



FIFTH STREET SOUTHEAST HISTORIC DISTRICT DESIGN GUIDELINES

(Adopted July 30, 1976)





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Overview

The Fifth Street S.E. and Washburn-Fair Oaks Preservation Districts contain a concentration of structures, lands, and space which is distinguished by past historical and cultural events, by architecture quality and by aesthetic appeal. The areas were designated for heritage preservation by City Council on July 30, 1976.

In an area designated for heritage preservation, the Heritage Preservation Commission reviews requests for city permits that would change or significantly alter the nature of a preservation district. Before approving permit requests the Heritage Preservation Commission must consider certain aspects for each type of permit requested.

General Regulations

Alteration or addition to an existing building “will not materially impair the architectural or historic value of the building.” Written findings shall consider existing appearance (building height, width, depth, and other dimensions, roof style, type of building materials, ornamentation, paving setback, and color).

Demolition of a building

Before the demolition of a building, findings must be made regarding: (1) the architectural and historic merit of the building; (2) the effect of the building's demolition on surrounding buildings' (3) the effect of any new construction to the rest of building (in partial demolition) and to surrounding building; (4) the possible economic value or usefulness of building (as it now exists or if altered or modified) compared to the value or usefulness of proposed structure.

New building

Proposed new buildings shall not “materially impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity within the preservation district.”

The HPC wishes to encourage contemporary design that is compatible with the nature of the preservation area.

Signs

The use of signs in the Washburn-Fair Oaks area will be business or institutional identification. Large freestanding advertising signs are not encouraged.

Sign dimensions shall be large enough to be visible to normal street traffic but small enough to allow the building's basic design to be visible.

The type of sign shall complement the structure, enhancing the building's design and materials.

The surface design, such as the identification symbol (logo), the lettering and related patterns or pictures shall be harmonious with building age and design.

Within both Washburn-Fair Oaks and Fifth Street S.E. preservation districts exists diversity in age, style and in Washburn-Fair Oaks, use. The particular site of the permit request is important in analyzing the design considerations.

Design Considerations (for additions, alterations, and new construction)

1. Dimensions of height, width, and depth of additions and new construction shall take into consideration the directionality of adjacent and nearby structures.
2. Scale of additions, alterations, and new construction shall be consistent with the existing pattern in the neighborhood.

3. Setbacks - Background: The distance a building is set back from the front lot line varies greatly in Washburn-Fair Oaks from rowhouses built up to the sidewalk to greater than average setbacks.

New buildings and additions to existing buildings shall be constructed at the legal setbacks for both front and side yards.

4. Spacing between buildings shall be consistent with existing codes.
5. Building plan - there is no uniform plan for the buildings in either district, so this area is open for discussion.
6. Materials - generally new materials shall be compatible with the existing.
 - a. Brick New brick should match existing brick in terms of brick size, texture, and color as well as the existing mortar color, bonding pattern, and the width and type of joint.
 - b. Stone Where stone exists it should be retained, but in additions or auxiliary buildings alternate materials will be considered that would provide a harmonious appearance, especially in terms of color.
 - c. Clapboard New clapboard to an existing clapboard structure should match the directionality and dimensions of the original siding. Where a synthetic or aluminum siding is used, it should match direction, dimensions, and texture of original covering. Details such as corner pilasters, sunbursts, etc. should not be covered and, if removed, should be replaced.
 - d. Stucco If stucco is in good condition or if it is the original material, it should be maintained. However, if the original material was clapboard, restoration to this material is encouraged (but not demanded).
 - e. General facade guideline Avoid fake brick or stone, asphalt or asbestos siding.
 - f. Windows If existing windows need to be replaced, use wooden, a suitable colored or anodized metal or other materials that blend with and not detract from the building.

It is recognized that cost may encourage the use of bare aluminum windows. In such cases the use of enamel paint to minimize the shiny quality of aluminum is suggested.

7. Roof design The original roof design should be maintained, but the insertion of dormers may be allowed depending on the building's design and the location of the proposed dormer.

Where unusual roof styles exist they should be retained, but the roofs of additions should be a complementary type. For example, a gambrel roofed house may have a gabled roof addition.

8. Projections

- a. Porches and porticoes. Open porches and porticoes should remain open. Architectural details such as columns, moldings, cornice projects should be retained on open and closed porches and porticoes.
- b. Entryways, doorways. Moldings and other details should be retained or original design replaced.

9. Facade design The fenestration, doorway openings, and ornamentation if intrinsic to the building design should be retained or replaced to evoke the original.

If the facade of a building has been altered to the point where restoration rather than renovation is necessary to evoke original design, renovation is preferred.