

## Architectural Guidelines for affected properties within an H-Historic Properties District

Whereas, the City of Racine has established the H – Historic Properties District to protect historical, architectural, archeological and cultural resources that are important to preserve, and to assist in the documentation, study and understanding of the collective history of the city, county, state, region or nation; and

Whereas, the Landmarks Preservation Commission and Plan Commission have recommended approval of Architectural Guidelines for affected properties within an H – Historic Properties District; and

Whereas, the purpose of these guidelines is to provide principals and component specific framework relating to each architectural quality of a property to achieve the outcome of a durable project that upholds or enhances the value of it and adjacent properties in accordance with Chapter 58 Historic Preservation, and Chapter 114, Sections 614 through 634 H – Historic Properties District, of the Racine Municipal Code.

Now, therefore, be it resolved, that the Common Council of the City of Racine hereby adopts the Architectural Guidelines for affected properties within an H – Historic Properties District for landmarks, landmark sites and contributing properties, or new construction on a vacant or cleared lot or parcel as follows:

### (a) Guiding Principles

- (1) A finding of appropriateness either from the Department of City Development (the department) or the Landmarks Preservation Commission (the commission) is required before a building permit may be applied for.
- (2) Compliance with all applicable building and zoning codes and ordinances is required.
- (3) In applying these guidelines, consideration shall be given to the context of the built and natural surroundings in which the property is situated.
- (4) The original design of the building should be respected, including those details that contribute to architectural character (gingerbread, eaves, cornices, dentils, moldings, trim work, columns, porch details, and lattice work).
- (5) Original materials should be preserved whenever possible. They should be visible from the street and not covered over.
- (6) Original building elements should be preserved whenever possible. When replacement is required, they should be done reflecting the scale of original component.
- (7) Even when restoration of the exterior is not possible, the home should communicate pride of ownership and visual appeal.

(8) New construction on a vacant or cleared lot or parcel should be undertaken with due consideration being given to the context of the historic character of the built and natural surroundings in which the new construction is to be located. Such construction shall be undertaken in accordance with section “(c)” below.

(b) Architectural Component

(1) Porches and exterior stairs

- a. Original porch floor materials should be preserved and maintained.
- b. Original porch floor materials, such as wood and concrete, should be maintained and preserved.
- c. Wooden porch floors should not be replaced with concrete.
- d. Porch floor areas that are damaged should be replaced with matching materials.
- e. Original porch columns should be preserved and maintained.
- f. Porch columns should be repaired rather than replaced if possible unless there is deterioration within the column.
- g. Wood columns that match the original should be used on the front facade.
- h. Aluminum, wrought iron, or metal columns should not be used unless historically accurate.
- i. Original porch railings and details should be preserved and maintained.
- j. Replacement of porch railing elements should be of materials that match the original and at a similar scale. If the original porch had spindles, the replacement porch should also have spindles.
- k. The installation of a porch railing for a porch that was built without one should be discouraged. If such a railing is necessary, the railing should be simple in design.
- l. Wooden porches should not be constructed with treated lumber and left unpainted. Exterior wood porches on the front exterior should be built with pine and painted.
- m. Original front and side porches should neither be removed nor filled in.
- n. Original exterior stairs should be preserved and maintained.

- o. Original wood, brick, or concrete stairs should be either repaired or replaced with stairs of matching material.
- p. Precast or pre-formed concrete stairs should not be installed on the building facade visible from the street.
- q. Wood or pine is the preferred material for handrails. Wrought iron or simple 2x4 handrails are discouraged but simple designs may be acceptable.

(2) Exterior Doors

- a. Original doors and their entrance surrounds, sidelights, transoms, and detailing should not be removed or changed.
- b. Replacement of missing original doors should be like the original in style, materials, glazing, and lights.
- c. New doors should be of designs appropriate to the style of the buildings.
- d. Original doors should not be replaced with solid core doors.
- e. Screen aluminum storm and screen doors with a baked enamel finish are appropriate, although the preferred treatment is a wooden storm or screen door. Aluminum screen doors should be full view in dark colors, and without excessively ornate or decorative grill work.
- f. The use of metal security doors is discouraged.

(3) Front yard fencing

- a. Fencing and/or front yard walls are discouraged.
- b. If front yard fencing is used it should be a maximum of four feet high with three feet high of solid material.
- c. The use of lattice, stockade, or chain link is discouraged.

(4) Siding

- a. The preferred siding treatment is the original wood clapboard – repaired, treated, and painted in two or three colors using one color as a base in combination with appropriate accents.
- b. If after careful consideration, the owner chooses to install substitute siding, the following considerations are necessary to maintain the architectural integrity of the building:

- i. The width of the new siding must match the original clapboards (most likely 4 over 4);
- ii. The original trim around windows and doors should be left uncovered;
- iii. Any decorative brackets, cornice moldings, eaves, or soffits should be left uncovered.

(5) Windows

- a. The rhythm and relationship between windows, doors and wall spaces should be preserved.
- b. Windows on the facade should be preserved in their original location.
- c. The size and design of the original windows should be maintained with their original materials and number of panes.
- d. While repair of existing windows is preferred, replacement windows should match the original in materials and design.
- e. Filling in the top or bottom of the window opening with a metal or wood panel to permit the use of a standard replacement or storm window is not allowed. Window openings should not be enclosed, reduced, expanded, concealed, or obscured.
- f. Replacement windows should not have snap on or flush muntins. True divided lights with full dimensioned muntins are preferred. However, at a minimum, muntins permanently adhered to the exterior window surface are acceptable.
- g. Storm windows should match the original window in dimension and proportion.
- h. Storm windows should be of baked enamel. Raw or untreated aluminum frames are not acceptable.
- i. Metal or vinyl window shutters are generally not appropriate.
- j. Security bars should not be visible from the street.

(6) Roofs and chimneys

- a. Roofs should be preserved in their original size, shape, and pitch and, if possible with original roofing materials.
- b. Asphalt shingles may be used if the original material is not economically feasible.

- c. Asphalt roofs should be in the colors of black, dark red, brown, or dark green rather than lighter colors.
- d. Original chimneys should be preserved and maintained.
- e. Repair and repointing of brick chimneys should be with brick and mortar to match the original.
- f. The application of stucco or other partial or full coverage surfaces or veneers to encapsulate brick or stone chimneys should not be utilized.

(7) Decks and other exterior structural elements

- a. Decks should be located in the rear of the house.
- b. Handicap ramps should be located on the rear or side facades of the building which are not readily visible.
- c. If the previous is not possible, ramps should be of wood construction with design and detailing compatible with the existing structure.
- d. Exterior staircases which connect to upper floors should not be on the front facade of the building unless required by applicable building or fire codes.

(8) Exterior lighting

- a. Exterior light fixtures should be simple in design. Ornate carriage lights should not be installed.
- b. Exterior lights should be either mounted in the porch ceiling or on the wall adjacent to the primary entrance. Light fixtures should automatically turn on in the evening.
- c. Small footlights for driveways and service walks are preferable to large free standing post mounted lights.
- d. Security lights should be mounted on the eaves and roofline on the side and back facades.

(9) Miscellaneous

- a. Mailboxes should be of high quality and affixed to the front facade of the building. Freestanding pedestal mounted mailboxes in the front yard are discouraged.

- b. Every house should have a clearly visible house number, displayed either on the transom over the front door or adjacent to the front door mounted on the facade.
- c. Satellite dishes, solar collectors and utility boxes should be mounted to the rear of the parcel or structure away from street view.

(c) New Construction on vacant or cleared lots or parcels

- (1) Building heights shall be as specified in the Chapter 114, unless otherwise established by the common council.
- (2) Roof shapes should be compatible with the architectural style of the district.
- (3) Materials for exterior walls should be compatible with the architectural style of the district.
- (4) Scale or bulk of all street-facing facades should be no greater than the average gross area of the street-facades of all existing structures adjacent and opposite, but within 200 feet of the property limits of the proposed construction side. For larger structures, visual breaks or setbacks should be incorporated into the facade design that repeats existing street-facing facade rhythms and proportions.

(d) Accessory Structures

- (1) Design elements should be compatible with that of the principal structure.
- (2) Accessory structures should be unobtrusive in relation to the principal structure.
- (3) Exterior wall materials should be reasonably similar to those of the principal structure.

(e) Appeals of the decision of the Department of City Development or the Landmarks Preservation Commission

An applicant may appeal a decision of the Department of City Development or the Landmarks Preservation Commission in accordance with Section 58.64 (f)(2). of the Racine Municipal Code.

Fiscal Note: N/A