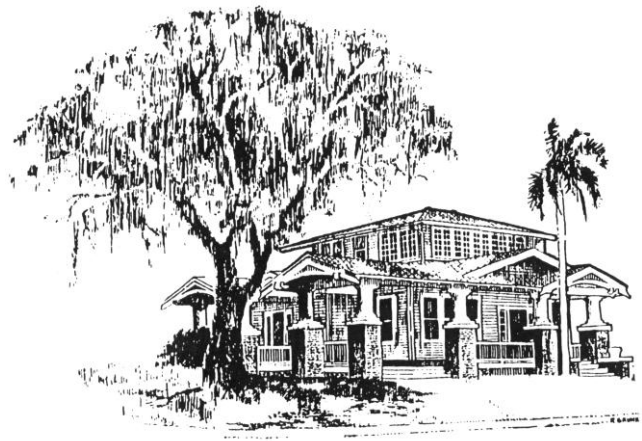
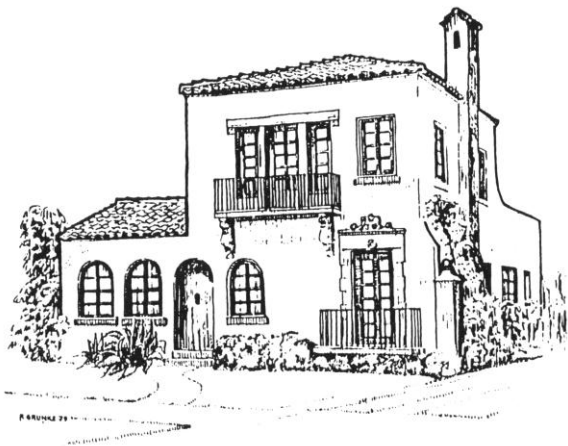


Rehabilitation and Maintenance of Existing Buildings



Rehabilitation and Maintenance of Existing Buildings

Introduction

Buildings in Seminole Heights represent various styles indicative of the building trends of the late 19th and early 20th centuries. The diverse styles relate well to each other due to continuity of elements such as setback, size, height, materials, roof forms and color. Although there are often several styles of buildings along a street, repetition of these elements creates a unified streetscape.

A successful rehabilitation might involve repair or replacement of original building details or the introduction of new elements that are not original, but with careful selection and planning, it can relate properly to the original components of the building and the surrounding neighborhood.

The following guidelines, photographs and sketches show sensitive rehabilitation treatments and help describe how the elements of each building determine its shape and character, and how that character contributes to the neighborhood as a whole.

Maintaining Original Building Characteristics

The key to a successful rehabilitation is maintaining the characteristic details and historic fabric. If replacement of existing materials is essential, materials similar in proportion and style to the original should be used. Saving the rotted parts may later assist in matching replacements. Items such as wood siding and soffits, fascias and brackets and wooden sash windows and doors, often can be restored or, at the least, duplicated.

When introducing new elements to the exterior, materials similar in proportion and detail to the characteristic style of the particular building should be used. The new materials selected should also be compatible with the existing materials of the individual building and other buildings along the street. Application of such uncharacteristic materials as aluminum siding, vinyl siding and metal frame windows obscures the original character of the building and of the neighborhood.

The building should not be made to look either older or newer than it really is by using details from another style or period. This alters both the building and the streetscape.

A modification, repair or replacement of original building characteristics will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor appropriate modifications, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than the minor modification, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

The following is an order of preferences and is followed throughout these guidelines:

It is Permissible to...

Repair original building materials and details and leave them in place on the building.

Replace deteriorated materials with materials that match as closely as possible the proportion and detail of the original material.

Replace deteriorated details with new details which match as closely as possible the original details.

Add new materials or details to the building which are characteristic of the particular style of the building; these materials should be in similar scale with the original building.

It is Not Permissible to...

Strip original materials or details from a building when they can be repaired.

Replace original details with new details which do not match the original in scale, proportion or detail.

Add uncharacteristic materials to the building. For example: aluminum siding, vinyl siding, metal frame windows, etc.

Uncovering Original Detail

In approaching a rehabilitation project, every effort should be made to uncover any previously encased or hidden finishes and details such as siding, stone, ornamental plaster or brick and decorative structural elements such as pylons, beams and brackets. It is often the case that the “sealing” of these items in an enclosure of metal, plastic, or other material, has created a poorly ventilated condition which leads to deterioration. In addition, the covering of original materials on these historic buildings detracts from the building’s overall harmony within the historic streetscape and the community.

Paint should not always be stripped from a building.

If historic detail is uncovered during rehabilitation, technical assistance should be sought from the staff of the A.R.C. for the proper method of preservation of the detail.

Removal of any material from a building will require a Certificate of Appropriateness prior to the commencement of the work. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain removal of materials not original or historically significant to the building, the Administrator may issue the Certificate of Appropriateness. If the application includes removal of original materials, the A.R.C. shall review the application at the regular public hearing for the decision on the Certificate of Appropriateness.

It is Permissible to...

Uncover original detail that has been covered by later changes to the building and repair these details, if necessary.

Uncover original wall materials that have been covered during later modifications by aluminum, vinyl or asbestos siding.

Test a method of material removal to confirm results.

It Not Permissible to...

Cover any original detail with new construction.

Sandblast to remove paint, stucco or plaster.

Use flame to remove paint from wood surfaces.

Remove paint from any surface which was originally painted. For example, soft brick may have been painted at construction to avoid future deterioration.

Use excessively harsh cleaning methods.

Suggested Procedures

Investigate a building to see if hidden detail exists and remove the materials concealing it.

Return a building covered with materials such as aluminum or vinyl siding or imitation stone stucco to original materials.

Porches/Porte Cocheres/Detached Garages

Porches and porte cocheres are an important historic feature and should be preserved. Some porte cocheres predate a detached garage behind the house. These porte cocheres are the visual reminders of the impact of the carriage and the automobile on the design of the home. Detached garages were not common during the earliest development phases in Seminole Heights. Later, the detached garage, often with a garage apartment, was very common. These structures were small and typically placed in a corner of the rear yard, at or near the property lines.

The porch in its original design form was intended for protection from the elements and, in many cases, as a focal point for the entrance to the home, but also as a cool, ventilated and visually open space. Enclosing a porch changes the overall character of a residential building and should be avoided.

If a porch or porte cochere must be enclosed, the enclosure should be designed so that it does not destroy the visual openness of the porch or porte cochere, and the harmonious effect of these elements along the streetscape. Likewise, the removal of a porch can make a building façade seem flatter and less inviting. Without a porch there is no transition from sidewalk to house.

Modification, enclosure or removal of a porch or porte cochere will require a Certificate of Appropriateness prior to the commencement of the work. The application shall be reviewed at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain the porch, porte cochere, and preserve the original use of each of these outdoor areas of the house.

Maintain the garage in its original use.

Repair deteriorated details such as porch columns, railings and ornamentations.

Replace deteriorated details such as porch columns, railings and ornamentation with new material which reproduces as closely as possible the original detail in material, proportions and finishes. When other alternatives for enclosure of space are not available, it is appropriate to enclose a porch, or porte cochere, in a manner that does not destroy the original openness and focus of that area.

Enclose a garage with materials similar in size, proportion and detail to the original building.

It is Not Permissible to...

Enclose a porch or porte cochere unless the method of enclosure preserves the original openness, focus and transition from outside to inside through the use of an appropriately fitted transparent material and details compatible with the original character.

Remove or destroy original detail from the porch or porte cochere.

Completely or partially remove a porch or porte cochere or their details.

Add or replace columns and railings with elements such as decorative wrought iron not in keeping with the style and period of the house.

Change the roofline or roof materials so that they are incompatible with the house or architectural style.

Suggested Procedures

If additional interior space is needed, investigate a compatible addition to the back of the house which is less visible from the street.

If an earlier renovation inappropriately enclosed a porch, returning an inappropriately enclosed porch or porte cochere to its original open state would be appropriate.



PORTE COCHERE

Ornamentation and Architectural Details

The recognizable building styles within the historic district of Seminole Heights draw much of their character from the preserved ornamentation of the architecture. Attention to detail by the craftsmen in Seminole Heights is evident in the brickwork, carved wooden brackets, ornamental stone and plaster, and other embellishments throughout the district. These items must be carefully preserved or refurbished to match the original ornamentation as closely as possible.

A modification, repair or replacement of ornamentation or detail will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue a Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacement, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

Refer to “Architectural Styles in Seminole Heights” for discussion on specific architectural style characteristics.



ARCHITECTURAL DETAILS

It is Permissible to...

Maintain original building ornamentation and architectural details.

Repair deteriorated ornamental and architectural details or replace them with ornamentation or details which match as closely as possible the original.

It is Not Permissible to...

Remove ornamentation or architectural details.

Replace ornamentation with new uncharacteristic ornamentation. An example of this would be replacing original wood brackets with wrought iron ones.

Porch Supports and Ornamentation

Decorative elements on the porches often are a repeat of the same treatment that appears on the main portion of the building. These decorative features enhance the individual style of the building and reinforce the overall charm and character of the streetscape. Maintain the original porch supports and ornamentation and use existing, original materials where possible.

Wooden brackets, detailed beam and rafter treatment, “spool” columns, (short, round concrete or wood columns) and pylons (tapered, truncated rectangular columns) embellish the many bungalow porches within the district. These are unique to this style of architecture and represent workmanship prevalent in the era in which they were built, therefore, it is important to preserve these elements.

Steps with brick piers (wing or cheek walls) are important porch elements. They establish and emphasize the porch entry and should be retained. These short walls which flank the porch steps were often the location for concrete urns and planters.

A modification, repair or replacement of any porch ornamentation will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain original porch supports and ornamentation, woodwork, railings, beams and rafter treatments, wood brackets and columns.

Repair deteriorated porch ornamentation or, if necessary, replace porch supports and ornamentation with new items which match the original as closely as possible.

Replace original porch supports and ornamentation with elements when the originals have been removed during previous alterations. If no evidence of the original design exists, select new elements that match the building style in scale, proportion and degree of detail.

It is Not Permissible to...

Remove original porch supports and ornamentation.

Cover original porch ornamentation with another material which obscures the detail or ornamentation.

Replace original porch columns with new uncharacteristic columns. For example, replacing “spool” columns with decorative aluminum columns is inappropriate.

Replace original porch ornamentation with new uncharacteristic ornamentation. For example, replacing wood porch railing with metal pipe railings is inappropriate.



PORCH COLUMNS

Light Fixtures

Exterior wall-bracketed or soffit-mounted lights provide light and decoration along the streetscape. Maintain and restore the original decorative fixtures whenever possible.

Lights can be used to focus attention on particular details or to accent planting areas; however, do not use flood lights to light facades. High intensity lights or light which intrudes upon adjacent properties should not be used. Lighting the exterior of buildings within the district must be accomplished without distracting from the harmony and unity of the street.

Light fixtures that are indicative of the period and style of architecture for each building is encouraged. New light fixtures may be used; however, they should be in an appropriate scale for the building and should not detract from historic detail. Light sources may be recessed in ceilings or concealed.

A modification, repair or replacement of light fixtures will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue a Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacement, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain or restore original light fixtures.

Provide new wall-bracketed or soffit-mounted exterior light fixtures that are in the correct style and scale for the building.

Provide new light fixtures that are in an appropriate scale and form for the building.

Dormers

A dormer is a structure projecting from the main roof, usually housing a window or ventilating louver.

Dormers were installed in both one and two-story rooflines in many of the different styles of architecture in the district. The dormer should be retained in its original form as it is an important element of the facade design. New dormers, where desired, should match the original architecture style of the building; location of new dormers should preserve the original balance and massing of the building. Where dormers already exist, the main dormer should be of the same proportions, materials and colors as the original.

Changes, replacement, removal or addition of dormers will require a Certificate of Appropriateness prior to the commencement of the work. The application shall be reviewed at a regular A.R.C. public hearing.

It is Permissible to...

Maintain existing dormers. Repair or replace windows or louvers.

It is Not Permissible to...

Remove a dormer from a building.

Remove windows or vented openings from dormers.

Add or alter a dormer unless it is compatible with the architectural style of the building and other existing dormers in proportion, slope, materials and colors.



DORMER

Hardware

Maintain the original decorative builder's hardware wherever possible. If replacements are necessary, select items similar to those originally used. If the original hardware was destroyed or replaced and no record of the original is available, investigate the original hardware used on a building of similar architectural style within the district to determine what would be appropriate or seek professional advice.

Salvage yards and antique shops often have an assortment of old door and window hardware. Use hardware appropriate to the style and period of architecture of the building.

Compatible new hardware may be used; however, it should be similar in scale, proportion and material to the original hardware of the building.

It is Permissible to...

Maintain existing original hardware when possible.

Use hardware in a similar style and scale to the building if replacement hardware is necessary.

Use new hardware that is similar in scale, proportion and material to what would have been used on the building.



DOOR HARDWARE

Doors

Most of the original doors in the Seminole Heights Historic District are divided into wood panels and glass lights. Every effort should be made to retain as much of the existing detail as possible. Simply, the wide door trim of the frame, the side lights (glass on both sides of the doors) and the transom windows (glass over the doors) should be retained. If the old doors cannot be saved, their replacements should be the same size and type as the originals. Doors should be selected to capture the basic character of the original doors and to fill the entire original opening. Flush doors without trim or panels should not be used; they do not reflect the original character of Seminole Heights' architecture.

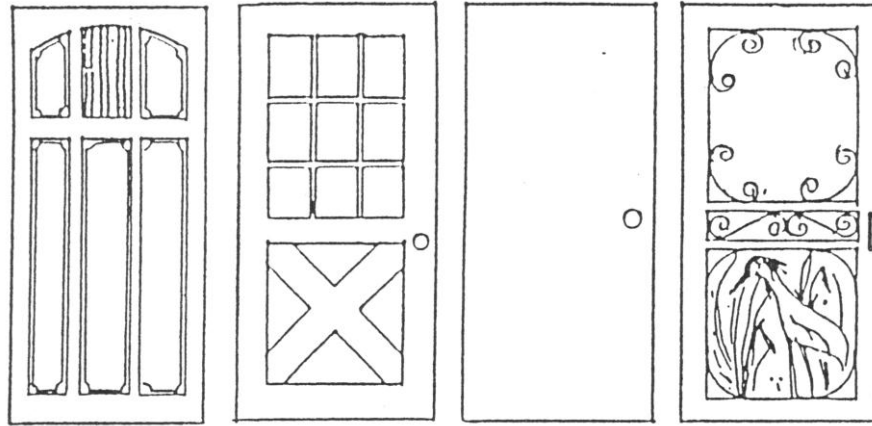
Door frames, when replaced, should conform to the individual style of architecture of the building. Do not use imitations of styles and embellishments that do not fit with the period or style of architecture. Stock doors and frames with scalloped frills or other inappropriate ornamentation should be avoided.

The practice of blocking or filling the transom or side lights of a door opening should be avoided since it radically alters not only the basic proportions of the opening, but also the overall appearance of the facade of the house.

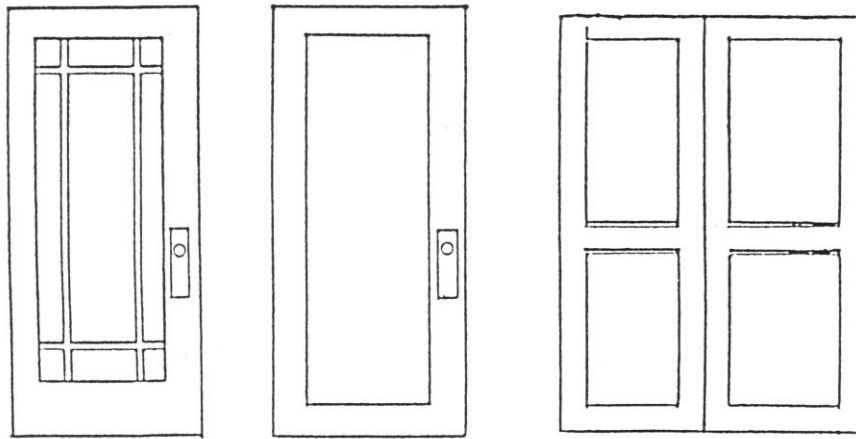
Screen doors may detract from the inner door or the house as a whole. Most stock screen doors have embellishments which are a distraction from the historic ornamentation of the entrance. Screen doors were typical on most residential buildings in Seminole Heights. If screen doors are used, they should be of simple design and blend in with the design of the inner door and the house. Use wooden screen doors rather than aluminum, metal or jalousie doors.

The function of existing openings may be changed if the opening is preserved and if the change does not alter the architectural or historic character of the building. Placing new doors on the primary facade should be avoided.

Inappropriate doors



Appropriate doors



A change, alteration, repair, replacement, or addition of doors requires a Certificate of Appropriateness prior to commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain an appropriate change, alteration, repair, replacement, or addition, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than an appropriate change, alteration, repair, replacement or addition, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain and repair existing original doors, door frames, side lights and transoms.

Replace doors, when repair is not possible, with doors that are similar in style and finish to the original doors.

Change the function of an original opening if the opening is preserved and if the change does not alter the architectural or historic character of the building.

Maintain and repair original screen doors. Add wood screen doors to buildings.

It is Not Permissible to...

Remove original doors from buildings.

Use doors which are overly decorative and out of character with the style of building (e.g. Victorian stained glass doors).

Enlarge door openings to change standard doors to larger or double doors.

Block or fill doors, transoms or side lights.

Use aluminum screen doors.



FRONT DOOR



GARAGE DOORS

Windows, Shutters and Awnings

Windows are important to the scale and character of the building and to the composition of the building form.

It is important to maintain the original size, shape and design of the windows. It is also important to retain the wood trim that frames the window opening.

Double hung sash windows are the type most commonly found in Seminole Heights, although casement windows often appear. The characteristic number of panes varies from house to house. Replacement of windows with the same glass pane configuration is essential. Replacement

windows should fill the entire original opening and not be reconstructed to a smaller or larger size. Window openings should not be altered on the street facade without careful consideration to the overall pattern, rhythm or symmetry.

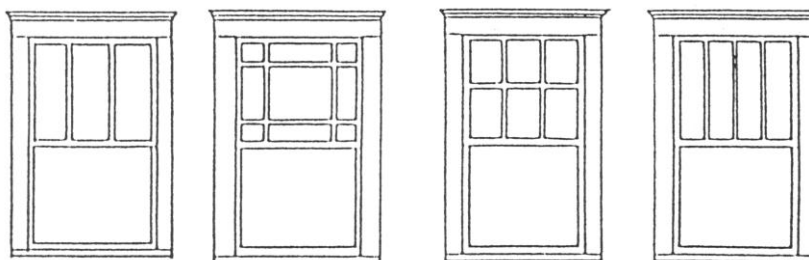
Reflective glass is not permitted for use within the district. Lightly tinted glass may be acceptable; however, use of tinted glass may affect projects being considered for approval under the Federal Tax Incentive legislation (refer to the staff of the A.R.C. for further information).

Window shutters may be added if there is historical precedent. They should correspond in size to the windows and wall area and be, or appear to be, operable.

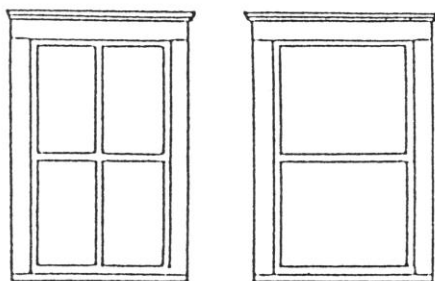
Awnings should be used only if there is historic precedent, and should be constructed of a historically correct material.

WINDOWS

Windows appropriate for bungalows



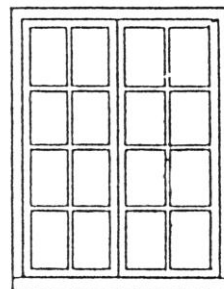
Most common windows



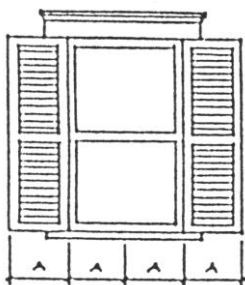
**Double hung
with divided lights**

Double hung

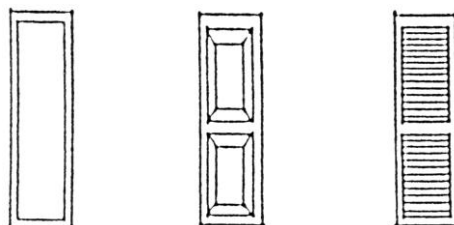
Casement Windows



BLINDS AND SHUTTERS



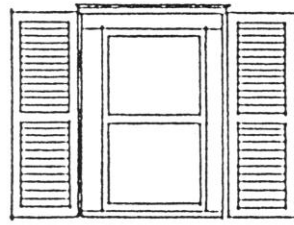
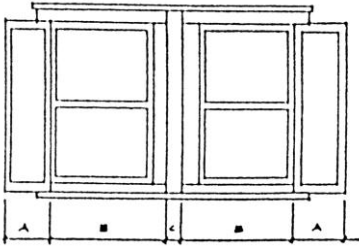
Traditional Styles



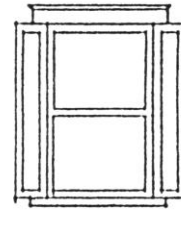
Shutter

Paneled Shutter

Blind



Blinds are too large



Shutters are too narrow

Styles not suitable . . . blinds should cover windows completely when closed.

A change, alteration, repair, replacement or addition of windows, shutters or awnings will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to be an appropriate change, alteration, repair, replacement or addition, the Administrator may issue a Certificate of Appropriateness. If the application includes work other than what is deemed appropriate, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Maintain the existing number and location of window openings.

Repair the existing windows and wood window trim; use the repaired windows in the existing repaired window frames.

Use shutters or awnings only on buildings which originally used shutters and awnings.

Maintain the size, proportions and locations of original shutters and awnings.

Replace existing windows with new windows of size, proportion and window pane pattern as close to the original as possible.

Remove, add or rearrange windows on backs of buildings to accommodate functional changes.

Use clear solar glass or, under certain circumstances, lightly tinted glass.

Use awnings on building styles which historically used awnings.

Use shutters on building styles which historically used shutters; the shutters must be sized so that they will cover the window when closed. There also is a need for enough space between windows for shutters to lie flat, next to each other.

Use shutters and hardware which are functional.

It is Not Permissible to...

Alter the overall size of windows.

Alter the window pane pattern for windows.

Replace sound wood sash windows and frames with metal sash windows and frames.

Change the operation of windows; for example, replacing double hung windows with casement windows or fixed glass.

Use jalousie windows, awning windows or picture windows within the district or introduce glass block on any building where it did not originally exist.

Use aluminum awnings.

Use reflective glass.

Use shutters on building styles which historically did not use shutters.

Use shutters that are sized too small or too large to cover the window when closed.

Add or rearrange windows on the street facades unless careful attention is given to overall window patterns on the facade, and the addition or removal does not destroy the overall window pattern. Windows being added should match existing window size, proportion and design.

Woodwork and Exposed Structural Supports

The Historic District's character is generally enhanced by its decorative elements such as cornices, railings, columns, brackets and beams. The use of trim accentuates and softens the outline of the facades and imparts an individual character. A variety of columns are found throughout the district.

Simple classical columns throughout the district are usually round with a slight taper below a simple capital. Square tapered, pylon columns, or round spool columns (called "elephantine") are especially prevalent in Seminole Heights. These wooden or concrete, truncated columns usually sit on masonry porch piers, often in an asymmetrical configuration.

Exposed structural elements, such as beams and rafter tails, become decorative elements in the bungalow style. Complex woodwork is represented in elaborate classical details, intricate brackets and cornices and decorative balustrades; however, these are rare.

These and other details are perhaps the most distinctive parts of the building in the district, and their removal would constitute a significant departure from the unique architectural character of the district. If at all possible, the original details should be maintained or replaced. Replacements, when necessary, should appear similar in shape and character to the original. Do not replace columns or rails with decorative wrought iron. These are incompatible with the original design elements within the district.

A modification, repair or replacement of woodwork or exposed structural supports will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.



WOODWORK AND STRUCTURAL SUPPORTS

It is Permissible to...

Maintain or repair original woodwork and details.

Replace, when necessary, original woodwork or details with similar elements which match the original as closely as possible in size, proportion and material.

Replace exposed original structural, decorative columns with new columns manufactured from appropriate materials.

It is Not Permissible to...

Remove or cover original woodwork and detail.

Replace original woodwork and detail, or original structural, decorative columns with non-original materials or with uncharacteristic detail.

Siding and Stucco

The prevalent type of exterior building material on houses in the Historic District is wood siding. This siding is one of the most distinctive characteristics of frame houses in Seminole Heights. It consists of overlapping wood boards running horizontally.

This siding should be maintained. If it must be replaced, the new siding should match the original as closely as possible, especially with respect to board size and width of exposure. The original corner boards also should be retained or replaced in their full original width. Using the same size boards and trim will retain the scale and appearance of the building. For most buildings, the wood siding should not run continuously around the corner of the building, but should be trimmed at the corner with a corner board.

The use of vinyl, aluminum or asbestos siding and soffits of vinyl and aluminum are inappropriate. These materials are incompatible with wood siding. Window, door, fascia and corner trims cannot be duplicated in these materials. Covering wood siding with vinyl, aluminum or asbestos siding may seal the wall in such a way that the original wood will rot.

Stucco may be an inappropriate material on certain styles within the district, especially if it is not a material original to the building. Ornamental shingles in Seminole Heights appear on gable ends and as wall materials on some of the smaller scale buildings. Often these shingles were stained or painted in a contrasting color. These materials are appropriate if indicated by historical precedent.

Modification or replacement of siding or stucco will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

Wood Siding and Shingles

It is Permissible to...

Maintain existing wood siding and trim.

Replace deteriorated existing material with material that matches the original as closely as possible in size and shape. The replacement should match the detail of the original in width of board, lap and trim such as door and window trim, fascia, soffits and cornerboards.

It is Not Permissible to...

Replace wood siding with vinyl, aluminum or asbestos siding.

Replace wood siding with brick, stone or stucco if this material was not original to the building.

Stucco

It is Permissible to...

Maintain existing original stucco and stucco texture.

Repair stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

It is Not Permissible to...

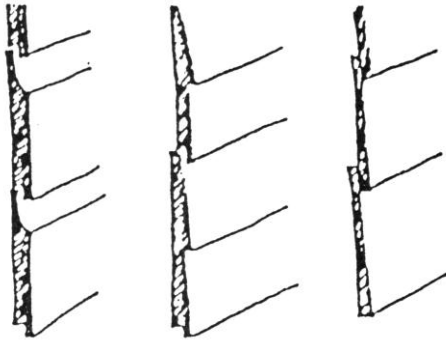
Remove stucco from any originally stuccoed surface.

Use imitation brick or stone.

Stucco any surface that was originally not intended to have stucco.

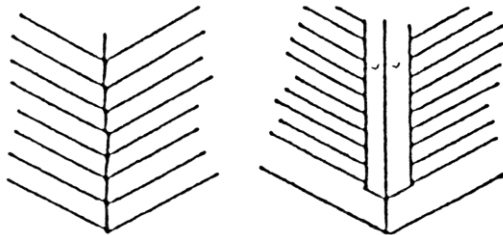
Use stucco on any building that did not originally use stucco or use stucco as the dominant exterior material on most styles in Seminole Heights.

WOOD SIDING PROFILES AND CORNERBOARDS



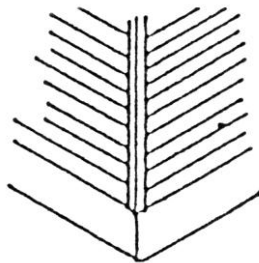
Novelty Dolly Varden Bevelled

Cornerboards are details that provide a Finished appearance to frame construction.

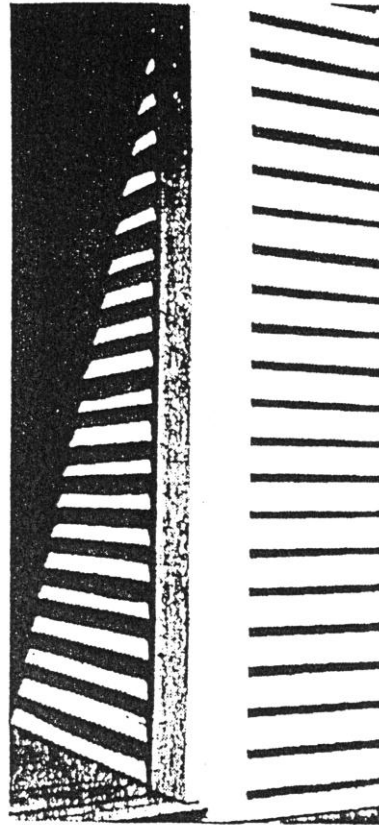


**Appropriate
(sometimes)**

Inappropriate



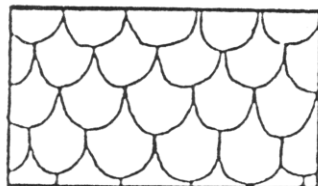
**Inappropriate
(Corner board too narrow)**



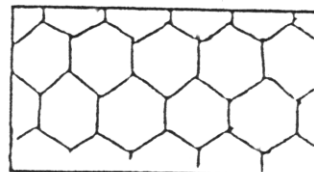
Wood Siding with Corner Board

SIDING MATERIALS

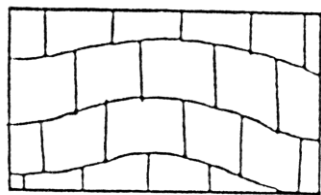
Appropriate: decorative shingles



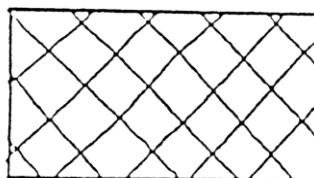
Fish Scale



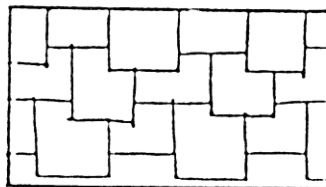
Hexagonal



Wavy

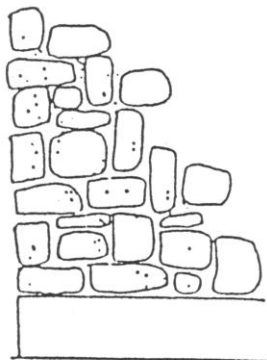


Diamond

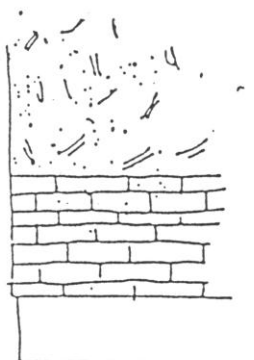


Staggered butt

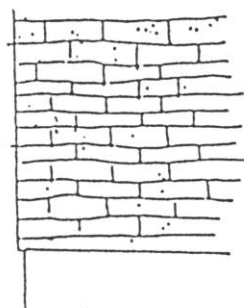
Inappropriate: siding materials



Artificial stone



**Stucco in combination
with artificial stone
or brick**



Artificial brick

Brick and Stone

Brick walls are a major contributing design element to the character of Seminole Heights. There are several different colors and textures of brick within the district. These colors should be maintained and not be painted or covered with any form of plaster or siding.

Brick painted originally should be maintained. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons. Some brick was not capable of withstanding exposure to weather unless painted.

A number of different brick patterns exist within the Historic District. These patterns are important to retain as they are evidence of the period in which they were built and of the craftsmanship prevalent during that period.

Cast stone and, to a lesser extent, terra cotta and limestone, were used within the district. These materials should be maintained in their original color and texture.

Some examples of ashlar (cut stone masonry) or random laid stone may be found in walls, foundations or as accent materials. Where repaired or replaced, great care must be taken to reproduce the original characteristics of the stone as closely as possible. As with brick, stone should not be covered with other forms of wall materials nor should it be painted.

If new brickwork is to be done, it should be matched as closely as possible to the original color, texture and size. Mortar joints should match in type, color, and width. This retains the scale and overall texture of the entire wall and the building. Maintaining the width of mortar joints is extremely important to the overall character of the building. Colored mortar joints that contrast greatly with the original brickwork are inappropriate. When repointing mortar joints, employ mortar physically compatible with the original mortar.

A modification or replacement of brick, stone, terra cotta or cast stone will require a Certificate of Appropriateness prior to the commencement of the construction.

The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs or appropriate replacements, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.



BRICK SIDING

It is Permissible to...

Maintain existing brick, cast stone, terra cotta or stone walls.

Repair brick or stone walls with new materials that match the original material as closely as possible.

Repoint mortar joints with compatible material.

Maintain the original color of the brick or stone and of the mortar.

Maintain painted surfaces if they are original.

It is Not Permissible to...

Remove or cover brick or stone.

Use imitation stucco brick, stucco stone or brick veneer.

Paint brick or stone which has never been painted.

Remove paint from brick or stone which was painted originally for practical or aesthetic reasons.



STONE SIDING

Roofs and Roofing

Often, the architectural character of a contributing structure is expressed most in its roof form and roofing material. Most of the roofs in Seminole Heights are either gabled or hipped, some with combinations of both. The roofs overhang the building walls to protect the window and door openings and to provide shade. These eaves are sometimes enclosed and in many cases embellished with wooden brackets. In other cases, rafter tails (the ends of the structural members of the roof) are exposed rather than covered by soffits. Wood fascia boards (a horizontal board between the edge of the roof and the soffit) are also quite common among the various architectural styles.

Each of these elements is important in defining the character of the house and its surroundings. Every effort should be made to retain these features or repair them. Where repair is not practical, they should be replaced with comparable details. Metal or synthetic soffits and fascias are not compatible with the materials characteristic of Seminole Heights.

The materials used for the roofs of buildings throughout the district vary. Sawn wood shingles and metal roofing were common. Clay tile was often used on Mediterranean Revival style buildings as well as others in the district. Composition materials such as asphalt or asbestos shingles were introduced later. It is important to repair or replace roofing with materials similar to the original in size, color and texture. A materials source file is kept in the office of the A.R.C. for use by persons involved in a rehabilitation project.

A modification or replacement of a roof or roofing will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator or his/her designee shall review the application to determine the extent of the alterations. If the application involves minor roof repairs or replacement with appropriate materials, staff may issue the Certificate of Appropriateness. If the application involves roof repairs which reach beyond the roof surface or where roofing material is not similar to existing roof material, then the A.R.C. shall review the application at the regular public hearing.

It is Permissible to...

Maintain the original roofline.

Maintain the original roofing material.

Repair or replace roofing with material as close to the original as possible in size, shape, color and texture.

It is Not Permissible to...

Alter the original roofline.

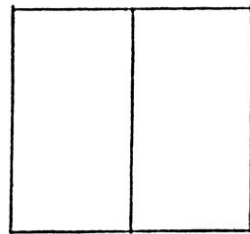
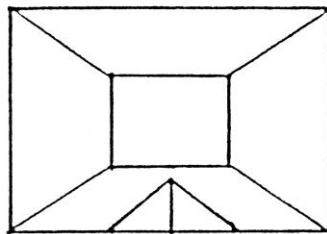
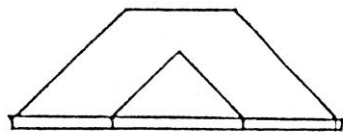
Replace the roofing with a material which is not characteristic of the building's style.

Add soffits to buildings on which they were not original.

Replace soffits with metal or synthetic material.

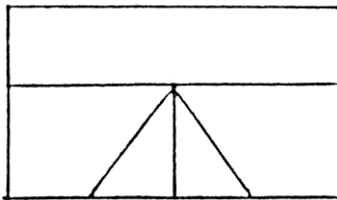
ROOFS

Appropriate roofing configurations



Hipped roof with central gable

End Gable



Side gable roof with central gable

Foundation Enclosures

Some of the foundations of the raised buildings in Seminole Heights were originally enclosed with open brickwork, iron ventilation, grates or wood lattices. These materials were often decorative and also enclosed to allow ventilation. If repair or replacement is necessary, use materials similar to the original and in the same pattern as the original. Do not use concrete, plywood, metal grating, stucco or other materials not original to the building. These materials detract from the overall historic appearance of the building. Foundations should be enclosed only with materials that are appropriate to the building style.

A modification, repair, replacement or addition of foundation will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the

A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to contain minor modifications, repairs, appropriate replacements or appropriate additions, the Administrator may issue the Certificate of Appropriateness. If the application includes work other than minor modifications, repairs or appropriate replacements, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Retain and maintain open pier foundations.

Maintain existing foundation enclosures.

Repair or replace deteriorated foundation enclosures as closely as possible to the original in size, shape, pattern, material and color.

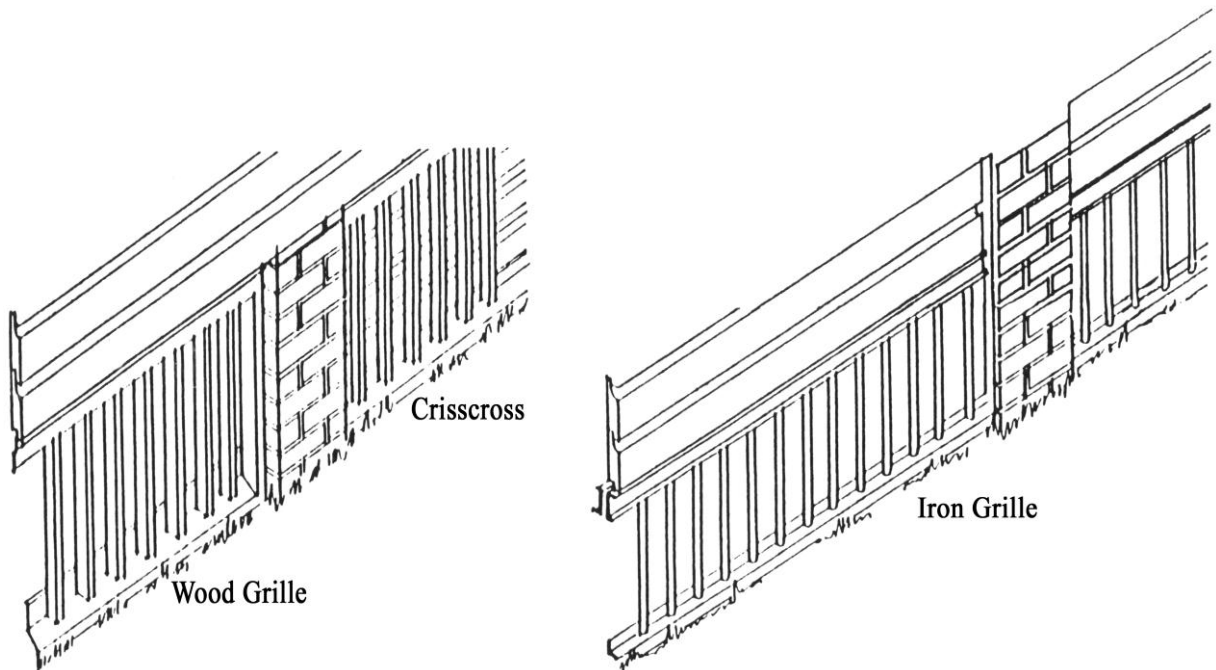
Develop a foundation enclosure compatible with the style of the building if the original enclosure has been removed.

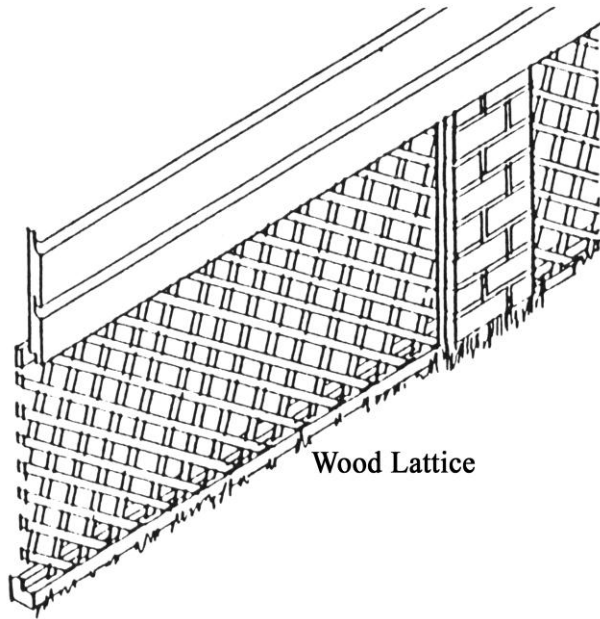
It is Not Permissible to...

Remove foundation enclosures.

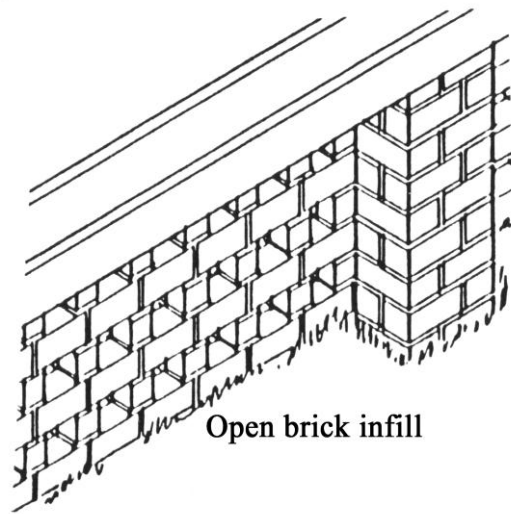
Use a new foundation enclosure which is not characteristic of the style of the building.

Use materials such as concrete block, plywood, metal gratings, or stucco which are not used as foundation enclosures in the Historic District.





Wood Lattice



Open brick infill

Modern Equipment

Insensitive installation of modern equipment such as air conditioners, conventional antennas, satellite dishes, skylights, fire escapes, security bars and hurricane shutters can seriously detract from the character of the Seminole Heights Historic District.

If central air conditioning is not economically or architecturally feasible, installation of a window or wall unit is acceptable on the street facades. Locate central A/C units as far as possible from the street and public viewing.

Conventional antennas, satellite dishes and equipment should be installed in such a manner so that they cannot be seen from the street. Electric and cable lines should be concealed. The mounting devices for this equipment should be as unobtrusive as possible.

Skylights should not be installed on rooflines where they can be visible from the street. These items, although of modern convenience and purpose, detract from the historic character of the neighborhood. If these are installed, they must be as unobtrusive as possible.

The use of hurricane shutters on the street facades within the Historic District is not recommended. If these are installed, both the shutters and their housing shall be designed to be concealed when not in use. Operational or removable shutters and blinds should be explored as an alternative.

Internally mounted security bars are permissible. If these are installed, they should be as unobtrusive as possible. Electronic security systems are another alternative.

A Certificate of Appropriateness is required for the installation of, and enclosures of mechanical systems that are visible from the street or public right-of-way.

Air Conditioning

It is only Permissible to...

Locate the outdoor portion of a central air conditioner as far from the street as possible and out of public view. Locate window units on facades other than the street facade.

Antennas and Satellite Dishes

It is only Permissible to...

Install these so they cannot be seen from the street.

Skylights

It is only Permissible to...

Install these on the side of the roof not facing the street.

Hurricane Shutters

It is only Permissible to...

Install these so they cannot be seen from the street.

Install these so that both the shutters and their housings are concealed when not in use.

Security Bars

It is only Permissible to...

Install them so they cannot be seen from the street.

If used on the street facade, they should be as unobtrusive as possible. Electronic security systems should be investigated as another alternative for security.

Investigate interior security bars and security systems.

Swimming Pools & Pool Enclosures

When swimming pools and pool enclosures are to be added, it is recommended that these not be visible from the street.

It is only Permissible to...

Install pools and pool enclosures as long as they are not visible from the street.

Solar Collectors

Where solar collectors are to be added, it is recommended that these should not be visible from the street. They should be designed and installed so as not to detract from the historic fabric of the building.

An addition of a solar collector will require a Certificate of Appropriateness prior to the commencement of the construction. The Administrator of the A.R.C. shall review the application for compliance with the design guidelines. If the application is deemed by the Administrator to be located appropriately on the building, the Administrator may issue the Certificate of Appropriateness. If the location of the solar collector is inappropriate, the A.R.C. shall review the application at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Locate solar collectors on portions of the building not visible from the street.

It is Not Permissible to...

Locate solar collectors so that they will be visible on the principal facade.

Fire Stairs

Fire stairs, where required to be added by code, should be designed to be as unobtrusive as possible. It is recommended that these should not be visible from the street when possible. If this is not possible, they should be designed of materials similar to those used on the original building exterior and in harmony with the historic fabric of the building.

A modification, repair, replacement or addition of a fire stair will require a Certificate of Appropriateness prior to commencement of the work. The application shall be reviewed at the regular public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

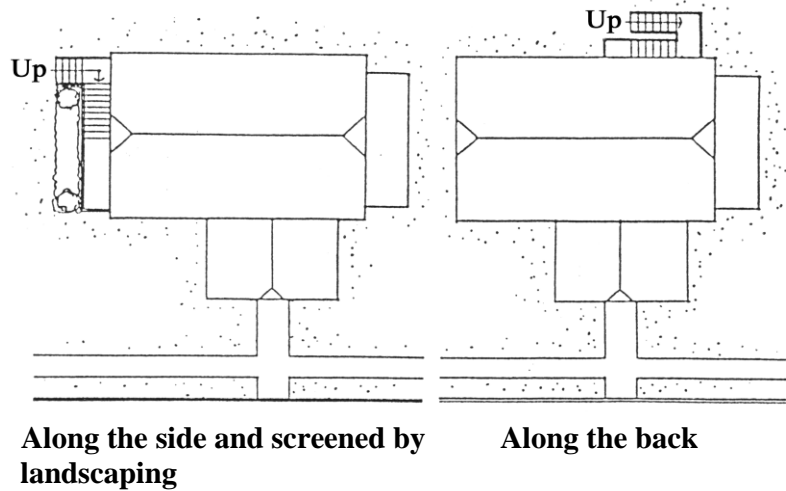
Locate fire stairs on portions of the building not visible from the street.

Use materials and detail on the new stair to be compatible with the building.

It is Not Permissible to...

Locate a fire stair on the street facade of a building, or in a location visible from the street unless there are no other alternatives to meet life safety codes.

Appropriate Fire Stair Locations



Universal Access Ramps

Universal access ramps, where required, are to be constructed according to code. However, they should be designed to be as unobtrusive as possible. It is recommended that these should not be visible from the street when possible. If this is not possible, they should be designed of materials similar to those used on the original building exterior and in harmony with the historic fabric of the building.

A modification, repair, replacement or addition of a universal access ramp will require a Certificate of Appropriateness prior to commencement of the work. The modification, replacement or repair can be approved by the A.R.C. staff. For installation of a new universal access ramp, the application shall be reviewed at the regular A.R.C. public hearing for a decision on the Certificate of Appropriateness.

It is Permissible to...

Locate universal access ramps on portions of the building not visible from the street.

Use materials and detail on the new ramp to be compatible with the building.

Paint Colors

In selecting paint colors within the Historic District, it is important to consider what is appropriate to the architecture. The Queen Anne Revival and Bungalow styles were generally painted in deep rich tones of paint or opaque stain with lighter trim. Colonial Revival style buildings were generally pale chalky tones with off-white trim and one or two accent colors. Mediterranean Revival buildings were often painted in coral pinks and beige.

Do not paint brick, stone or other naturally unpainted materials unless the material has been painted before. Wood surfaces which are stained should continue to be stained and not painted. Other wood surfaces should be painted and not left untreated, or allowed to “weather” in

appearance. Do not remove paint from materials which were originally painted. Tile roofs may be painted; however, the color selected should be similar to the natural color of the original roofing material of the building.

Generally, the number of colors for the exterior should be in keeping with the original style and with other buildings within the Historic District. Light colors visually reduce the massiveness of a wall and absorb less heat.

Successful color combinations unify a building, while inappropriately chosen colors may emphasize unimportant details or draw attention away from more important elements of a building. Light colors can be used to accent certain building details such as pediments, balustrades, cornices and brackets. In the Mediterranean Revival and Tudor Revival style, trim is often accented with hues darker than the building walls.

A reference palate of a wide range of suggested colors is available from the staff of the A.R.C.

A Certificate of Appropriateness is not required for paint colors; however, the A.R.C. suggests the use of the following when painting a building in the Historic District.

Suggested Procedures

Avoid bright or brilliant tones as dominant building colors.

Use color to accent important detail.

Preservation of Significant Interiors

The goal of preservation is to safeguard elements of the built environment that contribute to the quality of life now and in the future. Only the part of the built environment visibly accessible to the public is subject to preservation guidelines and legislation; decisions regarding the interior of private property are reserved to the owner.

This does not imply that the interior is insignificant. On the contrary, it is the interior space that expresses the way of life of a period in history or of an individual. Modifications to adapt a building to function in the present are necessary and, if compatible, are a part of the building's evolution.

The document which sets forth the prevailing philosophy for work on historic buildings is **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**. Changes to the interiors of privately owned buildings are regulated by the federal government when an owner seeks federal tax benefits for a rehabilitation project. (Refer to the staff of the A.R.C. for further information).

The standards recommend selection of a compatible use which requires minimal alteration. Likewise, the standards encourage the preservation of a building's craftsmanship, features, and spaces. The document states:

An interior floor plan, the arrangement of spaces, and built-in features and applied finishes may be individually or collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project and caution exercised in pursuing any plan that would radically change character defining spaces or obscure, damage or destroy interior features or finishes.

In addressing the interior of buildings accessible to the public, the preservation of significant spaces and features is a special responsibility. These interiors are visible reminders of cultural heritage, commerce, government and activities which have played a role in the development of the local area. At the same time, the preservation of public buildings calls for sensitivity in the integration of more complex technical systems and in provisions for life safety.

The burden of preservation of significant interiors rests with the commitment of the owner to present and future generations. It is this kind of commitment which makes preservation of districts, structures, artifacts, and architecture a viable force.

A Certificate of Appropriateness is not required for work executed on the interior of a building. The Architectural Review Commission and its staff may review drawings of interior renovations to determine if this has an effect on the exterior.

Be aware that changes to significant interiors may affect qualifying for the Historic Preservation Ad Valorem Tax Exemption Program and Federal Tax Credits.

The A.R.C. will assist owners who wish to discuss interior renovation projects.