

Principles for Preservation

Approaches

There are four distinct approaches for the treatment of historic properties:

- *Preserving*, which aims to retain all historic fabric through conservation, maintenance and repair;
- *Rehabilitating*, which emphasizes retention and repair of historic materials, but more latitude is provided for replacement in cases where deterioration has set in;
- *Restoring*, which focuses on retention of materials from the most significant time in the property's history, while permitting removal of materials from other periods; and,
- *Reconstruction*, which re-creates history using all new materials.

Considerations

Choosing the most appropriate treatment depends on the following considerations:

- Relative importance in history;
- Physical condition;
- Proposed use;
- Mandated code requirements.

Standards Specific to Historic Preservation in Kirkwood

In the sections that follow, standards and guidelines were written specifically for Kirkwood. These are the most important issues that property owners and developers ought to pay careful attention. It is these specific standards and guidelines that form the basis of the Landmarks Commission's determination of whether or not building plans are in conformance.

Secretary of Interior Standards

The Landmarks Commission utilizes the Standards written by the Secretary of Interior of the National Park Service.

For more information, including comprehensive standards and guidelines:

www.nps.gov/hps/tps/standguide

Standards for Maintenance & Rehabilitation of Historic Structures

Maintenance is the key to preserving the character of historic buildings and neighborhoods. This section outlines important items to consider when replacing and repairing items on your house.

KEY CONCEPTS

- Maintain original building materials

REPAIR WITH LIKE MATERIAL

- Replace only when original material cannot be repaired.

Architectural Details, Features & Materials

Architectural detailing is a major component in defining a building's character and style. Original architectural detailing should be preserved and maintained. If the details need to be replaced, the new materials should match the original as closely as possible. *This includes eaves, brackets, dentils, cornices, moldings, trimwork, shingles, columns, pilasters, balusters, gingerbread, vergeboards or any decorative or character-defining features.*

PREFERRED

- Maintain original building material
- Repair rather than replace
- If replacing, then match materials as closely as possible

DISCOURAGED

- Should not be removed or changed if original to the building.
- Should not be added unless original and authentic to the building and accurately based on physical, pictorial, or historical evidence (not guesswork) in materials, scale, location, proportions, form, and

detailing.

- Should not be covered with vinyl or aluminum or other artificial siding.

Architectural Metals

Architectural metals often make up much of the distinctive character of a building. Cast iron, tin, copper and wrought iron were used for structural columns, windows, balconies and decorative architectural details such as cornices and bulkheads. It is important to maintain these details, as they are subject to damage caused by weather and neglect. The life of these details will be prolonged if they are kept painted and free from damage. Roof damage can affect these elements, especially cornices, by allowing water to penetrate the joints, leading to rust and deterioration of the concealed inside-facing surfaces. If metal features are damaged beyond repair, replace elements with new in-kind materials matching the original feature.

PREFERRED

- Retain and maintain metal elements that contribute to the character of the building.
- Make sure that water is not standing on or behind these elements, causing them to rust or otherwise deteriorate. Sometimes roof or gutter damage can also damage these decorative elements.
- Properly prepare metals before painting. Remove all corrosion and repair any damage. Prime all surfaces with appropriate metal primer, if required, and follow paint manufacturers instructions. Oil based paint is typically recommended for exterior use.
- Repair metal features when possible, or replace materials in kind, when existing material is too deteriorated to repair.

DISCOURAGED

- The removal of/ or alteration of original metal features of the building.
- The replacement of historic metal with new "updated" replacement materials.
- Do not ignore moisture problems due to roof or gutter damage. Water will deteriorate metal and cause irreparable damage.
- Leaving metal details exposed if they were originally intended to be painted. Do not use cleaning agents that will harm the finish on the metal, whether it is a natural patina, paint or sealant. It is typically not recommended to remove patina from metal, as it may be protecting the metal from weather damage.
- The replacement of a feature if it can be repaired.
- Creating a false historical sense by adding embellishment to a building when it had none before.
- The addition of features that are not appropriate for the style of the building or are incompatible in size, scale, material and color.

Awnings

Canvas awnings for windows and porches were common features of buildings in the early 20th century. With the widespread use of air conditioning after World War II, the use of awnings declined. In recent years the use of awnings has increased because they are attractive and save energy costs.

PREFERRED

- May be added on buildings at traditional locations such as over windows and doors and attached to porches.
- Should be of canvas, vinyl-coated, or acrylic material.

- Should be of colors to blend with the building.
- Should be made to fit the opening. Rectangular window and door openings should have straight across shed type awnings, not bubble or curved forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.

DISCOURAGED

- Should not cover or conceal significant architectural details.

Concrete

Preserve concrete features of a building, such as steps, walkways, porches, foundations, chimneys and details, whenever possible. Concrete is often reinforced with metal rebar that corrodes over time due to water infiltration and the freeze/thaw cycle. Find the source of deterioration prior to patching concrete or replacing damaged components. Since water is often the source of concrete deterioration, provide proper slope for drainage so that water does not stand on concrete surfaces and drains away from concrete foundations.

PREFERRED

- Match repaired concrete to original concrete as closely as possible in color and texture.
- Find the source of deterioration (typically rusted reinforcement bar) and replace damaged parts.
- Provide proper slope for drainage so that water does not stand on concrete surfaces and drains away from concrete foundations.

DISCOURAGED

- Do not patch concrete without removing the source of deterioration.

Principles and Standards

- Avoid using a patching material that does not match original concrete. Make sure new concrete will bond properly with existing concrete in order to avoid water penetration and further damage.
- Do not paint concrete.

Doors and Entrances

Doors and door surrounds are important features in defining the style and character of a building. Original doors should be preserved and maintained and original features should be repaired rather than replaced. For example, Colonial Revival houses typically have simple six panel doors. Greek Revival houses typically have sidelights and transoms.

PREFERRED

- Surrounds, sidelights, transoms, and detailing should not be removed or altered.
- New doors should not replace historic doors at the front entrance or at side entrances which are visible from the street.
- Maintain the original size, shape, and placement of the door opening.
- If a replacement door is necessary select a door that is as close as possible to the original. Paneled metal and fiberglass door that is painted or has a baked-on color that blends with the house or matches the original door is acceptable.
- Use of metal storm doors, painted with a color that blends with the house and matches the primary door as closely as possible, and does not obscure the primary door are acceptable.
- In replacing missing original doors, replacement doors should be similar in design to the original in style, materials, glazing (glass area) and lights (pane configuration). If the original design is unknown, a secondary entrance may contain an original door which can be moved

to the main entrance. Salvage companies may also have historic doors available.

- Solid six-panel or flush wood or steel design should be used only for rear entrances or side entrances which are not visible from the street.
- "Decorator" designs available from wholesale hardware stores usually don't work for front entrances. These doors are not similar enough to the historic door designs of most historic dwellings. Doors with fake leaded glass inset designs also don't work for front entrances. For Craftsman/Bungalow dwellings, fifteen-light wood doors are readily available from wholesale stores and are acceptable for front entrances.
- If doors are introduced where none existed originally, they should be added at the rear or side facades of buildings where not visible.

DISCOURAGED

- Shiny aluminum or painted finishes

Foundations

When repairing the foundation of the building, maintain the original materials.

Masonry

Many of Kirkwood's buildings are of brick or brick veneer construction. Brick can last for hundreds of years if it is well maintained. The key to brick and mortar preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and can cause water to get inside. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low

Principles and Standards

pressure cleaning like using a garden hose and the use of soft mortar mixes are best.

PREFERRED

- Materials original to the building should be preserved and maintained.
- Should be cleaned with detergent cleansers if needed. If brick walls have bad stains or you want to take the paint off use chemical stain and paint removers. Chemical cleaning can be tricky and messy so you may want to call professionals for these kinds of jobs. If chemical cleaners or paint removers are used on brick, always conduct a small test patch first on an inconspicuous part of the building to determine the effects of the chemicals.
- Should be cleaned only when necessary to remove bad stains or paint build up. If there are only a few small stains or a little dirt on the walls it may be best to leave it alone. You don't want to put water or chemicals into your brick walls if you can help it.
- Repairs should be done carefully to match the original brickwork and mortar, using hand tools, not electric power saws, to remove mortar.
- Repointing (fixing the mortar between the bricks) should match the original brick and mortar regarding width, depth, color, raking profile, composition, and texture.
- Features that are missing may be replaced with other brick to match. Salvage companies may have molded or decorative bricks to match those missing on a building.

DISCOURAGED

- Should never be sandblasted or subjected to any kind of abrasive cleaning.
- Should never be cleaned with high pressure water which exceeds 600 pounds per square inch.
- Water-repellent coatings should not be added unless repairs have failed to stop water getting into your brick.

- Should not be covered with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and that can damage your inside walls.
- Brick that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Previously sandblasted brick or brick which is in poor condition may be painted to provide a sealing coat.
- Should not be stuccoed.
- Repointing should never be done with Portland cement or other hard mortars but with soft mortars to match the original composition. If the original composition can't be determined, use a historic compound such as one part lime and two parts sand.

It is not appropriate to install artificial masonry or stone veneer to the facade of a building to mask original masonry if it did not originally exist. Veneer should be removed in its entirety if it has not achieved historical significance.

Historically, most masonry buildings were not painted. It was not uncommon, however, to paint buildings to hide poor masonry work or mismatched or deteriorated brick or stone. Buildings may have been painted with the desire to protect the masonry from further deterioration after it had been sandblasted or otherwise damaged. When repainting a historic building, care should be taken not to further damage the building.

The removal of paint is typically accomplished through chemical methods. Testing in inconspicuous areas should be done prior to moving forward with paint removal on the remainder of the building. Stripping should be done utilizing the gentlest methods available, with chemical strippers that have been proven to be safe on historic masonry materials.

Principles and Standards

Typical Joint Profiles

New mortar joints should match original joints in color, texture and joint profile.

DECORATIVE BRICK CORNICE

[PENDING FIGURE]

WEATHERED

[PENDING FIGURE]

FLUSH RAKED

[PENDING FIGURE]

CONCAVE V-JOINT

[PENDING FIGURE]

RAKED STRUCK

[PENDING FIGURE]

Mechanical Equipment

[Pending section copy from D. Meyers.]

Porches

Porches are important not only to character of a house but also

have a large social impact on the community. Porches were used a lot in the days before central air conditioning. It is a private part of the house that is also a public part of the house. The first impression of the house is the front porch. The porches usually have a lot of architectural details on them.

- Maintain all architectural details, such as but not limited to friezes, corner brackets, railing, and balusters. (Note: due to the change in the code requirement for the height of railing, the top of a new rail will be taller than the old one, changing the proportion of the porch. For this reason it is advised that repairing a railing is better than replacing one.
- Enclosing or screening in the front porch is not allowed.

Roofs

The roof of your property has the largest visual impact. Care must be taken to preserve this feature.

- Maintain the shape and pitch of the original roof.
- Maintain overhangs.
- Maintain brackets and ornamental wood work.
- Use the original roofing materials.
- Maintain the original guttering system. Use the same profile and materials as the original system.

Site Work

[Pending section copy from D. Meyers.]

Stucco

Stucco was applied to many of Kirkwood's buildings, either at the time of construction or in later years. If the stucco is important to the historic character of the building (as it is in many residential applications), it is important to maintain the material as you would any other exterior cladding. If the stucco was added inappropriately and masks historic architectural features or was utilized to create architectural details that were not originally present, it is desired to carefully remove the stucco and expose the historic facade.

PREFERRED

- Always remove loose stucco and repair damaged areas before painting.
- Patched areas should match original stucco as closely as possible in appearance and texture.
- Carefully remove stucco that was inappropriately applied to exterior facades that masks historic features of the building.
- Install only historically-appropriate authentic stucco.

DISCOURAGED

- The removal of stucco from a building that was installed to mask damaged masonry unless it is intended to restore the underlying masonry to its original appearance. Stucco on a secondary facade is an appropriate repair for severely deteriorated masonry.
- To stucco a building that has not been covered before.
- The installation of modern synthetic stucco systems.

Siding

The commission recommends that new materials match the original. However this is not always cost effective. It is a great concern that the new siding will change the character of the house. New siding alters the depth and dimension of walls. This is most noticeable around doors and windows. Moreover decorative details are covered up or removed. Placing siding and aluminum trim over existing wood could trap moisture behind the new siding causing fungi and mold growth, without anyone knowing it is there. Synthetic siding is not as maintenance free as it is thought. Seams around windows and doors need to be caulked, colors fade, and dirt builds up in grooves.

Another negative is that synthetic vinyl siding could melt during a fire and emit a poisonous gas.

PREFERRED

- Match the width of the original wood siding.
- Corner boards application.
- Window frames, door-frames and soffits to maintain the original size and profile.
- Synthetic siding placed over original siding.

DISCOURAGED

- Original decorative details cannot be removed or covered.

Windows

Windows are the basic character defining feature of a house.

- It is important to maintain size and shape of openings.

- Keep the number of panes the same as the original.
- Aluminum clad/wood interior with simulated divided lites are approved replacement for all wood windows.
- The size of the shutters needs to match the size of the window.

Wood Cladding and Trim

Residential buildings in the Historic District utilized wood cladding and trim as a primary character-defining feature. Wood cladding includes clapboard siding, wall shingles, and board and batten applications. Wood was also utilized in the construction of columns, brackets, porches, fascias and eaves, and other decorative elements. Many styles of houses were defined by the use of decorative wood shingles and siding. The Queen Anne and Folk Victorian Styles typically have some application of decorative shingles. These are an example of a character-defining decoration that should be maintained throughout the life of the house.

Substitute sidings, such as aluminum and vinyl siding, damage the integrity of a historic house and are therefore, not recommended. The color choices of substitute siding is often limited which makes multicolored paint schemes difficult to achieve, and these siding materials tend to look dated after several years. Houses with asbestos or steel siding already look outdated, whereas wood siding is timeless and will not go out of fashion. Substitute siding cannot achieve the trim detail that wood offers, making the house lose its architectural character.

PREFERRED

- It is always advisable to paint, rather than replace wood with another

material.

- Deteriorated siding or decorative elements should be patched or consolidated in place, or replaced with in-kind materials.
- When replacing materials, match the overall dimension, thickness, profile, scale and finish of the original fabric.
- Preparation of wood surfaces and proper priming will add longevity to paint applications.
- Utilize high quality exterior paint.
- Paint stripping should be done by the gentlest means possible.
- Choose a paint scheme appropriate for the time period in which the house was constructed and the architectural style.
- Remove existing inappropriate siding that covers original, historic materials.

DISCOURAGED

- The application of new paint to existing deteriorated paint that has cracked or has too many layers.
- The installation of aluminum, vinyl, or synthetic siding to cover original, historic siding or building elements.
- The removal of character-defining elements from a house.

Standards for Alteration of Non-historic structures

A historic district may contain non-historic structures, classified as “non-contributing” resources to the district. Because these structures are typically adjacent to historic places on the streetscape, the Landmarks Commission advises that alterations ought to compliment the character of the historic district.

Fenestration (openings of windows and doors)

PREFERRED

- Style should match

DISCOURAGED

- Disproportionate styles

Although we spoke of windows that follow similar lines of the streetscape, I would encourage you to look at the impact on neighbors for placement and size. Several of the infill homes in the Jefferson-Argonne district have large side windows that create privacy and lighting issues for neighboring homes. The windows appear to be an aberration of period stain glass stairwell windows.

Secondly, please consider discouraging "display home" lighting-that is, the runway lighting recently used in several infill structures. Excessive recessed lighting in soffits, porches, overhangs, etc., create visual discord.

While we may not be able to avoid vinyl projects, we can encourage builders to consider the concept that "character involves the relationship of the house to the street, its yard, and to surrounding structures." (Nashville's Architectural Style and Sensitive

Rehabilitation Series).

Materials

PREFERRED

- Consider alternatives such as Hardiboard or other implementation of vinyl
- Shingles, architectural styling should match

DISCOURAGED

- Vinyl implementation often conflicts
- Mixing and wrapping façade; often the sides as seen from the streetscape are insufficient; e.g, the front looks good, but the sides do not
- Ornamentation; unbalanced or too much
- Reflective materials, too much

Standards for demolition and/or relocation

Demolition of landmarks and structures on landmark sites and within local historic districts means permanent dismantling and removal of structures that may be historically and/or architecturally significant. The purpose of a period of review, which effectively and temporarily stays demolition, is to determine whether or not preservation of the structure should be encouraged and made a viable alternative.

At a public hearing, staff presents findings of fact on the structure, comments are received from the public, and the commission evaluates the case using criteria for determination:

- Is it historically and/or architecturally significant? If so, has it been altered and made insignificant?
- What is its history of use in relation to the neighborhood and comprehensive plan?
- Is adaptive-reuse feasible and appropriate? (e.g., changing use from residential to commercial; vice-versa, etc.)
- If listed on the National Register of historic places, can tax credits be utilized?
- Reasonable considerations, including whether or not:
 - Structure poses an imminent threat to public health or safety;
 - Preservation causes undue economic hardship;
 - Proposed replacement structure is more appropriate and compatible with the historic character of the landmark or district than the structure proposed for demolition.

A determination is made by the commission motioning to extend

the stay of demolition up to a maximum of 270 days from the date of application; or, no motion, permitting a demolition when the minimum period of 60 days lapse.

PROCEDURES FOR TEMPORARY STAY OF DEMOLITION ARE AVAILABLE UPON REQUEST.

Standards for New Construction

New construction should contribute to the character of a Historic district by respecting the districts design elements and features. They must respect the character of landscape features, outbuildings and other important features of the district.

New construction should be architecturally compatible with the existing environment without exactly duplicating existing buildings. It should seek to contribute to the district's future evolution just as the existing building shows its past development. In short, a new construction should be a good neighbor.

FIGURE: INCOMPATIBLE AND COMPATIBLE RESIDENTIAL INFILL CONSTRUCTION.

[Pending examples that ought to show new buildings with massing that do and do not relate to the volumes of the surrounding buildings.]

Design Elements

Overview and purpose

New construction is welcome when it is compatible with properties along its block or street. The general approach to new construction is for it to be compatible with adjacent buildings. Compatible means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights.

It is important that new construction coordinate with the structures found along its specific block. A design that may be appropriate along one block may not work for a different block. For example, a new residence compatible with Craftsman/Bungalow designs may not be appropriate for a block where Victorian era architecture predominates and vice versa. Each new building has to be evaluated within its exact location and surroundings...its context.

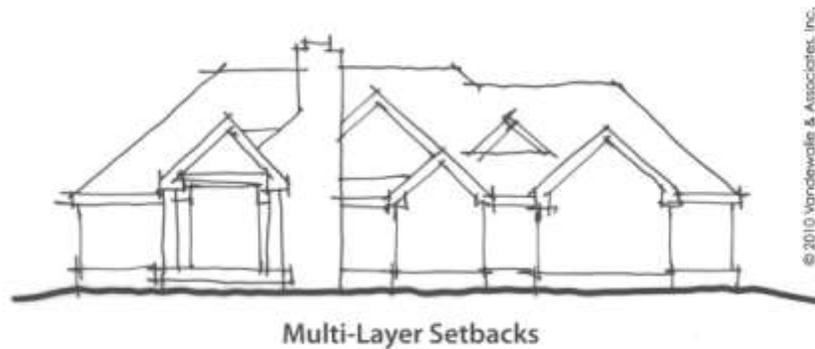
The appearance of new construction should compliment adjacent historic structures without replicating them. A new building should stand out as new, while adhering to the historic qualities of the neighborhood.

The design of buildings is based on the creation and organization of formal elements into a work of architecture. To accomplish this, the designer needs to look at the massing, the alignment, the patterns and the proportions of the neighboring structures and site and understand how these elements work in composition with each other.

New design should relate to character-defining elements in the neighborhood and adhere to neighborhood patterns. For example, if all of the historic buildings are two stories, new construction should also be two stories. New construction should also follow setback requirements.

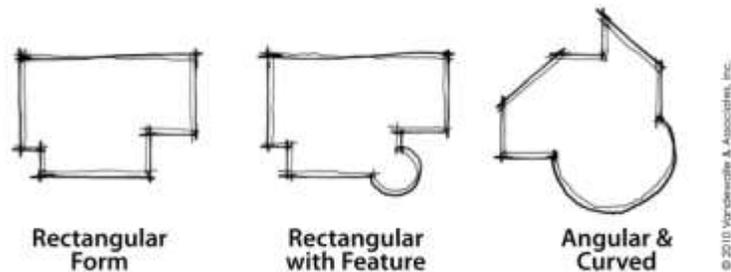
The appearance of new construction should take cues from its surrounding context and reinforce the historic buildings in the neighborhood without being direct copies of the historic structures.

FIGURE: FAÇADE TREATMENT



The appearance of new construction should take cues from its surrounding context and reinforce the historic buildings in the neighborhood without being direct copies of the historic structures.

FIGURE: FLOOR PLAN CONFIGURATIONS



Alignment

The alignment is the orientation of some object or set of objects in relation to others in order to form a straight-line. The alignment of roof lines, structures heights, window heights, floor lines and set backs are important to the context of a historic district. Structures, in a district, or features of a structure that do not align with its neighboring structures, stand out and break the coherency of the streetscape. At the design review, the designer of the new structure should be prepared to explain the alignment of roof lines, structures heights, window heights, floor lines and setbacks in respect to the neighboring structures.

PREFERRED

- Orientation to the street: Most of the houses in Kirkwood's historic districts have an entry sequins of public (sidewalk) semi privet (a porch) and privet (the house) spaces. For example; most dwellings in the Jefferson-Argonne historic district have their fronts oriented towards the street and this characteristic should be maintained by new construction.
- Location, proportion, height and depth of porches: Porches should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main facade are recommended. Porch heights should be consistent with those of adjacent buildings. Porch depths should be a minimum of six feet.
- Foundation height. New construction should be consistent with existing foundation and floor to ceiling heights. Height of foundations should be a minimum of 1 foot, six inches and a

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- maximum of two feet above grade.
- Floor-to-ceiling heights: Floor to ceiling heights need to match neighboring houses. Floor to ceiling heights should not be less than eight feet.
- Placement on the lot: Front and side yard setbacks should respect the setbacks found along the block.
- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

Massing

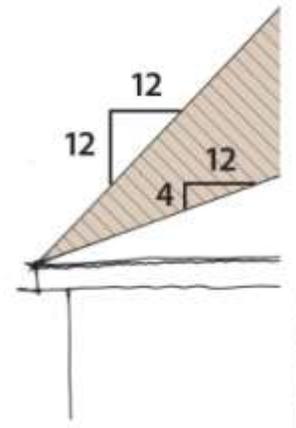
The concept of massing is the arrangement of three dimensional components (height, width, and depth) of a structure that give the impression of weight and density. When designing a structure in a historic district, it is important to know the massing of the surrounding structures. The preferred infill structure massing will relate to the other buildings next to the new structure. At the design review, the designer should be prepared to explain how the massing of the new structure relates to the massing of the neighborhood.

PREFERRED

- Shape. Variations of rectangular and square forms are most appropriate for most the districts. The shape needs to be similar to the neighboring houses.
- Scale (height and width). The scale of a new building should respect the prevailing scale of surrounding buildings. If the streetscape consists of 1 1/2 story houses, then the new house should be 1 1/2 stories.
- Roof shape and pitch. New construction should be consistent with the neighboring building in roof forms, heights and spacing.

- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

FIGURE: ROOF PITCH



DISCOURAGED:

- Designing new buildings and additions that do not respect the massing of historic buildings.

Pattern

The patterns, in a historic district, are seen as rhythm of design features or elements having characteristics that act as a unit. For example the rhythm could be formed by repetition of the placement of windows and doors. The location of the porches and front door could be considered a pattern. A structure or elements of a structure which break the rhythm of the streetscape will look out of place. At the design review, the designer will be asked if they have identified and continued any patterns along the streetscape.

Proportion

Proportion, in the historic district, is the balance between the dimensions of building elements or form to others. This relationship may be between the massing of one structure to the next or between design features, like window or door, on one structure verses the next. For example, if features of a building are too small or too large in relationship to the whole building the building feature would be "out of scale." For example, Kirkwood City Hall has larger windows than most of the houses in Kirkwood. This is because city hall is a large building with higher ceiling and greater floor to floor heights then the typical house. If you were to take one of the windows out of city hall and install it in on the single family houses down the street, the window would not look right. It would be out of proportion with the smaller structure. During the design review the commissioners will be look to see if the proposed infill structure's proportions match that of its neighbors.

PREFERRED:

- The design of new buildings or additions should respect the existing proportions of historic buildings.
- The proportions of an addition should respect those of the original building

DISCOURAGED

- Drastically changing the proportions of additions to historic buildings.
- Drastically changing the proportions of new buildings near historic buildings.

Rhythm¹

The spacing and repetition of building façade elements, such as windows, doors, belt courses and the like, give an elevation its rhythm. The space between freestanding buildings in towns, as well as the height of roofs, cornices, owners and other roof projections establishes the rhythm of a street.

PREFERRED

- Additions should respect the rhythm of the existing historic building to which it is attached.
- New buildings should respect the rhythm of their neighboring buildings.
- Additions and new buildings should respect the rhythm established by existing windows, doors, belt courses, and the like.

DISCOURAGED

- Designing an addition or new building that does not respect the

¹ Copied from *Calvert County Historic District Design Guidelines*- pending reword and adaptation

rhythm of existing historic buildings

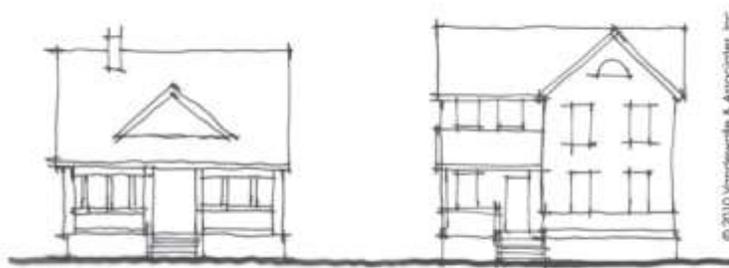
Design features

Architectural Detailing

New construction should have details consistent with adjacent historic buildings including eave widths, soffit details, and fascia boards. To be consistent with the preferred character of infill residential development, detailing should be constructed of high quality materials, sized and configured in proportion with the scale of the architectural features, and match the architectural style of the house as a whole.

Existing details and ornamentation may be used as the basis for those on a new building, but they should usually not be copied exactly.

FIGURE: SIMPLE BUILDING FORM



PREFERRED

- Designing new buildings with details that are compatible to the details and ornamentation of neighboring historic buildings.
- Gutters and downspouts well-integrated with eaves and soffits
- Hidden or architecturally integrated utility equipment
- Products that yield durability and represent a long life-cycle
- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

DISCOURAGED

- Designing additions with details and ornamentation that are very different than those on the historic building.
- Exactly copying details and ornaments from a historic building for an addition or new building.
- Utility equipment located on the front façade, in the front yard, or visible from a street

Doors & Windows (exterior)

This section provides guidelines for all exterior windows and doors, their wall openings, and their frames and trim. The location, size, configuration, and character of exterior windows and doors influence the perceived scale, façade patterns, and architectural character of new houses and additions. To be consistent with the preferred character of residential development, windows and doors should be in keeping with the size, proportions, and style of the house and used to achieve a desirable façade composition.

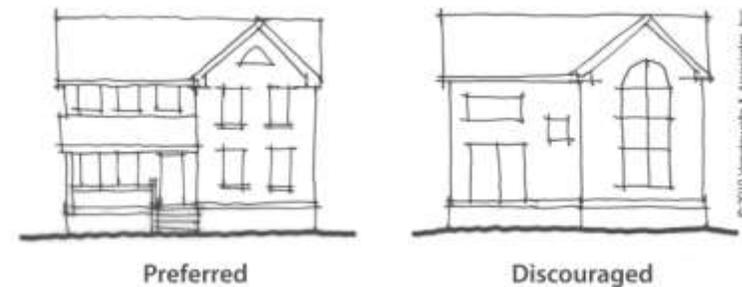
PREFERRED

- Windows: Wood construction is preferred for windows. However, the use of aluminum clad wood windows is also acceptable as long as they follow proper proportions and are similar to other windows in the neighborhood.
- New windows should be rectangular sash whose proportions on the main facade should not exceed three-to-one in a height to width ratio or be any less than two to one in height-to-width (two-to-one proportions are preferred).
- The window proportions need to match the other houses neighboring this new house. During the design review, it is recommended the designer bring in photos showing windows of buildings in the neighborhood.
- Recessed openings.
- Window and door style consistent with architectural style of new structure.
- Same window type, style, material, and color on all façades.
- Storm windows and screens that match window profile.
- Operable windows.
- Shutters in proportion to the window.
- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

FIGURE: COMPLEX FAÇADE TREATMENT



FIGURE: WINDOW AND DOOR PLACEMENT AND CONFIGURATION



DISCOURAGED

- The use of plastic or "snap-in" mullions (window pane dividers).
- More than one window or door header height that does not match dominant header height on individual floors.
- More than 3 window types or 3 window sizes on front and side façades.
- More than 2 door types on front and side façades.
- Sliding glass doors on front façade.
- Metal awnings.
- Double-wide (or larger) front facing garage doors on attached garages.
- Front facing garage doors taller than 7.5 feet on attached garages.
- Moderate to highly reflective glass.

Materials and Material Quality

New buildings should be constructed of materials similar to the building materials found throughout the neighborhood. The consistency and repetition of building materials of the historic district form a cohesive environment. A new stucco-clad house would not be appropriate placed on a neighborhood block of wood sided houses. When presenting the design to the commission, it is recommended the designer bring in photos of buildings in the neighborhood that have similar materials to the proposed materials.

PREFERRED

- Exterior materials used for new buildings should be compatible in size, texture, surface finish and other defining characteristics with the exteriors of neighboring buildings.
- Foundations: Most foundations are of stone/brick, poured concrete or concrete block. Poured concrete is more appropriate than concrete block. If concrete block is used, a stucco wash is recommended to provide a smooth surface.
- Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the district and along the block.
- Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood or concrete fiber board siding which has a minimum four inches exposure and a maximum of ten (10) inches exposure.
- Windows: Wood construction is preferred for windows, especially those on the fronts of buildings. However, the use of aluminum clad wood windows is also acceptable as long as they follow proper

proportions and are similar to other windows in the neighborhood. (See window guidelines).

- Consistent use of exterior finish material on all façades and features of the house.
- If change of material is needed, change at shift of wall plane.
- If change of material occurs at in turning corner from front façade to side facades, then front material shall wrap corner and terminate at architectural feature (ie: window/door trim, roof overhang, etc.), or at a minimum of 16 inches from corner.
- Products that yield durability and represent a long life-cycle.
- Copper or lead flashing. If other materials are used, flashing to match color of adjacent building material.
- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

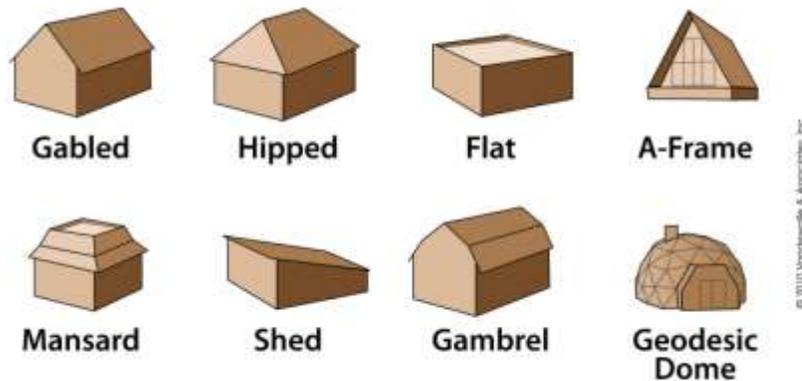
DISCOURAGED

- Vinyl Siding
- White or light mortars provide too much contrast with typical dark brick colors and should be avoided.
- Single pieces of stone mixed in with bricks. Excluding stone lintels, key stones or column caps.
- Engineered wood siding (OSB, hardboard, and plywood)
- More than 2 primary exterior wall materials
- More than 2 visible roofing materials, colors, or styles
- Unfinished concrete block and poured-in-place walls exposed more than 1 foot high on a front façade or 2 feet high on a side or rear façade
- Roof and wall materials that are not consistent with the architectural style
- Roof and wall materials uncharacteristic of single-family construction

Roof Shape²

The shape of an addition's roof should respect that of the historic building to which it is attached. In towns, roof shapes of new buildings should also be compatible with the roof shapes of neighboring buildings. For example, introducing a different roof shape, such as a flat roof with an elaborate cornice would probably not be compatible in a street with gable end roofs.

FIGURE: ROOF STYLES



PREFERRED

- The roof shape of an addition should be compatible with that of the

² Copied from *Calvert County Historic District Design Guidelines*- pending reword and adaptation

historic building to which it is attached.

- The roof shape of a new building should be compatible with the roof shapes of neighboring buildings.
- Compatible roof shapes on additions
- New construction should be consistent in roof forms, heights and spacing.

DISCOURAGED

- Designing incompatible roof shapes for new buildings and additions.
- The use of incompatible roof profiles on a new accessory building or addition can detract from historic buildings and districts

FIGURE: FLAT ROOF EXCEPTIONS

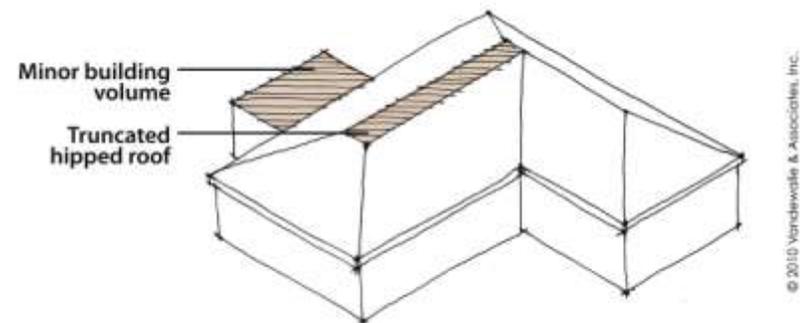


FIGURE: ROOF AND EAVE LINES

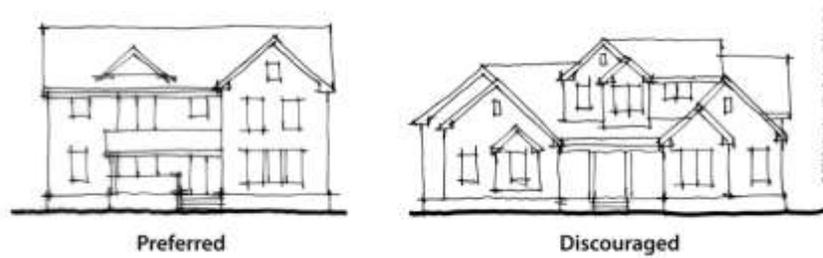


FIGURE: APPROPRIATE INFILL

[PENDING]

FIGURE: NEW CONSTRUCTION SHOULD BE CONSISTENT WITH EXISTING FOUNDATION AND FLOOR TO CEILING HEIGHTS.

[PENDING]

FIGURE: TOO CLOSE TO STREET

[PENDING]

FIGURE: TOO FAR FROM THE STREET

[PENDING]

FIGURE: PROPER ALIGNMENT

[PENDING]

Standards for Outbuildings

In addition to the above criteria, the following shall be required for new outbuildings. If a new outbuilding is to be added to a property in a historic district, it should be located to enhance the viewsheds to and from the principal building, as well as enhance the character of the entire district. If no historic outbuildings exist, a new outbuilding should be located outside of the primary viewsheds to and from the historic building and district.

The preferred location of garages is in the rear of the lot or recessed from the front of the house by at least 10 feet. For example within the Jefferson-Argonne Historic District are typically placed in the rear of the lot not easily visible from the street. Garage access is primarily from a driveway at the front of each lot, through the property, to the detached garage near the rear of the property. Garages are located at least partially behind the main residence. The garages do not visually compete with the main house. New garage designs should follow these historic precedents set by the neighboring houses.

Carriage houses are typically larger than garages. They were usually divided into three spaces. One large space which held the carriage was located next to another area for the horses. Above these spaces was one large space used as a hay loft. Carriage houses were built quite large and were usually quite tall, but in proportion to the large Victorian houses, they looked quite natural.

Garages were much smaller than carriage houses because much less storage space was needed. Automobiles are much smaller than carriages and require no space to store animals or hay. Because houses were being built smaller, these new garages were more proportionate to the size of the houses. Garages are often not as

elaborate as carriage houses, but would reflect the style of the house.

In today's world it is often necessary to have outbuildings to store cars, yard equipment and countless other necessities. However, modern structures are often utility centered and do not aesthetically blend with historic structures. They can be disproportionately large and bulky when built next to existing historic buildings. New outbuildings, like historic outbuildings, should complement the existing structure and should be similar in scale, proportion, style, color, materials and should have the same roof shape as the existing building.

Additionally, the new outbuilding should be similar to the other outbuildings in the neighborhood. For example, if the majority of the existing outbuildings in the neighborhood are single car garages, a three car garage would be inappropriate, for it violates the scale and proportion of the existing structures. When designing a new outbuilding, keep the Secretary of the Interior's Standards for Rehabilitation in mind (see Appendix A).

One way to help determine the size, scale, proportion, style, color, etc. of a new outbuilding is to work within the time period and style of the surrounding buildings. If the building was built before c. 1910, an outbuilding similar to a carriage house is probably more appropriate. Most outbuildings built after 1910 are for automobiles.

As today's automobiles are larger than those of the 1910's and 20's, garages are built larger to accommodate them. When designing the new outbuilding, use proportions that are similar to those proportions of the house along with similar colors, style and details which match or compliment those on the house.

Principles and Standards

Roof slopes and types should be similar to, or the same as, those on the house. If the house has a steep pitched gable roof, then the garage should have the same.

The design as a whole should incorporate the details of the historic buildings it will be next to. Details such as cornice molding need not be as elaborate as the detail on the existing structure, but similar details can be achieved with moderate investment. All features of the new outbuilding including doors, windows, and the like, should also take into consideration the historic character of the existing building and be of similar material, color, style, size and have minimal street visibility.

PREFERRED

- New outbuildings should be located to enhance the overall character of the entire resource.
- Smaller in scale than the primary building.
- Simple in design but reflecting the general character of the primary building. For example, use gable roof forms if the main dwelling has a gable roof, hipped roof forms if the main dwelling has a hipped roof, etc.
- Located as traditional for the street, near an alley or at the side of the dwelling, not close to or attached to the primary building.
- Wood or concrete fiberboard siding.
- Compatible in design, shape, materials, and roof shape to the main building.
- If no outbuildings currently exist, new outbuildings should be located outside of primary viewsheds to and from the historic building.
- If visible from the street, secondary buildings should have an emphasis on historic designs and detailing. For garages wood paneled

doors are more appropriate than paneled doors of vinyl, aluminum, or steel. Wood paneled overhead roll-up doors are widely available and are appropriate for new garages.

- Of carports, these should be located at the rear of buildings. Most readily available carport designs have flat roofs and metal support columns and are not compatible with older building designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street.
- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

DISCOURAGED

- Locating outbuildings within primary viewsheds to and from a historic building.
- Applying fancy moldings to a prefabricated modern looking garage.
- All discouraged guidelines for building form and articulation, materials and color, and detailing.

EXCEPTIONS

- Flat roofs are allowed as a part of a truncated hip roof configuration if not visible from street and less than 20% of total roof area (orthographic measurement).

FIGURE: EXAMPLE OF A RECOMMENDED GARAGE

[PENDING]

FIGURE: GARAGE WINGS SHOULD BE ADDED AT REAR RATHER THAN SIDE FACADES.

[PENDING]

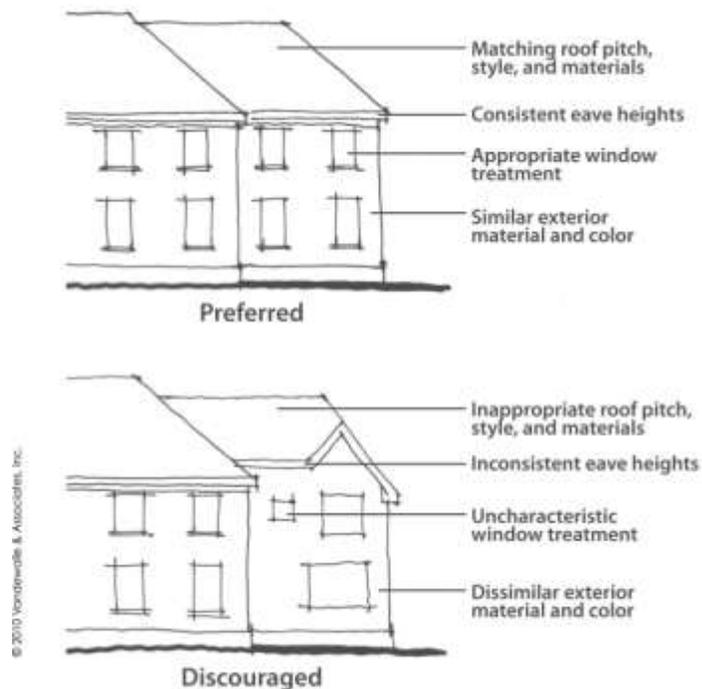
FIGURE: GARAGES SHOULD NOT BE PLACED ON PRIMARY FACADES IN HISTORIC AREAS.

[PENDING]

Standards for Additions

New additions are often desired to enlarge a space or add to the overall square footage of a home. The location of an addition is critical to its compatibility. Historically, many historic buildings in the district have been added to over the years, with the additions usually attached to the rear or a secondary side façade.

FIGURE: ADDITIONS



Per the Secretary of the Interior's Standards for Rehabilitation, additions should be located to the rear of the building or on a secondary facade, and should not destroy historic materials that characterize the property. New work should be differentiated from the old and be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PREFERRED

- Additions to historic buildings should be located on rear and other secondary façades. Side additions that do not compete with the primary structure and are not highly visible from the public right-of-way are acceptable.
- Additions should be hidden from the primary views to and from a historic building.
- Additions should be compatible with the original structure but should be differentiated from the old.
- New additions should be designed in a manner that if removed in the future, the form and integrity of the historic structure will not be impaired.
- Additions should be smaller than the primary structure.
- Keep additions simple and appropriate in shape, materials, color and detail
- Exterior materials used for additions should be compatible in size,

texture, surface finish and other defining characteristics with the exterior of the historic building to which it is attached.

- New Construction on front façade should respect porch configurations on the block.
- Designing additions with details and ornamentations that are compatible in amount, location, elaborateness and other defining features to the details and ornamentation on a historic building to which it is attached.
- Design elements not identified as "Preferred" should be discussed with the Landmarks Commission at the early design phase meeting.

DISCOURAGED

- Locating additions to historic buildings on front or other primary façades.
- Locating additions within primary viewsheds to and from a historic building.
- Designing additions without any details and ornamentation if the historic building contains details and ornamentations.
- Addition that does not respect the scale of the historic building to which it is attached.

FIGURE: BEFORE NEW CONSTRUCTION OF ADDITION

[PENDING]

FIGURE: AFTER NEW CONSTRUCTION OF ADDITION

[PENDING]

Sustainability and Green Construction

Green home-building supplies are available at a growing number of specialty stores, as well as nationwide chains and the internet. Before buying, check labels for information on environmental claims, recycled content and place of manufacture. Remember that widely available products are sold under many brand names, and that many major manufacturers offer both green and non-green products. Look for materials made of reclaimed, reused or recycled content. Also take into consideration the fossil fuels that have to be burned to ship certain "green" products. Does it come from Italy or New Hampshire? Curbing energy use is the single most important thing in "Going Green". Make sure the building is tight by beefing up insulation of walls doors and windows. Buy appliances with the EPA's *Energy Star* and *WaterSense* labels, switch to energy-saving compact fluorescent bulbs, and a tankless water heater. Equally important, is buying well-made products that are also aesthetically pleasing. You get something that is good-looking and good for the environment because you'll want to keep it forever and not throw it into a landfill.

Help Kirkwood remain a *Green Tree City* by preserving its resources for the next generation.

PREFERRED

- Reuse of the existing buildings and building materials.
 - Operable windows on the south and southwest sides of the building that will have a better chance of catching the prevailing wind.
 - Outdoor rooms located on the east or west side of buildings that will have greater access to summer breezes.
 - Rain Gardens that are designed to help filter, slow down and absorb rain water before it enters the public storm water system
- If Solar panels are being proposed, integrate them into the roof or façade of the building.
 - Permeable paving material. Paved surfaces should be kept to less than 10% of the property
 - Roof drainage collected in rain barrels or underground storage tanks.
 - Sustainable roofing materials such as Clay tile, Slate, Wood shake, Recycled synthetic tiles.
 - Insulation should conform to ASHRAE 90.1 2007 or latest code whichever is greater.
 - Attic R-38
 - Walls R-13 + R-3.8 continues
 - Below grade walls 7.5 continues
 - Doors U-0.7
 - Windows U-0.4
 - Landscaping that is native to Missouri
 - Any irrigation system shall be controlled by a smart controller that uses evapotranspiration and weather data to adjust irrigation schedules and that complies with the minimum requirements below when tested in accordance with IA Smart Water Application Technology (SWAT) Climatologically Based Controllers 7th Draft Testing Protocol. All such control systems shall also incorporate an on-site rain or moisture sensor that automatically shuts the system off after a predetermined amount of rainfall or sensed moisture in the soil.
 - Irrigation adequacy – 80 percent minimum ET.
 - Irrigation excess – not to exceed 10 percent

Principles and Standards

DISCOURAGED

- Electric Wind turbines
- Paving more than 25% of the property.
- Vinyl siding, Energy intensive to make, creates highly toxic byproducts during manufacturing and when disposed of or in a house fire.
- Engineered wood siding (OSB, hardboard, and plywood) is less durable than solid wood.

Adaptive Re-use

A very important aspect of preservation is recycling - adapting old buildings to uses different from the ones for which they were originally intended - a practical means of preservation. Legislation³ has made this form of recycling both economically and architecturally attractive.

Creative adaptation provides pride in our heritage, a link with the past, respect for the aesthetics and craftsmanship of another time, ample creative opportunity for architectural innovation and problem solving, enhancement of the urban fabric, greater security, stability and beauty, while conserving basic materials and meeting modern needs. It allows us to live in converted schools, to shop in converted post offices, to study in converted train stations. Without an attempt to use some imagination in preserving and updating, most of our heritage buildings are going to be disposed of. If these worthwhile buildings are to be saved, they will have to be saved for something other than mere restoration.

Adaptive reuse requires harmony of old and new. Contextualism pushes the concept of harmony beyond individual buildings to include entire blocks and neighborhoods. While the success of an adaptive reuse project depends largely on how compatible the new use is to the old building, compatibility within the surrounding environmental context is also important. A building should relate to its existing context and be respectful of that context. It should make a positive contribution, not only by its function, but by being something special on the street. The key to the success of adaptive reuse is recognizing those buildings or streets that are, or once were, special, whether for architectural, historical, or cultural reasons. These are the structures we must struggle to retain.

[Pending inclusion of section from D. Meyers on encouraged and discouraged]

³ Tax Reform Act of 1976 and Economic Recovery Tax Act of 1981.