

A Pretty Residence Section, "A" Street,
Lincoln, Neb.

Historic Preservation Standards

Adopted: Summer 2024

Introduction

Purpose of the Design Standards

In 1980, the residents of Lincoln made it known that preserving the history and character of the built environment was a priority. The resulting ordinance and regulations directed the Historic Preservation Commission to designate sites and districts that represent that valued history along with design guidelines to ensure the defining architectural and site features were preserved for future generations. This document is a new approach to design guidelines in Lincoln, combining 114 separate sets of design guidelines into one illustrated and easy to navigate document for owners, design professionals, contractors, neighborhoods, and the Lincoln Historic Preservation Commission (HPC) to use. As such, these standards supersede all previous historic preservation design guidelines documents. The standards will help with future decision-making and promote stewardship of our architectural and cultural resources.



Goals of the Standards:

- To maintain Lincoln's significant landmark sites and districts which represent our collective history.
- To retain neighborhood character and support quality maintenance of historic buildings for another 100 years.
- To assist property owners and their design professionals in understanding how to maintain historic structures for generations to come.
- To create a clear and easy to understand design review process for both applicants and Historic Preservation Commissioners.

Guiding Documents

These design standards will assist the Historic Preservation Commission in carrying out the goals and policies of several city documents including the Comprehensive Plan, Zoning Code, Climate Action Plan, and Affordable Housing Coordinated Action Plan.

Comprehensive Plan

Lincoln-Lancaster County Comprehensive Plan, PlanForward 2050, is based on fifteen goals which are organized into nine elements with 80 policies. Historic Preservation is touched on in three goals, mainly goal 12: History and Culture and carried out specifically in Policy 37: Historic Preservation.

- **Goal 12: History and Culture** states “Lincoln and Lancaster County will celebrate the community’s history and diverse cultures and build upon the benefits they provide to civic health, economic vitality, and quality of life.”
- **Goal 13: Community Appearance** also recognizes that to achieve that goal “Preservation and re-use of historic structures, including both designated landmarks and non-designated buildings” is necessary.
- **Goal 1: Safe, Affordable, and Accessible Housing** recognizes that maintaining existing housing, often referred to as naturally occurring affordable housing, is an important part of reaching this goal. Many of the local landmark districts are populated with modest homes that, when maintained under the design guidelines will last another 100 years.

Policy 37: Historic Preservation

“The community’s distinctive character and desirable quality of life should be supported by exercising stewardship of historic resources throughout the County.”

When successful, urban design and historic preservation make a community more enjoyable for residents, more attractive to visitors, and more competitive in drawing new businesses and retaining existing ones. Stewardship of historic buildings and districts is key to this success and the historic preservation design standards support this effort. One action step in PlanForward is to “monitor and improve local programs and regulations, especially working to balance conflicting regulations that may offer alternatives to achieve life-safety goals while protecting threatened historic resources.” With 114 separate sets of design guidelines, many as old as 40 years, conflicting regulations have arisen. This updated, consolidated document will improve the local preservation program and ensure continued preservation of our historic resources.

Lincoln Zoning Code

The Lincoln Zoning Code is made in accordance with the comprehensive plan and to promote health and the general welfare of the community. It governs land use, building form, location on a lot, and parking throughout the City. Many historic properties are considered non-conforming or non-standard and are allowed to continue in their current state, however, new uses must conform to allowed uses in the underlying zoning district along with parking regulations in residential districts. The Special Permit for Historic Preservation is a significant tool to assist with reusing and preserving historic properties by relaxing many of the requirements found in today's zoning code.

Chapter 27.57 of the Municipal Code contains the Historic Preservation Ordinance, adopted in 1980 to:

- Designate, preserve, protect, enhance, and perpetuate those structures and districts which are elements of the city's historical, cultural, archaeological, or architectural heritage;
- To stabilize and improve property values in such districts;
- To foster civic pride in the beauty and accomplishments of the past;
- To protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- To strengthen the economy of the city;
- To promote the use of historic districts and landmarks for the education, pleasure, and welfare of the people of the city; and
- To promote and encourage continued private ownership and utilization of such buildings and other structures now so owned and used so that the objectives listed above can be attained while the owner can receive a reasonable economic return on the property.

Under this chapter, designation of landmarks includes "a guideline for preservation of the landmark or landmark district including particular restrictions as to construction, alteration, repair, or demolition of the landmark or property within the landmark district, and the legal description of the landmark or landmark district."

SOI Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are a nationally recognized set of standards for the rehabilitation of historic properties. These standards are the guiding document in any state or historic tax credit project and are often used as the basis for local historic preservation ordinances. The Lincoln Historic Preservation Design Standards are based on the SOI Standards for rehabilitation as well as the SOI Standards for the Treatment of Historic Properties listed below.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive
 - materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes
 - that create a false sense of historical development, such as adding conjectural features or
 - elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of
 - craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing
 - features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must
 - be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work
 - will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

SOI Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings

A companion document to the SOI Standards for Rehabilitation is the Illustrated Guidelines on Sustainability which focuses further on how to make historic buildings more sustainable in a manner that will preserve their historic character and meet the SOI Standards for Rehabilitation. This document was used to draft the standards, with recommendations placed within each section rather than as a standalone chapter on sustainability.

Climate Action Plan

In 2021 the City of Lincoln adopted its first Climate Action Plan, committing to a goal of an eighty percent net reduction in Lincoln's greenhouse gas emissions by the year 2050. While the plan addresses actions the City can take to lower emissions and meet this goal, any work that reduces emissions and contributes to energy efficiency is a net positive. It's no secret that the greenest building is the one already built; therefore, the historic preservation design standards provide a path to preserving existing homes and businesses, lessening the negative carbon impacts of demolition and new construction.

Lincoln's Affordable Housing Coordinated Action Plan

Naturally occurring affordable housing is an element of Lincoln's Affordable Housing Coordinated Action Plan adopted in 2020. As the plan states "Lincoln's best source of affordable housing exists within units that have already been constructed." Hundreds of homes comprise the local landmark districts creating an opportunity for preservation to contribute to Lincoln's affordable housing goals.

Historic Significance

Period of Significance

The period of significance (POS) is a period of time determined for a landmark district at the time the designation is drafted and approved. The POS is determined based on several factors such as when most of the structures in the district were built, significant events that occurred during a specific time frame, or when activities were conducted by a significant person.

Contributing vs. Non-Contributing Structures

All buildings, sites, and objects in a local landmark district are classified as either contributing to the historic character of the district or they are non-contributing. An example is a local landmark district where most of the homes were built between 1900 and 1940 (also known as the period of significance), but a later home was added in 1960 before the district was designated. The 1960 home would be considered non-contributing while the homes built before 1940 would generally be considered contributing. If a home that was built within the period of significance (before 1940 in this scenario) has been altered too far that is no longer evident when it was built, then it can also be considered non-contributing. Its contributing status can be restored if the changes are reversed.

Changes to existing non-contributing buildings within districts will be reviewed for their broad effect on the streetscape to ensure the proposed changes contribute to the overall appearance and livability of the district.

Significant Features

Per Chapter 27.57 of the Municipal Code, each designation shall include a description of the particular features that should be preserved. To date, each set of design guidelines has been adopted with a list of the important features (exterior, interior, and landscape) as well as a documentation of the additions and modifications made to the structure. These have been combined into Appendix X for each individual and district landmark. Any listed significant features are of utmost importance to preserve when approaching a project.

Integrity

According to the National Park Service, integrity is the ability of a property to convey its significance using seven aspects—location, design, setting, materials, workmanship, feeling, and association. For a property to retain its historic integrity it will possess several, if not most of these aspects. To retain integrity, a property does not need to meet each aspect equally, as some districts or individual landmarks may derive more significance from one area as opposed to another. For example, just because a house was resided with vinyl does not mean it has lost integrity to the degree as to no longer contribute to a district. However, if a home in a district that derives its significance from its architecture and subsequently had its brackets removed, the porch was enclosed, the wood siding covered in vinyl, and all the windows were replaced would likely have lost too much integrity to be a contributing structure. To safeguard integrity, the HPC will use the design standards to retain and enhance the characteristics that give individual and district landmarks their sense of time and place.

Review Process

The standards are designed to provide clear guidance when making changes to the exterior of a designated local landmark or property within a local landmark district. Changes that were made prior to the adoption of these design standards that do not comply are considered grandfathered and may remain. However, if replacement or modifications are needed after the design standards adoption, the change should bring the property into compliance with these standards. Applicants should be aware that the HPC is unlikely to approve new applications that are not compliant with the standards.

In certain cases (see Section 17 Interior Standards from Original Designations) there are interior spaces within landmark buildings identified for specific treatment. These standards are intended to provide a path towards no review or administrative review, reserving unique projects that do not meet the standards for a public hearing at the Historic Preservation Commission. It is recommended to reach out to the Planning Department to confirm whether the project meets a category designated below for No Review. All other projects should submit an application for Administrative or HPC Review to the Planning Department.

Type of Work Proposed	No Review	Administrative Review	HPC Review
Maintenance and repair items	Meets Standards	Does Not Meet the Standards	
Reconstruction or alterations (ex: rebuilding porch railings)		Meets Standards	Does Not Meet Standards
Replacement of materials or building elements (ex: siding, roofing, architectural features, etc.)		In-kind and Meets Standards	Alternative Materials or Does Not Meet Standards
New openings, enlarging, narrowing, or enclosing openings		Meets Standards	Does Not Meet Standards
New Construction or Additions		Meets Standards	Does Not Meet Standards
Signs		Meets Standards	Does Not Meet Standards
Site and Landscape Changes	Meets Standards	Does Not Meet Standards	
Tree Removal		Meets Standards	Does Not Meet Standards
Fencing and Walls		Meets Standards	Does Not Meet Standards
Grading and Site Work; Parking	Meets Standards	Does Not Meet Standards	
Demolition or Moving Structures		Hazardous Structures	All Other Demolitions
Changes in the Public Right-of-Way		Meets Standards	Does Not Meet Standards
Addition of new Mechanical, Electrical, or Energy Generation Systems		Meets Standards	Does Not Meet Standards
Interior Changes	Property not listed with interior designation	Meets Standards	Does Not Meet Standards
Storefront Alterations		Meets Standards	Does Not Meet Standards
Artwork		Meets Standards	Does Not Meet Standards
Lighting	Meets Standards	Does Not Meet Standards	
Code-Required Work	Meets Standards	Does Not Meet Standards	

Once the project has been determined to require administrative or HPC review, the first step is to contact staff to discuss the proposed project and provide the necessary information. Next, fill out an application and provide supporting documentation. Providing a complete application with detailed information is important to ensure a streamlined review process. Either an administrative certificate will be issued, or the application will be scheduled for the next available HPC meeting. The applicant and/or their representative then attends the meeting to provide any necessary background information and to answer questions. Upon approval, the project can then move forward with the appropriate permits as necessary. The chart below highlights the approval process.

Understanding Historic Preservation Review

One of the responsibilities of owning a locally designated property is to ensure alterations are submitted for review by the City of Lincoln. Alterations include new construction, an addition, demolition, relocation or material changes affecting the exterior of an individual landmark or property in a historic district.

HPC Process

Contact Staff

Reach out to the Preservation Planner to discuss the proposed work and determine whether HPC approval is needed

STEP 01



STEP 02



Submit Materials

If HPC is necessary, submit plans, photos, elevations, etc. and a description of the project.

STEP 03



Meeting Set

The HPC meets the 3rd Thursday of each month at 1:30 pm. The Planner will add your project to the next available agenda.

STEP 04



Attend Meeting

Attend the meeting and give a brief overview of the request. The HPC will discuss and make a decision based on the request and staff recommendations

STEP 05



Begin Project

If approved, you may proceed with the project, obtaining any necessary building permits.



CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness may be issued after a public hearing at the Historic Preservation Commission if, after focusing upon aesthetic, historical, and architectural values, it finds that the proposed work would not unduly hinder the protection, enhancement, perpetuation, and use of the landmark or landmark district

CERTIFICATE FOR DEMOLITION

If a certificate of allowance is denied by the HPC and no acceptable plan is negotiated and approved by the applicant within 3 months of the decision, the Planning Director will issue the certificate, permitting the applicant to proceed with demolition.



Administrative



CERTIFICATE OF NO MATERIAL EFFECT

If the proposed work will have no effect on any architectural features of the landmark or landmark district as outlined in the design guidelines and will be in harmony the Planning Director may issue a Certificate of No Material Effect which does not need HPC approval.

Flexibility

The following criteria for leniency in the standards are based on an individual analysis of each landmark property. While these sections offer guidance on approving deviations, they are not a black and white approach to approving alternative designs or materials. The standards are meant to be context sensitive and applied on a case-by-case basis to allow flexibility based on each unique site. The HPC will consider each in their review of applications not meeting the design standards. A strict interpretation of these standards may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance.

Facades not Visible

It is reasonable to expect that historic structures will change to accommodate owners adapting to modern living and new uses. The best place for these types of changes is on rear facades or facades not visible from the street or public view. Additions or major alterations that do not impact architectural details are more acceptable. The following are criteria that will be used to judge exterior changes on less visible portions of a structure:

1. Impacts to important architectural features
2. The changes to the overall form and mass
3. Visibility from the public view
4. The type of significance of the structure

Proof of Financial Hardship

While replacement of materials in-kind is the preferred option, historic materials are not always cost effective and can lead to buildings sitting unprotected and open to more damage. It is not reasonable to require a replacement product that is greater than half the value of the home, unless the replacement is the lowest possible cost for a competent and durable installation. Long term maintenance should also be considered as the upfront costs of original materials may be greater, but the life cycle is longer than a substitute material making it financially a better option for the life of the building.

Designation Criteria

Local landmarks and local landmark districts are adopted under three possible criteria—association with events, person, or persons who have made significant contributions; representation of a distinctive architectural style or innovation; and representation of archaeological value. Changes to the materials on a historic building that is designated under its association with a particular historic event will have more leniency than one that is designated under architecture. For example, the integrity of a landmark home designated for its Queen Anne style would be greatly impacted if it was covered in vinyl siding since the clapboard material is a significant aspect of the home's style. However, a building designated based on the social history that took place there would have less of an integrity impact if the original material were altered.

HELPFUL LINKS

ITS Bulletin 33: [Secondary Elevations: Alterations to Rear Elevations](#)

Demolition Review

Demolition review criteria is included in Chapter 27.57 of the Municipal Code. Generally, demolition should be a last resort and used only in extreme situations where the building poses a threat to public safety and demolition is the only alternative. Demolition by neglect (letting a building intentionally deteriorate) is prohibited and will be weighed heavily when reviewing demolition requests.

In the Mount Emerald District, buildings, or significant portions of buildings, excepting intrusive additions or structures, in a district or individual landmark shall not be demolished. However, where a building poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the building.

The Royer-Williams and Ryons-Alexander Landmarks shall not be demolished nor removed in part or in whole.

Violations

Any person conducting work requiring a Certificate, who has not obtained a Certificate, and any person conducting work contrary to an issued certificate, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in any sum not to exceed \$100.00. Each day that a violation continues shall constitute a distinct offense and shall be punishable as such.



Disclaimer:

The design standards include many photographs and diagrams to illustrate acceptable or unacceptable approaches. The illustrations are provided as examples and are not intended to indicate the only options. If there appears to be a conflict between the text of the design standards and a related illustration, the text shall prevail.

1. Treatment of Historic Architectural Features

- 1.1. Preserve, maintain, and repair significant stylistic and architectural features.
 - a. Do not remove or alter significant architectural details which would change the architectural style of the building.
 - b. To avoid repair and replacement, employ preventative maintenance measures such as rust removal, caulking, and re-painting.
 - c. Use proven restoration techniques to clean and/or repair architectural details.
 - d. Only repair the portion of the material that is deteriorated, using the same kind of material as the original detail when feasible. Alternate materials may be acceptable if the size, shape, texture, and finish are similar to the original material appearance.
- 1.2. Do not add details that are not original to the building. New architectural details should be based on pictorial, physical, or other historic evidence.
 - a. Where a detail is missing, use existing components as a pattern to replicate the missing detail. Where evidence is limited, a new design that is a simplified interpretation of a similar feature may be acceptable.
- 1.3. Do not cover or conceal architectural details.



The Hurlbut-Yates home picture above is an excellent local example of significant architectural details as seen in the barge board, porch pediment, and delicate spindles that should be preserved through preventative maintenance.



Remaining portions of the cornice details on these two buildings can be used to repair or replace damaged portions of the rest of the cornice lines.



The fire escape on this historic commercial building is obscuring the date and the cornice line of the building and should be avoided by relocating the exit on a side or rear facade.

HELPFUL LINKS

ITS Bulletin 38: [Alterations Without Historical Basis](#) (2006)

ITS Bulletin 50: [Reusing Special Use Structures](#)

ITS Bulletin 56: [Alterations Without Historical Basis](#) (2010)

NPS Brief 17: [Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.](#)

NPS Brief 35: [Understanding Old Buildings: The Process of Architectural Investigation.](#)

NPS Brief 47: [Maintaining the Exterior of Small and Medium Size Historic Buildings.](#)

2. Building Materials

Retaining original materials in lieu of replacement or covering helps achieve three goals—preserve the integrity of the building, maintain the character, and reduce environmental impacts.

All Materials

- 2.1. Original building materials should not be removed, especially if in good condition.
 - a. Only repair damaged portions of the material using in-kind materials that duplicate the size, shape and texture as closely as possible.
 - b. Remove non-original materials if they have not achieved historic significance, making sure to test a small area to ensure the underlying material will not be damaged.
 - c. If salvaging the original material to reuse as a structural member is not feasible, it should be salvaged to replicate the original appearance of the material, while concealing the new structural treatment.



The example to the left shows a rounded column exposed to reveal the true 4x4 structural post supporting the front porch. Alterations that require new structural reinforcement should replicate the original column surround.



The wood siding above should be repaired with in-kind siding on the lower boards, however the upper boards in better condition should be sanded and repainted.



An example of a brick structure once covered in stucco that is failing and breaking away. In this case, the stucco should be carefully removed and the brick and mortar repaired.

2.2. Preventative measures should be taken to ensure the long-term maintenance of original materials.

- a. Non-original surface treatments, such as water-repellent coatings, may be applied to masonry as a last resort only after repointing and if masonry repairs have failed to arrest water penetration problems. Depending on the type of coating and the type of wall assembly it is being applied to it can have issues bonding properly, be challenging to remove, or create more water issues.
- b. Applying water-repellent coatings that change the historic appearance or trap moisture and is not sufficiently permeable is not recommended.
- c. Anti-graffiti coatings can act as a negative vapor barrier and are not advisable, but may be applied when using a permeable coating and when a persistent graffiti problem exists.
- d. Non-original coatings, such as stucco, should not be applied to buildings as a substitute for repairs.
- e. Chemical preservatives or paint may be applied to wood features that are subject to weathering, such as exposed beam ends, outriggers, or rafter tails and to exposed metals.

2.3. Materials should only be cleaned when necessary to halt deterioration or remove heavy soiling or corrosion, not to create a “like-new” appearance which needlessly introduces chemicals or moisture into original materials.

- a. Cleaning tests on a small, inconspicuous portion of the building, should be conducted and be monitored over a sufficient period to allow long-range effects to be predicted and confirm no damage to the color, texture, or finish will result from the cleaning.
- b. The gentlest method possible, such as using a low-pressure (300 psi) water and detergent and natural bristle or other soft-bristle brush should be used. Sandblasting and high-pressure water is not recommended as it will damage the material.
- c. Water or liquid treatments should not be used when freezing temperatures are possible.
- d. Chemicals that have the potential to damage such as acid on limestone or marble or failing to neutralize or rinse off chemical cleaners from the surface is discouraged.

Masonry

2.4. Masonry should be patched, spliced, consolidated, or otherwise reinforced using recognized preservation methods.

- a. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters.

2.5. Mortar joints should be repointed where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.



The example above should be avoided as the repair and replacement of brick over time has used three different bricks along with painted brick creating a mismatched appearance.

- a. Deteriorated lime mortar should be hand raked to avoid damaging the masonry.
- b. Use of power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-original material which is causing damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short, vertical joints in brick masonry.
- c. Original mortar should be duplicated in strength, composition, color, and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible. Width and profile should also be duplicated. The best way to inform the proper mortar is through a mortar test of the existing mortar.

- 2.6. Brick that has never been painted should remain unpainted. Painting brick facades does not allow brick to breathe as it was designed to do and will lead to issues with trapped moisture creating ongoing maintenance issues.

Stucco

- 2.7. Repair should be done by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.
 - a. Deteriorated stucco should not be replaced with synthetic stucco, an exterior finish and insulation system (EFIS), cement board, or other non-traditional materials.

HELPFUL LINKS

- NPS Brief 1: [Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.](#)
- NPS Brief 2: [Repointing Mortar Joints in Historic Masonry Buildings.](#)
- NPS Brief 6: [Dangers of Abrasive Cleaning to Historic Buildings.](#)
- NPS Brief 10: [Exterior Paint Problems on Historic Woodwork.](#)
- NPS Brief 38: [Removing Graffiti from Historic Masonry.](#)
- NPS Brief 39: [Holding the Line: Controlling Unwanted Moisture in Historic Buildings.](#)
- NPS Brief 42: [The Maintenance, Repair, and Replacement of Historic Cast Stone.](#)
- NPS Brief 22: [The Preservation and Repair of Historic Stucco.](#)
- NPS Brief 27: [The Maintenance and Repair of Architectural Cast Iron.](#)
- NPS Brief 7: [The Preservation of Historic Glazed Architectural Terra-Cotta.](#)
- NPS Brief 15: [Preservation of Historic Concrete.](#)



The image above shows a proper patch for an original stucco wall just before painting.

Wood

- 2.8. Paint removal should be considered only when there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate coatings.
- When paint is removed, it should be to the next sound layer using the gentlest method possible (ex: hand scraping and hand sanding) prior to repainting. Chemical strippers may supplement these methods, but caustic paint-removers should not be used. Additionally, abrasive methods such as open-flame torches, orbital sanders, and high-pressure water should also be avoided.
 - Thermal devices like infrared heaters may be used when total removal of paint is necessary, and all flammable debris is first removed.
 - When dealing with lead paint, removal methods should employ a poultice to which paint adheres or using coatings that encapsulate lead paint where the paint is not required to be removed to meet environmental regulations.
 - Colors should be appropriate to the historically painted wood features however color is not regulated by these design guidelines.

HUD Lead-Based Paint and Historic Preservation

There are different levels of historic treatments appropriate to different levels of building significance and condition. Controlling lead hazards in historic buildings is a balancing act between several important objectives: childhood health, economic feasibility, and historic preservation. For instance, abatement methods that permanently reduce lead hazards may have a more negative effect on the character of a historically significant home than interim controls. For homes of great historic significance, removing historic paint layers and their substrates can result in an irretrievable loss of materials and craftsmanship. Interim controls are more suitable as a long-term solution as long as the historic property is maintained in good condition. As deteriorated elements are repaired or replaced, much of the lead-based paint can be removed with appropriate methods. Retention of the maximum amount of historic material as possible is the goal, while providing a lead-safe housing unit.

<https://www.hud.gov/sites/documents/LBPH-20.PDF>



The images above show the progress of removing vinyl siding that damaged the clapboard siding and caused the removal of window surrounds which needed to be rebuilt and patched. The picture on the right shows the front finished elevation, newly painted, with a side elevation relieved of the vinyl siding awaiting a fresh coat of paint.

Metal

- 2.9. Do not place incompatible metals together without an appropriate separation material. If not properly treated, the less noble metal will be corroded such as copper's corrosive effect on cast iron, steel, tin, and aluminum.
- Preserve original cast iron, steel, copper and other original materials used in columns, roofs, fences and decorative features.
 - Modern metal siding such as aluminum or steel are not recommended and should not be used to cover original wood, stucco, or brick siding. (See [Preservation Brief 8](#))



The oriel window clad in metal pictured above has not been properly maintained and is rusting as a result.

Alternative Materials

- 2.10. Repairs are preferred over replacement even if the repair is done with a synthetic material.
- If maintenance and repair have not been successful, alternative materials may be necessary to ensure continued preservation of a historic structure. In some situations, such as in the case of a fire, original materials may be damaged beyond repair or are lost altogether.
- 2.11. There are several reasons why a substitute would be needed outlined below and discussed in more detail in [NPS Brief 16](#). This recently updated document has a wealth of information to use when proposing an alternative material.
- Unavailability of historic materials
 - Unavailability of skilled artisans or historic craft techniques
 - Inadequate durability of original materials
 - Code-required performance changes
 - Replacement of secondary features
 - Reconstruction of a missing feature
 - Enhanced resilience and sustainability
- 2.12. It is not appropriate to cover up original materials if it will alter the appearance, proportions, and details of the historic building and if it will conceal future deterioration.
- If a compelling reason is found to use alternative replacement materials, quality should be a primary concern when selecting the substitute material. Applications should include information on how the product has held up over time.
- 2.13. To ensure the replacement material is comparable to the original material the substitute should meet the following basic criteria:
- The material is compatible with or replicates the original material in **appearance**.
 - The physical **properties** are similar to the original material, or it is installed in a manner that the old and new material do not create issues.

- c. The material must meet basic **performance** expectations over an extended period, being comparable to the performance of the original material.
- d. The level and location on the building will be considered. Preservation of the original material at eye level is more important than areas higher up or on non-primary facades where it will be challenging to tell the difference between original and replacement.

Synthetic Products

- 2.14. While it is recommended to remove non-original materials during a project and restore the original material, existing non-original products such as vinyl or metal siding may be replaced with the same material administratively. The addition of new non-original siding to a building requires HPC review.
- 2.15. Vinyl and metal siding is not recommended as a new material on buildings because it does not allow an old house to breathe due to the unknown factor in moisture resistance in historic homes. Without proper air flow, wood siding underneath can start to rot and create perfect conditions for termites. Vinyl is also an unsustainable material with a poor carbon footprint and toxic fumes if it catches fire.
 - a. If vinyl siding is found to meet the alternative material criteria for a project, the profile shall match the width of the original siding.
 - b. Vinyl siding should not be used to cover up a stucco or masonry building.
- 2.16. Fiber cement products are comparable replacements for historic materials like asbestos siding that may need to be replaced for environmental concerns.
 - a. Widths and profile should match the original material profile.
 - b. If replacing or covering wood siding, a smooth finish should be selected over an imitation wood grain look.

Alternative Material Submission Requirements

To aid in review and ensure the substitute material meets the guidelines the following items need to be submitted with the application for a certificate:

- 1) Pictures with dimensions of the original material width and depth at various angles.
- 2) Description with supporting pictures of the condition of the existing material and need for replacement.
- 3) Description of the work done to date to try to maintain or repair the material.
- 4) Information (brochures, cut sheets, samples, etc.) describing the proposed alternative material which includes dimensions, material composition, texture, installation method, and demonstrated long-term performance/durability.

HELPFUL LINKS

NPS Brief 8: [Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings.](#)

NPS Brief 16: [The Use of Substitute Materials on Historic Building Exteriors.](#)

3. Roofs

Retaining original roof materials and configuration is important because it contributes to the character of a historic building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as original gutter systems, cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning. When located within a district, alterations can impact the pattern of similar roofs along the block face.

- 3.1. Clean gutters and downspouts and replace deteriorated flashing. Replacement flashing should match the material, color, profile, and patina of the existing material. Roof sheathing should also be checked for indications of moisture due to leaks or condensation.
- 3.2. Ensure historic and/or original drainage features and systems that divert rainwater from surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly. If beyond repair, the drainage feature(s) may be replaced with an in-kind product that matches the scale, material, color, and profile.
 - a. Copper, galvanized steel, and aluminum are appropriate replacement materials. The ideal design is a half-rounded downspout due to its strength, however given cost considerations rectangular gutters may be considered.
- 3.3. Temporary waterproof membranes, roll roofing, plywood, or tarpaulin can be used to protect a leaking roof until it can be repaired, but should not be

- used more than 4 months.
- 3.4. When necessary, deteriorated materials may be replaced if the replacement duplicates the form and detailing as closely as possible. Only the portion that has deteriorated should be replaced.
 - a. For example, an entire slate roof should not be replaced if only a small portion can be repaired with replacement tiles.
- 3.5. If using the same kind of material is not feasible on a whole roof replacement, a compatible substitute material may be considered if the appearance, size, scale, and texture are similar. Low pitched roofs and roofs greater than a story are more ideal for these modifications because the visual impact is reduced.

- a. A wood shingle roof may be replaced with a neutral-colored asphalt shingle or synthetic product that matches the appearance of the wood shingles.
- b. If proposing a metal roof, two acceptable roofing types are 5V crimp or flat panel standing seam. Panels should be 16 to 18 inches wide.



The synthetic slate roof on the Grainbelt Brewery in Minneapolis is nearly identical to the original slate roof given the height and scale of the building.

- c. Clay tile roofs should be replaced with quality clay, concrete, or metal tile with a matching profile. If proposing a synthetic tile, the original tile profile should be retained.

3.6. Replacement of asphalt shingle roofs whether 3 tab, rolled, or architectural shingle is allowed with any of these three types of asphalt shingle products such that the profile and design of the new shingle product matches the existing or a documented original appearance.



Above: three most common types of asphalt shingle found in Lincoln: rolled asphalt shingle (left), 3 tab shingle (middle), architectural shingle (right)

Rooftop Alterations

- 3.7. Preserve the form and features of the original historic roof.
 - a. Avoid altering the length and depth of original overhangs which are characteristic of many architectural styles such as the bungalow.
 - b. Preserve roof features such as original dormers, parapets, chimneys, towers, turrets, crests, etc.
 - c. Maintain the original roof shape and form.
- 3.8. Minimize the visual impacts of skylights, dormers, elevator or stair towers, decks or terraces, or other rooftop alterations.
 - a. Locate new dormers or skylights below the ridgeline of the roof, preferably on the rear or a side-facing slope when possible. Dormers or skylights installed on the side facing slope shall be set back from the edge of the roofline by at least 2 feet to minimize its visibility.
 - b. New skylights should have a low profile, and not be a bubble skylight or other form that is not flat.
 - c. Dormers should be designed to match the prevailing style of dormers in the area. For example, a

shed dormer would be inappropriate when most dormers or rooflines are gable in shape.

- 3.9. The addition of a cool or green roof can be an efficient energy savings measure for historic buildings when properly designed.
 - a. Ensure the additional landscaping, railings, or other furnishings are not visible from the public right-of-way and do not damage the roof structure.
 - b. Inspect the rooftop structure to ensure it has the capacity to carry the additional weight of the plantings and soil necessary for the roof.

HELPFUL LINKS

ITS Bulletin 32: [Roofing Materials: Slate Roof Treatments](#)

NPS Brief 4: [Roofing for Historic Buildings.](#)

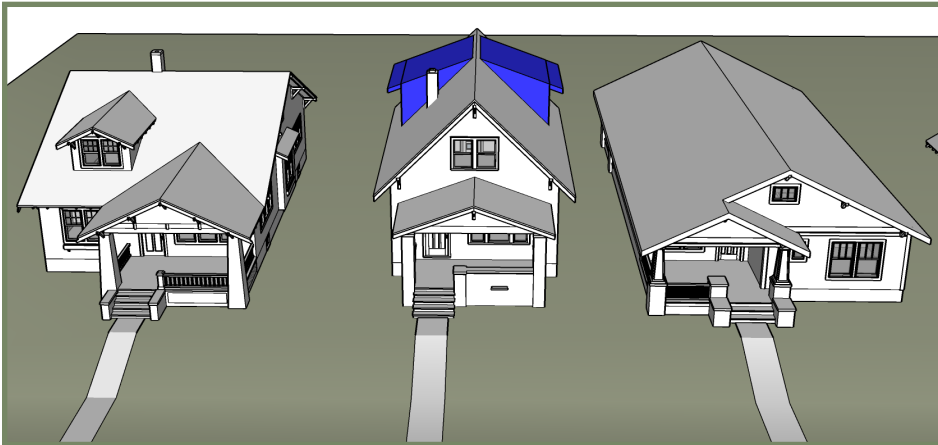
NPS Brief 19: [The Repair and Replacement of Historic Wooden Shingle Roofs.](#)

NPS Brief 29: [The Repair, Replacement, and Maintenance of Slate Roofs.](#)

NPS Brief 30: [The Preservation and Repair of Historic Clay Tile Roofs.](#)

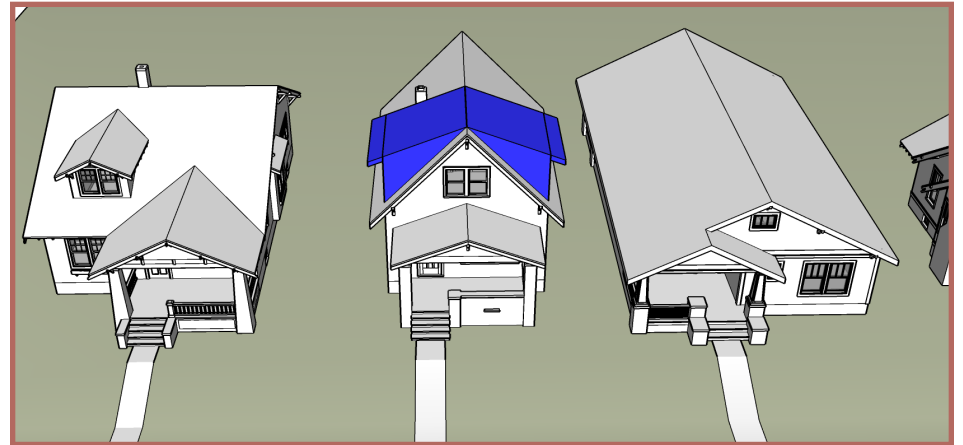
ITS Bulletin 54: [Installing Green Roofs on Historic Buildings](#)

Appropriate Dormer Additions



The dormer addition above is located on the rear half of the roofline, does not break the eaves or ridgeline, and matches similar dormer designs seen in the area.

Inappropriate Dormer Additions



The dormer addition above is located on the front half of the roofline, breaks the eaves and ridgeline, and negatively impacts the historic appearance of the home.

Appropriate Raised Roof



The rear dormer addition is set back from the edge of the roofline and not visible from the public right-of-way.

Inappropriate Raised Roof



This approach to the rear dormer raises the entire rear roofline which greatly alters it's original appearance and is visible from the public right-of-way.

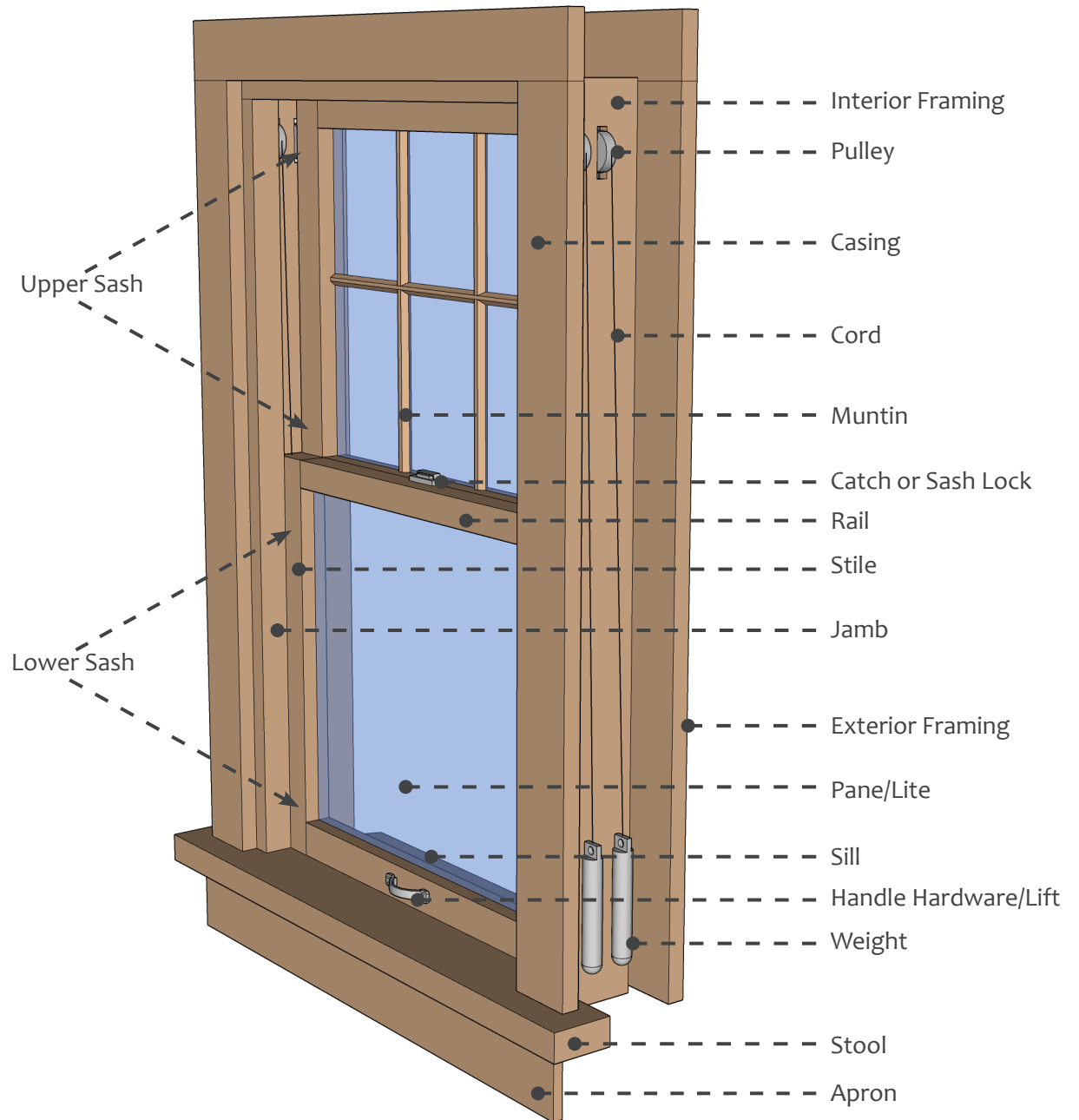
4. Windows

Windows are a significant feature of buildings and should be retained and preserved with their original functional and decorative features. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

Protection and Energy Efficiency

- 4.1. The wood or metal which comprises the window jamb, sash, and trim should be protected through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.
- 4.2. Windows should maintain a weathertight seal by recaulking gaps in fixed joints and replacing or installing weatherstripping.
- 4.3. Storm windows may be added that match or have a one-over-one pane configuration that does not obscure the original window characteristics. Alternatively, interior storm windows may be appropriate.
- 4.4. Historic operability of windows should be retained by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) and replacing deteriorated gaskets or insulating units.

ELEMENTS OF A WINDOW



- 4.5. Original windows may be retrofitted with high-performance glazing, clear film, or low-emissivity (low-e) glass to reduce solar heat gain, if the historic character can be maintained.
 - a. Film installed in a slightly lighter shade of the same color tint when replacing glazing panels on historically dark tinted windows to improve daylighting is allowed.
- 4.6. Single-glazed sashes may be modified to accommodate insulated glass or low-e glass when it does not jeopardize the soundness of the sash or significantly alter its appearance and spacer grids match the color of the window sash.
- 4.7. Installation of light-control devices on the historic building where appropriate to the building type, such as light shelves in industrial or mid-century modern buildings, awnings on some commercial and residential buildings and shutters on residential buildings that had them historically is permitted.

Repair

- 4.8. Preserving original window material should be prioritized.
- 4.9. Window frames and sash may be repaired by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods should be the first option.
- 4.10. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated, broken, or missing components of features when there are surviving prototypes, such as sash, sills, hardware, or shutters.
- 4.11. Special care should be given to repairing and maintaining leaded-glass or stained-glass windows. If beyond repair, the replacement should be with a similar window.

HELPFUL LINKS

ITS Bulletin 14: [Adding New Openings: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls](#) (2000)

ITS Bulletin 21: [Adding New Openings: Adding New Openings on Secondary Elevations](#) (2001)

ITS Bulletin 23: [Windows: Selecting New Windows to Replace Non-Historic Windows](#)

NPS Brief 9: [The Repair of Historic Wooden Windows.](#)

NPS Brief 13: [The Repair and Thermal Upgrading of Historic Steel Windows.](#)

NPS Brief 33: [The Preservation and Repair of Stained and Leaded Glass.](#)

Replacement

- 4.12. Replacing in kind an entire window should be considered only when the window is too deteriorated to repair.
- 4.13. Replacements should match the material, type, size, operation, and divided-light configuration and pattern. While wood is the most common historic window material, buildings constructed mid-century often have steel and aluminum windows that would have been original to the structure and therefore historic.
- 4.14. True divided light windows are preferred, however simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass) are allowed. Muntins between panes of glass are not allowed except on floors above the third level of taller buildings.
- 4.15. Replacement windows should be durable, repairable, and recyclable and may have two or three panes for increased efficiency. New glazing should retain the original transparency level of the original window.
- 4.16. If using the same kind of material is not feasible, then a compatible substitute material such as aluminum clad wood windows or fiberglass windows with a similar profile and color as the original window may be considered. Given the poor environmental impacts, low quality and durability, and negative visual impact, vinyl windows should not be used regardless of visibility.

- 4.17. To accommodate a new use, deteriorated windows may be replaced with new windows that operate differently. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes.
- 4.18. Non-original windows may be replaced with new windows that are compatible with the historic character of the building.
- 4.19. Windows that have been formerly blocked or closed in should be reopened with a window that replicates the original to the extent possible based on photographic evidence and is energy efficient.



True Divided Light: Each muntin holds a separate piece of glass, so for a four-pane window there are four pieces of glass held by each set of muntins



Simulated Divided Light with Spacer: two panes of glass are separated by a spacer bar with muntins applied on the outside of the glass.



Not Recommended: Muntins are placed between the two panes of glass on the inside.



Aluminum clad wood window without screen (left) and with screen (right)

New Openings

- 4.20. New window openings are appropriate for rear or secondary facades if required by a new use such as residential in a former warehouse building.
- 4.21. New openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration. New openings on the primary façade are discouraged.

Egress

- 4.22. Locate new or expanded egress windows on secondary, non-street facing facades if possible.
- 4.23. If egress is required on a primary or front façade, maintain the width and header height of the existing opening, when possible.
- 4.24. If the new egress replaces the original window, the new window should match the original material.
- 4.25. Visible window wells should not protrude more than 6 inches in height above grade.

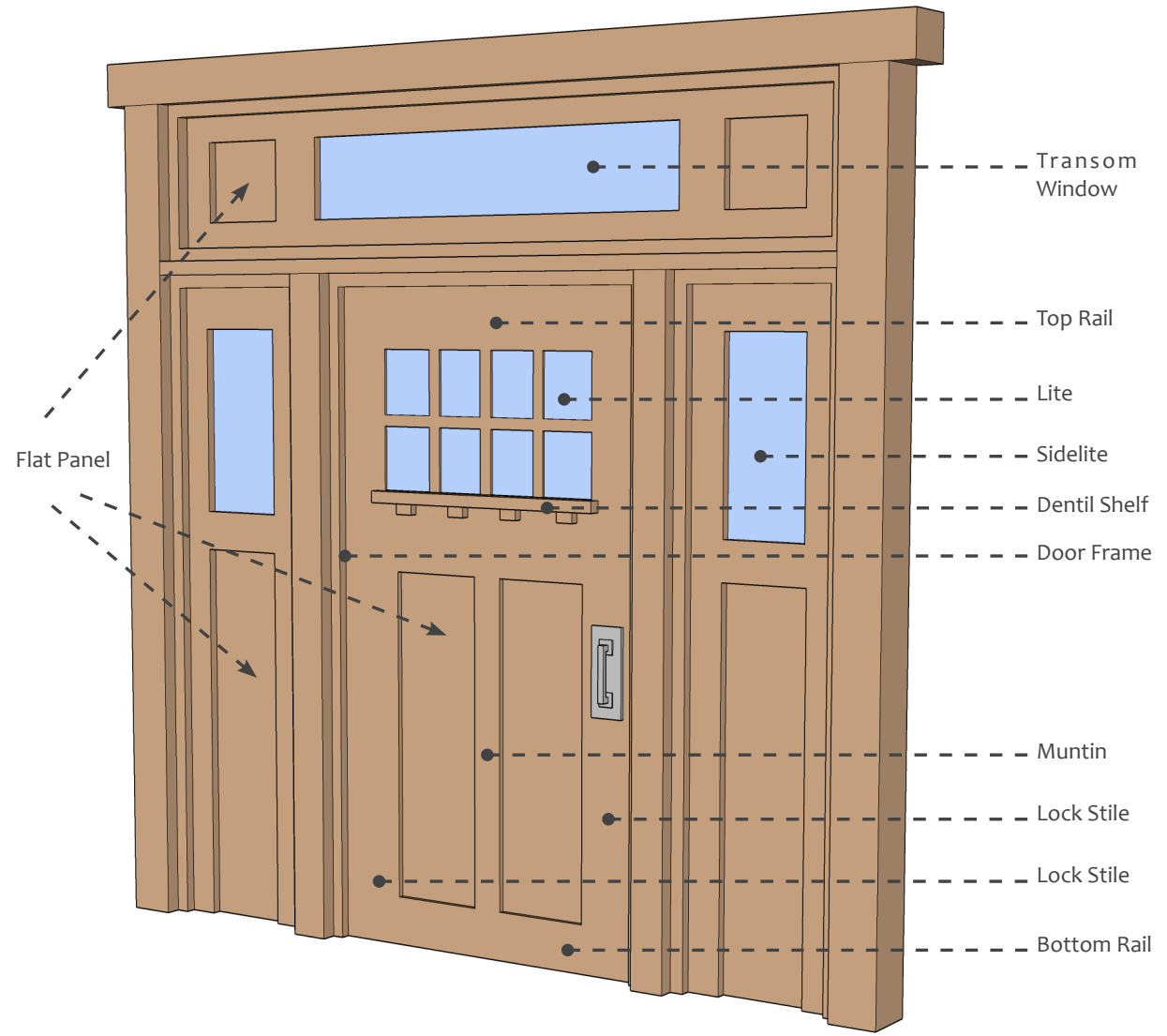
5. Doors

Doors, especially on the main entrance, are character defining features that help convey the architectural style of the building. Significant elements of a door include the door itself, transoms, sidelights, and decorative surrounds. Most residential doors were originally made of wood, while some commercial doors were metal.

Protection and Energy Efficiency

- 5.1. Preserve features including door frames, sills, heads, jambs, moldings, detailing, transoms, stained glass, hardware, and flanking sidelights.
- 5.2. Limit replacement parts to only those deteriorated beyond repair. For example, damage is common on the latch side of doors and should be repaired using appropriate techniques such as splicing and patching.
- 5.3. Do not alter the original size and shape of the door opening. If necessary for accessibility reasons, please see the Accessibility section for guidance.
- 5.4. Do not relocate doors, block in the original door openings, or add new openings on primary facades.
- 5.5. Do not enclose transoms or sidelights original to the building.
- 5.6. Enhance the energy efficiency of original doors with weather-stripping and putty replacement surrounding the glass panes.

ELEMENTS OF A DOOR



Replacement

- 5.7. Replacement of a original door is allowed only when it is demonstrated to be beyond repair.
- 5.8. Replacement on primary facades may be with a similar style wood or aluminum-clad wood door. Secondary facades may also use fiberglass doors. Preference is to replace the door with a original salvaged door that is appropriate to the style of the building.
- 5.9. The style of door should replicate the original to the extent feasible, matching any divided light configurations that existed with true divided lights or spacers between two panes. Muntins are not allowed as substitutes.
- 5.10. Replacement doors should preserve the original opening size and should not include infill framing to reduce the size of the door, nor should it be enlarged. When necessary, a small amount of infill may be used on doors not visible from the street.
- 5.11. Glass should be clear or nearly clear on primary facades, however frosted glazing is allowed on secondary or rear facades.
- 5.12. New hardware should be appropriate to the age and style of the building.
- 5.13. Doors should be exterior rated doors.
- 5.14. When replacing a non-original door or a formerly covered opening, use photographic evidence or evidence from similar style properties to match the doors appearance and operations. A simple design using wood, aluminum clad wood, or fiberglass door is acceptable when no evidence exists.

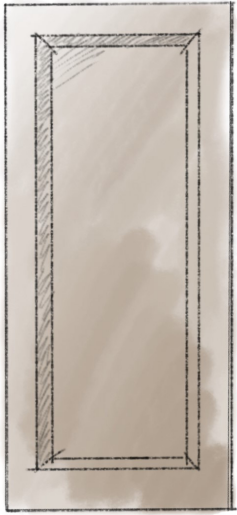
Screen and Storm Doors

- 5.15. Original screen and storm doors should be preserved and maintained with similar methods as noted for primary doors.
- 5.16. New screen and storm doors may be added to protect the original door. On primary facades, baked-enamel aluminum or wood in a color that matches the door frame and surround with a full view glass are allowed. On secondary facades half light screen and storm doors are permitted.

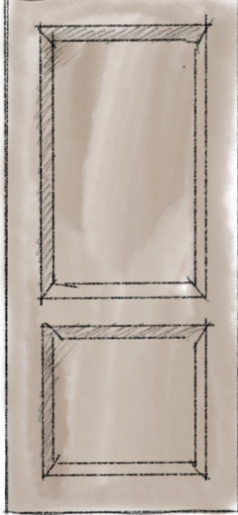


Modern full light storm door with concealed screen (left) and historic 8 lite storm door which needs maintenance to maintain its operability (right)

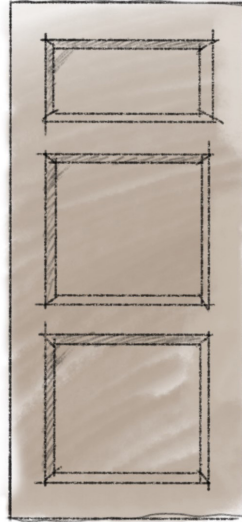
DOOR STYLES



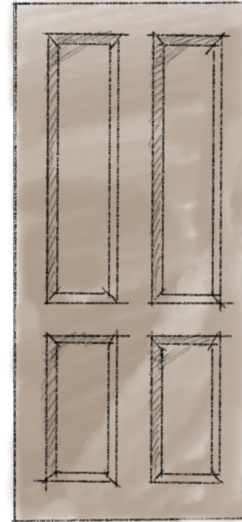
Single Lite



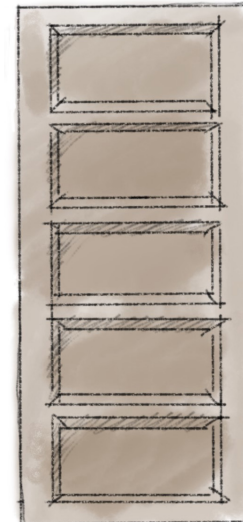
Single Lite



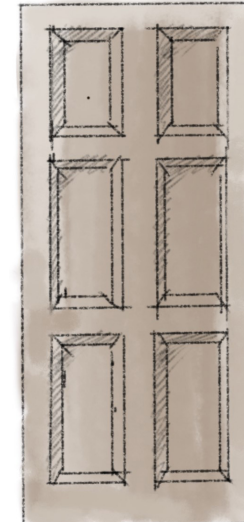
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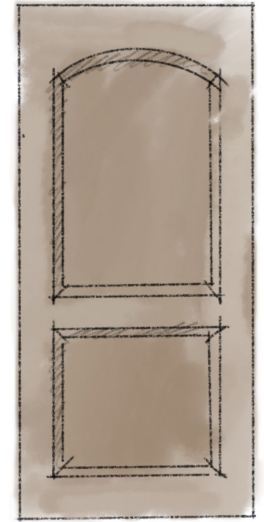
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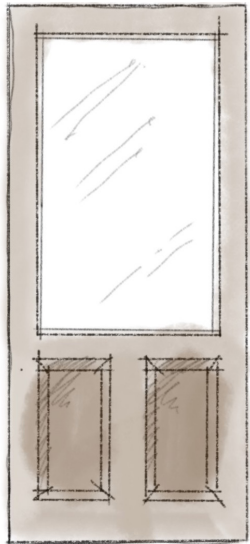
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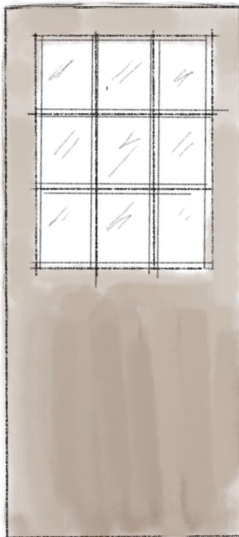
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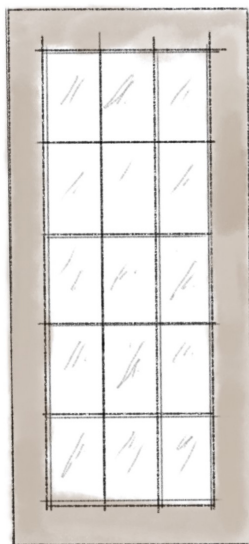
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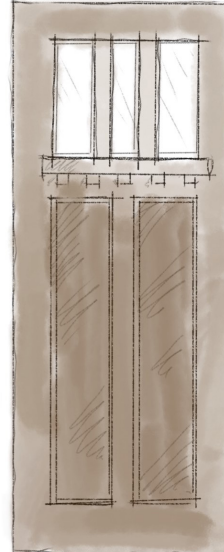
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HELPFUL LINKS

ITS Bulletin 4: [Exterior Doors: Inappropriate Replacement Doors](#)

ITS Bulletin 22: [Adding New Openings: Adding New Entrances to Historic Buildings](#)

ITS Bulletin 26: [Entrances and Doors: Entrance Treatments](#)

ITS Bulletin 30: [New Entries: New Entries on Mill Buildings](#)

6. Foundations

Foundations are often minimally visible on a building, protruding a few feet above grade and obscured by vegetation on residential structures. While visually less prominent, structurally the foundation plays an important role in supporting and elevating the main floor of the building. It also protects against water infiltration. The most common historic foundation materials in Lincoln are brick, stone, or rock-faced cement block. Common replacement materials are poured concrete or smooth cement block.

- 6.1. Preserve and maintain original foundation materials, design, and detail through proper maintenance and drainage techniques.
 - a. Keep gutters in working condition and direct the downspouts away from the building.
 - b. Ensure irrigation systems are not spraying the foundation.
 - c. Keep shrubs and trees away from the perimeter of the foundation.
- 6.2. Do not paint previously unpainted foundations.
- 6.3. Do not remove ventilation openings or basement windows.
 - a. If basement windows are to be filled in, use metal or wood panels in lieu of masonry products to help remove moisture.
- 6.4. If a foundation is beyond repair and requires replacement, the portion of the foundation above grade should match the original. During demolition of the original foundation, original material should be salvaged to reuse on the portion above grade, whether it serves as a veneer or a structural member.
 - a. If salvage or replacement in-kind is not feasible, original foundation material may be replaced with a product that replicates the original in size, shape, profile, and texture such as a split faced concrete block in lieu of rock faced concrete block.



Improper maintenance of gutters which creates risk for water infiltration into the foundation



Improper blocking in of basement window



Historic rock-faced concrete block foundation that should be retained for either structural reuse or aesthetic reuse.



Smooth concrete block foundation which departs from the original look of the rock-faced concrete block.

7. Storefronts

Storefronts are a key aspect of commercial districts providing a comfortable pedestrian environment, engaging streetscape, and important element for interpreting the building history and significance. Storefronts are unfortunately one of the most altered aspects of commercial buildings, with many wooden doors and windows replaced with aluminum versions. The addition of awnings or canopies can be decorative, protect pedestrians from inclement weather and provide a shady space to walk, and reduces the amount of sunlight entering the building and thus the energy used to cool the building.

Character Defining Features

- 7.1. Identify, retain, and preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building.
 - a. A typical late 19th or early 20th century storefront features a support beam separating the first and second floor with transom window above, masonry support piers on the ends, cast iron columns flanking the main central entry which has a single or double door, and large display windows sitting on a solid panel roughly 24 inches or less above the ground (also known as the bulkhead).

ELEMENTS OF A STOREFRONT



7.2. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures.

- a. Transom windows should not be removed or enclosed.
- b. Avoid altering the size and shape of a storefront opening.

7.3. The removal of inappropriate, non-original cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.

Protection

7.4. Proper cleaning, paint removal, and reapplication of protective coating systems should be done to protect masonry, wood, glass, ceramic tile, and metals which comprise storefronts.



The 1884 Schwarz Paper Building at 747 O Street features a cast iron storefront with engaged Corinthian colonettes, central pier, rosettes and terra-cotta capitals.



The above storefront has a modern aluminum frame with the original roller awning intact above. The unpainted metal stands out from the buff brick facade and is not a recommended replacement.



The Occidental Saloon at 735 O Street appears to also be cast iron but is instead the Victorian storefront is carved out of wood.

Repair and Replacement

- 7.5. Storefronts may be repaired by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods.
 - a. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of storefronts when there are surviving prototypes, such as transoms, base panels, kick plates, piers, or signs.
- 7.6. If replacement is necessary, it should be done in kind using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation.
 - a. If using the same kind of material is not feasible, then a compatible substitute material may be considered when it retains the historic configuration of the storefront.
- 7.7. Glazing and transparency should be retained to allow the openness of the interior to be experienced from the exterior.
 - a. Window treatments may be installed on the interior to add necessary privacy for new uses.
 - b. Reflective, opaque, or tinted glass is only allowed in the transom window when necessary.
 - c. If previously covered, original transom windows should be uncovered and restored, replacing any cracked or missing glass with matching material.
- 7.8. Solid, non-commercial doors or mill-finish metal doors should not be installed.
- 7.9. Slipcovers (metal or plastic siding material covering the original building façade) should be removed after a thorough analysis of the condition of the building beneath. Following removal, any necessary repairs to the building should be completed following the applicable design guidelines.
- 7.10. Interior changes have the potential to greatly impact the exterior visual qualities of a storefront. HVAC equipment or other additions to the ceiling area that would be visible through the storefront should be set back a minimum of 6 feet from the glass.



In the example above, the storefront has been greatly altered with modern materials and a design that removes the historic glass display windows and is not a recommended approach.

HELPFUL LINKS

ITS Bulletin 13: [Storefronts: Repair/Replacement of Missing or Altered Storefronts](#)

ITS Bulletin 48: [Replacement of Missing or Altered Storefronts](#)

ITS Bulletin 49: [Designing Compatible Replacement Storefronts](#)

NPS Brief 11: [Rehabilitating Historic Storefronts.](#)

ITS Bulletin 27: [Awnings: Adding Awnings to Historic Storefronts and Entrances](#)

NPS Brief 44: [The Use of Awnings on Historic Buildings: Repair, Replacement and New Design.](#)

NPS Brief 16: [The Use of Substitute Materials on Historic Building Exteriors.](#)

Awnings and Canopies

- 7.11. Preserve original canopies and awnings when possible, repairing using recognized preservation methods when necessary.
- 7.12. Canopies or awnings that replace missing historic canopies should be reconstructed based on documentation of the location, appearance, and materials. If documentation does not exist, replacement designs should be based on the surrounding context.
- 7.13. Undocumented or new canopies should be a simplified version of a comparable canopy or a similar structure in the surrounding context.
 - a. Awnings should be the same shape as the opening they cover. For example, a rectangular opening should have a traditional sloped shape awning, while arched openings are more suitable for a dome or bullnose style awning.
- 7.14. New canopies or awnings should match the established height in the district and its size equal in proportion for the height and projection from the building.
- 7.15. The frame of a canopy should not cut across openings and should blend with the elements of the storefront to be less noticeable.
- 7.16. New canopies or awning framework and covering materials should be of durable materials historically found on commercial or residential buildings such as canvas, wood, or metal. Plastic or vinyl canopies and awnings are prohibited.
- 7.17. Awnings should not have bottoms as they could trap moisture and cause mildew and rot.



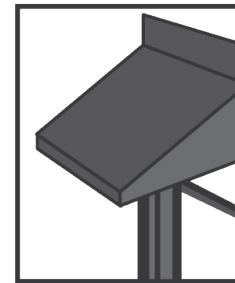
The historic awning above has been carefully preserved and provides protection for pedestrians from inclement weather in addition to reducing glare into the large glass windows. It is also a good example of a chain supported canopy.



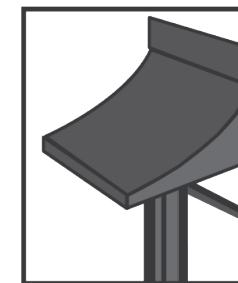
Post supported canopy



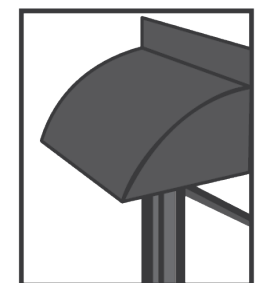
Suspended aluminum canopy



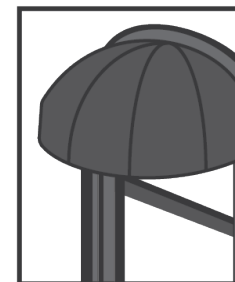
Standard



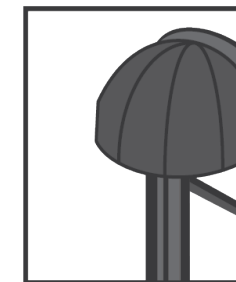
Concave



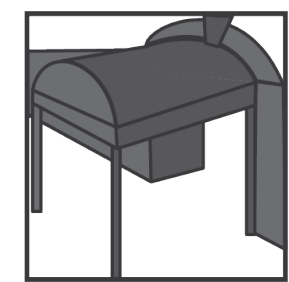
Convex



Bullnose



Dome



Marquee

8. Porches, Decks, Balconies, Patios, and Docks

Identify, retain, and preserve porches, decks, balconies, and patios (referred to collectively as entrance features) and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Protection

- 8.1. Original entrance features should be retained even if they will no longer be used because of a change in the building's function.
- 8.2. Surface treatments such as cleaning, paint removal, and reapplication of protective coating systems should be done to protect the masonry, wood, and metals comprising the entrance features.

Reconstruction

- 8.3. A new entrance feature may be replaced when using historic evidence that confirms that one was originally present. Alternatively, if a similar nearby structure has a porch or stoop, the design may be replicated.
- 8.4. If documentation on the exact design of the entrance feature is not available, the replacement porch should be a simplified design that is appropriate to the architectural style of the building and the district.
- 8.5. If no evidence exists that a particular entrance feature existed, a sensitive and appropriately scaled patio or outdoor seating area is a suitable alternative.
- 8.6. New entrance features on secondary elevations are permitted when required for the new use when done in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance feature is clearly subordinate to original primary entrance, porch, etc. and does not cause the loss of architectural features).

ELEMENTS OF A PORCH

The Anatomy of a Porch

- a - Pier, penetrates ground, supports floor structural system and columns
- b - Fascia covering floor framing
- c - Floor (or deck)
- d - Bed Molding covering joint between fascia and floor
- e - Column supporting entablature above

Entablature (f, g, h)

- f - Architrave of entablature
- g - Frieze of entablature
- h - Cornice of entablature

Roof Railing (i, j, k, l)

- i - Newel (or Pedestal) of roof railing
- j - Balusters of balustrade
- k - Top rail of balustrade
- l - Bottom rail of balustrade

Balustrade around floor (m, n, o)

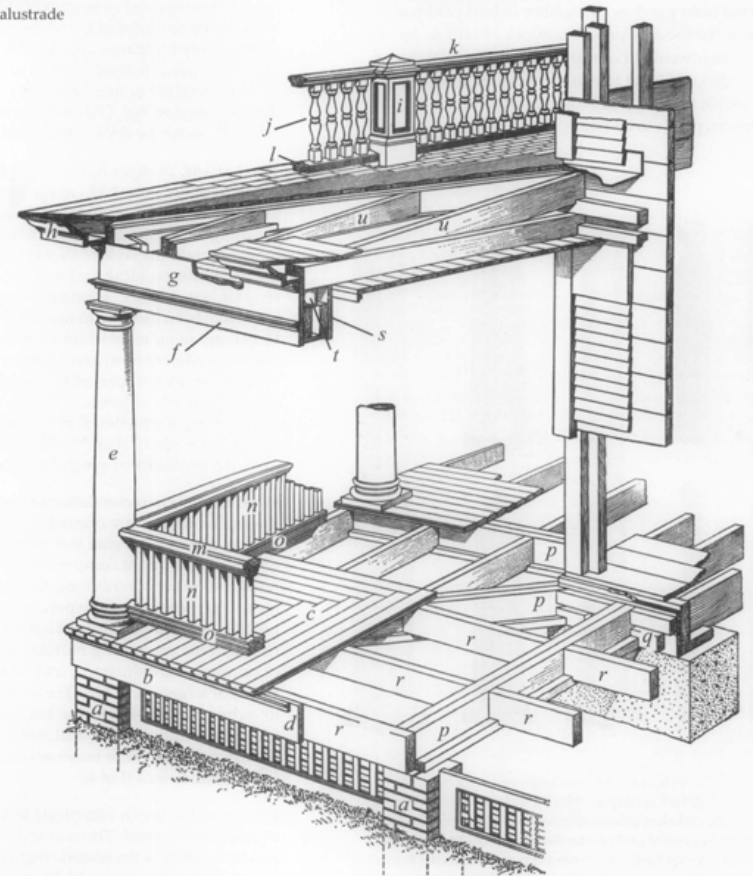
- m - Top rail of balustrade
- n - Balusters of balustrade
- o - Bottom rail of balustrade

Structural system of deck (p, q, r)

- p - Girder rests on piers and ledgers, support joists
- q - Ledger fastened to house sill, supports girder
- r - Joist fastened to girder, supports floor

Roof Structural System (s, t, u)

- s - Beams inside the entablature span from column to column, support plate
- t - Plate of the entablature rests on beams, supports roof rafters and ceiling beams
- u - Rafter of the roof structural system

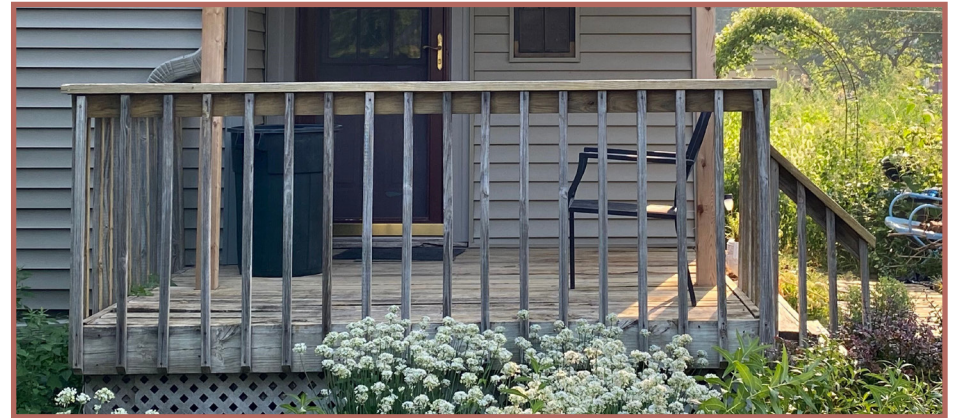


Drawing courtesy of Thomson Education Direct.

Repair and Replacement

- 8.7. Repairing should be the first option which includes patching, splicing, consolidating, and otherwise reinforcing them using recognized preservation methods.
- a. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated features or missing components of features when there are surviving prototypes, such as balustrades, columns, and stairs.
- 8.8. Replacement in-kind of an entire entrance feature is allowed when it is too deteriorated to repair if using the physical evidence as a model to reproduce the features or when the replacement can be based on historic documentation.
- 8.9. Original wood railings should be replicated with a replacement wood railing that matches the profile, size, spacing, and proportions of the original. If originally painted, the new railings should also be painted.
- a. Railings should have both a top and bottom rail with bottom rails clearing the floor by a few inches. Unmodified 2'x4' boards should not be used as a top rail as they do not properly shed water. Balusters should not be attached to the sides of the top or bottom rails.
 - b. Balusters should be spaced with a clear opening no greater than 4 inches unless historical evidence demonstrates otherwise.
- 8.10. If replacing a rounded wood column with a square wood column, a cap and base roughly half as tall as the column is wide should be included. The width of the columns should match the width of the beam it supports.
- a. Because square wood posts are susceptible to damage in their corners, a chamfer of 45 degrees should be cut into each corner of the post.
 - b. When using panels to construct the column, materials should be chosen to avoid horizontal seams and should be mitered at the corners. When framing the panels, 1" thick boards that are no wider than 1/3rd the width of the column is recommended.

- 8.11. The column base should never protrude beyond the edge of the porch flooring and should align with the face of the pier or foundation below.



Ballusters should not be attached to the sides of the top or bottom rails.



The porch skirting and railings above are not an appropriate treatment for a historic building. The square columns that replaced originally rounded columns illustrate the panel design with base and cap concept, however the tapered design is not true to the prairie box style of the home.

- 8.12. The horizontal beam that holds up the roof (often part of an entablature) should not be wrapped with synthetic material, however when approved the material should be installed so the grain runs horizontal as an original wood beam would appear.
- 8.12.b.1. The beam should rest on the column with the outside edges aligning with the column shaft. This centuries old design element seen throughout Lincoln homes is structurally the best approach to porch loading.
- 8.12.b.2. If wrapping a support beam in wood, the seams between the horizontal faces and the bottom should be on the underside of the beam. Any overhang from the bottom of the beam wrap will allow water to sit and rot the wood.
- 8.13. Skirting should never wrap the entire porch base and conceal the column piers. The design should replicate the original which allowed for airflow beneath the porch.
- 8.14. Porch ceilings most commonly were wood, often in a tongue and groove installation. If deteriorated beyond patching and repair, simulated tongue and groove panels are an acceptable substitute. Vinyl should not be used unless demonstrated as the only alternative.
- 8.15. If using the same kind of material is not feasible for portions of the work, then a compatible substitute material may be considered. The alternative material should replicate the texture, appearance, and size of the original.
- a. When replacing stone bases or piers, stacked, faux stone is prohibited. It is recommended to reuse the original block. If salvaging the material as a structural member is not feasible, use it instead as a cover to replicate the original appearance of the block.
- 8.15.a.1. Split faced concrete block may be considered as a substitute when the original material is too damaged to reuse. Smooth faced concrete block is not recommended.
- b. Wood porch columns, particularly tuscan columns, are challenging to replace in-kind. A suitable substitute for a wood column is a molded composite column.



The partially enclosed porch above retains the original railings, columns, and visibility to the front facade.



These railings are not compliant with the guidelines, with a modern metal spindle going directly to the porch floor. The stone column base should also not be painted.

Alterations

- 8.16. Enclosing original porches on secondary elevations is allowed when required by a new use, when done in a manner that preserves the historic character of the building (e.g., using large sheets of glass and recessing the enclosure wall behind existing posts and balustrades).
- 8.17. Porches on primary elevations should not be enclosed, however screening when done in a manner that does not obscure major architectural details or building features may be approved on a case by case basis.
- 8.18. Replacement designs that do not alter the overall opening may be allowed to accommodate a new use such as the replacement of an entrance within the same opening using a glass garage door for a restaurant use.
- 8.19. If a balcony is to be added to a building where there were previously none, the material should be pressure treated wood or non-rusting metal with an open design that allows visibility to the building walls. The design, including the support material, should match the architectural style of the building. (i.e. a Victorian home should not have heavy wood brackets to support the balcony more commonly found in Georgian architecture.)
- 8.20. Reorienting front steps to accommodate modern accessibility and access codes should be done to retain the overall appearance of the porch or stoop.
- 8.21. The addition of railings and other safety or accessibility features on loading docks to accommodate reuse or adaptation of the building is allowed when the design is simple and does not compete with or obscure important architectural details of the building.

HELPFUL LINKS

ITS Bulletin 9: [Porches: Inappropriate Porch Alterations](#)
ITS Bulletin 16: [Loading Door Openings: New Infill for Historic Loading Door Openings](#)
ITS Bulletin 43: [Converting Fire Escapes to Balconies in Mill Complexes](#)
NPS Brief 45: [Preserving Historic Wooden Porches.](#)
NPS Brief 16: [The Use of Substitute Materials on Historic Building Exteriors.](#)



Example of a simple design for a front facade balcony.



Dock railing example commonly found in the Haymarket Historic District with a simplified design. Given the rust showing, the metal type used on future projects should be looked at for compliance with the guidelines.

ESSENTIAL PORCH COMPONENTS



Support piers of original split rock masonry units

Simple wood railing with proper baluster spacing less than 4 inches

Gap between the bottom rail and the porch floor

Shaft width of the tuscan column matches the width of the above beam demonstrated by the overhang of the column cap as it meets the beam

Open vertical slat skirting original to the home with a modern trellis skirting added to the side at a later date. The recommended approach would be to match the original.

Wood beam with simple design

9. Additions

To accommodate new uses or new lifestyles, additions to a historic building may be necessary. Following the guidance in this section will ensure the continued use of a property while minimizing the visual and physical impacts of the addition on the structure, site, and surrounding district.

Placement

- 9.1. Addition should be placed where they are minimally visible from the public right-of-way and generally are not appropriate on the fronts of buildings.
- 9.2. Where possible, functions and services required for new uses (such as elevators and stairways) should be placed internally. If not feasible, they should be on secondary and non-character defining elevations, limited in size and scale in relationship to the historic building.

Design

- 9.3. The addition should result in the least possible loss of original materials and avoid obscuring, damaging, or destroying character defining features.
- 9.4. The addition should be subordinate and secondary to the historic building and compatible in massing, scale, materials, relationship of solids to voids, and color.
 - a. Additions should be smaller than the original building to avoid overwhelming the historic character.
 - b. Duplication of the exact form, material, style and detailing of the historic building in the addition would create a false sense of history.
 - c. The use of a hyphen or link can accomplish differentiating new and old while preserving the historic wall.
- 9.5. Materials used for the addition should be similar in scale, color, texture, and finish to the original materials on the structure or in the area.
 - a. Building materials in the same color range or value as those of the historic building should be used.



The addition (left) to the Sullivan Building is located at the rear and reflects the character of the original structure in a simplified version of the intricate design.



The additions to the Industrial Arts Building is an approach that deviates from the historic character by stepping back from the main facade with a neutral colored palette.

- b. Glass may be appropriate for small-scale additions, such as an entrance on a secondary elevation or a connection between an addition and the historic building.
- c. Standard brick sizes should be used. Thin brick veneer is not allowed. In commercial or industrial districts, standard brick embedded into precast panels may be used.
- d. Stone, cast stone, and masonry materials that replicate the look found in the district are allowed.
- e. Stucco should be cementitious and a minimum 7/8 inch thick. EIFS is not an allowable alternative. Fiber cement panels may be used on secondary facades but is not recommended on primary facades.
- f. Architectural metals should not be used on residential buildings in locations visible from the public right-of-way but may be used when designed with a matte finish in commercial or industrial districts.
- g. Wood siding, shingles, and shakes should be installed with orientations and reveals (exposed widths) that are similar to what is found in the district or on the original portion of the building.
- h. New materials that have characteristics similar to historic materials may be approved when they have a similar size, shape, and texture.
- i. The number of materials on the addition should be limited to one or two, depending on the scale of the addition.

9.6. Base the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.

- a. Window and door materials should be similar to the historic building. For example, wood, aluminum clad wood, and fiberglass are appropriate window materials for residential additions.
- b. Windows should have either true divided lights or simulated divided lights with a spacer bar, not muntins between glass panes.
- c. Glass should be clear or near clear low-e glazing with frosted glass allowed on secondary elevations or bathrooms.
- d. Doors should be a more simplified design, not replicating the exact design of the historic structure entrance.



The two story link with three story garage addition competes with the original home in overall scale and massing, however the neutral color palate and matching roof pitch with step back in the link portion are in alignment with the historic home.



The addition to this home for the garage has similar results as above, also with the problem of a modern garage competing with the main porch and entrance to the home given the close proximity.

- 9.7. Retain the appearance and orientation of the original primary entrance.
- 9.8. Distinguish the old and new portions of the building so the new construction blends with the old, but doesn't create an exact replica or creates a false sense of history.
- a. Incorporating a simple, recessed, small-scale hyphen, or connection, to separate the addition physically and visually from the historic building helps to distinguish new from old.
 - b. Setting the addition back from the wall plane of the historic building by at least four inches is another approach.
- 9.9. The addition stylistically should fit the building type (ex: residential, commercial, etc.) using a simplified version of the architecture style of the original or a compatible, contemporary style.
- 9.10. In addition to the relationship with the historic building, the design should reflect its location in the historic district, neighborhood, and setting.
- a. Porch eaves, roof lines, overall height, and other features should relate and align with adjacent structures when possible.
- 9.11. The roof configuration of the addition should be compatible with the original structure including the pitch, orientation, and complexity.
- a. Roof materials should be compatible with the historic structure roof materials in terms of visual impact, texture, and architectural style compatibility.



The second story addition detracts from the character of this foursquare home and should have been designed on the rear facade.

HELPFUL LINKS

- ITS Bulletin 3:** [New Additions: New Additions to Mid-Size Historic Buildings](#) (1999)
- ITS Bulletin 18:** [New Additions: New Additions to Mid-Size Historic Buildings](#) (2001)
- ITS Bulletin 36:** [Rooftop Additions](#)
- ITS Bulletin 34:** [Additions: Completing Never-Built Portions of a Historic Building](#)
- ITS Bulletin 37:** [Rear Additions: Rear Additions to Historic Houses](#)
- ITS Bulletin 47:** [Rooftop Additions on Mid-Size Historic Buildings](#) (2007)
- ITS Bulletin 53:** [Designing New Additions to Provide Accessibility](#)
- NPS Brief 14:** [Exterior Additions to Historic Buildings: Preservation Concerns.](#)
- ITS Bulletin 10:** [Stair Tower Additions: Exterior Stair/Elevator Tower Additions](#)

Rooftop

- 9.12. When necessary, rooftop additions should be set back at least one full bay, but no less than a distance equal to the proposed height of the addition, from street adjacent elevations.
 - a. Generally, rooftop additions to small residential homes should be limited to dormer additions and not the addition of a full story (see Rooftop Alterations for guidance on dormer additions). In limited cases where the home is on a small lot with no opportunities for a ground floor addition, a rooftop addition may be considered.
- 9.13. Additions should only be one story in height to minimize its visibility and impact on the historic character of the building. The height should be inconspicuous when viewed from surrounding streets.
 - a. Care should be given to the design of the addition on low-rise, one to three story building to ensure it does not overwhelm the building and negatively impact the district.
- 9.14. Historic features should not be obscured or removed when adding a rooftop addition.
- 9.15. Rooftop additions with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) should be set back and designed in a manner to avoid impacting the historic character of the building.
- 9.16. When feasible, mockups should be erected on the roof to demonstrate the visibility of the addition as viewed from the surrounding streets. At a minimum, a diagram or rendering showing the building addition site line impact shall be submitted.

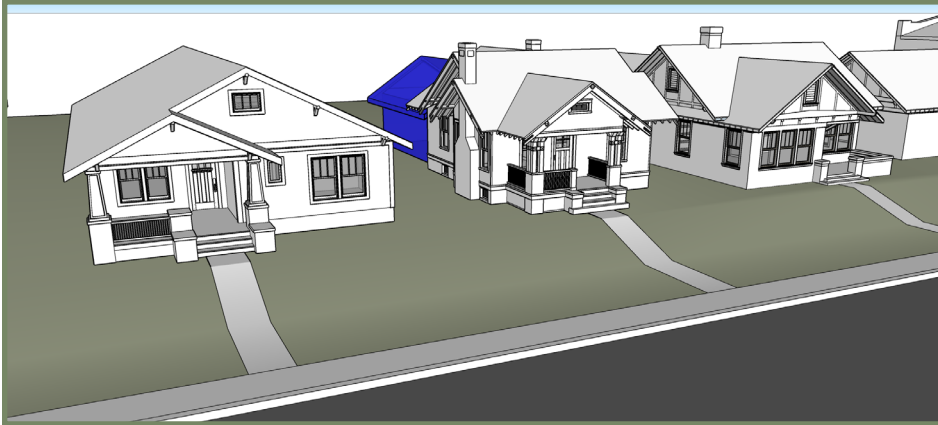
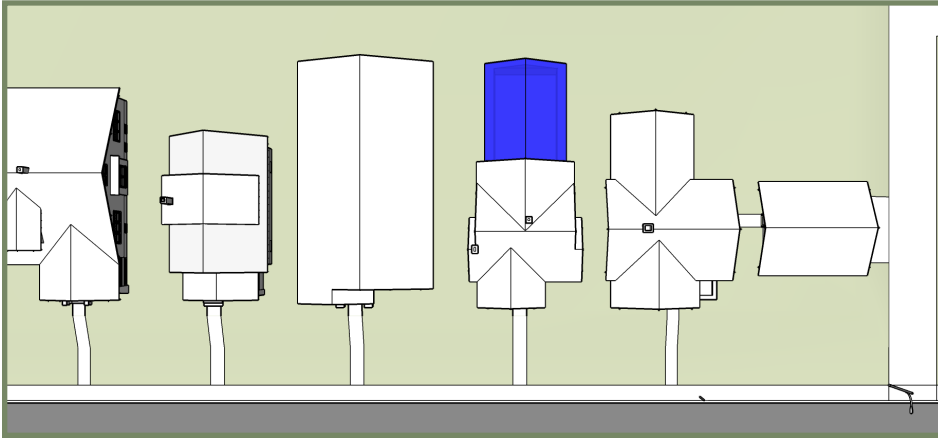


The rooftop addition on this historic building was not set back from the building edge and the blank facade competes with the street facing facade of the historic building.



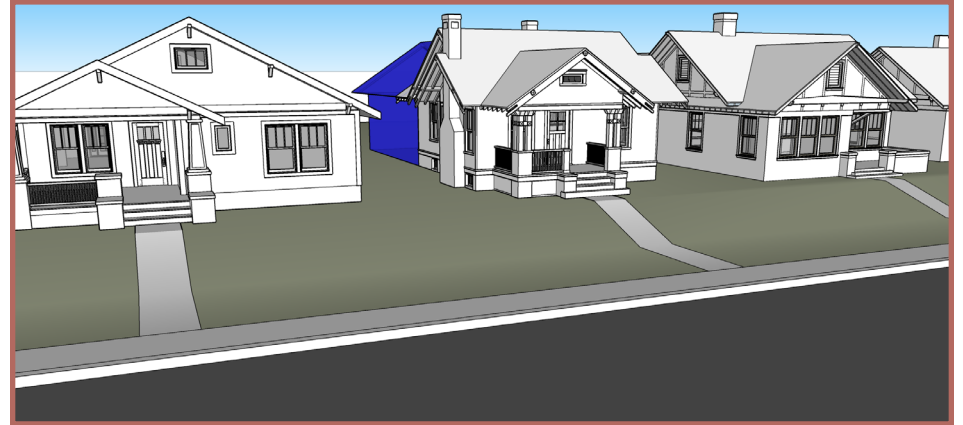
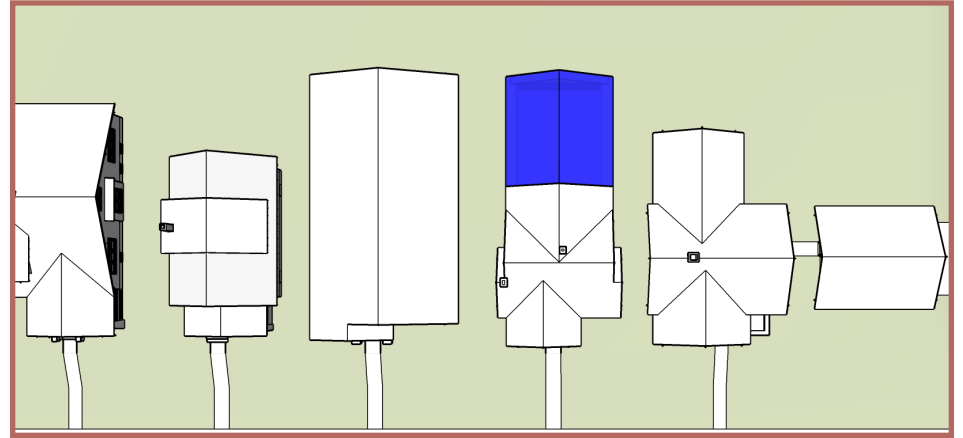
A rooftop patio space on the four story building is minimally visible from the street, but provides some outdoor space for the building tenants.

APPROPRIATE ONE STORY ADDITION



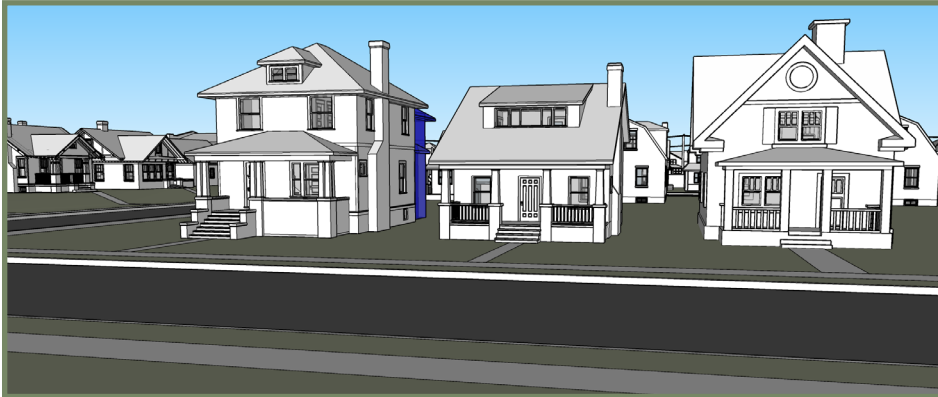
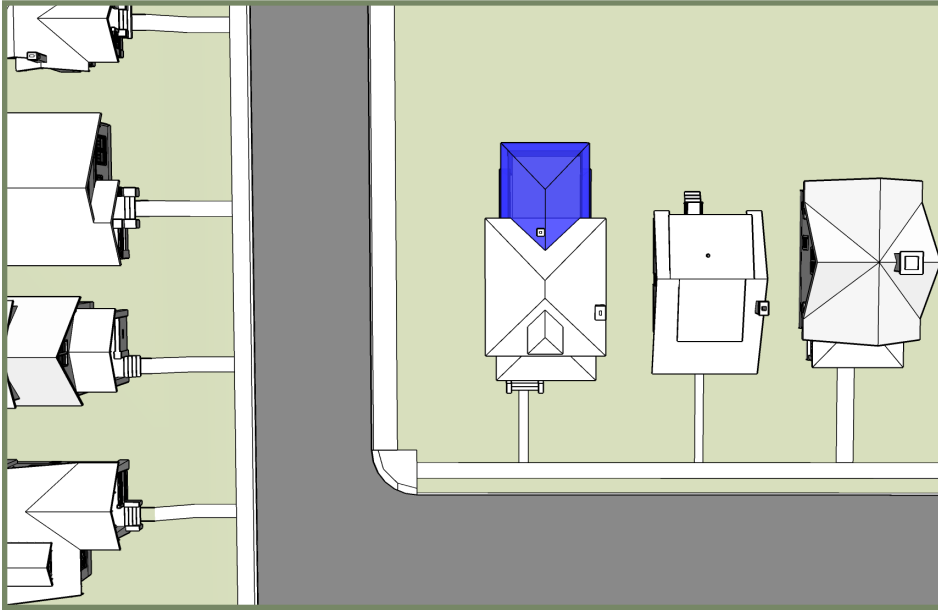
The one-story addition is inset from the side walls of the original dwelling and the roofline is below the original roofline.

INAPPROPRIATE ONE STORY ADDITION



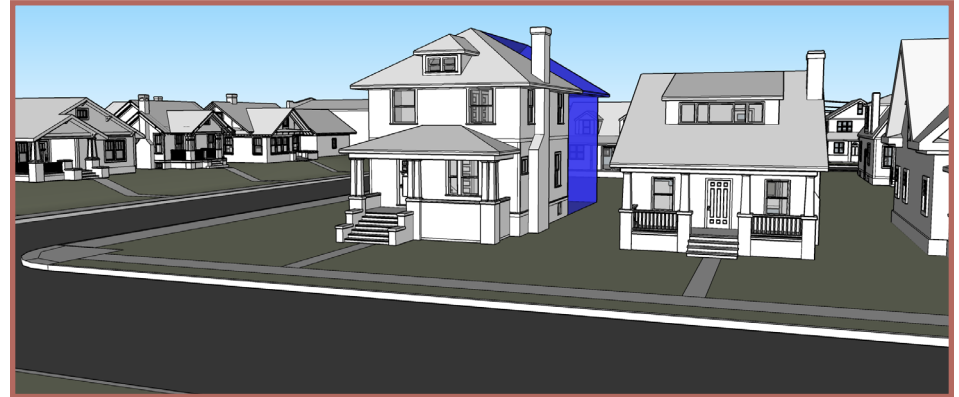
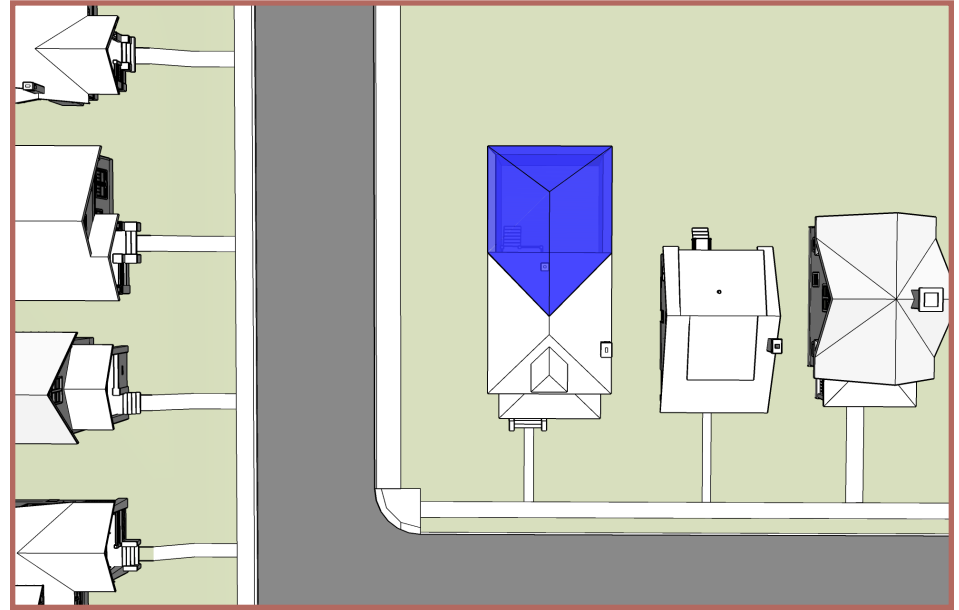
The inappropriate approach on this one-story addition is the extension of the home without any differentiation between old and new as the side walls of the addition extend back from the original with no set back.

APPROPRIATE TWO STORY ADDITION



The minimum visual impact of the two story addition is created by inseting it from the side walls off the original home and scaling it down to be less than half the size of the original home.

INAPPROPRIATE TWO STORY ADDITION



Similar to the one-story addition, this two-story addition extends continuously from the original home and overwhelms the original with its mass and scale and gives an impression that the home was always this large.

10. Code-Required Work

Compliance with barrier-free access requirements and life-safety codes (including requirements for impact-resistant glazing or security) should result in the least amount of impact to the historic building's character-defining exterior features, finishes, and features of the site and setting.

Accessibility

- 10.1. Solutions to meet accessibility requirements should minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.
 - a. Place modifications on non-primary facades where possible.
 - b. Any changes should avoid altering the building and instead create exterior changes to the site to accommodate accessibility.
 - 10.1.b.1. Avoid damage to character defining features and design the modification to be reversible to accommodate future changes in technology or building use.
 - 10.1.b.2. A gradual slope or grade to the sidewalk to access the entrance is less intrusive than a ramp.
 - 10.1.b.3. If the landscape is a character defining feature, integrate ramps and other accessibility features with the slope and character of the setting.
 - c. Ramp design should be compatible with the original building in material and design.
 - d. If necessary to locate on a primary facade, lifts and ramps should be as inconspicuous as possible. Pre-manufactured steel ramps and lifts are typically not compatible with historic buildings.

HELPFUL LINKS

Preservation Brief 32: [Making Historic Properties Accessible](#)

Life Safety

- 10.2. Building material should only be removed after testing has been conducted to confirm hazardous material is present and should use the least damaging abatement methods.
- 10.3. Use relevant sections of existing codes regarding life safety for historic buildings that provide alternative means of code compliance when code-required work would otherwise negatively impact the historic character of the building.
- 10.4. When a second means of egress is necessary, existing openings on secondary or less-visible elevations or, if necessary, new openings on secondary or less-visible elevations, should be used.
- 10.5. Simple additions that do not detract from the character of the feature or obscure architectural details may be necessary to meet current codes. The original features should be retained in its original configuration, with simple additions to meet code requirements such as an extra railing above the original railing to meet the modern code height while retaining the original configuration underneath.

Chapter 12: Historic Buildings (IEBC 2018)

The City of Lincoln, as of October 2023, operates under the International Existing Building Code 2018 Edition. Chapter 12 Historic Buildings provides some exceptions from code requirements when the building in question has historic value. Chapter 20.08 of the Lincoln Municipal Code includes a list of amendments to this code, but much of the historic building exceptions are maintained. The IEBC should be consulted when rehabilitating or repairing portions of a locally designated commercial building or apartment with 3 or more units to ensure changes that would detract from the historic character under the standard IEBC aren't provided an exception under Chapter 12.

<https://www.lincoln.ne.gov/City/Departments/Building-Safety/Codes>



The above ramp was installed to provide ADA access to the businesses in the historic district. The low profile of the ramp walls avoids obscuring the facade of the adjacent historic buildings.



The image above shows the Old Federal Building with a ramp added to the rear of the building. The grey color of the railing does not compete with the building, however the amount of rails starts to interfere with the facade. It's location on the rear is ideal for a treatment of this level.



To meet code requirements on guard rail spacing, the Sky Park Manor project added the additional horizontal black rails which fade into the background, allowing the original aluminum rails to stand out.



The image above shows the Old City Hall with a ramp added on the side with a simple black railing that does not obscure the facade.

11. Garages and Accessory Buildings

Garages and accessory buildings are important for the function of modern living accommodating much larger vehicles than many of the early garage constructions, in addition to more equipment and other items necessary to maintain properties. The guidelines seek to strike a balance between function and historic preservation.

Exemptions

- 11.1. Sheds less than 10'-6" or 120 square feet located in the rear yard do not need to be reviewed or comply with the design standards below.
- 11.2. For guidance on demolition of original garages or carriage houses, see Demolitions.

Location and Access

- 11.3. A new garage or accessory building should be located to reinforce the historic pattern of the historic district or neighborhood, behind the front line of the main building, unless a different pattern of placement is prevalent.
- 11.4. Access to the new building should match that of the neighborhood. For example, if most garages are alley access, the new garage should be accessed from the alley.
- 11.5. Existing curb cuts should not be widened, and driveway widths should be limited to no more than 10 feet per garage stall.



The accessory building above matches the color and material of the adjacent house, with a slightly steeper pitched roof. The wrapped corners and simple bargeboard are additional features that make the building blend into the site.

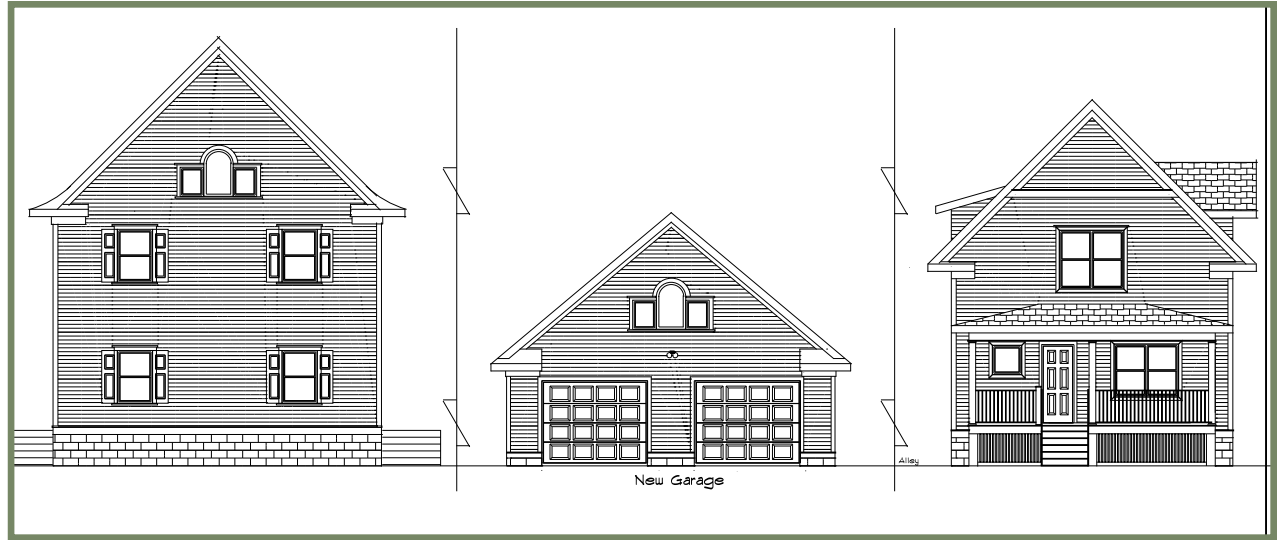
- 11.6. If garages are located along the alley, the new garage should also be located on the alley. Garage door orientation can be changed from facing the alley to facing a side lot line to accommodate vehicle stacking on-site without taking up more of the rear yard than necessary.

Design

- 11.7. A new garage or accessory building should be compatible with, and subordinate to, the main building and surrounding context in mass, form, and roof shape.
- 11.8. When the design of the building is based on the primary structure the design may be simplified.
- 11.9. The height of the building should be within the range of what is seen in the surrounding context for garage and accessory buildings and should not deviate more than 2-3 feet. In no instance should the new building be taller than the house.
- 11.10. Materials should be similar in scale, color, and texture to the primary structure, but do not need to replicate the original in-kind. For example, an accessory building for a stone house does not need to be built of stone.
 - a. Only one building material should be used unless the surrounding context or design of the main building supports additional materials.
- 11.11. Pre-fabricated metal outbuildings are not allowed.

HELPFUL LINKS

ITS Bulletin 2: [Garage Door Openings: New Infill for Historic Garage Openings](#)
ITS Bulletin 17: [Interior Parking: Adding Parking to the Interior of Historic Buildings](#)
ITS Bulletin 29: [Garage Doors: Adding Vehicular Entrances and Garage Doors to Historic Buildings](#)
NPS Brief 20: [The Preservation of Historic Barns](#)



The image above was submitted with a certificate application for a new garage in a local landmark district. The garage, located on the rear of the lot accessed from an existing driveway, is designed with a matching Palladian window in the attic space, cedar siding, and gable returns seen on the home (left). The illustration shows the proposed taller garage to accommodate attic storage remaining subordinate to and in scale with surrounding homes.



The shed above is located on the alley with simplified design that is similar in color, texture, and scale, while using a modern material, to the home above.



The garage above is slightly too tall to fit with the historic character of the primary dwelling with one overhead door as tall as the first floor of the home.



A prefabricated metal shed shown above would not be a suitable accessory building for a historic property if visible from the street.

12. New and Non-Contributing Buildings

The character of our city and our historic districts is continually evolving. While many districts are well built out, there are instances where new construction is necessary to replace a lost building or to fill a lot left vacant during the original development period. Additionally, some original buildings have been greatly altered or were built after the period of significance for the district and require unique guidance to promote compatibility with the historic structures. A context sensitive design approach starts with a respect for what exists and builds from there with new construction that fits with the surroundings. Context levels include adjacent properties within the immediate surroundings, as well as the surrounding context on the block including both sides of the street.

New Construction

- 12.1. New buildings on a site should only be considered if the historic building cannot accommodate the new or continuing use.
 - a. They should be located far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.
- 12.2. New construction should be compatible with the historic context but be distinguished from the old and seen as a modern structure, secondary in nature to the historic buildings.
 - a. Features should not be replicated that create a false sense of history, but consideration should be given to the character defining features of the district (see Appendix A) to ensure the design of the new building does not impair and instead supports these features.
 - b. Features such as porches in residential districts or defined cornices in commercial districts should be implemented and designed to fit with the surrounding context using proportions, materials, and features seen in the surrounding context.
 - c. The mass of the new building should reflect the proportions of height to width in the surrounding context. Long facades should be broken up with shifts in the wall plane and additional façade articulation.
- d. Similar rooflines should be used which fit with the prevailing pattern of rooflines in the district. This often means a flat roof in a commercial district with gable, gambrel, or hipped roofs in residential districts.
- 12.3. The new building should not be much larger than the historic buildings surrounding the site and should be in scale with the district.
 - a. The new building should be constructed at a similar grade to the surrounding buildings on adjacent lots.
- 12.4. Placement should be in line with the existing structures on the block and not set further back or far in front of the established setback.
 - a. The footprint of the new building should be similar to that of the coverage pattern in the surrounding context. If ample open space is the prevailing pattern, a new building should not cover most of the lot without leaving any open space.
- 12.5. Entrances and building orientation should be consistent with the established pattern within the surrounding context. Historically this means primary entrances face the street.



The three apartment buildings above do not fit with the historic district as the building to the right is a blank facade, the roofline configurations are hip whereas gable is predominant, and the windows on the middle apartments are at a height lower than the neighboring building. A positive is the overall height fits with the adjacent buildings without overpowering them.

- 12.6. Site features and land formations such as trees or sloping terrain may help minimize the new construction and its impacts.
- 12.7. Materials should appear similar in scale, color, texture, and finish to those found in the surrounding context.
- Brick should be of a standard size and depth. Thin brick veneer is not appropriate.
 - Stucco should be a cementitious stucco at least 7/8" in thickness. EIFS is not allowed
 - Fiber-cement lap siding or similar durable wood siding product should have a smooth finish.
 - Vinyl siding is not an appropriate material.
 - The number of materials used on one structure should be limited to one or two to avoid busy facades that are not commonly found on historic buildings.
- 12.8. Fenestration patterns (windows and doors) should be similar to what is found in the surrounding context in regard to opening sizes, location on the façade, and number of openings.
- Windows should follow the recommendations in Section 4.14-4.16 Window Replacement.
- 12.9. In addition to the guidance above, new parking garages should be designed with active ground floor uses to promote an engaging environment. If active uses are proven unfeasible, the façade should be designed with architectural detailing, murals, or landscaping.
- Upper floors of the parking garage should use durable and decorative screens to minimize the visual impact of cars.
- 12.10. When designing new buildings, consideration should be given to sustainable designs and approaches that complement the surrounding context. Often, the most sustainable design approaches are the way in which historic buildings were constructed such as a maximum depth of a floor plate of 2.5 times the wall height maximizes daylights and reduces electric loads.
- Building orientation should be considered to maximize solar gain in the winter and reduce it in the summer. This means orienting more glazing towards the north and south with limited east and west glazing. With the strong east-west grid in the older districts in Lincoln, this approach is easy to achieve while fitting in with the surrounding context.

- Roof configuration should be designed if solar power will be used to ensure proper placement of the panels to maximize gain (west and south orientation) and limit visibility from the street. The surrounding context for roof form and orientation should also be considered to ensure the design fits with the adjacent buildings.

Sustainable Design Recommendations

- Align most windows north-south and limit east-west glazing
- Maximize glazing above 7 feet off the floor for deep, even daylight
- Prioritize window U values of 0.25 and below
- Provide multiple layers of window control options to alter the indoor environment
- Maintain window to wall ratios between 25 and 40 percent
- Fiberglass and wood are the best window frame materials. Metal requires a thick thermal break to improve performance



The new Hilton Garden Inn located on 8th Street in the Haymarket Historic District is compatible with the district but can clearly be seen as a modern building. The dock height is continued along the new facade replicating the design of the Henkle and Joyce Building. The brick is distinguished with a new color and the offsets on the facade reduce the overall massing.



The above infill housing in the foreground was designed with durable materials, similar roof pitches, similar building setback, and a craftsman style that fits with the bungalows located across the street.



The Haymarket parking garage does an excellent job aligning the floor heights, fenestration pattern, and cornice line of the adjacent historic building. A slight offset in the facade creates three distinct bays, breaking up the large building mass.

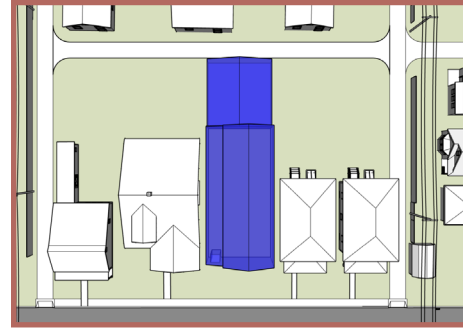
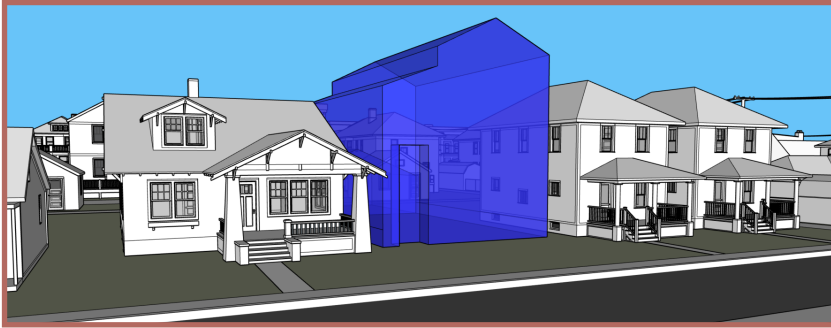
Non-Contributing Buildings

- 12.11. If the building was constructed during the period of significance but has since been altered to the point of non-contributing, it should be rehabilitated to bring it back to a contributing status.
 - a. Remove non-original materials and restore original materials.
 - b. Recreate missing architectural details based on evidence.
 - c. If materials have been replaced, modern replacement materials are acceptable but the style, opening, and configuration should match that of the original if known.
- 12.12. Non-contributing buildings constructed during the period of significance should be rehabilitated instead of demolished if feasible.
- 12.13. For non-contributing buildings designated as such due to their later construction outside the period of significance, changes should follow the guidance for new construction.

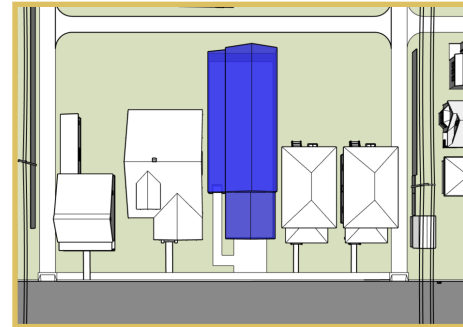
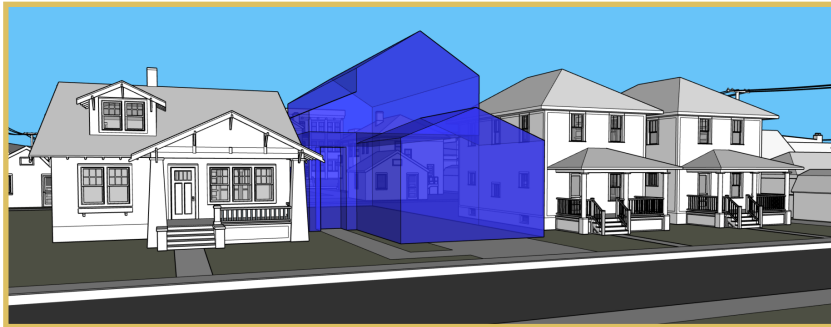
HELPFUL LINKS

- ITS Bulletin 3: [New Additions: New Additions to Mid-Size Historic Buildings](#) (1999)
- ITS Bulletin 18: [New Additions: New Additions to Mid-Size Historic Buildings](#) (2001)
- ITS Bulletin 34: [Additions: Completing Never-Built Portions of a Historic Building](#)
- ITS Bulletin 36: [Rooftop Additions](#)
- ITS Bulletin 37: [Rear Additions: Rear Additions to Historic Houses](#)
- ITS Bulletin 47: [Rooftop Additions on Mid-Size Historic Buildings](#) (2007)
- ITS Bulletin 53: [Designing New Additions to Provide Accessibility](#)
- NPS Brief 14: [Exterior Additions to Historic Buildings: Preservation Concerns.](#)
- ITS Bulletin 10: [Stair Tower Additions: Exterior Stair/Elevator Tower Additions](#) Cross listed with Accessibility

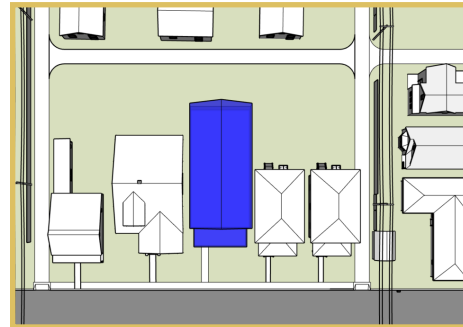
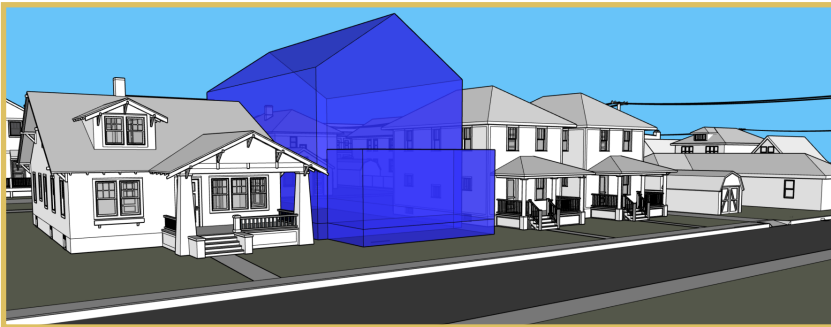
EXAMPLES OF RESIDENTIAL INFILL



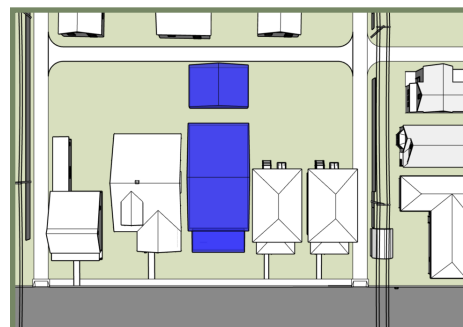
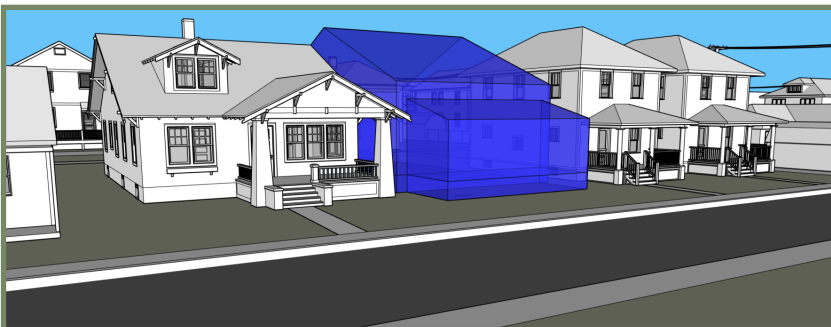
- This example would not be acceptable because:
- The design is out of scale with the adjacent homes (too large)
 - Lacks a front porch
 - Has multiple roof lines that are not found in the district.



- This design is better, but still questionable because:
- The scale is still somewhat large for the district
 - The roofline should be one style, not split.
 - The front wall of the house sits far behind the established front line of the district homes.

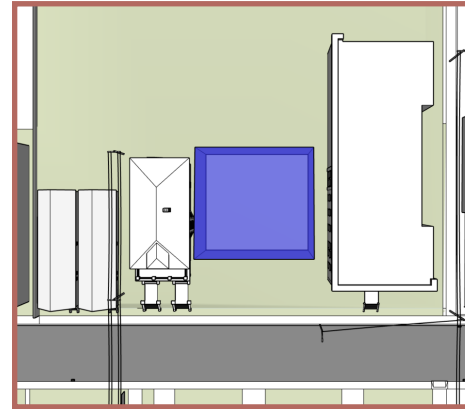
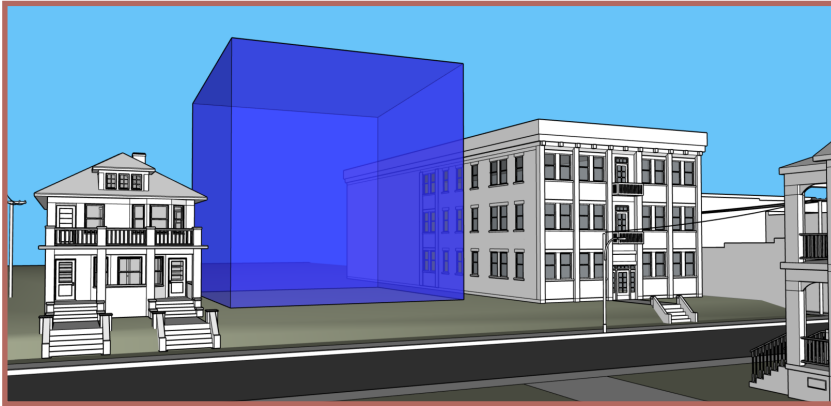


- Another questionable design:
- The scale is still too large
 - The single gable roof is an improvement
 - The home should slide forward to align with the adjacent homes
 - The full front porch is similar to the adjacent homes

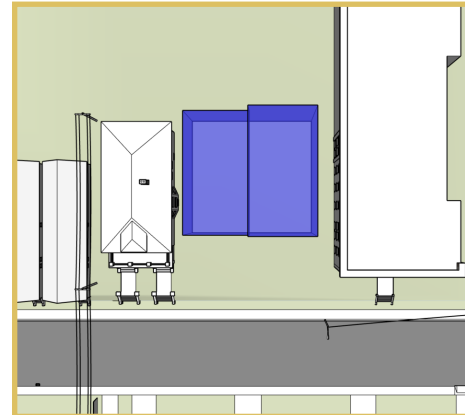
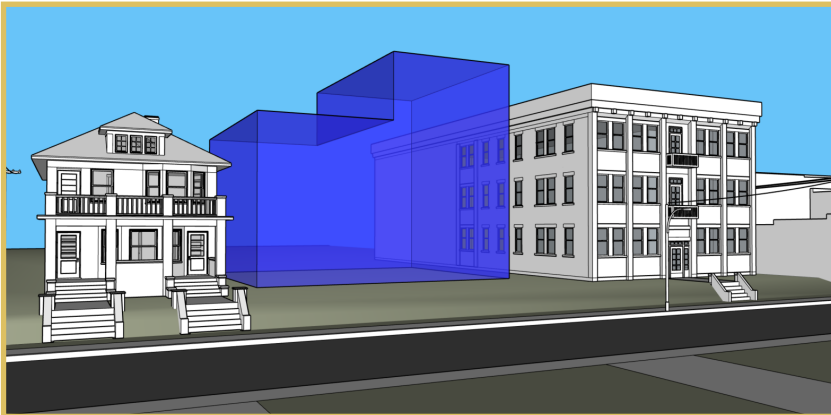


- An example of an ideal infill:
- The home is scaled appropriately to fit with the adjacent homes
 - The full front porch is retained
 - The roof configuration is similar to the adjacent bungalow
 - The front of the house is more in line with adjacent homes

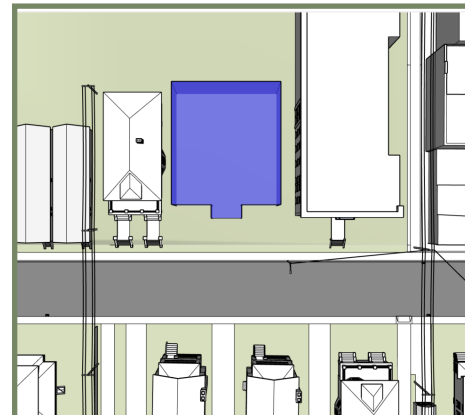
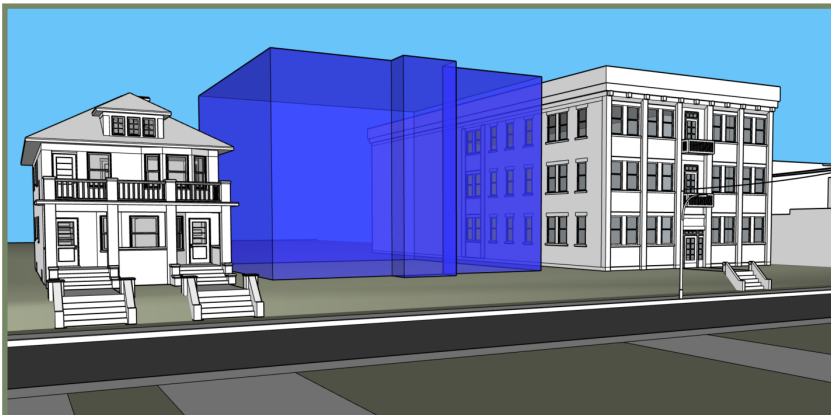
EXAMPLES OF MULTIFAMILY INFILL



- This example would not be acceptable because:
- The height towers over the duplex and is several stories taller than the apartment
 - The building sits back from the established front line of buildings
 - No attention is given to a defined entrance feature

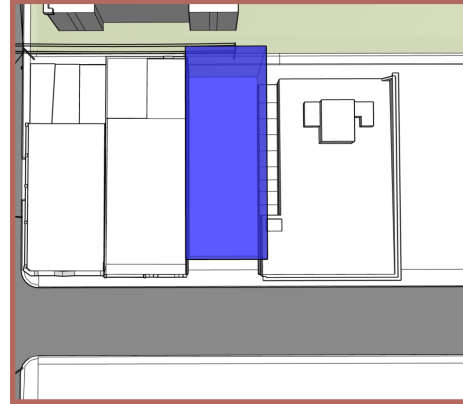


- This example would have some merit because:
- The massing is scaled to be similar to the shorter duplex and step up to the larger apartment
 - The building still is too far back from the front established setback



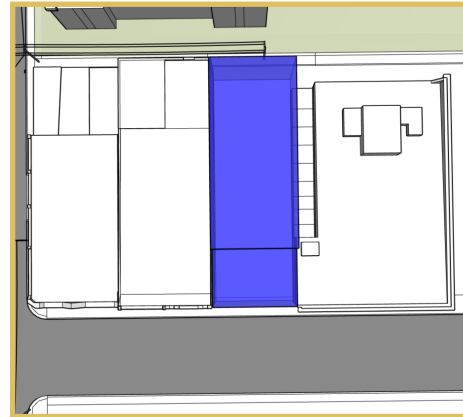
- An ideal infill building because:
- The building is set back a similar distance to the adjacent structures
 - The scale is matching that of the apartment building
 - The front entry has definition with a protruding central bay

EXAMPLES OF COMMERCIAL INFILL



Not approvable:

- The height of the infill is nearly twice that of the adjacent buildings
- The building sets back from the established building line



An acceptable infill option:

- The larger height of the building is stepped back at least one bay from the front facade
- The building is placed in line with the established street facade



An ideal infill option:

- The building height is the same as the adjacent buildings
- The placement is in line with adjacent buildings
- When designed in this configuration, the building material and fenestration pattern should fit with the district, but show the building as a new construction of its time.

13. Signs

The primary function of signs is the identification of buildings, businesses, and the district. Well-designed, well-located, and well-executed signs contribute to the character and vibrancy of the district while also supporting the businesses in the district and assisting with directing customers. All signs must be subordinate to and in harmony with the buildings to which they relate and to the district. Historic photographic evidence of original sign design and placement within the district or on similar buildings provides a useful model for designing and positioning new signs.

Overall Considerations

- 13.1. Consider all signage that may be necessary for the building. The overall objective should be established to ensure the appropriate amount and placement of signage as well as consistency. For multi-tenant buildings, a sign plan addressing all potential signage should be submitted to guide installation across the building.
 - a. A multi-tenant building should use a tenant panel or directory sign on the first floor, rather than installing multiple large signs at each business on the first floor and upper levels.
- 13.2. All signage must meet the building and zoning requirements in addition to these design guidelines. Consult each for requirements on size, number of signs, and installation before seeking HPC approval.
- 13.3. Signage should be designed at the pedestrian scale to add to the visual interest of the surroundings and fit with the historic character of the district.



Central tenant sign for a multi-tenant building to the side of a main entrance.

Murals

Murals can be considered signage depending on content, however to provide comprehensive recommendations on murals, the guidance is located in Site and Landscape design under Artwork.

HELPFUL LINKS

NPS Brief 25: [The Preservation of Historic Signs](#)
Zoning Code Requirements: [Chapter 27.69 Signs](#)



Pedestrian scaled signs (marquee signs) located in front of each business entrance.

Installation

- 13.4. Signs installed on buildings should not disfigure or conceal significant architectural features of a building.
 - a. Signs should be placed in appropriate locations such as a historic sign band or in areas lacking architectural detail.
- 13.5. Signs should be installed using existing anchor systems when available, and if not, should avoid damage to the structure by anchoring into mortar joints rather than drilling into brick, stone, or other masonry.
- 13.6. If conduit must be placed external to the building, it should be located where the wall plane changes and can be obscured from view and where visible painted to match the exterior wall color.



Appropriate painted sign



Appropriate metal sign



Example of limited amount of conduit and wiring exposed on the building to illuminate the sign.

Material

- 13.7. Sign materials compatible with the building facade and district should be used. This includes traditional durable materials such as metal, metal composite, wood, and paint.
- 13.8. Where new or synthetic materials are necessary, they should have the appearance and durability of historic materials.
- 13.9. Do not use plastic face signs, however individual lettering and logos in acrylic material when mounted on a durable material are permitted.
- 13.10. Highly reflective or translucent finishes should be avoided.



Appropriate wood sign

Prohibited Signs

- 13.11. Internally Illuminated Cabinet Signs. Existing signs may remain but are encouraged to be replaced with a sign compliant type. Face changes will not be approved.
- 13.12. Translucent awnings of plastic or vinyl materials with interior illumination.
- 13.13. Electronic Display Signs
- 13.14. Flashing Signs
- 13.15. Billboards will not be approved in the landmark district because the graphic design and changeable nature of their messages are seldom appropriate in appearance to a district.

Illumination

- 13.16. Illumination should be either externally shielded to spotlight wall signs, awnings or projecting signs, backlit to create a halo effect, or exposed to form individual letters (usually in a metal channel).
 - a. For externally shielded lights, simple designs such as a gooseneck lamp or simple contemporary fixture should be used.
- 13.17. Window signs in brightly lit storefronts are encouraged as they provide attractive signs at night and increase the ambient light on the sidewalk for pedestrians.

- 13.18. While neon signs were not common in a warehouse district setting, they would add to the character of the district. Additional signs with exposed neon tubing, either in the form of signs within windows, or projecting exterior signs, will be carefully reviewed on a case-by-case basis for their traditional quality of design, appropriateness to the individual building, and overall impact on the streetscape.



The neon sign above is an iconic element in the Haymarket Historic District.



The image above shows gooseneck lighting to illuminate the sign with indirect lighting.



The above internally illuminated cabinet and changeable copy signs would not be appropriate in a historic district or on a historic landmark.

Treatment of Historic Signs

- 13.19. Existing historic signs (generally older than 50 years) should be retained when they contribute to the history of the building, serve as a focal point for the neighborhood, and/or convey the historic product, business, or service provided in the building.
- 13.20. Historic signs should be maintained and repaired as necessary, replacing damaged parts with replicas where possible.
- 13.21. Limit damage to the building if a historic sign is to be removed. Should damage be unavoidable, consider leaving the historic sign in tact if it does not pose a safety concern.
- 13.22. Historic painted wall signs should be left exposed as a “ghost sign.” Restoration of the sign could create confusion as to the original age of the sign.

Residential Signs

In addition to the guidance in the previous sections, the following guidelines apply to signs on buildings built for residential use that have been converted to commercial use. Many of these converted buildings have an approved special permit for historic preservation that are also subject to Section 27.69.160 of the zoning code.

- 13.23. Signs for residential buildings converted to commercial uses that remain in a residential setting should be limited to one or two signs depending on the number of tenants in the building and the scale of the building.
- 13.24. Signs attached to the outside of the building, typically adjacent to the front door, should be scaled appropriately to the building and not obscure architectural details.
- 13.25. Ground signs are permitted when they do not obscure the view to the front of the building.
- 13.26. Door signs should not obscure views into the building when historically visibility was present.



The above freestanding sign identifies tenants of a former house converted to an office use.



Maintenance of the Lincoln Hide and Fur Building signage shown above.

Commercial Signs

In addition to the guidance in the previous sections, the following guidelines apply to signs on commercial or institutional buildings.

Wall

- 13.27. On principal facades, signs formed of individual letters applied directly to the wall, or attached to a background panel with a frame, are often appropriate.
- 13.28. Wall signs painted on or applied to wood or metal panels can also be appropriate.
- 13.29. Wall signs should be scaled to relate to the whole facade and installed in the flat “sign band” area above the storefront level, or below the cornice.
 - a. When using the sign band, provide space between the edge of the sign and the edge of the sign band.
- 13.30. On side and rear walls, painted wall signs were commonly used. A black band with white letters and a white border was the most common color scheme, but yellows, greens, and other bright, primary colors were also incorporated into these signs.
 - a. In some instances, painted walls signs were used on principal facades, but these must be very carefully considered and very well integrated with the architecture.
- 13.31. For wall signs intended to identify the building and not a single tenant, the sign color(s) should be complementary to the building. For individual tenant signs, color is not reviewed.



The wall sign above is too large to fit within the open space between the buff brick boarder. A smaller sign would fit better within the sign band area.



The above wall sign is scaled to fit below the corbeled brick cornice and does not compete with the architecture of the building.

Banners

- 13.32. Banner signs are allowed for business openings or marketing a product/event and are allowed for up to 60 days per calendar year.
- 13.33. Banner signs must be used to promote the business grand opening or an event on a temporary basis. Banners cannot be just the business name intended as a permanent sign.
- 13.34. Banners identifying the district as a whole or an ongoing district event may remain for a longer duration and be installed in the public right-of-way. Signs must be attached to separate poles meant to hold the banner sign (cannot use existing light poles).
- 13.35. Permanent banner signs are prohibited.



Example of a temporary banner for an event. The installation does not obscure architectural details on the building and is located higher up in the window, allowing visibility at eye level.

Ground/Freestanding

- 13.36. A freestanding sign can be either a frame mounted to poles or have a solid base.
- 13.37. Signs should avoid detracting from or obscuring features of the historic building and district.
- 13.38. Ground signs in pedestrian oriented districts like Haymarket or Havelock are permitted only when it can be demonstrated that the building is too far from the adjacent street to permit a legible wall sign.



Freestanding sign mounted to a pole for the Harris House Local Landmark.

Marquee Signs (Canopy/Awning)

- 13.39. Pedestrian marquee signs typically hang beneath the marquee perpendicular to the building and identify individual tenants in the building. Signs mounted on the outside of the marquee parallel to the building are also permitted. Only one sign per tenant is permitted.
- 13.40. Pedestrian marquee signs should fit within the columns and/or walls supporting the marquee and not be mounted to these supports.
 - a. Ideal installation is to hang signs from the marquee roof using simple brackets.
- 13.41. Marquee signs are also allowed in the public right-of-way if permanently affixed to permitted architectural features such as loading docks or stair railings.
- 13.42. Signs on canopies should not remove or alter architectural details when mounted.
- 13.43. Signage should not project outside the edges of the canopy and instead be contained within the area; however, signs may be mounted above or below the canopy.
- 13.44. On an awning, messages should be confined to the valance area (bottom edge) as was historically the case. If serving as the only signage for the building, the body of the awning may be used to identify the business. For guidance on awning design see the Awnings and Canopies section.



The above canvas canopy illustrates the ideal location of the business name in the valance area.



Shown above is an example of signage mounted above the canopy, but within the edges.



Two types of marquee signage are shown above, mounted to the marquee roof perpendicular to the shop as well as the neon sign mounted

Window and Door

- 13.45. Signs for individual businesses are often most appropriately installed in windows, usually by painting or applying individual letters on the glass.
- 13.46. Supplemental information on products and services are most appropriate in a window sign.
- 13.47. Avoid repeating wording and logos in every window, and limit to just once.
- 13.48. Window signs should cover no more than 20 percent of a window area and be placed to maintain visibility into the space at eye level.
- 13.49. Door signs should be a simple business identification with name, address, hours of operation, and logo.
 - a. Door signs should be no greater than 4 square feet in area.



The above window sign is simple and scaled to the opening, however it's placement obscures views into the building. Moving the logo to the window pane above would allow better visibility.

Projecting/Blade

- 13.50. Projecting signs can either identify the building or individual businesses. The former should usually be designed and positioned to relate to the building, while the latter should usually be smaller in area and relate to a specific storefront or entrance when located on a multitenant building.
- 13.51. Three dimensional iconographic signs should be well crafted and represent the business with limited text.



Projecting sign identifying the building which is positioned in the center of a pilaster.

Roof Signs

- 13.52. On-premise roof signs may be permitted for commercial buildings, including signs projecting above the top of the roof, if evidence of a previous roof sign at that location can be produced. Careful evaluation will be given to the traditional design, appropriateness to the architectural design of a particular building, location in the district, and appropriateness relative to other types of signs for the building in question.
 - a. The height of roof signs shall be no greater than 2.5 feet of sign height per story of the building with a maximum height of 10 feet.
 - b. Individual illuminated letters are preferred to billboard type of signs.
 - c. Visual impact of the supports should be minimized.
 - d. The roof sign shall only identify the building or its principal use.
 - e. All roof signs require approval by the HPC.



Example of historic roof signage on the Huber Building (801 Q Street) in addition to painted signage and fold up canvas canopies.

Special Sign Types

- 13.53. Permanent kiosks, not to exceed 12 feet in height, may be approved in the public right-of-way in commercial districts only.
- Sign area for the kiosks must provide 30% of the area for public information, district-wide notices, or historical plaques, photos, or information.
 - Design and materials should be of a durable construction that fits with the district character.
 - No more than one kiosk per block or corner is permitted.
- 13.54. One “sandwich board” sign is permitted per first floor business, not to exceed 4 feet in height and 26 inches in width.
- Signs should only be placed outside the business during business hours and stored inside when closed. When outside, the sign should be weighted down to ensure it does not collapse or blow into the street.
 - Signs should be placed out of the pedestrian walkway and allow a clear path for travel.
 - Sandwich board signs are permitted to be displayed for a period not to exceed 48 hours when in conjunction with a special event and meeting the above requirements.



The above sandwich board is appropriately scaled and placed out of the pedestrian way in front of the building.

SIGN TYPE DIAGRAM



Multi-Tenant
Sign

Marquee Sign

Door Sign

Window
Sign

Projecting/
Blade Sign

Ghost
Sign

Awning
Sign

Wall Sign

14. Weatherization and Insulation

Protection of historic structures from the elements is one of the most important undertakings to ensure the continued use and operation of the building. This includes proper weatherization to keep water out and conditioning in. To ensure the work is successful without impacting important features of the building, proper preparation and treatments are necessary.

- 14.1. Before implementing weatherization and retrofit treatments, complete a comprehensive energy audit, blower door test, infrared thermography, energy modeling, and/or daylight modeling to understand existing building performance and potential.
- 14.2. Begin with the least invasive and most cost-effective weatherization measures such as caulking and weather stripping before undertaking more invasive measures.
- 14.3. Insulate unfinished spaces such as attics, basements, and crawl spaces before removing historic plaster and trim to insulate finished spaces.
 - a. Ensure insulation reflects the thermal properties of the historic building materials and actual insulating needs of the specific climate.
 - b. Ensure the space is adequately ventilated and not susceptible to water infiltration.
 - c. Avoid adding insulation to the exterior of the historic building which results in loss of historic materials and/or will alter the proportion and relationship of the wall to the windows and trim.

HELPFUL LINKS

NPS Brief 50: [Lightning Protection for Historic Structures.](#)

NPS Brief 3: [Improving Energy Efficiency in Historic Buildings.](#)



The above addition of blow in insulation in an unused attic space increases the thermal barrier without compromising other areas of the home.

15. Mechanical, Utility, Energy Generation

Mechanical, utility, and energy generation systems are important features to ensure the continued use and viability of historic buildings. While important, care needs to be given to the placement and location of associated cables and wires to minimize the visual impact and character defining features of the building.

- 15.1. Mechanical and service equipment may be installed on the roof (such as heating and air-conditioning units, elevator housing, telecommunications devices) so long as they are inconspicuous when viewed from the public right-of-way and do not damage or obscure character defining features.
 - a. When adding telecommunications devices, antennas and satellite dishes to a historic building, materials should be used to help “stealth” or obscure the equipment such as mirror film when the background is open sky, painting the equipment to match the color of the building, or building an appropriate screen wall.
- 15.2. Ground mounted mechanical/HVAC equipment should be placed on a secondary elevation where it is minimally visible from the public right-of-way. It should be screened from view with appropriate fencing material (see Site and Landscape Design). Equipment should not be installed on a primary façade.
 - a. If the equipment cannot be screened, it should be matte or non-reflective finishes that blend with the building colors.

- 15.3. A new mechanical system, if required, should be installed so that it results in the least alteration possible to the historic building and its character-defining features, minimizing new cuts and holes, especially in structural members.
- 15.4. To improve the energy efficiency of existing mechanical systems and reduce the need for a new system installing of storm windows, insulating attics and crawl spaces, or adding awnings, should be considered.

- 15.5. Any new or replacement equipment that is located behind the front line of the house and not visible from the public right-of-way is exempt from review.
- 15.6. Do not use exposed conduit on the exterior of a building and where possible, vertical runs of ducts, pipes or cables should be installed internally in closets or wall cavities to minimize visibility.
- 15.7. When installing a geothermal system, avoid excessive disturbance to the site and removal of significant landscaping elements. See Section 16: Site and Landscape Design-Grading and Site Work for additional guidance.



The ground mounted mechanical units at Old City Hall are very large and visible from the public right-of-way and not properly screened with fencing material.

Solar

- 15.8. Solar installations should be located on rooftops with a low-profile to minimize visibility from the public right of way such as a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view;
- 15.9. Solar installations when mounted flush against the sloped roof are permitted on secondary slopes, out of view from the public right of way.
- 15.10. When south and west facing rooflines are facing the public right of way and no other buildings such as a garage are available for installation, solar panels may be installed on these rooflines if they are set back from the edge of the roofline a minimum of two feet.
- 15.11. Installation should not damage historic roofing material or negatively impact the building's historic character and should be reversible.
- 15.12. Solar panels not visible from the adjacent public right of way are exempt from review.

HELPFUL LINKS

ITS Bulletin 51: [Installing New Systems in Historic Buildings](#)

NPS Brief 24: [Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches](#)

ITS Bulletin 52: [Incorporating Solar Panels in a Rehabilitation Project](#)



Solar panels mounted with a low-profile, flush against the slope, on a secondary slope.



The Meadow Gold Complex above is an excellent example of solar installations. Viewed from the street (left) you cannot see the panels. Viewed from above (right), the entire roof is providing clean energy for the building.

16. Site and Landscape Design

The building site contains important features that aid in defining overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture or monuments; water features; and subsurface archeological resources, other cultural or religious features which are also important to the site. As with other features, the guidelines pertain more to the front and visible side yards of properties.

Setting (District/Neighborhood)

- 16.1. Identify, retain, and preserve the building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or wood lands; and important views or visual relationships.
- 16.2. The historic relationship between buildings and landscape features in the setting should be retained. Removing or relocating buildings or landscape features, widening streets, or locating new streets and parking areas have the potential to destroy the historic character and relationship.
- 16.3. Features in the setting may be repaired by reinforcing the historic materials. Repairs may include the replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of setting features when there are surviving prototypes, such as fencing, paving materials, trees, and hedgerows. Repairs should be physically and visually compatible.
- 16.4. Replacing in kind of an entire building or landscape feature in the setting that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature is allowed. If using the same kind of material is not feasible, then a compatible substitute material may be considered.



The setting of the Eastridge National Register District shown above is characterized by its wider boulevards, established tree canopy, and concrete sidewalks on both sides of the street. Widening a street like this would compromise the setting of this district.

Commercial Streetscapes

- 16.5. Street furniture should complement the character defining features of the historic district and be designed at a pedestrian scale.
- 16.6. Sidewalk cafes and other dining areas in or adjacent to the public right-of-way should be designed with high quality materials and low railings to avoid obscuring views of the historic buildings.
- 16.7. Where possible, locate surface parking at the side or rear of buildings. On-street parking may be in front of buildings but should be designed to minimize impacts and conflicts with pedestrian walkways.



The above image of 7th Street in the Haymarket Local Landmark District, while updated to allow for more vehicle parking and pedestrian bump outs, preserves the historic brick streets, uses period appropriate lighting, and maintains the relationship of the buildings and to the setting.

Alleys and Service Areas

- 16.8. Orient service entrances, trash receptacles and other service areas toward alleys or rear entrances and away from public streets and residences.
- 16.9. When unable to locate service areas in alley spaces, screen from view with a wall or fence that complies with the Fence and Walls guidance.
- 16.10. Use compatible lighting to improve security in an alley or parking area.

Parking, Sidewalks, Streets

- 16.11. Historic stone curbs, such as red sandstone or blue/grey granite should be reset during roadway projects.
- 16.12. Historic stone pavers used for sidewalks and other historic walkways should remain in place and be reset. When issues heaving result from tree roots, pavers should be reset outside the area of disruption to the extent possible.
- 16.13. New paving to create space for parking is prohibited between the building and the adjacent street including the addition of off-street parking in historically wide boulevards.
- 16.14. Avoid creating new or widening existing curb cuts. Existing access should continue to be used unless a change in use necessitates a new site entrance and does not detract from the historic integrity.
- 16.15. Traditionally landscaped areas of the property should not be converted to areas for parking which would drastically change the character of the site.



The above image shows two important features in the boulevard—original sandstone curbs and a stone marker for the adjacent church.

- 16.16. Parking areas must be a durable material such as asphalt or concrete. Permeable parking areas are encouraged. Gravel or rock parking spaces are prohibited.
- 16.17. New sidewalks and driveways should be sensitive to the historic and architectural character of the building. When the majority of homes on the street have alley access garages, street accessed driveways are prohibited.
 - a. When constructing a new driveway, it should be consistent in width, location, material, and design of those existing in the district.
- 16.18. When designing a new walkway or path, use materials similar to those seen in the district/neighborhood or that blend with existing walkway features on-site.
 - a. Permeable paving may be used where appropriate, such as a driveway, parking area, or sidewalk to manage stormwater runoff.
- 16.19. Avoid paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation and storm-water runoff.
 - a. If necessary, paving up to the building foundation should be done with permeable materials. Impermeable paving adjacent to foundations causes splash back that can erode and damage the foundation material.



The homes in the Woods Park Bungalow District were built mostly without front access garages. Shown above, paving to the house should be avoided unless using permeable materials and curb cuts kept to a minimum.

Trees, Hedges, Shrubs & Perennials

- 16.20. Original landscaping features should be retained when not causing damage to the structures on-site nor considered an invasive species such as calorie pear.
- 16.21. During any major on-site construction, a clear zone radius of 1 foot per inch of tree diameter should be observed to avoid root damage.
- 16.22. New landscaping should be selected that has a mature height that does not obscure important architectural features of the building.
 - a. Existing landscaping should be pruned following best practices to avoid detracting from important architectural features of the building.
- 16.23. Removal of trees should only be undertaken when shown to be threatening damage or causing deterioration to a building or when diseased with a non-benign disease. If removal for an addition or other approved project is necessary, the tree loss should be offset elsewhere on the site to the extent possible.
- 16.24. Add natural, sustainable features to the site, such as shade trees, if appropriate, to reduce cooling loads for the historic building.



The landscaping has grown to a height that obscures first floor windows and the vines are growing over second floor features.

Tree Removal and Planting

The mature and diverse tree canopy is important to the setting of historic districts and neighborhoods. Written permission from the Community Forestry team must be obtained prior to removal of a street tree from the City right-of-way. Any expense incurred is the homeowners responsibility. When considering a new street tree, contact the City Forester for the approved street tree list and for tree spacing guidelines.



The above coniferous tree has a mulch ring that protects its bark from string trimmer damage.

- a. Existing natural features, such as shade trees, that contribute to the building's sustainability should not be removed unless the landscape feature has been shown to be decaying or destroyed.
- b. When planting trees, site them to avoid encroaching upon or damaging historic buildings.
- c. New trees should support diversity of species within the district and when possible be native species to the area. For recommendations, consult the City Forester.

16.25. Trees should have a mulch ring or other similar barrier at the base and not grass to avoid damage to the base of the tree by lawn care equipment.

16.26. Excessive pruning and overwatering with irrigation systems can threaten trees and lead to loss of an established tree canopy and should be avoided.

16.27. Landscaping with native plants, if appropriate, can enhance the sustainability of the historic site.

- a. Known invasive species and potentially invasive species as identified by the City Forester should be avoided.



The above newly planted rain garden is located in the rear yard of this home. On the right is a terra cotta colored rain barrel, selected to match the style of the Mission style of the home.

Grading and Site Work

16.28. Ensure proper drainage to avoid eroding foundation walls, drainage toward the building, or damage to the landscape. Existing storm-water-management features should be retained, such as site topography and vegetation that contribute to the sustainability of the historic property.

16.29. Minimize disturbance of the terrain around buildings or elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archeological resources, other cultural or religious features, or burial grounds.

16.30. Respect important cultural landscape and significant character-defining site features when considering adding new sustainable features to the site and consider any potentially negative impacts.

- a. Retain original open space patterns visible to the public right-of-way.

16.31. Adding features, such as bioswales, rain gardens, rain barrels, large collection tanks and cisterns to the historic building site enhances storm-water management and on-site water reuse.

- a. When adding these features, ensure their placement and design are subordinate to the historic building and district and do not obscure primary features of the front façade.

HELPFUL LINKS

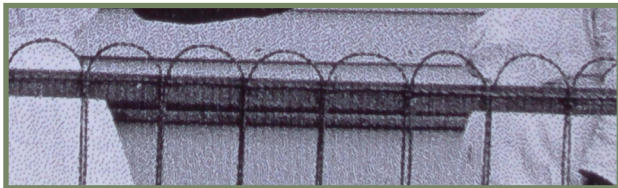
NPS Brief 36: [Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes.](#)

ITS Bulletin 39: [Site and Setting: Changes to Historic Site](#)

ITS Bulletin 41: [Incompatible Alterations to the Setting and Environment of a Historic Property](#)

Fences & Walls

- 16.32. Preserve and repair historic front yard fences, masonry walls, and retaining walls, replacing only those portions that are deteriorated.
- 16.33. Appropriate materials for fencing or walls include stone, brick, stucco overlaid on masonry wall, iron, or wood.
- Materials may be combined such as an iron fence sitting on a low masonry wall, or a wood fence framed with metal.
 - Chain link and vinyl fencing material is only allowed in the rear yard when not located along a street. Historic types of residential wire fencing may be permitted on a case-by-case basis.
- 16.34. Fences or walls less than 24 inches in height, fences located between the rear wall of the home and the rear lot line (not located along the corner front yard), and repair or replacement of non-historic fencing or landscaping walls with in-kind materials do not require prior approval before proceeding with work.
- 16.35. Fences located in front yards should be less than 48 inches in height with at least 50 percent transparency.



Historic photo showing an early type of residential wire fencing.

- 16.36. Unless the slope of the site is listed as character defining (see Appendix A), new retaining walls may be added to stabilize the grade.
- Avoid rebuilding the slope entirely when a low kickwall will stabilize the yard.
 - If possible, use plantings to stabilize the hill as an alternative to a retaining wall.
 - Retaining wall materials and design should be similar to what is found within the neighborhood or district or was common to the era of construction.
 - Masonry retaining walls shall be finished with a cap that projects beyond the face of the wall.



Example of a fence less than 48 inches in height with greater than 50 percent opacity.

Code Requirements for Fencing

In addition to the design guidelines, Chapter [27.72.140 Fences](#) of the Municipal Code regulates placement and design of fences.



Example of a historic iron fence located in the front and corner front yard.

Lighting

16.37. Retain historic light fixtures.

- a. If necessary to increase lighting levels, supplement rather than remove original fixtures.
- b. Replace missing light fixtures where evidence exists of their former placement.

16.38. Replacement of non-historic light fixtures on buildings should fit the style of the building.

16.39. Design site and landscape lighting to be compatible and subordinate to the historic building and surrounding district.

- a. Lighting levels should be modest and consistently applied to illuminate entrances, walkways, and parking.
- b. When illuminating landscape features use cut-off shields to prevent glare.

16.40. New building light fixtures should be compatible with the historic context and structure.

- a. Install lighting on the first floor only of residential buildings. Lighting fixtures should be down lit.
- b. Lighting should be scaled to fit the size and monumentality of the building.
- c. Design lighting to fit the style of architecture and period the building was constructed.
- d. Alley lighting may be utilitarian in design.
- e. Avoid flood lights and fluorescent tube lighting on street facing elevations.
- f. Ground mounted floodlights are appropriate only for civic or institutional buildings.
- g. Uplighting should be designed to illuminate the structure only and not lead to light pollution or project beyond the building walls. Fixtures should be hidden or concealed where possible.

16.41. All conduit and junction boxes should be concealed within the building.



The above facade lighting mounted to the top of the canopy is appropriate for the historic commercial building, with an attempt to conceal their presence by painting them a similar color to the canopy.



Wall sconces installed in the first floor pilasters are scaled appropriately and fit the period of the historic architecture.

Artwork

- 16.42. New temporary or permanent murals on historic buildings should consider placement, size, and location to avoid covering and obscuring significant architectural features such as windows, doors, unpainted masonry, and decorative details.
- Murals should not be placed on primary facades.
 - Murals should be installed in a manner that is reversible, whether painted on a surface that can be attached to the building or using materials that allow for easy removal.
 - Murals should not exceed 50% of a façade.
 - Murals shall not be used in lieu of cleaning or repointing on a building in need of it.
- 16.43. Sculptures and other non-mural works of art should be located within historic districts or on individual landmark sites to avoid obscuring primary views to the building(s).



The Watchful Citizen statue, an integral feature of the Haymarket Landmark District, is sited to blend with the district rather than detract from the historic buildings.



Gallery Alley in the Haymarket Landmark District is a good example of locating artwork on a secondary facade that does not obscure architectural features.



An example of a mural in the Havelock Landmark District which is painted on a secondary facade and does not cover more than 50 percent of the facade.

17. Interior Guidelines from Original Designations

Interior protections for historic properties are unusual, however there are to date fifteen properties that were designated and adopted with standards that protected specific interior features of the building (see Appendix A). The protections for the interior features are limited to only those listed in Appendix A for the properties and does not include the rest of the building. In lieu of specific guidelines for each feature which ranges from prominent stairs to fireplaces, any work undertaken should follow the guidance under Sections 1 and 2 for Architectural Features and Materials.

Properties Designated with Important Interior Architectural Features:

1. Alpha Xi Delta
2. Cultra Duplex
3. Delta Delta Delta
4. Delta Gamma
5. Kappa Alpha Theta
6. Kappa Kappa Gamma
7. Municipal Pool Bath House
8. Old Federal
9. Saint Francis Chapel
10. Schaff House
11. Sigma Chi
12. Sigma Nu
13. Sigma Phi Epsilon
14. Theta Xi
15. Woods Brothers Companies Building

