

HISTORIC FOURTH

DESIGN GUIDELINES

FOR THE

HISTORIC DISTRICT



Community Development Department

Sioux City, Iowa 1995

Updated 1998

Purpose and Intent of Design Guidelines

The purpose of these Guidelines is to provide property owners with information to assist in maintaining, repairing and making appropriate additions to their historic buildings. These Guidelines are intended to improve the physical appearance of the historic district, to protect and preserve the value of property, and to protect the building within the historic district from inappropriate and harmful development.

These Guidelines are based on the Secretary of the Interior's *Standards for Rehabilitation*. The column entitled "Recommended" refers to rehabilitation approaches that are consistent with the intent of the *Standards*. The column entitled "Not Recommended" refers to rehabilitation techniques that could adversely affect the historic character of the buildings and of the historic district. These Guidelines are not intended to prevent property owners from making changes to their buildings but to avoid alterations that destroy the unique characteristics of the buildings and the historic district.

In this booklet you will find:

- ❖ A pictorial guide of "Recommended and "Not Recommended" techniques for both rehabilitation projects involving new construction;
- ❖ Helpful hints on general maintenance needs of historic buildings;
- ❖ A flow chart showing the design review process; and
- ❖ Questions and Answers addressing common concerns of property owners in a historic district.

For further information about items covered in this booklet you may contact the Community Development Department at 712-279-6159.

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Description and History

Historic Fourth is designated as a National Register Historic District. It is a two block-long district consisting of fifteen buildings, one to five-stories in height, and constructed between 1889 and 1915. The area is most notable for containing some of the finest and least altered examples of the Richardsonian Romanesque architectural style in the Midwest and remains as the only such concentration in Sioux City. In its day, this was a busy retail, wholesale and warehouse district with noisy street cars carrying passengers uptown and downtown on rails laid in wood-block and gravel streets. In the 1940's, the city abandoned its streetcars and removed the rails from the center of the street. Fourth Street was paved for the first time in the mid- 1050's.

Beginning in the late 1800's, local promoters A.S. Garretson, D.T. Hedges and William Gordon aligned themselves with the Boston Investment Company and formed an association that stimulated and funded the development of the major commercial buildings along Fourth Street. In early April, 1889 the Boston group acquired title to \$500,000 worth of Sioux City real estate involving fourteen multi-lot sites. These included the future location of the Plymouth, Bay State, Boston, Lexington (razed) and Massachusetts razed) Blocks.

By 1890, eight of the district's fifteen buildings were already under construction. Prominent Sioux City architects E.W. Loft and Charles P. Brown completed the majority of these building plans for the Boston Investment Company and for other private developers. Charles Brown designed the Krummann Block, Evans Block and the Lexington and Massachusetts Blocks. E.W. Loft received commissions for designing the Boston block, the Plymouth Block and the Bay State Block.

Both architects designed their buildings in the widely-popular Richardsonian Romanesque architectural style. Their buildings are characterized by rough-cut stone with contrasting stone and terra cotta trim, exceptional brickwork, arcades of rounded arches, decorative stone detailing, stone and cast iron columns with decorative capitals in intricate patterns and large storefront windows. Together, these elements are important defining features, comprising the overall character of Historic Fourth.

Historic Districts and Design Review

In 1991, Sioux City made designation of historic districts possible by establishing by ordinance the Sioux City Historic Preservation Commission. Among other duties, the Historic Preservation Commission is charged with safeguarding the city's historic heritage and protecting its historic resources by providing support to businesses in historic buildings. The ordinance grants to the Preservation commission the authority to review proposed changes of appearance to the exterior of buildings within historic districts.

In 2000, in order to encourage the redevelopment and adaptive reuse of buildings in Historic Fourth, City Council adopted a Historic-Commercial zoning district (HC-1) and, in doing so, approved these Design Guidelines. The Guidelines were created specifically to protect and preserve the special architectural character of Historic Fourth. A Design Review Committee, made up of the Historic Preservation Commission and city staff reviews alterations and development proposals within the district. Design review is required only in instances when a building permit is issued and only for changes that are visible from the street or from adjacent properties.

The creation of Historic Fourth is consistent with recommendations made in Vision 2020: A Plan for Change, the city's general master plan.

General Guidelines

The following Guidelines, paraphrased from the Secretary of the Interior's *Standards for Rehabilitation*, are general rules to be applied to all rehabilitation and new construction projects within the historic district.

- ❖ Deteriorated historic features shall be repaired rather than replaced. Where the deterioration is too severe, replace the deteriorated feature with a new replica which matches the old feature in design, color, texture and material. Where replacement is necessary because a feature is missing, use written documentation, physical evidence or historic photographs to create an exact replica.
- ❖ The historic character of a building shall be retained and preserved. Historic features that are important to the building's character shall not be removed. Rather, alterations that create a false sense of history, such as adding architectural elements from another buildings that are fundamentally different in style, shall not be allowed.
- ❖ Distinctive features, finishes, materials, styles and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. Architectural features that were not a part of the original design but have gained historical significance over time shall also be retained and preserved.
- ❖ The surface cleaning of buildings and structures shall be undertaken with the gentlest means possible. Sandblasting and other abrasive cleaning methods that will damage the historic building materials will not be allowed.
- ❖ New construction, exterior site improvements, exterior alterations and additions shall be compatible in size, scale, color, material and character with the building and district. Designs that achieve these standards and that do not destroy significant historical, architectural, archaeological or cultural material and character will be permitted.
- ❖ New additions or alterations to historic buildings shall be done in such a manner that if the new construction were to be removed in the future, the essential form and integrity of the historic buildings would be unharmed.

Foundation

Foundations provide a base for a building and make the transition from the walls above ground to the walls or supports below the ground. The amount of exposed foundation varies greatly on historic buildings. For example, on brick or stone buildings, the foundation material may be varied in color and texture from the wall materials and may be separated by a special belt course of yet another material.

Recommended

- ❖ Maintain the size and shape of original door and window openings in the foundation. If you design new openings, match the new construction materials with those of the existing foundation.
- ❖ Maintain proper drainage around the foundation to prevent standing water or negative drainage toward the foundation.
- ❖ Repair the original foundation material by matching the original material in size, color, texture, composition and joint profile.
- ❖ Remove all non-original “cover-up” material from the foundation.

Not Recommended

- ❖ Painting masonry or concrete foundations that have never been painted.
- ❖ Covered exposed brick and stone foundations with cement plaster or stucco.

Masonry

Masonry features (such as brick cornices and terra cotta brackets) as well as masonry surfaces are important in defining the historic character of buildings. It should be noted that while masonry is among the most durable of historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods.

Recommended:

- ❖ Clean masonry only when necessary to halt deterioration or remove heavy soiling. Clean masonry with a gentle detergent and brush, or approved chemical methods.
- ❖ Remove any damaged mortar by hand, raking the joint to avoid damaging the masonry.
- ❖ Patch holes and replace mortar with materials of matching softness to the original. Old brick and mortar are considerably softer than bricks and mortar are today.
- ❖ Match the existing masonry-unit dimensions, dimensions of the mortar joints and masonry was most likely laid with a narrower mortar joint than present mortar joints.
- ❖ Match the color of the original masonry and mortar.
- ❖ Repair masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods.
- ❖ 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.
- ❖ Replace in kind an entire masonry feature that is too deteriorated to repair and if the overall form and detailing exist, use the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, column or stairway. If using the same kind of materials is not technically or economically feasible, consider using a compatible substitute material.

Not Recommended

- ❖ Sandblasting, water blasting or any other abrasive cleaning method. Blasting can cause very serious damage destroying the protective exterior surface and exposing the softer interior surfaces to rapid deterioration. This procedure is irreversible.
- ❖ Removing mortar with electric saws or hammers Use of such tools leads to chipping and breaking of masonry.
- ❖ Repointing with Portland cement or with a synthetic caulking compound.
- ❖ Painting historic masonry, which has not been painted.
- ❖ Removing or radically changing masonry features which are important in defining the overall historic character of your buildings.
- ❖ Removing undamaged mortar from sound joints, and then repointing your entire building to achieve a uniform appearance.
- ❖ Using a “scrub” coating technique to repoint instead of traditional repointing methods.
- ❖ Changing the width or joint profile when repointing.
- ❖ Applying waterproof, water-repellent or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive and may change the appearance of historic masonry as well as accelerate its deterioration.

Architectural Metals

Architectural metal includes such features as cast iron columns, steps sheet metal cornices, window sashes and metal hardware. Architectural metal is often highly decorative and may be an important historic feature of your building. Retaining, preserving and repairing your building's architectural metal features should be one of the prime considerations in your rehabilitation project.

Recommended

- ❖ Identify, retain and preserve historic architectural metal features including their finishes and color. These may be important in defining the overall historic character of your building.
- ❖ Protect and maintain architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.
- ❖ Clean architectural metals when necessary to remove corrosion prior to repainting or applying other appropriated protective coatings.
- ❖ Identify the particular type of metal prior to any cleaning procedure and then test to assure that you select the gentlest cleaning method possible.
- ❖ Apply an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.
- ❖ Repair architectural metal features following recognized preservation methods.
- ❖ Replace in kind those metal features that are missing or are too deteriorated to repair. If using the same kind of material is not economically feasible, then consider a compatible substitute.
- ❖ Attempt to identify the original paint color of your decorative architectural metal features, such as cast iron columns.
- ❖ Choose paint schemes that fit the established character of your historic building, and the historic district. Suggested colors, for primary architectural metal features, if the original color is unknown, are dark green, burgundy, and accent colors in sand (natural) and mauve.

Not Recommended

- ❖ Removing or radically changing architectural metal features which are important in defining the overall historic character of your building.
- ❖ Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g. copper will corrode with cast iron, steel, tin and aluminum.
- ❖ Exposing metals which were intended to be protected from the environment.
- ❖ Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature of that is physically or chemically incompatible.

Doorways and Windows

Doorways and windows are one of the most important character defining features of a historic building. Although there are numerous types and sizes of windows and doorways in the district's historic buildings, one of the more characteristic features are the arched windows and doorways as seen in the Boston, Bay State, Krummann, Evans and Major Blocks.

Recommended

- ❖ Protect and maintain window frames, sashes, muntins and surrounds through appropriate surface treatments such as cleaning, rust removal and painting.
- ❖ Make windows weather-tight by recaulking and installing weather-stripping. These actions also improve thermal efficiency.
- ❖ Install visually unobstructive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future.
- ❖ Use original doors, windows and hardware when they can be repaired.
- ❖ Repair window frames by patching or reinforcing.
- ❖ Replace in kind, those features that are missing or are too deteriorated to repair. Match the existing size, materials and appearance, as closely as possible.
- ❖ Provide a setback in the design of dropped ceilings in the interior of your building. This prevents portions of your windows and doors from appearing to be covered when viewed from the outside.
- ❖ Choose paint schemes for window and door trim that fit the established character of your historic building and the historic district. Suggested colors are dark green, burgundy, sand (natural), and mauve.

Not Recommended

- ❖ Modifying the original window opening to accommodate a different size window.
- ❖ Installing inoperative metal or plastic shutters to create an instant “historic” look.
- ❖ Constructing new window and door openings into principal elevation, or enlarging or reducing window and door openings to fit new, stock sizes.
- ❖ Obscuring historic door and window trim with metal or other material.
- ❖ Stripping windows and doorways of original historic material such as wood, iron, cast iron and bronze.
- ❖ Installing shiny aluminum storm doors and windows.
- ❖ Removing or sealing off doorways and window openings.
- ❖ Installing major new entrances on side and rear elevations such that they change the historic character of the building.

Storefronts

Commonly, the storefront area is framed by a pair of vertical piers on the sides, the sidewalk below and the lower edge of the upper façade above. Today, the storefront has been allowed to stray outside of its natural place within the façade, thereby affecting the overall proportions of the building façade. Storefront restoration or new contemporary treatments should be based on a traditional storefront design in proportion with the entire building façade.

Recommended

- ❖ Identify, retain and preserve historic storefronts. Storefronts and the individual parts that make up a storefront are an important feature of your historic building.
- ❖ Remove all non-historic material covering your storefront and restore the windows and transoms to their original appearance.
- ❖ Repair and reinforce historic materials in your storefront when necessary. Your general repairs may include replacing severely deteriorated or missing historic elements. However, when doing so, remember to replace historic material with matching or compatible substitute material.
- ❖ Design and construct a new storefront when the original storefront is missing. You may choose to construct an exact replica of your original storefront or you may choose to construct a new storefront that is compatible with the architecture of your building in terms of scale, size material and color.

Not Recommended

- ❖ Removing or radically changing your historic storefront and its individual features such that you diminish the historic character of your building and the historic district.
- ❖ Changing the location of your storefront's main entrance.
- ❖ Replacing your entire storefront when repair of materials and limited replacement of its parts is feasible.
- ❖ Using substitute materials for the replacement parts that do not convey the same historic character as the surviving parts of the storefront.
- ❖ Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial and physical documentation.

Signs & Awnings

Because this historic district is designed to create a pedestrian atmosphere, signs should be scaled and presented with the pedestrian in mind. Good signs should relay an effective message and should relate to the historic character of the District. For a complete copy of sign regulations for the historic district, contact the Planning and Zoning Division, City Hall.

Recommended

- ❖ Install traditionally styled, well-designed and well-located signs that are in character with the historic district. Utilize the flat “sign band” above the storefront for your business sign. Install lettered window sign for all businesses located above the ground floor. Install traditional projecting signs such that they are a minimum of 8 ½ feet above the sidewalk and do not exceed 4 feet in the height. Projecting signs should not extend more than 4 feet from the face of the building, and should not be more than 10 square feet in total area. All signs are subject to the city’s sign regulations for the HC-1 zoning district, and may be subject to an encroachment permit.
- ❖ Install fabric awnings that are either fixed or retractable. Fixed awnings shall extend no more than 4 feet from the face of the building. Retractable awnings shall extend no more than 7 feet from the face of the building. The awning’s valance shall be no more than 6 inches in height and must be at least 8 feet above the sidewalk. Signs may be attached to the valance but shall be subject to the city’s sign regulations. All awnings are subject to the issuance of an encroachment permit.

Not Recommended

- ❖ Creating signs on buildings that obscure any architectural features.
- ❖ Painting wall signs on primary facades or painting wall signs such that they obscure the building’s architectural features.
- ❖ Installing more than two signs per storefront. A storefront should have only one primary and one smaller, secondary sign.
- ❖ Installing signs on roofs or poles.
- ❖ Installing plastic faces, interior illuminated signs.
- ❖ Installing translucent awnings and awnings with interior illumination.
- ❖ Erecting off-premises signs.
- ❖ Installing neon signs.

Roofs & Chimneys

Protecting and repairing the roof is a critical aspect of every rehabilitation project and is essential to the preservation of your historic building.

Recommended

- ❖ Retain and repair original drainages and built-in gutters, if practical.
- ❖ Protect and maintain your roof by cleaning the gutter and downspouts and replacing deteriorating flashing.
- ❖ Install mechanical and service equipment on your roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Not Recommended

- ❖ Removing downspouts, gutters, chimneys or other character defining elements without replacing.
- ❖ Permitting a leaking roof to remain unprotected so that it causes an accelerated deterioration of historic building material.
- ❖ Removing a character defining feature of the roof and not replacing it, or replacing it with a new feature that does not convey the same appearance.

Fire Exits

Often it is necessary to make modifications to historic buildings in order to meet current health, safety and code requirements. This work needs to be carefully planned so that it does not irreparably damage character defining features of your historic building.

Recommended

- ❖ Comply with current building codes in such a way that you maintain the building's historic character.
- ❖ Locate upper level fire escapes in the rear of your building, if possible.
- ❖ Design exit stairs so that they are lightweight metal or appropriately designed wooden stairs.

Not Recommended

- ❖ Removing existing fire exit stairs.
- ❖ Installing fire exits on the front or other character-defining walls of your building.

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NEW CONSTRUCTION AND ADDITIONS



Location

Before beginning an addition or new construction project, consider the placement of your project on the site and its impact on neighboring buildings. Buildings in the historic district were constructed with a zero setback from the street. All new construction should observe the common setback.

Recommended

- ❖ Design your new addition such that it is compatible with, yet distinguishable from, your historic building. Your addition should be compatible in terms of materials, color, mass and proportion of windows and doors to bland walls.
- ❖ Place new additions on non-character defining elevations and limiting the size and scale in relationship to your historic building.
- ❖ Construct a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged or destroyed.
- ❖ Construct commercial buildings so that they adjoin another building or reinforce the street façade rather than be freestanding and surrounded by parking.
- ❖ Place required parking behind your principal building. Landscape the parking area in accordance with the established standards of the Fourth Street historic district.

Not Recommended

- ❖ Constructing additional stories that radically change the historic appearance of your building.
- ❖ Expanding the size of your historic building by constructing a new addition when you could meet your requirements by expanding non-character defining interior spaces.

Massing

New construction in the Historic District should blend in with existing structures, and should be similar in scale, height, materials, rhythm and proportion of openings to bland walls. At the same time, new buildings or additions should not try to precisely imitate existing historic styles, but instead, should blend in with the historic buildings.

Recommended

- ❖ Design proportions of new building facades so that they relate to the proportion of existing district buildings in terms of height, scale and architectural style.
- ❖ New buildings proposed with a height in excess of the existing maximum height will be reviewed on an individual basis.

Not Recommended

- ❖ Duplicating the exact form, material style and detailing of your historic building in the new addition so that the new work appears to look exactly like your historic building.
- ❖ Designing new buildings and additions with proportions that vary dramatically from neighboring buildings.
- ❖ Creating horizontal and monotonous facades which break the street rhythm.

Materials

Common building materials found in the historic district are red, pink and tan stone and brick facades, cast iron columns, clear glass windows and wood window frames. All new construction material and color should be selected for its compatibility with neighboring historic buildings.

Recommended

- ❖ Design new commercial buildings using brick or stone with a glass storefront, if possible.
- ❖ Select size, color and texture of masonry units so that they are similar to the existing historic buildings in the historic district.
- ❖ Establish a relationship between the new construction and adjacent historic buildings. Utilize cornices, tops of storefronts and window bands to provide a visual connection between old and new construction.

Not Recommended

- ❖ Using mirrored, dark or heavily tinted glass.
- ❖ Using metal panels for exterior wall surfaces.
- ❖ Using any material that does not harmonize with the architectural character of the district.

Composition of Openings

The composition of window and door openings in new buildings and additions should be similar to that of surrounding facades. Rhythms (such as window spacing and door openings) that are already established throughout the historic district should be incorporated into the new façade.

Recommended

- ❖ Design the new building or addition so that the size of the window is similar to those in your historic building or in neighboring historic buildings.
- ❖ Design and install additional windows on the rear or on other non-character defining walls. The new design should be compatible with the overall design of your historic building without duplicating the detailing of the historic building.

Not Recommended

- ❖ Adding horizontal windows, small windows and picture windows where vertically oriented and larger windows are more prevalent on your historic building.
- ❖ Designing window-less walls which alter the established historical character of the district.

Separation of Old and New

The design of a new building or an addition within this historic district carries special concerns. The new façade should be sensitive to the character of the historic buildings without mimicking them, and yet be designed such that it “blends-in” with the district.

Recommended

- ❖ Design new additions in a manner that makes clear what is historic and what is new.]
- ❖ Use traditional designs for your new building that harmonize with the buildings in the historic district and yet does not try to copy the historic building or create a design that never was a part of the historic district.
- ❖ Design additions to roofs such as elevator housing, decks, terraces, dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way.
- ❖ Design foundation in new additions to match the foundation of your historic building. Match the new sill height with that of your building to present an unbroken line around the building’s ground—level perimeter.

Not Recommended

- ❖ Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.
- ❖ Copying historic style or period when planning a new addition.
- ❖ Changing the exterior profile of the building.

The Partnership: Property owner & city

The success of the historic district depends on the creation of and the maintenance of a partnership between you, as property owner, and the city. The city's responsibility lies in the public right-of-way and includes streets, sidewalks, street lights and benches. Your responsibility lies in your building and those areas connecting the public right-of-way such as walkways and parking lots. Together, the public right-of-way and the historic buildings make up the area's streetscape.

Recommended

- ❖ Identify, retain and preserve streetscape features important in defining the area's historic character.
- ❖ Removing non-significant additions or site features which detract from the historic character of the site.
- ❖ Paving
 - Retain existing brick alleys and replace missing or damaged brick paving in the alleys by installing similar paving bricks.
 - Construct concrete streets and sidewalks with brick paver highlights in the crosswalks and in the intersection 4th & Court Streets.
- ❖ Landscaping
 - Landscape parking lots such that parking lots and parked cars do not impact historic buildings or the character of the historic district
 - Plant street trees such that they do not detract from or shield views to historic buildings. Street trees shall be kept small and to a minimal number.
- ❖ Street Furniture
 - Select steel strap or wood and steel strap benches for the historic district. These benches are reminiscent of the benches that were commonly used in Sioux City during the 1890's.
 - Install trash receptacles, telephone booths, bicycle racks and newspaper receptacles, such that they are compatible with each other and with the character of the historic district.
 - Select street furniture of substantial quality and material and of a character typical of the 1889-1915 time period.
 - Install the historic Sioux City light fixture used throughout the city in the early 1900's
- ❖ Parking
 - Design new on-site parking, loading areas or ramps so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.

Not Recommended

❖ Moving buildings into the historic district, thus creating a false historical appearance.

❖ Paving

Using exposed aggregate.

Using reclaimed bricks not intended for paving in sidewalks or streets.

Using wooden planks or railroad ties for private walkways.

❖ Landscaping

Planting or leaving trees and shrubs in proximity to your historic building such that they may cause the deterioration of the building or the character of the historic district.

Using wood planks or railroad ties as landscaping features.

Demolition

The main objective of the Historic Preservation commission and the design review committee is to prevent the destruction of our community's important historic commercial and residential buildings. A tool that the committee uses to achieve this objective is the Certificate of Appropriateness. A Certificate must be issued prior to the demolition of any building located within Historic Fourth. The committee may issue demolition permits for key and contributing structures if the applicant can demonstrate that the building is structurally unsound and not repairable, and/or that denial of a demolition permit would create a significant economic hardship on the applicant. Prior to issuing a demolition applicant may work together to find an alternative means of utilizing the permit, the committee and the property which would not require demolition.

In determining whether a request for demolition whether a request for demolition should be approved or denied, the Committee will consider the following:

- ❖ Whether the structure is of historical importance;
- ❖ The state of repair of the building;
- ❖ Whether denial of a permit would create a significant economic hardship.

Recommended

- ❖ Rehabilitate the building.
- ❖ Rebuild immediately following demolition.
- ❖ Record the structure photographically before demolition. Photograph completely the exterior, showing any significant architectural features.
- ❖ Remove non-supportive structures which detract from the historic character of the district.

Not Recommended

- ❖ Demolishing portions of a building, like a porch, without rebuilding.
- ❖ Demolishing a building, when alternatives are available.

Choosing Paint Color

When selecting paint colors for storefronts, window and door trim, awnings and signs, select colors that complement your historic building and the historic district. In general, keep color choices simple for major decorative trim and details. In most cases the colors you select for your storefront should be the colors that you use on the other painted surfaces of your building, such as trim on upper story windows. Following this simple rule will unify the upper and lower stories of your building.

These guidelines suggest a wide range of colors to assist in your selection of paint colors. The colors have been selected to coordinate with the brick and stone of the historic buildings and with known historic paint colors for individual buildings within the district. The recommended colors are intended to allow you individual variety and expression. However, the recommended colors are also intended to coordinate an overall color scheme for the historic district for the purpose of presenting a uniform street appearance and solidifying the impression that this area is a special and identifiable district within Sioux City's downtown.

The recommended colors for major decorative trim and details, for sign backgrounds, and for awnings are dark green (a known historic color) and burgundy. Accent colors are sand colors (natural colors) and beige. For sign lettering, gold letters on a dark background read well as do black letters on a light background. Select from these colors or the wide range of shades and tones within each color group.

Specific colors to avoid in this historic district include yellows, oranges, pinks, white, pastels and fluorescents.

Outdoor Sidewalk and Alleyway Seating

The city of Sioux City, for the purpose of serving food and alcohol, may allow outdoor seating areas on the public sidewalks and vacated city-owned alleys within Historic Fourth provided that building owners meet certain criteria. Restaurants and bars or pubs wishing to serve food or alcohol on the public sidewalks and alleys must apply for a temporary encroachment permit through the City Manager's Office and comply with the guidelines specified below. These guidelines are written for the purpose of providing a defined boundary between the outdoor serving area and the public walkway. They are intended to maintain adequate pedestrian circulation and to allow a lively, traditional use of public walkway within a historic district. All outdoor, sidewalk and alley seating areas must comply with the stipulations enumerated in the temporary encroachment permit and with the following:

- ❖ Seating areas must be enclosed within a clearly defined, but temporary, boundary. The seating and boundary must be limited to a width of 7 feet as measured across the sidewalk perpendicularly from the building. If the seating area is located in an alley, the boundary must be limited to 8 feet as measured across the alley perpendicularly from the building. In the event that neighboring property owners who abut an alley desire outdoor seating, the boundary shall be placed such that the seating area allows a minimum of 4 foot pedestrian right of way through the alley;
- ❖ The boundary shall consist of a black wrought iron or wrought iron-type, decorative fence that is no greater than 48 inches in height;
- ❖ In order to secure the fence, the vertical supports may be imbedded into the sidewalk however, when the fence is removed during the off-season, the imbedding mechanism must be covered with a metal plate that is mounted flush to the sidewalk so as not to constitute a hazard to pedestrians;
- ❖ Tables, chairs, and other furnishings shall not be permanently fastened to the public sidewalk;
- ❖ Tables, chairs, fencing, support structures and any other objects or furnishings to be placed in the public right of way shall not be placed on the public sidewalk or alley earlier than May 1st and shall be removed by November 1st;
- ❖ All tables, chairs and fencing shall be stored indoors, off the public right of way between November 1st and May 1st;
- ❖ Tables, chairs, fencing, support structures and any other objects or furnishings to be placed on the public right of way shall be reviewed by the City Manager's office, or their designee, for design, compliance with the guidelines, and compatibility with the historic district.

Application for Temporary Encroachment Permits are available in the City Manager's Office, 2nd Floor, City Hall.

Design Review Procedures

Property owners in the Historic Fourth district who anticipate making exterior alterations to their property must review their plans with the Planning and Zoning Division, located 3rd Floor in City Hall, to determine that the proposed alterations are in compliance with the Sioux City Municipal Code, the Zoning Ordinance and these Design Guidelines.

Questions & Answers

If my property is in the historic district, will I have to fix-up my building?

No. Having a building along Historic Fourth does not force owners to make improvements to their property. It does not limit the use of the building, require owners to erect plaques or open the building for public tours.

What added regulations are there in a historic district?

When an owner of a building in the historic district wishes to make exterior alterations which require a building permit, the owner must have those changes reviewed by a design review committee made up of the Sioux City Historic Preservation Commission and owners and tenants in Historic Fourth. If the proposed changes are in keeping with the character of the property and the surrounding district a building permit will be issued. For projects that do not require a building permit, such as painting or routine maintenance, no design review is required. The purpose of the review is not to prevent property owners from making changes to their building but to avoid inappropriate alterations that negatively affect individual buildings and the historic district.

Are there any restrictions on a sale of a building in a historic district?

No.

I am planning an exterior addition to my building which is located in the historic district. What will I have to do to get a building permit?

After you have an idea of what your addition will look like, we highly recommend consulting with the Historic Preservation commission or their city staff representative. This consultation will allow the Commission to become familiar with your project, provide you with helpful advice and outline the building permit process. Following this consultation, you may apply for a building permit; the project will be formally reviewed by the Historic Fourth Design Review Committee made up of member of the Historic Preservation Commission and Historic Fourth property owners and tenants. In addition to the construction drawings and documentation required for obtaining a building permit, you will be required to submit a sketch drawing showing your building and the proposed new addition.

What is the best advice for rehabilitating a historic building?

Some of the most basic rules to follow are: Keep all important original features. Do not remove or alter historic elements. Repair significant features whenever possible. When replacement is necessary, use material that match the original materials. Do not create a false appearance of the building. Retain later changes that provide evidence of the building's history. Avoid abrasive cleaning methods. Get professional help and use recommended rehabilitation handbooks.

Will the value of my property increase or decrease if it is located within a historic district?

Generally, historic buildings located within historic districts increase in value.

Do I have special privileges if my building is located along Historic Fourth?

Yes. Being located within a historic district allows you to take advantage of grants and low interest loans offered through programs of the State Historical Society, and the federal government. Additionally, by being located in a historic district you are helping to increase public awareness of Sioux City's historic buildings and promoting a sense of pride in Sioux City's past achievements.

Are there any tax advantages for owning and rehabilitating property in the historic district?

Yes. If your property is a "contributing" structure in the historic district, you may be eligible for income tax credits for up to 20% of the total cost of your rehabilitation. Because of the changing tax laws, you should consult a tax attorney to determine what is available for you.

I own a historic building in the district. I would like to demolish the building and construct something new. Can I plan on tearing-down the old building someday?

Possibly, but it is not recommended. However, if your plan is in compliance with all city codes and if the design review committee concurs with the demolition, you will be allowed to demolish the building. In the case of the demolition, the design review committee will consider the following:

- ❖ Whether the structure is historically important.
- ❖ The state of repair of the building.
- ❖ Whether denial of a demolition permit would create a significant economic hardship.

If I do not feel the decision of the Historic Fourth Review Committee regarding my renovation project was fair, what can I do?

You may appeal to the City Council.

How to Hire an Architect

Before you begin your project, have an idea of what you want to do and how much money you want to spend. If the project is large enough, you may want to consider consulting with an architect who is knowledgeable and who has experience working on historic buildings in historic districts.

- ❖ Make a list of potential architects:
 - Asking a friends for referrals;
 - Contacting the Iowa American Institute of Architects for names of architects at 515/244-7502;
 - Finding out who designed projects similar to yours that you like.
- ❖ Request information from a number of qualified architects;
 - Ask for qualification including examples of historic restoration work;
 - Ask for references
- ❖ Review and evaluate the information considering the following;
 - The size of the firm and the number of years it has been in practice;
 - Experience and past projects;
 - Their ability to work within budget/time schedule
 - Cost of services;
 - Experience working on historic building projects in historic districts;
 - Management ability;
 - Knowledge of building codes, zoning issues and special historic district requirements.
- ❖ Consider interviewing personally two or three architects making sure that the people you interview will be the people working on the project.
- ❖ Make a selection looking at design quality, technical competence, experience, cost and organization.
- ❖ Hire an architect who is responsive to your needs, listens carefully and makes you feel comfortable. You may be working with this architect for quite awhile. It is important that you trust the architect's judgment and ability.

Where to Get Help

Sioux City Historic Preservation Commission
 City of Sioux City, City Hall
 405 6th Street,
 Sioux City, IA 51102
 712/279-6159

This is an advisory body to City Council. It was formed by ordinance in 1991 for the purpose of promoting and protecting the city's historic resources

City of Sioux City
 Inspection Services Division
 405 6th Street
 Sioux City, IA 51102
 712/279-6120

This city department issues all building permits and reviews all building plans for compliance with the city's electrical, fire, plumbing and zoning codes.

State Historical Society of Iowa
 Community Programs Bureau
 Capitol Complex
 Des Moines, IA 50319
 515/281-5111

This state agency oversees all preservation programs including architectural surveys, preservation plans, National Register nominations and evaluations and related activities. This agency can provide technical advice to building owners in the Fourth Street historic district.

History: 515/281-3306
 Architectural History: 515/281-8697
 Architect: 515/281-8637
 National Register: 515/281-4137

The Historic Resource Development Program (HRDP)
 515/281-6194

A State Historical Society program that provides grants for rehabilitation for historic properties and other preservation activities.

Federal Investment Tax Credits
 515/281-8637

This program provides a federal incentive for the rehabilitation, restoration or preservation of historic properties by making investment tax credits available to owners of qualifying income producing property.

Iowa Chapter of the American Institute of Architects
 512 Walnut Street
 Des Moines, IA 50319
 515/244-7502

The Iowa Chapter provides professional references to individuals seeking an architect.

Technical Preservation Services Branch
 Preservation Assistance Program
 National Park Service
 US Department of Interior
 P.O. Box 37127

Washington, D.C. 20013-7127

Sets preservation standards and guidelines for work undertaken on historic buildings. Develops technical preservation information for federal agencies, state and local governments and individuals.

National Park Service
Rocky Mountain Regional Office
Division of Cultural Resources
12795 W. Alameda Parkway
P.O. Box 25287
Denver, Colorado 80225
Approves nominations to the National Register of Historic Places.

National Trust for Historic Preservation
Midwest Regional Office
53 W. Jackson Boulevard, Suite 1135
Chicago, Illinois 60604
312/939-5547
The National Trust is the nation's leading nonprofit historic preservation group. It provides professional advice, coordinates preservation groups, administers grant and loan programs, issues publications and conducts seminars.

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