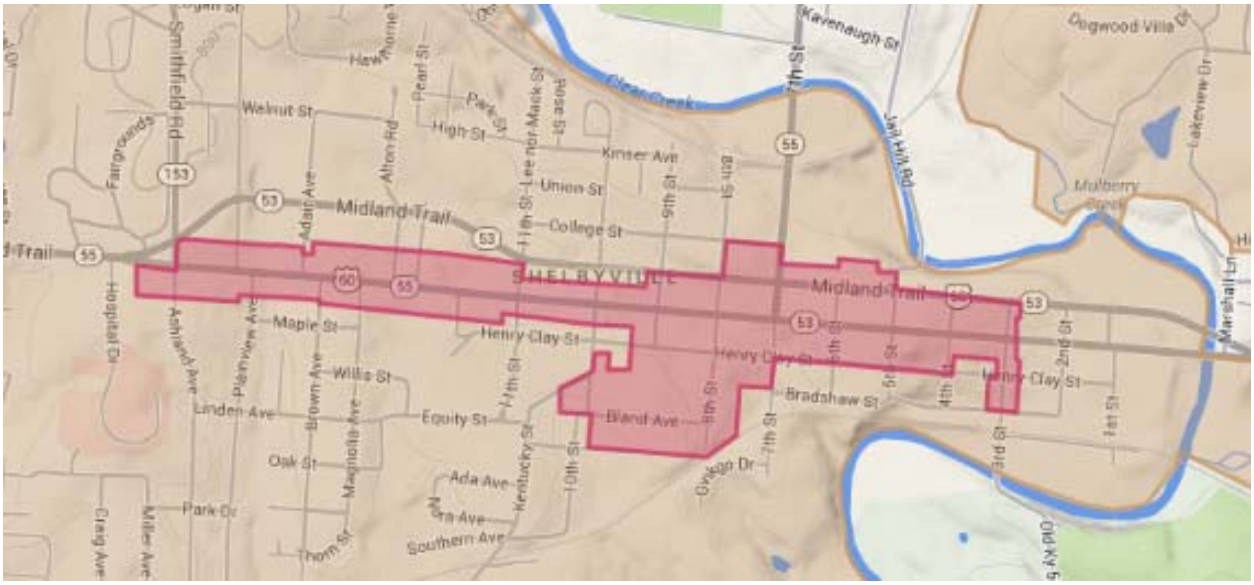
Part IV: Guidelines for Residential Structures (R Prefix)



Map showing Residential Areas within the Historic District

The Shelbyville Historic District is comprised of commercial and residential property types. This section provides guidelines that pertain to *residential structures* that are located within the historic district (red shaded area).

Historic Significance and Integrity

The overall significance of the residential composition of the historic district is based on broad national and regional development patterns that culminated in a housing boom in most areas of the country after the turn of the 20th Century. Architects, developers, and builders responded to the country's economic surge by vigorously promoting and building house plans that were fashionable and affordable to wage earners who could now mortgage their homes using long-term financing strategies.

Numerous house catalogues circulated throughout the country, which helped to popularize many plans such as Bungalows, Queen Anne, and Colonial Revival styles. In Shelbyville, preference was given to the Main Street regarding the more stately residential structures, however, patterned development occurred along all of the enumerated streets as well Bland Avenue, Henry Clay Street, and Washington Avenue.

In 1985, the West Shelbyville Historic District was entered into the National Register of Historic Places, and subsequently placed within the city's historic district overlay. Since that time much has changed through the loss of buildings, and changes to the exteriors. Nevertheless, the residential district remains a great example of a period in America's architectural and social history that informs us the values and customs once shared by many people in Shelbyville and elsewhere.

Part 4: Residential Structures

Section 1: Wood Siding with comments on Asbestos Siding

The historic resources found in Shelbyville's Historic District retain various types of exterior siding. The distinct characteristics of the primary siding material, consisting of the size of the material unit, its texture and finish, contribute to the historic character of a building and should be preserved whenever possible.

General Guideline:

Primary historic building materials should be preserved in place whenever feasible. Limited replacement, matching the original material, shall be considered when the material is damaged beyond repair. Primary historic building materials shall never be covered or subjected to harsh cleaning treatments.

R1.0 Retain and repair original siding, rather than replace, whenever possible.

R1.1 Retain siding elements/features that define the overall character of the building.

R1.2 Repair sections with rotted or deteriorated sections with new wood, epoxy consolidates or fillers.

Most original wood siding can be brought back to good condition once it has been properly treated.

R1.3 Retain joint width and profiles.

R1.4 Replace wood siding or elements when they have deteriorated beyond repair.

R1.5 Replace it with material of like construction, matching as near as possible in size, shape, texture, profile and color. It could be helpful to take a sample of the historic wood siding to the lumber yard for the best match. Salvage wood that matches may be used. Replacement material shall convey the same visual appearance.

R1.6 Replacement of missing elements should be based on physical or pictorial evidence from the actual building. It should not be based on evidence from a similar building in the district area. Clean exterior building materials only when necessary to halt deterioration or heavy soiling. If cleaning is necessary, use the gentlest method possible.

R1.7 Consider removing later covering materials that have not achieved historic significance. When the non-historic siding is removed, repair the original, underlying material. Removal of other materials, such as stucco, must be tested to verify that the original material underneath will not be damaged. If a building is clad in a stucco finish over wood, removing the stucco covering could be complicated.

Tip: Photograph and measure existing conditions before beginning work to facilitate accurate duplication. Carefully remove moss, ivy and other vegetation from walls.

Inappropriate

- Covering original wood siding with new materials is inappropriate.
- Historically painted wood siding should not be stripped and stained to create a "natural" wood finish.
- Unpainted pressure-treated wood shall be avoided except for structural members that will be near the ground and exterior floor decking.
- Removing, radically changing, or covering materials that define the historic character of the building.
- Replacing building materials that can be repaired. Over-cleaning exterior building materials to create a new appearance.
- Sandblasting, caustic solutions, and high pressure water blasting is an inappropriate way of cleaning wood surfaces. These methods erode and damage the surface, in addition to increasing deterioration.
- Removing materials that are irreparable without or replacing with a new feature which does not have the same visual appearance.

Covering the original materials often conceals the original design intent and workmanship associated with the house.

Comments on Asbestos Siding

Asbestos wall shingles are made from asbestos mineral fibers and either Portland or hydraulic cement. Asbestos was marketed as a durable, lightweight, economical, fireproof, rot and termite resistant alternative to wood siding and shingles. With appropriate maintenance, asbestos shingles can be expected to last for several decades with cracking and rusting nails being the most typical cause of failure. The manufacturing of asbestos shingles essentially ceased when asbestos was banned by the EPA in 1973. If the shingles are damaged, consult with a professional to determine whether repair is feasible.

Part 4: Residential Structures

If a building was sheathed in asbestos siding, siding of similar shape may be substituted for replacements. Siding commonly used for the style of building in question and the time period of building in question shall be used. However, the trim around windows and doors shall not be lost with replacement siding.

For more information on asbestos siding please refer to the following information:
US Environmental Protection Agency Hotline: (800) 368-5888; www.epa.gov/asbestos

It is recommended that a certified professional conduct any work in asbestos remediation, abatement, or removal.

Section 2: Masonry

Masonry is a common building material used in the commercial and residential areas of Shelbyville's historic district. Masonry includes brick, stone, stucco and concrete.

R2.0 Retain the original color and texture of masonry walls.

R2.1 Retain masonry elements that are significant in defining the overall character of a building.

R2.2 Retain joint width and profiles.

R2.3 Clean masonry and mortar only when absolutely necessary to limit deterioration.

R2.4 Restoration of masonry shall be undertaken with great care.

R2.5 A minimally intrusive removal process should be utilized to remove painted masonry.

R2.6 Unpainted masonry shall remain natural, not painted or sealed.

R2.7 Repair damaged masonry by piecing in, patching, or consolidating to match original.

R2.8 When repairing masonry match the original size, texture, color, and pattern of units.

Masonry is both a mode and method of construction that readily informs us of the workmanship and design that went into making the building.

It is always advised to use a qualified mason to restore the bricks and mortar.

R2.9 Carefully remove moss, ivy and other vegetation from masonry walls.

R2.10 Mortar joints shall match in color, texture, tooling and hardness.

Inappropriate

- Removing, radically changing, or covering masonry that defines the historic character of the building.
- Replacing masonry that can be repaired.
- Removing non-deteriorated masonry or mortar and replacing masonry or mortar to achieve a uniform appearance.
- Replacing or covering historic masonry with vinyl, aluminum, Dryvit, or fiber cement siding.
- Covering or removing decorative masonry.
- Over-cleaning exterior masonry to create a new appearance.
- Sandblasting, caustic solutions, and high pressure water blasting is an inappropriate way of cleaning masonry. These methods erode and damage the surface and mortar, in addition to increasing deterioration.
- Painting masonry which is historically unpainted.
- Removing paint from historically painted masonry.
- Re-pointing with inappropriate mortar – synthetic caulking compound or hard, cementitious mortar-which causes damage to masonry.
- Replacement masonry or mortar that is harder than the original masonry.
- Removing masonry that is irreparable without replacing or replacing with new feature which does not have the same visual appearance.
- It is inappropriate to install modern “antiqued” brick for patching historic masonry.

  Tip: Modern bricks are much harder and often do not match in color and texture.

Section 3: Synthetic Siding

The existing buildings in Shelbyville's Historic District are sheathed in wood siding, wood shingles, and masonry materials all of which require regular maintenance to maintain structural integrity and appearance. Some property owners, concerned with the cost of maintaining historic wood siding, wood shingles, or masonry materials contemplate alternative treatments, such as covering or replacing historic wall cladding materials with synthetic siding, of vinyl or aluminum, EIFS/Dryvit, or fiber cement siding.

Visual and physical concerns of using a substitute material such as aluminum, vinyl or fiber cement siding for new siding installations on a wood frame historic building include the ability to:

1) mask historic material and features.
2) damage or destroy historic material and features, such as, "drop" profile, patterns of application, shadow reveals, loss beaded edge, molding or trim at the corners, at cornices or around windows and doors.
3) diminish the historic character of the building.

Fiber cement (also called "Hardy Plank") is an approved siding material in certain cases.

Buildings are historic for the craftsmanship and materials reflected in their construction; historic buildings are physical and irreplaceable evidence of the cultural heritage of a community. Substitute materials to a degree, destroy and/or conceal the historic fabric, substitute materials will always detract from the basic integrity of historically and architecturally significant buildings.

Removing original material diminishes the integrity of a historic resource by lessening the percentage of building fabric that remains from the period of historic significance. Retaining the original material shall be considered over replacing. When used, an alternative material shall convey the character, including detail, texture, design, shadow, depth and finish, of the original to the greatest extent feasible.

R3.0 The installation of fiber cement products may be appropriate in order to replace wood siding that is missing or deteriorated beyond repair.

R3.1 The fiber cement siding shall be consistent with the size, pattern, shape, geometry, finish, dimensions, texture, profile, and shadow of the original wood siding.

R3.2 The installation of fiber cement products is only recommended when more than 50% of the exterior wood siding is beyond repair on a historic building. The removal of synthetic siding (vinyl and aluminum) is appropriate as it may permit the reclamation of original wood siding, decorative elements such as brackets, cornices, and window and door trim.

Inappropriate

- Do not install synthetic siding materials such as vinyl, aluminum, steel or imitation brick, imitation stone, or gravel aggregate materials over the original exterior. These materials do not accurately convey the effect of the original exterior, and the added layer of siding changes the depth of lines around openings such as doors and windows. The use of synthetic siding can destroy the historic integrity of a residence.

- Do not install fiber cement products that will cover and hide the original trim detailing of a building including but not

Section 4: Architectural Metals

Architectural metal features such as columns, capitals, roof detailing, railings or awnings that are important in defining the overall historic character of the building; and their finishes shall be preserved and retained whenever feasible.

R4.0 Protect and maintain architectural metals from deterioration and corrosion.

R4.1 Clean architectural metals, when appropriate, remove corrosion prior to repainting or applying other appropriate protective coatings.

R4.2 Stabilize deteriorated or damaged architectural metals prior to commencing any preservation work.

R4.3 Identify the type of metal prior to undertaking any cleaning. Use the gentlest cleaning method possible.

R4.4 Retain and repair architectural metal when feasible.

R4.5 Retain the original color and texture of the architectural metals.

Architectural metals are most often found in the ornamentation components of a building.

R4.6 Retain architectural metal elements that are significant in defining the overall character of a building.

R4.7 When repairing architectural metal match the original size, texture, color, and pattern of units.

Tip: Photographing and measuring existing conditions before beginning work to facilitate accurate duplication.

Inappropriate

- Replacing historic metal features instead of repairing or replacing only the deteriorated metal.
- Altering architectural metal features which are important in defining the overall historic character of the building resulting in diminished character.
- Failing to stabilize deteriorated or damaged architectural metal until additional work is started, thus allowing further damage to occur to the historic building.
- Failing to identify, evaluate, and treat the causes of corrosion and deterioration.
- Applying paint or other coatings to metals that were historically meant to be exposed. For instance, copper gutters or metal roofs.
- Cleaning when it is inappropriate for the metal.
- Applying cleaning methods which alter or damage the historic color, texture, and finish of the metal.
- Removing the patina of historic metal.
- Cleaning soft metals such as tin, copper, lead, and zinc with grit blasting which will abrade the surface of the metal.
- Using high pressure grit blasting or failing to use the gentlest means possible prior to abrasively cleaning cast iron, wrought iron or steel.

Section 5: Architectural Details

Architectural details are a significant component of a building's character and include trim work and ornamentation. Exterior trim, visually, serves as a framework around areas of a building's wall surface and helps with the transition to decorative elements such as windows, doors, cornices and porches. The function of trim is a sealant for siding and shingles joints, corners and openings, and for providing a weather-tight enclosure for buildings. Trim consists of door frames, window frames, rake boards, wood sills, and corner boards. In the category of ornamentation there are decorative brackets, porch columns, post or piers, newel posts, balustrades, spindles, dentils, verge boards, finials, pendants, and other embellished details. Historic trimming materials may include wood, cast iron, wrought iron, pressed metal, stone, tile, brick or terra cotta.

General Rule:

Architectural details help to create a historic building's unique visual character and shall be preserved whenever feasible. For architectural details that are deteriorated beyond repair, it is important their replacement match the original detailing in composition, size, shape, texture, and profile. Replacement of missing elements shall be based on physical or pictorial evidence from the actual building. It shall not be solely based on evidence from similar buildings in the district or surrounding area.

R5.0 Retain and preserve architectural details that define the historic character of the building such as walls, brackets, cornices, brackets, window architraves, door pediments, steps, columns, post, piers, spindles, verge board, window hoods, door surrounds, etc.

R5.1 Retain joint, unit size, profile, texture, tooling, bonding patterns, and coatings. Where necessary, replace deteriorated architectural features with materials which are similar in composition, size, shape, texture, and profile.

Inappropriate

- It is inappropriate to add decorative elements/features incompatible with the architectural style of the building or to add elements/features that were not original to the building.
- It is inappropriate to remove or radically change the architectural details that define the historic character of a building.
- It is inappropriate not to treat causes of deterioration.
- It is inappropriate to use a substitute material for replacement that does not convey the visual appearance of the architectural detail or that is physically incompatible.

Part 5: Additional Guideline Considerations

Section 6: Doors and Entryways

Various historic doors are notable for their materials, finishes, and placement. If a historic door is replaced with an inappropriate door it can severely affect the character and feel of a historic commercial building or house. It is important to avoid radical alterations to a historic door.

General Rule:

The character-defining features of a historic door and its distinct materials and placement shall be preserved. In addition, a new door shall be in character with the historic building.

Doors are important character defining aspects of many residential house types.

R6.0 Retain and preserve entrances and their functional and decorative features that define the overall historic character of the building such as doors, fanlights, sidelights, transoms, pilasters, entablatures, columns, balustrades, and stairs.

R6.1 Repair historic doors and entrances and retain the general historic appearance.

R6.2 Replace with like-kind an entire entrance or door too deteriorated using physical evidence or documentation to guide the new work**.**

R6.3 Preserve the original frame when feasible; it is important to keep the size and configuration of the original door.

Inappropriate

- Removing or radically changing entrances or replacing entrance doors which define the overall character of the building.
- Adding sidelights, transom windows, or other features where none existed before.
- Removing or relocating an entrance because the building has been re-oriented to accommodate a new use.
- Installing a new entrance by creating a new opening in a primary elevation.
- Replacing or removal of historic door and surrounding material when repair and limited replacement of deteriorated areas are appropriate.
- Adding inappropriate features not in keeping with the style of the house.

Section 7: Windows

One of the most significant character-defining features of a historic building are the windows. Windows provide a visual significance and appeal to the composition of individual buildings and contribute to the overall scale of a building. Windows provide a separation between the exterior and interior as well as regulating light and air into the building. Historic windows define the character of a building and street-scape, can identify an architectural style, retain connections to the past, help to define the architectural building period and can display craftsmanship and durable construction. The windows degree of inset into an opening, the surrounding casings and sash components which have a significant dimension that casts shadows also contributes to the character of the historic style. The treatment of historic windows is very important because windows are significant architectural components and affect the character of historic buildings.

Windows that are properly maintained can last for centuries. The majority of issues that arise with windows are usually a result of lack of maintenance. Sometimes, issues occur due to improper treatment, such as the accumulation of layers of paint on the wood sash may make it difficult to operate a window.

Doors are important character defining aspects of many residential house types.

Window Features:

Some key features of a historic window are the size, shape and proportions as well as the number of “lights” or panes into which a window is partitioned. Other significant features of windows are the surrounding casing, the depth and profile of window sash elements and the materials of which the windows were constructed. Historic window elements have distinct profiles, dimensions and finishes.

R7.0 Retain and preserve windows that define the historic character of the building. Features can include the frames, muntins/mullions, sash, glazing, heads, sills, hoodmolds, paneled or decorated jambs and moldings and exterior shutters.

R7.1 Maintain and protect the wood or metal which comprise the window frame, muntins/mullions, and sash.

R7.2 Replacement of a window with like-kind when it is too deteriorated to repair. In certain cases aluminum clad windows may be accepted as long as they are stylistically correct.

R7.3 Preserve the size and proportion of a historic window opening.

R7.4 Repair window frames and sash by patching, splicing, consolidating, or otherwise reinforcing. Replace with like-kind parts that have deteriorated beyond repair or missing.

R7.5 Preserve the position, number, and arrangement of historic windows in a building wall.

R7.6 Preserve the solid-to-void ratio on a building wall. The amount of glass should be retained and not altered as increasing the amount of glass in a window will negatively affect the integrity of a building.

R7.8 Windows should be made weather-tight by re-glazing, re-caulking, installing or replacing weather stripping.

R7.9 It is appropriate to install exterior storm windows that match the pane configuration of the historic window on rear or side elevations.

R7.10 Retrofitting historic windows with high-performance glazing or clear film, when feasible, and only if the historic character can be maintained.

R7.11 Installing clear, low-emissivity (low-e) film without noticeable color in historically clear windows to reduce solar heat gain.

R7.12 Replacing missing windows with new, energy-efficient windows that are appropriate to the style of other historic windows found in the building and that are also durable, repairable and recyclable.

R7.13 Maintaining existing, reinstalling or installing new historically-appropriate awnings if the building originally had awnings installed.

Tip: Photograph and measure existing conditions before beginning work to facilitate accurate duplication.

Inappropriate

- Radically changing or removing windows that define the overall character of the building.
- Changing the number, location, and size or glazing pattern of windows through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the opening.
- Using a substitute material for the replacement part that does not convey the visual appearance of the window.
- Installation of storm windows which obscure historic windows or storm windows with muntin bars that do not line up with meeting rails of double-hung sash.
- Installation of burglar bars to windows.
- Replacing or removal of historic windows and surrounding material when repair and limited replacement of deteriorated areas are appropriate.
- Installing replacement windows in a residential structure which are more appropriate for commercial building.
- It is inappropriate to install incompatible or inefficient replacement window units when existing windows can be repaired.
- It is inappropriate to install improper fitting storm windows.
- It is inappropriate to install storm windows on the façade.
- It is generally inappropriate to remove historic awnings or to install inappropriate awnings.
- It is inappropriate to cover or remove existing transoms from entrances.
- It is inappropriate to retrofit historically-clear windows with tinted glass or reflective coatings that will negatively impact the historic character of the historic building.

Section 8: Shutters

Exterior shutters, historically, were used as shielding apparatuses. Paneled shutters provided protection and louvered shutters regulated light and air. Not every historic building had shutters and shutters were not used in every town or location. Historically shutters had hinges or tiebacks to attach them to buildings.

R8.0 Shutters shall not be longer in length/taller than window or shorter than window.

R8.1 Retain and preserve shutters where they historically existed.

R8.2 Retain and preserve historic hard ware when feasible.

R8.3 Maintain and protect the wood which comprises the shutters.

R8.4 Replacement of shutters with in-kind when it is too deteriorated to repair.

Shutters accent the window opening and provide additional detail and character to the residence.

R8.5 Preserve the size and proportion of historic shutters.

R8.6 Repair shutters and hardware over replacement.

R8.7 Preserve the position, number, and arrangement of historic shutters in a building wall.

R8.8 Retain and preserve the appropriately sized and shaped shutters for the window openings, fitted to cover the window when closed.

R8.9 Refurbish historic shutter hardware.

Inappropriate

- Shutters should not be added unless original to the building.
- It is inappropriate to use a substitute material for replacement that does not convey the visual appearance of the architectural detail or is physically incompatible.
- Avoid the installation of vinyl shutters or other materials not historically appropriate to the building and time period.
- Installation of shutters which were not historically present in the character of the building or are incompatible in size by not fitting the window which they surround.
- It is inappropriate to add decorative elements/features incompatible with the architectural style of the building or to add elements/features that were not original to the building.
- Sandblasting, caustic solutions, and high pressure water blasting is an inappropriate way of cleaning wood shutter surfaces. These methods erode and damage the surface, in addition to increasing deterioration.

Section 9: Porches

Porches play a vital role in the architectural elements of buildings and serve as a visible element, not just to the building but also to the streetscape. Porches provide a sense of scale to a building and serve as a connector to the house to its context by orienting the entrance to the street.

General Rule:

Retain a porch that is a character-defining feature of a historic building. If the original porch has been removed, a new (replacement) porch shall be in character with the historic building, in terms of its scale, materials and detailing. Replacement of missing elements shall be based on physical or pictorial evidence from the actual building. It shall not be based solely on evidence from similar buildings in the district or surrounding area.

R9.0 Retain and preserve porches that define the overall historic character of the building.

R9.1 Preserve an original porch when feasible.

R9.2 Protect and maintain the masonry, wood, and architectural metal that comprise porches through appropriate treatments such as routine maintenance, cleaning, repair and reinforcement of historic materials.

A well maintained porch adds value to the house because of its curb appeal and often illuminates the stylistic intent of the plan.

R9.3 Retain open design and roof shape.

R9.4 Add only architectural details when documentation of said building illustrates.

R9.5 Replace the porch or details when deteriorated beyond repair. Reconstruct it to match the original in form and detail.

R9.6 Avoid permanently enclosing a historic porch.

R9.7 Avoid removing or covering historic materials and details on a porch.

Inappropriate

- Radically changing or removing porches, which are important in defining the overall historic character of the building.
- Replacing a porch when the repair of materials and limited replacement are appropriate.
- Creating a false sense of history by adding porches on the façade or any elevation by adding architectural details where none previously existed.
- Installation of treated wood that remains unpainted.
- Enclosing porches in a manner that results in a loss of historic character.
- Installing porches that are incompatible in size and scale with the historic building or obscure, damage or destroy character-defining features.

Section 10: Cornices and Friezes

Cornices and friezes are the top two members of a classical entablature, connecting siding of a building with the roof and providing a visual termination for the wall. The cornices of Neo-Classical Revival buildings are distinctive, with the use of dentils. The Queen Anne style buildings have either simple cornices, or the cornice is incorporated into the decorative design elements on the building. On Colonial Revival buildings, the cornice is usually prominent, incorporating dentils on the frieze.

R10.0 Cornice and frieze elements shall be maintained and repaired when necessary, using in-kind replacement materials, and matching decorative details and pro files of the existing original design.

R10.1 Cornices and friezes shall be protected during any repair or cleaning.

Inappropriate

- The removal of cornice and frieze elements, such as dentils and brackets are not allowed.
- Ornamentation, such as dentils and brackets, shall not be added to the cornice and frieze, unless materials match in scale, design, and composition to that of the original materials.

Cornice details are essential elements that allow for a transition between the walls and the roofline. It is important to retain those elements whenever possible.

Section 11: Roof, Roof Forms and Roof Features

The roof is a major character defining feature for most historic buildings. Contributing to the character of a roof are its pitch, materials, size, and orientations. Most common roof forms on dwellings are gabled and hip; less common are shed and flat roofs (common on commercial buildings). The existing residential building stock within the historic district has a variety of roof forms: gabled roof, hipped roof, cross-gabled, gambrel, flat and shed roof.

Roof features include chimneys. Chimneys were generally designed to harmonize with the building and may be square, or rectangular in design. Some chimneys have molded caps, corbelling, varied patterns and chimney pots. Together with the overall roof plan, chimneys are important character-defining features of historic buildings.

Other roof features include dormers. Dormers often match the main roof in slope, detailing and materials and many have a different roof shapes such as, shed, gable, hipped, eyebrow, segmented pediment and other shapes. Historically, dormers were occasionally added to make more space in the attic area. Like the chimney, a dormer can contribute to the overall historic character of the residence.

R11.0 Retain and preserve roofs, and their functional and decorative features. Significant characteristics of a roof include its overall historic character and shape; decorative features such as chimneys, cupolas, and roofing materials (clay tile, metal, asphalt shingles, wood shingles, and slate shingles) as well as size, form, texture, and patterning.

R11.1 Preserve the original roof form. Retain the original perceived line and orientation of the roof as seen from the street.

R11.2 Preserve the original historic eave depth. The shadows created by the original overhangs contribute to one's perception of the building's historic scale and these overhangs should be preserved.

R11.3 Preserve original roof materials when feasible. Avoid removing original roof materials when material is in good condition.

R11.4 Repair a roof or roof features by using like-kind materials or historic materials.

R11.5 Replacing a roof using in-kind materials if the roof is too deteriorated to repair.

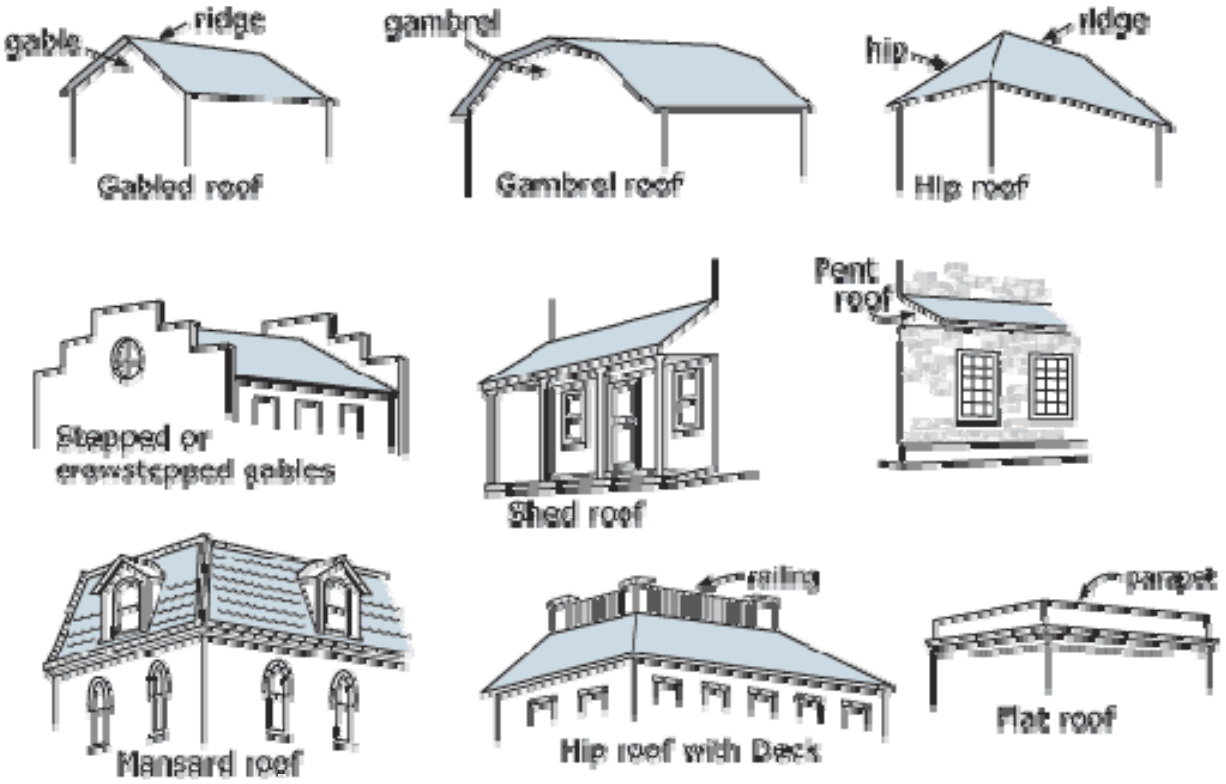
R11.6 Avoid removing or covering historic materials and details of a roof or roof feature (including gutters whenever possible).

R11.7 If roof or roof features are too deteriorated to repair use physical evidence or documentation to help guide the work.

R11.8 Retain and preserve chimneys and use historically appropriate mortar to prevent damage to chimney brick when conducting maintenance and repair work.

R11.9 Retain original brickwork and corbels of chimneys.

R11.10 Use historic brick if feasible to replace any deteriorated bricks in chimneys; bricks should match the original in size, shape, texture and color.



Examples of common roof types within the historic district.

Inappropriate

- Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building.
- Radically changing, damaging, or destroying roof features (cupolas, dormers, and chimneys) which are important in defining the overall historic character of the building.
- Removing a major portion of the roof or roof features or materials that can be repaired.
- Applying paint or other coatings to roof materials which have been historically unpainted or uncoated.
- Stripping the roof of sound and repairable historic material such as clay tile, wood, slate, and metal.
- Removal of a chimney, dormer or cupola.
- Removing a roof feature that cannot be repaired, such as a dormer, chimney or cupola and not replacing it or replacing it with a new feature that does not convey the same visual appearance.
- Re-pointing of the brick using mortar that is too hard or does not replicate the existing mortar profile.
- Covering existing chimneys, dormers or cupolas with a new material.
- Creating a false sense of history by adding roof features or by adding architectural details where none previously existed.
- Installing mechanical or service equipment in such a way that it damages the historic building materials.
- Differentiating dormers so that they stand out against the historic building.

Part 4: Residential Structures

Section 12: New Construction and Additions

To construct a new building in the historic district requires sympathetic thought. It is vital to understand that while the historic district conveys a particular sense of time and place associated with its history, it also remains vibrant, with alterations to existing buildings and construction of new buildings occurring over time. New construction in a historic district shall be in a method that supports the fundamental visual characteristics of the district. However, it does not necessitate new buildings should look old. It is usually discouraged to construct new buildings, which imitate historic styles found in the historic district. Architectural historians would rather be able to examine the evolution of the street and district, distinguishing the visible age of individual buildings by their style and method of construction. The age of a building is deduced by its style and categorizing a building in its style in relative chronological order. The capability to interpret the history of a district or street is muddled if new buildings are designed to replicate historic styles.

A new building should convey the basic characteristics of the district, while expressing the current design trends. This may be accomplished by utilizing the fundamental methods of a building that comprise a part of the character of a historic district. Such methods are **setback, orientation, size, scale, rhythm, directional emphasis, materials, and building elements**.

- When these design methods are arranged in a new building to be comparable to other buildings seen traditionally in the district, the results are visual harmony. It is achievable to be compatible with the historic context of the district, while creating a design that is noticeable as being of newer construction. This is usually achieved by the fundamental design methods more so than the details of individual architectural styles.
- New construction shall preserve the cohesive ambiance of the existing buildings and surrounding areas in the district with compatible, sympathetic, and contemporary construction.
- New construction shall be compatible contemporary designs reflective of the time that are not visually overwhelming.

General Rules:
Creative solutions that are compatible with the historic character of the neighborhood are strongly recommended, while designs that seek to contrast with the existing context simply for the sake of being different are not recommended. This policy will help to protect the established character of the district, while also allowing new, compatible design.

Mass and Building Footprint
New construction in residential and commercial areas that is visible from the public right-of-way shall correlate in mass and footprint to the majority of the existing buildings in the surrounding area.

- New construction in the historic district (residential area) shall correlate in building mass and footprint to the surrounding buildings.

Height
Similarity in building height contributes to the visual harmony of a historic district. The height of new construction shall be compatible with existing buildings in the district and shall not vary from the average height of adjacent buildings and shall not be in conflict with existing buildings in the surrounding streetscape. Existing residential building in the district is typically no more than two-and-half stories in height, while commercial buildings are on average two stories in height.

- The new construction height shall follow the average height of the majority of existing buildings in the surrounding streetscape.

Width
In order to retain a sense of visual harmony in the district, new buildings shall be similar in size to that of the existing buildings in the surrounding area. A sense of rhythm was established in the district by existing buildings being constructed in similar width to neighboring buildings and usually in proportion to the lot size. This created a relatively uniform scale for the district. New construction shall be proportional to the width of the lot and shall not be in conflict with the surrounding buildings.

- The new construction width shall follow the average width of the majority of existing buildings in the surrounding streetscape.
- New construction shall be designed to be proportional to the width of the lot.

Scale
Scale is defined as the relationship of the size of the building to neighboring buildings and of a building to its site. The scale may also be defined as the relationship between

the size of a building and people. Buildings are said to have a human scale when the building and its details are visible from the sidewalk. The scale of a building can be produced by the height and width and the relationship between the size of a building and the size of a person. The scale of a building becomes massive when the building overwhelms a pedestrian. For instance, a two-story house with a one-story porch is more human in scale than a two-story house with a two-story portico which is massive in scale to a pedestrian.

- New construction shall emphasize scale and character of the surrounding district.
- A visual harmony of scale may be achieved by incorporating elements such as porches, porticos, stoops, and decorative details.

Building and Roof Form

Visual harmony can also be established by the similarity of building forms. Building form in the district shall be retained; any new buildings shall have basic roof and building forms that are similar to those seen traditionally. Generally, façade proportions also shall be in harmony with the context.

Within the historic district, roof forms, roof design, roof textures and materials are important features. Typical roof forms are gable, hipped, gambrel as well as combinations of these forms in the residential district. Flat roofs are more common in the commercial corridor. When defining the historic district character, the roof pitch is just as significant as the form. There are a variety of roof materials in the district, including but not limited to, metal, composition shingles, and clay tiles.

- New construction shall utilize forms that correlate to the majority of existing buildings in the surrounding district.
- New construction shall follow the average roof types and pitches in the surrounding area of the district.
- New construction shall utilize traditional roofing materials found in the historic district.

Orientation

Traditionally, for a typical commercial building in the historic district the building's façade is oriented to the street. In the residential district, a dwelling's façade may be oriented to the street or the side yard depending upon its style. The orientation of buildings establishes a "pedestrian-friendly" rhythm in the district and contributing to the overall fabric of the district contributing to the sense of visual harmony.

- New construction shall be oriented in a method that is similar to those seen traditionally in the surrounding streetscape.

Rhythm of Spacing and Setback

New construction shall match to the rhythm of the historic district. A new building shall follow the spacing and setback patterns established by its surrounding buildings. Setbacks, which are inconsistent with the setback pattern of the existing structures in the neighborhood, are inappropriate.

- New construction shall follow and match the prevailing spacing and setback distances between buildings and the property line, street or sidewalk patterns of the surrounding buildings in the district.

Solid-to-Void Ratio

New buildings shall echo the surrounding existing buildings in the ratio of window and door openings to wall surface, also known as solid-to-void ratio. The existing buildings in the historic district characteristically and commonly have wall surfaces interrupted by window and door openings. Wall surfaces without window and door openings are insensitive to the district surroundings. The proportion and scale of window and door openings shall be compatible with the surrounding existing buildings. The ratio on a new building, the amount of the façade and elevations seen by the public right-of-way, shall be similar to that of existing buildings within the neighborhood.

- New construction shall match the ratio of window and door openings to wall surface of the surrounding building in the district.
- New construction shall match the size and proportion (ratio of width to height) of window and door openings on the façade and elevations seen from the public right-of way to those of the surrounding buildings.

Materials

Use materials in new construction that are comparable to those commonly found in the historic districts. Ponca City's residential districts feature, wood siding, wood shingles, brick, stucco, as well as 20th and 21st century building materials (vinyl, aluminum and fiber cement siding). While new materials may be considered, the material shall appear similar to those seen traditionally to establish a sense of visual harmony.

It is important when designing a new building in a district that the shape and pitch of the roof shall reflect the shape and pitch of existing roofs in the surrounding area. In addition, new construction shall follow the overall established pattern of the roof orientation in terms of being front gabled or side-gabled or a combination of both.

- New construction materials shall be compatible and complement the surrounding buildings in the district. While vinyl, aluminum and fiber cement siding is found in the district, it would be more appropriate to use traditional materials such as wood siding, wood shingles, brick, stucco (not synthetic stucco) in the design of new con-

struction to reinforce the historic character of the district. Traditional building materials are the preferred materials for new construction.

Porches, Porticos, and Stoops

Several of Ponca City's residential dwellings are defined by their entries. Elements that commonly define entries are porches, porticos, and stoops. There is a considerable diversity in the size, location, and types of these elements and this diversity correlates to the various residential architectural styles. Porches, porticos and stoops are essential elements of the historic districts that shall be retained as these elements contribute to the sense of the character of the street, adding visual significance.

- New construction design shall consider incorporating porches, porticos, or stoops in the residential district since they are significant elements of the district and contribute to the visual harmony of the district.
- Porches, porticos, and stoops shall be compatible with those of the surrounding streetscape and not be in conflict.

Windows and Doors

Existing buildings (residential dwellings and commercial buildings) located in historic districts have distinctive window and door forms and patterns. Windows and door design typically relate to the architectural style of a building. The similarity of window and door size and location contributes to a sense of visual harmony along the streetscape. A new building shall retain the basic window and door proportions and placement patterns seen traditionally in the district to retain the sense of visual harmony.

- New construction shall match the size and proportion (ratio of width to height) of window and door openings on the façade and elevations seen from public right-of-way to those of the surrounding buildings
- Window types utilized in new construction shall be compatible with those found in the district. Common window types in the district are double-hung or casement. Some window forms are circular in design.
- New construction shall echo the traditional entrance features of the district such as decorative elements, framing the openings, transoms, and sidelights.

Section 13: Additions and Accessory Buildings

Many residential buildings have been added on to over time and the practice of adding on to existing buildings in the historic district is expected to continue. However, it is important that new additions be designed in such a method that they preserve the historic character of the primary building.

General Rule:
New building additions shall be designed and constructed (with materials, features, proportions, and ornamentation) so that they are compatible with the historic building overall, but with details that are different so as to signify the work of our present era. Appropriate

R13.0 Additions shall be located to the rear of the property or on a secondary elevation.

R13.1 Side additions that do not compete with the primary building and are not highly visible from the public right-of-way are acceptable.

R13.2 Additions should be compatible with the original building, but shall be differentiated from the existing building.

A room addition can add value to the house while accommodating changing needs within the home.

R13.3 New additions shall be designed in a method that if removed in the future, the form and integrity of the existing building will not be impaired.

R13.4 Additions shall be smaller in scale than the primary building.

R13.5 Additions shall be kept simple and appropriate in shape, materials, and details.

R13.6 Avoid placing additions on the main façade or on elevations highly visible from the public right-of-way.

Inappropriate

- Avoid constructing additions that are incompatible with the existing building and cannot be differentiated from the existing building.
- Avoid additions that are larger in scale than the primary building.
- Avoid additions that are not simple and inappropriate in shape, materials, and details.
- Avoid additions that if removed in the future will cause harm or destroy the form and integrity of the existing building.

New Accessory Buildings

For a new accessory building that is constructed, the preferred location is to the rear of the lot or to the side, but setback. New construction shall have a similar roof pitch to the existing main building and shall remain subordinate in terms of mass, scale, and height, to the primary building.

- Locate an accessory building to the rear of the lot.
- Locate an accessory building to the side of main building if necessary but it shall be set back substantially.
- Accessory building shall be oriented similar to those seen traditionally in the district.