

APPENDIX I: STREETSCAPE DESIGN RECOMMENDATIONS

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1 Intent

The intent of these standards is to codify design elements for future infrastructure investments by public agencies, and for repair and maintenance activities undertaken by private utilities within the District's public rights-of-way. The design standards herein address such issues as construction materials, street trees, and light standards (among others), which collectively help to reinforce the underlying theme established for the District. The adoption of such design standards by the City would ensure that the integrity and character of the District would withstand the test of time.

2 Paving

Paving is an important unifying element in streetscape design. Paving patterns can guide movement, define spaces and provide visual interest. Paving patterns, colors and textures can complement surrounding built elements. Well-designed paving creates order, scale and identity on the street. Once established, the paving pattern should become the organizing framework for furnishings, trees and plantings.

2.1.1 Roadways and Alleys

Historically, Buffalo Avenue and the attendant alleys were composed of brick pavers. Although the pavers have been removed from Buffalo Avenue and replaced with asphalt pavement, the brick pavers in the alleys remain, albeit mostly under a layer of asphalt. Nonetheless, this presents an opportunity to reset the brick pavers in the alleys to reinforce the District's heritage theme.

The following are guidelines for District roadways and alleys.

- Given its lower construction cost and ease of maintenance and repair, asphalt material is acceptable for street pavement, although the use of brick pavers is encouraged, if affordable.
- Alleys should be reconstructed using brick pavers. Reuse of existing brick pavers is encouraged, where practical.
- All brick pavers must be set on a concrete slab with mortar joints.

2.1.2 Curbs and Gutters

Curbs begin the transition from the roadway to the pedestrian zone. Gutters collect and carry stormwater to drainage inlets.

The following are guidelines for curbs and gutters in the District.

- All District streets and alleys should be edged with raised, 6" granite curbs. Although sandstone curbs historically lined District streets, they are currently cost prohibitive to install.
- All sidewalks should include curb ramps at all intersection corners to enable the safe and convenient movement of all pedestrians.
- Curb ramps should align with curb ramp locations on the opposite side of street. Ramps located at the 45 degree point of the curve are strongly discouraged because of the potential hazard to pedestrian/bicyclist safety.
- Curb inscriptions commemorating the District's history and its unique characteristics are encouraged.
- Proposals to incorporate gutters as interpretive or streetscape design elements would be inappropriate with District history, and are discouraged.

2.1.3 Bulbouts

Bulbouts improve pedestrian safety by creating additional sidewalk area by flaring out the curb line into the roadway. The result is three fold: 1) bulbouts reduce street crossing width for pedestrians, 2) bulbouts make pedestrians more visible in a crosswalk, and 3) bulbouts force drivers to slow down when they turn the corner, making the crosswalk safer

and more comfortable for pedestrians.

Although roadway widths in the District are relatively narrow, the use of bulbouts is appropriate to strengthen the pedestrian-orientation of the neighborhood and to reduce vehicular speeds.

The following are guidelines for bulbouts in the District.

- Bulbouts should be created appropriately through continuation of the raised curb, and should not be merely suggestive (e.g. colored/ stamped concrete set in the roadway).
- Bulbouts should be installed along Buffalo Avenue and the streets intersecting Buffalo Avenue with the exception of Holly Place, which already has a short crossing distance.
- A mid-block bulbout opposite Riverside Drive should be installed to shorten walking distance across Buffalo Avenue, and to draw pedestrians toward Riverside Drive and the State Park.

2.1.4 Sidewalks

Sidewalks not only give pedestrians access along streets, but also contribute to unifying a streetscape. Historically, District sidewalks have been constructed of various materials, including brick, concrete, slate, and even a time when none existed. Unfortunately, existing District sidewalks lack uniformity, as they are composed of various materials (including a segment of 4th Street with no sidewalks).

Of related concern, sidewalks in the District have traditionally been attached to the curb. However, such configuration precludes space for a tree lawn, which would provide room for street trees and other streetscape elements close to the curb as well as a storage area for snow. Despite the historical precedent, a detached sidewalk is strongly preferred throughout the District because it would enhance the beauty, safety and shared common space in the neighborhood.

The following are guidelines for sidewalks in the District.

- Five feet is the minimum width for sidewalks in the District.
- Detached sidewalks should include a tree lawn of five feet minimum, planted with trees and grass. Street lighting and vehicular-related signage should also be located in the tree lawn, adjacent to the roadway, to improve overall neighborhood safety and appearance..
- Although District sidewalks historically were composed of sandstone, such material is currently cost prohibitive to install. Exposed aggregate concrete is the preferred material for District sidewalks. Concrete should be a minimum of 4 inches thick, meeting industry standards for concrete mix, finishing, curing and sealing.
- Installing pavers in the sidewalk is strongly discouraged because over-designed patterns may become extravagant or dated, and hazardous gaps may result from settlement variations among differing materials.
- All pedestrian walks must be installed with no gaps or joints larger than 1/4 inch.

2.1.5 Crosswalks

Generally incorporated at signalized intersections in most areas of the city, crosswalks demark safe areas for pedestrian street crossing. However, including crosswalks within the District, which only has traffic signals on its periphery, is appropriate because of the pedestrian scale of the District and because crosswalk materials and pattern are used as an important unifying feature of the District.

The following are guidelines for District crosswalks.

- Crosswalk pavement must contrast with the adjacent street pavement through color or texture. Drivers need to know where to stop or look for pedestrians and pedestrians need to know where they can rely on crossing the street safely.
- Crosswalk surfaces should not be slippery, create tripping hazards, or be difficult to traverse by those with diminished mobility or visual capabilities. Granite and cobblestones are examples of materials that are aesthetically pleasing, but may become slippery when wet or be difficult to cross by pedestrians who are blind or using

wheelchairs.

- Brick pavers, interlocking concrete pavers, and precast concrete pavers are durable and offer a range of colors and shapes. The use of asphalt pavers is discouraged because they tend to lose color more quickly and require more frequent maintenance than other pavers.
- Brick pavers are the preferred material for crosswalks and should match, as much as possible, the brick pavers used in the alleys to help contribute to District theme and overall uniformity.
- Use only pavers specifically designed for crosswalk/sidewalk use according to industry standards.
- Pavers must be set on a concrete slab with mortar joints and not on a sand base.
- Crosswalks could be alternatively composed of concrete with a brushed finished and generous trowels markings. An exposed aggregate finish would also be acceptable.
- Selected crosswalk material must be utilized at all District crosswalks for overall uniformity.
- Install “stop bars” at all crosswalks, even where no traffic control device exists, to outline the crosswalk. White colored pavers are strongly preferred over paint or vinyl street marking material.
- A special paving treatment in the center of the Buffalo Avenue-4th Street intersection would highlight this crossing and would serve as a traffic calming measure. For this reason, pavers that differ from the crosswalk, yet are complementary to their color and texture, are preferred.

2.1.6 Paving Not Recommended

- Stamped concrete is strongly discouraged on sidewalks or elsewhere in public rights-of-way because of appearance, difficulty of snow removal, poor durability and future repair difficulties. Patterned paving in tree lawns is not recommended because it visually calls attention to an area that should not be a focus.
- Seeded concrete (i.e., aggregate placed on top of curing concrete) and epoxy concrete are not acceptable because of appearance, poor durability and maintenance concerns.
- For pedestrian safety, use of any glazed product or smooth, slippery surface product should not be used in pedestrian traffic areas.
- Any thinset material should not be used because of maintenance concerns.
- Any clay brick product other than paving brick should not be used because it may be difficult to maintain and the product’s resistance to freeze-thaw damage may not be adequate.
- Any material that is so textured or patterned that it may cause a tripping hazard, should not be used.

3 Lighting

Lighting and lighting fixtures play an important role in the character, function and security of a streetscape. The existing pedestrian-scaled light standards contribute to the unique character of the District, and therefore should be retained. Additionally, the low, decorative light standards can accommodate street-level placement of signage, hanging flower baskets and other neighborhood-defining elements that would further enhance the District and reinforce its heritage theme.

The following are guidelines for District lighting.

3.1.1 Style and Materials

Lighting style and materials should integrate with the architectural or historical character of the area.

- Although gas lights were used when the earliest residences were built in the District, the current Central Park luminaires reflect the time period when lamps were first electrified. Therefore, the current historic-based lighting is appropriate to the image and history of the area, and is the preferred style for the District.
- Poles should be well articulated with enough detail to create a range of scale for the pedestrian whether near or far away. Flutes, moldings or other traditional details are strongly preferred.
- Pole and base colors must be painted black to match other streetscape elements.

- Single luminaires are highly preferred over multiples, which should be considered only for special locations such as gateways or entry points of a district.
- Luminaires are to be translucent or glare-free, utilizing obscure glass or acrylic lenses.
- Luminaires should utilize 100-150 watt high-pressure sodium lamps to provide consistent light color and intensity levels throughout the District.
- Light shields may be installed on street lamps to more efficiently direct light to the ground and to reduce light pollution affecting adjacent structures.

3.1.2 Spacing and Location

Locate lights as part of an overall system that organizes other street elements such as trees, benches, and paving.

- Lights should be placed at least 2 feet from the back of the curb to allow room for car bumpers and door swings. Align with street trees where possible.
- Luminaires should be a minimum of 10 feet and a maximum of 12 feet above sidewalks to avoid glare into upper windows and to provide sufficient lighting at ground level.
- Lights should be spaced three to four times mounting height, or roughly 30 to 50 feet apart, to provide a pleasing effect and to ensure room for street trees and other furnishings.

4 Street Trees

Trees give many benefits to the District. They supply shade, buffer wind, sun and bad views, help clean the air and reduce glare. Street trees are the most important tool for buffering people from cars. They create a pedestrian space, make the street more comfortable and provide beauty year-round. Without street trees, pedestrians are exposed to the sun and the car with little sense of comfort. Street trees should be a major part of the District's ambient setting.

The following are guidelines for District street trees.

4.1.1 Tree Location

Consider mature tree size before planting so that trees have room to grow. Where signs, lights, overhead or underground utilities, utility poles and fire hydrants would limit mature tree size, adjustments in species or location should be considered to minimize excessive pruning.

- Plant trees with regular spacing in straight rows to create a continuous street edge. Adjust spacing only slightly for driveways and lights.
- Locate trees in a straight line midway between the curb and detached walk even where the width of the tree lawn varies.
- Plant trees 30 to 45 feet on center for most species. Reduced spacing may be appropriate depending on the space and species.
- When replacing trees in an existing row, select new trees of similar characteristics to those being replaced, including form, scale, texture and color.

4.1.2 Tree Size

Trees should be large enough to add substantial shade and to reach a height appropriate to surrounding buildings. At mature size, residential street trees should form a continuous canopy to reinforce the street space and frame vistas.

- Trees when planted in tree lawns should be 2 inch caliper, minimum. Note that under the favorable conditions of an appropriately sized tree lawn, trees should grow fairly quickly and enhance the streetscape.
- The branching height of mature trees on the traffic side of the street should be no less than 13 feet above the street.
- The branching height of mature trees on the pedestrian side of the street should be no less than 8 feet above the sidewalk.

4.1.3 Tree Selection

All trees should fit the microclimate, soils, sun, moisture and maintenance environment in which they are planted. Trees selected for urban streets should be able to endure pollution, compacted soils, minimal water, and low maintenance.

- Trees near walks should be thornless and fruitless to minimize maintenance and to reduce pedestrian hazards.
- They should be strong wooded, resistant to most diseases and insects, single trunked, with upright growth and a medium to long life expectancy. Branches should resist breaking.
- Trees that require minimal water should be considered, as watering needs and soil conditions significantly affect the root structure.
- Niagara Falls' unique climate and soils limit the variety of species which are recommended for street tree planting. Only the species that best meet the selection and size guidelines for most conditions are preferred for their dependability, low maintenance and drought resistance.
- Tree species and planting plan must be approved by a certified arborist.

5 Furnishings

Street furnishings are important functional elements and amenities of the streetscape. They should be designed to be attractive and unified within the District. Maintenance, safety and comfort are primary considerations in the design and placement of street furnishings. All furnishings placed in the right-of-way should be of high quality, designed for outdoor use, require minimum maintenance, and meet safety requirements of CNF Department of Public Works and New York State Department of Transportation, where applicable.

5.1.1 Neighborhood Monuments

Because the District is a distinct, identifiable neighborhood, identity monuments at key locations would be appropriate to help create a sense of place and to reinforce the neighborhood identity. Entry monuments would enhance the District's character and could become a source of pride for neighborhood residents.

The following are guidelines for monuments in the District.

- Entry monuments should be integrated into a total design of typical elements such as trees, ornamental lighting, paving patterns, walks and buildings. Moreover, the scale, character, shape, materials and location of entry monuments must be planned and consistent for the entire neighborhood.
- To signify its connectivity importance between the downtown area and the State Park, 4th Street shall have prominent, i.e. major, entry monuments at its intersections with Rainbow Boulevard and the State Park Access Road. Less prominent, i.e. minor, monuments should be placed at the 1st Street and Daly Boulevard entries of Buffalo Avenue. Additional minor monuments should be placed along Rainbow Boulevard at 3rd and 6th Streets.
- Appropriate scale and proportion are critical to the sense of arrival and entry. Monuments must be effective at the pedestrian and vehicular scale.
- Monument design should embody elements of form and detail which represent and identify the neighborhood. The monument should make a reference to the character of the shared vision of the District.
- All monuments shall be composed of native stone, which can be augmented with iron detailing. Any iron elements must be painted black to be compatible with other street amenities and furnishings.

5.1.2 Benches

Benches expand opportunities for people to use the street, especially at key points of interest. Benches may be provided where space allows for a clear pedestrian walking zone and separate seating areas. However, given the residential nature of the District, placement of benches warrants careful consideration so as not to encroach on the private domain.

The following are guidelines for benches in the District.

- Benches should be placed at nodes of activity, such as bus/ trolley stops, the Buffalo Avenue-4th Street intersection, and locations offering scenic views of the State Park.
- Benches are permitted in front of commercial uses and high-density residential developments.
- Benches should be durable and comfortable. Avoid sharp edges and poorly designed or fabricated furniture. Metal, painted black, is the preferred material.
- Bench design should reflect the late 19th-early 20th century period to complement the style of the surrounding architecture and other furnishings.
- Benches should be secured permanently to paved surfaces for safety and to avoid vandalism.
- Benches should not interfere with plant materials or pedestrian circulation.

5.1.3 Trash Receptacles

Trash receptacles should be easily accessible for pedestrians and trash collection. Their design should relate to other site furnishings as well as building architecture. They must be carefully placed to be unobtrusive yet effective, and arranged with other streetscape elements into functional compositions.

The following are guidelines for District trash receptacles.

- Trash receptacles should be designed to fit anticipated use and frequency of maintenance. Covered tops and sealed bottoms should be included to keep the contents dry and out of sight at all times.
- Trash receptacles should be designed in two pieces. The inner container should ensure easy trash pickup and removal and an outer shell should blend aesthetically with the other streetscape elements.
- Trash receptacles should be conveniently placed near benches, bus stops and other activity nodes; however, they should not be placed directly adjacent to benches.
- Trash receptacles should be firmly attached to paving to avoid vandalism.

5.1.4 Medallions and Markers

Medallions and markers contribute to the unique character and identity of the neighborhood as well as reflect the rich historical and cultural heritage of the District. These streetscape elements also help enliven the neighborhood's sense of place and contribute to a visually unified District.

The following are guidelines for medallions and markers in the District.

- In Niagara Falls, NY, the Niagara Falls Historic Preservation Commission adopted on April 6, 2005 the City of Niagara Falls Historic Signage. All medallions and markers must conform to this adopted standard.
- Despite higher costs, Bronze plaques are strongly preferred over aluminum or zinc plaques because of their superior durability and better visual quality.
- If aluminum or zinc plaques are used, they should be painted in bronze on a black background to better match other streetscape elements.

BUFFALO AVENUE HERITAGE DISTRICT

APPENDIX J: ARCHITECTURAL DESIGN STANDARDS

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1 Introduction

1.1 Overall Intent

The standards outlined in this document are focused on components of individual structures that collectively contribute to the overall character and identity of the Buffalo Avenue Heritage District (herein after referred to as the "District"). It is not the intention of these standards to in any way discourage contemporary design, which through careful attention to siting, landscaping, scale, and materials may be complementary to existing heritage structures. Rather, the standards herein are intended to establish criteria by which alterations to existing buildings as well as construction of new

buildings can be measured. Some of the standards are precise whereas others are, by necessity, more general, allowing a range of alternative solutions. The standards have been specifically tailored to preserve, enhance and reinforce the unique qualities of the District. It is important to note that these standards shall not be construed to prevent the ordinary maintenance or repair of any exterior feature in the District which does not involve a change in design, material or outward appearance.

1.2 District History and Planning Principles

The history of Buffalo Avenue from Main Street to John Daly Boulevard (formerly Quay Street) is unique to Niagara Falls. This area was the first to be settled by the Europeans who came to America. Prior to the beginning of the 19th Century, the area we know as downtown Niagara Falls was not a populated, situated community. Before the arrival of the Porter brothers, Native Americans (the Neuters and later the Senecas) were associated with the area around the Falls and there were Indian settlements near the French (and later English) forts along the Niagara River.

The community settled and developed by the Porters and their associates was from the outset intended to be an industrial city. The presence of water for transportation of goods, and especially for power, made this the ideal spot for manufacturing and trade. The mid-19th Century hydraulic canal and later hydroelectric power plants brought the dream of these early settlers to reality. The leading families of the young community, the Porters, the Whitneys, the Rankines and Henry Perky, were all somehow associated with industry and all lived on Buffalo Avenue. Only the Schoellkops were missing, having their estate on Main Street. They were all making industry happen at the dawn of the 20th Century.

Every American city at that time had a fine residential street like Buffalo Avenue (Buffalo's Delaware Avenue and Cleveland's Euclid Avenue are contemporary examples), but only Buffalo Avenue had among its finest residences one of the largest factories in the City: Henry Perky's Shredded Wheat Factory, which came to be known as the "Palace of Light". That Henry Perky lived across the street from his factory was not unusual, however the fact that the owners and managers of other factories chose to build fine mansions next to his factory, is unprecedented. For this reason, Buffalo Avenue had, within an approximately six block stretch, an identity that was both high-end residential and industrial.

The vision for the future of the District reflects this unique relationship. Stemming from the Niagara Falls Strategic Master Plan's call for protecting stable residential areas, and for preserving and enhancing heritage resources, the theme of the District consists of the following principles:

1. **Park Neighborhood:** The Niagara River (the "River") and Niagara Falls State Park (the "Park") are significant natural assets that form the southern boundary of the District. The District should be considered as an extension of the Park that connects the River and Park with downtown Niagara Falls.
2. **Unique Historic Character:** The historic development of the riverfront and simultaneous development of industrialist's homes side-by-side with the Shredded Wheat Factory are unique to the City of Niagara Falls. Remnants from this important period in the City's history should be celebrated, restored and reinforced through strategic public and private investments.
3. **Variety of Development Opportunities:** Individual residences and small- to medium-scale buildings should be encouraged to reinforce the eclectic mix of quality historic structures and uses. The precedent of the "Palace of Light" presents an extraordinary opportunity to recall this unique juxtaposition in a sizable, infill development.
4. **Downtown Destination:** The District's proximity within downtown Niagara Falls makes it part of a larger regional attraction. Improved physical and visual linkages should be promoted to capitalize on tourist visits to the downtown area.
5. **Sustainable Community:** Home to one of the earliest developments of renewable energy resources in the United States, Niagara Falls is positioned to remake itself as a sustainable city. The District should be a focus of

sustainable community values through the promotion of green building technology, regenerative development, environmental health and social equity.

1.3 Contextual Influences

Determining a period of significance is a required first step in establishing a design theme for a heritage district, as it aids in understanding what was located there historically and what remains as evidence of that historic past. Further, the period of significance establishes important context and serves as a reference guide to the rehabilitation and restoration of existing structures and the design of new in fill buildings. The period of significance for the District has been determined to be mid-19th to mid-20th centuries – the period when Buffalo Avenue was established itself as home to the City's industrialists.

The following building styles, concurrent with the period of significance, are present in the District, and form the basis for District design standards.

i. mid-19th Century

1. Greek Revival
2. Gothic Revival
3. Vernacular worker cottages

ii. late-19th Century

1. Italianate
2. Queen Anne

iii. Early 20th Century

1. Arts and Crafts

iv. 1920's-30's

1. Neo-Classical
2. Georgian
3. Tudor
4. Italian (Spanish) Colonial

Refer to Attachment 1: Historic Architecture Index for descriptions of these styles and examples from the District.

1.4 GOALS AND OBJECTIVES OF DESIGN STANDARDS

The primary goal of these design standards is to specify site planning, site design and architectural design requirements that reinforce District identity and character, thereby strengthening its sense of neighborhood and place. Design standards will apply to new construction, adaptive reuse and rehabilitation projects funded through the USA Niagara development Corporation. Specific goals and objectives for these standards are as follows:

Goal 1: Support economic development and redevelopment

Objectives:

- Facilitate on-going economic development initiatives being advanced by local/state agencies by fostering an urbane and active setting for development and redevelopment projects.

- Ensure that public investments to foster new development and redevelopment result in an appropriately-scaled and high-quality urban environment.
- Support development and redevelopment of vacant and underutilized land in the District in a manner consistent with neighborhood context.
- Promote land value increases and tax base expansion.

Goal 2: Support local and regional planning policies and strategies

Objectives:

- Support and implement current development policies outlined in public plans and projects by incorporating standards consistent with the overall objectives of the *Niagara Falls Strategic Plan*, *City of Niagara Falls Comprehensive Plan*, and *USA Niagara Development Strategy*.
- Realize supporting development to build upon various existing and planned tourist-oriented projects such as the Seneca Niagara Casino and its associated resort facilities; Conference Center Niagara Falls; and the Niagara Experience Center.

Goal 3: Facilitate the creation of a park-like, pedestrian-scaled, residential and mixed-use District

Objectives:

- Promote the identity of the District and the natural beauty of the setting by maximizing opportunities for extensions of the park landscape into the District, and the complementary development of the public streetscape.
- Enhance the safety, comfort, and enjoyment of downtown Niagara Falls by non-vehicular users including pedestrians, bicyclists and transit patrons.
- Maximize retail, entertainment, lodging, and residential choices.
- Promote well-designed and active streetscapes that appropriately leverage public infrastructure and grant investments.

Goal 4: Protect and enhance the historic character of the District

Objectives:

- Preserve remaining historical fabric and limit any further erosion to the built form.
- Provide design guidance to existing property owners in order to restore and promote design quality to individual structures, which in turn contribute to the District as a whole.
- Reinforce the District's distinctive identity by ensuring mass and form of new development fits within the existing fabric.
- Encourage and support new development that is attuned with existing design elements and respects the heritage of unique, high-quality structures within the District.

Goal 5: Support sustainable community principles and promote healthy, ecologically responsible development

Objectives:

- Conserve natural systems such as topography, vegetation and habitat, and site hydrology.
- Extend native vegetation consistent with Frederic Law Olmsted's intentions for the Niagara Reservation into the District.
- Support green building practices by encouraging the pursuit of the *U. S. Green Building Council's* LEED Certifications for rehabilitation and new construction activities.

1.5 Program Area and Application of Standards

The primary program area for which District design standards apply encompasses all buildings and parcels identified in Figure ___.

1.6 Rules of Interpretation

In interpreting and applying the provisions of District design standards, they shall be considered the minimum requirements adopted for the promotion of the objectives of the USA Niagara Development Corporation program. When used in the context of this document, the following rules of interpretation shall apply:

- Words/phrases such as “shall”, “will”, “must”, “is required”, etc. indicate standards to which adherence is specifically required.
- Words/phrases such as “should,” “is encouraged to,” “is desired,” “is recommended to,” etc. indicate standards that are strongly desired in the context of USA Niagara’s program objectives and should act to influence the design associated with the application, but are not mandated.
- Words/phrases such as “acceptable,” “satisfactory,” “adequate,” etc. indicate standards that while not meeting the full intent of USA Niagara’s program objectives, represent an adequate approach to meet a particular standard, if the applicant can demonstrate an inability (in terms of site configuration, existing building components, physical constraints and/or requirements associated with other laws or regulations) to fully meet a recommended approach.
- Words/phrases such as “may”, “allowed”, etc., indicate permissible, but not required actions.

1.7 Definitions

The following definitions refer to terms, words, and phrases used in outlining permitted activities specified under these design standards. Where a term is not specifically defined herein, its common dictionary definition shall be utilized.

Agency. The USA Niagara Development Corporation.

Artful. A one-of-a-kind design that reflects the skills and talent of an artist, graphic designer, or other design professional.

Awning. A roof-like structure of fabric or other tensile material, stretched over a frame as a shelter from the weather.

Balcony, Terrace, or Porch. An unenclosed area on an upper floor level of a building or structure, extending outward from or abutting an exterior wall, with or without a roof.

Belt course. A horizontal band of masonry across the exterior of a building that stands out visually.

Building. Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or goods. When such a structure is divided into separate parts by one or more un-pierced walls extending from the ground up, each such part shall be deemed to be a separate “building.”

Building Height. The vertical distance measured from the mean grade elevation of the lot to the highest point of building, including projections.

Canopy. A fixed projection extending outward from an exterior building wall, intended to provide shelter and/or as an aesthetic element of a façade design.

City. The City of Niagara Falls, New York.

Column. A vertical building member intended to support a roof, cornice, or other horizontal member/element of a building or structure.

Contributing Building. An existing building whose architectural design contributes to the theme of the District. Contributing buildings in the district that are National Register eligible are subject to the Secretary of Interior's Standards for rehabilitation.

Cornice. A building façade element consisting of a horizontal molded projection that crowns or completes a building or wall and/or separates the street oriented portion of a façade from its upper portion.

Courtyard. An open space enclosed partly or wholly by a building.

Developer. An individual, partnership, corporation, or entity, either private, public, or private/public partnership, which is designated to be eligible to receive USA Niagara grant funds for purposes of development in accordance with these urban design standards.

Development Area. The sum of the gross floor area of the several floors of a building or buildings, not including subsurface facilities (e.g., basements, subsurface parking facilities) or rooftop spaces.

Easement. Authorization by one property owner for use of all or a portion of his/her property by another person/entity for a specific purpose.

Façade. A front side(s) of a building, particularly those side(s) given distinguishing treatments along a public right-of-way and/or street.

Fascia. A flat horizontal band or member between moldings as part of a building façade, sometimes as part of a classical entablature, and often as the location for business signs in a storefront design.

Forecourt. An open court located along the frontage of a building on a public right-of-way.

Frontage. The linear distance of a lot or parcel that abuts a public right-of-way.

Lot. A parcel of land for occupancy by a building or use and the accessory buildings or uses customarily incident to it, including such open spaces that are arranged and designed to be used in connection with such building.

Corner Lot. A lot of which at least two adjacent sides abut for their full lengths upon streets.

Interior Lot. A lot other than a corner lot.

Through Lot. An interior lot which runs through a block from street to street.

Open Space. A part of a lot or building that is open and unobstructed to the sky (excluding awnings and similar projections), such as courts, esplanades, colonnades, yards, and roof terraces, but not including surface parking areas.

Parking Garage, Private. An accessory building or portion of a main building, used for the storage of motor vehicles as an accessory use.

Patio, Sidewalk. A seasonal, unenclosed extension of the ground floor use of a building or structure to accommodate outdoor dining and/or display of merchandise, extending from or adjoining a ground-floor exterior wall of a principal use/building on a parcel, either abutting or extending onto the adjoining public sidewalk of the subject property.

Paved. Use of blacktop, asphalt, concrete, paving stones or other similar substance to create a smooth, dust-free surface, including bituminous penetration, but not the use of dirt, clay, slag, loose stone and/or gravel.

Pilaster. A building façade element consisting of a vertical molded projection set into a wall that resembles a column, often including a capital and base.

Portico. A porch entrance or covered walkway supported by evenly-spaced columns.

Principal Use. The primary intended use of a lot or parcel.

Sign. Any advertisement, announcement, direction or communication produced, in whole or in part, by the construction, erection, affixing or placing of a structure on any land or on any other structure or produced by painting on or posting or placing any printed, lettered, pictured, figured or colored material on any building, structure or surface; provided, however, that signs placed or erected by the City, County or State for the purpose of showing street names or traffic directions or regulations or for other municipal or governmental purposes shall not be included in this definition.

Sign, Accessory. An identification sign for the premises on which it is located or which advertises a product or service available on the premises on which it is located.

Sign, Nonaccessory. A sign which does not identify the premises on which it is located or advertises a project or service which is not available on the premises on which it is located, and shall include billboards, ground signs and pole signs, as well as any other device to be used for similar purposes.

Stepback. A design feature that involves recessing the front line of the structure in subsequent upper stories in a step-like manner.

Storefront. One or more portions of a retail or commercial building that abuts a street face or other type of public right-of-way.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Street. A public right-of-way designated for the conveyance of vehicles, pedestrians, and other modes of transportation. This definition also includes non-vehicular public rights-of-way, such as the Old Falls Street Pedestrian Mall.

Street, Major. In the context of these standards, primary commercial streets in the Agency's downtown Niagara Falls program area, including Third Street, Old Falls Street, First Street, Niagara Street, and Rainbow Boulevard.

Street Wall. A continuous wall face created by a collection of building façades of commercial and/or mixed-use buildings along an urban street.

Transom. A window or fenestration in a building façade located above an opening such as a door or display window oriented horizontally and/or built on a horizontal crossbar; sometimes hinged on the top to allow it to swing open for ventilation.

Yard, Front. An open space extending the full width of a lot measured from a front property line abutting a public right-of-way to the nearest exterior wall of the building (excluding exterior porticos, porches, terraces, or similar partially enclosed structures). A lot may have more than one front yard depending on the number of public rights-of-way upon which it abuts.

Yard, Rear. An open space extending the full width of a lot bounded in rear by the rear property line and bounded in the front by the nearest point on the rear-most building or structure on said lot or parcel.

Yard, Side. An open space extending from the front yard to the rear yard and lying between the side property line and the nearest building or structure on said lot or parcel.

2 Site Planning and Site Design Standards

2.1 Overall Intent

Site planning and site design involve the placement and design of various features associated with a project – buildings, walkways, landscape, and parking – and the relationship of these features to the street and adjacent buildings.

The standards in this chapter are intended to define relationships, characteristics, and coherence of site features in order to ensure projects contribute to the District's theme.

2.2 Building Siting and Site Design

"Street walls" define the edges of urban corridors, which together with sidewalks/streets and the sky plain, form spaces and exterior activity areas that urban designers often refer to in the metaphor of an "urban room."

Standards

- Building location and spacing should be consistent with existing patterns on the block. New buildings should be positioned to conform to the established setback (minimum 10 feet and maximum of 25 feet from the public right-of-way).
- Width of new buildings should be consistent with existing buildings.
- Structures should be sited in such a way that is appropriate for the form and style of the structure and, where applicable, complements adjacent building siting and orientation.
- Except in limited situations in campus or estate-style development (see below), the primary entrance to a principal structure shall be required to front upon a public street.
- Campus or estate-style site arrangements (i.e., involving two (2) or more principal buildings on a single lot of record) may be permitted on lots of one (1) acre or greater in area, provided that either: 1) one or more of the principal structures on the campus or estate is placed along the lot frontage in accordance with the established front yard setback (minimum 10 feet; maximum 25 feet); or 2) campus or estate structures are oriented inward with a landscaped forecourt and a front ornamental wall or fence is placed within the established front yard setback (minimum 10 feet; maximum 25 feet) to support continuity of the street wall. See Section 1.13 Walls and Fences for information on wall and fence design.
- Entrances to private parking garages shall not front upon a public street, but may front upon a public alley right-of-way.

2.3 Arrangement of Uses within Structures

Although the District is predominately zoned for residential uses, the proposed update to the City's Zoning Code would allow in the District a limited range of commercial uses, which are currently prohibited. For this reason, it is important to provide guidance on the arrangement of uses within structures. Accordingly, this section pertains to the location and arrangement of uses within a building with intent of encouraging maximum opportunities for pedestrian-scaled, street activity.

- Active uses that engage pedestrians shall be located along the ground floor of buildings on all street frontages.
- In mixed-use buildings, residential uses should be located on the second floor and higher. Office uses that do not typically attract high pedestrian traffic can also be located on the second floor.

2.4 Driveways and Parking

The historical configuration of the neighborhood typically allowed no more than two vehicles at each property. The Buffalo Avenue addresses (and some of the Riverside Drive, Whitney Place and Hillcrest houses) had parking accessed

from the rear via publicly- or privately-owned alleys. This section governs the overall orientation, placement, and design of driveways and parking garages in the context of enhancing street-level appearance and activity in the program area.

2.4.1 DRIVEWAYS

- Driveways shall be a maximum of 10' wide when located in front yards.
- Driveways should be composed of exposed aggregate concrete or unit paver material. Asphalt is acceptable. Loose rock or compacted soil is not acceptable for drives.
- Driveways should extend toward the rear of the property where a garage would be located.

2.4.2 GARAGES

- Parking garages that are an accessory use to a commercial or mixed-use building shall be designed to be integral to an overall building design, with consistent materials and massing of the principal building/use.
- Private garages shall be located at the rear of the lot, or with a minimum front setback of 35 feet from the public right-of-way. Detached garages are preferred -- possibly connected to the main building through the use of breezeways.
- Private garages should utilize colors and massing that coordinate with the site's primary structure.
- Where possible, garages shall be located on alleys in order to maintain the historical pattern, and to minimize pedestrian/vehicular conflicts along the building frontages on major streets.
- Where a configuration of a parcel prohibits preferred siting of a parking garage as noted above, façades along street frontages shall conform to the overall principals of the architectural standards in Chapter 3.

2.4.3 SURFACE PARKING LOTS

- Off-street parking must be behind or to the side of the building. Rear alley access to parking areas should be encouraged when available, especially for multi-family dwellings or mixed-use structures.
- The siting of rear parking lots is encouraged to include locating lots to allow vehicles to travel from one private parking lot to another without having to enter the street (i.e., reciprocal access).
- Where feasible, access driveways to rear parking lots are encouraged to be located on minor side streets or alleys in order to minimize pedestrian/vehicular conflicts along the building frontages on major streets.
- Where feasible, pedestrian access to rear parking lots from a major street is encouraged to be provided via pedestrian access easements.
- In certain circumstances, existing parking areas located in side yard areas may be retained provided they are adequately screened from major streets.
- If parking is visible from street, it must be appropriately screened using a combination of masonry (i.e., consistent with materials/colors in adjoining buildings) and black ornamental metal fencing (i.e., wrought iron or commercial-grade, heavy-gauge, galvanized steel with rust-proof finish) of at least four and no more than six feet in height. Incorporation of appropriate landscaping as part of such a screening technique is required.
- Unacceptable/prohibited methods of parking lot screening shall include chain link fencing; stockade or other similar type of wood fencing; concrete masonry units that are inconsistent with materials used on adjoining buildings; and/or screening consisting exclusively of landscape material (i.e., given difficulty in maintaining as effective screening).
- Refer to City of Niagara Falls codes for lighting and drainage.

2.5 LANDSCAPING

The District evolved as both a residential and industrial area. The landscape should reflect those original uses, while responding to the theme of park neighborhood.

- Landscaping should respond to topography and streetscape conditions as well as building design.
- Lawns or garden plantings shall be retained in the setback area to maintain the historical relationship between buildings and the public realm.
- Landscaping should emulate the historical paradigm, which consisted of perennial plantings, flowering bushes and low borders along the front porches.
- Native species should be utilized as much as possible.
- Trees, shrubs and lawns must be regularly maintained through mowing, pruning and trimming.

2.6 Walls and Fences

Walls, fences and other types of enclosures can greatly enhance the character of an urban setting as they can become additional elements in the streetscape. However, if not appropriately located and constructed with quality materials, these yard dividers can also detract from a neighborhood's ambiance. The following are standards for walls and fences intended to ensure such partitions are positive additions to the District.

- Fence heights and materials shall be compatible with their site location and surrounding development.
- Although generally discouraged, fences in the front yard shall be more formal in design and lower in height when sited close to the street or sidewalk.
- Fences in the rear yard offer more flexibility with greater allowance for height and design.
- All side fences shall be limited to a maximum of six (6) feet in height.
- The finished side of all walls and fences must face the common property line boundary, or the public way.
- Only the following fence materials shall be allowed: painted wood, wrought iron (or aluminum closely resembling wrought iron), stone, brick or brick faced concrete.
- All other fence materials, including chain link, vinyl-clad chain link, wood stockade, PVC, plastic, or other similar materials are prohibited unless substantially screened from public view by landscaping or other means.

3 Architectural Design Standards

3.1 Overall Intent

The design standards in this chapter are primarily intended to reinforce the heritage theme sought for the District, as described in Section 1.2 by addressing architectural components of buildings. To that end, adherence to basic design criteria will help to protect the historical integrity of existing structures, as well as to ensure quality construction of new structures that are compatible with existing District building fabric. Accordingly, these architectural design standards apply to both existing buildings and new, infill construction.

More specifically, these design standards identify how existing structures can maintain design integrity through appropriate maintenance practices, restoration and, when necessary, replacement of materials or architectural components. Additionally, traditional design features of former and existing District buildings should be used to guide the design of new structures, particularly with respect to massing, scale, materials, colors, and architectural features.

The language in this chapter is not intended to dictate the use of any specific architectural style; rather it is intended to call attention to typical architectural components for the purpose of achieving a level of design continuity throughout the District. New and creative interpretations of traditional design are permitted and encouraged, provided they adhere to the general design principles outlined in this chapter.

Exceptions to these standards may be made if the proposed design is deemed to be of extraordinary quality yet compatible with the design theme and intent of the District.

3.2 Building Form and Type

Building form and type significantly influence the look and feel of the District. The building form and scale of structures in the neighborhood have historically ranged from large residential mansions to sizable apartment buildings to a factory. The following are building types that contribute to the District theme, and that are acceptable as infill development.

Architectural Style

3.2.1 RESIDENTIAL-SCALE

The existing neighborhood fabric is primarily comprised of residential structures, which have a commonality of mass and density that can be treated as a cohesive element in the District. Most of the existing residential buildings contribute to the District theme, as they were built in the late 19th or early 20th century. Because the District has lost a significant portion of residential building fabric over the past 30 years, it is critical to protect and restore this built form since it is the foundation of the heritage theme. This domestic-sized development type with varied mass blocks, bays, porches, gables, dormers, and porte cocheres should continue to be the predominant built form within the District.

3.2.2 MEDIUM-SCALE

There are a few locations within the District where a grouping of sites would allow for a medium-scale building. The former Lockeil Apartment Building that once stood at the corner of Buffalo Avenue and Third Street is a good representation of the form and size of a medium-scale development, and its design qualities, such as consistent belt courses, string courses and water tables to delineate various levels, should be emulated.

However, in order to adhere to the heritage theme, this type of development should not overwhelm the District landscape with respect to both scale and quantity. Over-use of this development type would diminish the focus on the residential-scale development. Nonetheless, medium-scale development is permitted in the District, but in the instances where such development could occur, careful attention must be paid to the placement and orientation of the building with respect to neighboring residential scale development. Additionally, the building shall be primarily a residential use with retail space limited to 5,000 square feet at the ground level. Large, non-residential construction would be wholly inappropriate to the District theme.

3.2.3 400 BLOCK OF BUFFALO AVENUE (NORTH SIDE)

During the District's period of significance, the north side of the 400 Block of Buffalo Avenue was home to the aforementioned Shredded Wheat Factory. This ancestry provides a unique precedent for construction of a large infill building in the core of the District. However, due its size in square feet and height, such development would not be permitted under the proposed CNF zoning amendment. Nonetheless, special consideration for this site should be allowed in order to help reinforce the residential/industrial coexistence stated in the theme, provided stringent adherence to design standards is met.

The following are design standards specific for a unique development opportunity on the north side of Buffalo Avenue's 400 Block. These standards are in addition to all other design criteria herein. Should residential-scale or medium-scale development occur on this particular site, these standards would not apply.

- This site should be developed as a focal point of the District based on the historic precedent of the Shredded Wheat Factory, i.e., the "Palace of Light".
- Any such development must be a mixed use facility with retail space on the first floor.
- The building should be oriented along the existing alley and have varied setbacks from Buffalo Avenue. The center portion of the structure should have a zero lot along Buffalo Avenue similar to the original factory.

- The building should be comprised of hipped roof lines; flat roofs are discouraged.
- Natural daylighting through large windows between masonry piers should be a significant factor in scaling and massing of the structure.
- The building should have warm colors that emulate the original factory and that blend well with existing structures in the District.
- Below grade parking is strongly encouraged. Surface parking may be permitted on what was the front lawn of the factory to provide parking primarily for the first floor retail uses. However, front yard landscaping shall provide a sufficient buffer between the parking area and the public sidewalk. Front yard green space and public amenities shall be provided consistent with the proposed public uses.

3.3 Building Height

Buildings in the District historically were 2 ½ to 3 stories in height and were comprised of varied site lines, roof shapes, projections and heights, which collectively contributed to the uniqueness of the neighborhood. However, the buildings also had similar heights and elevations that provided a level of continuity within the District. Both qualities are encouraged to continue.

- All structures shall be a minimum of 25 feet and a maximum of 45 feet in height. The 400 Block site would be an exception to this requirement, provided a proposed development conforms to design criteria outlined in Section 2.2.3. In this case, the development should be a minimum of 45 feet and maximum of 80 feet in height in order to emulate the strong presence of the former Shredded Wheat Factory.
- New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing buildings on the block.
- Wherever feasible, floor to floor heights should approximate the existing building in the block.
- When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

3.4 Materials and Surfaces

The materials and surfaces of buildings are aspects that define their individuality and express historical tastes and methods of construction. The scale and texture of material elements are specific to the era of construction. District structures were predominately constructed with traditional building materials such as wood, brick, stone, stucco and tile. Applied with a high level of craftsmanship, these materials were arranged in various combinations among the many design styles resulting in a rich architectural heritage for the District.

Accordingly, materials used in the construction or rehabilitation of structures in the District should match or be reminiscent of materials used in the highest-quality examples of residential structures in the District.

3.4.1 BUILDING FOUNDATIONS AND RETAINING WALLS

The following materials are permitted for use in the construction of foundation and retaining walls.

- Rough and cut stone
- Rusticated masonry
- Various types of high-quality concrete-based products to emulate stone or rusticated masonry finishes (e.g., cast stone)

3.4.2 BUILDING WALLS

The below materials are encouraged for use on building walls.

- Painted wood clapboard
- Cedar shingles
- Cement fiber board or wood composite materials that emulate traditional paint-able wood clapboard
- Brick masonry
- Finished/ cut stone
- Various types of high-quality concrete-based products to emulate stone or rusticated masonry finishes (e.g., cast stone)
- Stucco/ exterior plaster
- Terra cotta
- Limited types of high-impact exterior insulation and finish systems (EIFS) that involve a durable, smooth trowel finish that emulate historic stucco finishes

3.4.3 TRIM AND DETAILING

- Painted wood
- Cement fiber board or wood composite materials that emulate paint-able wood, metal, finished stone
- Masonry or formed concrete
- Various types of high-quality concrete-based products to emulate stone or rusticated masonry finishes (e.g., cast stone)
- Terra cotta

3.4.4 PROHIBITED MATERIALS

Use of the following materials are not permitted.

- Pre-engineered metal structures
- Composite (engineered) wood clapboard
- Used brick with no fired face (salvaged from interior walls)
- Imitation stone or brick made from synthetic materials such as fiberglass or plastic
- Unfinished concrete masonry unit (CMU)
- Vinyl or metal siding
- Other EIFS
- Plastic panels
- Reflective, mirrored, tinted, or opaque glass

3.4.5 MATERIALS NOT LISTED

Materials resulting from new technological advances may be permitted, subject to USA Niagara approval, provided such materials meet the overall design objectives for the District.

3.4.6 MATERIAL APPLICATION

The following standards shall apply to the application of building materials.

- Original materials on existing structures must be kept in place.
- Missing elements should be replaced using materials that match, whenever possible, the physical properties, design,

color, texture, and appearance of the original. The use of imitation replacement materials is strongly discouraged.

- Combinations of the aforementioned materials are encouraged or acceptable in the design of new buildings.
- Exterior materials should wrap around the house, rather than be applied only to the front for "curb appeal" purposes.
- Traditional building materials may be applied using modern construction techniques and practices.

3.4.7 MAINTENANCE

Proper upkeep and maintenance of surface materials is important to ensure the longevity of building components.

- Ordinary maintenance and repair of any architectural feature, which does not involve a change in design, material, color or outward appearance is acceptable.
- Deteriorated architectural features should be repaired rather than removed or replaced.
- Surface materials shall be cleaned only when necessary to remove heavy soiling or to stop deterioration.
- Surface cleaning shall be done by the gentlest means possible. Sandblasting and other cleaning methods that damage exterior architectural features are not permitted.
- Historic mortars, appropriate to the age of the building, must be used in order to protect the aged masonry.

3.4.8 PAINTING

- Wood clad structures in the District have depth and natural variances present in the material, and shall be painted or stained (colored stain) regularly and appropriately to maintain the integrity of the material.
- Masonry structures, particularly brick and stone, shall not be painted. Painting stucco surfaces is permitted.
- Masonry structures shall limit surface painting to trims and accent features on metal, wood, cornices, and window frames.

3.4.9 COLORS

The following standards shall apply to the use of colors.

- Historically appropriate paint colors shall be used to maintain and enhance the rich and varied appearance of the neighborhood.
- Color combinations shall be appropriate to the time period and architectural style of the structure.
- Property owners should reference historic palettes available at many commercial outlets for suggested colors and combinations (see *Appendix 1*)
- Coloration of masonry structures shall be achieved by use of the inherent color of natural building materials rather than the application of color to the surface of materials.
- Mortar color of existing structures must be compatible with the original mortar of the building.
- Medium density structures should exhibit earth tone colors evident of the natural color of a particular building material – shades of brown, tan, sand, brick red, terra cotta, grey, etc.
- Window/door frames on residential-scaled structures can range in color, but should complement the overall color scheme of the structure. Window/door frames on medium-density structures are encouraged to use dark bronze, brown, or black.
- All window/door frames and elements should have the same color, except for prominent architectural element, such as pediments, which can have a different, but still, complementary color.
- Architectural elements should match, or subtly contrast with appropriate color/tone, the window/door frame color. This applies to fascia, cornice material, columns, railings, etc. on residential-scaled structures and to cornices,

pilasters, piers, etc. on medium density structures.

- Bright or garish color tones on window/door frames or architectural elements are not acceptable.
- Awnings and canopies can consist of bright or prominent color, but the selected color must accent the predominate color of the larger structure.

3.5 Architectural Elements

The character of the District has resulted from a rich collection of architectural styles with a range of individual features. It is important that these architectural elements, which provide detail, texture and depth to a building, contribute to the District's character.

3.5.1 BUILDING ARTICULATION

While specific architectural styles and/or interpretations may vary, new infill structures shall generally incorporate elevation features consistent with the range of elements in surrounding residentially-scaled structures.

- Buildings shall be articulated and incorporate elevation features to sufficiently define their bottom (i.e., foundation), middle (main building levels), and top (roof).
- Designs should focus details on places where vertical and horizontal elements meet, such as roof peaks, the ends of the fascia boards, column capitals and bases, porch railings, and window trim.
- Elevation features should have depth, avoiding a flush or flat appearance.
- Building components such as porch, window, and elevation components should all be aligned with patterns exhibited along the street face to the greatest extent feasible.

3.5.2 ROOFS

- Flat roofs are prohibited on buildings/ structures or portions of buildings or structures that front upon or are visible from public streets, with the exception of medium-scaled structures, i.e. apartment buildings.
- Roofs should be comprised of simple roof lines with an expressed hierarchy of a steeper primary roof with shallower pitched ancillary roofs or dormers added to expand the roof volume or to allow windows in upper levels.
- Various types of sloped roof types may be used and shall be a function of the overall architectural style of the proposed structure(s). Sloped roof types that may be employed include, but would not be limited to: gable, cross-gable, hipped, cross-hipped, gambrel, and mansard.
- Where applicable, roofs should be consistent with the relatively steep slopes existing in the district, but no less than "7 on 12" (i.e., at least 7 inches of rise over 12 inches of run).
- The application of surface details that imitate the appearance of a sloped roof on a flat roof structure (e.g., use of mansard roof panels on a side flat-roofed structure to imitate the appearance of a sloped roof) is prohibited.
- Roof materials can be slate, tile or asphalt shingles (brightly colored asphalt shingles or metal roof panels are not permitted).
- Skylights, solar panels, satellite receiving units and other roof top accessories should be compatible with existing building design, and should not be prominently visible from the street.
- Gutters and downspouts should be made of color-finished aluminum, sheet metal or other non-corrosive material. The color of the finish should be complimentary to color pallet used on the structure. Gutters should not be made of raw or unfinished aluminum or steel.

3.5.3 WINDOWS AND DOORS

Windows and doors are highly visible elements of existing buildings in the District. Historic windows and doors are characterized by multi-faceted mullions and muntins, and panels with deep relief. These qualities provide a layered effect that contributes greatly to the authentic appearance of the neighborhood.

- Windows and doors, original to the house, must be retained and repaired, when necessary, rather than replaced.
- Replacements units can be installed if existing windows or doors are functionally obsolete, and must be of similar appearance, size and material.
- Windows and doors should be in the similar vertical and horizontal proportions and styles as in the neighboring structures.
- Vertically-oriented windows (roughly two units tall to one unit wide) should be used to reinforce the general rhythm along the street.
- Grouping several vertical windows together is preferred over installation of a single, horizontal "picture window".
- Placement of wall openings should be at a consistent elevation along the street.
- Smaller, horizontal windows and ornamental windows can be used as accent elements, but should be limited in use.
- Typical, four inch trim should be installed around windows and doors to outline the opening and to add depth to the structure.
- The use of traditional materials for window trim components (e.g., painted wood or metal) is encouraged, however, other types of materials/combination of materials may be acceptable in light of durability needs and how the use of such materials fit into the overall context of the structure's design.
- Windows are encouraged to be operable.
- Glass blocks are not permitted (except for basement windows).
- Raw or unfinished aluminum is not acceptable for storm doors and windows.
- Windows shall be articulated, at a minimum, as double-hung, "one-over-one" panes of glass, although more detailed articulation of window panes (e.g., "four-over-one", "six-over-one", "four-over-four", etc.) is permitted.
- Structural muntins are preferred. Free-standing divisions must be on the exterior of the window and never between the glass layers.
- Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted.
- Storm windows/doors should be replaced with energy efficient glass rather than replacement of the entire unit.
- Caulking and weather stripping are highly recommended to improve energy efficiency by reducing influx of air around wall openings.

3.5.4 DETAILING

Buildings in the District are characterized by highly articulated detailing, including cornices, window and door surrounds, columns and pilasters, and pediments.

- Architectural details on existing structures should be retained and maintained in their original form, where possible.
- If elements are beyond repair and require replacement, they should be replaced with the same material.
- If it is not possible to use the same material, substitute materials may be used if those materials have the same appearance, scale and texture of the original.
- A building shall not be altered to create a false historic appearance; detailing that is not appropriate to the time-period and architectural style of the building may not be added.
- Architectural details on new buildings shall be compatible with existing details in terms of design and scale.

3.5.5 ADDITIONS

Additions to buildings shall be treated in a manner that does not detract from the historic character of the District.

- Additions should complement the original structure through appropriate scale, mass and shape.
- Additions on character-defining elevations, especially the street facing/front of the structure, are not permitted.
- Additions should not obscure or hide character-defining features of the original building.
- Additions should have detailing at similar height and depth as the original building.

3.5.6 PORCHES

Many residential properties in the District have usable front porches, which create a semi-private space where cultural ideals of family, community, and nature blend together. Front porches are an important characteristic of the District, as they encourage interaction between neighbors, put “eyes on the street,” and introduce a distinctly urban and human scale to the community. Existing porches should be retained in original form and new construction is strongly encouraged to include front porches.

- Repair or replacement of porches must reflect the original appearance and use original materials, wherever possible.
- Porches should be oriented toward the front of the structure in order to create a welcoming transition from the public street to the private structure.
- Porches should be large enough to provide sufficient space for seating. At minimum, a porch should be 6 feet by 12 feet. A larger porch is encouraged, particularly a span across the front of a structure, provided the overall size of the porch fits appropriately and proportionately to the architectural style of the structure.
- Two-family homes or structures incorporating two levels of habitable uses (e.g., B&B, Inn) are encouraged to incorporate stacked porches, one for each level of living space.
- Porch components, such as columns, railings and spindles, should be consistent with the architectural style and color of the structure. Porch roofing materials should also be consistent with the main building.
- Porches may have a limited enclosure system for protection, but should remain relatively open.
- Complete porch enclosure is strongly discouraged. However, if necessary, such enclosure shall be done in a manner that reveals the original open configuration using historically compatible windows, recessed behind character defining railings, posts and detailing.

3.5.7 AWNINGS

Awnings were common on residential and commercial properties throughout the District’s period of significance. Awnings regulate the amount of direct sunlight entering a building and subsequently reduce the amount of heat from the sun during the summer. Awnings are also a particularly attractive way to enhance and enliven the appearance of a building. Contemporary materials and construction methods make them cost-efficient.

- Shed-style awnings should be used for double hung or fixed sash windows.
- Box style awnings are appropriate for outward opening casement windows.
- Canvas or canvas type awnings are permitted. Aluminum or metal awnings visible from the street are not permitted.
- Operating frame awnings are preferred on the street side of structures. Fixed frame awnings are permitted on the back side of structures.
- Stripes were very common historically, and would be appropriate on any era building in the District, as would most solid colors.
- Colors should be chosen using the architectural style guidelines table (see *Appendix 1*). Additional information on awnings is provided in Section 3.5.9 Signs.

- Back-lit awnings are prohibited.

3.5.8 LIGHTING

Lighting serves an important function in illuminating areas for safety, creating a welcoming space, and highlighting architectural features. Additionally, light fixtures are important architectural elements that contribute greatly to a building's style.

- Original exterior light fixtures must be retained, and should be rehabilitated, whenever possible.
- If rehabilitation is not possible or original lighting is not present, appropriate replacement fixtures that are consistent with the building style, size and material should be installed.
- Lighting that highlights architectural features and enhances night time aesthetics of buildings is encouraged.
- Lighting recessed into cornices and porch elements that provides ambient light to the surrounding neighborhood is encouraged.

3.5.9 SIGNS

Although a mostly residential area, a limited range of commercial uses would be permitted under the proposed CNF zoning amendment. Such commercial enterprises would likely desire to locate signs on their property to identify and locate their establishment. Signage in the District should appropriately reflect this change from residential to commercial use. However, the original single-family residences did not have signage, and do not have built-in signboards or windows appropriate in size or placement for lettering. It is therefore important to treat identifying signs in a sensitive manner so they fit within the heritage theme.

Moreover, signs in this pedestrian-oriented neighborhood must be designed so as not to interfere with pedestrians along sidewalks yet still be visible for passing motorists. Other considerations such as location, style, color and illumination are also very important in designing an attractive, functional sign. The standards in this section address these issues and are intended to help business owners create quality signs that add to and support the character of the District.

It should be noted that the standards contained within this section represent *additional* standards to those required under applicable CNF regulations (e.g., zoning code, sign ordinances, etc.). They are not intended supersede any such existing CNF regulations; in the event of a conflict in requirements between these design standards and any requirement in the City Code, the requirements of the CNF shall govern.

- Small signs hanging from the cornice of a porch would be appropriate and where possible, should be used.
- Where no porch is on the street façade, attaching a similarly sized sign to the face of the building would be an acceptable substitute.
- If the face of a building is proximate to the sidewalk/street, the sign may be suspended from a bracket perpendicular to the building.
- Permitted total sign area (i.e., total square footage of signs for a particular establishment/use) shall be governed by City codes; all proposed signs shall be subject to City review and permitting.
- Small, free-standing signs on front lawns are acceptable, as many buildings are set back too far for other types of signage to be effective. These signs shall be limited to a maximum 16 square feet per side.
- If spot lighting is required, gooseneck lamps are acceptable to provide illumination for building mounted signs.
- Colors of a sign shall coordinate with the colors of the building.
- If awnings are on the building, they make an excellent location for signage. Lettering should be placed on the valence of the awning. This allows for improved view ability and permits easy changes in the signage since the

valences can be removed and re-lettered at minimal expense. Additionally, if the awnings are operable, the lettering would be visible in both the open and closed positions (for further information, see Section 2.5.7 Awnings).

- Portable A-Frame or “sandwich-board” signs shall meet the following design standards:
- A maximum of one sandwich-board sign per individual retail use/ service business (including food and beverage establishments) shall be permitted.
- Sandwich-board signs may be placed on the grassed area of the public right-of-way between the sidewalk and the business enterprise; placement between the sidewalk and the street is not allowed.
- Sandwich-board signs shall have a maximum sign face area of eight square feet per side, with a maximum sign face width of three feet measured from the sign legs. Sandwich-board sign bases shall be weighted with a minimum ten-pound ballast, incorporated into the overall design of the sign, to ensure stability in windy conditions. Use of improvised measures to secure signs (e.g., concrete blocks, sand bags, etc.) are prohibited. Sandwich-board signs shall be truly portable and cannot be permanently affixed to any structure or sidewalk, and must be removed from the public right-of-way at the end of each business day.

The following are sign that are prohibited from the District.

- Back lit or neon signs.
- Large, free standing pole or pylon signs.
- Non-accessory signs (e.g., billboards).
- Temporary or portable signs including portable lighted sign panels, vehicle-mounted signs, streamers, advertising banners, handbills or other similar types of signs features/types, except:
 - Banners associated with civic events and/or festivals or grand opening—after first receiving approval and a temporary se permit by the CNF.
 - “A-Frame”, sandwich board signs, in accordance with criteria outline above.
- Signs encroaching upon a public right-of-way and/or attached to any element within a public right-of-way (e.g. lighting fixtures), except as specified in these standards and in City codes or regulations.
- All signs that do not conform to City codes/regulations and/or to these design standards should be removed or retrofitted to be in conformance.

3.6 Structures Listed on or Eligible for Inclusion on the National Register of Historic Places

Several individual structures may be listed on or be eligible for inclusion on the National Register of Historic Places (NRHP). In addition to standards set forth herein, rehabilitation of NRHP-eligible structures within the program area shall also conform to the Secretary of Interior’s Standards for Rehabilitation (see Appendix). Should conflict between the District design standards and the Secretary of the Interior Standards arise, the Secretary of the Interiors standards shall prevail.

Prior to final approval of a grant application, for National Register Eligible structures the property owner and USA Niagara shall undertake SHPO consultation to ensure that the proposal conforms to the above standards.

4 Review Procedures

4.1 Overall Intent

The Agency may invite, solicit, or accept proposals for the grant program for rehabilitation or new development in the Agency's program area in accordance with these standards, as well as all applicable federal, state, and local laws, rules, and regulations relating to development in the City of Niagara Falls. The Agency will be responsible for selection, designation, and approval of grants for all development proposals, which shall be submitted and reviewed in three separate stages, as listed below.

The Agency, in their sole discretion, may waive, amend, supplement, or modify the submission requirements to best address the features and review requirements of a particular application.

4.2 Schematic Proposal

4.2.1 INTENT

This submission by the Developer is intended to allow informal review by the Agency and the City to clarify basic assumptions and conceptual issues.

4.2.2 SUBMISSION REQUIREMENTS

The Developer must submit to the Agency the following information for review and approval prior to submitting a Schematic Proposal for development:

- Letter of Intent.
- Conceptual Site Plan. Minimum scale: 1/16" = 1'-0".
- Conceptual Ground Floor Plan indicating Uses, Access, and Entries. Minimum scale: 1/16" = 1'-0".
- Conceptual Elevations of Building Facades. Minimum scale: 1/16" = 1'-0".

4.3 Preliminary Proposal

4.3.1 INTENT

This submission by the Developer permits formal review and evaluation of the proposals in terms of appropriateness and conformity with requirements and objectives of these standards. It is also used to secure agreement on and approval of the general design and development concept by the City and other applicable jurisdictions before actual work by the Developer occurs.

4.3.2 SUBMISSION REQUIREMENTS

The Preliminary Proposal shall contain the following elements:

- A Site Plan at an appropriate scale describing the proposed use of the land, buildings, walks, parking areas, driveways, and pedestrian and vehicular use, open spaces including landscaping, with square feet calculations noted.
- Conceptual building plans, elevations, and sections showing organization of building functions/spaces, window fenestration, detailing, and façade materials, and other items to show compliance with the purpose and intent of the architectural design standards. These shall include:
 - Site Plan indicating building mechanical, electrical, and plumbing systems and connections. Minimum scale: 1/16" = 1'-0".
 - Site Plan indicating building perimeter, landscaping, grading, and paving. Minimum scale: 1/16" = 1'-0".

- Ground Floor, Roof, and Typical Floor Plans. Minimum scale: 1/16" = 1'-0".
- Building Elevations indicating planar elevation changes, bulkhead, and roof elevations. Minimum scale: 1/8" = 1'-0".
- Building sections indicating building heights. Minimum scale: 1/8" = 1'-0".
- Front-wall Elevation indicating material treatment, location of marquees and cornice details. Minimum scale: 1/4" = 1'-0".
- Outline Specifications for basic mechanical systems, exterior materials, and colors.
- An analysis of pertinent building requirements in tabular form, showing how the proposed development meets each provision. A written statement of the proposal including floor area, type of building construction, number of parking spaces, preliminary cost estimates, phasing when appropriate, and other data that may assist in reviewing the proposal. Information regarding the Developer's experience and financial ability and method of proposed financing to carry out the proposal.
- Other information deemed by the Agency to be necessary to render a decision on the project.

4.3.3 SITE PLAN REVIEW AND OTHER APPROVALS

Following a determination by the Agency that the Developer's submission meets the completion requirements of this section, the Developer shall apply to the City for Site Plan Review in accordance with City of Niagara Falls requirements and other appropriate jurisdictions for any other necessary reviews/approvals. Upon approval by the City and these other jurisdictions, the Developer may proceed with the final proposal.

4.3.4 STATE HISTORIC PRESERVATION OFFICER CONSULTATION

For rehabilitation projects involving buildings that meeting eligibility criteria for inclusion in the National Register of Historic Places (NRHP)¹, the Preliminary Proposal shall be forwarded to the SHPO for review and consultation, concurrent with any necessary City review and approvals. Upon completion of the SHPO consultation process, the Developer may proceed with the final proposal.

4.4 Final Proposal

4.4.1 INTENT

This submission by the Developer documents the final design of the development proposal which shall serve as the basis for the grant agreement between the Agency and the Developer. It shall incorporate any and all revisions, refinements, and conditions arising out of reviews/approvals from the Agency, City, and other jurisdictions.

4.2.2 SUBMISSION REQUIREMENTS

The final proposal submitted by the Developer shall contain the following elements:

Site and construction plans conforming to the approved preliminary proposal, with any changes that may be required. The plan shall indicate all landscaping and site development details including walls, fences, plantings including tree plantings, outdoor lighting and street furniture, signage, ground surface materials, bounding streets, points of vehicular and pedestrian access, number and type of parking facilities, utility lines and connections, existing and proposed grading and draining, and public easements to remain. Specifically this shall include:












- Updated Site Plans, Floor Plans, Building Sections, and Elevations. Minimum scale: 1/8" = 1'-0".
- Plans, sections, and architectural elevations with typical exterior details, including marquees, cornices, open spaces, and plazas. Minimum scale: 1/4" = 1'-0".

ARCHITECTURAL DESIGN STANDARDS

- Samples of all exterior surface materials.
- Updated outline specifications.
- Mechanical, Electrical, and Plumbing drawings (if applicable for review).
- Work to be done by others and the responsible party identified.

Details of material and specifications including construction cost estimates. written statement noting major building dimensions and gross area of buildings, open space, proposed division of work between the Developer and public agencies (if applicable), evidence of equity capital and mortgage financing, and proposed time schedule for construction, including phasing if appropriate.

Attachment 2: Historic Architecture Index

	Georgian	Federal/Adam	Greek Revival	Gothic Revival	Italianate	Tudor	Queen Anne	Dutch Colonial	Mediterranean	Neo-Classical	Craftsman/ Bungalow
	1700-1780	1781-1820	1875-1860	1840-1880	1840-1885	1840-1885	1880-1910	1880-1940	1890-1915	1895-1950	1905-1930
											
Roof, Chimney and Dormers	<ul style="list-style-type: none"> • Hip or side-gabled roof • Half-round and pedimented dormers 	<ul style="list-style-type: none"> • Hip or side-gabled roof 	<ul style="list-style-type: none"> • Gabled or hip roof of low pitch • Pedimented dormers 	<ul style="list-style-type: none"> • Steeply pitched roof, often cross gabled • Decorative vergeboards 	<ul style="list-style-type: none"> • Low pitched roof, often hip style 	<ul style="list-style-type: none"> • Steep, side-gabled roof • Highly decorative chimney with multiple pots 	<ul style="list-style-type: none"> • Steeply-pitched, multi-faceted roof • Intricately detailed chimneys with multiple pots • Dormers of varied size and shape 	<ul style="list-style-type: none"> • Gambrel Roof • Side gabled/gambreled 	<ul style="list-style-type: none"> • Low pitched roof, often of clay tile • Overhangs with brackets 	<ul style="list-style-type: none"> • Prominent cornices and roof balustrades • Pedimented and highly detailed dormers 	<ul style="list-style-type: none"> • Multi-layered roof • Hipped or side-gabled • Shingles • Deep, bracketed overhangs
Exterior Details	<ul style="list-style-type: none"> • Prominent multi-layered cornices • Dentil moldings • Quoins • Pilasters • Belt Courses 	<ul style="list-style-type: none"> • Prominent multi-layered cornices • Dentil molding 	<ul style="list-style-type: none"> • Wide, divided cornices • Columns or pilasters (round or square), often full-height leading to a pediment • Flat, Smooth wall surfaces • Rectilinear shapes and forms 	<ul style="list-style-type: none"> • Finials • Gothic Arches 	<ul style="list-style-type: none"> • Wide overhanging eaves supported by decorative brackets 	<ul style="list-style-type: none"> • Asymmetrical facades • Masonry surfaces, often brick with stucco • Half-timbering 	<ul style="list-style-type: none"> • Multi-layered cornices • Intricate railings, posts, cornices and detailing • Brackets • Exterior surfaces clad in varied materials and textures • Geometric projections • Towers 	<ul style="list-style-type: none"> • Prominent, multi-layered cornices • 1½ story • Masonry 	<ul style="list-style-type: none"> • Stucco wall surfaces • One story columns and pilasters, sometimes paired • Decorative Stone work 	<ul style="list-style-type: none"> • Columns with decorative classical capitals • Highly symmetrical • Masonry or smooth surfaces 	<ul style="list-style-type: none"> • Varied wall surfaces and materials • Some Tudor style half-timbering • Stucco and shingle very common • Natural finishes or earth tones
Fenestration	<ul style="list-style-type: none"> • Double-hung, divided sash windows • Large or paired windows • Palladian windows • Shutters 	<ul style="list-style-type: none"> • Double-hung, divided sash windows • Palladian windows • Large or paired windows • Shutters 	<ul style="list-style-type: none"> • Double-hung or casement, multi-panes windows 	<ul style="list-style-type: none"> • Window crowns/drip moldings • Gothic arched (pointed) or square windows • Bay windows 	<ul style="list-style-type: none"> • Tall, narrow windows, often arched or curved with decorative surrounds and hoods • Bay windows with articulated crowns 	<ul style="list-style-type: none"> • Tall, narrow multi-paned casement windows, often metal with leaded glass • Decorative brick window surrounds • Bay windows 	<ul style="list-style-type: none"> • Large single pane windows, varied sizes, shapes and styles, often ornamental 	<ul style="list-style-type: none"> • Double-hung, divided sash windows 	<ul style="list-style-type: none"> • Multiple windows 	<ul style="list-style-type: none"> • Balanced fenestrations • Elaborated window surrounds 	<ul style="list-style-type: none"> • Ribbon windows • Casement windows or double-hung with divided upper
Entry	<ul style="list-style-type: none"> • Center entrances • Columned entry porches or stoops • Prominent pediments above entry doors • Sun Porches with full-wall multi-pane windows/doors 	<ul style="list-style-type: none"> • Columned Stoops • Center entrances • Prominent pediments and fanlights above entry doors • Sidelights flanking entry 	<ul style="list-style-type: none"> • Entry porches with columns • Entry door surrounded by narrow transoms and sidelights • Double entry door 	<ul style="list-style-type: none"> • Entry or full-width one-story front porches 	<ul style="list-style-type: none"> • Double entry doors • Entry Porch with intricate detailing and slender columns 	<ul style="list-style-type: none"> • Front porches absent or recessed 	<ul style="list-style-type: none"> • Partial or wrap-around asymmetrical porch 		<ul style="list-style-type: none"> • Arched above doors, and principal windows or beneath porch roofs • Tile steps/porch floors 	<ul style="list-style-type: none"> • Full height entry porch or pronounced pilasters • Elaborate entrance door and surround • One story side wings/porches 	<ul style="list-style-type: none"> • Porches, especially at entrance
Colors	<ul style="list-style-type: none"> • See Dutch Colonial 	<ul style="list-style-type: none"> • See Dutch Colonial 	<ul style="list-style-type: none"> • See Dutch Colonial 	<ul style="list-style-type: none"> • Deep colors with light columns mimicking stone • Cottages in light shades with subtle trim colors 	<ul style="list-style-type: none"> • Light shades on the body with contrasting single color trim and detailing 	<ul style="list-style-type: none"> • Deep colors or darkly stained wood • Contrasting base colors, lighter to accent wood, never stark white 	<ul style="list-style-type: none"> • Multi-chromatic • Vivid and contrasting shades • White trim 	<ul style="list-style-type: none"> • All Colonial Revival utilized colors that represented stone precedents • Gray and white trim • Yellow was popular 	<ul style="list-style-type: none"> • Body of house in light colors to reflect California origin of style • Trim white or light shade of color 	<ul style="list-style-type: none"> • See Dutch Colonial 	<ul style="list-style-type: none"> • Deep, rich colors • Layered or multiple hues to accent detailing and trim
Materials in the District	<ul style="list-style-type: none"> • Clapboard • Brick 	<ul style="list-style-type: none"> • Brick 	<ul style="list-style-type: none"> • Stone 	<ul style="list-style-type: none"> • Stone • Clapboard 	<ul style="list-style-type: none"> • Wood • Stucco 	<ul style="list-style-type: none"> • Brick • Stucco • Half Timbering 	<ul style="list-style-type: none"> • Shingle • Clapboard • Brick 	<ul style="list-style-type: none"> • Clapboard 	<ul style="list-style-type: none"> • Stucco • Stone 	<ul style="list-style-type: none"> • Brick • Stucco • Stone 	<ul style="list-style-type: none"> • Brick • Stucco

BUFFALO AVENUE HERITAGE DISTRICT

Attachment 2: Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation (Department of Interior Regulations under 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Department has developed a document entitled *Illustrated Guidelines for Rehabilitating Historic Buildings* to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards during the project planning stage by providing general design and technical recommendations. Unlike the *Standards*, the *Guidelines* are not codified as program requirements. Access to these guidelines is available on the National Park Service website at: <http://www.cr.nps.gov/hps/tps/tax/rhb/index.htm>

The Secretary of the Interior's Standards for 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 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 as 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 archeological 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.