

INTRODUCTION

The City of Sedalia Historic Preservation Design Guidelines

The City of Sedalia has developed mandatory non-binding design guidelines for the preservation of the unique historic character of our residential and commercial buildings, streets, parks, and roads. Sedalia’s building styles and materials, road layouts, land use, and development history have shaped and been shaped by our art, culture, animals, wildlife, and the lived experiences of generations of individuals and communities. Our built environment is more than an architectural and civil engineering infrastructure—it is our home and heritage. To support property owners, managers, and developers in passing along our unique architectural, environmental, and cultural legacy to future generations, these guidelines offer best practices for restoring, rehabilitating, maintaining, renovating, and altering resources located within all current and future historic districts in the City of Sedalia. Guidelines contain standards that direct property owners in proposing and gaining permission for exterior repairs, alterations, and additions to existing buildings, for the design of new structures, and for the rare moving or demolition of resources. The guidelines contain best practices for windows, doors, roofs, siding, new construction, streetscape improvements, utilities, tree preservation, fences, retaining walls, parking, paving materials, lot size, and other issues of concern that impact the historical integrity of our neighborhoods. Standards are written broadly to accommodate a range of best practice approaches so that homeowners can complete work within their budgets and make the best decisions for their property. Each section both recommends best practices and materials and lists approaches that are generally not approved.

What does “mandatory” mean?

Guidelines [will be/have been] approved by the City Council and [will be/are] included in City Ordinance [name code number ranges]. The Sedalia Historic Preservation Commission is required to use the standards and best practices in the City of Sedalia Historic Preservation Guidelines when evaluating all Certificates of Appropriateness. All owners of homes, commercial structures, and other resources located within any historic district are required to apply for a Certificate of Appropriateness (COA) and to participate in the review process before they can obtain a building permit, which requires a separate form and review by the **Building Department** to ensure the structural soundness of construction. A COA application is submitted as a form with additional planning and property materials to ensure that the exterior work and treatment planned for a building meets the City of Sedalia Historic Preservation Design Guidelines. It is mandatory that the Sedalia Historic Preservation Commission reference guidelines approved as City Ordinance [name code number ranges] when reviewing a proposed

project. COA application review must be limited in scope by the parameters set by City Ordinance [name code number ranges].

What does “non-binding” mean?

The decisions and recommendations of the Sedalia Historic Preservation Commission in denying or awarding a Certificate of Appropriateness (COA) are non-binding and do not determine the outcome of the building permit. While it is mandatory that all homeowners apply for a COA and undergo review before they can obtain a building permit, the final recommendations made by the Sedalia Historic Preservation Commission are non-binding and cannot determine the award of a permit.

As non-binding guidelines, the standards and best practices are broadly developed to work for the budget constraints of homeowners and business owners while increasing property values and protecting historic resources. Owners should conduct research and identify feasible and affordable options for preserving the integrity of their property and the historic district by applying the guidelines that are most feasible and relevant to the unique style features and history for their property. By developing a technical and narrative understanding of their property’s unique cultural and architectural history. Property owners can propose preservation commitments that meet or surpass best practices when requesting any exceptions to guidelines due to budgets, contractor or material scarcities, or natural disasters.

Which guidelines are binding?

Demolition, alteration, and new construction projects are exceptions. While a Certificate of Appropriateness (COA) is non-binding in the case of preservation, rehabilitation, restoration, and reconstruction projects, any properties or landmarks that will be demolished, removed, moved, significantly altered through re-design, or constructed will be returned to the state of original appearance and setting should a violation be issued for failure to obtain or comply with a COA issued by the Sedalia Historic Preservation Commission (Ord. No. 10562, § 1, 2-21-2017, Sec. 64-73).

How will my property be evaluated by the Commission?

While there is no ‘one-size-fits-all’ evaluation practice, proposed projects should generally retain and repair the parts of the resource that contribute to the special character of the building, landmark, or landscape as well as to the larger district in which the resource is located. Rather than replacing wholesale, projects should intentionally weight the best practices most important to the property and strive to meet or exceed important standards should any specific best practice prove unaffordable or unfeasible. Some buildings, individually or within a district, carry great architectural or historic importance due to their stylistic features, demonstration of the work of a master craftsman, builder, or

architect, or cultural and political histories. Structures that have been little altered over time may be important even when features show signs of wear. Structures in pristine condition may still represent a loss of integrity if key features have been renovated with the use of materials or designs that diverge from the historical context. Features that are commonplace might be important if they demonstrate a local design trend, while features that are rare may be significant if they are among the only examples in the city, region, or state. Taken together, the condition, alterations, and historic significance is evaluated to understand the special character of a building and district.

Original materials are important because they convey the age of the building and its connection to architectural movements, material production innovations, and economic, cultural, and design transitions. Original materials are of a better quality than modern replacements. If original materials must be replaced, it is ideal to use matching materials of the same type and design. If a part of a building cannot be repaired with new materials that imitate the original. Standards include a pre-approved material lists to help guide proposals. Additions, alterations, and repairs to historic buildings can be guided by photographs or designs from buildings of a similar age in the district or area. Construction should be designed to be compatible with the overall district. It is always recommended that preservation professionals and/or materials be consulted early in any project.

What properties must be reviewed?

Regardless of a building's year of construction or historic and cultural significance, all resources located within any historic district in the City of Sedalia are protected by the City of Sedalia Historic Preservation Design Guidelines. Owners of both historical and contemporary buildings must seek a Certificate of Appropriateness (COA) so long as the property is located within the boundaries of a historic district designated by the City of Sedalia and/or listed on the National Register of Historic Places. A district is listed on the National Register of Historic Places when a qualified professional historian submits a nomination form and study and the National Park Service reviews and approves the listing. While a district may be listed on the National Register of Historic Places without City approval, the Register offers only limited protection; a mandatory study must be conducted should a project with federal funding impact the built or natural environment located within line of sight of the listed resource or within line of sight of other resources recommended as potentially eligible during the mandatory field study. The private property owner can still alter or even demolish a building listed on the National Register of Historic Places unless the City of Sedalia passes additional protections.

The City of Sedalia also has the authority to propose and protect historic districts. A district does not have to be listed or found eligible for listing on the National Register of Historic Places to gain protection from the City of Sedalia. In addition to designating the boundaries of a new district or expanding the boundaries of a district that is listed on

the National Register of Historic Places, the City of Sedalia can pass additional protections and regulations for listed sites through ordinances [as approved](#) by the Sedalia Historic Preservation Commission and ratified by vote of the Sedalia City Council ([is this right, list code](#)).

District boundaries are determined by reconnaissance surveys completed by a qualified professional historian who meets or exceeds the Secretary of the Interior Standards in architectural history. A historic district is designated to recognize buildings and other cultural resources that have significant architectural and historical features. Not all buildings must contribute to the district, and some structures located within the district may be contemporary or lack historical significance.

A historic district can be approved by the City of Sedalia regardless of whether it is listed on the National Register of Historic Places. To learn if your property is located within a historic district, visit [page](#). As of [May 2025](#), the City of Sedalia has one historic district—the Sedalia Commercial Historic District ([see Historic Context on page tk](#)).

How did we develop the best practices and guidelines?

The City of Sedalia Historic Preservation Design Guidelines were developed based on best practices promoted by the National Park Service, the Missouri State Parks State Historic Preservation Office, and public input from residents of the City of Sedalia. Originally published in 1977 and revised in 1990, the National Park Service's "Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" must be used by projects utilizing federal funds or tax credits ([see page tk for a list of SOI Standards](#)). This project is partially funded by a matching grant from the Missouri Department of Natural Resources, State Historic Preservation Office, and material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior or the Department of Natural Resources, State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.

The consultant contracted to develop guidelines meets or exceeds the Secretary of the Interior's Standards as a qualified professional in architectural history and history.

Who can I contact about the guidelines?

We want to see your project succeed. Help is always available if you would like feedback regarding your project, the timeline for review, or have other questions about how to accomplish a project. Reach out to the Sedalia Historic Preservation Commission by contacting the Community Development Department:

<https://www.sedalia.com/connect/city-officials/government/boards-commissions/sedalia-historic-preservation-commission/>

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THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION

The current Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings were published in 2017 as an update to the first issuance in 1979, which was in turn reprinted in 1985 and revised in 1992 (citation).

The Standards provide guidance to historic building owners as well as to preservation professionals, contractors, architects, and commissions. The address four treatments: preservation, rehabilitation, restoration, and reconstruction. As stated in the regulations (36 CFR Part 68) promulgating the Standards, “one set of standards . . . will apply to a property undergoing treatment, depending upon the property’s significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable (citation). When applying Standards will be applied taking into consideration the economic and technical feasibility of each project.” Standards apply to historic structures as well as to landscapes, city monuments, civil engineering features, districts, and other historic resource types eligible to be listed in the National Register of Historic Places. A resource does not have to be listed to be found eligible for listing on the National Register of Historic Places by a State Historic Preservation Office under the recommendation of a qualified professional historian.

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a

preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

LOCAL HISTORIC DISTRICT REGULATIONS

OTHER APPLICABLE LAWS AND REGULATIONS

HISTORICAL OVERVIEW OF THE CITY OF SEDALIA

Researching, developing, proposing, and reviewing the most appropriate treatment for a resource requires careful analysis of the historic context. Owners must work to understand their property's place and role in historic patterns, trends, and events.

Architectural History of Sedalia

NRHP Listed Resources

Historical Architectural Styles in Sedalia

Residential

Commercial

Historic Character Defining Features

Windows

Doors

Chimneys

Siding

Paint

Porches

Roof

Walkways, Driveways, Garages

Roads

Fencing, Retaining Walls, and Landscaping

COMMISSION DESIGN REVIEW PROCESS

Certificate of Appropriateness

The City of Sedalia ratified its policy requirements for a Certificate of Appropriateness (COA) 2017 ~~in what year~~ in City Code (Sec 64-62 - https://library.municode.com/mo/sedalia/codes/code_of_ordinances?nodeId=CD_ORD_CH64ZO_ARTIIDI_S64-62CEAPCO ,Appendix tk for form?). A COA application costs nothing to the applicant and is submitted to the Sedalia Historic Preservation District (SHPD) at the Community Development Department on a form with any attached plans or details and includes but is not limited to the name of the applicant, the date the certificate is issued, the location of the proposed project, and a brief narrative description of the project. A site plan should be included to show the location of the buildings, parking, exterior lighting, signs and landscaping; exterior elevations of the front and side with a description of the type and finished color or exterior siding,

windows and roofing to be used; detailed drawings of architectural features, signs and trim; historic and "as is" photographs of the subject building or site and adjacent structures. All diagrams shall be drawn to scale. The SHPC may request additional information necessary for their review and recommendation. In its decision, the SHPD will note whether or not the property, landmark, or landscape has been found to contribute to the historic district and any and all specific design recommendations made by the SHPC on the application (Ord. No. 10350, § 2, 8-3-2015, 64-71; Ord. No. 10350, § 2, 8-3-2015, 64-68). Unless an extension is authorized by the applicant, the SHPC shall complete its review within 30 days of receipt of a complete application (Ord. No. 10350, § 2, 8-3-2015, 64-69). Decisions are issued during monthly meetings of the SHPC, and applicants are invited to attend in order to discuss any findings.

In its review of proposals, SHPC shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Ord. No. 10350, § 2, 8-3-2015, 64-70). Every reasonable effort shall be made to ensure minimal alteration of the building, structure or site and its environment or to use a property for its originally intended use. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged. Changes which may have taken place in the course of time may have acquired significance in their own right and this significance shall be recognized and respected. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity. Distinctive architectural features shall be repaired rather than replaced, wherever possible. The surface cleaning of structures shall be undertaken with the gentlest means possible. For more information, see the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and City Ordinances (Ord. No. 10350, § 2, 8-3-2015, 64-70; [full list of COA ordinances 64-62 – 64-73?](#))

[Applicants should have a contractor selected before applying, and work that will be conducted by the homeowner or friends and family should be put forward with an estimated timeline and plan for completion. The Historic Preservation Commission reserves the option of conducting a site visit if deemed necessary. Applicants are thus strongly encouraged to reach out to the members of the Historic Preservation Commission and the Director of Community Planning to arrange an in-person meeting or phone call well in advance of the COA submission. !\[\]\(919a2cb85b99741a73c0c31a427236a8_img.jpg\) applying? The Historic Preservation Commission meets on the second Wednesday of the month at 4 pm at City offices, 200 South Osage Ave., Office 203 Sedalia, MO 65301? Submissions are welcome by e-mail, fax, or in hard copy. See the above contact information in the section “Who can I contact about the guidelines?”](#)

GUIDELINES: STANDARDS AND BEST PRACTICES

Windows

Original or historical windows should be repaired so as to preserve or restore the condition and minimally-altered status of any home built before 1975 or more than 50 years prior to the date of construction. Epoxy or similar repair consolidates are recommended. Character-defining features should be preserved when portions of a window, window frame, or window shutter must be rehabilitated or replaced. Preserve glass panes, lite pattern, and hardware. Restore or repair deteriorated front façade or other publicly visible façade entrance doors. To improve storm performance, install weather-stripping and new energy-efficient frames instead of replacing for improving storm performance. Windows should be repainted to match other windows and defined color schemes. Materials and products outlined in the following list are pre-approved: E-Series – aluminum-clad, A-Series – fiberglass-clad, Kolbe, VistaLuxe – aluminum-clad, Ultra – aluminum-clad, Marvin, Signature Series –ultimate (all wood or aluminum-clad) and Modern, Tilt-Pacs, Elevate – fiberglass-clad, Essential – fiberglass, Parrett - wood and aluminum-clad wood, Pella - architect series – all - wood, Impervia – fiberglass, Windsor, Pinnacle – aluminum-clad, Legend – composite

If some but not all windows in a building are beyond repair and require more than 50% replacement of original materials, proposed replacements should match the size, shape, lite division, operation and materials of existing windows. The placement of a window within a façade should be protected as a character-defining feature as well as the operational design so that double hung, casement, hopper, fixed, and sash windows are replaced in kind. New sashes utilizing applied grids on the exterior and interior should simulate original divided lite windows and have an internal divider that matches the grids or true divided lites. Composite materials for shutters may be considered if the design, profile, and installation replicate the original.

If a new opening must be added to add a window, it should be built into the rear or non-public view side and not into a primary facade. Existing windows may not be filled in with brick unless precaution is taken to minimize the street view of the in-fill. If an opening is approved for in-fill, the entire window treatment, including trim, must be removed and exterior wood siding should be installed with staggered joints to blend the filled opening in with the surrounding siding. Brick infill should be toothed to match the adjacent brick installation pattern and the entire window treatment, including decorative brick trim, must be removed. Filled windows may be opened into functional windows.

Storm windows? Energy efficiency (or should we do a separate section on energy efficiency?)

Six examples of characteristic residential and commercial windows that demonstrate materials selection and character defining features with appropriate, exemplary treatment options.

The following is generally not approved by SHPC:

- Vinyl clad or full vinyl sash/frame insert replacement.
- Sashes that are larger or smaller than the original frames, openings, or glass size to frame ratio.
- Changes in operation such as double hung to casement, steel fixed to double hung, double hung to jalousie.
- New windows that have applied glass divisions but do not have an interior divider in the insulated glass.
- Glass block in operable window openings.
- Smoke tinted or reflective glass on building facades or on any window that is visible from any street or sidewalk.
- Permanent removal of sash and frame and in-fill of openings.
- Thermal glazing windows that have false “snap-in” or applied muntin and mullions or sash with no divided lites.
- Additions to front facades or primary facades.
- Exterior security bars.
- Vinyl sash packs.

Doors

Character-defining features of a historic door, surround, and placement should be preserved. Original or historical doors on any home built before 1975 or more than 50 years prior to the date of construction should be repaired to maintain good, unaltered condition. Preserve glass panes, lite pattern, and hardware. Restore or repair deteriorated front façade or other publicly visible façade entrance doors. To improve storm performance, install weather-stripping and new energy-efficient frames instead of replacing for improving storm performance. To meet code or fire regulations, re-install a historical door so that it swings out to meet code requirements rather than replacing. Repair with the same material and matching decorative and functional features. Replace historic glass panes and related lite patterns and hardware.

Only if a door on a primary façade is more than 50% deteriorated can a replacement door be found that matches the materials of the original and the designs frequent in the historic district. Materials outlined in the following list are

pre-approved: Steel, Fiberglass, Trim, Cedar, Thermally Modified Wood, MacBeath Hardwood, PolyAsh, Boral, Wood Composite, LP SmartSide, MiraTex, Fiber Cement, James Hardie, Cellular PVC, Azek, Klear, Fypon, Palight

Historic main entrances and doors should be preserved. New entrances should be added to rear or alley facades. New entrances should be developed with proportions and details that are reflective of the period of the building and roughly equal to entrances on the primary façade or on the primary facades of other similar buildings in the district.

When proposing a reconstruction, alteration, repair, addition, or any significant change, the design should be based on historic images of the building. If images of the existing building are unavailable, historic images of similar age buildings from the district or by the same architect or style or design school can be used.

Door(s) replaced on historic homes as well as those replaced on contemporary homes built within the last 50 years should be in character with the historic building styles and character of the district.

Storm doors?  Screens?

Four examples of characteristic residential and commercial doors that demonstrate materials selection and character defining features with appropriate, exemplary treatment options.

The following is generally not approved by SHPC:

- Storm doors with a metallic or reflective finish.
- Security screens and bars.
- Vinyl doors.
- Narrowing or widening an existing historic door or doorway.
- Replacing a historically double leaf door with a single door.

Chimneys

Even if historic chimneys are no longer functional, they should be preserved in any home built before 1975 or more than 50 years prior to the date of construction so that the chimney and associated ornamentals remain unaltered and in good, minimally-altered condition. Historical chimneys that are not character defining as well as contemporary chimneys built after 1975 may be removed and not replaced. Repair existing chimneys and associated decorative parts with original or comparable materials that match the original in color, texture, brick face orientation, mortar strength, color, and joint placement. Non-functional chimneys can be capped in concrete or limestone. Vents and other piping should be

terminated before the cap so as not to extend above or enclosed in a new decorative chimney pot appropriate to the character of the structure. When a chimney needs complete reconstruction down to the roof all historic materials should be retained so long as they are not deteriorated beyond repair. When possible, salvage and reuse the historic brick for the outside face and utilize new masonry materials for the interior and flues. Corbeling or other decorative designs in the existing chimney should be replicated with the reconstruction. Mortar joint color and detailing should match the original. Decorative chimney pots or historic flue extensions should be retained and reinstalled. Any siding behind that chimney, missing roofing or eave conditions must be repaired as part of the project with concern for historic preservation.

Two examples of characteristic chimneys that demonstrate materials selection and character defining features with appropriate, exemplary treatment options.

The following is generally not approved by SHPC:

- Removal of a distinctive, character defining, historical chimney built before 1975.
- Covering with stucco or other coatings that obscure brick work.
- The use of different brick types, mortar, or masonry.
- Adding non-historic elements or oversized fixtures.

Siding

Standards

Four examples of characteristic siding that demonstrate materials selection and character defining features with appropriate, exemplary treatment options.

The following is generally not approved by SHPC:

Paint

Regardless of the age of a building, exterior paint schemes should reflect the period of the building and the styles demonstrated in the district. It is standard practice in a historic district that paint schemes include different but complimentary color for the walls or siding, trim, and window framing or trim. The windows should be the darkest in color, however white windows are acceptable if the siding is a brighter or darker color. Alternatively, photos or historical documents such as property records, journals, or invoices can be used to reconstruct color schemes for restoration.

Paint schemes can vary according to the siding, fascia, and FRIEZE:

Clapboard Siding: Contrasting Color to Window Surround & Frieze

Fascia: Contrasting Color to FRIEZE and/or Clapboard
Frieze: Contrasting Color to Clapboard Siding
Window/Door Surrounds: Contrasting Color to Siding
Porch Fascia: Same color as clapboard

Six examples of characteristic painting schemes that demonstrate materials selection and character defining features with appropriate, exemplary treatment options.

The following is generally not approved by SHPC:

Painting over exterior brick walls that have not previously been painted.
Spray on vinyl or other “permanent” coatings.
Single-color walls, trim, and window frames/trim.
Exceptionally bright or high-contrast paint schemes unless they match trends in the district and can be historically verified.
High gloss paint finish.
Murals on residential designed buildings.

Porches

Because porches are among the most visible features of a historic building and help define the historic character, they should be maintained and repaired rather than replaced if a home was built before 1975 or more than 50 years prior to the date of construction. The columns, rails, balusters, decking, roof, steps and any ornamental elements should be treated to remain in good, minimally-altered condition. The spacing of columns and balusters should be maintained to ensure consistency. Replace only missing or deteriorated parts to match the original in design, materials, scale, and placement. If wood working cannot be matched to replace a baluster, look for a craftsman or custom woodshop to reproduce a matching piece. Upgrades should be minimized. Screening with narrow wood-framed screening or clear glass may be acceptable. Screens or glass should be set back from porch columns and balustrade, so the porch still appears as a porch, not as an enclosed room. Decorative lights should be a design that suits the building, limited in number, and located near the front door. General lighting and security cameras should be sized and located to be as unnoticeable as possible. Ceiling fan style should complement the building and should not have lights attached.

Only if the porch is more than 50% deteriorated can a replacement and rebuild be approved. If a new porch must be built where one no longer exists or if a structure must be replaced or significantly rehabilitated, determine design based on historic photographs or by looking at similar porches in the neighborhood. If a design cannot be duplicated, create a simplified design compatible with the building, using stock lumber and moldings. Match size, shape, scale, materials, and massing, and paint to match the color scheme on the house. Use materials that were available when the original porch was constructed. If new alternate

materials are proposed, then the new components must match dimensions, profiles, detailing and finish of the historic component.

Two examples of characteristic porches that demonstrate materials selection and character defining features with appropriate, exemplary treatment options.

The following is generally not approved by SHPC:

Rebuilding an existing porch.

Enclosing an existing porch without historic context design analysis that shows that similar designs were historically used on the building or elsewhere in the district.

Porches on the front of the house should not be enclosed.

Install permanent lighting or ceiling fans unless historic context design analysis shows that similar designs were historically used on the building or elsewhere in the district.

Replacing balusters with contemporary deck railing panels.

Replacing original porch details with materials from an earlier or later period of construction.

Installation of a modern, pressure-treated deck on the front of the house.

Vinyl lattice used as porch apron to screen the area underneath the porch.

Roofs

Walkways, Driveways, Garages

Roads

Fencing, Retaining Walls, and Landscaping

COMMERCIAL GUIDELINES

Commercial projects should meet all above criteria in addition to the following standards and best-practices.

NEW CONSTRUCTION

DEMOLITION AND RELOCATION

INTERVENTIONS FOR NEGLECT

HAZARDS

Lead

Asbestos

ADA ACCESSIBILITY

Widening doors for accessibility
Ramps
Handrails
(Special approval)

ENERGY EFFICIENCY/SUSTAINABLE RETROFITS

Lighting
Windows
Bio-designs
Green roofs: Installation of a green roof should only be undertaken if its installation does not require removal of historic roof materials such as slate, tile or metal and be done if modification of the roof's look and design is not required.
White roofs
Geothermal Installations
Solar Panels
Wind Turbines

GLOSSARY

Commercial Standards
Awnings, Canopies, Marquees
Exterior Facades and False Facades
Cornice Framing
Parapets
Loading docks, dumpsters (enclosures), and service areas
Windows
Signs
Murals
Parking
Storefronts