General Design Guidelines
for Historic Properties

ADOPTED BY THE HISTORIC PRESERVATION COMMISSION FEBRUARY 26, 1996

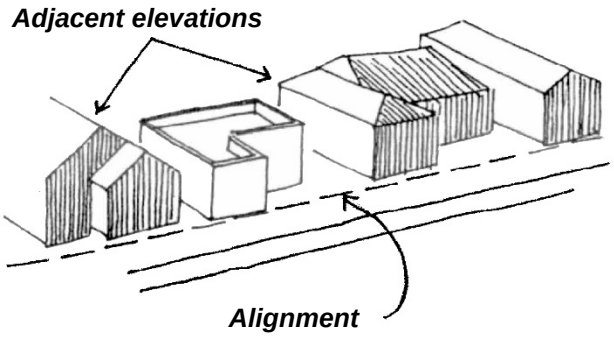
INTRODUCTION

These guidelines are intended to supplement the provisions of the Historic Preservation Ordinance in establishing the basis for determining the appropriateness of new additions and new construction attached or adjacent to properties listed on the Phoenix Historic Property Register.

Additional guidelines and specific advice regarding appropriateness and compatibility are provided in *Historic Homes of Phoenix: An Architectural & Preservation Guide,* and the *Guide To Window Repair & Replacement For Historic Properties* and *The Secretary of the Interior's Standards for Rehabilitation.* The Historic Preservation Office staff is available for individual consultation. For more information, contact the Historic Preservation Office at 602-261-8699 or visit the website at http://phoenix.gov/pdd/historic/index.html.

DEFINITIONS

ADJACENT/ALIGNMENT



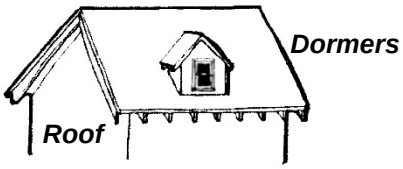
Addition
Any new exterior construction attached to the original historic building or structure.

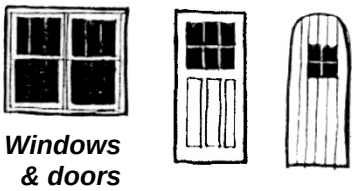
Adjacent Elevation
The exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extend up to twice the height of the historic building.

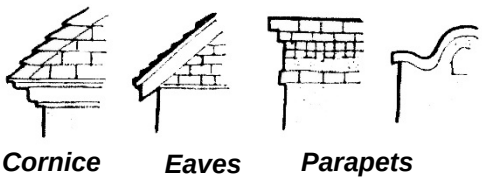
Alignment
The linear or parallel placement of structure and/or primary facades within a row of adjacent properties, or along a streetscape.

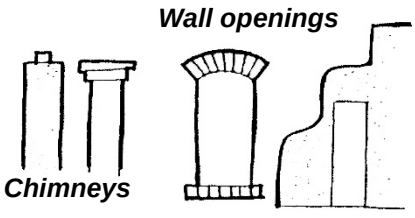
Alter
A change to an existing building or structure that modifies its original appearance.

Architectural Feature
Any distinct or outstanding part or characteristic of a building or structure.









For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 Voice or TTY use 7-1-1.

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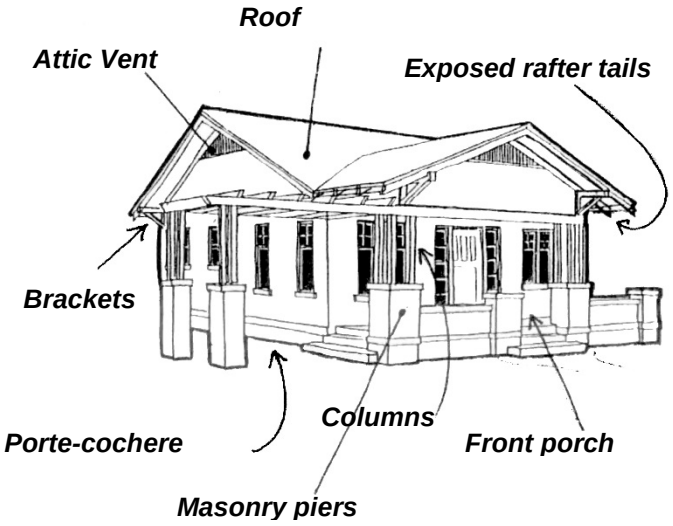
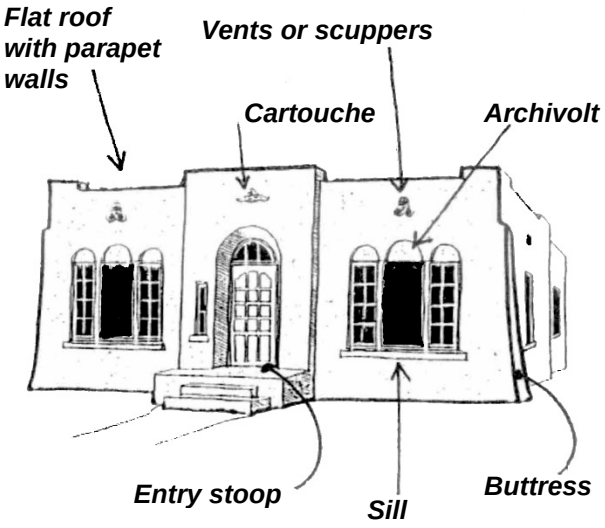
CHARACTER-DEFINING ARCHITECTURAL FEATURES



Character-Defining
A distinctive architectural feature or combination of features or qualities that distinguish a building from another.

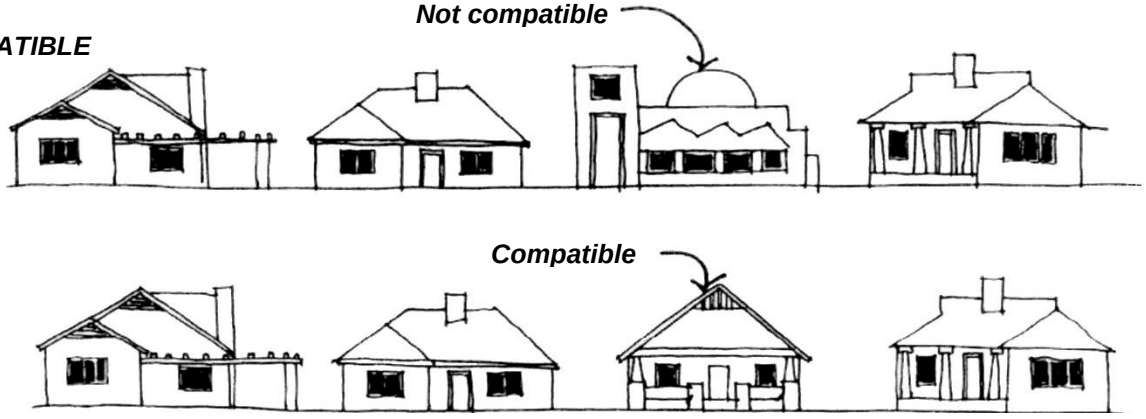
Construction Technique
The method used to assemble the parts of a building or structure.



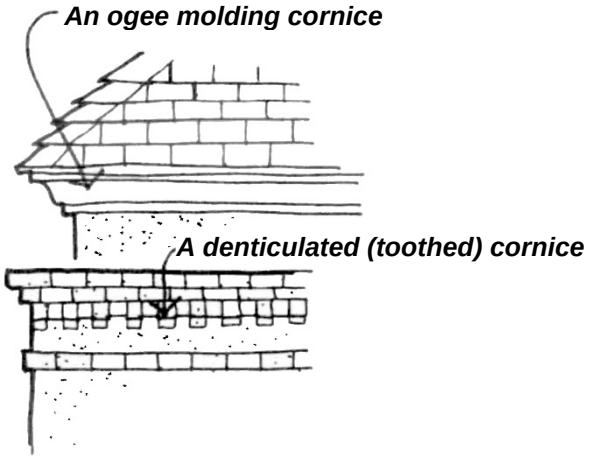
Color
The combination of chromatic hues, values of light and darkness, intensity and saturation that create, define, ornament, or enhance the visual appearance of an exterior facade.

Compatible
In architecture, a material, element, quality or feature that is congruent or harmonious with existing historic materials, elements, qualities or features.

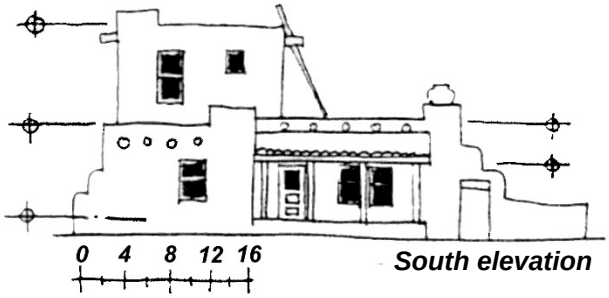
COMPATIBLE



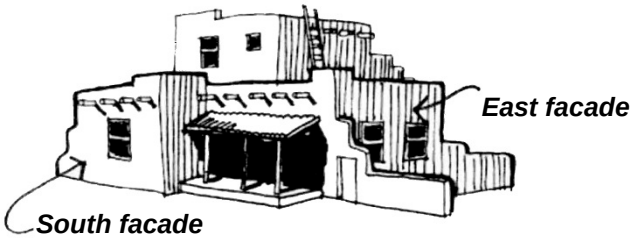
CORNICE



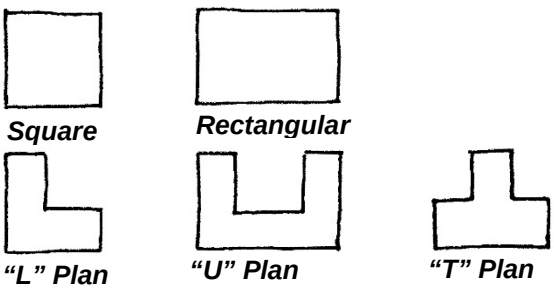
ELEVATION



FAÇADE



FORM



Cornice
A horizontal element that crowns or completes a wall or defines the roof and wall.

Craftsmanship
The combined effect of the quality of workmanship, skilled artistry or the conjunctive technique and appropriate installation and assembly of materials by which a building or structure is constructed or fabricated.

Design
The arrangement of parts and details that are part of an overall plan that governs the form and function of a building.

Design Guidelines
A set of guiding principles that give direction on how the parts and details of a building's scheme or plan should be assembled.

Elevation
A scale drawing of a front, side or rear of a building.

Facade
An exterior face or elevation of a building. A principal facade is sometimes distinguished from the other faces by the elaboration of architectural details.

Finishes
The characteristics of texture, gloss, sheen, coloration or patina that can articulate the character and appearance of an exposed material or surface.

Form
The overall shape or outline of a building.

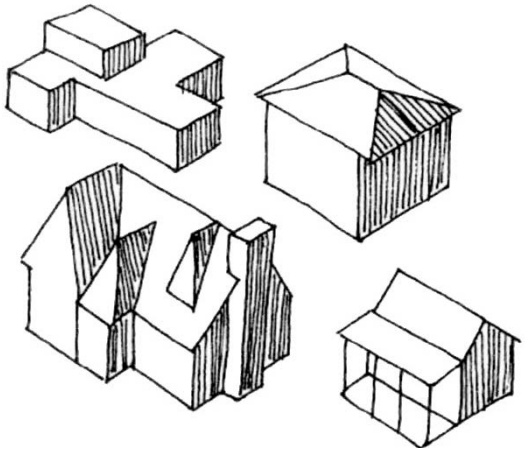
Height
A measurement from ground level to the topmost point of a building or element.

Historic Building
A building over fifty (50) years old which meets Historic Preservation Office standards for integrity and historical significance.

Historic Fabric
Any original materials used in the construction of a historic building.

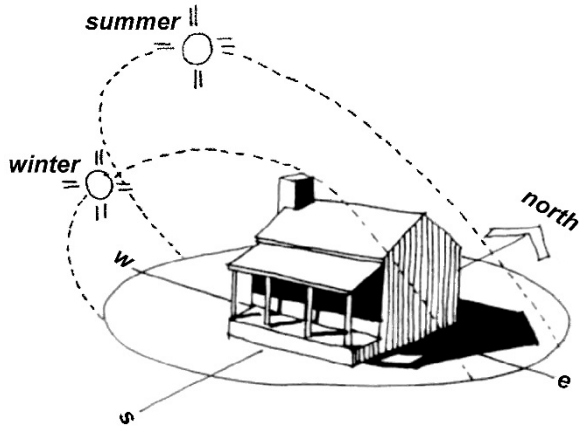
Hue
A particular shade or tint of a given color.

MASS

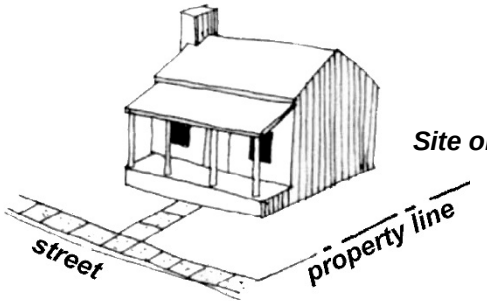


MOTIF

ORIENTATION

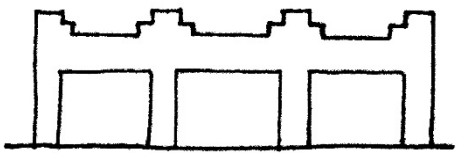


Solar orientation and compass orientation



Site orientation

PATTERN



Materials
The physical substance that makes up the products used in the construction or ornamentation of the building.

Mass
The three dimensional qualities of a building that create its size and shape as seen from the outside.

Motif
A principal repeated element in an ornamental design.

New Construction
Any construction that is not an original part of the building or structure.

Neutral Material
Any building material that does not visually compete with either the historic material or the material used in new construction.

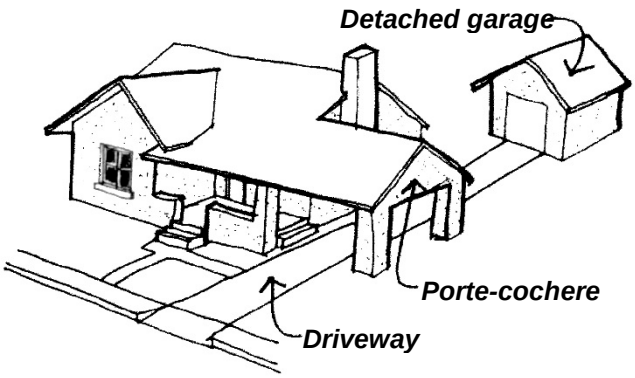
Opening
A space which permits freedom of view or passage such as a door or window.

Orientation
The placement of a building or structure on a site as it relates to the physical conditions of the site, such as its geography and manmade features, or a compass direction.

Ornamentation
In architecture, every detail of shape, texture, and color that is deliberately exploited or added to attract an observer or define the characteristics of an architectural style.

Pattern
An arrangement of form, the disposition of parts or elements.

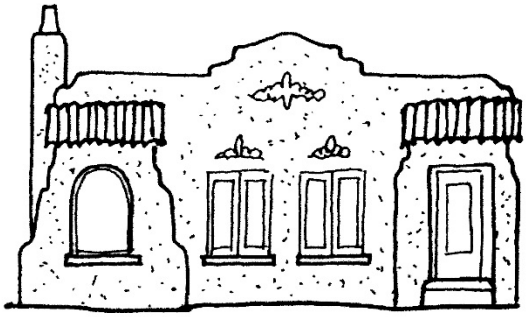
PORTE-COCHERE



Porte-Cochere
A roof projecting over a driveway supported by piers, columns, or arches.

Principal Facade
The front face of a building usually containing its entrance.

PRIMARY ELEVATION

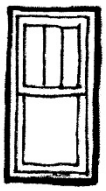


Primary Elevation
A scale drawing showing the exterior elements of the main front or principal facade of the building.

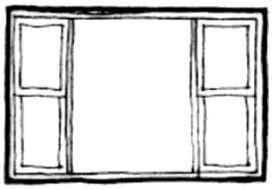
Projection
An object or building form that juts out beyond a surface.

Proportion
The comparative relation between parts or elements with respect to size, dimension, ratio and quantity.

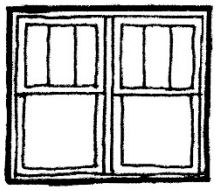
PROPORTIONS



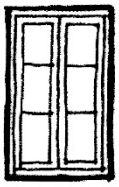
Tall & narrow



Wider than tall

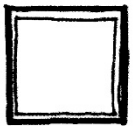


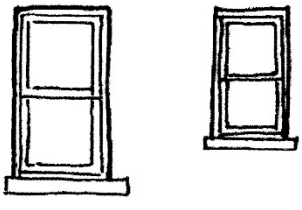
Somewhat wider than tall



Somewhat taller than wide

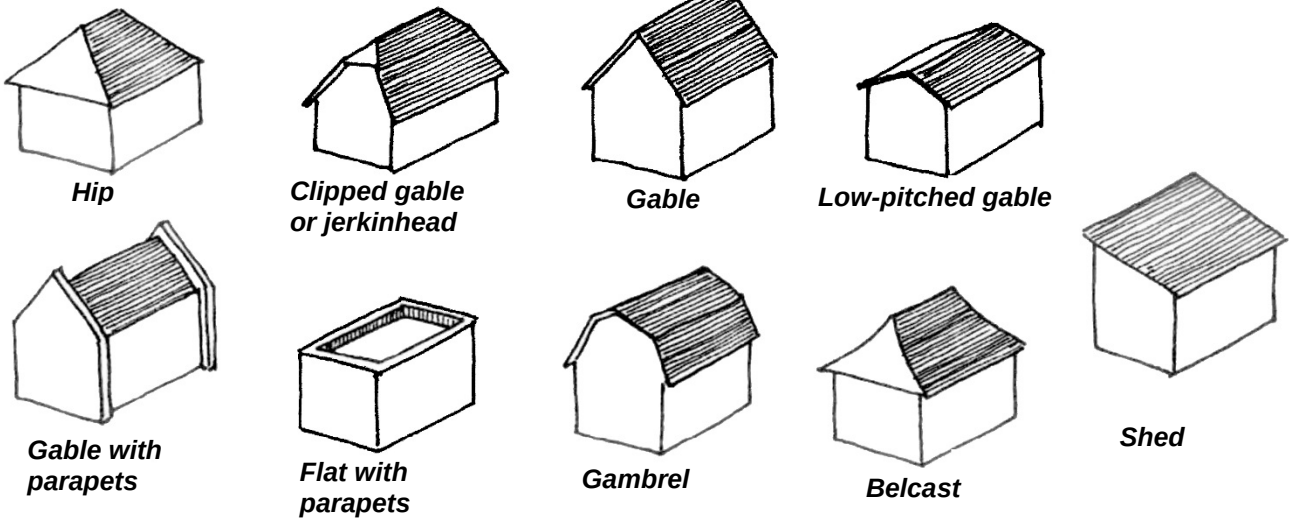
Square (not common in historic buildings)



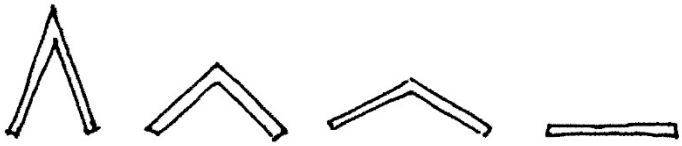


Same proportions, different size

ROOF FORM



ROOF PITCH



Roof Form
The shape, outline or configuration of the roof of a building.

Roof Pitch
The steepness of the roof plane above horizontal. The slope of a roof is expressed as a ratio of the rise of the roof over the horizontal span. A 4/12 roof rises 4 feet in a 12 foot span.

SCALE

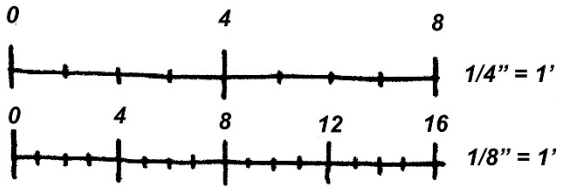
Scale relative to human figures

a) Scale

Scale
a) The proportional relationship of size and shape of buildings and elements to each other and their site.

or

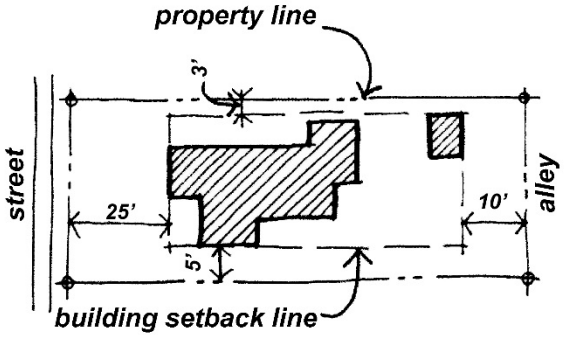
b) A scale drawing would be a proportional representation with a defined ratio between the actual building or element and the drawing.



Architectural drawing scales

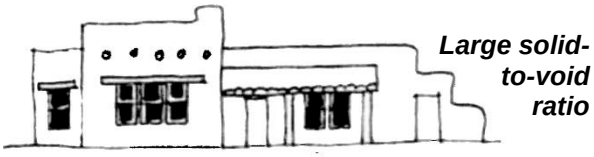
b) Scale

SETBACK



SOLID-TO-VOID

Art Moderne Style



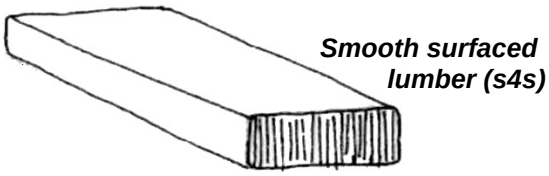
Pueblo Revival Style

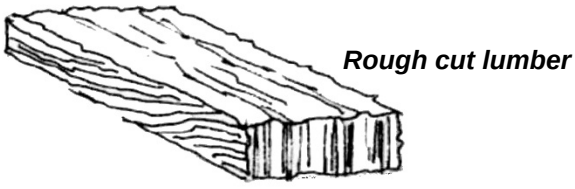
TEXTURE

Textures of stucco finishes

Sand ***Orange Peel*** ***Spatter & dash***

Cat's eye ***Spanish lace*** ***Skip trowel***





Setback
The distance between a building's facade and the related front, side or rear lot line.

Setting
The physical surrounding environment in which a building is located.

Shape
The physical form of a building.

Size
The length, width and height of a building or building feature.

Solid-to-Void
The relationship between openings (windows, doors, arches, spaces between walls, etc.) on the elevation of a building or buildings and the remaining wall surfaces.

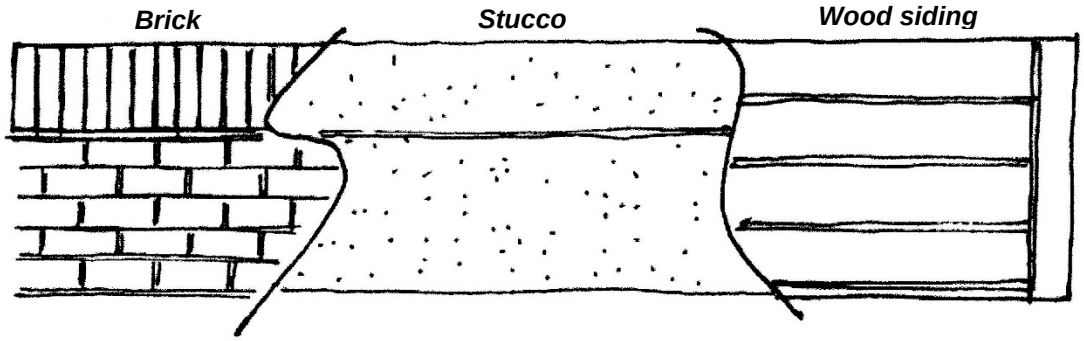
Texture
The surface quality of any material or building product as it affects the appearance or tactile characteristics of a surface of a building.

REHABILITATION

Historic preservation has a philosophical basis or ethic that guides the work of the field. In accordance with historic preservation principles, a successful rehabilitation is one that retains as much of the original historic materials as possible. It also preserves those historic architectural features that are the character-defining elements of a particular historic style or method of construction. To retain historic fabric, it is preferable to repair rather than replace significant architectural elements and historic materials. Repair should be done with the least degree of intervention possible. When the level of deterioration precludes repair, replacement should be done with matching or compatible materials. The following guidelines should be utilized when planning or undertaking the rehabilitation of an existing historic building:

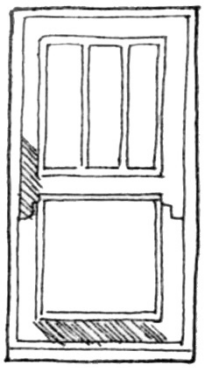
- Rehabilitation of an historic building should minimize alteration to the existing materials, architectural finishes, form, and ornamentation of the building.
- Distinctive architectural features, finishes, materials, construction techniques and examples of skilled craftsmanship should be retained and preserved.
- Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. Where repair is infeasible, replacement features should match the original component in design, material, color and texture.
- Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the building or its design.
- Features that are to be reconstructed should be reproduced according to physical evidence, and/or archival documentation, such as historic photographs or written descriptions. Reconstruction based on details found on similar historic structures; without other supporting documentation, should not be undertaken.
- Abrasive cleaning methods, such as sandblasting, are to be avoided as they can damage historic materials. Cleaning of buildings should be performed using the gentlest effective means possible.

SIDING/WALL MATERIALS



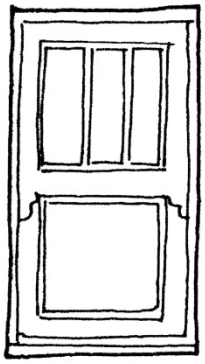
Original brick, stucco or wood siding should be repaired and retained. A change of siding material will significantly detract from the historic integrity of a property.

Repair

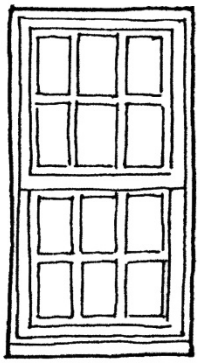


Repair or replace damaged members rather than replacing the entire window.

Original Window

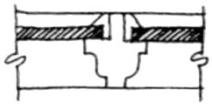


Bungalow Style

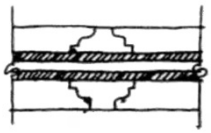


Inappropriate Colonial Revival Replacement

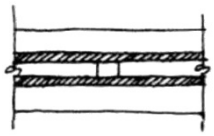
Original Profile



Mullion/Glazing Profile



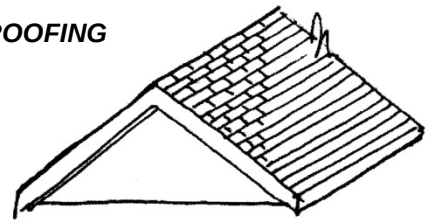
Inappropriate replacement profiles



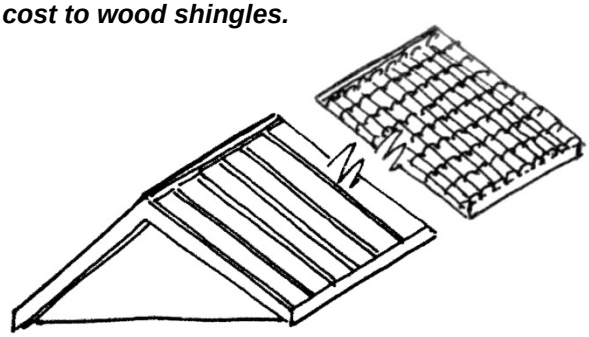
WINDOWS

- ***Do not change pattern of windows if original must be replaced***
- ***Do not install replacement windows which have surface-mounted or internal muntins.***
- ***Do not install originals with sash members that are narrower.***

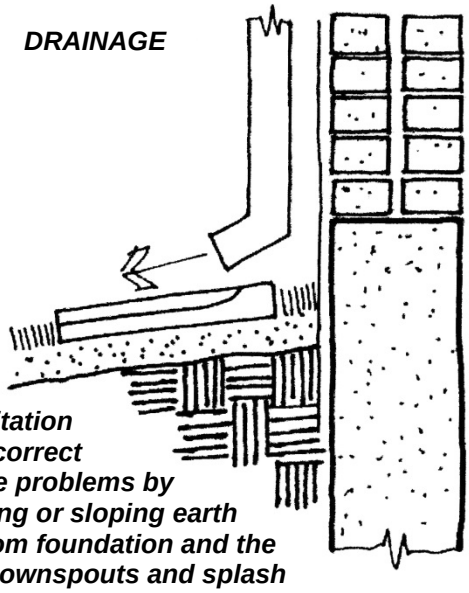
ROOFING



Original roofing should be retained or replaced in-kind. Shingles should not be replaced with metal or tile. Dimensional composition shingles that simulate weathered wood may be used as a lower cost to wood shingles.



DRAINAGE

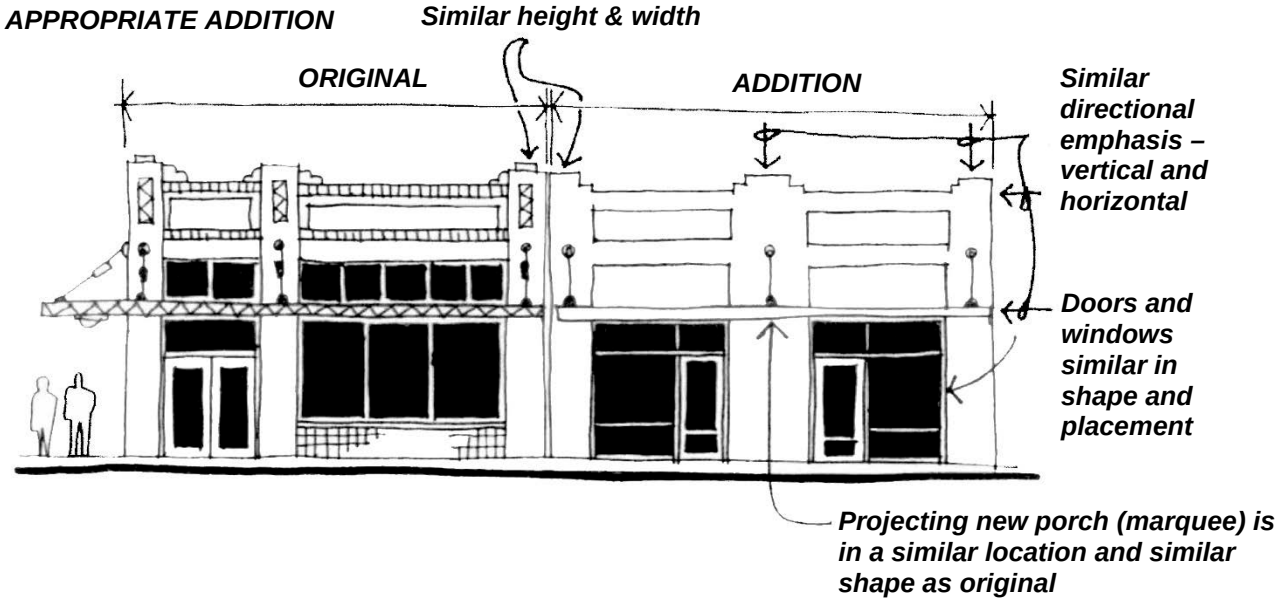


Rehabilitation should correct drainage problems by re-grading or sloping earth away from foundation and the use of downspouts and splash blocks.

ADDITIONS

When it is necessary to alter or expand an existing historic building, modifications should minimize the visual impact of the new construction on the historic building. The additions or alterations also should be compatible with the historic structure through similarities in size, shape, materials, building elements and detailing. Another historic preservation principle that guides changes made to historic buildings is that alterations or additions should be reflective of the time period in which they are built. Consequently, utilizing current construction methods and styling is encouraged and imitating or exactly copying the building of an earlier period is discouraged. In other words, new construction should not replicate the design of historic buildings. To expand or alter a historic building successfully, the new construction should follow the basic design vocabulary of the historic structure but be clearly distinguishable.

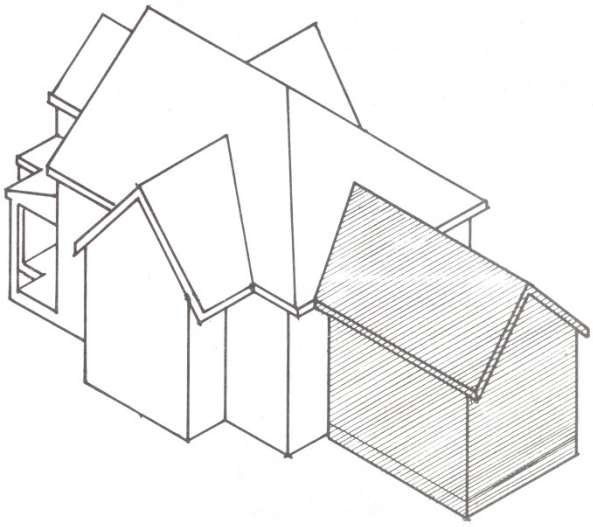
- Additions should be designed and located in a manner which results in new construction which is subordinate to the primary historic building. Additions or changes to the primary facades are discouraged. The location of the addition or alteration should conform to the setbacks, spacing, alignment and orientation of the historic building and/or historic buildings in its immediate vicinity.
- Additions should be similar in height and width to the historic building. Its form should correspond to the shape, ridge lines and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition's shape, size and openings should create a directional emphasis (horizontal or vertical) that is similar to the historic building.



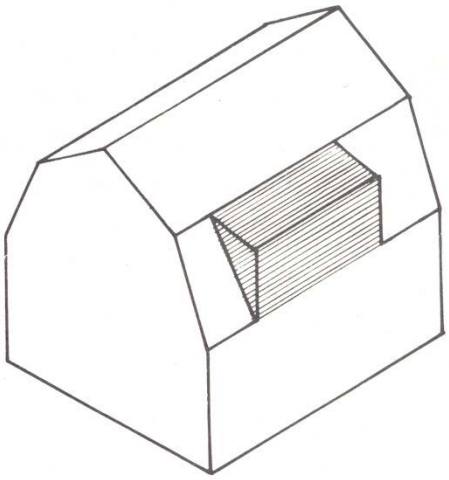
- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (e.g., bricks, blocks, siding or shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- Projecting elements, such as dormers, porches or bays, should be similar in location, size, shape and type to those found on the historic buildings or in its vicinity in a historic district.

EXAMPLES OF APPROPRIATE ADDITIONS

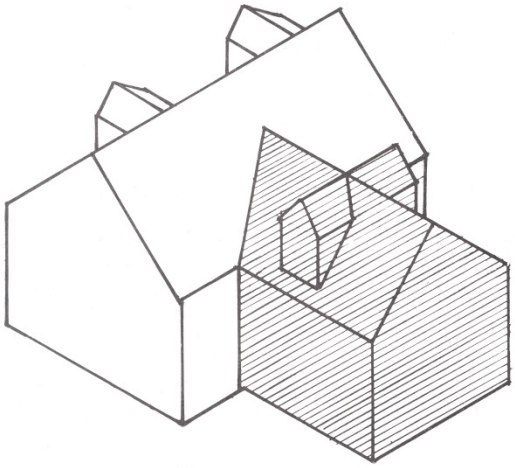
Subordinate rear addition using similar shape, window proportions and roof form



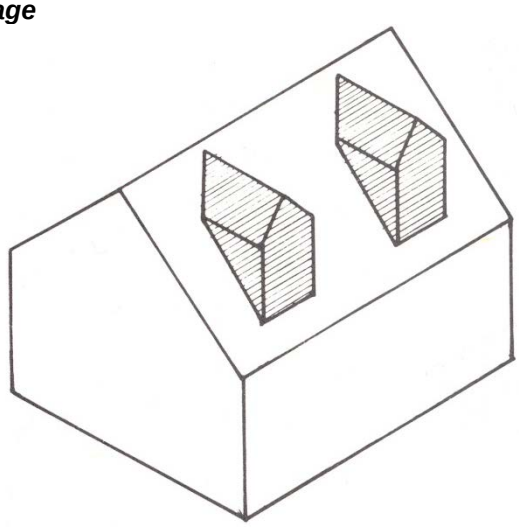
The rear addition in this example is narrower than the historic house with a ridgeline that is lower than the main ridgeline

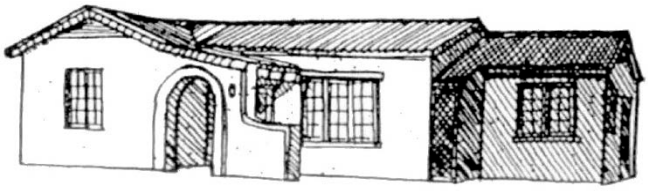


Dormers on the rear slope of the roof can help convert existing attic space into livable square footage



Combining multiple approaches, this rear addition is lower than the main ridgeline and narrower than the historic house with dormers on the addition

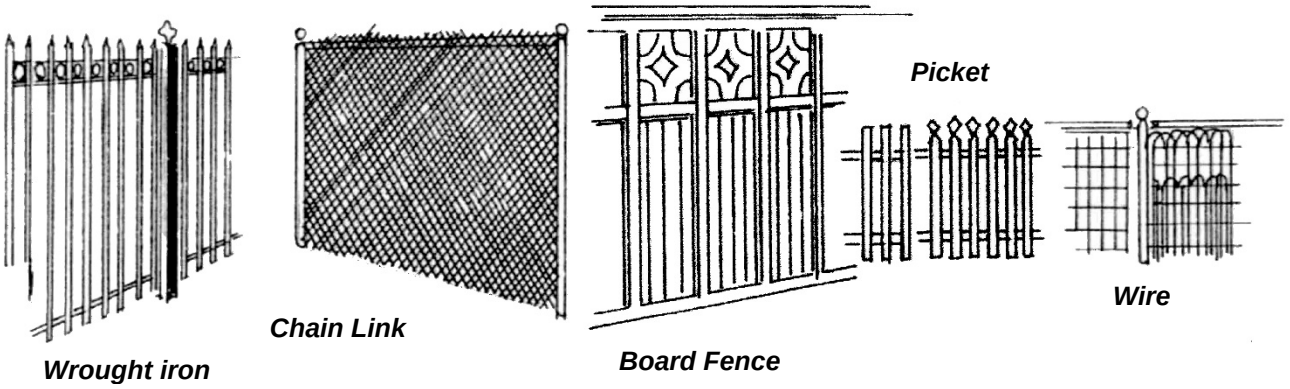


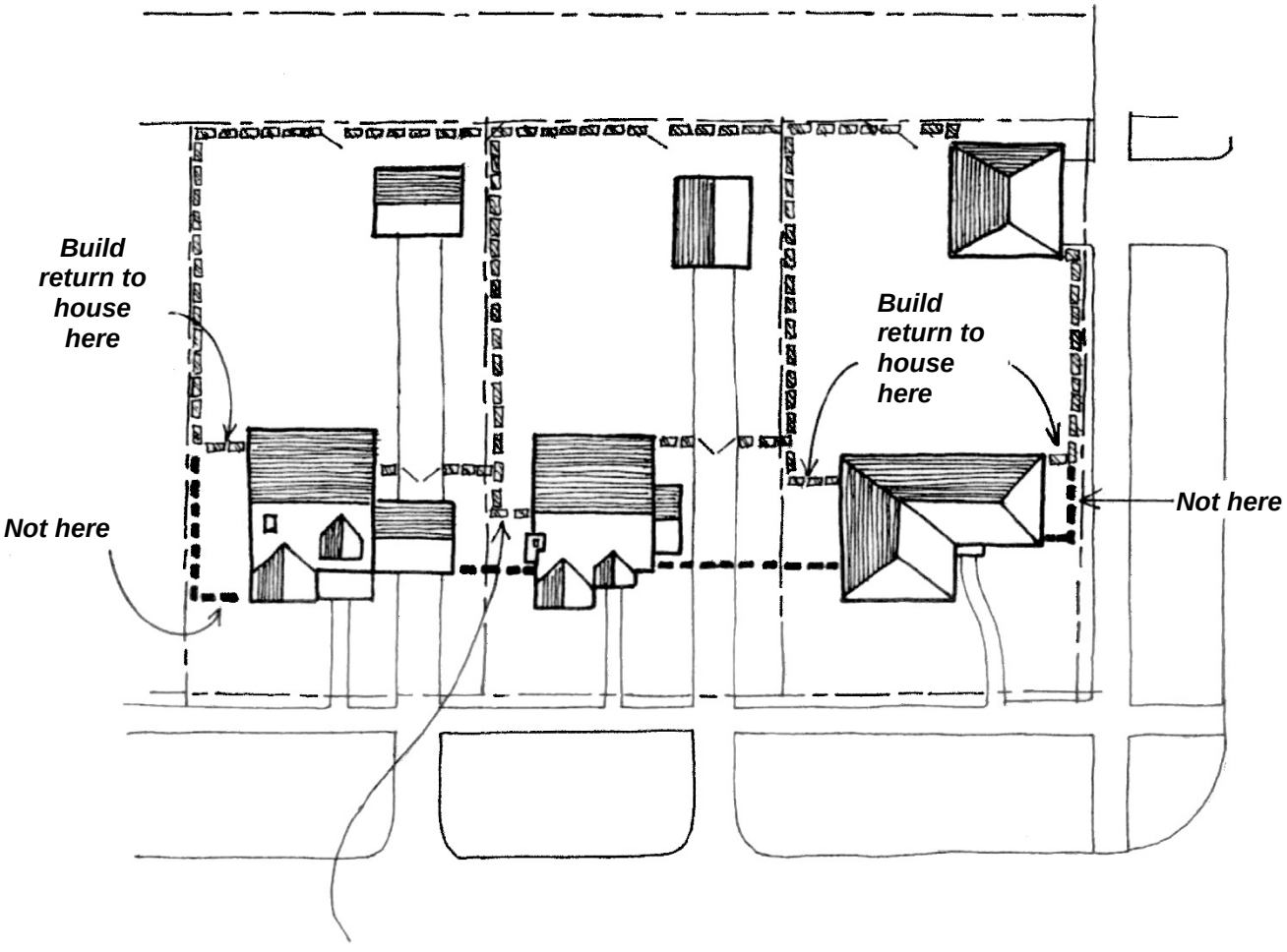


Subordinate addition using similar shape, proportions, roof form and architectural features is distinguished from original by construction off-set where the two structures join

FENCES & WALLS

Fences are seldom seen in historic photographs of Phoenix, but when visible they are almost always constructed of wood pickets or wire fencing. A 1929 Home Builders Catalog includes wrought iron, ornamental iron and wire, wire, chain link, woven wood and board fencing. Stucco covered adobe and masonry w alls were occasionally used.





Wall return or gate should be set back from the front facade of the house to reveal windows, chimney or other architectural features

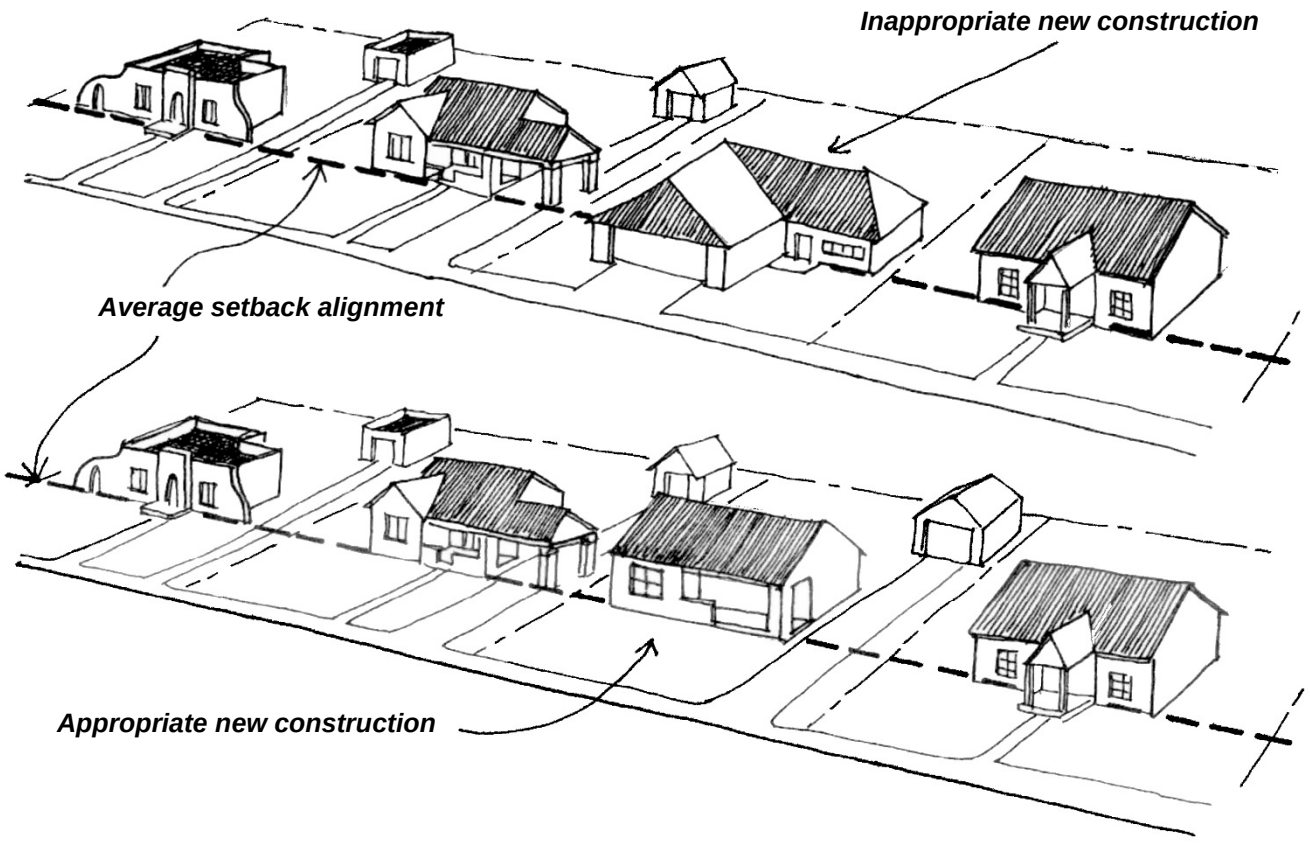
NEW CONSTRUCTION

New construction, located on vacant land within historic districts or adjacent to historic buildings, is encouraged when appropriately sited and designed. New construction should be clearly discernible as "new" and reflect the technology, building materials and design ideas of the present era. However, like additions to existing buildings, the design of new construction should be compatible with and respectful of its historic setting. It is recognized that new construction can occur that is similar in scale to the pattern of historic building or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines have been prepared to assist in the planning of new construction relative to historic buildings and areas.

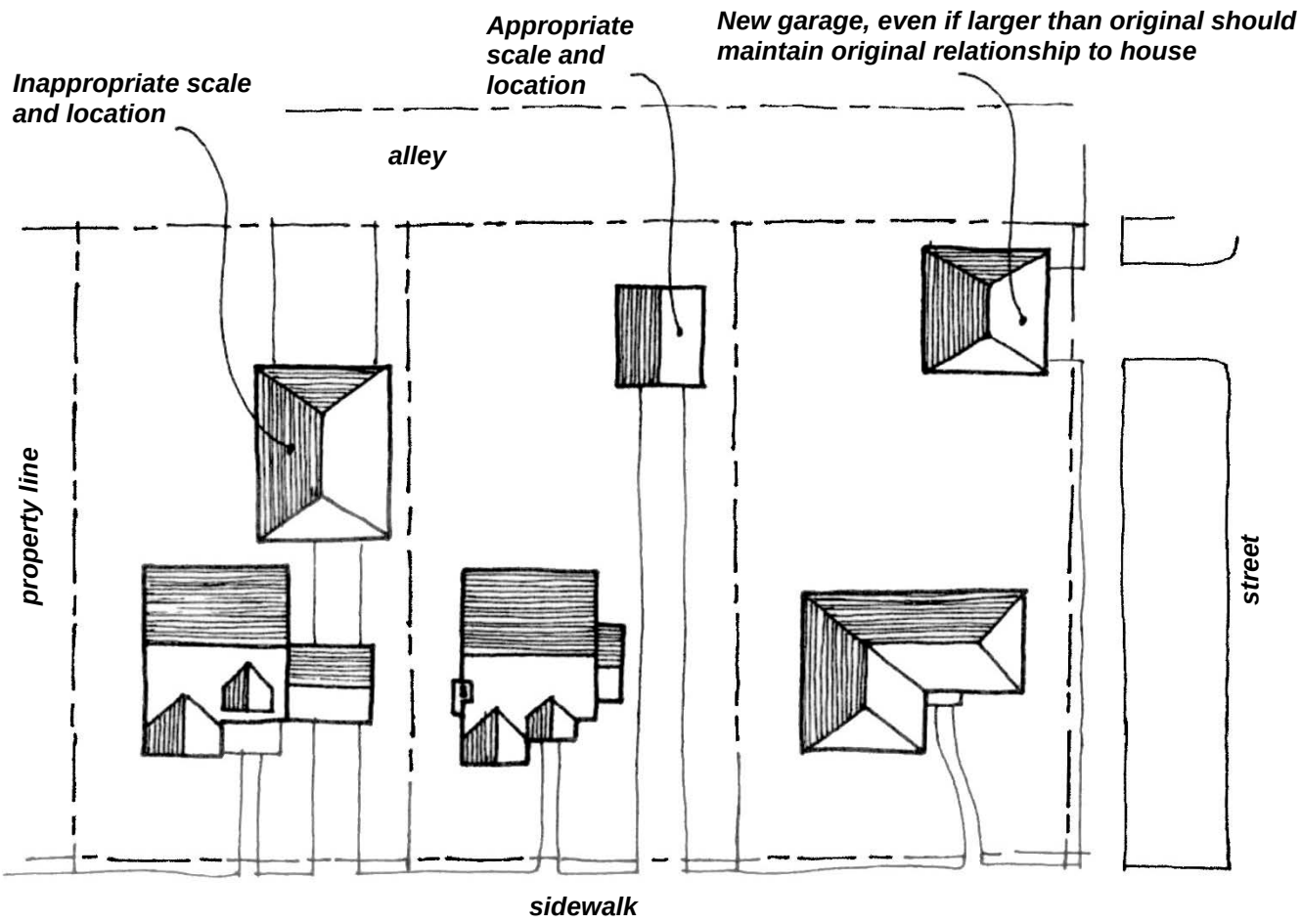
Similar Scale New Construction

- Within the historic residential areas, new construction should be similar in height, shape and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic buildings.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte-cocheres or carports should resemble those related forms found on adjacent or surrounding historic structures.

SIMILAR SCALE, FORM & MASSING



- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding, shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- Building detailing or ornamental trim should be made of matching or similar material but simplified in design so as to be distinguishable as a product of its own time.
- Primary new structures should correspond with the setbacks, spacing, alignment and orientation of adjacent primary buildings.
- Secondary new structures, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located on the rear of lots.
- Mechanical, electrical, solar or other exterior equipment should be located in the least visible place possible. Depending upon the location of this modern equipment, screening or boxing is encouraged. If the equipment is roof-mounted, it should be on a rear roof slope, behind the roofs midpoint. Ground mounting is also acceptable.
- Access ramps and other accommodations for those with disabilities should be located to minimize the loss of historic features and provide reasonably convenient access without being visually intrusive.
- New construction should be located and designed to accommodate distinctive natural or man-made site features.



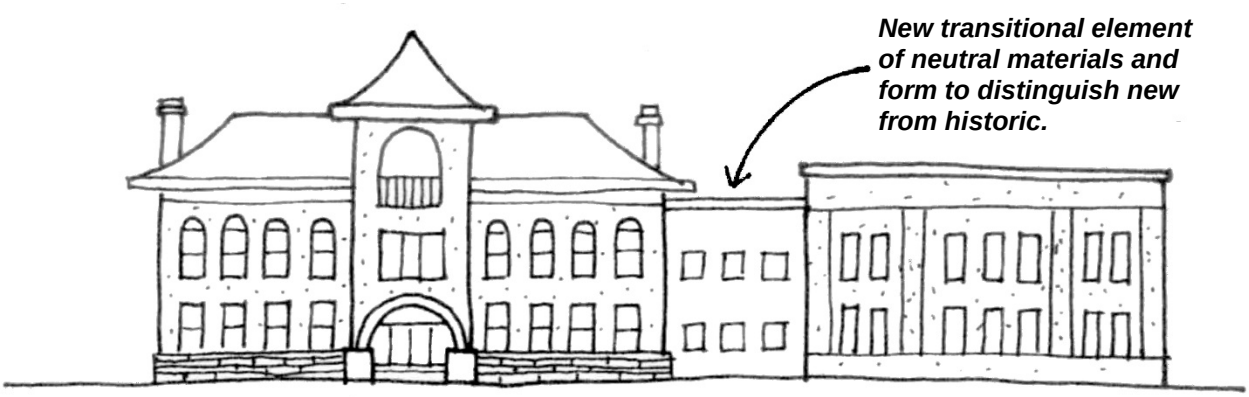
SUBSTANTIALLY GREATER SCALE NEW CONSTRUCTION

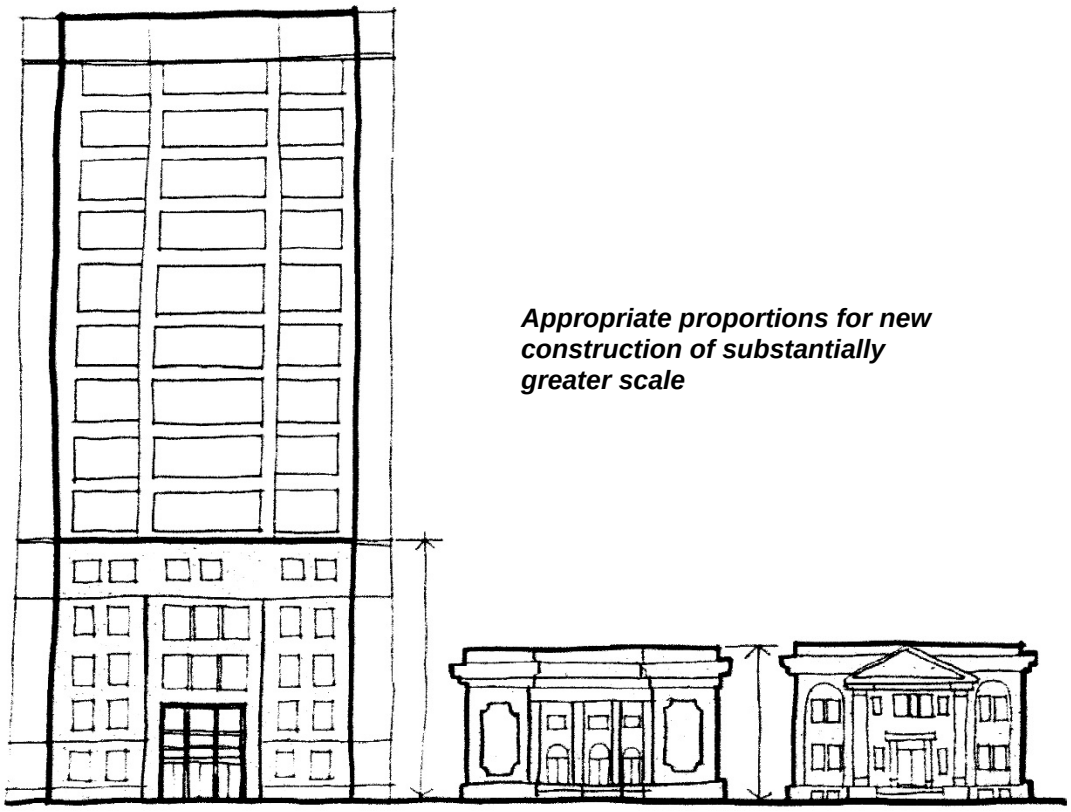
Achieving compatibility between historic building and new construction of substantially greater scale is dependent upon sensitive site planning and compatibility of the elevations of the new construction immediately adjacent to the historic buildings. For the purposes of these guidelines, the "adjacent elevations" of new construction, which the issues of compatibility should address, are defined as the adjacent exterior walls and treatments that extend twice the height of the historic building.

- The historic building should be a key element of the overall site plan and incorporated in a manner that maintains its visual prominence.
- New construction should be sited in a manner that retains the traditional placement and orientation of the historic building.
- The entrance location and primary facade of the historic building should be retained.
- The proportions of new construction should correspond to the width and depth of the historic building.
- The adjacent elevations of the new construction should be sheathed in an exterior material that matches or continues the proportional pattern of the unit size of the materials found on the historic building.
- The solid to void ratio of the historic building's openings and exterior walls should be repeated in the new construction.
- The size, shape and degree of articulation of the new construction's exterior walls should follow the pattern established by the historic building's construction.
- The pattern of architectural detailing of the historic building should be incorporated into the new construction in a simplified or abstracted form.
- The color of the exterior materials of the new construction should be the same or a complementary hue of the color of the historic building's exterior materials.
- Where the new construction abuts an existing historic building, a clear definition of the transition between the old and new should be established and maintained. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.

SUBSTANTIALLY GREATER SCALE NEW CONSTRUCTION

SIMILAR SCALE NEW CONSTRUCTION





Appropriate proportions for new construction of substantially greater scale