Proposed Modifications to Chapter 2 – Historic Buildings

Egress Windows

2.18 Locate and design a new egress window to be as inconspicuous as possible.

a. Place an egress window on a less visible façade that does not face the street, if possible. See "Egress windows" on page 31 for more information.
b. Align a new basement egress window or expansion of an existing window with other windows and features on the façade.
c. Match a new basement egress window to a historic basement window type or use a simple single-light casement window.
d. Do not place an egress window on a primary façade unless lowering the sill of an existing window.
e. Use wood, aluminum-clad wood, or composite fiberglass for a basement egress window.
f. Where visible from the street, construct egress window wells of masonry, wood, or matte-finished metal. Visible window wells shall protrude a minimum height above grade.

Historic Window Replacement

2.19 When replacement of an ~~original~~ historic window is necessary, match the replacement design to the historic (see "Review & Approval Process for Windows" on page 31 for more information).

a. Match the ~~original~~ historic window size.
b. Match the ~~original~~ historic window type and operation. For example, if the historic windows are double-hung windows, the new windows must be double-hung windows, and can be double or triple glazed.
c. Set windows into the same depth as the windows being replaced
d. ~~Match the original window materials, or use materials that are similar in texture, durability and appearance~~. Replace historic wood windows with wood or aluminum-clad wood windows. Replace historic steel windows with steel or aluminum windows that replicate the historic steel. Match the original outward facing thickness and depth of perimeter framing material.
e. Repair leaded-glass or stained-glass windows whenever possible or replicate in kind if they are in such irreparable condition that replacement is warranted.
f. Use clear, or nearly clear low-e glass. Windows and doors on secondary elevations may have frosted glazing.
g. Closely match the ~~original~~ historic window profile.
h. Match the ~~original~~ historic divided light type and pattern.
i. For replacements of a divided light window, use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed. ~~a simple design applied muntins with an interstitial spacer for dividers. Applied muntins shall be installed on both sides of the~~

~~glass (note that true divided light windows may be difficult to obtain with modern double glazing).~~

~~j. If windows are missing, use a replacement design that matches the style, size, and material of the original windows.~~

k. Do not use perimeter infill framing to create smaller windows within historic openings.

l. ~~Do not use alternative material windows or sashes.~~

Non-Historic Window Replacement

2.20 Replace missing or ~~non-original~~ non-historic windows that are out of character, whenever possible.

a. Match the historic window size. Do not use perimeter infill framing to create smaller windows within historic openings.

b. Use a design and window operation that is similar to other ~~original~~ historic windows in similar locations on the building.

c. If all windows have been replaced, use photographs or evidence from other similar properties to re-create the ~~original~~ historic appearance and operation.

d. When replacing a ~~non-original~~ non-historic window, use traditional materials. If historic windows on similar properties were wood, replacement windows should be wood or aluminum-clad wood. If historic windows on similar properties were steel, windows should be replaced with steel or aluminum replicating historic steel. ~~such as wood, particularly if other original windows remain on the structure. If all historic windows have been removed, an alternate material that closely matches the original in appearance, such as composite fiberglass for wood, may be acceptable.~~

e. Only use a divided-light design if there are historic divided-light windows or evidence of historic divided-light windows used on the historic building or similar historic buildings. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.

f. Use clear, or nearly clear low-e glass. Windows on secondary elevations may have frosted glazing.

Historic Door Replacement

2.23 When replacement of an ~~original~~ historic door is necessary, match replacement design to the historic.

a. Only replace an ~~original~~ historic door if it is damaged beyond repair.

b. Use traditional materials that match or appear similar to that of the historic door. On the primary façade, an historic wood door should be replaced with a wood or aluminum-clad wood door. On a secondary elevation, use wood, aluminum-clad wood, or composite fiberglass doors.

c. When replacing an ~~original~~ historic door on a primary façade, use a design that matches or appears similar to the historic door and complements the building's style.

d. When replacing an ~~original~~ historic door on a non-primary façade, if a design that is similar to the historic is not feasible, consider an alternative design that is in character with the historic building.
e. When using glazing, use clear, or nearly clear low-e glass. Doors on secondary elevations may have frosted glazing.
f. Only use a divided-light design if there are historic divided-light windows or evidence of historic divided-light windows used on the historic building or similar historic buildings. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.
g. Do not use a featureless, flush face door where it is not in character.
h. Only use an exterior rated door made to withstand the elements.

Non-Historic Door Replacement

[New guideline] Replace missing non-historic doors that are out of character, whenever possible.

a. Match the historic door size. Do not use perimeter infill framing to create a smaller door within historic openings.
b. Use a design that is similar to other historic doors in similar locations on the building.
c. When replacing a door that is not readily visible, additional flexibility in the design may be considered.
d. If all doors have been replaced, use photographs or evidence from other similar properties to re-create the historic appearance or use a door that is simple in design.
e. Use a wood, aluminum-clad wood, or composite fiberglass door.
f. When using glazing, use clear, or nearly clear low-e glass. Doors on secondary elevations may have frosted glazing.
g. Only use a divided-light design if there are historic divided-light windows or evidence of historic divided-light windows used on the historic building or similar historic buildings. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.
h. Do not use a featureless, flush face door where it is not in character.
i. Only use an exterior rated door made to withstand the elements.

Historic Roof Replacement

2.25 Repair historic roof materials and features and replace only when necessary.

~~a. Check roof flashing for open seems and look for brakes or holes in the roof surface.~~
b. Retain and repair roof detailing, including ornate gutters and downspouts. Replacement decorative gutters should match the historic in material, profile, and location.
c. If roof replacement is necessary, where possible use ~~original~~ materials that match the historic materials. The use of ~~original~~ historic materials is particularly critical for individual landmark structures, or structures where the historic material is a character-defining feature is ~~is important to the landmark or district designation~~. Use roofing materials that would have been

used historically on the structure. For example, use clay tile matching the historic roof in profile and color to replace a clay-tile roof.

d. ~~If matching materials are not available or feasible, choose alternative materials, with a matching or closing matching appearance.~~ When using alternative materials, use materials that match the profile and texture of the historic materials or have a closely matching appearance. For example, wood shingle roofs may be replaced with a low-profile asphalt in a traditional or neutral color palette or engineered/synthetic roofing products that match the historic appearance of wood shingles. For slate and tile roofing, engineered/synthetic roofing products matching the historic material's appearance, may be appropriate for structures taller than one-story when the roof is not steeply pitched.
e. ~~Do not allow a roof to fall into disrepair, threatening the historic building.~~

Solar Panels and Solar Roofing Tiles

2.33 Install solar panels in a location that minimizes visibility based on the structure's roof form.

a. Avoid installing solar panels on the primary, front-facing roof plane of a primary structure.
b. For primary structures with flat roofs, solar panels may be installed in any configuration and set on an angle as long as the panels are entirely below the top of the parapet.
c. For primary structures with pitched roofs, minimize visual impacts by locating solar panels on the side slope(s) or rear slope of the roof.
d. Set panels back from the horizontal roof ridge, and the front eave or vertical ridge of a sloped roof to minimize visual impacts.
    i. For a front-gable or front-gambrel roof, solar panels shall be set back at least three feet from the front eave.
    ii. For a hipped roof, solar panels shall be set back at least three feet from the vertical ridge.
    iii. For a mansard roof, solar panels should not be installed on the lower slope at the front façade or visible side elevation.
e. For primary structures with two street frontages, solar panels may be installed on the roof surface facing the side street, but the panels must comply with the setback requirements noted above.
f. The location of solar panels must comply with current building code requirements.
g. Solar panels may be installed anywhere on the roof of an accessory structure.

Proposed Modifications to Chapter 3 – Additions

Additions

3.2 Design an addition to a historic structure to respect the character-defining features of the historic district, the surrounding historic context, and the historic primary structure.

a. Design an addition to be compatible with the scale, massing and rhythm of the historic structure and context.
b. Align porch eaves, roof lines and other features with adjacent structures, when possible.
c. Retain the appearance and orientation of the historic primary entrance.
~~d. Use materials that are of a similar color, texture, and scale to those in the historic structure and surrounding historic context. See Guideline 4.6 on page 76 for more information.~~
~~e. Design windows and doors to be compatible with the primary structure and surrounding historic context, particularly when visible from public vantage points. See Guideline 4.8 on page 77 for more information.~~

[New guideline] Use materials that appear similar in scale, color, texture and finish to those seen historically on the primary structure or in the historic context.

a. Brick should be a standard brick size and depth and shall not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.
b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.
c. Stucco should be a cementitious stucco at least ½" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas with minimal visibility and small expanses of the wall surface.
d. Architectural metals should be installed in a traditional manner, for example vertical standing seam. Architectural metals should be limited to areas with minimal visibility when used in a residential context but may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of Corten steel should be avoided outside of an industrial or commercial context.
e. Wood cladding materials should be installed in a traditional manner. Cement fiber board or other durable manufactured wood siding must have a smooth finish. Clapboard, shingles, and shakes should be applied horizontally, and exposures should be limited to 4" to 6". Larger exposures, if proposed, should be based on the surrounding context and must be documented. Tongue and groove or board and batten should be applied vertically and should be limited to areas with minimal visibility or small expanses of wall surface.
f. New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size and shape to traditional materials.
g. Use a simple combination of materials when this is a characteristic of the district.

h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.

[New guideline] Design windows, doors and other features on an addition to be compatible with the historic primary structure and historic context.

a. Incorporate windows, doors and other openings at a ratio similar to those found on the historic structure and in the surrounding historic context.
b. When using contemporary window patterns and designs, ensure they respect the character and proportions of windows on the historic structure and in the surrounding historic context.
c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.
d. Use window and door widths and heights that are similar to windows and doors on the historic building and in the surrounding historic context.
e. Use window materials that are similar to windows on the historic building and in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential additions.
f. When using divided-light windows on an addition, use a simple design based on windows found on the historic building and in the surrounding historic context. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.
g. Use a simplified design of an historic door rather than replicating exactly a historic door found on the primary structure.
h. Use clear or near clear low-e glass in glazing. Windows and doors on secondary elevations may have frosted glazing.

Proposed Modifications to Chapter 4 – Infill and Non-Contributing Buildings

Infill - Materials, Windows, and Doors

4.6 Use materials that appear similar in scale, color, texture and finish to those seen historically in the district.

a. ~~Masonry materials such as brick, stone and genuine stucco are appropriate in most districts.~~ Brick should be a standard brick size and depth and shall not have tumbled edges. Thin brick veneer (brick tiles attached to the building façade with mortar or grout) is not allowed. Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.
b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.
c. Stucco should be a cementitious stucco at least ½" thick. EIFS is not allowed. The use of fiber cement panels should be limited to areas with minimal visibility and small expanses of the wall surface.
d. ~~Architectural metals and glass are also appropriate in many districts, especially commercial and industrial contexts.~~ Architectural metals should be installed in a traditional manner, for example vertical standing seam. Architectural metals should be limited to areas with minimal visibility when used in a residential context but may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of Corten steel should be avoided outside of an industrial or commercial context.
e. Wood cladding materials should be installed in a traditional manner. Clapboard, shingles, and shakes should be applied horizontally, and exposures should be limited to 4" to 6". Larger exposures, if proposed, should be based on the surrounding context and must be documented. Tongue and groove or board and batten should be applied vertically and should be limited to areas with minimal visibility or small expanses of wall surface. Cement fiber board or other durable manufactured wood siding with a textured finish should limited to areas with minimal visibility and small expanses of the wall surface. When using cement fiber board or other durable manufactured wood shingles, limit the exposure to no greater than 6".
f. New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size and shape to traditional materials. ~~Such materials may include smooth-finish (non-wood grain) fiber cement board and cast stone, when they are detailed to convey a sense of authenticity.~~
g. Use a simple combination of materials when this is a characteristic of the district.
h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.
i. ~~Do not use fiber cement board that is detailed to resemble wood grain.~~

4.8 Design windows, doors and other features to be compatible with the historic contributing primary structures and the historic context.

a. Incorporate windows, doors and other openings at a ratio similar to those found on nearby historic structures. New construction with public visibility should incorporate doors and windows with similar proportions to those in the surrounding historic context.
b. When using contemporary window patterns and designs, ensure they respect the character and proportions of windows in the surrounding historic context.
c. Maintain the typical historic placement of window headers and sills relative to cornices and belt courses.
d. Use window and door widths and heights ~~and materails~~ that are similar to windows and doors on historic buildings in the surrounding historic context.
e. Use window materials that are similar to windows on historic buildings in the surrounding historic context. For example, wood, aluminum-clad wood, fiberglass composite, and Fibrex are appropriate window materials for use on most residential infill projects.
f. When using divided-light windows on a new building, use a simple design based on windows found on historic buildings in the surrounding historic context. Use true divided lights or simulated divided lights with a spacer bar (interstitial spacer between the double-glazed panes of glass). Windows with only muntins between the panes of glass shall not be allowed.
g. Use simplified ~~configurations~~ version of a historic door design rather than replicating a historic doors exactly.
h. Use clear or near clear low-e glass in glazing ~~windows~~. Windows and doors on secondary elevations in private spaces may have frosted glazing. Frosted glazing of primary façade entry doors may be considered.

Garages and Accessory Structures

4.18 Locate a new garage or ~~secondary~~ accessory structure to reinforce surrounding historic development patterns.

a. Locate a new garage or ~~secondary~~ accessory structure within the typical range of locations for garages and secondary structures in the surrounding historic context.
b. Where most ~~secondary~~ accessory structures in the surrounding historic context are located along an alley, locate a new garage or ~~secondary~~ accessory structures along the alley and reinforce historical patterns by using the alley for garage access.
c. Where most ~~secondary~~ accessory structures in the surrounding historic context are located along an alley and are oriented toward the alley, orient a new garage or ~~secondary~~ accessory structure~~s~~ structure similarly. If historically garage doors faced the alley, design new garage with doors to also face the alley.
d. On a corner lot, set back a new garage or ~~secondary~~ accessory structure from the side street to minimize impacts on the historic streetscape.
e. Avoid making new curb cuts for driveways, or widening existing curb cuts, when that is not part of the historic pattern along the block or consistent with the character-defining features of the district.

4.19 Design a new garage or ~~secondary~~ accessory structure to be compatible with, and subordinate to, the primary structure and surrounding historic context.

f. Design the mass, form and roof shape of a new garage or ~~secondary~~ accessory structure to be compatible with the primary structure and other historic ~~secondary~~ accessory structures in the surrounding historic context.
g. Design the height of a new garage or ~~secondary~~ accessory structure to be within the range seen in the surrounding historic context.
~~h. Use materials that are of a similar color, texture and scale to materials of the primary structure and in the surrounding historic context.~~
i. Use simplified versions of building components and details found in the surrounding historic context. If historically each garage bay has a separate door, design a new garage to also have garage doors for each garage bay.
j. Sheds over 10'-6" or over 250 square feet must comply with the above guidelines for height and placement.

[New guideline] Use materials that appear similar in scale, color, texture and finish to materials of the primary structure and to those seen historically in the district for detached garages or accessory structures.

a. Brick should be a standard brick size and depth and shall not have tumbled edges. Do not use thin brick veneer (brick tiles attached to the building façade with mortar or grout). Precast panels with standard brick embedded into the panels may be appropriate in a commercial or industrial context.
b. Stone, cast stone, and other masonry materials are appropriate when matching those found in the historic context.
c. Stucco should be a cementitious stucco at least ½" thick. Do not use EIFS. The use of fiber cement panels should be limited to areas with minimal visibility and small expanses of the wall surface.
d. Architectural metals should be installed in a traditional manner, for example vertical standing seam. Architectural metals should be limited to areas with minimal visibility when used in a residential context but may be appropriate in commercial and industrial contexts. Architectural metals should have a matte finish. The use of Corten steel should be avoided outside of an industrial or commercial context.
e. Wood cladding materials should be installed in a traditional manner. Clapboard, shingles, and shakes should be applied horizontally, and exposures should be limited to 4" to 6". Larger exposures, if proposed, should be based on the surrounding context and must be documented. Tongue and groove or board and batten should be applied vertically and should be limited to areas with minimal visibility or small expanses of wall surface. Cement fiber board or other durable manufactured wood siding with a textured finish should limited to areas with minimal visibility and small expanses of the wall surface. When using cement fiber board or other durable manufactured wood shingles, limit the exposure to no greater than 6".
f. New materials that convey characteristics similar to historic materials may be considered if they have a similar appearance, size and shape to traditional materials.
g. Use a simple combination of materials when this is a characteristic of the district.
h. Avoid using a wide range of different building materials when buildings in the surrounding historic context typically use a simple combination of materials.

i. Sheds over Sheds over 10’-6” or over 250 square feet must comply with the above material guidelines.

Sheds

[New Guideline] Locate and design a new shed to reinforce the surrounding historic development pattern and to be compatible with the historic context.

a. Locate a new shed where it is not readily visible from the street.
b. Design a shed to be in scale with the primary structure.
c. Sheds with metal cladding or roofing materials shall have a matte finish.
d. Sheds over 100 square feet shall not use vinyl or plastic materials.
e. Sheds over 10’-6” or over 250 square feet must comply with the guidelines for new accessory structures in Chapter 4.

Sustainability of New or Non-Contributing Buildings

4.32 Ensure that the sustainable design features of a new or non-contributing building are compatible with the historic context.

a. When using sustainable building materials, such as locally-sourced materials, recycled materials and materials with long life spans, ensure that they are compatible with typical materials seen in the historic district and surrounding historic context.
b. When designing a building to maximize passive solar potential (solar gain during the winter and deflection of summer sun), ensure that the building orientation remains compatible with typical orientation patterns in the historic district and surrounding historic context.
c. When incorporating thermal storage walls, ensure they remain compatible with typical orientation patterns in the historic district and surrounding historic context.
d. When orienting roofs to allow for the installation of solar collectors, ensure that roof forms and orientation remain compatible with typical orientation patterns in the historic district and surrounding historic context.
e. Consider using integrated solar roof tiles as roof cladding on new buildings and structures that are non-contributing to a historic district.
f. Install solar panels on non-contributing primary structures and new buildings in compliance with guidelines 2.33 [and new guideline above] for historic buildings to ensure the compatibility of the non-contributing or new building with the surrounding historic context. ~~Ensure that the placement of solar panels conforms with prevailing patterns in a historic district. Refer to solar placement guidelines and diagrams on pages 39-41.~~

Proposed Modifications to Chapter 5 – Site Work

Landscaping

5.1 Retain and restore historic site ~~and landscape~~ features.

a. Preserve original landscape and features, such as walkways, fences, site walls, ~~street trees,~~ historic stairways and ~~special plantings or~~ ornamental site features that are character-defining features of the property or historic district.
b. Preserve historic stone sidewalks if feasible. See "Historic Sidewalks" at left for more information.
c. If beyond repair, replace deteriorated historic site features with matching features, including design and materials.
d. Retain original open space patterns at the sides and rear of a structure.

Omit 5.2 entirely

5.3 Plan new site ~~and landscape~~ features to respect the character-defining features of the historic district or ~~individually-designated~~ Denver landmark.

~~a. Landscape the street-facing portion of a lot to be consistent with historic landscape patterns on the street, such as matching tree types where one is missing along a consistent tree row.~~
~~b. Where an established tree has been removed, replace it with a similar species.~~
c. When introducing a new site feature or modifying an existing feature, such as a stairway, fence or retaining wall, respect historical patterns in terms of placement, proportions and design compatibility with surrounding historic context.
d. When designing a new sidewalk or path, use colors, styles and finishes similar to those seen in nearby historic sidewalks.
e. Avoid introducing new site features that convey a false sense of history.
f. Avoid introducing new readily visible site features, such as curb cuts, which were not historically present on the property, or prevalent in the historic district.
g. Minimize paved surfaces in ~~Maintain~~ front yard landscape areas.
~~h. Reserve most of the front yard area for a grass lawn or a designed xeriscape that uses low-water plantings while maintaining the appearance of a landscaped front yard.~~
~~i. Where grass is not used, plant less water-intensive ground coverings.~~
j. Use decorative modular pavers, a cellular paving system or recycled historic site materials (such as stone or brick) to minimize the visual impacts of a larger paved surface area.
k. Avoid introducing topographic features, such as berms, that were not historically present, especially if other front yard areas on the street do not include similar features. ~~Changes to grades can also impact the watering and health of existing yard and street trees.~~

5.5 Maintain the character of a "Denver Hill" sloping front yard area when it is a character-defining feature of an individual landmark site.

a. Preserve the character of a "Denver Hill" sloping front yard area where it is a character-defining feature of the individual landmark site ~~historic district or a characteristic of the block~~. See

"Historic Background & Treatment Strategies for the "Denver Hill"" on page 98 for more information.

b. Where the slope is unstable, use plant materials, or subterranean retaining walls to stabilize the slope, whenever possible. See Guideline 5.10 on page 97 for more information.

Fences

Omit 5.7 entirely

5.9 Add a rear yard fence consistent with historical patterns of the property and surrounding historic district.

~~a. Locate a rear yard fence to have minimal visibility from public view.~~

b. Situate a rear ~~or side~~ yard fence return ~~at least one foot~~ behind the front corner of a historic house façade~~, and to be located behind important architectural features, such as bay windows and chimneys whenever possible~~.

c. Use a rear ~~and side~~ yard fence type and materials traditionally found in the historic context, such as simple iron or wooden solid or open picket fence. Rear yard fences may be vertically or horizontally oriented. Only use stone, brick , or a stuccoed wall if it corresponds with the historic property and surrounding historic context.

d. Design new fences to have traditional height, style and design to blend with historic building and surrounding historic context.

~~e. When installing a wooden fence, ensure that the pickets face to the exterior and the framing faces to the inside.~~

f. Locate a rear yard fence along traditional lot lines. If a non-traditional fence, such as a dog run, is proposed, locate in a way as to be concealed from public view.

Retaining Walls

Omit 5.10 entirely

5.11 At an individual landmark site, locate a retaining wall along street fronts or in places where retaining walls are traditionally located only when the "Denver Hill" is not a character-defining feature of the site.

a. Design a new retaining wall to help stabilize the grade and to minimize impacts on the historic site. The retaining wall may be a low kick wall up to one foot in height, or a terraced retaining wall.

b. Use retaining wall materials that are traditionally used on historic sites of a similar style or era of construction. Use brick or natural stone matching the color and type used at the site, if applicable.

c. Masonry retaining walls shall be finished with a cap that projects beyond the face of the retaining wall.

d. Use railroad ties only as a replacement material to replace existing, deteriorated railroad ties.

5.12 At properties in historic districts, design a new retaining wall to help stabilize the grade and to minimize impacts on the historic district.

a. Construct a low kick wall up to one foot in height, a terraced retaining wall, or a wall taller than one foot if there is a landscape buffer between the wall and the sidewalk and if the wall complies with the Denver Zoning Code and Right-of-Way encroachment rules and regulations.
b. Install a new retaining wall that creates a consistent form along the street front.
c. Tie a retaining wall into an adjacent retaining wall or terminate the wall with a shallow return.
d. A low, open fence no more than 4'-0" high and more than 50% open may be added to the top of or directly behind a front-yard retaining wall if the fence does not obscure visibility of the primary structure. Masonry piers may be added between major fence sections and at corners if they do not obscure views of the primary structure and are limited to 4'-0" high above grade.
e. Use retaining wall materials that are common to the historic district. These materials may include brick, traditional stone or stone veneer matching the color and type of stone found in the surrounding historic context, rectilinear concrete blocks with rough faces that have the appearance of natural stone, railroad ties, or smooth or board-form concrete.
f. Masonry retaining walls shall be finished with a cap that projects beyond the face of the retaining wall.
g. Stucco may be applied to concrete retaining walls only when using a smooth, cementitious stucco at least ½" thick, and using a simple color found in the historic context. Stucco over trapezoidal retaining wall blocks or dry-stacked blocks shall be avoided.
h. Avoid using concrete trapezoidal retaining wall blocks. Modern materials, such as Corten steel or gabion walls, shall be avoided except in industrial contexts.

Building and Site Lighting

Omit 5.21 entirely and combine with 5.20 (below)

5.20 Coordinate lighting with historic streetscapes, buildings and the surrounding historic context.

a. Use existing or ambient streetlight or storefront lighting rather than adding new lighting whenever possible.
b. Limit the level of illumination to be sufficient to perform the needed lighting task.
~~c. Coordinate light fixtures to be compatible with the design of the historic structure, historic district and surrounding historic context.~~
~~d.~~ Coordinate storefront lighting along the street whenever possible.
e. When considering storefront lighting ~~street~~ lights, avoid conflicts with existing street lights ~~street trees. Street lights should be located below the street canopy and at least five feet from street trees.~~

5.22 Design site and landscape lighting to be compatible and subordinate to historic buildings and the surrounding historic context.

a. Base site lighting designs on historic site or building lighting patterns if they are known.
b. Scale new site lighting fixtures to the building and to be subordinate to adjacent historic structures.
c. Use low, shielded, fixtures with down-lighting, or light bollards within landscaping to illuminate pedestrian walkways if needed.
d. Use modest landscape lighting to illuminate landscape features such as trees or bushes. Landscape lighting must have full cut-off shields to prevent glare from the street and must direct light away from residences.
e. Use modest site lighting to illuminate building entrances, walkways, and entries into parking areas.
f. Use fixtures that provide even lighting for a plaza, courtyard or patio area.
g. Do not install site lighting that conveys a false sense of history, such as faux historic street lights.
h. Do not provide greater illumination in parking areas than at building entrances or for pedestrian walkways.
i. Do not use site lighting that is brighter than historic building lighting.

5.23 ~~When necessary,~~ Design and install new building light fixtures that are compatible with ~~the historic building and~~ surrounding historic context.

a. Install lighting on residential buildings at the ground level ~~of buildings~~ only.
b. Install lighting on civic, commercial, and institutional buildings in areas that will enhance the architecture of the building.
c. Design and orient light fixtures to provide down-lighting for residential buildings.
~~d. Design and locate new light fixtures to be perceived but not seen, incorporating lighting into recessed entries, porches, canopies and alcoves whenever possible.~~
e. Scale new light fixtures to the building (i.e., use monumental light fixtures only on monumental buildings)
f. Consider using building light fixtures with a contemporary design that are compatible in materials, quality and design with the historic building.
g. Consider using period reproduction fixtures if they can be matched in style, quality and materials with the historic building, and are subordinate to historic building architecture and features.
h. Do not introduce fixtures from an earlier or later era that is stylistically inappropriate.
i. Do not design lighting for the sole purpose of attracting attention to residentials buildings. ~~architecture or to building uses.~~
j. Light fixtures along the alley should be utilitarian in design.
k. Do not install flood lights or fluorescent tube lighting on street elevations.
l. Conceal all conduits, raceways, and junction boxes within the building.

5.24 Use lighting sources and illumination levels that enhance historic building and are appropriate to the significance of the building and surrounding historic context. ~~and district character.~~

a. Use illumination with a warm ~~white~~ light which does not distort the color of building materials, finishes, or features.

b. Direct ~~floodlights~~ architectural lighting, or other façade illumination, only onto important civic, commercial, and institutional buildings while avoiding illumination on adjacent façades or the sky.
c. When designing architectural lighting for civic, commercial, and institutional buildings use fixtures that are hidden underneath architectural features ~~cornices and parapets~~ to minimize visual impacts of the fixture ~~to the extent feasible.~~
~~d. Do not install flood lights or fluorescent tube lighting on street elevations.~~
e. ~~Do not use~~ Limit the use of colored bulbs or gels, or lighting with changing colors to civic and institutional building for special occasions. ~~on historic buildings.~~
~~f. Do not install light fixtures that cast light upward into the sky or onto the façade of a historic building, except as noted in design guideline 5.25 below~~
~~g. Use professionals when designing floodlighting for civic buildings to avoid distortion of building features and unnecessary glare~~
~~h. Limit lighting of detached houses to entries and walkways.~~

Solar Panels and Solar Roofing

[New guideline] When installing solar panels, minimize potential adverse effects on the character of a historic property.

a. Locate visible solar panels to avoid obscuring distinctive roof features, such as dormers or chimneys, or adversely affecting the character-defining features of the property.
b. Mount solar panels flush to the surface of a pitched roof or mount panels no more than 8” off the roof surface.
c. Use the least invasive method feasible to attach solar panels to a historic roof.
d. Install solar panels so they may be removed and the original character of the roof may be easily restored. For clay or concrete tile roofs, carefully remove selective roofing tiles, if necessary, and save tiles on site for reinstallation if solar panels are removed.
e. Install electrical equipment associated with solar panels on the rear façade of a primary structure, on an accessory structure, or in another inconspicuous location.
f. Use a matte finished electrical conduits located to minimize visibility.
g. Integrated solar roof tiles may be used on accessory structures or to replace non-historic roofing materials, including asphalt shingles, on primary structures in historic districts if the solar tiles match the profile and texture of the existing materials or have a closely matching appearance. For example, solar tiles may replace asphalt shingles or a synthetic wood shingle if the solar tiles have a flat profile and are a neutral color.