ARCHITECTURAL GUIDELINES

FOR

BUILDING REHABILITATION

IN

Des Moines' Historic Districts

RESIDENTIAL

FOUNDATIONS
SIDING/EXTERIOR SURFACE
COLOR
WINDOWS & DOORS
PORCHES
2ND & 3RD STORY EXITS
ROOFS

ADDITIONS

MATERIALS
MASSING
PLACEMENT

COMMERCIAL

THE STOREFRONT
SIGNAGE
THE UPPER LEVELS

SITE

WALLS
FENCES
PARKING
PAVED SURFACES
NEIGHBORHOOD FURNITURE

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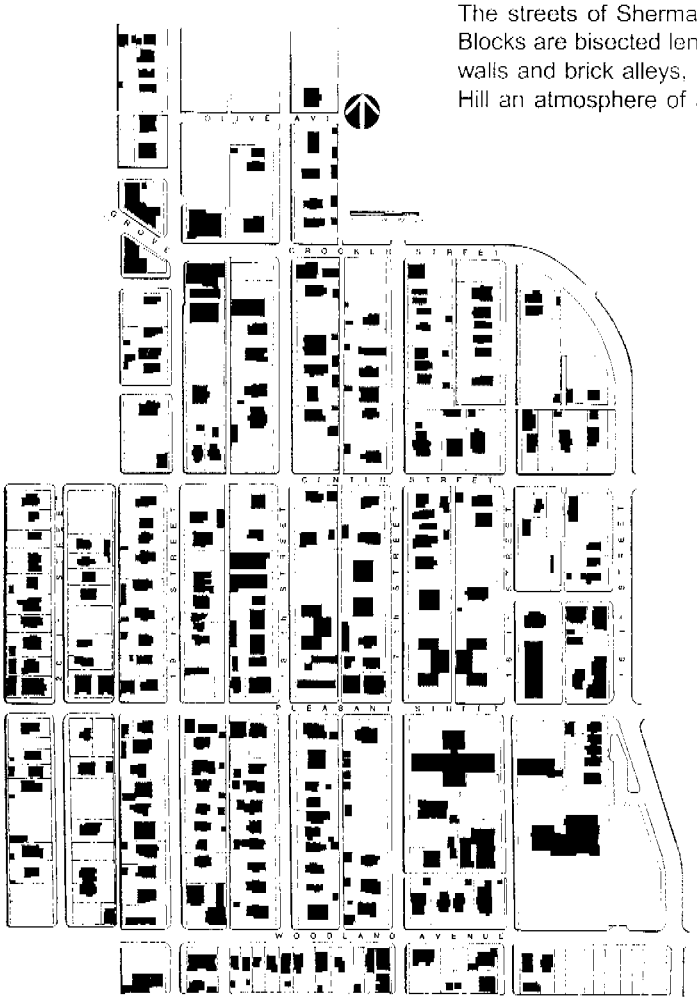
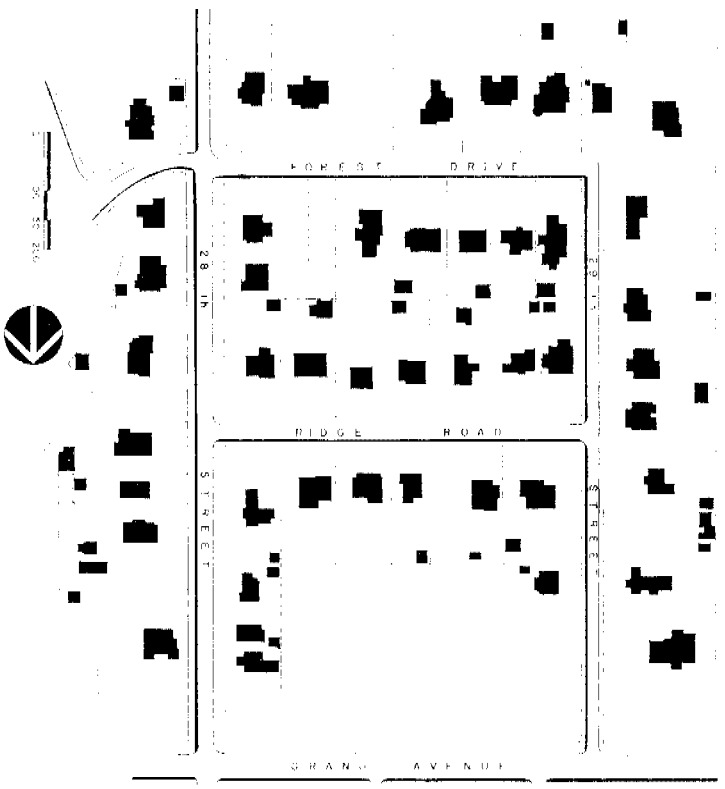


The streets of Sherman Hill are laid in a grid of long blocks, steeply from north to south. Blocks are bisected lengthwise by alleys giving access to sheds and garages. The retaining walls and brick alleys, along with two small clusters of commercial buildings give Sherman Hill an atmosphere of a cohesive inner-city neighborhood.

The Owl's Head and the Sherman Hill areas were designated as Local Historic Districts in 1983 and 1982 respectively, by the Des Moines City Council. This was done in order to protect, promote and enhance the historic character of the areas based on consideration of cultural history and architectural character. Both Owl's Head and Sherman Hill are also National Historic Districts and listed on the National Register of Historic Places. This historic designation will safeguard the heritage of Des Moines, stabilize and improve property values and foster neighborhood and civic pride. Des Moines expects to designate more historic districts in the future.



Council Roll Call 14,148 adopted the Historic Preservation Commission in place of Historic District Commission on October 7, 2002

along Forest Drive

Owl's Head, containing approximately 50 houses, was built between 1905 and 1915 in response to the extension of street railway lines westward from the city center and became an elegant "streetcar suburb." The houses, despite variation in architectural influences, have much in common: 2-2½ stories, prominent gables and dormers on massive roof forms, material combinations of clapboard, wood shingle, brick and stucco. The large single family homes are well set back from the street on large lots sheltered by large trees, hedges and shrubbery, which gives the district a secluded atmosphere. Driveways extend from the street to large out-buildings and coach houses located at the backs of the main houses.

Sherman Hill is one of Des Moines' oldest centrally located residential "suburbs" and contains the city's highest concentration of late 19th and early 20th century domestic architecture. The resources of Sherman Hill, with the exception of the mid-20th century apartment complexes, date almost exclusively from the late Victorian periods – 1880 to 1920. They present many variations on two basic forms: the single family residence (usually frame) and the multi-family brick block.

These variations range from late Victorian "mansions" to simple cottage-like houses and from elaborate apartment blocks to rather plain double houses. For the most part, the apartment buildings were built after the turn of the century as apartment living came into vogue.

along 19th Street

These guidelines have been developed for use by property owners within historic districts or potential historic districts. The Historic Preservation Commission will use these guidelines in reviewing properties for the issuance of a "certificate of appropriateness" as required by Chapter 58 section 31 of the Municipal Code of the City of Des Moines. They will also be used by City departments and other groups involved in decision making concerning properties that are part of historic districts. The guidelines were approved by the Historic District Commission and the City Council on September 11, 1984 and September 17, 1984 respectively, in keeping with the goals of the Secretary of the Interior's Standards for Historic Preservation projects.

Preservation and continued use of buildings with historic richness is the overall goal of these guidelines. This is ideally done by restoring a building using the same materials and techniques as those used originally. New building materials and technology, however, can achieve this same goal without detracting from the original design if done while keeping a few simple things in mind: 1) non-original, added-on elements or additions should be positioned at the back of the building or on the sides where they will not be visible from the street; 2) work should be done with materials historically used on similar buildings in the neighborhood; and 3) contemporary elements should be designed and finished to be subordinate to the existing building.

These guidelines are provided as a tool to make rehabilitation and new construction successful in strengthening the historic district. They are not meant to discourage adventurous design solutions and they are not a substitute for considerations of proposed work on a case-by-case basis. The Historic Preservation Commission recognizes that well designed new work can either blend with an existing building or contrast with an existing building and still be compatible.

Foundations

RESIDENTIAL
Building Rehabilitation

Rehabilitation projects must take into account current building and fire code requirements relating to health and safety. Many older structures were built at a time when there were either minimal or no code requirements and certain problems may exist that will have to be corrected to present safety standards. Although every effort has been made to insure that these guidelines are consistent with existing City codes, compliance with these guidelines will not insure compliance with other City Codes. All parties are advised to check with appropriate City building officials before proceeding with any type of construction activity.

Rehabilitation projects must also be evaluated in the context of ***Section 3406 of the 2000 Edition of the International Building Code.***
3406.1 Historic Building. *The Provisions of this code relating to the construction, repair, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.*

In addition historic buildings are regulated by the 1997 Uniform Code for Building Conservation which contains a provision that allows relaxation of certain code requirements and additional latitude when recognized as a historic structure.

- Original door and window openings and storm cellar entrances in the foundation should be retained.
- The adjacent grade at a foundation should **not** be raised to cover foundation that was originally exposed and gave the building a visual base. Non-original stucco and plaster cover-ups should be removed and the original masonry foundation repaired.
- Masonry or concrete foundations which were never painted should **not** be painted.
- Stucco should be repaired with a stucco mixture that matches the original in appearance and texture.

Materials

- Brick, stone and rusticated masonry foundation should **not** be coated with cement plaster or stucco where exposed above grade.
- Existing foundations needing repair or alteration should be patched to match the existing masonry unit and the existing mortar in size, color, texture, composition and joint profile.
- Brick, stone and rusticated masonry foundation should be repointed with custom mixed mortar according to specifications in **Preservation Brief #2**.*
- Window wells, when required, should be constructed of brick or concrete set as low as possible to expose the window and have the grade brought around them so that the well itself is minimally visible.

Foundations provide a base for a building and make the transition from the walls above the ground to the walls or supports below the ground. The amount of exposed foundation varies greatly on historic structures but was typically 12"-18" or greater. On brick or stone structures the foundation material may have varied in color and texture from the wall material and the two were often separated by a special belt course.

This visual distinction along with other visual features, such as the rhythmic placement of masonry openings or the relationship of masonry openings to windows on the main level, give the foundation added importance as an element in the building's total composition.

*see glossary

Siding/Exterior Surface

Cover-Ups

- Artificial and cover-up siding should be removed and the original siding restored
- Resurfacing the sides of a building with other than original materials such as stone or brick veneer, cedar shakes, asbestos and asphalt shingles, Masonite, aluminum, steel, vinyl or diagonal wood or wide board lap siding is **not** permitted.
- Gable ends, back porches, lean-tos and other small original structures or portions of original structures should be resurfaced in material that is the same as the original material.

Masonry

- Brick and stone structures should be cleaned only when necessary and by the gentlest means possible.
- High-pressure sand, water and other types of blasting are **not** permitted.
- Repair work should be done with matching brick or masonry units and with a mortar which matches the color, texture, composition and joint profile of the original.
- Cement-based mortar should **not** be used when repointing old brick which is typically much softer than brick made today. A softer lime-based mortar should be used in order to avoid cracking the brick when seasons change and contraction and expansion occur.

Repairs

- Lap siding, wood shingles, brick or stucco matching the original in texture, size and materials should be used when doing repair work.
- All original brackets, moldings, hoods, fancy cut shingles, and other trim elements should be retained or restored, or duplicated in the same materials as the original.
- Removal of exterior paint should be avoided unless absolutely necessary, with the exception of cleaning, light scraping and hand sanding as preparation for repainting.
- Any original architectural metals such as cast iron, steel, pressed tin, aluminum or zinc should be retained, cleaned and kept from deterioration.

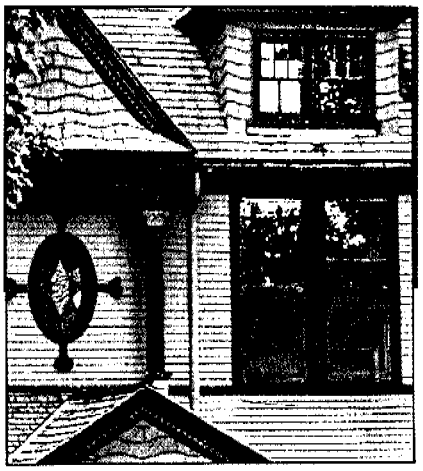
The material with which a building is made or covered, along with roof shape and the overall mass, tells much about a building's time period and style. The correct material is one of the most critical elements in a successful rehabilitation. The use of the wrong materials can change the original look of the house and reduce its value as a historic property. With proper maintenance the types of material originally used will usually far exceed artificial cover-ups in terms of durability, ability to be repaired, and long life.

Preservation Brief #10 -Exterior Paint Problems on Historic Woodwork* describes common types of paint surface conditions and failures and recommends appropriate treatments for preparing exterior wood surfaces for repainting to assure good adhesion and durability.

When repointing masonry, consult **Preservation Brief #2 - Repointing Mortar Joints in Historic Brick Buildings*** which provides more detailed information on appropriate materials and methods.

*see glossary

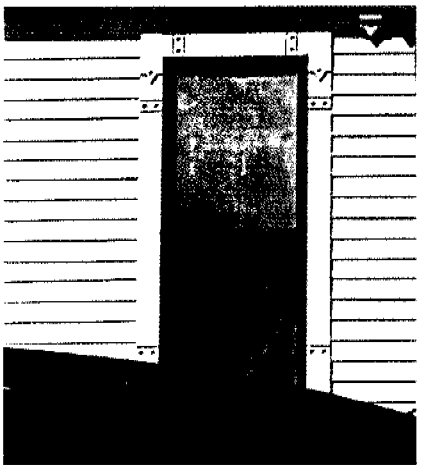
Color

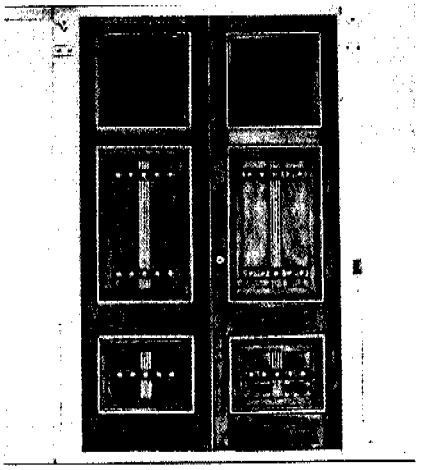


Selection

- The base color should be selected with two thoughts in mind: 1) the color should be from a palette used at the time the building was constructed; and 2) the color should relate well to the other buildings in the historic district, especially those adjacent.
- The major trim color should emphasize the decorative or structural elements of the building and should complement the base color. This color is typically used on the cornice, gable end, sills, hoods, columns, and porches.
- The minor trim color should set off the color scheme and be used as a decorative highlighting element against the major trim color.

Windows and Doors





Original Windows . . . . . And Original Doors

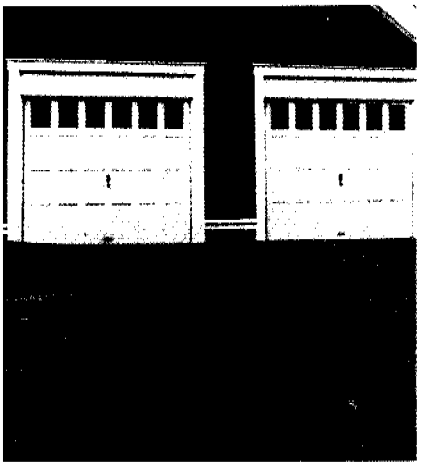
- Existing windows should be retained, reconditioned and well maintained to be energy sound.
- Any replacement windows should duplicate the original window in type, size, and material. The shape of the original window subdivisions should **not** be changed. New muntin bars and mullions should duplicate the original in size and profile shape.
- Windows with true divided lights should be used in places where this type of window was used originally. Snap-in muntin bars should **not** be used.
- Canvas awnings should be used when necessary to provide solar shading, as done historically. Plastic or metal shutters or awnings should **not** be used.
- Every effort should be made to keep original doors, restoring as necessary.
- The original size of all door and window openings should be restored and replacement doors and windows should match the shape of the original openings.
- Existing door and window openings should **not** be blocked down to accommodate stock sizes.
- Air conditioners should **not** be put in the windows of any primary facade.
- Any new openings constructed should be at the side or the back and the size, shape and placement should relate to the existing pattern of door and window openings.
- When original doors or windows of some merit are removed and replaced with new, they should be kept in dry storage for a future owner who may be interested in a complete restoration.
- Non-original door or window openings should **not** be created on the front or other street sides.

When making a color selection, give consideration to the building's relationship to other buildings on both block faces and to those seen with it when looking up or down the street. The original colors used on the building should also be considered. Original colors can be determined by careful scraping or sanding.

Three colors are usually significant to highlight a building. Colors should be selected to unify the facade and enhance the character of various architectural elements.

Between the 1880's and the 1900's the window sash was typically painted a dark color so the window visually receded in the overall composition.

Windows and Doors



Storms and Screens

- The original wooden storms and screens should be restored and maintained
- If wooden storms and screens are unsalvageable, wood storms and screens should replace the original. Storm doors should have a large panel of glass and be of very simple design.
- Combination aluminum or steel, or vinyl storms and screen may be used as a substitute for wood. Exposed metallic frames are **not** appropriate. They should be anodized, painted, or, in the case of vinyl, stained to match trim colors.
- Metal frame profiles should match those of wood as closely as possible.

Garage Doors and Windows

- The original garage doors should be restored and maintained and kept operating in the manner originally intended.
- Original doors of garages and other outbuildings which are not salvageable should be duplicated and operated in the original manner intended or converted to upward-acting doors.
- The placement, size, material and shape of the original windows in garages and other outbuildings should be maintained.

Replacement Doors

- Replacement of original garage doors with compatible overhead doors should be done with two single size doors rather than one double wide type.
- The door style selected should be wood and either of these two types: 1) a totally flush door with no trim; or 2) a panalized door as shown above with panels or glass in square or slightly vertical proportions.
- Discarding original windows and doors should **not** be done before making a full exploration of the restoration alternative.

The original window and door openings in a building create a composition from the exterior. This is a carefully designed pattern which is very important to the appearance of the building and defines it as being of a particular style. Foundation and attic windows are a part of this composition. Large areas of blank wall were seldom seen on historic buildings except where views and sunlight were entirely blocked by an adjacent building. A building's window and door placement responds to the building's orientation to the sun and to the street.

Building and fire codes should be checked to ensure adequate emergency egress for sleeping rooms.

Upward-acting garage doors that pivot in one piece and are not subdivided horizontally are the best choice when duplicating on original garage or outbuilding door which cannot be salvaged.

Many new techniques exist for the restoration of original windows involving use of various epoxies for stabilizing or replacing areas of rotted wood. Refer to **Preservation Brief #9. The Repair of Historic Wooden Windows*** which provides more information on evaluating and repairing the wooden windows found in typical rehabilitation projects and describes the practical techniques the homeowner can use.

*see glossary

Porches

The Front Porch

- Front porches should be restored or reconstructed if missing. The original porch should be reconstructed using the original roof style and pitch and the original design of posts, columns, brackets and balustrade.
- Front porches should **not** be enclosed and the construction of a non-original second or third level deck or sun porch on the roof on a front porch is **not** permitted.
- If the original design cannot be determined, a porch should be build in a simple version of a style typical to the particular style of the house. An 1880 house, for example, may have a porch dating from 1910. This porch may be restored to either its 1880 appearance or its 1910 appearance.
- Construction of an elaborate design is usually **not** permitted unless documentation exists indicating that it was part of the original building.

Enclosing Porches

- Enclosing a back or side porch may be acceptable when allowed by zoning law and in cases where it will not compromise overall architectural character, where it is along a side away from the street and well set back from the front, or located at the back.
- Any enclosure or screening should be built behind or between columns and posts and behind balusters in order to retain and keep visible the design elements. Enclosures more permanent than screen should include a large amount of glass window or door area to retain the quality of openness.

Vertical Elements

- Porches should be restored or rebuilt with posts or columns that are consistent with the style of the building.
- Undetailed, nominal 4x4 posts should **not** be used unless original to the structure.

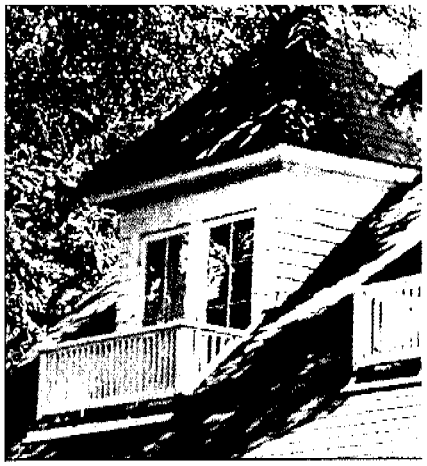
Material

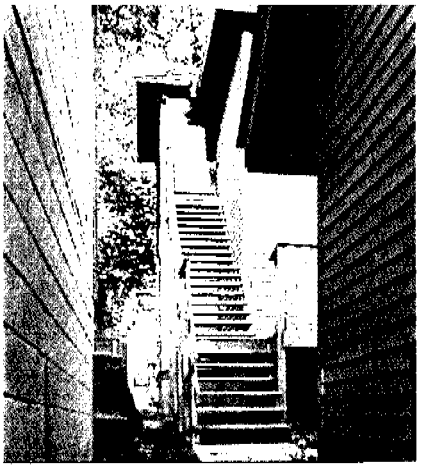
- Porches should be rebuilt or repaired with materials that are the same as the original.
- Wrought iron should **not** be used as a balustrade unless it had been used as an original design element on the building.
- Wrought iron used as handrails along steps should be of the original design or of a new simple design with vertical elements of a size and quality typical to rails used at the time the neighborhood was built.
- Wooden steps and flooring should usually be used on a wooden porch. Brick or poured concrete steps and floor surface should be used on a brick or stucco porch.
- Precast concrete steps are **not** permitted in a historic district.

Front porches are extremely important to the character of a building and their restoration or reconstruction should be a top priority in any project. The porch makes a first impression to the passerby or visitor and it is seen every day at close range by those who use the building.

Most porches on historic Des Moines' buildings are one story with a gabled roof at the same pitch or lower than the roof proper, a shed roof, a hipped roof, or a combination of a gabled and a shed roof. Typical foundation materials were limestone, stucco, brick, and wood. The original style of the porch roof can often be determined by examining marks on the original siding or wall structure. The Sanborn Maps, prepared before and after the turn of the century, are available in the City Department of Community Development, and can be very helpful in showing size and location of original porches.

Second and Third Story Exits





Sun Porches

- Second or third-story sun porches or balconies, original to the design, should be retained and restored. Doors leading out to these should also be retained.

Balustrades

- Porch balustrades should be constructed with parts of the same size, height, detailing, and baluster spacing as the original.
- A balustrade should be retained at or restored to its historically correct height. Code requirements for a greater height should be satisfied with a 1-1½ diameter steel rod positioned horizontally above the original balustrade between columns or posts to bring total height to that required.
- Handrails required on porch steps, if not original, should be a simple round iron rail or similar to other balustrade elements on the porch.

Placement

- Exit stairs from upper level apartments should be accommodated within the existing building or within a sensitively placed addition at the back or side (not a primary facade) of an existing building.
- Exterior exit stairs should be placed where least visible, set as far back as possible from any side facing the street, and run parallel to and against the wall of the building.

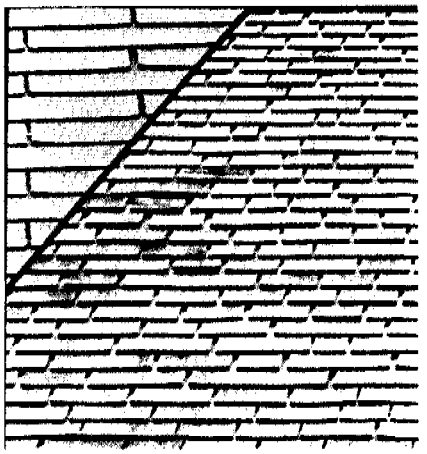
Design

- The stair should take the most compact form. A metal stair or metal spiral stair, when permitted, is a very good solution on most historic structures.
- Horizontal exit balconies leading to and exit stair should be used as a means of avoiding highly visible or awkwardly located stairs.
- A wooden exit stair located on the exterior should have a visually light rail designed to be compatible with other balustrade or rail elements on the building rather than a heavy rail constructed of 2'x4's. Individual balusters should be spaced at a maximum of 6" on center and positioned vertically.

The historical height of a porch balustrade is usually different than that required by the building code. The correct height must be verified through the Building Department. However, when the lower and historically correct height of a porch rail cannot be considered to be life threatening, the Historic Preservation Commission would support the applicant's request for a special consideration under section 3406 of the 2000 Edition of The International Building Code or a variance from the Housing Appeals Board. The code also may require handrails on steps leading to porches depending on occupancy. If these rails were not part of the original design, the Historic Preservation Commission would support a request to the Housing Appeals Board.

According to the Uniform Building Code, spiral stairs do not qualify as a second exit if the space served is over 400 square feet. The Historic Preservation Commission supports requests for nonconformance with the requirement, when appropriate, based on a case-by-case judgment by the building official. See Section 3406 of the 2000 Edition of The International Building Code as described on page 2 of this booklet.

Roofs



Roof Shape

- Restoration of the original roof shape is critical in rehabilitating a building. Such restoration should be based on photographs and any remaining structural clues.
- Changing an original roof shape and style is **not** permitted.
- Solar collectors should either be located on outbuildings to go unnoticed when viewed from the street side(s). They should be set back as far as possible from the primary facade(s) and on pitched roof buildings should be mounted at the same angle as the roof and as close to the roof plane as possible.

Skylights

- Skylights, roof windows, wind generators, and radio and TV reception equipment, and other mechanical equipment should be positioned to go unnoticed when the building is viewed from the street side(s). They should be set back as far as possible from the front facade.
- Skylights and roof window frames should be of the trimmest possible profile and should extend no more than 6" above the roof plane and be finished to blend with the roof.
- Original skylights over atriums and stairs should be preserved and kept as ways to provide daylight to interior spaces. These are important architectural features of the original design.
- The plexiglass bubble type of skylight is **not** permitted in Historic Districts.

Materials

- Original roof materials should be retained and repaired. This is especially important if the roof is a permanent material like slate or tile.
- Original roof material should be replaced with the same material. Roofs originally shingled with wooden shingles should be re-shingled with wooden shingles.
- When asphalt or fiberglass shingles are used as a substitute for wood shingles a medium or dark color should be used.
- Metal, tile or slate roofs should **not** be redone using substitute roofing material unless that material is similar in size, coursing, texture and color to the original.
- Rubber or other composition material may be used when re-roofing flat-roofed areas or flat-roof buildings.

Roof shape is integral to the design of any structure and on many residential buildings it is the strongest element of character and style. Changes to original roof shape can alter the design integrity of a particular historic style dramatically and result in a building which never looks quite right.

All architectural features that give the roof character such as dormers, dormer windows, cupolas, steeples, turrets, cornices, brackets, chimneys, gutters, downspouts, cresting, weather vanes and lightning rods are important elements to be restored or, at a minimum, temporarily protected but in no case removed.

Gutters and Downspouts

- Built-in gutters and other original drainage provisions such as wood gutters should be repaired and retained.
- Metal gutters and downspouts are recommended when dealing with a building where a water removal system never existed or where restoration or repair of the original system is not possible. Half round gutters and round downspouts are recommended.
- Metal gutters and downspouts should be allowed to weather to a dull gray or finished to blend with the color of the background to which they are attached.
- Downspouts should be run vertically. Diagonals crossing roof planes and walls should be avoided.

Chimneys

- Existing brick or stone chimneys should not be removed or covered with a plaster coating.
- Chimneys should be rebuilt or repaired in original styles with original materials. Building and fire codes should be checked for proper heights and a flue line may be needed for safety reasons.
- Rebuilt chimneys can be finished in a simple manner by squaring off the top or they may be made decorative by traditional corbelling.
- Chimney tuck-pointing should be done with a combination lime and very low content portland cement mortar. Pre-mixes are not appropriate for older bricks, which are much softer than concrete masonry units and the brick made today.
- Flue caps used on chimneys should be kept as small as possible.

Dormers

- Dormers are not typical on certain styles of historic architecture and adding them in this case is **not** permitted.
- Non-original, incompatible dormers should be removed.
- Dormers cut into a roof should be constructed in the same shape and style as any original dormer on the building, in the style of the main roof, or in the style of dormers on houses similar in style located in the historic district.
- Dormers should be small in proportion to the plane of the main roof, set well in from the edge of any roof plane, and positioned with consideration for the overall roof form as viewed from the street side(s).

When originally constructed in the late 19th and early 20th century most pitched roofs in Des Moines' Historic Districts were covered with wooden shingles or, more rarely, slate, clay, tile, or metal. Wood shingles are highly recommended on roofs that originally had wood shingles, especially in the Sherman Hill area where this is already a common restoration choice. Wood shingles result in a much richer texture than the asphalt substitute. When treated with a coating of linseed oil to preserve them, the wood shingle roof installed properly is long lasting.

The single-ply rubber membrane is an excellent new technology that can be used to reline and thus salvage existing built-in gutter systems. Refer to **Preservation Brief #4: Roofing for Historic Buildings,*** which presents a sound preservation approach to roof repair, roof replacement and the use of alternative roofing materials.

* See glossary

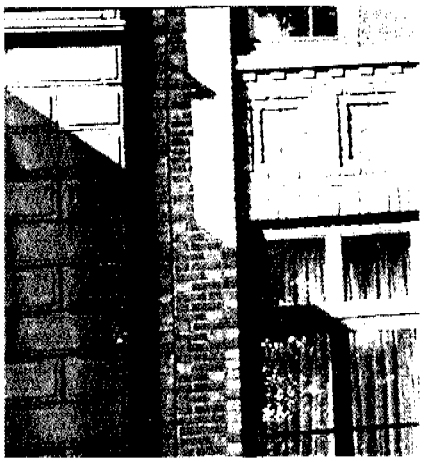
Most structures have been expanded at one time or another, usually shortly after the structure was built. As evidenced by the Sanborn Map of 1901, several of the original structures in Sherman Hill already had additions. Sometimes it is difficult to tell exactly what is an addition and what is original. Very careful study of surface materials and structure can often reveal clues: textures of brick may vary slightly, or sizes of framing members may be smaller in the later additions.

A successful addition makes a building more useful and contributes to its long-term preservation while remaining subordinate to the original building. Additions may provide additional floor space or they may house required exit ways, access for the handicapped or new mechanical systems which would otherwise interfere with the original building, its interior space and its essential character.

Materials

ADDITIONS

Building Rehabilitation



In General

- When constructing a new addition minimal change should be made to the exterior of the existing original building and the overall integrity of the original design should be maintained.
- New stories which change the exterior profile of the building should not be added, except on flat roofed buildings where it does not adversely affect the overall integrity when viewed from the street and is set back from the wall plane on all sides so that it is clearly a new addition and subordinate to the original.

Foundations

- Additions to historic buildings should have foundations that match the material of the original foundation, or are of concrete masonry units faced with brick.
- Brick used on new foundations should be either reclaimed old brick or new brick which matches in size, color, and texture the brick used on other original foundations in the neighborhood.
- The amount of foundation exposed should match that of the building being added to or be a minimum 12-18" in cases where appropriate.

Original Meets New

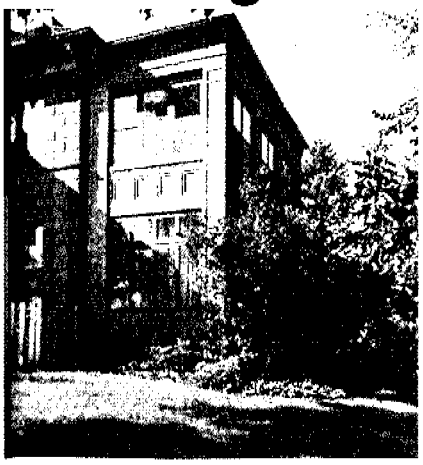
- Where materials of the existing and of the addition come together, a recess can effectively separate the two.
- Additions should be set back from the wall plane of the existing structure so the shape of the original is clearly understood.
- Lap siding should be narrow wood boards or wood shingles. Masonite is an acceptable substitute for lap siding on additions that are not primary facades.
- Materials used should be the same as those available at the time the original building was built and should either match or be compatible with the original.

Large additions can have an impact on the overall character of the historic district in the same way that an individual building can. In order for this impact to be positive and be a part of the neighborhood pattern, historical side yard spacing, setbacks and facade rhythms should be observed in addition to the other guidelines for compatibility.

On all masonry buildings, including all brick, the material of the foundation was often different in color, texture or material than the walls of the building. This difference, if typical in your historic district, should be maintained on new brick or other masonry additions.

When planning an addition or other new construction, situations of conflict may arise between what is required by code or by zoning and what is best for compatibility with historic structures. Historic district building codes, special historic district zoning, and zoning variances should be investigated.

Massing



Size

- Additions should not exceed the height or bulk of the original building Additions should have a floor-to-floor height the same as the original building.

Roof Form

- Additions should have a roof pitch compatible with the building proper.
- The roofs of additions should not interfere with the original roof form by changing its basic shape.
- The roof of an addition should be lower in height than the main roof of the existing buildings.

Placement

At the Back

- Additions should be placed on the sides or at the backs of buildings and should be clearly defined as additions.

Windows

- The size and proportion of windows in the addition should be similar to those of the original building.
- Horizontal windows, small windows, and modern picture windows should not be used where vertically oriented and larger windows are used on the original.
- Large areas of unbroken exterior wall surface are **not** appropriate on additions.

Decks

- New decks, exit balconies and other non-original outdoor areas on either first level or above should be located at the back or side, be minimally visible from the street, should have no major impact on the original building and its character, and be designed with appropriate balustrade and compatible materials.
- Porch additions which are not a replacement of an original porch should **not** be constructed on the front of a building.

Street Relationships

- The basic design of the storefront should include large windows with vertical proportions on a masonry or concrete base.
- The entry door and the small horizontal infill panels typically located below the windows should be retained and restored.
- All cover-up material should be removed. Where the cover-up siding was of quality design and has gained historic significance in its own right, it should be retained and restored.
- Windows and transoms which have been blocked down or covered over should be reopened and fitted with full size windows.

Signs

- Free standing signs and signs painted on brick are **not** permitted.
- Large areas of inappropriate and cluttered signage, including any roof mounted signage, should be removed. The zoning ordinance should be consulted for additional standards.
- The name of the business and the services it offers should be advertised in the traditional locations: Painted on the canvas awning, painted on the window glass or door glass, or mounted flush to the building facade in a panel above the awning or above the transom and should not cover up architectural details.

COMMERCIAL

Building Rehabilitation

The Storefront

Signage

The traditional commercial storefront dates from the late 19th and early 20th century. These facades developed according to a typical and very consistent pattern which unified old commercial areas. Commercial buildings were usually brick with three parts: 1) the storefront with the entry and large display windows; 2) the upper-level facade, usually with regularly spaced windows; and 3) the cornice which caps the building. These elements came in many different styles but the overall pattern remained the same.

The traditional storefront was composed of a lot of glass. This openness was inviting to the passerby and kept the street a friendly and interesting place. This shopfront, including the high band of transom windows, should be restored and weatherized. Heat loss through this area of glass can be kept low as this is still a small area relative to the size of the entire space. **Preservation Brief #11: Rehabilitating Historic Storefronts** further explores the role of the storefront in historic buildings and describes rehabilitation techniques and compatible new storefront design.

Restoration

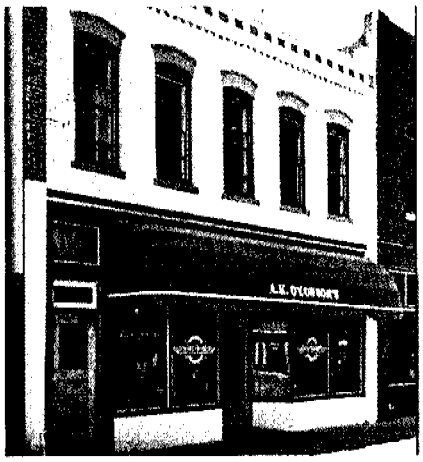
- The masonry wall and its regularly spaced openings should be restored and maintained. Upper level windows should **not** be blocked down to accept stock sizes.
- The cornice and other ornamental elements such as window hoods and original entry canopies should have missing parts, such as brackets or moldings, replaced.
- Upper levels should be put into service as originally intended and **not** be vacant or underutilized.

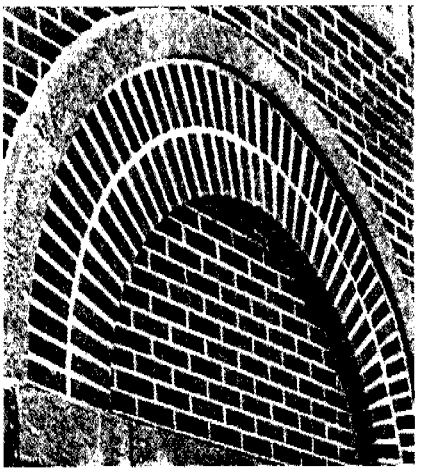
Exits

- Exits must comply with building codes.
- Exits from the upper levels should, if possible, be located at the back of a building or on the side set well back from the front.
- Upper level exits should not be positioned on the front facade of the building unless that is clearly part of the original design.
- Exit stairs should be lightweight metal stairs or well designed wooden stairs.

Masonry

- Masonry openings should not be filled in. In extreme cases a setback of the infill material to a minimum of 2" can be used to identify what was original and also diminish any small difference in material textures and colors.
- Mortar joints that are recessed or crumbling should be repaired. New joints should match the original in size, color, texture, composition and joint profile.
- When repointing brick use lime-based rather than cement-based mortar.*
- The vertical masonry pilasters at the edge of a typical facade should be uncovered on both lower and upper facades.





The Upper Levels

Original surfaces which have never been painted should not be painted. However, late 19th and early 20th century commercial buildings were often painted shortly after they were constructed in highlighted decorative architectural features or to protect a poor quality brick. Repainting in these situations should be done based on the building's original paint colors and based on a color palette used at the time the building was constructed.

In the restoration of commercial buildings signage is a very important element of the overall composition that needs to be carefully incorporated to set off the building's character and architectural features. Signage, like the other elements of the historic storefront, was designed to relate to the person on the street walking by or moving by slowly. It is typically much smaller, more subtle, and friendlier than today's auto-oriented signage.

Repointing deteriorated areas of brick is critical to the preservation of the building. Mismatched mortar can be very unsightly and is a common rehabilitation mistake. *see glossary

Walls of concrete, brick and stone were used historically and are appropriate choices in both Owl's Head and Sherman Hill. Concrete, stone or brick combined with iron or wood is also an appropriate choice for these neighborhoods. The type of material, construction details, and overall styles of a wall should relate very carefully to: 1) any original wall that may have been on the site: 2) the character of the building with which it is used; and 3) other existing walls within the historic district.

Scale is extremely important in the design of a wall. A very high wall would, in most cases, be inappropriate with a small cottage and a very simple and low concrete wall would not match the grandeur of a large mansion. Before installing any wall or fence, a drawing should be done to scale showing it in the context of the building.

Among the good reasons for installing a wall are: replacing one that was originally on the site, setting off areas for specific use such as planting beds and lawns, emphasizing a key building in the neighborhood, making grade changes, buffering parking areas, and lending definition to the street itself.

Concrete

- Retaining walls should **not** be removed if the removal breaks the continuity of the wall along the block.
- Walls in both Sherman Hill and Owl's Head should be constructed of brick, stone or concrete.
- Walls should be used to correct drainage or erosion problems, to handle grade changes, to separate public from private, and to buffer parking areas.

Brick

- Brick retaining walls should be restored and maintained. Brick is appropriate material for new walls.
- Repairs to existing retaining walls should be done with materials matching the existing material.
- Railroad ties should **not** be used as retaining walls or landscaping elements in either Sherman Hill or Owl's Head.
- Consider repeating material and details found on the building in the design of the wall in order to relate carefully in scale and style to the building it surrounds.

Walls

Traditional fencing materials such as painted wood picket, woven wire and iron are appropriate in both Owl's Head and Sherman Hill. Fences alone or combined with retaining walls and landscaping help to define the semi-public space of the front yard. Retaining walls are a special design feature which respond to the geography of both of Des Moines' historic districts but have become an especially familiar element in Sherman Hill.

These site elements can enhance and clarify outdoor areas and, when used as they were used originally, strengthen a neighborhood's character as an integrated historic district. A wall or fence, however, is part of a total image that involves building, landscaping, adjacent structures and the neighborhood.

Owners of corner properties have requirements relative to transparency and setback for fences in order to avoid restricting driver visibility. The Department of Traffic and Transportation should be consulted before constructing a fence on a corner property. The height of fences along public right-of-way is limited to 4' and complete enclosure of semi-private space such as front yards with a tall hedge row or opaque fence is usually not appropriate. The zoning ordinance does not allow solid fences or walls over 3' in height in street/yard setbacks.

Wood

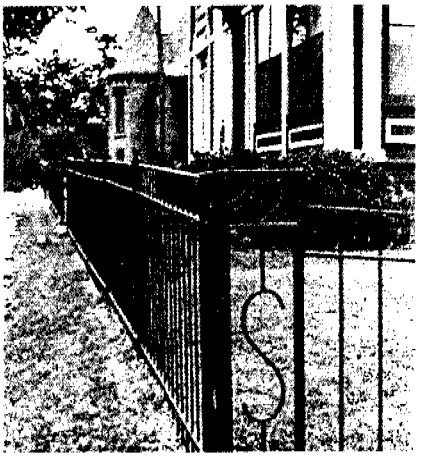
- Attempt to determine the type of fence that was originally on the property and replace it.
- The character of the fence should be in keeping with the character of the building. Large, ornate buildings require fencing material and design of a substantial and elaborate type. A simple building may require a picket or woven wire fence.
- The scale of the fence, posts and gates should be appropriate to the building.
- If the original fence on the property is not duplicated due to lack of historic evidence, design a very simple version of an original style appropriate to the building and to the neighborhood.
- Visually open fences should be used.

Woven Wire

- Woven fence is appropriate with smaller and more modest buildings Chain-link fences, cyclone fences, wood lattice and other privacy fencing that are necessary should be restricted to locations that are not easily seen from the street,
- Where chain-link or other inappropriate fence has been installed in a historic district it should be painted green or black and heavily landscaped with vines and hedges.

Iron

- Non-original wrought iron fences should be of a very substantial thickness and a quality typical of the wrought iron originally used.
- Stock kits of insubstantial wrought iron should **not** be used in historic districts.
- Overly elaborate wrought iron fences in most cases are **not** appropriate to Des Moines' historic districts.
- Iron railings and fences should have an appropriate relationship to the buildings on the site in terms of size and degree of ornateness
- Cast iron fences should be protected with paint.
- Iron fences should be set on a brick, concrete or stone base which provides both a firm anchor and a visual base.



Original landscape features of the site such as driveways, walkways, lighting, fencing, benches, fountains, walls, terraces, plants and trees, and berms help to define the historic character and are considered an integral part of a rehabilitation project. The relationship of a building to its site needs to be considered very carefully when making grade changes and should not be altered by the incorrect size and placement of additions, outbuildings or parking areas.

At present, parking space requirements in historic districts remain the same as those required throughout the city. Special zoning for historic districts such as Sherman Hill is being considered as a way to allow rehabilitation and in-fill construction which is compatible with the concept and the character of a particular historic district. In addition to many other changes, this may mean a reduced parking requirement and setback and side yard requirements that are compatible with the existing context.

Buffers

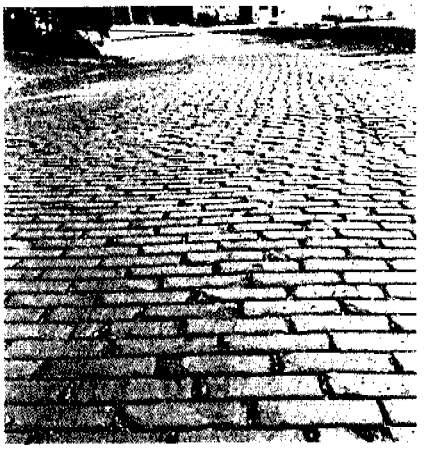
- Brick walls, compatible fencing, berms, retaining walls or various hedges and plantings should be used in addition to the requirements of the zoning ordinance to reduce the impact of on-grade parking and to define the block face.
- Parking areas that are not walled or separated from the street by some other design device such as open fencing or a change in grade should be set back from the street and given a landscaped buffer of low shrubs and ground cover.
- Parking functions should be positioned, broken up and buffered to reduce their intrusion into the neighborhood. A grass strip is **not** and adequate buffer.
- Landscaping should be used to screen the garage from the street.
- Garage entries should not be set further forward than the house proper and should not face the street unless original or well set back.

Placement

- Where the alley pattern exists, as in Sherman Hill, parking areas should be developed off the alley and behind buildings.
- Small, odd shaped sites should be used for neighborhood parking areas
- Parcels large enough to accommodate compatible infill construction, even if a small single lot, should **not** be permanently kept as parking areas. In Sherman Hill and other potential historic districts with a large amount of multi-family housing, every effort should be made to develop dual use and shared parking areas and to coordinate the parking needs of the neighborhood as a whole, thereby reducing the amount of usable space taken up by on-grade parking.

Streets

- Brick street paving should be retained whenever it is in good condition, able to be repaired, and the base material provides adequate support for today's vehicles.
- The"street space" should be defined by boulevard trees and other landscaping elements positioned in front yards when not in conflict with existing utilities.
- When original buildings are missing, landscaping should be used to provide the definition of the street as a distinct public place.



The relationship between historic buildings and original streetscape features such as street patterns, alley patterns, paving, street lights, signs, benches, parks, gardens, and trees also help to define the historic character of a neighborhood. In Des Moines' historic districts brick was the original street surface, walkway and alley paving material. The grid pattern typical on the streets in Sherman Hill is an important part of its overall character and needs to be retained and emphasized by street-defining landscaping and by retaining and restoring original surface paving materials.

There are various grades of paving brick, but only SW (severe weathering) is suitable for Des Moines' extremes of climate. Reclaimed paving brick from vacated alleys or the walks around demolished buildings is the best find of all since it will be very hard and meant for paved surfaces and it will have the patina of age.

Concrete Walks

- New concrete public walks in Sherman Hill and Owl's Head should be consistent with City standard and consistent in width with the widest existing sidewalk at either end of the proposed sidewalk.
- 4', 5' and 6' sidewalks should be subdivided into two equal widths.
- Stamped concrete is permitted when the proposed pattern is shown to be a recreation of an original pattern used in this area.
- Exposed aggregate should **not** be used because it is difficult to match and there is no evidence that this texture was historically used.

Brick Walks

- Reclaimed brick not intended for paving should not be used for brick walks.
- Brick pavers in a dark brown or red color in a herringbone pattern should be used for public walks in Sherman Hill and Owl's Head but only in places where the slope does not create a safety problem and where the use of brick is compatible with adjacent materials. Standard City specifications for brick walks have been developed.
- Existing brick walks should be retained.

Semi-Private Areas

- Patios should be located at the side, well set back from the front of the building, or at the back of the building and should be well screened from view.
- The patio surface should be brick, concrete or flagstone.
- Sidewalks on private property should be of the same material, pattern and texture which are recommended for public walks: Brick and concrete. In addition; flagstone may be appropriate.
- Precast concrete steps are **not** permitted.
- Wooden planks and railroad ties should **not** be used for private walkways.
- If over 4' in width, private concrete walks should be subdivided into equal widths in the same manner as public walks.

Street furniture includes seating, drinking fountains, planters, tree grates, tree guards, kiosks, trash recep-tacles, bus shelters, phone booths, bicycle racks, street lights, fire hydrants and other fixtures used to enrich the quality of the neighborhood streetscape, especially in its commercial areas. In some cases these items are already in place and may need to be removed or repositioned in order to enhance the original qualities of the historic district. In other cases, adding them may be necessary to meet aesthetic and functional requirements. Coordination and pre-planning for the detail design and careful placement of these elements is necessary to achieve a compatible and uncluttered result. Specific products should be selected by residents of each historic district and planned and well coordinated positioning should take place.

Neighborhood concepts for landscaping are also necessary in order to give the historic district an integrated and identifiable image and to emphasize important features of the district such as major buildings, a community center, commercial area, or shared outdoor area.

Seating

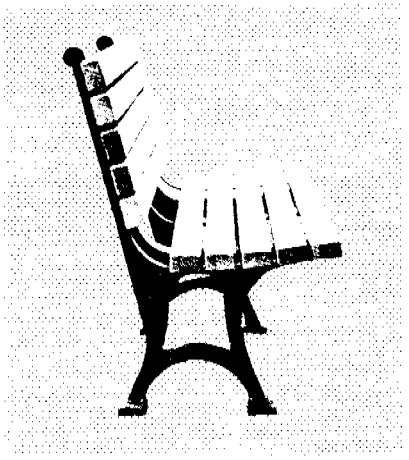
- Benches for use in Sherman Hill and Owl's Head should be cast iron or wood and cast iron.
- Benches and other amenities such as fountains, planters and tree grates should be of substantial quality and material and of character typical of the time period when the majority of the buildings in the historic district were built.
- Street furniture should be compatible with other street furniture selected for use throughout the historic district.

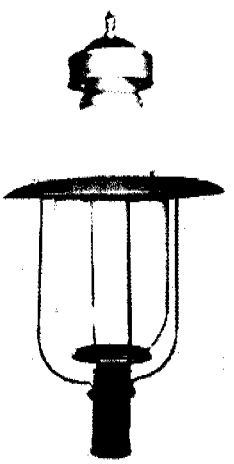
Lighting

- The "Manhattan" style of light fixture should be used for pedestrian-scale street lighting in the Sherman Hill Historic District.

SITE

Building Rehabilitation





Neighborhood Furniture

GLOSSARY

Back- the side of a building which is not presented to the public or viewed from the street.

Baluster - an upright support element that is often made in a variety of turned forms used for the support of a handrail or for ornamentation.

Balustrade - a railing and all the small parts or spindles which hold it up.

Berm - an earth -formed mound often used to provide a natural separation between functions such as sidewalks or play areas and parking.

Bracket - a support element under the eaves or other overhang often more decorative than structural.

Board and Batten - exterior siding formed with vertical boards having the joints covered by small strips of wood.

Clapboard - overlapping horizontal boards covering a wood frame building.

Corbelling - laying brick with each one projecting slightly beyond the one below used for decorative and structural reasons.

Cornice - any projecting ornamental molding along the top of a building that finishes or crowns it.

Facade - front of a building.

Front - the exterior wall or walls of a building that are designed to be presented to the street view and usually to welcome guests.

Grade - the level of the surrounding ground.

Gable end - the triangular shaped upper portion of a wall below a pitched roof.

Hipped Roof - a roof which has slopes at the same pitch in four directions from a central or flat area.

Historic District - an area with a specific boundary which because of its history and architectural character has been designated a local historic district by the Des Moines City Council or a National Historic District by the National Parks Service, Department of the Interior, or both. Historic Districts may also be listed in the National Register of Historic Districts as defined in the 1966 National Historic Preservation Act.

Molding - a continuous decorative board that is either carved into or applied to a surface.

Mullion - a vertical dividing element between individual windows.

Muntin Bars - the slender vertical or horizontal bar that acts as a division piece between windows or glass panes.

Parapet - a wall that projects above a roof and runs along the edge of the roof.

Pilaster - a column which is embedded in a wall and projects slightly from the surface.

* **Preservation Briefs** - 4-8 page leaflets which explain recommended historic preservation methods and approaches, available from Superintendent of Documents, US Government Printing Office, Washington D.C. 20402.Information is available at the National Parks service Website http://www2.cr.nps.gov/tps/index.htm

Primary Facade - that side of the building which has been designed to present to public view or welcome visitors.

Rehabilitation - the process of returning a property to a state of utility, through repair or alteration, that makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its architectural and cultural values.

Repointing - the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar, also known as tuckpointing.

Restoration - the process of returning a building to its original design and condition.

Rusticated Masonry - hewn blocks of masonry with an unfinished rough texture.

Sanborn Maps - maps prepared by the Sanborn Insurance Company, before and after the turn of the century, showing individual buildings, locations of parcels, additions, and other information.

Sash - the wooden frame that holds the glass of a window.

Shed Roof - a roof that sloped in one direction only.

Side - the exterior wall of a building that usually does not face a street and is usually not the main entrance which becomes a primary facade when facing a street.

Street Furniture - benches, drinking fountains, planters, bus shelters, tree grates, trash receptacles, phone booths, bicycle racks, street lights, and other elements used to enhance the quality of the streetscape.

Stucco - plaster or cement used as a coating for walls.

Structure - anything constructed or erected with a fixed location or attached to something with a fixed location on the ground. Among other things, structures include buildings, walls, fences, gates, towers, mobile homes, billboards, poster panels, utility poles, streets, sidewalks, alleys and hard-surfaced parking areas.

Transom - the upper panel of a window or a window placed above a doorway.

Windowhoods - a projecting molding over a window, often elaborate.

Wood Shakes - split red or white cedar thicker and much rougher in texture than shingles.

Wood Shingles - sawn red or white cedar of extremely fine grain and high impermeability to liquids.

ARCHITECTURAL GUIDELINES

FOR

NEW CONSTRUCTION

IN

Des Moines' Historic Districts

RESIDENTIAL

MASSING
MATERIALS
SITE RELATIONSHIPS
COMPOSITIONAL ELEMENTS

OUTBUILDINGS

SITE RELATIONSHIPS
FORMS
MATERIALS

COMMERCIAL

STREET RELATIONSHIPS
FORMS
MATERIALS

MOVED BUILDINGS

SITING
COMPATIBILITY

Prepared by
THE DES MOINES PLAN AND ZONING COMMISSION
for
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1984

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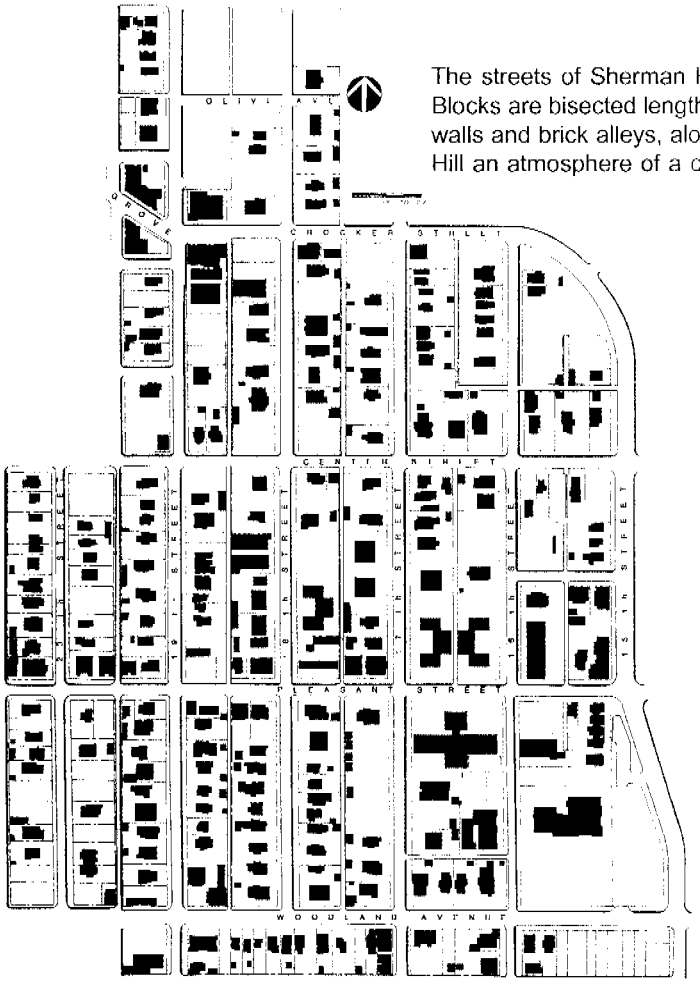
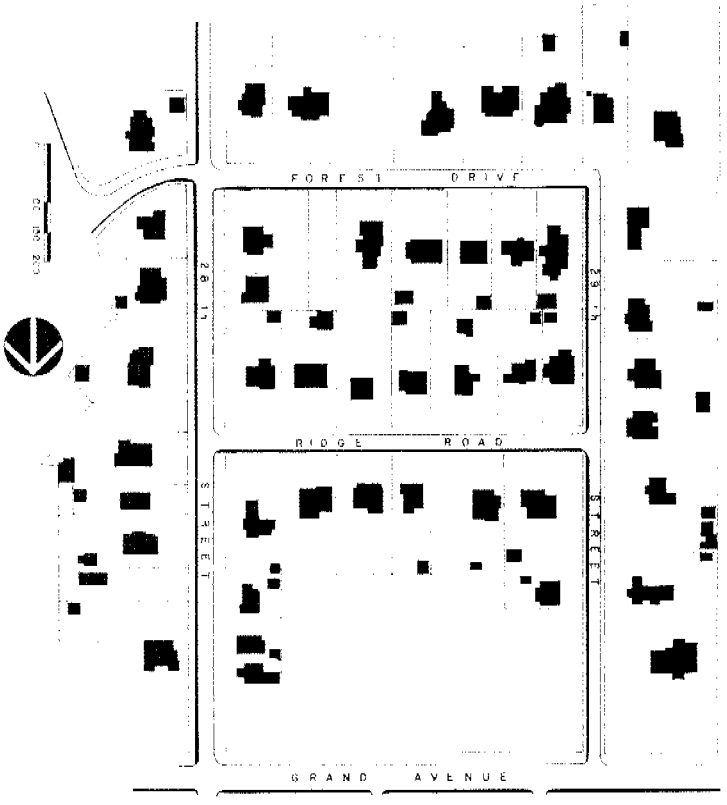


The streets of Sherman Hill are laid in a grid of long blocks, steeply from north to south. Blocks are bisected lengthwise by alleys giving access to sheds and garages. The retaining walls and brick alleys, along with two small clusters of commercial buildings give Sherman Hill an atmosphere of a cohesive inner-city neighborhood.

The Owl's Head and the Sherman Hill areas were designated as Local Historic Districts in 1983 and 1982 respectively, by the Des Moines City Council. This was done in order to protect, promote and enhance the historic character of the areas based on consideration of cultural history and architectural character. Both Owl's Head and Sherman Hill are also National Historic Districts and listed on the National Register of Historic Places. This historic designation will safeguard the heritage of Des Moines, stabilize and improve property values and foster neighborhood and civic pride. Des Moines expects to designate more historic districts in the future.



Council Roll Call 14,148 adopted the Historic Preservation Commission in place of Historic District Commission on October 7, 2002

along Ridge Road

OWL'S HEAD, containing approximately 50 houses, was built between 1905 and 1915 in response to the extension of street railway lines westward from the city center and became an elegant "streetcar suburb". The houses, despite variation in architectural influences, have much in common: 2-2½ stories, prominent gables and dormers on massive roof forms, material combinations of clapboard, wood shingle, brick and stucco. The large single family homes are well set back from the street on large lots, sheltered by large trees, hedges and shrubbery which gives the district a secluded atmosphere. Driveways extend from the street to large out-buildings and coach houses located at the backs of the main houses.

SHERMAN HILL is one of Des Moines' oldest centrally located residential "suburbs" and contains the city's highest concentration of late 19th and early 20th century domestic architecture. The resources of Sherman Hill, with the exception of the mid-20th century apartment complexes, date almost exclusively from the late Victorian periods - 1880 to 1920. They present many variations on two basic forms, the single family residence (usually frame) and the multi-family brick block.

These variations range from late Victorian "mansions" to simple cottage-like houses and from elaborate apartment blocks to rather plain double houses. For the most part, the apartment buildings were built after the turn of the century as apartment living came into vogue.

along Center Street

These guidelines are developed to encourage new construction in historic districts - new construction which participates in the overall historic neighborhood pattern and at the same time develops a genuine character of its own.

It is recognized that infill construction can be compatible with a historic context by establishing either a relationship based on contrast or one based on similarity. Either approach requires very careful study of the historic district and those visual characteristics that give it integrity and National Register status and following that, the establishment of a complementary relationship based on those characteristics

.

Historic districts such as Owl's Head, which developed entirely as a low density residential, representing a narrow time period with few vacant sites and only a small amount of intrusive new construction, have little need for new buildings. When new construction does occur following fire or demolition there is the danger that because of its singularity and the great differences in time periods it will stand uncomfortably separate from the neighborhood by virtue of certain common elements. In situations like this a relationship of similarity between the new construction and the existing is probably the most appropriate choice.

Sherman Hill, however, developed with greater diversity of land use and building type, and has suffered some demolition and intrusive new construction. Here, because of the diversity of original buildings, new compatible in-fill based on a relationship of either contrast or similarity could be successful.

The successful project based on a relationship of contrast is a contemporary solution requiring a very skilled architect. These guidelines are not meant to restrict this type of design solution and for this reason the Historic District Commission will continue to review all proposed projects on a case-by-case basis.

Massing

New Construction

RESIDENTIAL

When planning new infill construction in a historic district the following list of characteristics of the surrounding neighborhood should be thoroughly explored and understood. The new construction should show an understanding of these characteristics of historical buildings and site features, not necessarily duplicating them all but establishing a complementary relationship based on them.

The extent to which a new project incorporates similar characteristics and blends with the surroundings will vary from project to project as deemed necessary to become a good neighbor.

1. *Setback from street*
2. *Space from adjacent buildings*
3. *Massing*
4. *Height*
5. *Scale*
6. *Directional emphasis*
7. *Window and door proportions and placement*
8. *Materials*
9. *Color*
10. *Character of decorative elements*

When planning new infill construction small single lots which were historically built on should be given special consideration. The redevelopment of these lots is important to the restoration of the neighborhood streetscape. They should ***not*** *remain underutilized or be kept as on-grade parking areas.*

Those designing new infill projects for historic districts may encounter code and zoning requirements which are more appropriate to suburban development and, if followed, will prevent compatible new work. Special historic district building code (Uniform Code for Building Conservation) and City Zoning Ordinance deal with this problem. Property owners should consult these publications and if necessary, seek variances.

Height

- The height of new construction should be similar in height to other original buildings of its basic architectural type: pitched roof or brick apartment structure or commercial building with flat roof. Height is the vertical distance from grade to the average height of the highest surface.
- New construction should be an appropriate height when it is viewed in relation to other original buildings on the block in which it is built in the neighborhood.
- Single-story structures are not permitted in either of Des Moines' historic districts. 1½ story structures with a steeply pitched roof (8:12 or greater) may be permitted in Sherman Hill if the height is similar to that of the other cottages in Sherman Hill and the location in the neighborhood is appropriate.

Roof Form

- Roof pitch and roof shape should be the same as that of existing original structures, repeating basic roof forms found in the original neighborhood.
- The roof volumes of new construction should be similar to that of buildings of the same basic type within the same historic district.
- Low pitched roofs (less than 8:12) are not permitted for new construction in either Owl's Head or Sherman Hill.
- Wood shingles should be used on new construction with pitched roofs if this is the predominant original roofing material in the neighborhood. Asphalt or fiberglass shingles in a medium to dark color may be an acceptable substitute.

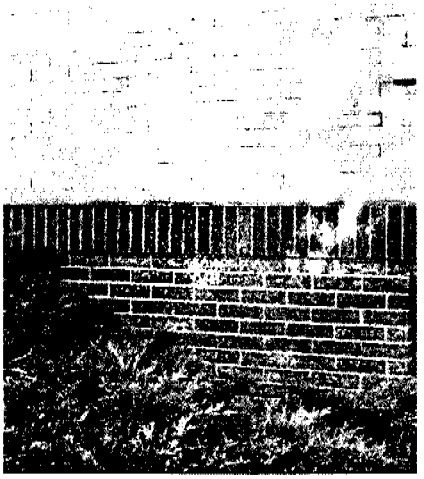
The massing of a building is the way the main volumes of the build-ing are composed. It is a combination of the base size and shape, overall height and roof form and is most often the strongest design element of a structure.

The massing of a building can be horizontal or vertical, compact, or broken up, symmetrical or asymmetrical. During particular times in history typical approaches were taken to massing. For example, the wood frame structures of Sherman Hill were typically 2½ stories, between 25 and 40 feet in height, with 10'+ floor-to-floor heights, and a first floor height of 1½ -3' above grade. Roofs were often steeply pitched (12:12) and were typically hipped or gabled. The result was a more massive structure than is typical for single-family residences built today. This large volume, often no longer feasible in a single family residence, can be economically workable by creating a multi-family building on a site which originally had a single family building.

Materials

Vertical emphasis

- Vertical emphasis is a characteristic of the architecture of both historic districts. It should be reinforced by overall building height, vertical windows, doors with transoms, window bays, repeating column bays, and floor-to-floor heights.
- The floor-to-floor heights of new construction should match the floor-to-floor heights of adjacent historic buildings or other original buildings of its basic style and construction type.
- Strong horizontal emphasis is **not** appropriate in either the Owl's Head or Sherman Hill historic districts.



Foundations

- The amount of exposed foundation should be typically 12-18" or greater depending on the other similar original buildings in the neighborhood, compatibility with building style, adjacent buildings and site characteristics.
- The exposed portions of new foundations should be faced with brick similar to the original brick typically used in both historic neighborhoods.
- Light wells should be constructed of brick or concrete.
- Openings in foundation should be similar in size and placement to those on similar type buildings in the neighborhood.

Siding

- New construction should continue the material pallette of the historic buildings in type, size and color.
- Masonite and other synthetic sidings may be an acceptable substitute for wooden clapboard siding; however, they should be of high quality, well-detailed and appropriate in size, texture and color.
- Other very contemporary and contrasting new materials may also be appropriate when a complementary relationship is established with the surrounding context.
- Color selection should be based on architectural design, historic appropriateness and compatibility with other adjacent buildings.

The apartment blocks, because of their overall size and height, further contribute to the relatively large scale of buildings in Sherman Hill. These blocks, typically built between 1900-1920, are characterized by their brick material, simple rectangular shapes, flat fronts, orientation to the street, and concentration of overall detail at doorways, cornices and windows. These design elements contribute to the historic pattern of Sherman Hill and should be considered in the massing of new multi-family buildings.

The massing of the buildings in Owl's head, though predominantly single family, is also relatively large - 2-2½ stories with substantial bases. Many of the homes are rectangular in plan with the long side facing the street and the roof ridge running parallel to the street, incorporating prominent gable and dormers.

Site Relationships

Street Rhythm

- The spacing between buildings on a block and the size of building fronts should relate to the existing rhythm that is already established on a block face.
- Larger residential buildings should be visually subdivided and broken down in scale and given a vertical directional emphasis to maintain this rhythm.
- Horizontal and monotonous facades which break the street rhythm should **not** be used in historic districts.

Solar Design

- Elements of solar design, either active collectors, trombe walls or passive collectors, should be kept to the back or a side away from the street and incorporated into the building design to result in the site placement, massing and roof forms which are compatible with the neighborhood pattern.
- Solar collectors should be mounted flush to the roof plane and at the same angle as the roof plane.
- In-fill buildings should be designed and positioned on the site to minimize the blockage of sunlight from solariums and sunspaces of existing adjacent buildings.

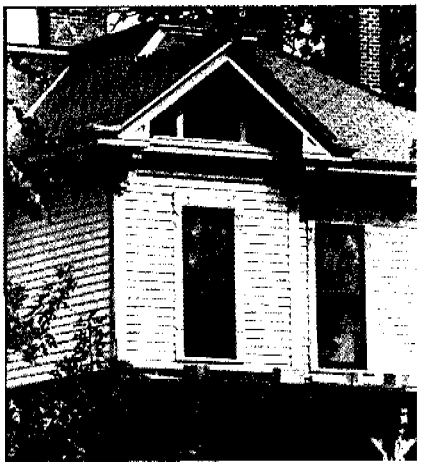
The Front

- New entry levels should match the height of the entry level of adjacent buildings of its basic construction type unless the site makes this inappropriate.
- The general historical pattern for the way the fronts of original buildings were designed should be carried to new construction of similar building types.
- Sherman Hill buildings constructed on corners should typically face the streets running north/south.
- Front porches and steps, articulation of surface areas, special emphasis at window and door areas, and other decorative features should be used in a simple contemporary version of the neighborhood pattern in order to lend emphasis to the entry and make it visible from down the street.

Historic Buildings generally have a definite "front" which faces the street. This is the location of the primary entrance and makes an inviting and interesting presence to the passerby. This often means special emphasis at window and door areas, front porches and steps, articulation of surface areas and edges, and other special features which lend emphasis to the entry when viewed from a distance down the street. Landscaping elements consistent with the established historic pattern can aid in defining the front and establish a relationship to the street which ties the new project to its context. Low hedges, fences, retaining walls and changes in grade may be necessary to maintaining continuity with other site elements common to your particular street.

Historically, Sherman Hill's corner buildings typically faced the street running north/south. Parking functions were kept to the back and the front yards were oriented to pedestrian traffic. These relationships should be maintained in any new construction.

Compositional Elements



Porches and Decks

- New buildings should have front porches if this is the historic pattern in the neighborhood.
- New porches should have proportions and materials similar to original porches in the neighborhood.
- Decks and other semi-private outdoor areas should be located at the back and screened from public view.
- Insubstantial vertical supports such as undetailed 4"x4" posts or decorative wrought iron are **not** permitted.
- Porch posts and columns should have the support visually expressed below the porch with lattice or skirting infill between supports.
- Porches should have a connection to the interior by the use of windows and doors.

Garages

- Double garages should have two single doors rather than one double-wide door.
- Garages which are part of new construction should be located in a position relative to the main building which is the same as other original garages and outbuildings in the historic district.
- Garages built into new residential structures should **not** visually dominate the front of the building and should **not** be set further toward the street than the primary elevation.

Details

- The windows of new construction should repeat the rhythm and the size and shape of window openings found in the walls of similar historic buildings.
- Horizontal sliding windows and awning windows are **not** permitted in Des Moines' historic districts because of their horizontal proportion.
- Large areas of solid blank wall should **not** be created on any highly visible elevations in historic districts.
- Window trim elements should be used in a manner similar to the original buildings in the neighborhood or in a simplified contemporary version of this.

The spacing between buildings on a block and the size of a building "front" is often fairly regular and establishes a rhythm, which should be maintained with new infill construction. Much larger buildings should be broken down in scale to maintain this rhythm.

Setbacks of a new construction should take into consideration the building's location on the block and the setback of other buildings on that block. If a majority of historic buildings on a block have a similar setback, then the new construction should maintain that same setback or match the setback of the building(s) adjacent to it. In Sherman Hill large buildings at corners may be set back further than other buildings on the block as this is a typical pattern in that particular historic district. (Please see *The City of Des Moines Zoning Ordinance* for set-backs on individual blocks in Sherman Hill)

The facades and general design of most structures in Sherman Hill have a balanced but predominately vertical emphasis. This is reinforced by overall building height, vertical windows, tall doors with transoms, tower elements, window bays, repeating column bays and large floor-to-floor heights.

In Owl's Head an outbuilding is generally placed behind the principal building with doors that face the street. Driveways are long and entered from the front. In some instances, adjacent homes may share driveways and even garages.

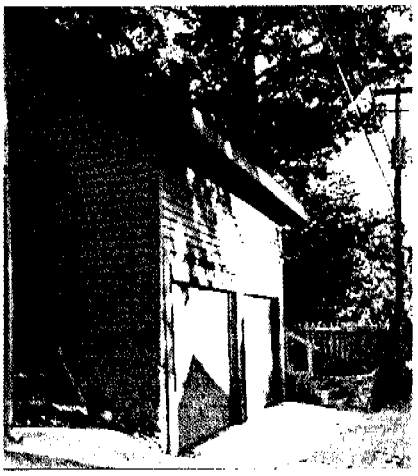
The Historic District Commission would support a variance from the zoning ordinance to allow for outbuildings taller than 17' in height, and to allow outbuildings to be set along the alley. Current zoning ordinances limit the height of outbuildings and regulate their position on the site. The Historic District Commission would support a variance to allow for a greater than 12' height, as measured from ground level to the midpoint between the eaves and the ridge of a gabled, hipped or gambrel roof, and to allow outbuildings to be set along the alley.

Historically, outbuildings in Sherman Hill appear to be approximately 25'x15' or smaller. Larger buildings will be considered on a case-by-case basis by considering design features which reduce scale.

Site Relationships

New Construction

OUTBUILDINGS



Alley Pattern

- New outbuildings should be set along the alley or as close to the alley as current city codes will allow.
- The Sanborn maps should be consulted to determine the historical placement of outbuildings before considering any new construction.
- Curb cuts should **not** be created where the alley pattern exists except where there is no other acceptable alternative for the continued functioning of the site.

Driveway Pattern

- The typical pattern of outbuildings historically established in the neighborhood should be continued in any new construction.
- Additional curb cuts should be kept to a minimum and whenever possible avoided.
- Double wide curb cuts and double wide driveways should **not** be created.
- Circular driveways are important to the design of the house and should be retained.

Sherman Hill's outbuildings are generally adjacent to the alley with doors that open onto the alley. Many homes were built on narrow lots which could not accommodate a driveway entering from the street. The 1901 Sanborn maps indicate that it was not uncommon to have more than one outbuilding on a site.

Original outbuildings were usually built in the same style and materials as the principal structure and generally had windows cut into the same elevation of the roof peaks. Wood frame, single family homes generally had clapboard garages with a roof shape and window pattern similar to the main house. Large apartment buildings generally had brick garages that ran the full width of the lot. Original garages and sheds contribute to the character of a historic neighborhood and they should be repaired and retained. Requests for demolition should be considered only in the most extreme cases.

Forms

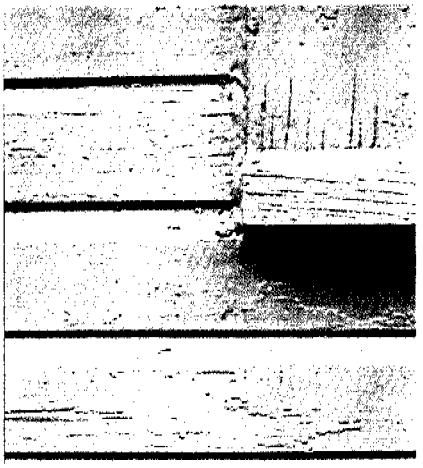
Massing

- New outbuildings should be subordinate to the primary building.
- New outbuildings should be simple in design while incorporating traditional elements of scale, roof form, and material.
- The height should typically be 1 to 1½ stories with a 10' floor-to-ceiling height.

Roof

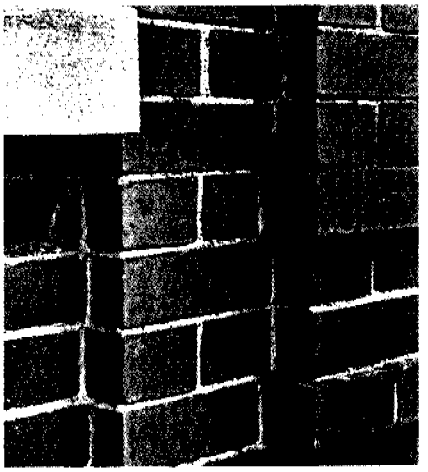
- The roof form of an outbuilding should be similar to the roof form of the principal structure. The pitch of a gable roof should typically be no less than 6:12.

Materials



Siding

- A new garage or outbuilding should relate well to the principal structure in material. Brick, narrow lap siding or board and batten may be appropriate.
- Masonite and other artificial siding may be an acceptable substitute for clapboard if the wall is detailed in a manner similar to original siding.
- Prefabricated metal outbuildings are **not** permitted.
- The new outbuilding should **not** attempt to mimic the house or look like a barn or other non-original building.



Masonry

- New masonry outbuildings should be complementary to primary brick buildings in color, texture, and detail.

Windows and Doors

- New outbuildings should use a window pattern which follows that of the primary structure. Codes limiting window openings within 3' of the lot line and/or within 6' of other buildings must be satisfied.
- Overhead panel doors or upward-acting doors may be used in a new outbuilding. Two car garages should have two single doors rather than a double wide door to avoid a strong horizontal orientation.

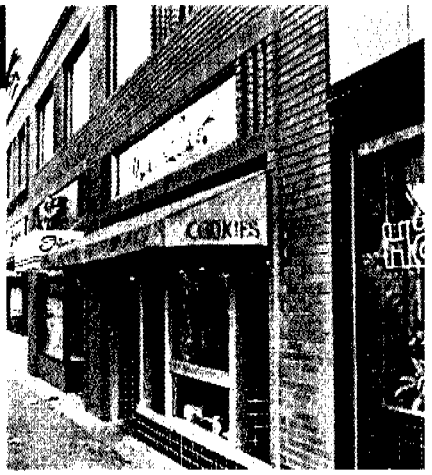
The Storefront

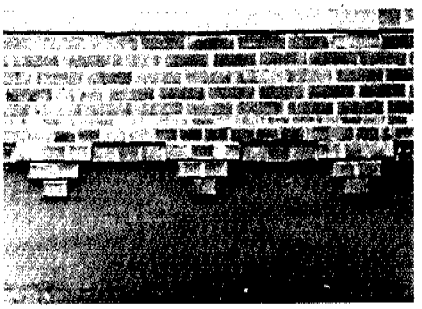
- New commercial construction in historic districts should be pedestrian, rather than auto-oriented. New storefronts should enhance the experience of the pedestrian by creating an inviting relationship with the street.
- New commercial design should be contemporary but based on traditional storefront design typical to the original neighborhood and typical to its time period.
- New storefronts should be set up to the sidewalk or public right-of-way and be flush with the front facade of neighboring buildings.

Traditional Elements

- New commercial buildings should incorporate the traditional elements of: 1) storefront with entry and large windows; 2) upper level facade with regularly spaced windows; and 3) cornice that cap the building.
- Signage should be in one or more of the traditional locations (see illustrations below) and designed to be read by the pedestrian.
- New buildings should relate to surrounding buildings in rhythm of window openings, cornice design, regulating lines, material and signage placement.
- Canvas awnings should be used for weather protection and solar shading.

COMMERCIAL
New Construction





Street Relationships

The revitalization of small commercial and neighborhood service areas is strongly encouraged. Areas such as the south side of Woodland Avenue and along Crocker Street in the Sherman Hill Historic District are a part of the neighborhood's overall character and a part of this neighborhood's historic pattern. The visual relatedness of these areas is critical to their own vitality and to the support they provide to the overall character of the district. New infill construction, well integrated with existing buildings, is necessary to provide the critical mass of businesses and services which make a real neighborhood center.

The design of this infill construction is only successful when based on a complete understanding of the traditional storefront elements and how they were used in the design of commercial buildings.

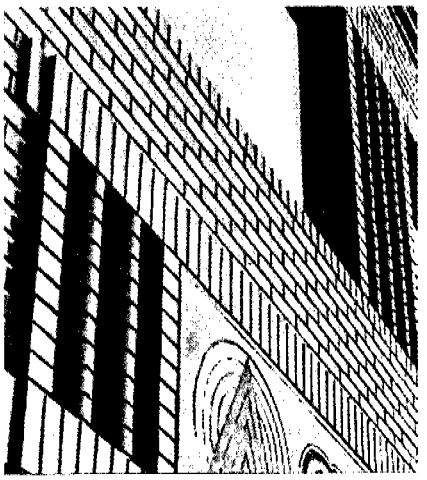
Massing

- New commercial buildings should maintain the overall size, scale, height and vertical orientation of the traditional commercial building and of the other original commercial buildings in the district.
- New commercial buildings which are much larger in scale should be subdivided into smaller vertically oriented sections which match the historic pattern.
- Window and door location, size and proportions should relate to the context.
- Mansard, hip and chalet style roofs are typically **not** appropriate in historic districts.
- New commercial buildings should adjoin another building or reinforce the street facade rather than be free standing and surrounded by parking. Any spacing from adjacent buildings should be similar to any historically established spacing.

Masonry and More

- New commercial buildings should typically be brick with a glass storefront. Contemporary materials may be permitted if a good visual relationship is established with the context.
- New brick should be similar in texture, size and color to the brick of original commercial buildings on the block and in the area.
- Mirrored or dark glass and materials typically used in single family residential situations are not appropriate.
- A relationship should be established to the major regulating lines of adjacent buildings such as cornice height, top of storefront and other subdivisions.

Forms



Materials

The traditional storefront enhanced the street by the large windows with inviting views inside, pedestrian rather than auto orientation, facade base, middle and cap, entry from sidewalk/street side, and traditional placement of signage. A contemporary interpretation of these elements, based on an understanding of traditional storefront features, can be developed using completely modern materials such as aluminum and ceramic tile or traditional materials such as brick and cast iron and still visually strengthen and integrate a commercial area.

Imitation of the exact details of adjacent buildings is seldom appropriate since the design statements made by any new building must have meaning based on its own functions and construction techniques. Compatibility is possible even between vastly different styles. Scale, the relationship of the individual parts to the whole, and the relationship of that to the human, must be considered carefully and a relationship of scale rather than imitation design should be established.

Generally, moving a building into a historic district is a way to save it and to provide for infill development which otherwise might not occur. The placement of the building on the new site should contribute to the significance of the district as a whole and conform to the historic spatial organization of the district.

The Sherman Hill Historic District has a number of vacant parcels and may be able to absorb a number of moved buildings. (See map inside front cover.) Generally, houses moved into this district should be 1 ½ to 2 ½ stories, have a gabled or hipped roof, and if wood framed have wood clapboard siding. Typically, the building should have been built prior to 1920 and have a front porch which can be rebuilt or restored.

Moving a house into a district will have the least impact if only one or two buildings are moved onto a street and those buildings are placed between existing buildings or adjacent to one existing building. Moving a large number of buildings onto a street can create a false sense of historic development and should be considered carefully.

The Siting

- The historic orientation, immediate setting and general environment of the moved structure should be reestablished on the new site.
- Infill buildings should be placed on a brick-faced or stone-faced foundation and the foundation should be exposed similarly to that of other buildings on the street.
- The moved structure should be sited similarly to other buildings on the block with similar setbacks and side yards.
- A building should be moved to a site where it has an orientation to the sun which is the same as it had originally.

Style

- A building should only be moved into a historic district when it can be successfully incorporated into the district. A building should not be moved into a district merely because it is over 50 years old or of a unique architectural style.
- Buildings moved into a district should generally conform to the mass, architectural style, height, materials and age of other buildings in the district.
- Original porches, chimneys or architectural features that were removed when a building was moved should be restored when the building is at its new location.
- Rehabilitation, additions or new work should conform to the applicable guidelines in this document and to current City codes.

MOVED BUILDINGS

New Construction

Siting

Compatibility