
- The City will need to issue a SEPA threshold determination, hold hearings and have the City Council adopt final guidelines so that the final guidelines are defensible should there be any appeal in the future.
- The Commission and City need to consider what recourse there should be for not following COA.
- There will likely be a need for some reconciliation with the draft guidelines and Secretary of Interior Standards.
- There should be a review of a possible "opt out" option for non-contributing properties, or some other provision to treat these properties differently.
- Secretary of Interior does address ADA ramps and such information can be included in the guidelines.
- Community education process is very important and Tom will work with DHPC on a strategy to assist the commission with educating the residents.

This concludes the summary report for the Open House and Commission Special Meeting. If I have missed anything please let me know so that I can incorporate it into these minutes. It was a pleasure to work with you and the DHPC at these meetings I look forward to scheduling the next meeting to review the final draft guidelines.

Sincerely,



Tom Reese, MA., ASLA
URS Corporation
Spokane Operations Manager
509.944.3807

Historic District Design Guidelines

Dayton Register Washington Street Historic District

and

Dayton Register South Side Historic District

Created by

Dayton Historic Commission

DRAFT ~~5/12/2014~~ 7/8/2014

These Guidelines have been financed in part with Federal funds from the National Park Service, Department of the Interior administered by the Department of Archaeology and Historic Preservation (DAHP) and the Dayton Historic Preservation Commission (DHPC). However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, DAHP, or DHPC.

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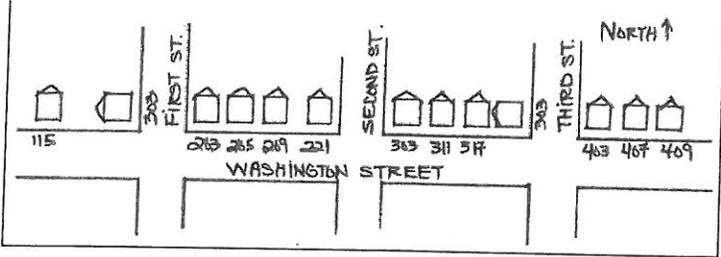
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MAP OF DAYTON REGISTER WASHINGTON STREET HISTORIC DISTRICT

aka

Washington Street Historic District



2008 Map of the Dayton Register Washington Street Historic District

HISTORY AND ARCHITECTURAL SIGNIFICANCE OF THE WASHINGTON STREET DISTRICT

The Dayton Register Washington Street Historic District was formed in 2009 and is a contiguous facade of well-preserved historic structures constructed from 1880 to 1950 and includes 12 wood frame residential homes and one commercial building. The various architectural styles illustrated by the homes and single commercial building span seven decades and represent designs, motifs, construction practices, and building materials that were popular during the late 19th century and the first half of the 20th century.

Architectural styles in the District include large Italianate and Queen Anne examples—some landmark quality, smaller Queen Anne, Tudor Revival Cottage, and Ranch-style dwellings, and one Art Deco commercial block. The Dayton Register Washington Street Historic District encompasses about three and one-half city blocks with 12 homes and one commercial building. Refer to the map for the Washington Street District boundaries. The historic District is surrounded by a grid-work of paved streets, mature street trees, and other historic homes. In 1986, ten of the 13 historic resources in the Dayton Register Washington Street Historic District were previously listed on the National Register of Historic Places as contributing historic properties in the National Register Washington Street Historic District.

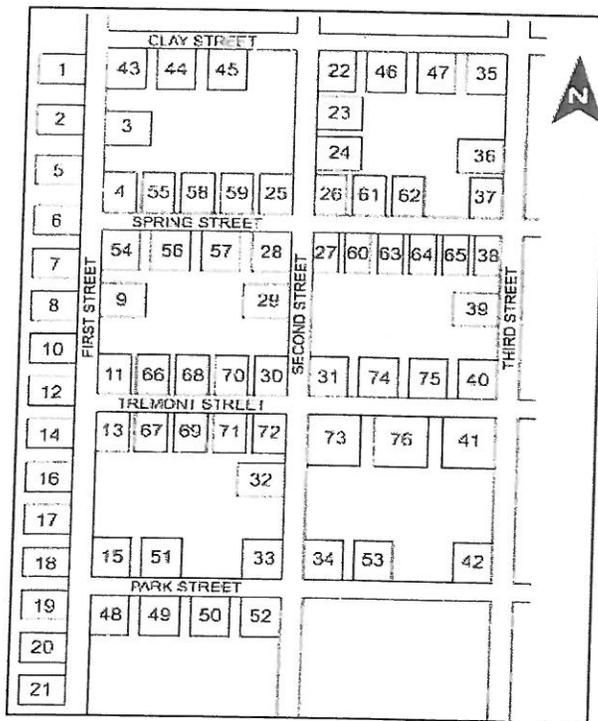
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MAP OF DAYTON REGISTER SOUTH SIDE HISTORIC DISTRICT

aka

South Side District



Map of Dayton Register South Side Historic District in 2009

HISTORY AND ARCHITECTURAL SIGNIFICANCE OF THE SOUTH SIDE DISTRICT

The Dayton Register South Side Historic District comprises a residential section of Dayton that is located in part of the Original Town of Dayton and part of the Day & Mustard Addition one block south of the town's central business district. The Dayton Register South Side Historic District encompasses approximately three and one-half square city blocks with 72 homes and three ecclesiastical church buildings. Refer to the map for the South Side District boundaries. The Dayton Register South Side Historic District is an overlay of the National Register South Side Historic District that was listed on the National Register of Historic Places in 1986. The boundaries of both historic districts are contained within the same perimeter outline.

The Dayton Register South Side Historic District is a residential neighborhood of well-preserved historic buildings built between 1870 and 1972, and includes a total of 75 properties with three ecclesiastical church buildings and 72 that were originally designed as single-family homes (some of the homes have been remodeled as multi-family residences with apartment suites). The various architectural styles illustrated by the homes and church buildings represent a century of different designs, motifs, craftsmanship techniques, construction practices, and building materials that were popular during the late 19th century and the first half of the 20th century. A plethora of architectural styles are manifested in the historic district and span those from Folk Victoria, Italianate, Queen Anne, Colonial Revival, Craftsman, American Foursquare, and Tudor Revival, and Storybook Cottage traditions to Mid-Century Modern styles like Minimal Traditional and Ranch.

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DAYTON HISTORIC PRESERVATION COMMISSION

About the Commission

The Dayton Historic Preservation Commission was established in 1992 to ensure that the historic and cultural resources within the City of Dayton are preserved for future generations.

The members of the Commission consist of volunteers appointed by the Mayor and approved by the City Council. Volunteers seeking a vacant position must demonstrate interest and competence in historic preservation and have experience in identifying, evaluating and protecting historic resources. A volunteer is selected from his or her discipline in fields such as, but not limited to, architecture, historic preservation, archaeology, education, planning or history. Commissioners work with the program's professional staff to designate and protect significant historical and cultural resources.

Commissioners are responsible for:

Identifying and actively encouraging the conservation of the City of Dayton's historic resources and initiating and maintaining a register of historic places;
Reviewing proposed changes to the properties designated on the register of historic places;
Raising community-wide awareness of the City's history and historic resources; and,
Serving as the City's primary resource in matters of history, historic planning and preservation.

Dayton Historic Preservation Commission Meetings

The Dayton Historic Preservation Commission holds one regularly scheduled meeting each month in the City Council Chambers at Dayton City Hall, 111 South First Street, Dayton, WA unless otherwise announced. For more information on meeting times and locations, call 509-382-2361 or email kscharer@daytonwa.com.

City of Dayton Historic Preservation Ordinance No. 1544: Dayton Municipal Code (DMC) 5-18

The Dayton City Council adopted an historic preservation ordinance in 1992, creating the Dayton Historic Preservation Commission and providing for guidelines to preserve historic sites within the City of Dayton. In 2008, Ordinance No. 1768 was adopted to include DMC 5-18.37, establishing procedures for the demolition of historic structures.

LOCAL DESIGN GUIDELINES - RESIDENTIAL Rehabilitation and Restoration

The following guidelines are based upon the National Standards (see appendix).

Intent

To provide convenience, resident safety, and welfare; promote long-term preservation of property values through livability, and to maintain the historic character of homes.

Note: Structures of historic residential or single-family character that have commercial uses shall comply with Historic Residential Design Standards. Bed and Breakfast accommodations are an example of a commercial use in a residential style building.

These guidelines shall apply only to the exterior of buildings and to areas of lots visible from public right-of-way.

General - Establishing the area of work

Refer to the City of Dayton Zoning Ordinances for setback requirements. A Certificate of Appropriateness from the DHPC for any rehabilitation and/or restoration work is required prior to obtaining a building permit from the City of Dayton.

Non-Contributing Buildings

Alteration of non-historic, non-contributing residences and commercial buildings should reflect and be informed by the principles of the design of nearby historic structures and the character of the streetscape, including:

1. Alterations should be compatible in size, scale, material, and character with the existing house, nearby historic buildings, houses, and the streetscape;
2. Additional stories or elements that heighten the structure should be in harmony with the existing house, nearby historic buildings and the streetscape;
3. The proportions of primary facades should be similar to those of nearby historic residences and/or structures;
4. Windows, entryways, and inset porches should be in the same proportions as those of nearby historic residences and/or structures.

Rehabilitation and Restoration Guidelines

I. Streetscape Integrity and Additions

- A. Use materials and construction details that are compatible with surrounding significant historic buildings.
- B. Original architectural details and materials of the primary structure should remain on the structure unless they are being repaired, or replaced with replicas. This includes any second or third story of an historic structure.
- C. Original second or third stories shall not be removed to add a new addition to the building or to lower the roof.
- D. Alterations that cover significant historic features are also inappropriate.
- E. An addition shall be made distinguishable from the original building, even in subtle ways, so that the character of the original can be ascertained.
- F. Creating a jog in the foundation between the original and new structures may help to define an addition.
- G. Applying a new trim board at the connection point between the addition and the original structure can help define the addition.
- H. Locating an addition at the front of a structure is inappropriate.
- I. New designs that create an appearance inconsistent with the historic character of the building are inappropriate.
- J. An addition should relate to the historic building in mass, scale and form. It shall be designed to remain subordinate to the main structure.
- K. While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- L. An addition shall be set back from any primary, character-defining façade.
- M. The addition should not overhang the lower floors of the primary building in the front or to the side. This will help maintain the original profile of the building.
- N. Historic stone retaining walls shall be maintained.

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II. Siding

Background

Original siding materials shall be maintained. Materials used on additions shall be compatible with the predominant materials used on the original structure. The following materials shall not be used: plywood, exposed concrete block, metal, and plastic (vinyl).

- A. Maintain the existing range of exterior wall materials found in the historic district.
- B. Exterior wood finishes shall appear similar to those historically used. The lap dimensions of siding shall be similar to that found traditionally.
- C. Vinyl siding is not an acceptable product to use on historic homes within the Districts.
- D. Newer siding materials may be considered, if they appear similar in character and detailing to traditional building materials (e.g. lap dimensions).

- E. Use of new materials shall have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
- F. Appropriate materials for primary structures include horizontal lap siding, shake shingles, stucco and brick.
- G. Details of siding should match those of traditional wood siding (e.g. the lap dimensions of siding shall be similar to those of historic wood lap siding — four to five inches of lap exposure).
- H. Reflective materials, such as mirrored glass or polished metals, are inappropriate.
- I. Restoration of original colors, or colors appropriate to the style and era of the building is encouraged.

III. Painting

Property owners are encouraged to select paint colors suitable to the style and era of their home. An historically accurate color guide for historic homes can be found at most building, paint or hardware stores in addition to the Internet. Look for "historic" color palette examples.

- A. Painting, as part of building maintenance, is an important element in the preservation of an historic structure.
- B. While color choice is a personal decision of the property owner, consider how your building's colors will fit harmoniously into the neighborhood while expressing your individuality.
 - a. When designing a color scheme, consider the entire composition. The body of the main façade is a major surface and a color scheme for the body and trim should be chosen.
 - b. Choose the number of colors sparingly. Three colors are usually typical; don't forget the roof color and how it plays into the color palette.
 - c. The final color will look different than the paint chip. Paint a small area to get the actual effect.
 - d. Employ color schemes that are simple. One muted tone of base color for body, 1-2 accent colors ~~is~~ are typical. Use of matte finishes is preferred and reserve the bright colors for accents such as highlighting an entry.
- C. Some examples of styles and coordinating colors can be a starting point. For the historic Districts the following are a few suggestions:
 - a. Victorian (1840-1900) - Dark mulberry, deep blue, medium grey, dark ochre, ginger, moss green, brick red, slate, and buff (and any of the varying shades of these).
 - b. Colonial Revival (1900-1940) - Mid-blue, gray, pale green, taupe, and white (and any of the varying shades of these).
 - c. Arts and Crafts - Brown, taupe (and any of the varying shades of these).

Commented [TR7]: Ginny corrections

IV. Windows

Many of the most defining features of an historic structure are tied to the windows of the front façade. Windows are important elements in the composition of a building and are typically highlighted or accented. Each architectural style typically has its own style of window.

- A. Vinyl windows are not recommended.
- B. Match the existing windows, particularly those that are visible from the street when replacing deteriorated windows.
- C. Maintain attention to the detail of the size, scope, placement and features (e.g. double hung, wood casing) when replacing or renovating windows in the Districts with newer, energy compatible windows.
- D. Window size and spacing shall depend on the architectural context. Historically, vertically formatted, double hung, single hung, and casement windows are typical. These window formats have wide vertical trim (typically a minimum of 3/5 inches) and a wider cornice at the top that is at least 20% wider. All windows should have sills.
- E. Multi-paned windows, with wood or lead muntins, are appropriate. The intent is that the window glass plane appears to be set back from the plane of the exterior wall.
- F. Horizontal sliding windows are inappropriate in the front of the building.
- G. Eliminating or lessening divisions of multi-pane windows that are not of the compatible design of the new structure is not allowed.
- H. Beveled glass windows should be retained.
- I. Storm windows and screens are allowed.

V. Doors

The front door is one of the most defining features of a building and is the most welcoming element. Doors and screen doors reflect the architecture of the structure.

Doors are important elements in the composition of a house and are typically highlighted or accented.

- A. Match the existing or an historically accurate front door when replacing a front door.
- B. Take care not to change the scale or design of the entry door or side lights if applicable.
- C. Screens for the front door should have a wood frame and be compatible with the style of the house.

VI. Porches

Background

Many of the houses in the historic Districts and in many of the neighborhoods throughout Dayton have porches. The prominent architectural styles during the development of the historic areas, such as bungalow and Queen Anne, included front porches in their design.

Porches enhance a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood because people are able to watch the street and each other's houses.

Exterior remodeling shall incorporate/preserve front porches that are large enough for people to sit and observe the public life of their street and neighborhood. Be sure to check the City of Dayton Zoning Ordinance for setback requirements.

- A. Existing historic porches shall not be enclosed.
- B. Primary, character defining porches shall not be enclosed.
- C. Secondary porches may be enclosed if configured in such a manner that the historic character of the porch and the house is still visible.
- D. If a porch replacement is necessary, reconstruct it to match the original in form and detail.
- E. Use a one-story porch element to define the entry.
- F. Orient the front of a house to the street and clearly identify the front door.
- G. A prominent entry will contribute to the pedestrian-friendly character of the street.
- H. The use of a porch is encouraged in any residential development. A porch shall be similar in character, design, scale, and materials to those seen traditionally in the neighborhood.
- I. The size of a porch should relate to the overall scale of the primary structure to which it is attached.
- J. A porch shall use similar materials to that of the primary structure.
- K. Porch supports shall be of a substantial enough size that the porch does not appear to float above the entry.
- L. Porch columns shall be similar to those historically found.
- M. Wood columns are appropriate for most structures in the historic Districts.
- N. Avoid decorative elements that are not known to have been used on your house or others like it.
- O. 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 if architecturally appropriate to the overall design of the building.

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VII. Awnings and Canopies

- A. Awnings over doors and windows are seen in the historic Districts. If a building features awnings in historically appropriate materials, they may be retained and replaced with similar materials, such as canvas.
- B. Awnings and canopies should be replaced with like materials. Plastic or vinyl awnings are inappropriate.
- C. For new awnings and canopies, see the New Construction section.

VIII. Roofs

- A. Repairs and alterations of the roof shall retain the original roof shape and pitch, original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters, and other ornamental details and original types, sizes, colors, and patterns of roofing materials.
- B. Cedar shingle and composition roofs are historically accurate. Composition shingles should be of an architectural quality to simulate the original cedar shingle. Other materials may be used upon approval if they convey the scale and texture of the original shingle.
- C. New roof features should not be placed on the building so they are visible from the street. For skylights, solar units, and mechanical service equipment, see Section X.
- D. Skylights should be flat. Roof venting shall not significantly alter the appearance of historic homes.

IX. Foundations

- A. Changes to the foundation shall match or be compatible with the original foundation in height and material and be compatible with their architectural style and materials.
- ~~A. Masonry and brick details are common in the historic areas of the city. They are used in the foundation, porch, around windows and doors and chimneys of masonry materials, such as ornamental concrete blocks, poured concrete with a stucco wash, or stone.~~

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X. Mechanical and Electrical Equipment

Mechanical and electrical equipment are recognized as necessary elements of modern living. Their disposition in relation to an historic structure, property and District requires discretion and care so that the historic character remains intact. The following elements shall be situated in the least visible location from public streets: satellite dishes, air conditioners, heat pumps, attic fans, solar panels, and other such equipment.

XI. Accessory Buildings

- A. Accessory buildings or those buildings secondary to the primary structure or residential living spaces are often overlooked. Many accessory buildings in the historic Districts were designed as a part of the original plans for the lot, often constructed in duplicate. Many of the garages face alleys that are, in themselves, of strong architectural design. Respecting the historic accessory buildings and their use is an important aspect of the Districts and maintaining them shall be a priority.

LOCAL DESIGN GUIDELINES - RESIDENTIAL

New Construction

Intent

To provide resident safety, convenience and welfare, promote long-term preservation of property, and to maintain historic character of the District.

Note: Structures of historic residential or single-family character that have commercial uses shall comply with Historic Residential Design Standards. Bed and Breakfast accommodations are an example of a commercial use in a residential style building.

These guidelines shall apply only to the exterior of buildings and to areas of lots visible from public right-of-way.

General - Establishing the area of work

When rebuilding of structures within the Districts one must consider the size, scale, and design of the other historic structures within that District. This includes additions, garages and other unattached buildings or rebuilding of primary structures due to fire or other disaster. A Certificate of Appropriateness from the DHPC for any new construction is required prior to obtaining a building permit from the City of Dayton.

Structural alterations, garages and other accessory buildings shall be limited to the rear and side yards where they are minimally visible from the street. Additions and accessory structures shall be designed to have the least impact upon character defining features of the primary structure. The relationship of height to width of any new addition and accessory structure and their sub-elements, such as windows and doors, and of alterations shall be compatible with the character of the primary structure. The relationship of wall to window shall also be compatible with related elements of existing structures on the building lot or with the historic character of the surrounding area.

Primary entrances to ~~primary~~ the primary structures shall be oriented to the street rather than to the rear yard or interior side yard. Blank façades without windows shall not be used. For additions to existing buildings, original entrances, front porches, and projecting features, such as balconies, bays, and dormer windows, shall be retained or restored. New accessory structures that can be seen, entirely or partially, from the public street shall also use the style, colors, and materials of the existing house.

In the Dayton historic Districts the houses ~~historically orient~~ are oriented to the street rather than to the rear or entrance side yard. Primary entrances, large windows, and porches face the street. Refer to the City of Dayton Zoning Ordinances for setback requirements. Use materials and construction details that are compatible with surrounding significant historic buildings.

Non-Contributing Buildings

Alteration of non-historic, non-contributing residences and commercial buildings should reflect and be informed by the principles of the design of nearby historic structures and the character of the streetscape, including:

1. Alterations should be compatible in size, scale, material, and character with the existing house, nearby historic buildings, houses, and the streetscape;
2. Additional stories or elements that heighten the structure should be in harmony with the existing house, nearby historic buildings and the streetscape;
3. The proportions of primary facades should be similar to those of nearby historic residences and/or structures;
4. Windows, entryways, and inset porches should be in the same proportions as those of nearby historic residences and/or structures.

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I. Streetscape Integrity

- A. Provide architectural continuity with surrounding buildings.
- B. Remodeling projects shall respect the building's original architectural materials and details while being sensitive to the surrounding historic character of the District.
- C. Historic stone retaining walls shall be maintained.
- D. Provisions for additions are as follow:
 - a. Design of a new addition such that the original historic character can be clearly seen and identified.
 - b. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
 - c. A new addition and any new construction shall be compatible in scale, materials and character with the main or neighboring building.
 - d. Height of any building shall not exceed 35 feet.
 - e. The roof form of a new addition shall be in character with that of the primary building.
 - f. When constructing a rooftop addition, keep the mass and scale subordinate to the primary building.
 - g. A rooftop addition (defined as any feature altering the original roof shape or design) shall be set back from the front of the building. This will help preserve the building's proportions as seen from the street.
 - h. Original second stories shall not be removed to add a new addition to the building or to lower the roof.
 - i. Do not hinder the ability to interpret the design character of the historic building with new additions or alterations.

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II. Siding

Siding materials used on new buildings and additions shall be consistent with predominant materials used on buildings of similar architectural style.

Horizontal board siding, stucco, shingles, and brick are the common building material throughout the historic Districts.

- A. Exterior wood finishes shall appear similar to those historically used.
- B. The lap dimensions of the siding shall be similar to historically used lap siding.
- C. Vinyl siding is not an acceptable product to be used on existing portions of historic homes within the Districts. However, it may be used on newly built homes and additions to homes where vinyl is the siding of the primary structure.
- D. Newer siding materials may be considered, if they appear similar in character and detailing to traditional building materials (e.g. lap dimensions).
- E. Use of new materials shall have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
- F. Appropriate materials for primary structures include horizontal lap siding, shake shingles, stucco, and brick.
- G. Details of siding and shingles should match those of traditional wood (e.g. the lap dimensions of siding shall be similar to those of historic wood lap siding and shingles shall have a similar texture and scale).
- H. Reflective materials, such as mirrored glass or polished metals, are inappropriate.
- I. Siding materials used on new buildings and additions shall be consistent with predominant materials used on buildings of a similar architectural style.
- J. Maintain the existing range of exterior wall materials used within the District.

III. Painting

An historically accurate color guide for historic homes can be found at most building, paint and hardware stores in addition to the Internet. Look for "historic" color palette examples.

Property owners are encouraged to select paint colors suitable to the style of their home. While color choice is a personal decision of the property owner, consider how your building's colors will fit harmoniously into the neighborhood while expressing your individuality.

- A. When designing a color scheme, consider the entire composition. The body of the main façade is a major surface and a color scheme for the body and trim should be chosen.
- B. Choose the number of colors sparingly. Three colors are usually typical; don't forget the roof color and how it plays into the color palette.
- C. The final color will look different than the paint chip. Paint a small area to get the actual effect.

- D. Employ color schemes that are simple. One muted tone of base color for body, 1-2 accent colors is typical. Use matte finishes and reserve the bright colors for accents such as highlighting an entry.

Some examples of styles and coordinating colors can be a starting point. For the historic Districts the following are a few suggestions:

- A. Victorian (1840-1900) - Dark mulberry, deep blue, medium grey, dark ochre, ginger, moss green, brick red, slate, and buff (and any of the varying shades of these).
- B. Colonial Revival (1900-1940) - Mid-blue, gray, pale green, taupe, and white (and any of the varying shades of these).
- C. Arts and Crafts - Brown, taupe (and any of the varying shades of these).

IV. Windows

Many of the most defining features of an historic structure are tied to the windows of the front façade. Windows are important elements in the composition of a building and are typically highlighted or accented. Certain, and often specific, styles of windows reflect the style of the architecture of the house.

- A. Vinyl windows are not recommended.
- B. Window size and spacing shall depend on architectural context. Historically, vertically formatted, double hung, single hung, and casement windows are typical. These window formats have wide vertical trim (typically a minimum of 3 to 5 inches) and a wider cornice at the top that is at least 20% wider. All windows should have sills.
- C. Windows shall be compatible with the architectural style of the structure.
- D. Maintain attention to the detail of the size, scope, placement and features when selecting windows.
- E. Multi-paned windows, with wood or lead muntins, are appropriate. Where new windows are to be used (e.g. vinyl or metal clad), trim details shall resemble historic window trim by the size of simulated sills and wide trim. The intent is that the window glass plane appears to be set back from the plane of the exterior wall.
- F. Horizontal sliding windows are inappropriate in the front of the building.
- G. For additions the following should be considered:
 - a. Match the existing windows when replacing deteriorated windows or when adding new windows.
 - b. Maintain attention to the size, scope, placement and features when replacing or renovating windows in the District (e.g. double hung wood window with divided lights with vertical proportions).

V. Doors

The front door is one of the most defining features of a building and is the most welcoming element. Doors and screen doors reflect the architecture of the structure.

- A. Attention to the front door is very important. The scale and detail shall be compatible with the architecture of the structure.

VI. Porches

Continue the use of porches in historic districts. Be sure to check the City of Dayton Zoning Ordinances for setback requirements.

Background

Many of the houses in the historic Districts and in many of the neighborhoods throughout Dayton have porches. The prominent architectural styles during the development of the historic areas, such as bungalow and Queen Anne, included front porches in their design.

Porches enhance a neighborhood for many reasons. They offer a place for people to partake in the activity of the neighborhood. They also contribute to the safety of the neighborhood because people are able to watch the street and each other's houses.

New construction shall incorporate front porches that are large enough for people to sit and observe the public life of their street and neighborhood.

- A. Primary character defining porches shall not be enclosed.
- B. Secondary porches may be enclosed if configured in such a manner that the historic character is still visible.
- C. If a porch replacement is necessary, reconstruct it to match the original in form and detail.
- D. Use materials similar to the original or materials that will appear to be as the originals.
- E. Orient the front of a house to the street and clearly identify the front door.
- F. The use of a porch is encouraged. A porch shall be similar in character, design, scale and materials to those seen traditionally in the neighborhood.
- G. Existing historic porches shall not be enclosed.
- H. Avoid decorative elements that are not known to have been used on the style of house being built.
- I. Porch supports shall be of a substantial enough size that the porch does not appear to "float" above the entry.
- J. Brick, wood, or like wood columns are appropriate.
 - a. Recommended column types are: square, turned or chamfered.
- K. Porch columns shall be similar to those historically found.
- L. Avoid decorative elements that are not known to have been used on other houses within the District.

- M. Covered porches are recommended. A canopy may be placed over the door to provide protection and interest if a porch is not possible.

VII. Awnings and Canopies

- A. Cloth, metal, and wooden awnings may be appropriate, and should be compatible with the architectural style of the building. Plastic or vinyl awnings are inappropriate.
- B. Canopies and awnings over doors and windows were historically used in the Districts. If a new building features awnings in historically appropriate materials, they may be used.

VIII. Roof

Typically, gable, hip and shed roofs are appropriate for primary roof and residential additions.

- A. If the roof of a primary building is symmetrically proportioned, the roof of an addition shall be similar.
- B. Roof pitch should be similar to other houses in the District. It is important that newly constructed houses continue this pattern and use roof pitches that are similar to those on homes in the District.
- C. Exotic building and roof forms that would detract from the visual continuity of the street are discouraged.
- D. For residential construction, all single gable roofs shall have a minimum 6:12 pitch — exception is the ranch-style house which should be 3:12.
- E. For commercial construction, flat roofs with a parapet are permitted.
- F. Alterations of the existing roof shall retain the original roof shape and pitch, original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters, and other ornamental details and original types, sizes, colors, and patterns of roofing materials.
- G. Skylight, solar units, mechanical and service equipment and new roof features shall be placed in the least visible manner from the street.
- H. Roof venting shall not significantly alter the appearance of historic homes.
- I. Many architectural styles of houses that were popular during the development of the District include dormers in their roofs. The use of dormers is an element worth repeating and preserving in new construction. Dormers add light into the dwelling as well as additional living space.
- J. The number and size of dormers shall be limited on a roof so that the primary roof form remains prominent.
- K. Dormers are encouraged because they break up the perceived scale of a roof.
- L. A dormer shall be subordinate to the overall roof mass and shall be in scale with older ones on similar structures.

- M. When adding a dormer to an existing roof, it shall be in character with the primary structure's design and not change the overall proportions or character.
- N. The top of a dormer's roof shall be located below the ridge line of the primary roof and set back from the eave.
- O. Dormers shall be oriented to the window feature below.
- P. Eave depths shall be similar to those of the primary structure and seen traditionally in the neighborhood.
- Q. The length of a roof ridge shall not exceed those historically seen on comparable buildings.
- R. Cedar and wood shingles are historically accurate. Use of composition shingles should be of an architectural quality to simulate cedar shingle. Other materials may be used upon approval of the Historic Preservation Commission if they convey the scale and texture of the original shingle.
- S. Roof materials shall be earth tones and have a matte, non-reflective finish.

IX. Foundations

Masonry and brick details are common in the historic areas of Dayton. They are used in the foundation, porch, around windows and doors and chimneys ~~of masonry materials, such as ornamental concrete blocks, poured concrete with a stucco wash or stone.~~

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- A. The foundation shall match or be compatible with original foundations in the District in height and material and be compatible with their architectural style and materials.

X. Mechanical and Electrical

Mechanical and electrical equipment are recognized as necessary elements of modern living. Their disposition in relation to an historic structure, property and District requires discretion and care so that the historic character remains intact. The following elements shall be situated in the least visible location from public streets: satellite dishes, air conditioners, heat pumps, attic fans, and solar panels.

XI. Accessory Buildings

Background

Original accessory buildings or those buildings secondary to the primary structure or residential living spaces are often overlooked. Many accessory buildings in the Districts were designed as a part of the original plan for the lot. Many of the garages facing the alleys are, in themselves, of strong architectural design.

For new construction, such as garages, the following shall be considered:

- A. Accessory buildings shall be subordinate to the primary structure on the site.
- B. Locate an accessory building to the rear of a lot or to the side of a primary structure. Consider zoning regulations.
- C. An accessory building should remain subordinate, in terms of mass, size and height, to the primary structure (e.g. it should not exceed the height of the primary structure).
- D. A new accessory building shall be subordinate in size and character with the primary structure.
- E. An accessory building shall be similar in character and design to those seen traditionally in the historic Districts and to the primary structure.
- F. In general, accessory buildings shall be unobtrusive and visually complementary with the house.
- G. Basic rectangular forms, with hip, gable or shed roofs, are appropriate.
- H. A contemporary interpretation of an accessory building may be considered.
- I. While the roof line does not have to match the house, it is best that it not vary significantly.

LOCAL DESIGN GUIDELINES - RESIDENTIAL Relocation and Demolition

Intent

To provide resident safety, convenience, and welfare, promote long-term preservation of property values through livability and maintainability of the Districts, and to maintain historic character of homes.

Note: Structures of historic residential or single-family character that have commercial uses shall comply with Historic Residential Design Standards. Bed and Breakfast accommodations are an example of a commercial use in a residential style building.

General - Establishing the area of work for relocation and demolition

In Dayton's historic districts the houses historically orient to the street rather than to the rear or entrance side yard. Primary entrances, large windows, and porches face the street. Refer to the City of Dayton Zoning Ordinances for setback requirements.

Demolition of an existing structure deprives the community of the Districts' richness and should be considered an option of last resort. Demolition is generally only considered justifiable if a city official deems the existing structure a public safety or health hazard. A Certificate of Appropriateness from the DHPC for any relocation or demolition work is required prior to obtaining a building permit from the City of Dayton.

Rehabilitation

All feasible and reasonable measures of rehabilitation shall be considered as the first step prior to demolition. If rehabilitation is not feasible, the structure should be documented with detailed photos.

Relocation

Relocating an existing structure OUT OF the District is not encouraged because it is detrimental to the integrity of the District.

If relocating a structure INTO the District, one should consider its size, scale and design in relationship with the other structures within the District.

Salvage

Historical elements should be salvaged for reuse. Salvageable historic elements should be removed for reuse or resale.

~~General — Establishing the area of work for demolition~~

~~Demolition of an existing structure deprives the community of the Districts' richness and should be considered an option of last resort. Demolition is generally only considered justifiable if a city official deems the existing structure a public safety or health hazard.~~

~~Note: Any relocation or demolition plans must be approved by the Historic Preservation Commission prior to applying for the appropriate city permits.~~

GLOSSARY OF ARCHITECTURAL TERMS

A-frame: An architectural house style featuring steeply-angled sides of a single gable roof that begin at or near the foundation line, and meet at the top in the shape of the letter A.

accessory building: A detached building subordinate to a main building such as a garage, greenhouse or shop; an outbuilding.

American Foursquare: An architectural house style featuring a simple box shape, two-and-a-half stories high, low-hipped roof with deep overhangs, large central dormer, full-width porch with wide stairs, and brick, stone, stucco, concrete block, or wood siding. Although foursquare houses are always the same square shape, they can have features borrowed from other styles: bay windows, small towers, or "gingerbread" trim (Queen Anne), pediments or porticos (Colonial Revival)

Art Deco: An architectural building style featuring a rectangular blocky form arranged in geometric fashion and broken up by curved ornamental elements, flat roofs with parapets, exterior siding materials of stucco, concrete, smooth-faced stone, and Terracotta, and wall openings filled with decorative glass block.

Bungalow: An architectural house style usually 1 to 1 1/2 stories, featuring low-pitched roofs, broad eaves, a large front porch with tapered square columns that creates an outdoor room, easy access to outdoor spaces like verandas, porches, and patios, siding varies with stucco, shingle or lapped siding, and a handcrafted appearance.

canopy: A protective roof-like covering, mounted on the wall above an exterior door.

casement window: A window sash that is hinged on the side.

Colonial Revival: An architectural house style featuring a rectangular symmetrical façade, 2 to 3 stories tall, gable roof with dormers, temple-like entrance with porticos topped by a pediment, pillars and columns, brick or wood siding, double-hung windows with shutters, simple, and classical detailing

column chamfered: A column with corners that are 45 degrees.

column, turned: A column that is milled with a profile symmetrical about its vertical axis and generally cylindrical in form.

Contributing: A contributing building, site, structure or object adds to the historic architectural qualities, historical associations, or archeological values for which a property is significant because a.) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b.) it independently meets the National Register criteria.

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cornice: A projecting molding that tops the elements to which it is attached.

Craftsman: An architectural house style usually 1 to 1 1/2 stories, featuring low-pitched roofs, broad eaves, a large front porch with tapered square columns that creates an outdoor room, easy access to outdoor spaces like verandas, porches, and patios, siding varies with stucco, shingle or lapped siding, and a handcrafted appearance.

divided lites: A window composed of various small panes of glass connected by wood or metal muntins. Simulated divided lites seek to emulate this by creating the appearance of subdivided panes of glass by using muntins that are placed between two panes of glass.

dormer: A window set upright in a sloping roof; the roofed projection in which this window is set.

double hung window: A type of window with two sashes, each sliding on a vertical track.

façade: A face of a building, usually the front.

frieze boards: A blank horizontal board which is capped top and bottom by molding and other decorative elements.

gable: A triangular wall enclosed by the sloping ends of a ridged roof.

gable roof: A roof sloping downward in two parts at an angle from a central ridge, so as to leave a gable at each end.

Folk Victoria: An architectural house style featuring a square, symmetrical shape, low-pitched front gable and side wings, pyramid shaped roof, brackets under the eaves, porches with spindlework or flat, jigsaw cut trim. Though similar to Queen Annes, Folk Victorian houses are orderly and symmetrical houses. They do not have towers, bay windows, or elaborate moldings.

Geodesic dome: An architectural house style featuring a self-supporting domed roof with a structural frame made by joining triangular-shaped panels in such a way as to form a dome-shaped building, typically clad with cedar shingles or concrete.

hip roof: A roof sloping downward on all sides.

Italianate: A tall appearing architectural house style from 2 to 4 stories, with a balanced, symmetrical rectangular shape, low-pitched or flat roofs, wide overhanging eaves with brackets and cornices, square cupola, porch topped with balustraded balconies, tall narrow windows with hood moldings, side bay window, and roman or segmented arches above windows and doors.

Minimal Traditional: An architectural house style featuring a low or moderately pitched roof, minimal eaves and roof overhang, a side gable, often with one front-facing cross gable over the front entrance, minimal decorations (typically only faux shutters), a small fireplace and chimney, and exterior siding of wood, brick, or a mix of sidings.

motifs: An repeated element in a composition or design.

mullions: A vertical member of a window frame dividing two windows.

muntins: An intermediate member of a window separating individual panes of glass.

Non-Contributing: A non-contributing building, site, structure, or object does not add to the historic architectural values for which a property is significant because a.) it was not present during the period of significance, b.) due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c.) does not independently meet the National Register criteria.

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parapet: A low wall at the edge of a roof or balcony.

pediment: The triangular-shaped portion of the wall above the cornice which formed the termination of the roof behind it; similar to a gable.

Porte cochere: A roofed structure covering a driveway at the entrance of a building to provide shelter while entering or leaving a vehicle.

portico: A porch leading to the entrance of a building with a roof structure over a walkway, typically supported by columns.

Queen Anne: An asymmetrical architectural house style from 1 to 3 stories, often L-shaped, with cross-gabled or hipped medium pitched roofs, highly ornamented using wall surfaces as decorative elements, abundant use of spindlework, patterned masonry and shingle siding, wrapped porches, and classical design elements. Towers and turrets are placed at front corner of façade, and windows are usually double hung. Later houses may have curved windows in towers and stained glass is often seen in transoms, doors, and other windows.

Ranch: A single story asymmetrical architectural house style featuring long, low hipped rooflines and large overhanging eaves, L- or U-shaped floor plan, large picture windows, stucco, brick or wood siding, and minimal to no decoration.

rehabilitation: Defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

restoration: Defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

ridge: The horizontal line in which the tops of the rafters of a roof meet.

roof pitch: The slope of a roof, generally measured in inches of rise over a horizontal distance of 12 inches; for example, a roof pitch of 6:12 indicates the slope of a roof that rises 6 inches vertically for every 12 inches horizontal.

rooftop addition: Any feature altering the original roof shape or design, such as a dormer, cupola, or chimney,

shed roof: A roof having a single slope.

siding: The finish covering of an exterior wall on a building. Other terms associated with siding are shiplap, clapboard, or cladding.

sidelites: A sidelite is a window, usually with a vertical emphasis, that flanks a door.

single hung window: A type of window with two sashes, the top sash is fixed, and the bottom sash slides on a vertical track.

Tudor Revival Storybrook Cottage: An architectural house style featuring an asymmetrical façade with overhanging second floors, a cross-gabled steeply pitched roof, sometimes with clipped gables, and decorative half-timbering which subdivides stucco or brick infill siding, small dormer windows, and low arched doors.

PICTORIAL REPRESENTATION OF ARCHITECTURAL STYLES

Input from Matt Zanger

APPENDIX A

NATIONAL PARK SERVICE STANDARDS FOR PRESERVATION

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.