



Suggested Table of Contents and Example Section: NEW STRUCTURES

Planning staff combined the consultant recommendations and the existing ordinance to prepare this document. The suggested Table of Contents shows a possible reorganization of the ordinance sections. The example section shows a suggested outline and possible topics to include in the section, with recommendations for final language. Definitions that are recommended for revision are included.

CHAPTER 41 TABLE OF CONTENTS

| | |
|-------|--|
| | <u>Subchapter 41A: General Provisions</u> |
| 41.01 | Policy and Purpose |
| 41.02 | Definitions |
| 41.03 | General Administrative Provisions |
| | <u>Subchapter 41B: Landmarks Commission</u> |
| 41.04 | Landmarks Commission |
| 41.05 | Preservation Planner |
| 41.06 | Public Hearings and Hearing Notices |
| | <u>Subchapter 41C: Certificates of Appropriateness – Projects on Landmarks, Landmark Sites and in Historic Districts</u> |
| 41.16 | Certificate of Appropriateness Required |
| 41.17 | Obtaining Certificate of Appropriateness |
| 41.18 | Standards for Granting Certificate of Appropriateness |
| 41.19 | Variances |
| 41.20 | Appeal to Common Council |
| 41.21 | Penalties for Failure to Obtain Certificate of Appropriateness |
| | <u>Subchapter 41D: Maintenance of Landmarks, Landmark Sites and Historic Districts</u> |
| 41.13 | Public Interest in Preservation and Maintenance |
| 41.14 | Maintenance Obligation; Enforcement; Penalties |
| 41.15 | Demolition By Neglect |
| | <u>Subchapter 41E: Landmarks</u> |
| 41.07 | Designating Landmarks |
| 41.08 | Rescinding a Landmark Designation |
| 41.09 | Altering or Demolishing Landmarks |
| 41.XX | Standards for Alterations and Additions and New Construction (SOI standards) |
| | <u>Subchapter 41F: Historic Districts</u> |
| 41.10 | Creating and Amending Historic Districts |
| 41.12 | Constructing, Altering or Demolishing Structures in Historic Districts |
| 41.XX | Identification of Historic Districts (References to Plan, Period of Significance, etc.) |
| 41.XX | Standards for Alterations and Additions and New Construction (uniform standards) |

DEFINITIONS

Visually Compatible means harmonious with location, context, setting, character, bulk, proportion, and architectural appearance.

EXAMPLE SECTION

III. Standards for New Structures

A. General

1. Primary Structures. The design for a new structure in a historic district shall be visually compatible with other historic resources within two hundred (200) feet in the following ways:
 - a. Building Placement. When determining visual compatibility for building placement, the Landmarks Commission may consider factors such as lot coverage, setbacks, building orientation, and historic relationships between the building and site.
 - b. Street Setback. When determining visual compatibility for street setbacks, the Landmarks Commission may consider factors such as the average setback of historic resources on the same block face within two hundred (200) feet, and the setback of adjacent structures.
 - c. Visual Size. When determining visual compatibility for visual size, the Landmarks Commission may consider factors such as massing, building height in feet and stories, the gross area of the front elevation (i.e., all walls facing the street), street presence, and the dominant proportion of width to height in the façade
 - d. Building Form. When determining visual compatibility for building form, the Landmarks Commission may consider factors such as building type and use, roof shape, symmetry or asymmetry, and its dominant vertical or horizontal expression.
 - e. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission may consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.
2. Accessory Structures. In addition to the standards above, accessory structures shall be located far enough away from the adjacent historic resources, when possible, where it will be minimally visible from the street and will not negatively affect the historic resource's character, the site, or setting. New accessory structures shall be secondary to the primary building and to the historic resources in the district.

B. Building Features and Materials

1. Exterior Wall Material
 - a. Exterior wall materials shall be visually compatible with other historic resources within two hundred (200) feet. When considering visual compatibility, the following exterior wall materials are prohibited: pebble dash, asbestos composite siding, wide clapboards over six (6) inches in exposure, composite clapboards and vertical panels with faux wood grain texture, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes, and metal and vinyl siding.
2. Roof Pitch, Materials and Features
 - a. Roof pitch and roof materials shall be visually compatible with other historic resources within two hundred (200) feet. When considering visual compatibility, the following roof materials are prohibited: thick wood shakes, Dutch lap, French method, interlocking shingles, architectural (also known as dimensional or laminate) asphalt shingles with a scalloped or staggered bottom edges that simulate wood shake, slate, or tile and have heavy faux shadowing, corrugated or ribbed metal

- roofing panels, and metal roof shingles. Additionally, any roofing material shall be permitted on flat or slightly pitched roofs not visible from the street.
- b. Skylights. Skylights visible from the street are prohibited except for on roof slopes where the front edge of the skylight is at least twenty (20) feet back from the front edge of the main roof. Skylights shall be flat, parallel to the slope of the roof, and painted to match the roof material. Tubular, arched, domed, or pyramidal shaped skylights are prohibited.
 - e. Solar. Roof-mounted solar arrays on sloped roofs shall be flat, parallel to the slope of the roof, and arranged in a pattern or grid parallel to the roof's ridge and eaves.
 - f. Rooftop Features. Rooftop decks or terraces and green roofs or other roof landscaping, railings, or furnishings shall be installed so that they are inconspicuous and minimally visible on the site and from the street.
 - g. Chimneys. Chimneys shall be visually compatible with other historic resources within two hundred (200) feet.
3. Windows & Doors
- a. Window and Door Operation and Components. Window and Door operation and components shall be visually compatible with other historic resources within two hundred (200) feet. Windows and doors shall have a similar operation (e.g., double hung, casement, awning, or hopper, in-swinging, out-swinging, overhead, or paired), components (including sash, muntins, glazing, pane configuration, panel configuration, sills, mullions, casings, brick molds, or trim), and finish. True divided lights and simulated divided lights with muntin grids on the exterior and interior the same color as the window sash and spacer bars between the panes of glass shall be permitted in residential structures.
 - b. Prohibited Materials. Prohibited materials are aluminum windows on residential buildings, glass block, reflective glass, dark glass, plexiglass, picture windows, bay windows with angled sides, bow windows, unpaneled doors, modern-style doors, and doors with a fake wood grain, mill finish or clear anodized aluminum, and other metallic finishes, and faux (decorative/non-functional) hardware.
 - c. Storm Doors. Storm doors shall be full-light or full-view and in the same color as the entrance door or trim. Mid-view or high-view storm doors are prohibited.
 - d. Shutters.
 - e. Awnings.
4. Entrances and Porches
- a. Treatment of entrances and porches shall be visually compatible with other historic resources within two hundred (200) feet.
 - b. Entrance Location. The primary entrance for the structure shall be located on the front elevation, or, in the case of a corner lot, it may be at the corner.
 - c. Porches. Porches on residential structures shall be visually compatible with other historic resources within two hundred (200) feet. Uncovered porches over fifty (50) square feet are considered decks and shall be placed so that they are not visible from the street.
 - d. Prohibited Materials. Prohibited materials are decorative wrought iron, aluminum or other metal, composite, and vinyl, carpeting, dimensional lumber or board decking, and composites with faux wood grain, unless not visible from the street.
 - e. Second Exits. Second exit stairways shall be provided on the interior of the structure.
 - f. Balconies. Projecting, partially projecting/inset, and inset balconies are prohibited on elevations visible from the street.

5. Mechanical and Electrical Systems

- a. Mechanical Equipment. Split system mechanical units and other mechanical equipment may be installed on elevations, roofs, and at grade so they are not visible from the street. Installing any mechanical units on elevations visible from the street is prohibited. Mechanical equipment may be installed on the roof or at grade, when necessary, so that it is minimally visible from the street as long as it is screened by the new structure. Static vents, electric vents, wind turbines, and attic fans visible from the street are prohibited and those not visible from the street are permitted provided they match the color of the roof.
- b. Grilles, Vent & Equipment. Grilles (mechanical air intake, exhaust, etc.), vents (plumbing stack, mechanical air intake or exhaust, etc.), electrical and communications equipment (transformers, cabinets, mobile service boosters, security cameras, etc.), and utility meters (water, gas, electric, etc.) shall be placed on elevations not visible from the street or on the roof. Grilles, vents, equipment, and meters on elevations visible from the street are prohibited, unless technically infeasible. Grilles, vents, equipment, and meters shall be finished or painted to match adjacent building materials.
- c. Lighting. Lighting shall be visually compatible with lighting used at other historic resources within two hundred (200) feet.

6. Signage

- a. Signage. New signage shall be visually compatible with signage at other historic resources within two hundred (200) feet.

C. Building Site

1. Site Features. New site features (such as parking areas, access ramps, trash or mechanical equipment enclosures) shall be designed so that they are as unobtrusive as possible, retain the historic relationship between the buildings and the building and the landscape, and are visually compatible with other historic resources within two hundred (200) feet.
2. Landscape and Landscape Features. Landscapes and landscape features shall be visually compatible with other historic resources within two hundred (200) feet. Railroad tie, landscape timbers, boulders, and concrete block retaining walls are prohibited. Chain link, metal mesh, and composite fences are permitted on elevations not visible from the street. Bamboo, reed, vinyl, and rustic style fences, such as rough sawn wood or split-rails, are prohibited. Fences in the front yard shall not exceed three (3) feet in height.