Context and Design Guidelines

Guidelines and Standards

Federal
• Secretary of the Interior’s Standards
• Guidelines for Preservation
• Guidelines for Restoration
• Guidelines for Rehabilitation
• Guidelines for Reconstruction

Local Design Guidelines
• Commercial
• Residential

Secretary of the Interior’s Standards

Applicable to properties on or eligible for the National Register of Historic Places that will use or be affected by projects using Federal funds
Secretary of the Interior’s Standards

1. Property shall be used for its historic purpose or placed in a use that requires minimal changes to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved.

3. Each property shall be recognized as a physical record of its time, place, and use. Avoid creating false history.

4. 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. Replacement of missing or deteriorated features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments that cause damage to historic materials shall not be used.

8. Significant archeological resources shall be protected and preserved.

9. Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. New work shall be differentiated from the old and shall be compatible with massing, size, scale, and architectural features to protect the historic integrity.

10. New additions and adjacent or related new construction shall be reversible.
Guidelines for Rehabilitation

1. Identify, retain, and preserve.
2. Protect and maintain.
3. Repair.
4. Replace.
5. Design for missing historic features.
6. Alterations/additions to historic buildings.
Local Design Guidelines

Design Guidelines are:
• Flexible, otherwise, they promote excessive conformity
• A result of public participation or the public will not accept them
• An identification of the most characteristic design elements
• Minimum standards of compatibility

Developing Design Guidelines

Design Guidelines can:
• Improve the quality of physical changes
• Protect the value of investments
• Protect existing architectural character
• Act as a base for objective decision-making
• Increase public awareness of architectural quality
• Prevent incompatible new construction

Developing Design Guidelines

Design Guidelines cannot:
• Regulate growth
• Control non-exterior changes
• Guarantee good design
• Be law
Context Cues

“As seen from a public way…”

- Sizing, mass, scale
- Material palette
- Pedestrian orientation
- Vehicle orientation
- Contributing vs. Non-contributing buildings
Common Major Goals

- Sufficient architectural and archival research
- Historic fabric retention
- Sensitive additions
- Authenticity versus false history
- Sensitive changes for ADA
- Appropriate window replacement
- Historic details identified and retained
- Appropriate materials used
- Reversible treatments
- Appropriate archaeological investigation
Architectural and archival research

Historic Fabric Retention
Sensitive changes for ADA
Appropriate window replacement
Historic details identified and retained
Creating A Design Guideline

Choose approach
- Identify status of revitalization effort
- Identify how guidelines will be used

Organize
- Identify and recruit members of core group
- Have city government adopt official advisory committee
- Elect a chairperson
- Identify and appoint staff
- Determine goals, objectives, budget, and timeline

Involve Consultants

Appropriate archaeological investigation
Creating A Design Guideline

Take Stock
Analyze Inventory
Define the district

Creating A Design Guideline

Document Features
• Photographic survey
• Physical inventories
• Features analysis

Creating A Design Guideline

Identify Historic Character-Defining Elements
• Regulating lines
• Rhythm
• Massing
Creating A Design Guideline

1. **Highly recommended color finishes.**
   - For exteriors, consider using Benjamin Moore or Sherwin Williams paints in a range of colors to enhance the aesthetic appeal.

2. **Low maintenance materials.**
   - Use materials that require minimal upkeep, such as vinyl or aluminum, to reduce maintenance costs and time.

3. **Energy efficient windows and insulation.**
   - Install double-pane windows and high-quality insulation to improve energy efficiency and reduce utility bills.

4. **Sustainable building practices.**
   - Incorporate green design elements like solar panels or green roofs to make the building more environmentally friendly.

Creating A Design Guideline

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Public Workshop
• Determine date time and place for meeting(s)
• Send out notices to property owners and tenants
• Build constituency consensus
• Issue press releases
• Select workshop facilitator
• At workshop, work in small groups (6-10 people)
• Send follow-up mailings

Creating A Design Guideline

Write Guidelines
• Introduction
• Criteria
  - Height
  - Width
  - Setback
  - Proportion of openings
  - Horizontal rhythms
• Alterations
  - Roof form
  - Materials
  - Color
  - Sidewalk coverings
  - Signs
Case Study: Presidio Design Guidelines

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Building Site
Unit Masonry
Concrete
Stucco
Wood
Architectural Metals
Roofs
Windows
Entrances & Porches
New Additions
Structural Systems
Interior Spaces
Mechanical/Electrical
Energy Efficiency
Accessibility
Health & Safety

Special Considerations:

The feasibility of removing or replacing a site by some method to the uniquely valuable historical structures is a complex and critical issue. The location of buildings, the design of new or existing sites, the determination of building heights and setbacks, and the integration of buildings into their surrounding context must be carefully considered. Site design considerations must include:

- The existing buildings and their historic significance.
- The potential for future development and its compatibility with the existing site.
- The relationship of the new buildings to the existing structures.
- The impact of the new buildings on the surrounding neighborhood.
- The potential for preserving and enhancing the historic character of the site.

Not Recommended:

- Building site.
- New additions.
- Structural systems.
- Mechanical/electrical systems.
- Interior spaces.
- Energy efficiency.
- Accessibility.
- Health & safety.

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Case Study: Presidio Design Guidelines

**Unit Masonry**

**Recommended**

- Linear pattern or freeform shapes with exposed aggregate
- Use as a finish material
- Mortar color should complement the unit color
- Mortar should be a blend of gray or white with slight color variation

**Not Recommended**

- Use as a finish material
- Mortar color should not be more intense than the unit color
- Mortar should not be a blend of gray or white with slight color variation

**Designer-Mounted Ceramic Tile**

- Use as a finish material
- Mortar color should complement the tile color
- Mortar should be a blend of gray or white with slight color variation