DESIGN GUIDELINES

IV. DESIGN GUIDELINES

Design guidelines are standards that help property owners, architectural review boards, and municipal authorities ensure that physical changes respect the character of historic landmarks and districts. The authority which promulgates guidelines and regulates construction activities under them is known variously as a historic district review board or commission, or an architectural or design review board. In Jacksonville this authority is designated under city ordinance as the Jacksonville Historic Preservation Commission ("Commission").

When a historic district is being considered for designation, the City Ordinance requires the Commission develop a set of design guidelines to be used in conjunction with the United States Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Commission uses the design guidelines to review all exterior changes requiring a building permit that affect the appearance and integrity of a designated building. Routine maintenance of a building does not require review. Activities subject to review by the Commission are demolition, relocation, alterations and new construction. If the permitted change is consistent with the design guidelines, the applicant will receive a Certificate of Appropriateness from the Commission and may proceed with the permitting process. An applicant can appeal any decision of the Commission to the City Council.

Some alterations may receive immediate approval and a Certificate of Appropriateness from the Planning and Development Department without a public hearing before the Commission. A listing of these alterations is found in Section 307.107 of the Jacksonville Ordinance Code. Additionally, exterior construction, reconstruction, restoration, remodeling or demolition not visible from a public right-of-way may receive immediate staff approval. A Certificate of Appropriateness will not be required for any interior alterations.

The guidelines formulated in the following chapters provide a basis for evaluating the historical and architectural correctness of proposed physical changes within the Avondale and Riverside historic districts. They are intended to be practical and cost effective. They have been formulated through public input by meeting with residents of the districts, community leaders, the staff of the Jacksonville Planning and Development Department, and the Jacksonville Historic Preservation Commission. The input was obtained primarily through participatory design workshops in each of the three National Register district neighborhoods.

A. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of the Interior has adopted a set of standards for rehabilitation of historic buildings under federal programs, including the tax incentive program for rehabilitation. Property owners should consider the following areas when formulating plans for rehabilitation. Those who are contemplating the rehabilitation of a historic structure under the federal tax incentive program should consult the State Historic Preservation Office for more details concerning eligibility and federal tax credits for rehabilitation. The following standards are general principles that the Department of the Interior recommends for consideration in the planning stage of rehabilitation.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

7. Chemical or physical treatments, such a sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be

differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Secretary of the Interior Standard #1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the architectural character of the original structure.

This restaurant structure was once a gas station. The Owners of the restaurant preserved the unique Art Deco design features in the gas station and incorporated them in the new one.

Secretary of the Interior Standard #2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Secretary of the Interior Standard #2 (Continued)

Secretary of the Interior Standard #3

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Secretary of the Interior Standard #4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Secretary of the Interior Standard #5

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Secretary of the Interior Standard #5 (Continued)

Secretary of the Interior Standard #6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Secretary of the Interior Standard #7

Chemical or physical treatments, such a sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Secretary of the Interior Standard #8

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Secretary of the Interior Standard #9

New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Secretary of the Interior Standard #10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. MAINTENANCE AND REHABILITATION OF HISTORIC BUILDINGS

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Under the Jacksonville Historic Preservation Ordinance, (Chapter 307, Ordinance Code) the Secretary of the Interior's Standards for Rehabilitation have been adopted as the basis for rehabilitation guidelines. There are several reasons for using the Standards. One is consistency. Rehabilitation projects in Riverside or Avondale which receive federal tax credits or federal or state funding must conform with the Standards. Time and money can be saved as a result of having consistent design guidelines.

A second reason is precedent. The Standards have been successfully used for many years and have resulted in a number of case studies. The case studies can provide background and context for property owners, Jacksonville Planning and Development Department staff, and the Jacksonville Historic Preservation Commission.

Pursuant to Chapter 307, Ordinance Code, application of these rehabilitation guidelines will be limited to exterior alterations and additions to buildings in the Riverside and Avondale historic district. The priority of the guidelines is to ensure the preservation of a building's character-defining features while accommodating an efficient contemporary use.

The guidelines suggest prioritized approaches to rehabilitation beginning with the least intrusive treatments. The approaches are as follows.

1. *Identification, retention and preservation of the form and detailing of architectural materials and features that are important in defining the historic character of the building.*

2. *Protection and maintenance of architectural materials and features.*

3. *Repair of deteriorated architectural features.*

4. *Replacement of severely damaged or missing features.*

5. *New additions to historic buildings.*

Planning is essential to successful compliance with the guidelines. The first step for a property owner contemplating a rehabilitation project is to evaluate what is significant about his or her historic building. Analyze the components of the building beginning with the roof or foundation. Historic foundations, exterior finishes, windows and doors, and roof forms should be preserved as part of the rehabilitation plan.

Stylistic or decorative features and materials are particularly important. An applicant should consult the description of the particular historic district or individual stylistic descriptions for reference or if questions arise when preparing an application.

Once the significant features of a building have been identified, their condition should be evaluated. The guidelines prescribe repair rather than replacement as the first step in approaching a rehabilitation. If repair is impossible due to severe deterioration, then replacement of the feature is appropriate. The replacement feature should match as closely as possible the original. The basis for replacing a feature should be physical evidence or documentation rather than conjecture or the availability of contemporary or salvaged material. Additions and new construction are the most complex treatments to historic buildings. They should be undertaken only after less intrusive alternatives have been considered.

ADDITIONS

Applicable Standards: 9 and 10

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additions to historic buildings are often required to make projects economically feasible, to satisfy fire and building code requirements, to house mechanical systems, and for other personal or practical reasons. They are allowed under the Secretary of the Interior's Standards and specifically addressed in Standards 9 and 10.

Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They should be clearly distinguished from original portions of building and should result in minimal damage to it. Character defining features of the historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.

A variety of new construction is permissible, providing Standards 9 and 10 are met. Stair tower additions to meet egress requirements in commercial buildings, connector infill, and greenhouse additions have all been found to meet the Standards.

Recommendations:

1. Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district.

2. Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood.

3. Use contemporary designs compatible with the character and feeling of the building and neighborhood.

4. Protect architectural details and features that contribute to

the character of the building during the course of constructing the addition.

5. Place television antenna, satellite dishes and mechanical equipment, such as air conditioners, in an inconspicuous location, preferably a side or rear elevation where they can not be seen from the street.

Avoid:

1. Imitating an earlier style or period of architecture in additions.

2. Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

DOORS AND ENTRANCES

Applicable Standards 2, 3, 6, 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Under Standard 2, doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original under Standards 6 and 9. Stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal and jalousie doors should be avoided.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided under Standard 2. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. Under Standard 9, new entrances should be compatible with the building and be located on party walls or side or rear walls that are not readily visible from the public right-of-way. New entrances on the main elevation or ones that alter the character of a building should be avoided. If a historic entrance can not be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Recommendations:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they

contribute to the architectural character of the building.

2. Replace missing or deteriorated doors with doors that closely match the original, or, that are of compatible contemporary design.

3. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

4. Add simple or compatibly designed wooden screen doors where appropriate.

Avoid:

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.

2. Removing significant door features that can be repaired.

3. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

4. Removing historic doors, transom, and side lights and replacing them with blocking.

5. Adding aluminum or other inappropriate screen doors.

EXTERIOR FABRIC - WOOD

Wood: Weatherboard, novelty (drop), shingles and other wooden siding

Applicable Standards 2, 3, 7, 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

7. *Chemical or physical treatments, such a sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

9. *New additions, exterior alterations or related construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Horizontal wood siding is the predominant exterior finish in Riverside and an important material in Avondale. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the districts, such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail such as cornerboards.

Probably the greatest threat to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and permastone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is also lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building.

Standard 3 states that historic buildings shall be recognized as products of their time and that alterations that have no historical basis shall be discouraged. Aluminum, vinyl, and permastone are clearly non-historic materials and violate this standard as well. Artificial siding also frequently damages

the fabric underneath. It can trap moisture and encourage decay and insect infestation.

Furthermore, despite manufacturer's claims, artificial siding requires maintenance. All materials have a limited life span and vinyl and aluminum are no exceptions. Within twenty years the finish of these materials will begin to deteriorate and weather, requiring painting, repair, or replacement.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials in accordance with Standard 9.

Abrasive cleaning or paint removal is another threat to historic wooden siding and violates Standard 7. The proper method for paint removal is cleaning, light scraping, and sanding down to the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Appropriate methods include a heat plate for flat surfaces such as siding, window sills and doors; an electric heat gun for solid decorative elements; or chemical dip stripping for detachable wooden elements such as shutters, balusters, columns, and doors when other methods are too laborious.

Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood, or erode the soft, porous fibers of the wood, leaving a permanently pitted surface. Harsh thermal methods such as hand-held propane or butane torches should never be used because they can scorch or ignite wood.

Recommendations:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.

2. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

3. Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove lose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.

Avoid:

1. Resurfacing frame buildings with new material that is

inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

2. Abrasive cleaning methods, rotary sanding or wire brushing, sand blasting or extreme high pressure washing (PSI of more than 100) or harsh thermal methods such as propane or butane torches.

EXTERIOR FABRIC - MASONRY

Masonry: brick, terra cotta, concrete, stucco, and mortar.

Applicable Standards 2, 3, 7, and 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

7. *Chemical or physical treatments, such a sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Masonry exterior finishes and detailing are important features of Riverside and Avondale. The Riverside Historic District does not have a high percentage of masonry buildings, particularly in areas which developed before 1930. Avondale contrasts greatly with many older sections of Riverside, where mostly frame buildings were constructed. In Avondale, masonry materials, such as brick, tile, stucco, and coquina concrete block, predominate.

Masonry features, such as brick cornices or terra cotta detailing, and surface treatments, modeling, tooling, bonding patterns, joint size and color, are important to the historic character of a building. These features should be retained under Standard 2.

The cleaning of historic masonry is a special consideration addressed by the Secretary of the Interior's Standards. While masonry is the most durable historic building material, it is also the most susceptible to damage by improper maintenance or repair techniques or abrasive cleaning methods. Particularly relevant is Standard 7 which states that the surface cleaning of structures shall be undertaken with the gentlest means possible.

Sandblasting and other abrasive cleaning methods are specifically prohibited. Sandblasting not only changes the visual qualities of brick, it damages or destroys the exterior glazing. As a result, it increasing the likelihood of rapid deterioration of the brick and water damage to the interior of

the building.

Painting historic masonry is another concern when planning a rehabilitation. Owners frequently see painting as an improvement and a means of making a building appear new. The color of masonry, particularly brick, is often an important part of the character of a building. In addition to color, the bonding pattern, treatment of mortar joints, and texture are significant parts of brick buildings. Where brick and other masonry finishes were unpainted, they should generally remain so. Painting obscures detailing and alters the distinguishing original qualities of a building in violation of Standard 2. It also violates Standard 3 because it is an alteration which has no historical basis. Under some circumstances, particularly where the brick quality is poor or abrasive cleaning methods have been used, painting brick may be appropriate as a protective measure.

Recommendations:

1. Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architrave's, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color.

2. Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

3. Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure.

4. Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.

Avoid:

1. Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that as a result the character is diminished.

2. Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction.

Cleaning of Masonry

Recommendations:

1. Clean masonry only when necessary to halt deterioration or remove heavy soiling.

2. After it has been determined that cleaning is necessary, carry out masonry surface testing to determine the gentlest method possible.

3. Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes.

Avoid:

1. Cleaning masonry to create a new appearance, and thus needlessly introducing chemicals or moisture to historic materials.

2. Cleaning without first testing to determine the effects of the method.

3. Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. Such methods of cleaning permanently erode the surface of the material and accelerate deterioration.

4. Cleaning with water or liquid chemical solutions when there is a possibility of freezing temperatures. Also avoid cleaning with chemical products that will damage masonry or leaving chemicals on masonry surfaces.

5. High-pressure water cleaning that will damage historic masonry and mortar joints.

Painting of Masonry

Recommendations:

1. Inspect painted masonry to determine whether repainting is necessary.

2. Remove damaged or deteriorated paint only to the next sound layer using hand scraping prior to repainting.

3. Apply compatible paint coating following proper surface preparation.

4. Follow manufacturers' product and application instructions when repainting masonry.

5. Repaint with colors that are historically appropriate to the building and district.

6. Paint historically unpainted masonry only if it has been previously painted or as a protective measure to prevent further deterioration caused by poor quality materials or

prior abrasive cleaning.

Avoid:

1. Removing paint that is firmly adhered to and thus protecting masonry surfaces.

2. Removing paint by destructive means such as sandblasting, application of caustic solutions or high pressure water blasting.

3. Creating a new appearance by applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated.

4. Removing paint from historically painted masonry.

5. Radically changing the type of paint or coatings or its color.

Repointing of Masonry

Recommendations:

1. Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plasterwork.

2. Remove deteriorated mortar by carefully handraking the joints to avoid damaging the masonry.

3. Duplicate original mortar in strength, composition, color and texture.

4. Duplicate old mortar joints in width and in joint profile.

Avoid:

1. Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

2. Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

3. Repointing with mortar of high portland cement content, unless it is the content of the historic mortar. Portland cement can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of material and mortar.

4. Repointing with a synthetic caulking compound.

5. Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Repairing of Masonry

Recommendations:

1. Repair masonry features by patching, piercing in or consolidating the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with compatible substitute materials of those extensively deteriorated or missing parts of masonry features when they there are surviving prototypes.

2. Apply new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Avoid:

1. Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.

2. Using a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.

3. Applying waterproof, water repellent or non-historic treatments such as stucco to masonry as a substitute for re-pointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Replacement of Masonry

Recommendations:

1. Replace in kind an entire masonry feature that is too deteriorated to repair, if the overall form and detailing are still evident, using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column or stairway. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing a masonry feature that is unrepairable and not replacing it, or replacing it with a new feature that does not convey the same visual appearance.

Stucco:

Recommendations:

1. Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Avoid:

1. Removing sound stucco or repairing it with new stucco that is stronger than the original material or does not convey the same visual appearance.

EXTERIOR FABRIC: COLOR

Paint color is the most controversial treatment associated with design review in historic districts. Property owners are particularly resentful of being told what color they may or may not paint their house. Owners seldom, however, paint their buildings colors that would offend their neighbors.

The Jacksonville Historic Preservation Ordinance does not require review of paint colors. The following advisory guidelines are offered to property owners who are interested in painting their building historically appropriate colors. Because of frequent painting, few buildings in Riverside and Avondale exhibit original colors. The best way to verify original colors is through paint analysis. Many books and articles have been published about paint colors. One of the best sources of information for buildings such as those found in Riverside and Avondale is **A Century of Color** by Roger Moss.

Recommendations:

1. Choose color appropriate to the period and style of the building. The following colors are recommended for several of the major styles of architecture found in Riverside and Avondale.

Queen Anne/Late Victorian Period/Vernacular

Body-Medium gray, dark red, dark blue, dark green, brown.
Trim-Dark gray, dark brown, olive green, dark red.
Door-Unpainted, varnished or grained.

Colonial Revival

Body-White, light yellow, tan, medium gray.
Trim-Cream, warm white, dark green.
Door-Unpainted, varnished or grained

Bungalow

Body-Often unpainted with earth tones such as stained shingles, brown or dark red.
Trim-White, light yellow, gray, light green.
Door-Unpainted, varnished.

Avoid:

1. Bright, gaudy colors or colors without historic basis.

FOUNDATIONS AND INFILL

Standards 2, 6, 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Most historic buildings in Riverside and Avondale have raised masonry foundations, either continuous or piers. Brick is the most common material. There are also numerous examples of concrete foundations, including beveled, rock-faced, and coquina. In some instances, particularly on Bungalows, foundation elements can be an important part of the overall design of the facade. Historically, lattice, pierced brick, and continuous brick or other masonry generally constituted infill between foundation piers. These infill materials protected the underside of the house, allowed ventilation, and, in some instances, provided additional decoration.

In undertaking foundation repairs, the historic materials should be retained, repaired as needed, or replaced in-kind under Standards 2 and 6. Non-historic materials such as unpainted concrete block, plywood, and stucco should not be used to fill raised foundations. Enclosures should be limited to historically appropriate materials under Standard 3 or a compatible new design under Standard 9.

Pierced brick and lattice are examples of compatible contemporary infill. Pierced continuous brick infill, a pattern of bricks laid with air space between the end surfaces, can easily be added to a foundation, providing ventilation, continuous support to the sill plates, and a historic appearance. Lattice infill can be purchased in prefabricated panels and installed between masonry piers. Square crisscross lattice infill is also an appropriate infill material.

Recommendations:

1. Retain, repair as needed or replace historic foundations with matching materials.

2. Maintain open spaces between piers.

3. Retain, repair as needed or replace historic foundation enclosures with matching materials.

4. If foundation enclosures are missing, enclose with an appropriate materials such as lattice or pierced brick.

Avoid:

1. Removing historic foundation enclosures unless they are deteriorated and irreparable.

2. Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.

3. Using an infill material which is inappropriate to the style of the building.

4. Using historically inappropriate material such as concrete block, stucco, or plywood as infill.

MECHANICAL SYSTEMS: Heating, Air Conditioning, Electrical, Plumbing, Fire Protection

Applicable Standards: 5, 9, and 10

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Upgrading or additions of mechanical systems are frequently a necessary part of rehabilitating a historic building. Careful planning should precede installation of modern heating, ventilating, and air-conditioning (HVAC) and other mechanical systems. Insensitive installation of mechanical systems can cause significant damage to historic fabric and alter the visual qualities of a building in violation of Standard 5. Installation should be accomplished in the least obtrusive manner possible and in the most inconspicuous location. Protruding, through the wall or window air-conditioning units should be avoided.

Fortunately, the historic buildings in Riverside and Avondale lend themselves to upgrading. The raised foundations and generous attic spaces of most buildings provide plenty of space for duct work and new plumbing and electrical lines. Landscaping or fencing can screen exterior mechanical systems such as heat pumps from view.

Recommendations:

1. Install necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

2. Utilize existing mechanical systems, including plumbing and early lighting fixtures, where possible.

Avoid:

1. Unnecessarily damaging the plan, materials, and appearance of the building when installing mechanical systems.

2. Attaching exterior electrical and telephone cables to the principal elevations of the building.

3. Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

PORCHES, PORTE COCHERE, AND GARAGES

Applicable Standards: 2, 4, 5, 6, 9, 10

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Full-facade width entrance porches are numerous and important elements of historic residences in Riverside. In Avondale and the western part of Riverside they are far less common and greatly reduced in size. Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior. Particularly on vernacular residences, they are the principal location for ornamentations and detailing, such as brackets and other jig-saw woodwork, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional year round living space. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments.

Because they are open to the elements, porches also require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design which is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9.

Extant porches which have previously been enclosed or otherwise altered are permitted under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they can not be replaced. Moreover, the new construction must comply with Standard 9.

Changes to a porch which are over fifty years old may have achieved significance in their own right. They may reflect changes in ownership or use, style, or improvements in the owner's economic well-being. Under Standard 4, these changes should be recognized and respected.

Porte cocheres and detached garages are visible expressions of the impact of the automobile on historic buildings in Riverside and Avondale. Much of Riverside developed prior to mass production of the automobile. As a result, porte cocheres and garages are not an integral part of the original design of buildings located there. Garages were often added as an afterthought and are frequently of insignificant design and materials. Where they are less than fifty years old or insignificant, they can be selectively removed if necessary.

In Avondale, the automobile was a conspicuous part of site and building design. Curb cuts, driveways, and garages of quality materials and integrated design are commonplace. Such features are significant to the setting and overall feeling of the buildings and should be respected during the course of rehabilitation.

Recommendations:

1. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained.

2. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.

3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

4. Retain garages and porte cocheres. If enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.

5. If additional interior space is needed or desired, place the addition at the rear of the building rather than enclosing a porch or porte cochere.

Avoid:

1. Removing or altering porches and steps that are appropriate to the building's development and style.

2. Stripping porches and steps of original material and architectural materials such as hand rails, balusters, columns, brackets, and roof decorations.

3. Enclosing porches, porte cocheres, garages, and steps in a manner that destroys their historical appearance.

4. Adding a garage, particularly with the doors facing the right-of-way, in front of or even with the front plane of the principal structure.

ROOFS AND ROOF SURFACES

Applicable Standards: 2, 4, 5, 6, 9.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Roofs are highly visibly components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. Examples of significant roof features or materials in Riverside and Avondale include dormers; gambrel roofs; embossed or crimped sheet metal; and barrel or French tile.

Roof forms comprise an important part of the streetscape in Riverside and Avondale. They create a unified rhythm with neighboring buildings. The most common residential roof types in Riverside and Avondale are gable, hip, or a combination. Occasional examples of the gambrel and clipped gable (jerkinhead) are found in Riverside. Flat roofs with parapet are the universal roof type in commercial areas such as Five Points in Riverside.

In planning roof repairs, it is important to identify significant features and materials and treat them with sensitivity under standards 2 and 5. Under standard 6 significant features and materials should be repaired rather than replaced. If replacement of a deteriorated feature is necessary, the new materials should closely match the original.

Roofs perform an essential function in keeping a building weathertight. As a result, they are particularly subject to change. Some historic changes to roofs have gained a significance in their own right.

Many of the roofs in Riverside and Avondale have been previously repaired or replaced. In Riverside the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all of the wood shingle roofs have been removed and replaced by sheet metal or asbestos or asphalt shingles.

Where existing roofing material is non-original, there is greater flexibility. The existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style in compliance with Standards 4, 6, and 9. In reviewing replacement of non-historic roof surfacing, it is important to keep in mind, Standard 9. Even if the existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet Standard 9 if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Recommendations:

1. Preserve the original roof form in the course of rehabilitation.

2. Provide adequate roof drainage and insure that the roofing material provides a weathertight covering for the structure.

3. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

4. Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

Avoid:

1. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.

2. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

3. Changing the pitch.

SETTING

Applicable Standards: 2 and 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, streetlights, signs, benches, walkways, streets, alleys, and building setbacks. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, lighting and benches should be retained during the course of rehabilitation.

As previously described, parks and other landscape and streetscape features are highly significant components of Avondale and Riverside. The pocket parks and esplanades of Avondale; Boone Park and Little Fishweir Creek in West Avondale and Memorial, Riverside, and Willow Branch parks in Riverside are character defining features of the district. Brick paved streets, hexagonal or patterned sidewalks, granite curbing and street trees are important urban design features.

Historic fencing, garden and retaining walls, and designed landscape features add distinction to individual buildings in Riverside and Avondale. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish line between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically in Riverside. Cast iron fencing of a pike or hairpin design was much less common and was generally restricted to buildings designed in the Queen Anne, Colonial Revival, and Neo-Classical styles. Retaining walls of brick or cast concrete block with pilasters and coping are also common streetscape features in Riverside and Avondale.

Little if any original wooden fencing remains in Riverside. Masonry retaining walls, particularly cast concrete in a rock-faced pattern with coping and pilasters, are quite common. These features visually link individual buildings to each other and should be retained under Standard 2. Chain link and hurricane fences have been added to many lots during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future on street elevations. It is recommended that

existing metal fences be screened with shrubbery or plants.

Under Standard 9, new fences and walls should respect traditional materials, design, and scale found in Riverside and Avondale. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. Round, hexagonal, and flat headed vertical pickets are most appropriate. Wood is the most appropriate material, particularly for simple frame buildings. Split-rail or horizontal board fences should be avoided. Cast iron fencing is most appropriate for buildings designed in the Colonial Revival, Neo-Classical, and Queen Anne styles. Fences should be of appropriate scale on street elevations. They should complement the building and not obscure significant features. They should be no more than four feet on the street elevation and six feet on side and rear elevations. They should also be set-back from the wall plane on the main elevation.

Individual lots are characterized by small front yards with buildings set close to the sidewalk and large back yards, where parking and trash storage are most appropriately located. Shrubbery is frequently adjacent to buildings and sidewalks. Most residences have grass lawns bisected by rectilinear sidewalks constructed of poured concrete or hexagonal pavers. Garden ornamentation such as birdbaths and urns are common elements of yards and remain appropriate today. The historic pattern of lot organization should be respected during the course of rehabilitating a property. Garden ornamentation should be retained or added where appropriate.

Landscaped settings in Riverside frequently face development pressure as a result of proposed new uses, new construction, and expanded on-site parking. Under Standard 2, distinguishing landscape features that have traditionally linked individual buildings and districts to their environment should be retained. Incompatible uses of parks and other historic design landscapes, should be avoided. The linear character and overall integrity of Riverside, Memorial, Willow Branch and Boone Parks, and the pocket parks in Avondale should be preserved. Under Standard 9, new construction should be located unobtrusively and with the least amount of alteration to the site and setting of a historic building.

Since the car did not exist when much of Riverside was subdivided, curb cuts and driveways are uncommon. Narrow lots and side setback are important characteristics of the district. Access to most buildings is through alleys located at the rear. New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings. In such instances, driveways with poured concrete ribbons or gravel is most appropriate. Asphalt or pebble surfaced concrete should be avoided. Parking should be restricted to the rear of buildings.

Recommendations:

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.

2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and set-backs that have traditionally linked buildings to their environment.

3. Use new plant materials, fencing, walkways, streetlights, signs, and benches that are compatible with the character of the neighborhood in size, scale, materials, and color.

4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.

5. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.

6. Remove or trim plants and trees in close proximity to the building that may cause deterioration of historic fabric.

7. Provide proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

8. Landscape to provide shade, privacy, screening of non-historic features, and erosion control.

Avoid:

1. New construction that is incompatible with the district because of its size, scale, and materials.

2. Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

3. Signs, streetlighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to the neighborhood.

4. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.

Fencing and Walls:

Recommendations:

1. Retain and repair existing historic fencing and walls.

2. Construct new front-yard fences of vertical pickets in simple designs, especially on frame vernacular buildings. Limit cast iron fencing to high-styled buildings such as Queen Anne, Colonial Revival, and Neo-Classical.

3. Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevation to four feet. Wooden, vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations. Recess privacy fences from the wall plane on the street-side elevation.

4. Screen existing chain link and hurricane fences with plants and shrubbery.

Avoid:

1. Removing historic fences and walls.

2. Cinder block, ornate iron or wooden, rough cedar, post and rail, chain link or hurricane fences.

3. Fences of inappropriate scale that obscure the overall design of a building and its individual features.

Parking and Driveways:

Recommendations:

1. Use existing alleys to provide access to buildings.

2. Limit parking to the rear or side of buildings.

3. Construct new curb cuts and street side driveways only in areas where they existed historically.

4. Use appropriate materials for driveways such as gravel or concrete poured in ribbons.

Avoid:

1. Curb cuts and driveways in blocks where they historically did not exist.

2. Parking on the front side of buildings.

3. Asphalt, pebble surfaced concrete, or other non-historic paving materials.

STOREFRONTS

Applicable Standards: 2, 3, 4, 6, and 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

7. *Chemical or physical treatments, such a sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Storefronts are a common feature of commercial buildings at Five Points and along King Street in the Riverside Historic District as well as the Avondale Shops along St. Johns Avenue. Given the mixed use nature of the district, they are also sometimes found on buildings scattered throughout the neighborhood, particularly corner groceries.

Storefronts frequently define the historic character of commercial buildings. Entrances, display windows, trim, kick plates, elaborate cornices, and decorative detailing are particularly important. Placement of entrances and windows can create a distinct rhythm on the facade of a building. When rehabilitating a storefront, such features, materials, and design elements should be retained and repaired under Standards 2 and 6.

Unfortunately, storefronts have been particularly subject to alteration. This was especially true in Jacksonville and other Florida cities during the 1950s and 1960s, when rapid growth and economic prosperity led to frequent remodeling or removal of historic storefronts. Under these circumstances,

two options are available to a property owner. Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings in accordance with Standard 9; or restore the storefront based on historical research and physical evidence in accordance with Standard 6.

Sometimes altered storefronts, if the alteration is at least fifty years old, can be significant. Standard 4 then applies. A non-original storefront can have significance if it was constructed within the period of significance of the district and if at least one of the following is fulfilled:

1. *It exhibits high quality workmanship;*

2. *Shows evidence of being designed by an architect;*

3. *Is constructed of significant materials;*

4. *Is a good examples of a particular style;*

5. *Its design, scale, and detailing are compatible with rest of the building.*

Signs are an important component of storefront architecture. Their purpose is provide information about the location and type of business housed in a building. Large signs are appropriate for highway strip development where customers pass businesses at high rates of speed. They are inappropriate for historic buildings in the neighborhood, where traffic flow is slower and the orientation and setback of buildings make them difficult to read.

Factors to consider in selecting a sign are its legibility, clarity, placement, durability, and appropriateness to the size and scale of building. Signs should be simple in keeping with the character of the buildings in Riverside and Avondale. Appropriate locations are the flat unadorned parts of a facade such as the glass of storefronts, awning flaps, masonry surfaces, and cornice fascia panel. Signs should not obscure architectural detailing such as windows, cornice details or storefronts and should not interfere with the view of the facades of adjoining buildings. Sign panels should be square or rectangular and flush mounted. Block style lettering is most appropriate.

Recommendations:

1. Retain and repair existing storefronts, including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

2. Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings; or an accurate restoration

of the storefront based on historical research and physical evidence.

Avoid:

1. Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.

2. Using materials which detract from the historic or architectural character of a building.

3. Altering the entrance through a significant storefront.

SIGNS

Recommendations:

1. Located sign on the flat, unadorned parts of a facade, such as show windows, awning flaps, masonry surface, and frieze.

2. Use simple designs and lettering such a block-style and serif style, painted in high contrast to the sign panel color.

3. Sign panels should be square or rectangular and flush mounted.

Avoid:

1. Ornate signs or signs based on architectural styles inappropriate to the commercial architecture of Riverside and Avondale..

2. Signs that obscure architectural details such as windows, cornice, decorative brickwork, and storefronts.

3. Signs should not interfere with sight lines of adjoining buildings.

WINDOWS/AWNINGS/SHUTTERS

Applicable Standards: 2, 3, 6, 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The placement, design, and materials of windows is often a significant part of the architectural character of a building. In Riverside and Avondale, historic windows are generally double-hung sash in a 1/1, 2/2, or multi-light/1 pattern or wooden or steel casement. Windows in the districts are often important stylistic elements, such as multi-light upper sash in Bungalows, Art-Glass in the Prairie School, and round arch in Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider are the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Tinted windows, windows with high reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sash are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weatherstripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. *trim detail;*
2. *size, shape of frame, sash;*
3. *location of meeting rail;*
4. *reveal or setback of window from wall plane;*
5. *separate planes of two sash;*
6. *color, reflective qualities of glass.*
7. *muntin, mullion profiles, configuration.*

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and vinyl-clad and a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided. The rhythm of window and door openings is an important part of the character of buildings in the districts. In some instances, new window or door openings may be required to fulfill code requirements or for practical

needs. New openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Shutters

Original shutters in Riverside and Avondale are rare. Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type. Metal and vinyl types should be avoided.

Awnings

Canvas awnings were sometimes featured on buildings in the historic districts, particularly many of the Mediterranean styled buildings in West Riverside and Avondale. They are also found on Bungalows and commercial buildings in Riverside and Avondale. They are functional, decorative, and appropriate to the many of the buildings in the districts. Standard 3 should be considered when awning are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped are appropriate for Mediterranean styled buildings. Angled, rectangular canvas awnings are most appropriate for flat headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommendations:

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architrave's, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

2. Improve the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

Avoid:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.

2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.

4. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.

5. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of a building.

6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

8. Installing metal or fiber-glass awnings.

9. Installing awnings that obscure architecturally significant detailing or features.

10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

C. NEW CONSTRUCTION

Applicable Standards: 2 & 9

2. *The historical character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*

9. *New addition, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

New construction should complement historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, setback, and the rhythm of openings to insure that a new building blends with its context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2 the setting of historic buildings should be preserved when new construction is undertaken. The relationship of the new construction to adjacent buildings, landscape and streetscape features, and open spaces should be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Under Standard 9 new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings, neighborhood, and environment.

Because of its design, materials, scale, massing, and setback, non-historic construction in the City's historic districts has often been out of context. Community context has been sacrificed through ignorance, indifference, or, in the case of public housing, in an effort to make projects absolutely cost efficient. In some instances compatible design can in fact save money. For example, when new construction shares a common setback with historic buildings located close to a street edge, water and sewer connections are less expensive. In addition, reduced land cost of smaller lots translate to more affordable housing.

The following criteria should be used when reviewing new construction in the Riverside - Avondale Historic District.

1. **Height:** The height of new construction should be compatible with surrounding historic buildings. The height of buildings in Riverside and Avondale, particularly at the block

level, is similar. Most buildings, with the exception of the Bungalow and some commercial buildings, are 2 to 2.5 stories in height.

2. Width: The width of new construction should be compatible with surrounding historic buildings. Building or lot width is another important visual quality. Avondale, because of its generous lot size, presents a wider frontage then Riverside.

3. Setback: In locating new buildings, the side and rear setbacks should be maintained and aligned with the facades of surrounding historic buildings. Setback is the distance a building is located from property lines. Residential buildings in the historic districts often share a common front and side setback. In Riverside and Avondale, buildings are typically sited deeper on the lots and farther from adjacent buildings. Commercial buildings in Riverside and Avondale are generally set directly on the property lines, creating a wall effect.

4. Proportion of openings: In designing new construction, the proportion and spacing of openings on adjacent buildings should be maintained. Window openings in the historic districts often share similar size, spacing, and shape. Given the height of the buildings, generally 2-2.5 stories, windows are predominately narrow and vertically oriented. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area.

5. Horizontal Rhythms: New construction in the historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear. Repeated elements on neighboring buildings is characteristic of buildings in the districts. Divisions between upper and lower floors, uniform porch heights, and alignment of window and window sills are examples of such rhythms.

6. Roof forms: Sloped roofs with pitches similar to those of nearby buildings should be required for new residential construction, while flat roofs with the roof plane hidden from view on the front facade may be appropriate commercial construction. Similar roof form and pitch are characteristics of buildings in Riverside and Avondale. Nearly all residential buildings in the districts have pitched roofs, with gable or hip the predominate type. A few examples of gambrel and clipped gable (jerkinhead) are also found. In contrast, commercial buildings have flat roofs with parapet. Roof designs should be compatible with surrounding buildings.

7. Materials: Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used. Certain materials are characteristic of Riverside and Avondale. Avondale has a preponderance of masonry buildings, principally brick and stucco. Riverside has many masonry buildings, but a much greater number of

frame buildings with horizontal wood siding.

8. Finish floor elevation: Effort should be made to provide similar finish floor elevation to surroundings or structures. Residential areas generally exhibit off grade construction of 30" to 36" while commercial areas were constructed on grade. A commercial project going into a residential area will face the challenge of accessibility pursuant to federal requirements, however, a consistent finish floor elevation is necessary for compatibility.

9. Garages: Garages in Riverside and Avondale are consistently well to the rear of the front facade of residential structures.

SCALE: HEIGHT AND WIDTH

The proportion of a new building and the major relationship to neighboring buildings are components in establishing compatibility within the neighborhood.

The height-width ratio, that is, the relationship between the height and width of the front facade, (in the case of corner lots, two facades including porches, wings and porte cocheres), should be of similar proportions to the neighboring buildings.

Recommendations:

Add a new building on a site that is similar in height and width to buildings on adjacent sites.

Integrate a new building wider than the buildings on adjacent sites by breaking the building mass or dividing the building width to conform with building widths on adjacent sites.

Add a new building which is wider and higher than buildings on adjacent sites if the new building is divided up to suggest buildings of similar width to adjacent buildings, and if the height of the building at the street facade and at sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings.

Avoid:

Adding a new building to a site which does not maintain or suggest the widths of buildings on adjacent sites.

Adding a new building to a site which does not maintain or blend with the heights of buildings on adjacent sites.

COMMERCIAL BUILDINGS: Height and Width for Infill Construction

Massing and Building Form

To maintain the existing character of the Riverside-Avondale Historic District, new buildings should have similar massing and building form to neighboring buildings. Massing may be defined as the three-dimensional geometric composition of a building, or the overall "bulk" of a building and how the building is placed on its site. Having a consistency of massing will allow a new building to be compatible with the adjacent building and the entire neighborhood.

Recommendations:

Use massing and form in new construction similar to adjacent historic buildings.

Have a building form which is unique in Riverside and Avondale but relates to the neighboring buildings and to the neighborhood through its overall massing.

Use elements such as roof forms, lines, openings and other characteristics which are similar to those found in the district.

Avoid:

Using massing and building forms which are completely foreign to the Riverside-Avondale Historic District.

SETBACK

To maintain the existing character of the facades within a block, the construction of additions and new buildings should be in conformance with the existing setbacks along that block. Maintaining uniform setbacks of the porte cocheres, porches and main building addresses prevailing patterns of an area and promotes the compatibility of the new building with the neighborhood.

Recommendations:

Keep the visual mass of the building at or near the same setback as building on adjacent sites.

Keep wings, porches, and secondary structural elements at similar setbacks to porches and porte cocheres on adjacent buildings.

Avoid:

Place a building on a site in a location which is greatly different from the location of buildings on adjacent sites.

NOTE: If a variance is necessary to allow a new building to have a similar setback to the buildings on adjacent sites, the Commission will review a site plan indicating proposed setbacks and may recommend to the Planning Commission that a variance be granted.

ORIENTATION AND SITE COVERAGE

The principal facades of new buildings within the district should be oriented parallel to the street. Also, main entryways should be located along these principal facades. This is a consistent pattern throughout the district which should be preserved to maintain the prevailing visual continuity. When this pattern of primary facades and entryways is moved from the street side of the building, the activity along the street will be lost and the character of the district will change.

Lot coverage, or that percentage of lot area covered by buildings on a lot, should be of a similar proportion to the site coverage on adjacent lots. Side and rear setbacks, as governed by the Zoning Code may limit the minimum spacing between buildings; however, the overall proportions of building-to-lot area should remain consistent from lot to lot along the block. If lots are combined to create a larger development, the building-to-lot proportions should be "suggested" by breaking large building masses into smaller elements. This will visually suggest a relationship with adjacent buildings.

Historically, the proportions of building-to-lots along the streets in Riverside and Avondale are consistent. This is a design feature of the district which should be preserved or, at least, visually suggested.

Recommendations:

Orient the primary facade of a new building parallel with the street.

Provide primary entrances on the street facade.

Maintain the building-to-lot proportions present on adjacent sites.

Suggest the same building-to-lot proportions of adjacent sites by altering the mass of a large building.

Avoid:

Orient the primary facade of a new building parallel with the street.

Provide primary entrances on non-street facades if no primary entrance exists on street facades.

Develop a building which does not maintain or suggest building-to-lot proportions of adjacent sites.

ALIGNMENT, RHYTHM AND SPACING

Along a block, the uniformity of the proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape. Spacing between buildings should be consistent along the street. The consistent spacing of buildings maintains or establishes a rhythm which is historically prevalent in the district. This applies to new construction in both residential and commercial areas within the district.

Porches, protruding bays, balconies, colonnades and other facade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of facade proportions along the block length.

Front widths of new buildings should correspond with other building widths; however, a long facade can be broken into separate elements. This would suggest front widths similar to those of neighboring buildings.

Recommendations:

Align the facade of a new building with the facades of existing buildings on adjacent sites.

Allow the addition of a new building to continue the rhythm of buildings on a block by having similar spacing relative to other buildings along that street.

Allow the addition of a new building larger than the buildings on adjacent sites by dividing up the long facade to suggest smaller building masses.

Avoid:

Place the primary facade of a new building out of alignment with the existing buildings on adjacent sites.

Add a building to a site which does not maintain, or suggest the spacing of buildings on adjacent sites.

D. RELOCATING HISTORIC BUILDINGS

Relocating a building is a last resort to avoid demolition. From a preservation perspective, relocating a building has many negative consequences. First, the context of the building is lost. The association with the surrounding natural and built environment is destroyed. Left behind are sidewalks, retaining walls, and landscape features that make each building unique.

Moreover, many of the character-defining features that contribute to the architectural significance of a building have to be removed or are seriously damaged as a result of relocation. These include foundations, porches, chimneys, and interior finishes, particularly plaster. Structural damage can also result.

Furthermore, an improperly relocated building can have a negative impact on the setting of existing buildings. Side and front set-back, orientation, scale, mass, and individual features of existing building should be considered when choosing an appropriate site.

Despite the negatives, relocation is preferable to demolition. This is particularly true with regard to buildings whose significance is primarily architectural. There are several essential criteria to be considered when reviewing a proposal to move a building to a new site. They are essentially the same as those for compatible infill. The built environment for the new site should be similar to the old one in terms of the age of the surrounding buildings, their height, materials, set-back, and architectural detail. If not properly planned and executed, a relocated building can be just as incompatible as a poorly designed infill structure.

Included in the ordinance should be a hardship provision that allows a building to be moved to a less than optimum site. Criteria for this provision would include excessive costs involved to move the building to a more appropriate site or the unavailability of such a site.

Recommendations:

1. Move a building only when there is no alternative to its preservation. Provide documentation that there is no feasible alternative for preserving a building at its historic location.

2. To mitigate the impact of the relocation, move the building to an existing vacant lot within the historic district in which it is located.

3. In choosing a new site for a moved building, select setting compatible with the original. Consider the age of the surrounding buildings, their height, mass, materials, set-back, and architectural detailing.

4. Properly locate the moved building on its new site. Place the building so that the orientation of its principal facade and front and side setbacks are compatible with surrounding buildings.

5. Provide a new foundation whose design, height, and facing materials match those of the original. Salvage original foundation materials where possible for re-use as veneer on new foundation.

Avoid:

1. Relocating a building not threatened by demolition.

2. Relocating a building outside a historic district.

3. Relocating a building to a site where the surrounding buildings date from a different period or are architecturally incompatible due to their height, materials, set-back, and detailing.

4. Destruction or alteration of significant features, structures, or archaeological sites at new location.

5. Improperly locating a building on its new site so that its orientation and front and side set-back are incompatible with surrounding buildings.

6. Placing the building on a new foundation whose design and materials are incompatible with the original. Examples include slab foundations or unfinished concrete blocks.

Examples of properly moved buildings in the Riverside Historic District:

2227 Herschel Street

2100 Myra Street

1849 Powell Place

E. DEMOLITION

Applicable Standards: 2 & 4

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Demolition is an important issue in any historic district. The main reasons for demolition have been institutional and commercial expansion. Demolition invariably exerts a negative impact on a historic district. Under current zoning, land use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape is like pulling teeth. Either a conspicuous, void is created, or the replacement, even if well designed, is usually less well designed and constructed than the original.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located. As part of the Jacksonville Preservation Ordinance the following additional standards are prescribed when a property owners applies for a Certificate of Appropriateness for a demolition.

1. *The historic or architectural significance of the building or structure.*

2. *The importance of the building or structure to the ambiance of the historic district.*

3. *The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, architectural detail or unique location.*

4. *Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the county, or the region.*

5. *Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be.*

6. *The difficulty or impossibility of saving the building or structure from collapse.*

7. *Whether the building or structure is capable of earning a reasonable economic return on its value.*

8. *Whether there are other feasible alternatives to demolition.*

9. *Whether the property no longer contributes to an historic district or no longer has significance as a historic, architectural or archaeological landmark.*

10. *Whether it would constitute undue economic hardship to deny the property owner the right to demolish the building or structure.*

Demolition of significant outbuildings and additions should also be avoided. Carriages houses and garages, particularly in Avondale, can be significant components of building complexes. Many buildings in the districts have had additions, new ornament, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case by case basis.

Demolition of components of a complex, such as garage, workshop, or shed, is permissible under the following criteria.

1. The component is secondary in nature and lacking architectural significance.

2. The component does not comprise a major portion of the historic site.

3. The component is less than fifty years old and not within the period of significance of the district.

4. There is persuasive evidence that retention is neither technically nor economically feasible.

Demolition of non-significant features of buildings is permissible under the following criteria.

1. The feature is less than fifty years old.

2. It is not a fine example of a significant architectural style and does not exhibit significant architectural design, materials, or workmanship.

3. It does not contribute measurably to the period of significance described in the district nomination.

4. It is in deteriorated condition and replacement would constitute a level of reconstruction not required in rehabilitation.

5. It obscures earlier significant features.