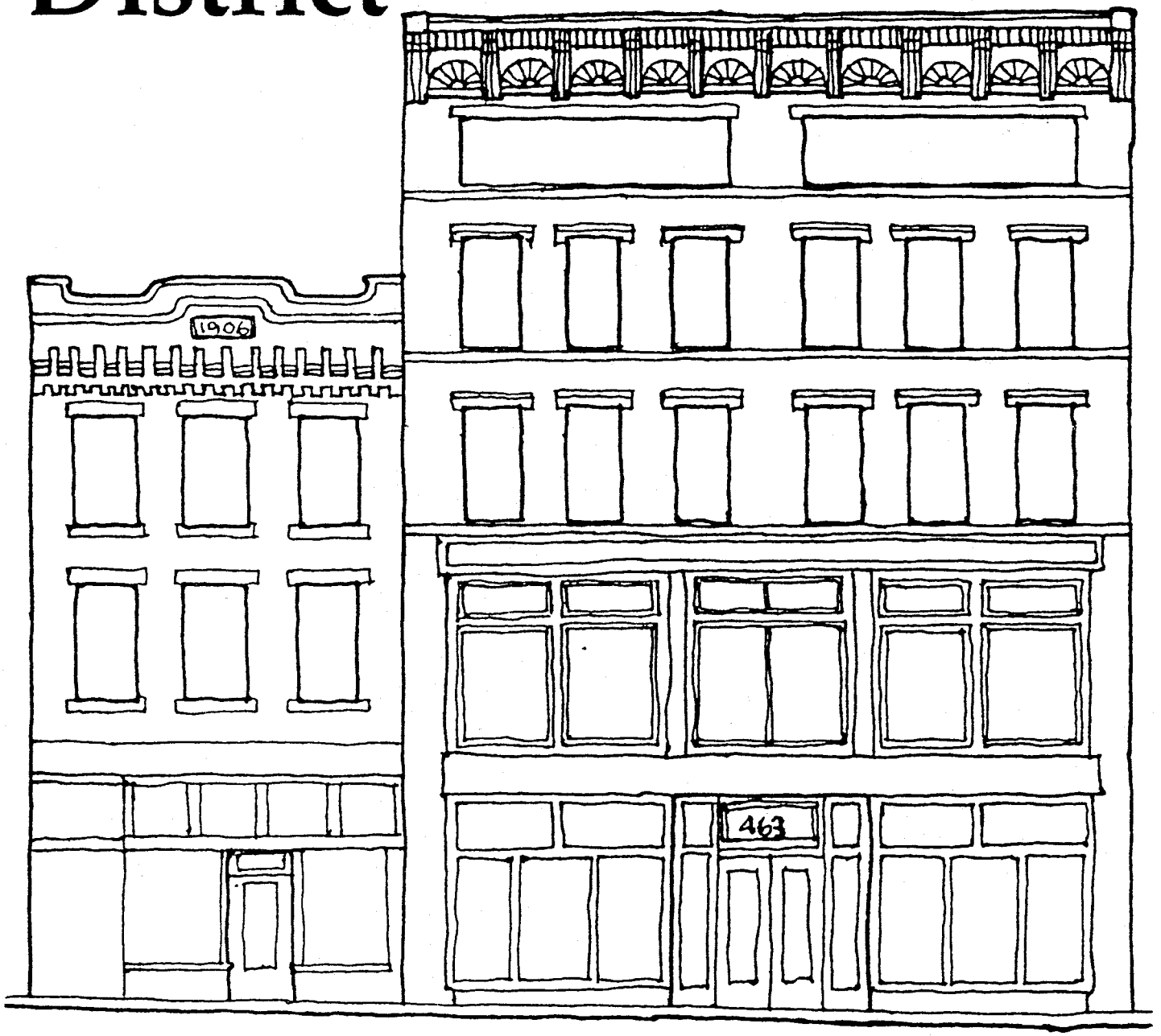
Architectural Guidelines North Market Historic District



Architectural Guidelines North Market Historic District

Prepared by the City of Columbus Planning Division for the North Market Commission.

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Adopted by the North Market Commission
August 14, 1991

Adopted by City Council

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Introduction

The North Market Commission

The Commission was established in 1987 as the designated planning and architectural review body for the North Market Historic District. Chapter 3229, passed at that time, made the Commission an advisory body on zoning and planning matters and gave the Commission architectural review authority for the district.

In the area of planning, the North Market Commission has prepared a development plan, (which is now available from the Planning Division) for the district. The Commission routinely makes recommendations on zoning matters in the district.

In relation to architectural review, the Commission reviews all exterior changes to buildings in the district. The City Code requires that a certificate of appropriateness be obtained for any exterior work to a building. The certificate review process assures that any changes are in keeping with the architectural character of both the building and the district.

Purpose

These guidelines are intended to define the unique architectural character of the North Market District, and explain how changes to the district can be accommodated in a way that preserves and enhances this character. These guidelines should serve as a point of reference for property owners, developers, designers, and City officials to plan the North Market District's future appearance.

The Workings of the Certificate Process

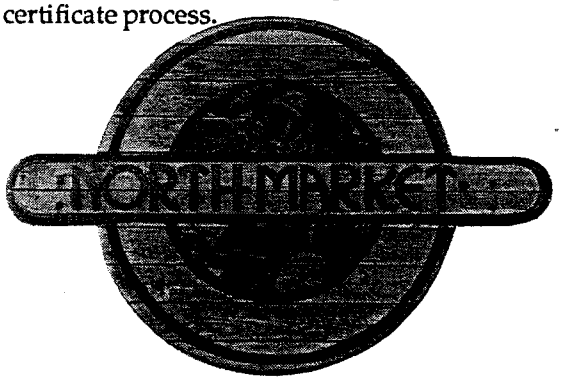
Any changes to the exterior of buildings in the district, including rehabilitation, demolition, new construction, additions, and graphics all must receive a certificate of appropriateness for exterior rehabilitation before work can proceed. Interior work and ordinary maintenance and repair do not require review. For all work requiring a certificate, an application must be submitted with photographs and supporting documentation. Applications are due ten calendar days before the Commission meetings which are held on the second Wednesday of each month. The applicant will receive a letter or phone call confirming review of the application.

When reviewing a certificate the Commission can approve the application as is, approve with conditions or deny the application. In issuing a certificate, the Commission certifies that a project is appropriate to the character of the North Market District. In approving an application, the Commission can attach conditions to the certificate (that are agreeable to the owner) which will make the project compatible with the character of the district. The Commission will deny a certificate if it determines the change proposed is inappropriate to the character of the district. In a majority of cases, projects are approved either as is or with conditions. The Commission will base its decision in large part on interpreting the architectural guidelines.

If an applicant is denied by the Commission, the denial can be appealed on the basis of unusual and compelling circumstances or substantial economic hardship. This appeal must be made first to the Commission and if unsuccessful there, to the Board of Commission Appeals.

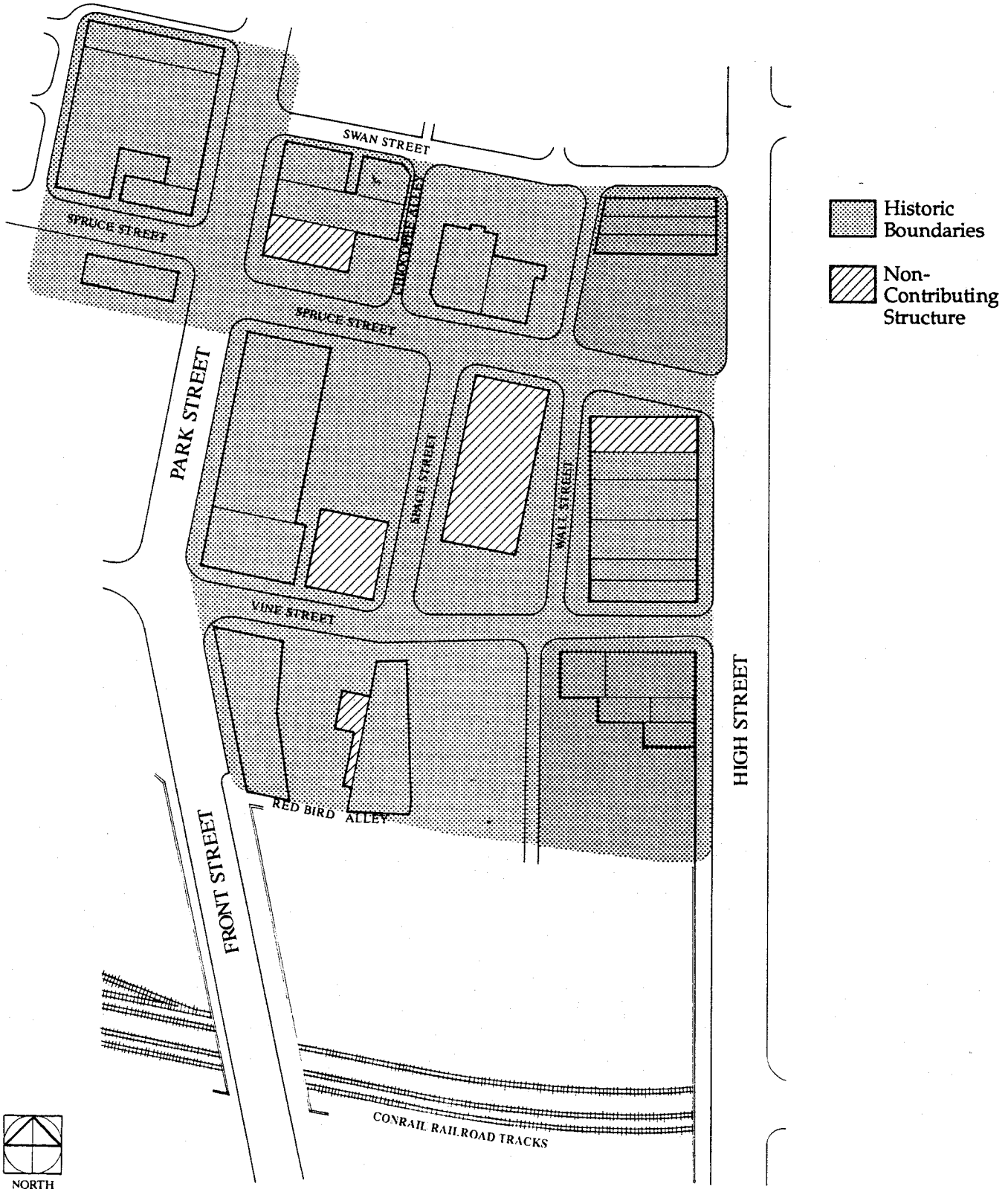
Staff

The North Market Commission is staffed by the Historic Preservation Program of the Planning Division. The section can be contacted for applications or additional information at 645-8620, 8:00 A.M. - 5:00 P.M. weekdays. Staff is always available to answer questions about the certificate process.



Goals

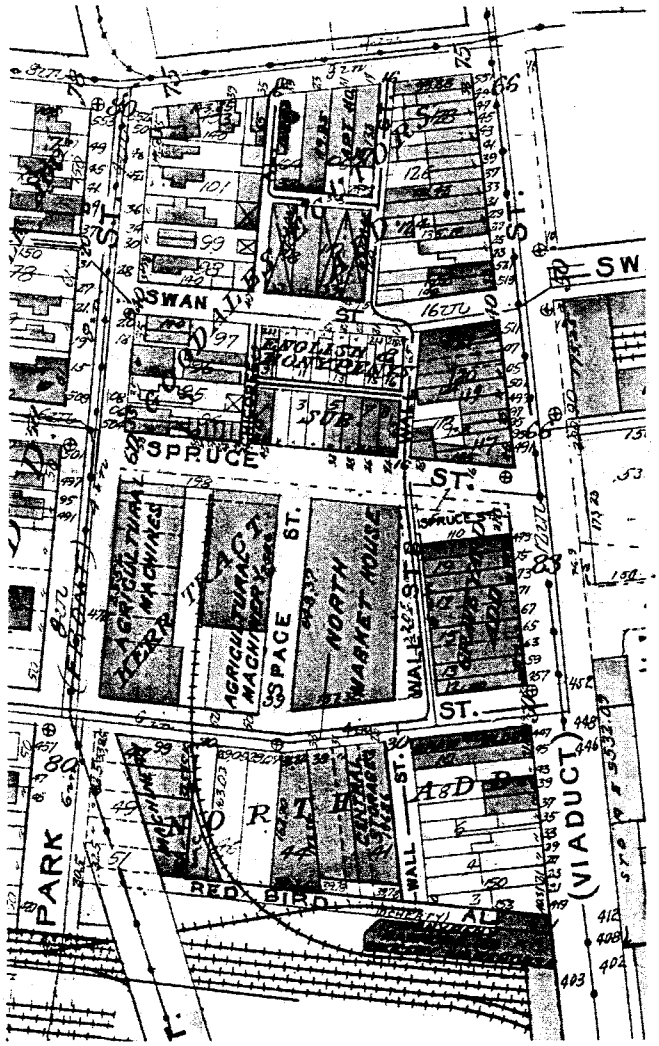
The primary goal of the architectural review process is to protect the unique character of the North Market District and the properties located in it while at the same time encourage the redevelopment of the district. The intention is not to take the North Market area back to it's appearance at a particular point in history. Rather, it is to allow change to occur in the district while preserving the unique historic and architectural character of the area.



North Market History and Architecture

History

The beginnings of the North Market District go back to early Columbus history. In the 1820s, the North Graveyard was established in what is now the North Market District. During this period, the area was actually north of the Columbus City limits. In the mid-nineteenth century the area around the graveyard began to change. In 1851, railroads skirted the southern edge of the graveyard and the first railroad station was located across High Street from it. In 1862, the area was annexed to the City of Columbus and shortly thereafter commercial, industrial, and residential development began to surround the old graveyard. The City recognized the value of the graveyard property, and in 1876 moved its occupants to Greenlawn Cemetery. The land was subdivided (it is still known as the North Graveyard Addition) for commercial development and a reserve of public land made in the center of the district. The City built a new public market building in 1876 on the site. This would be the first North Market Building. Two successive buildings would replace it.



After the subdivision, the North Market District developed as a multi-use area. The North Market was an important activity center in the middle of the district. Fruits, vegetables, meat, flowers, and groceries were sold at stands in the market or from carts on the square surrounding the market building. Many businesses in surrounding buildings were tied into market activities such as grocery stores. The surrounding commercial buildings also housed a variety of wholesale and retail businesses. Particularly prominent in the district were furniture, clothing, and agricultural implement companies. Hotels, restaurants, and saloons that catered to the railroad workers and travelers were also prominent in the district.

Architectural Context

General

The general architectural character of the North Market District is a direct reflection of its' history as a commercial and warehouse area. The subdivision of building lots and reserve of public land laid out by the City in 1876 provided a basic framework for development. This original plan established High Street and Front/Park Street as the primary streets of the district. Their traditional function as wide arterial connectors between Downtown Columbus and the Short North area resulted in most of the buildings in the district being oriented to one of these streets. The interior streets of the district (Vine, Spruce, Space, Chicopee, and Wall) acted as secondary streets and service alleys, for the North Market and the other buildings in the district. The placement of the market squarely in the center of the district established the facility as an activity hub hidden away in the district's interior.

The street patterns and market location divide the small district into distinct segments. The buildings on the primary streets, High and Front/Park, consist of long contiguous rows of buildings. These rows constitute a significant building mass providing a sharp visual edge that forms well-defined "walls" along the primary streets. Another component of the district is the interior which is not as well-defined as the arterials. There are a few buildings oriented to the interior of the district, but this area is defined primarily by vacant land and the backs of buildings that face the primary streets of the district. The North Market building and plaza are the most important features of the interior of the district.

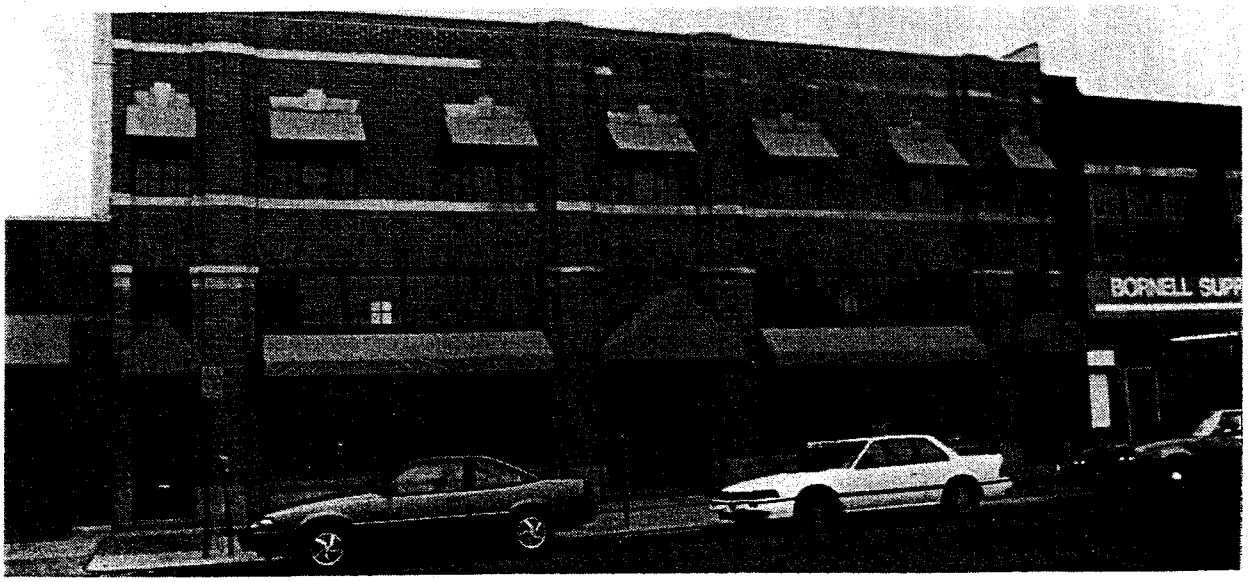
Individual Buildings

The buildings of the district vary a great deal in height, massing, and scale. They are unified by their historic function and design as warehouse and commercial buildings and by some common features. Most of the buildings in the district are of masonry construction with wooden framing. Brick was generally used as structural and exterior surface material. Cement block, terra cotta, cast iron, sheet metal, and stucco are less common exterior materials.

North Market buildings are of two to five stories in height and they usually have a three part facade consisting of a storefront, upper floors, and a cornice. Storefronts typically consist of large supporting columns, large plate glass windows, transoms, and a recessed entrance. A small cornice often separates the storefronts from the upper floors. Upper floor areas are distinguished by having rows of smaller windows. These are the flat or arched and may have decorative lintels. The cornices that top the buildings vary from fully developed classical entablatures to brick cornices. These cornices are often plain but more commonly are decorated with brackets, dentil moldings or corbeling and are constructed of wood, brick or pressed metal.

Several different architectural styles influenced the district. They are few "high style" buildings. In most cases the buildings use a few elements of several different styles and often these are combined on a single facade. The earliest style used in the district is Italianate. It is distinguished by decorative window lintels on the upper floor windows and a bracketed cornice. The Romanesque Revival is another influence which can be seen in the large round arched windows on upper floors. The Chicago or Commercial style influence is exhibited in large three-part plate glass windows on upper floors. Colonial Revival elements can be seen in dentil moldings on cornices and keystone lintels.

The district does include some non-contributing buildings. These buildings are structures that lack historic importance either because of recent construction or substantial alterations. The North Market building is a unique structure in the district. The present building is one of three to be situated on this site since 1876. The present structure is considered non-contributing because of its recent construction. However, the North Market Commission has recognized the site as contributing to the district, because of the continued history of market activity there.



Recommendations

General Rehabilitation Standards

The basic principles used in evaluating the appropriateness of rehabilitation are the standards listed below. They were established in Chapter 3116 of the City Code as general standards used by all historic districts in Columbus. Also known as the Secretary of Interior's Standards for Rehabilitation, they emphasize the protection of the historic character of a property while making it functional.

(1) Every reasonable effort shall be made to use the property for its originally intended purpose or to provide a compatible use requiring minimal alteration.

(2) The distinguishing characteristics of the property shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided whenever possible.

(3) Each property shall be recognized as a product of its own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(4) Changes which have taken place over the course of time are evidence of the property's history and environment. These changes may have acquired significance in their own right and, if so, this significance shall be respected.

(5) Distinctive stylistic features and examples of craftsmanship that characterize a property shall be treated with sensitivity.

(6) Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures.

(7) The gentlest means possible shall be used to clean the property's surface if necessary. Sandblasting and other cleaning methods that will damage the historic building material are prohibited.

(8) Archaeological resources affected by or adjacent to any alteration shall be protected and preserved.

(9) Contemporary design for alteration to a property shall not be discouraged when such alteration does not destroy significant, historical, architectural or cultural material and its design is compatible with the size, scale, color, material, and character of the property, its environment and surrounding contributing properties.

(10) Whenever possible, a new addition or alteration shall be accomplished so that its future removal will not impair the essential form and integrity of the structure.

(11) Exterior cladding of a structure shall be consistent with the original materials used on the property.

(12) In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factors, the architectural characteristics typical of structures in the district, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material and color of the architectural feature involved, and its relation to the architectural features of other contributing properties in the immediate vicinity.

The following sections are specific descriptions of features of North Market buildings and recommendations for rehabilitation.

Storefront and Doors

Description

Storefronts are important functional features of most buildings in the North Market District. They provide easily identified entrances and were originally designed to display and market merchandise. A storefront consists of four elements: brick, stone or iron structural

columns, large plate glass windows, wooden or metal doors with plate glass and transoms above the windows and doors. Storefronts were designed to admit as much light as possible and provide a maximum amount of display area. Storefronts commonly have recessed entrances and wooden or metal kickplates below the windows. In many cases, original storefronts have had elements removed or covered over.

Rehabilitation Considerations

Businesses are encouraged to use storefronts for their original function, the display of goods or activity within a building. Storefronts should not be crowded with merchandise or graphics. If a storefront is not going to be used for its original purpose, nothing should be done to structurally alter it. A storefront can be easily closed or converted to a secondary en-trance through curtains or directional signage. In all cases, original storefronts should be carefully repaired and rehabilitated. Replacement of missing storefronts or storefront elements should be based on historic documentation or be a contemporary design that is consistent with historic storefront configuration. Orig-inal store-front features should not be re- moved or covered over. Highly decorative replacement storefronts can create a false historical impression, and should not be installed unless they can be documented historically.

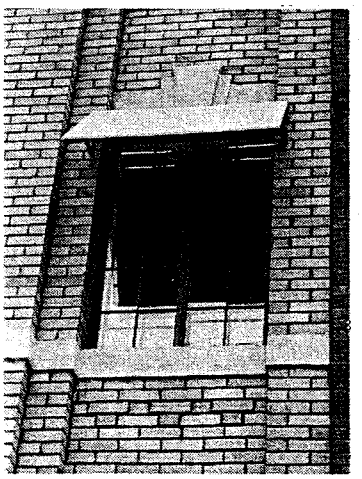
Windows

Description

As noted earlier, storefronts make use of large fixed panes of glass. Larger types of windows such as the Chicago style window (a large fixed sash flanked by two smaller sashes), ribbons of double hung windows and ribbons of steel casement windows are used in several buildings. The most common type of windows are wooden double hung sash, usually the one over one variety. These windows often have decorative brick or stone lintels. In most cases the lintels are flat, but arched windows are used as well.

Rehabilitation Considerations

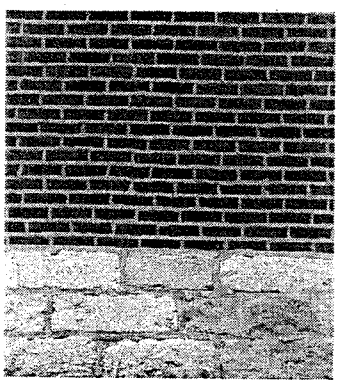
Original windows should be retained and repaired whenever possible. It is strongly recommended that a window survey be done as a part of a projects planning to identify those windows that can be repaired and those that need outright replacement. Total replacement of original windows is strongly discouraged. When the replacement of a window is necessary, the new window should not increase the size of the window opening or be smaller than the original opening. Replacement windows should be the same type (casement, double hung etc.), match the original configuration (the number, size, and placement of panes of glass), and be constructed of materials that visually match the original window.



Exterior Walls

Description

The most common exterior material in the district is brick laid in a common bond pattern, and the most common type of brick used is a soft red brick. Bricks also come in a variety of hardnesses, colors, and finishes. Ornate brickwork can be seen on many buildings in the form of crenellations, arches, and corbeling. In some cases, brickwork has been painted, but on most buildings the brickwork has been left untouched. Several buildings in the district are also constructed of cement block. Stone and cement block were also used for building foundations. Buildings are tuck pointed with mortars of varying hardness and color, and different pointing styles are used. Decorative materials such as terra cotta and sheet metal were also used for building ornament. Stucco can be seen on several buildings in the district.



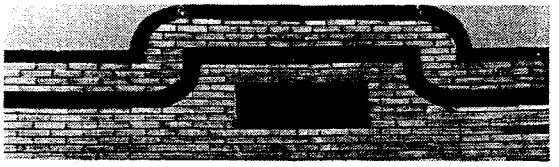
Rehabilitation Considerations

As much as possible exterior materials should maintain the original color, finish, and texture. If necessary, brick, stone or block should be carefully spot tuck pointed with mortar that matches the original in color, texture, and composition. Other materials such as terra cotta and metal need to be repaired on a selective basis as well. Stucco should be patched with a material that matches the original in color and composition. Cleaning, if necessary at all, should be done with the gentlest means possible and should be tested on a small portion of the building. Historic Preservation Brief #12 should be consulted for the most up-to-date technical information on cleaning.

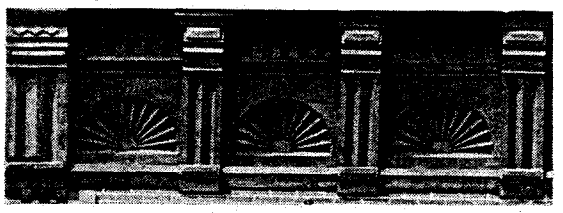
Cornices and Roofs

Description

In the North Market District, cornices form the visual top of a building. These cornices are



constructed either of wood, brick or pressed metal. Brick cornices are generally built out with corbeling. Wooden or pressed metals cornices may be a simple overhang or a fully developed entablature. Cornices are either plain or decorated with dentils or brackets. They are generally attached to a brick parapet (a wall that rises above a roof). Roofs are, for the most part, gently sloping and hidden behind the parapet. There are a few hipped roof buildings in the district.



Rehabilitation Considerations

All cornices should be carefully repaired and deteriorated materials replaced as needed. The periodic inspection of cornices and parapets by a qualified architect or engineer to assure their structural stability is required by the City Code. The replacement of a missing cornice should be based on historic evidence or be a contemporary replacement in keeping with the character of the building. Ornate cornices or elements that have no historic basis should not be used since they create a false historical impression. Additions or alterations on or to a roof should be located on the portion of the roof that is the least visible from street level, and, whenever possible, should not be visible above the parapet.

The following sections deal with other development isues.

New Construction and Additions

All new construction must comply with the new construction standards in Chapter 3116 of the City Code. There are some special considerations for the North Market District that

need to be considered. New detached buildings should be confined to vacant land or the sites of non-contributing buildings. New construction should be contemporary in nature but built with respect to the historic materials and proportions of existing North Market buildings. Brick is the predominant construction material and is the preferred material for new buildings in the district. However, other historic materials such as stucco, metal or block may be used as well. New buildings should follow visual cues from adjoining structures for the design of such things as height, mass, setback, etc.

Additions should be designed in much the same way as a original building. Additions should not remove original building material or obscure important details. Additions should be distinguishable from the original structure.

Listed below are the new construction principles from the City Code. The following standards shall apply to the evaluation of the appropriateness of proposed new construction:

(A.) New structures should look new, reflecting contemporary design standards while using contemporary design elements that relate to existing contributing properties surrounding the new structure. Building height, width, mass, and proportion affect the degree of compatibility between the old and the new.

(B.) An applicant who intends to utilize a property as any part of a development shall consider the context of the property's original location and the importance of the setting in the new development. If the proposal will occupy the full property, development opportunities may be limited to rehabilitation, renovation or restoration for adaptive reuse. If the proposal occupies less than the full site, greater flexibility will be available.

(C.) Height as viewed from the street shall be compatible with adjacent contributing properties. Setoffs may be used at upper levels. Physical size and scale shall be compatible to existing contributing properties without overwhelming them.

(D.) The proportion of openings, width, and height of windows, doors, and entries, shall be visually compatible with adjacent contributing properties and open space. A long, unbroken facade in a setting of existing narrow structures shall be divided by openings, visible or decorative details into smaller bays thereby complementing the streetscape.

(E.) The rhythm or relationship of solid spaces to voids (i.e., walls to windows and doors), in the facade of a structure shall be visually compatible with adjacent contributing properties and open spaces in its environment.

(F.) The rhythm of spacing, the relationship of a structure to the open space between it and adjoining structures, shall respect the surrounding environment. The building mass of a large development project can be varied in form by using setoffs for open space and landscaping when appropriate to provide necessary visual transitions between a large structure and adjacent properties.

(G.) The rhythm of projections, the relationship of entrances, porches, and other projections to sidewalks or streets, shall be guided by the streetscape provided by adjacent and visually-related structures and open spaces.

(H.) The choice of material, texture, and color for the facade of the structure should relate attractively to and be tempered by the predominant material, texture, and color of adjacent and visually-related structures. Simplicity is preferable.

(I.) The structure's roof shape is a major distinguishing visual element. Generally a simple roof shape similar in form and type to adjacent and visually-related roofs is appropriate.

(J.) Appurtenances of a structure such as walls, fences, and masses shall be in keeping with the environment and form cohesive enclosures along a street to insure visual compatibility with the adjacent, visually-related structures and open spaces. Landscaping such as grass, trees, shrubbery, and flowers, shall be included, especially in parking and sidewalk areas.

(K.) Scale, the size and mass of structures in relation to open spaces, openings and

projections, shall be compatible with adjacent, visually-related structures and open spaces.

(L.) A structure which has frontage on more than one street or alley resulting in multiple facades shall require application of compatibility standards to each facade.

(M.) The Commission shall consider, in addition to any other pertinent factor, the architectural characteristics typical of structures in the district or listed property, the historical and architectural value and significance, architectural style, general design, arrangement, texture, material, and color of the architectural feature involved and its relation to the architectural features of other structures in the immediate neighborhood.

(N.) Where brick predominates in nearby structures, new construction shall be of brick. If frame predominates in nearby structures, then new construction shall be of frame. Where vacant land predominates, brick shall be preferred.

Landscaping and Site Improvements

Existing Conditions

Over the years, landscaping in the North Market District has been extremely limited. Because of the high density of the district, there has been a minimum amount of open space. Brick pavers were traditionally used for the streets and alleys of the district.

Recommendations

Brick is the recommended material for walks in the district. Public improvements should retain the definition between the sidewalk and street through curbs or the use of alternating materials. Brick and concrete should be considered as alternatives to asphalt. Parking lots and other open spaces should be screened with landscaping (including trees) to create mass and define the "edge" of these areas. The placing of street trees, shelters, benches, and other improvements in the public right-of-way needs to be carefully considered. These improvements should not impede pedestrian traffic or block the important views of a building facade.

Temporary Structures and Alterations

Background

From time to time it will be necessary to make alterations or additions to buildings in the district for safety during construction or for the stabilization of a buildings.

Scaffolding, structural supports, barricades, and boarding, as well as other structures and alterations, may remain in place for long periods and have a substantial visual impact on the district.

Recommendations

Temporary structures and alterations need to blend into the North Market District and should not damage or remove original materials or features of a building. They should be painted with colors or constructed of materials that allow them to blend into the facade of the building of which they are a part. Beige is the generally preferred color. For window boarding, plywood is the recommended material. The material should fill the entire window opening, be slightly recessed and painted.

Colors

Traditional Colors

Historically, buildings in the district have been ornamented with color. Three methods were used for defining color, the color of materials selected, painting, and stucco. Brick, stone, concrete, and terra cotta are materials with distinctive colors chosen

by builders and left unpainted. Stucco was a covering chosen for the trim on some of the buildings in the district. Paint was used primarily for painting trim such as storefronts and cornices. In the nineteenth century, more vibrant colors were used. In the early twentieth century, colors often became more subdued.

Recommendations

Materials that were never painted or stuccoed should never be painted or stuccoed. The color selection chosen for a building should reflect the period in which the structure was built. The details of nineteenth century buildings can be highlighted with a multiple color scheme. Early twentieth century buildings should probably have a single color.

As a general rule, the Commission will approve color schemes that complement a building's design, scale, and materials.

Replacement stucco or replacement materials should carefully match the original color. Temporary structures and boarding should be painted a beige or tan that allows them to blend into the facade of the building.

Graphics and Signage

Design Considerations

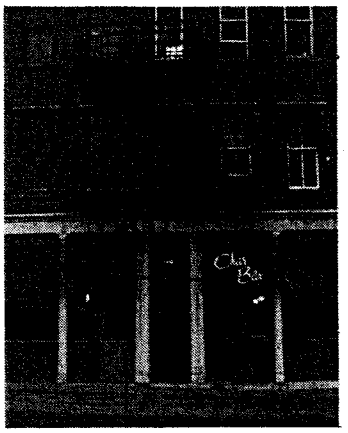
Each proposed graphic within the North Market District shall be reviewed by the North Market Commission for a Certificate of Appropriateness which shall take into account design considerations including, but not limited to, the following:

- Harmony and appropriateness of material, texture, and lettering size with the building to which it is attached.
- Style, size, scale, proportions, and design for its intended function.
- Appropriateness of colors.
- The manner in which it is attached to the building or otherwise supported on the premises.
- The location on the building or its premises.
- The use or purpose of the sign.
- The manner of illumination of the sign.

General Criteria

The following criteria will apply to all graphics in the North Market District.

- The character of the North Market as a late 19th/early 20th century commercial area with particular attention towards the idea of "market" is to be emphasized.
- A street graphic shall be primarily pedestrian oriented.



- A graphic within the North Market District shall be consistent and harmonious with the architectural style and overall character of the environment in which it must function.
- A graphic shall not obscure any significant architectural detail.
- A graphic shall convey its message in a simple and direct fashion.
- The internal or temporary illumination of any graphic is strictly prohibited. The use of neon shall be restricted to window graphics. The external illumination of any graphic should be done in a manner that is consistent with the architectural character of the district through halo of light illumination that is integral to the design of the graphic and shall be subject to approval by the North Market Commission.
- Special consideration will be given to graphics which have appropriate historical references to either the building to which it will be attached or to the nature of the business it is to represent.
- It is also recognized that there are both primary and secondary signs. Generally, unless proven necessary to the Commission, a building and/or business shall be limited to one primary graphic

of a designated size. Secondary signs for such purposes as addresses and plate glass reminders (visual reminders that large plate glass windows are indeed windows) will also be subject to review and shall be significantly smaller than the primary sign.

- The face of any building or structure from which a graphic is removed for any reason shall be restored to eliminate any visible evidence of the graphic. Restoration shall be completed within thirty (30) days after the graphic is removed unless an extension is granted by the North Market Commission.

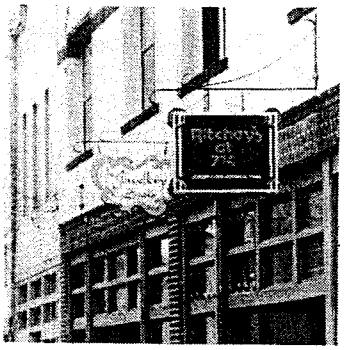
The following standards shall apply to specific sign types in the North Market District.

Ground Signs

- Ground signs are generally acceptable only in the non-structural interior section of the North Market. Elsewhere, wall signs, projecting signs, window signs or awnings signs are preferred.
- A free-standing ground sign shall not exceed twelve (12) feet in height nor twelve (12) square feet in area.
- A temporary real estate sign is permitted without North Market Commission approval. After six (6) months total use per transaction, signs will be reviewed by the Commission. Real estate signs shall be limited to six (6) square feet per face and a maximum of two (2) faces.

Projecting Signs

- A projecting sign shall not project more than two and one-half (2-1/2) feet.
- Any graphic projecting over the right-of-way shall comply with all the structural standards of the Graphics Code and shall be erected by a general sign erector.
- A projecting sign shall have a minimum of ten (10) foot clearance from the sidewalk and shall always be above the top framing member of any adjacent window.



- A projecting sign shall not exceed a height equal to the bottom of the second floor window sills or to the top of the lowest parapet wall for a one-story building and shall never exceed fifteen (15) above the adjacent sidewalk.
- No more than one (1) projecting sign per business is permitted, with no more than two (2) faces per sign.
- A projecting sign may be supported by an exterior structure, but such structure shall be an integral part of the design and shall be subject to review and approval by the North Market Commission.
- Maximum size of a projecting sign shall be eight (8) square feet per face.

Wall Signs

- A wall sign shall be placed above the first story windows and below the second story window sills. Where windows do not exist, the nearest building or buildings on the same block may be used to determine appropriate location. A wall sign shall not project more than eight (8) inches in front of the major face of the building.
- A wall sign shall not extend beyond the perimeter of the wall to which it is attached except as provided in C.C. 3377.28(g). A wall sign shall not cover any door, window or other architectural feature nor exceed two-thirds (2/3) the width of the building upon which the sign is to be placed.
- A wall sign shall not exceed eight (8) square feet in area.

Wall Murals

Wall murals will be reviewed by the Commission on a case by case basis for the appropriateness for size, placement or color.

No wall mural will be reviewed by the Commission without a maintenance plan.

The restorations of historic wall murals is encouraged. However, their modification is prohibited.

The use of tromp l'oeil paintings will be subject to Commission review and is encouraged on temporary additions or alterations.

A mural may not be installed on a unpainted brick wall.

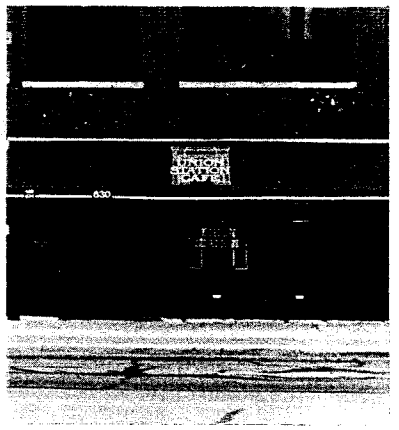
Window Signs

- The total graphic area of window signs shall not exceed twenty-five percent (25%) of the total window area.
- Plans for any window sign to be permanently fitted or painted onto the window shall be reviewed by the North Market Commission.

Banners

- Banners may be used as an on premise graphic for no more than thirty (30) days, and are subject to review by and approval of the North Market Commission for design, placement, and appropriateness.
- A banner shall be limited to sixteen (16) square feet.
- A ground supported banner shall be no less than fifteen (15) feet above the ground.

Awnings and Canopies



- Awnings and canopies are permitted if they are in harmony with the building and surroundings.
- Signage is permitted on an awning or canopy. Signage is restricted to the name, the function or the logo of the business.
- Signage shall consume no more than twenty-five 25% of the awning space.
- Supporting structures shall be an integral part of the design and shall be subject to review and approval.
- The maximum sign area permissible on an awning or canopy shall be ten (10) square feet.

Co-op Signs

- Co-op signs are not permitted in the North Market District.

Rooftop Signs

- Roof top signs are not permitted in the North Market District.

Appendix I

Publications

The following sources of information regarding rehabilitation of historic properties are available either by mail or at various agencies in Columbus:

Preservation Briefs

1) The Cleaning and Waterproof Coating of Masonry Buildings
2) Repointing Mortar Joints in Historic Brick Buildings
3) Conserving Energy in Historic Buildings
4) Roofing for Historic Buildings
5) Dangers of Abrasive Cleaning to Historic Buildings
6) The Preservation of Historic Glazed Architectural Terra Cotta
7) Aluminum and Vinyl Siding on Historic Buildings
8) The Repair of Historic Wooden Windows
9) Exterior Paint Problems on Historic Woodwork
10) Rehabilitating Historic Storefronts
11) The Preservation of Pigmented Structural Glass (Vitrolite and Carrara)
12) The Repair and Thermal Upgrading of Steel Windows
13) New Exterior Additions to Historic Buildings: Preservation Concerns

The above briefs are available from the Ohio Historic Preservation Office and the City of Columbus Development Department.

Other Publications

- The Secretary of the Interior's "Standards & Guidelines for Rehabilitating Historic Buildings (Revised 1983)." Available from the Ohio Historic Preservation Office or the City of Columbus Development Department
- "Old-Building Owner's Manual"—Judith L. Kitchen. Published 1983 Ohio Historic Preservation Office, Ohio Historical Society. This book is available at the Columbus Public Library and through the Ohio Historic Preservation Office.
- "Preservation News"—Monthly publication. National Trust for Historic Preservation, 1785 Massachusetts Avenue NW, Washington, D.C. 20036.

Appendix II

Agencies

For information on the Columbus Register or to apply for a Certificate of Appropriateness contact:

The Columbus Historic Preservation Program
Planning Division
99 N. Front Street
Columbus, Ohio 43215
645-8620

For general information on preservation in Columbus contact:

The Columbus Landmarks Foundation
65 Jefferson Avenue
Columbus, Ohio 43215
221-0227

For technical preservation information contact:

The Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
297-2470

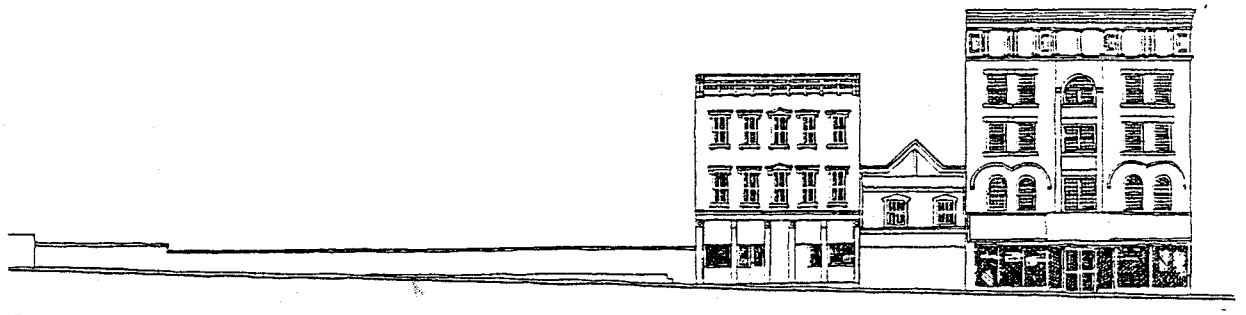
To apply for a building or demolition permit or for information on zoning contact:

The City of Columbus
Development Regulation Division
1250 Fairwood Avenue
Columbus, Ohio 43206-3372
645-7433

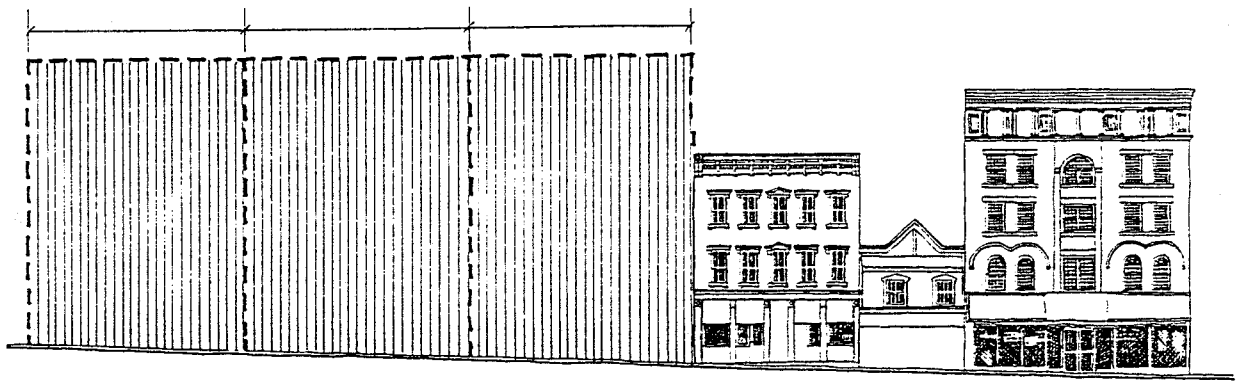
Appendix III

Illustrations of New Construction Principles

The following sequence of drawings illustrate new construction princples.

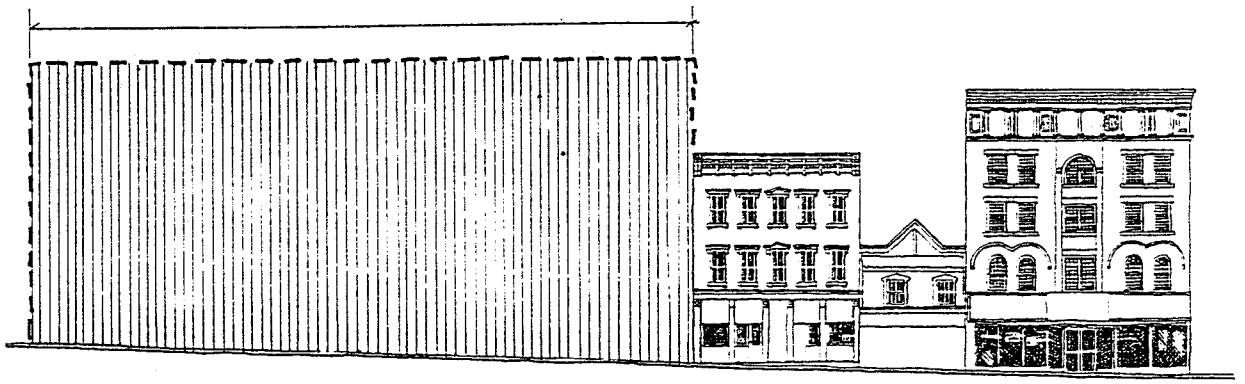


Existing Facade



Facade divided into smaller bays

New infill facades should compliment the visual rhythms that are common to the surrounding area.

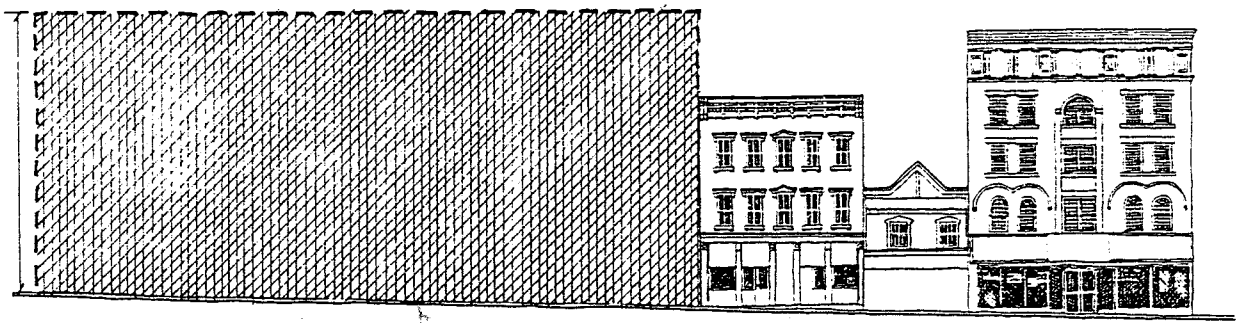


Not this ...

an unbroken facade.

Height

New construction which greatly exceeds the average height of surrounding structures will be out of scale with the existing character of the area and can visually dwarf the majority of typically lower buildings which surround it. New construction which is too low, e.g. a one-story strip development within the context of an established area of taller three or four-story commercial buildings, is not visually compatible.



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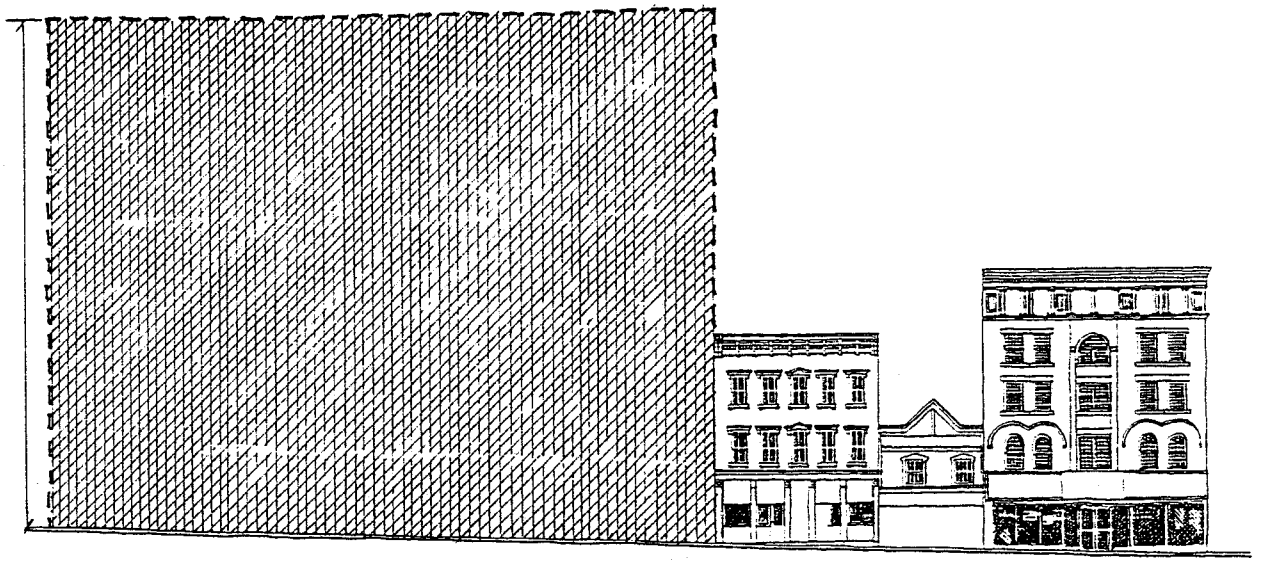

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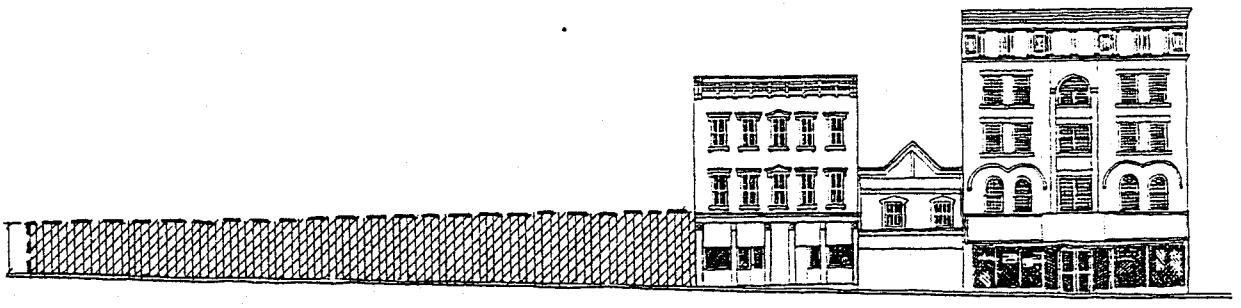

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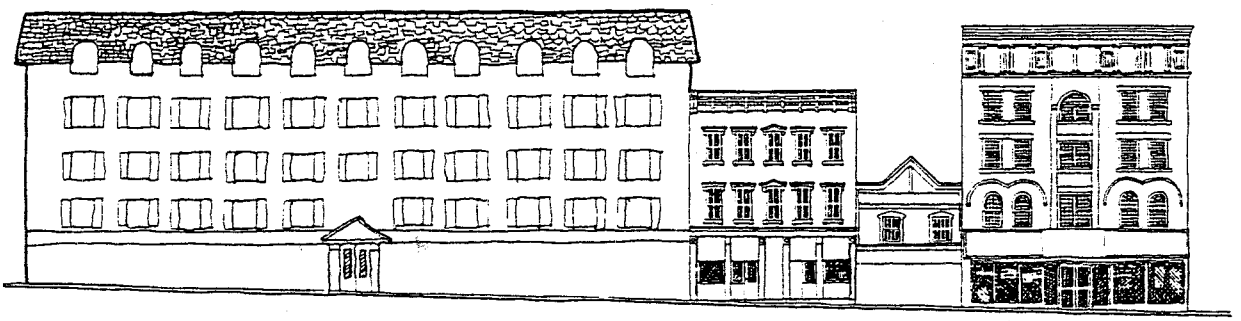
False Historic

A new building should look new. New architecture should be expressed in terms of contemporary design. Superficial attempts to camouflage a new building to make it look like its older neighbors should be avoided. A new building does not have to copy its neighbors to be visually complimentary

New construction should reflect the best of todays design but also respond to the intrinsic visual qualities of structures and spaces which surround it. Building height, width, mass, proportion, materials, colors and textures can affect the degree of visual compatibility between the old and the new design.



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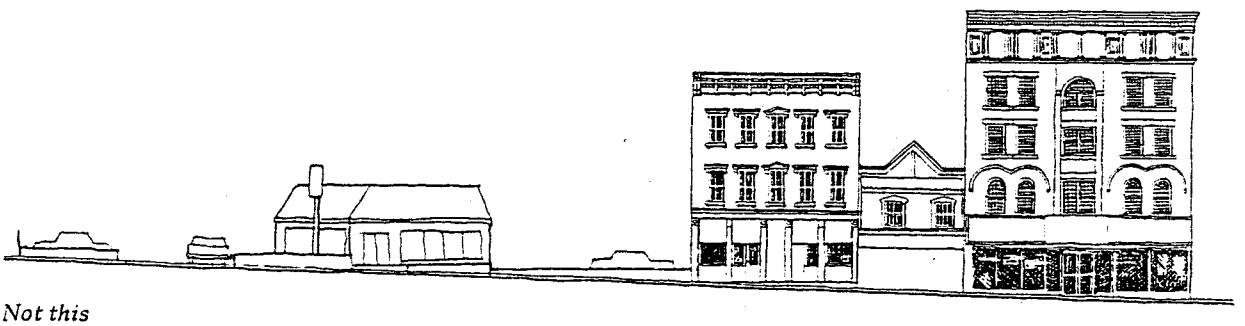

Not this

One-story strip commercial with surface parking.

This

Five-story contemporary expression of older commercial.

This

New Structures vary from three to five-stories.

This

Entry to parking structure as part of facade treatment.