

PROPOSED CHANGES TO THE GUIDELINES FOR THE WEDGE AND NORTH SLOPE HISTORIC DISTRICTS

February 12, 2020

The table below provides a summary of the proposed changes, which primarily concern:

- Guidance for installation of solar equipment on historic buildings
- Guidance for accessory structures, including garages and detached accessory dwelling units
- Additional clarification for window details for new construction

Section and page	Subject	Proposed language changes
Roofs and Roof Shapes (p. 17)	Solar panels	New language under Rooftop Additions: <u>Roof mounted solar equipment should be located in a manner that reduces its visual impact to the extent practicable. Solar installations should not obscure character-defining architectural features, and installations on the primary facade are discouraged. To be appropriate for the historic district, solar installations should balance performance with architectural compatibility.</u>
Garages and Parking (p. 20)	Accessory Structures and Detached Accessory Dwelling Units*	Change title of Section to read: <u>Accessory Structures, Garages and Parking</u> Item 2, "Minimize Views" add the following: <u>New accessory structures should be clearly subservient to the primary structure on the lot.</u> New Item 5, to read: 1. <u>New accessory structures such as garages and detached accessory dwelling units should utilize a similar material palette and configuration to historic primary structures on the lot. New accessory structures should meet the guidelines for new construction exterior materials, windows and roof form and shape. Garages and accessory structures should orient vehicle doors to the alley when possible and maintain a simple roof plan.</u> New Item 6, to read: 2. <u>Conversion of accessory structures. Accessory structures that are converted to residential use should retain the exterior visual characteristics of the historic accessory structure, including door and window configuration, cladding materials, and form. Added features, such as porches, exterior staircases, and new window or door openings, should be located to be minimally visible from public rights of way.</u>
Guidelines for New Construction (p. 25)	Windows	Item 3, to read: 3. Window <u>configuration and detail</u> . New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for

		<p>closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Muntins and grids should be true or simulated divided light. Grids sandwiched between thermal panes are not acceptable. Commonly, windows were also surrounded with substantial trim pieces or window head trim, <u>and new window trim should utilize historic detail patterns. These may include crown molding, except where headers are engaged with a belly band or cornice, substantial projecting sills with aprons, and windows that are recessed or "punched in" so that the window sash and frame does not project beyond the wall plane. Design submittals for new structures shall include window trim details.</u></p> <p>Item 4, to read:</p> <p>4. <u>Window materials.</u> Historically, windows were generally wood. New construction should use windows that are wood, or that mimic the appearance of wood (including clad or composite materials). Vinyl windows are generally not acceptable for new primary <u>or detached accessory dwelling unit</u> structures in the historic district.</p>
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