GERMAN VILLAGE GUIDELINES
Preservation and Redevelopment

NEW CONSTRUCTION

Introduction

The German Village Guidelines provide the basis by which the German Village Architectural Review Commission makes decisions for proposals for all exterior work in the historic district. As with the requests for work on contributing buildings, the Commission is charged with evaluating requests for new construction on lots in German Village.

New construction, like demolition, has a major impact on the appearance of any historic district. To this effect, the New Construction Section of the Guidelines is intended to recognize the existing, contributing characteristics of the neighborhood and bring visual harmony between the new and the historic structures. Within the appropriate framework, varied design solutions for new construction are appropriate to create structures that are visually discernable from the historic fabric of German Village.

Context, Massing, Spacing, Materials, Building Shape and Scale all are of vital importance when evaluating each proposal. As noted in the preface of the *German Village Guidelines*, "Perhaps more than in any other neighborhood in Columbus, German Village's unique physical environment creates a special sense of place." With this in mind, the New Construction Section of the *German Village Guidelines* is intended to provide direction for those proposing to construct new buildings in German Village and to ensure that this special sense of place is preserved into the 21st century.

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CAUTION – TABLE OF CONTENTS IS NOT CORRECT AND MUST BE REFORMATTED!

ALTERATIONS TO EXISTING STRUCTURES

Additions, Connectors, Dormers and Skylights, Entries and Awnings

Additions

The most common alteration to existing structures is the addition. An addition increases the amount of space in an existing building, either by expanding the footprint and/or increasing the height of the building. Before considering an addition, explore other options such as rearranging the interior space, using basement areas, or even relocating to a larger house. Keep in mind that the City of Columbus Zoning Code limits the land area covered by buildings on your lot. *(See the Zoning Guidelines section for further information regarding zoning and variances.)*

When reviewing additions, the German Village Commission will consider how the proposed addition will alter or affect the historic building and surrounding neighborhood. Each of the buildings in German Village is unique, and each is part of a distinct setting and streetscape. The existence of a similar addition elsewhere in German Village does not indicate that a proposed addition is appropriate in a different location and context or if undertaken at a different time. Additions will be carefully considered as individual cases with regard to the existing lot, existing structures and neighboring properties.

When proposing an addition, applicants should carefully consider the style, size, historic character, and context of the existing building and nearby structures. In keeping with German Village's original working-class origins, many historic buildings are modest in appearance, detail, and size. The historic context is an important part of the design of any addition; therefore, a proposed addition should not alter the essential character of a building. Use of a connector between an historic structure and an addition offers greater latitude with the scope and design of an addition. The German Village Commission reviews additions on a case by case basis and gives careful consideration to the size and square-footage of the existing structure. While larger homes may offer more design options, smaller homes and cottages may pose difficult architectural challenges.

Location

Additions should be set well back from the principal façade of an historic structure, typically in excess of halfway. An addition should not substantially alter the existing streetscape (street view) from any public vantage point. If the addition is visible from other public rights of way, including alleys, the impact of the addition should be considered from those views as well. An addition should not obscure or hide the original structure when viewed from any angle.

Scale and Proportion

The scale of a proposed addition should be considered in relation to the historic structure. In reviewing scale, the German Village Commission will consider the size of the original historic structure, and may consider the size of any contributing historic structures, compared to the size of the proposed addition.

An addition should be visually subservient to the historic building, which may be achieved through a combination of factors, including massing, size, connection and siting.

An addition, considered with the original structure and any existing additions as a whole, should be in scale with the size of the lot/property/parcel on which it is located. If the existing structures on the lot conform to the maximum lot coverage requirements of the zoning code, then the proposed addition should not increase the size of the building to exceed the maximum lot coverage. If the existing structures do not

conform to the maximum lot coverage requirements of the zoning code, then the proposed addition should not increase the size of the building to exceed the maximum lot coverage by more than the existing condition.

Height and Width

An addition without a connector should be shorter than the historic building: lower in overall height, and the highest point of the roof on an addition should be lower than the highest point of the roof of the historic structure.

The height of an addition will also be considered in respect to neighboring properties. The addition should not block access to light and air to adjacent or neighboring properties, or reduce the privacy available to neighboring properties.

The German Village Commission may consider alterations to the height of existing non-historic buildings or additions. Alterations to height will be considered in cases where the existing building or addition is non-historic, and where the change in height does not obscure, damage, or destroy any significant architectural features of the historic building or adjacent properties.

Materials and Details

On historic buildings, it is inappropriate to use new materials that replicate or imitate original materials (stamped concrete to replicate brick, sheet metal to replicate wood, etc.), except under unusual circumstances. For example: Synthetic shingles might be appropriate when replacing natural slate if it is determined that there is a question as to the structural capacity of the roof structure.

New additions should be differentiated from historic construction, and all additions should be clearly distinct from the historic structure. Simple materials should be used on the addition, for example, wood siding on an addition to a brick house. The addition should have simpler, less ornate detailing than the main structure. The addition may have a different type or pitch of roof than the main structure. A recessed connector may be considered to separate the addition from the original structure. (*See the Connectors section for further information on construction of connectors.*)

Recommendations

1. New additions should not obscure, damage or destroy significant architectural features of historic buildings.

2. New additions should be differentiated from the historic building, and all additions should be clearly distinct from the original structure.

3. An addition should not substantially alter the existing streetscape (street view) from any public vantage point.

4. The scale of the proposed addition should be considered in relationship to the historic building and adjacent properties.

5. Simple materials and details should be used on the addition.

Connectors

A connector is a structure that joins together two distinct building elements while maintaining a visual separation between the two. The three types of connectors—historic/historic, historic/new, and new/new—often require different design approaches. Connectors, particularly connectors between historic buildings, are not encouraged; however, a connector may be considered if the visual impact is minimal and creates an enclosed porch-like effect between two buildings. A visible connector between an historic house and garage is strongly discouraged.

Recommendations

1. The scale of a connector should be proportional to the elements it is connecting: the length of a connector should be less than the smallest element it is connecting, and the height should be shorter than the lowest.

2. The location should utilize an existing opening toward the rear of the building to minimize visibility. Installation of a fence or plantings may also diminish the visibility of the connector.

3. The design should be simple and open, and minimize the visual mass of the connector. The visual appearance of a connector should resemble an enclosed porch or garden structure, achieved through the use of a low-pitched roof, and the incorporation of the maximum amount of window space possible. The details of a connector should be less ornate than the elements it connects.

4. When connecting to an historic building, the connector should be reversible so it can be removed, and the building returned to its original state.

Dormers and Skylights

German Village residences have two types of dormers: roof and wall, which may have three types of roofs: shed, gable, and hip. Structurally separate, roof dormers are part of the roof; typically they fall below the roof ridge and are set back from the eaves. Sometimes they are placed symmetrically, but often their placement appears random, dictated by light and space needs. When small cottages have dormers, they are most commonly roof dormers. Occasionally, small earlier buildings have wall dormers. More commonly, later structures feature wall dormers as an important part of the eclectic assembly of elements that make up the Queen Anne style.

Although some small cottages originally had dormers, most are additions designed to make the attic story more useful and habitable. Typically, dormers are a single window wide. Even though they do not add appreciably to floor space, they do add light, ventilation, and height.

An effective alternative to dormers, skylights provide light and ventilation. They are less expensive and less intrusive, but still should be designed and placed carefully. Appropriate skylights are flat and extend no more than six inches above the roof's surface, and are placed at the rear third and/or on those slopes not visible from the street.

Recommendations

1. Surviving historic dormers should be preserved intact as much as possible.

2. Dormers added to a roof should be narrow, preferably only one window wide like historic dormers. Every effort should be made to accommodate space and light needs with traditional gable-roofed dormers before considering shed-roofed (flat) dormers.

3. If dormers are to be added, they should have the following features:

    - Dormer design should be kept in scale with the original building and should not be overwhelming in size.

    - Maximum dormer length should never be more than one-half the roof's length.

    - New dormers should be roof dormers, not wall dormers. Their walls should be held back from the roof eave at least one foot. Dormer roofs should join main house roofs below the ridge.

    - New dormers should be placed to the rear of the house as much as possible, to minimize their visibility from the street.

    - Dormer windows should be traditional windows: avoid full-height windows, or all-glass windows out of proportion to the dormer.

    - Use horizontal wood siding or roofing material on dormer sides.

4. Skylights should be carefully placed to minimize their visibility from the street. Use as few as possible, and avoid placing them on main roof slopes; set them back from the front of the building, preferably on secondary (rear) elevations.

5. Skylights should be flat in design, and they should not be clustered in a row, side by side, but this is more appropriate than randomly spaced multiple units.

Entryways & Porch Enclosures

Front porches are considered significant, contributing architectural features of an historic building, and should be preserved. The construction of new entry vestibules or the enclosure of existing porches is not recommended because of the significant visual impact that such alterations have on the character of historic buildings. In the case of a side or rear porch, the German Village Commission may consider alterations to an existing entryway. The design of a new entry vestibule or enclosure of an existing side or rear porch should compliment the existing historic building, and not impact significant historic architectural features.

Recommendations

1. Investigate whether the porch you intend to enclose will be considered a new permanent interior space under the zoning code, in which case it may require a Zoning variance. *(See the Zoning Guidelines section for further information regarding zoning and variances.)*

2. Enclosures should leave the original porch as intact as possible to maintain its original character. Enclosures should have as much window space as possible, rather than solid walls. They should be constructed behind any original porch columns, so that the columns remain visible from the exterior. Enclosures should be reversible so they can be removed in the future and the porch returned to its original appearance.

3. Enclosures should be of frame construction. They should clearly "read" as additions.

4. Roofs should be similar to porch roofs. Avoid gable roofs and similar designs that make the roofs visually competitive with the main building.

5. On porch enclosures~~,~~ use single doors similar to those originally used on the building.

6. Avoid the use of decorative features installed to embellish the porch enclosure.

Awnings

Fabric awnings were historically used on commercial buildings, where they shaded windows and storefronts from the sun, kept the interiors cool, and provided shelter from bad weather. Awnings were not common on residential buildings in German Village. Aluminum and metal awnings on residential structures are generally not considered an historic feature, unless original to the building.

Generally homes and storefronts have flat fabric awnings that angle downward to shed water, either with open ends or triangular end pieces. Fixed or retractable metal pipe frames support these fabric awnings. Awning fabric can range from a solid color to contrasting stripes, but should relate to the color of the building and adjacent structures.

Recommendations

1. Avoid rounded or "bullnose" awning shapes on both residences and commercial buildings unless documentation shows they were used on that building in the past. Bullnosed shapes were fairly rare; the simple flat type, which was much more common, is more appropriate.

2. Avoid removing original mounting hardware. If possible, retain and repair any original hardware; if it must be replaced, match the hardware as closely as possible. Avoid drilling holes in masonry; attach frames in existing mounting holes or into mortar.

3. Avoid awning fabric that has too complex a design: use a minimum of colors, keyed to the body and trim colors of the building. If a scalloped edge is desired, use a simple scallop. Avoid drapes and swags that hang below the scalloped edge.

NEW BUILDINGS: RESIDENTIAL AND COMMERCIAL

The design of new buildings, *(ie. freestanding buildings not attached to an existing historic building)* in an historic district is extremely challenging. The goal is to create compatible, yet contemporary buildings. This means that new construction should compliment the existing contributing or architecturally significant buildings in the area, but not mimic the existing buildings. New construction should reflect current design trends, and compliment but be readily discernable from the existing historic buildings. This is a challenging design problem, that requires skills of observation, interpretation and design to produce a new structure that relates to both its location within the historic district and its construction in the contemporary period.

The design of a new building can be divided into three elements: massing, materials and details. The German Village Commission considers all three elements in reviewing a proposal for new construction. To design a new structure that is compatible with an historic neighborhood, one must generally vary from the historic context in one of these elements. Varying two elements is occasionally acceptable. Varying all three elements is rarely, if ever, appropriate.

The planning process for a new building begins with an evaluation of adjacent buildings and buildings in the surrounding neighborhood: these buildings are known as the "streetscape." The three elements— massing, materials and details— on existing historic buildings along the streetscape should be assessed, and some of those characteristics integrated into the design of the new construction. The new design must not be an exact replica, and should maintain a contemporary identity. For example, by making the massing similar to the surrounding structures, but varying materials and/or details, a building can be designed that is contemporary yet compatible to the historic streetscape..

Applicants should be advised that approval for new construction typically requires more than one review by the German Village Commission and applicants should plan construction timetables with this in mind. Conceptual review provides feedback to applicants prior to seeking final design review. Applications for new construction in the historic district are rarely approved without at least one conceptual review. The Commission also recommends that applicants consult with the City of Columbus Historic Preservation Office staff to gain guidance for their application. The German Village Commission encourages excellence in design that enhances the historic fabric of the community.

Massing

Massing, the most important element in new construction design, includes the overall shape, size and proportion of the structure. In addition, massing involves how the building is positioned on the lot, the building setbacks, lot coverage, and the spacing between the buildings on the street. Consider the existing massing of the neighboring structures and not only the individual structure being proposed. The Commission typically begins its review of a new construction project by discussing massing, and will evaluate the massing of the new structure in terms of its relationship to the specific project site and within the overall context of the neighborhood.

Front Setback

The front setback is the distance between a building's facade and a public right-of-way. Setbacks are controlled by the zoning code, which allows some flexibility through variances.

New buildings should follow the historic setback patterns in the neighboring vicinity, even if a zoning variance is necessary to achieve this. If the historic setback cannot be followed, the structure should be placed behind, rather than in front of, the area's general setback.

Although facades of buildings in German Village are generally parallel to the existing property lines, check the alignment of nearby facades in relation to the setback line. New construction should follow the common pattern of surrounding facades.

Building Spacing

Close spacing between buildings contributes to the historic density of German Village, resulting in narrow side yards. Zoning and building codes regulate side yard setback, or how close a building can be to the side property lines. Government restrictions include any overhangs or projections. In general, following the side yard setbacks required in the zoning code will maintain spacing similar to that between existing structures. New construction should observe the overall rhythm of building spacing along the street. In the case of an extra wide or double lot, it is preferable to build to one side on the lot.

Lot Coverage and Green Space

Although the building pattern in German Village is generally very dense, the historic plan of the neighborhood included some green or open yard space on most lots. Typical uses of yard space include gardens, patios, planted or grass areas. The typical pattern was that residential structures had a small setback from the front and side yards, and a larger setback from the rear lot line. In many cases a secondary structure, such as a barn or garage was located close to the rear and side rear lot lines. This plan allowed for an open yard space left in the center of the property. A few exceptions to this plan occur in German Village, mostly with commercial buildings, which may take up the entire lot leaving only a small service area in the rear. These buildings are typically located along major commercial streets or on commercial corner nodes.

New structures should be designed to have a similar proportion and pattern of structure versus open or yard space to adjacent properties. While this will vary somewhat, it is important to pay attention to the existing conditions on the block and in the area. Maximizing lot coverage with new construction and leaving little outdoor space is not in accordance with traditional, historic development patterns in the neighborhood, and is not appropriate for new construction in German Village.

Building Shape

Typical shapes in German Village range from simple rectangles (like cottages without additions, porches, or dormers) to more complex ones (such as L-shaped Italianate houses or some of the later Queen Anne structures) which feature many intersecting masses as well as porches, balconies, and bay windows.

Where shape is the compatible element in new construction, keep in mind that a new building does not need to be identical in shape to those around it; however, its shape should have similar complexity to the adjacent and nearby buildings. For example, a complex Queen Anne shape will look out of place on a street full of simple cottages.

Scale and Proportion

Scale refers to the size of a building in relation to adjacent and nearby structures. A building that is significantly larger or smaller than those around it will appear out of scale, and thereby not be compatible. For example, a small, one room wide, story-and-a-half cottage will look inappropriate on a street which is lined with wider structures with two stories and full attics. The scale of a house can be varied to make it appear more compatible with surrounding structures, even if it is not the same height or width. One option is to step down the first floor inside a house or an addition to gain more ceiling height, or a low second story within the same volume; another might be to break up a structure, so that a prominent element matches the typical width of houses along a street, while another element set farther back provides more width while appearing to be an addition.

Proportion is the relationship between the height and width of a structure. While the typical structures in German Village vary somewhat in proportion, most of them appear to be taller than they are wide or to have vertical proportions. Structures with excessively horizontal proportions (appearing significantly wider than they are tall) are generally not appropriate. Proportions may vary with style. Existing Italianate houses have much more vertical proportions than American Foursquares, and single cottages will appear more vertical than double cottages.

The proportions of individual elements can affect the apparent proportions of a structure. For example, two "Dutch-double" cottages might have the same height and width, but one with a shallower roof pitch may appear more horizontal than one with a steeper pitch. Windows in the village typically have vertical proportions, but those in an Italianate house appear very tall and thin compared to those in some early cottages. Even the thickness of porch columns compared to their height can alter the proportions of a house. The porch columns of tall, thin Italianate buildings tend to be more slender than those on the less vertical appearing Foursquares, which often have rather thick, chunky columns.

The proportions of a new building design can often be improved by experimenting with various elements. For example, if the proposed structure appears to be too horizontal, some ways to make it appear more vertical might include a steeper roofline, more vertical windows, or recessing a portion of the building to create a vertical line where the façade steps back.

Rhythm of Building Openings

Another important aspect of design is the creation of rhythm by the combination of façade elements. The most obvious and important example of this is the pattern of window and door openings in a building and the amount and repetition of wall surface between the openings. This pattern, established by the relationship of window or door openings to the surrounding wall area, should respect the neighboring

structures. The percentage of glass to wall should approximate that of neighboring structures. For example, most early cottages have a few small windows in their facades with a great deal of wall area. A new building with large expanses of floor-to-ceiling windows and little exterior wall area would, therefore, be inappropriate.

Other rhythms to consider include the symmetrical placement of windows and doors in many brick doubles; the offset entrances and large living room windows found in many Queen Anne structures; and the repeated patterns of display windows and doors in some commercial buildings.

Height

Building heights vary considerably throughout German Village. The design of a new building should take into consideration the height of adjacent structures, as well as the range of heights of structures on the block. Most blocks in German Village have continuity of building height although some blocks have more consistency than others. The height of a new building should fall at or below the average height (This requires further discussion.) of the surrounding structures. The overall height a building will affect its proportion, so the maximum height of the building should be considered when planning the massing of the building.

Roof Shapes and Elements

An important component of German Village's character is its eclectic mix of historic roof shapes. Gable roofs are most common, and hipped or pyramidal roofs also occur frequently on Queen Anne and Four Square houses. Many commercial buildings and row houses have barely visible, almost flat roofs. Other roof shapes do occur in German Village, but are most commonly associated with specific elements, such as mansard roofs on porches.

Basic roof shapes are made more complex by dormers, intersecting roofs, and porch roofs. A flat- or mansard-roofed house, for example, would be inappropriate on a street of houses with their gable ends facing the street.

Elements of the roof, such as chimneys and ridge cap detail, are important design considerations. Historically, German Village buildings did not have projecting chimneys outside of wall; thus, new construction in the historic district should maintain the chimney within the exterior envelope of the building.

Recommendations

1. New construction should observe the overall rhythm of building spacing on the block.

2. New buildings should follow the historic setback patterns in the area.

3. New construction should take design cues from the range of proportions found on surrounding structures.

4. New construction design should contribute to the existing rhythms of the adjacent and nearby buildings, without duplicating them.

5. The height of a new building should be no higher than the average heights of the surrounding structures.

6. Roof shapes & elements such as dormers and chimneys should reflect the predominant patterns of buildings in the area and should relate to the style of house.

Materials

Materials are an important design consideration, along with massing and details. The materials, textures, and colors found throughout German Village combine to create the character of both old and new architecture.

Types of Materials

Traditional materials found throughout German Village include stone (foundations, steps, lintels, slate roofs and dormers) brick (walls, walks, and streets,) wood (doors, windows, siding, and trim,) and metal (cornices, gutters, downspouts, and standing seam or flat lock roofing.) New materials such as composite shingles, synthetic stone, and aluminum gutters have been added to German Village over time.

The German Village Commission encourages the creative use of traditional materials in new construction and will carefully consider the use of new materials. *(For specific information on historic uses of these materials, refer to the Preservation section of the* German Village Guidelines for Preserving Historic Architecture*.)*

Traditional Materials

The use of traditional materials such as stone, brick, and wood in new construction is encouraged. The continuity of materials helps to maintain compatibility between new and historic structures. The innovative or creative use of traditional materials is also encouraged. New construction has typically replicated the traditional choices of building materials, and generally falls into two main categories: brick and frame.

Brick is German Village's predominant exterior wall material, and therefore, much new construction is brick veneer. Many compatible bricks are available. When choosing brick, avoid used brick, new brick "distressed" to look old, and variegated brick colors.

In German Village, frame houses with wood siding are interspersed singly or in small groups among brick buildings. Select siding materials carefully using the recommendations in the Siding Section of the *German Village Guidelines.*

Other choices of materials will be reviewed based upon standards of durability, longevity, reparability, and compatibility with the surrounding structures.

New Materials

New materials are defined as materials that were not historically available and range from vinyl siding to synthetic stone or synthetic wood products. Successful new buildings can blend new materials and techniques with the design concepts of historic architecture to produce new structures that are clearly contemporary, yet still compatible with German Village's historic buildings.

In these cases, the Commission's approval of new materials will depend on two factors: how well the new product blends with the old, and whether there is a balance between contemporary and historic elements. The Commission may also consider whether the massing and details vary from the historic context and streetscape. If the massing and details of the proposed new building are compatible, it may be acceptable to use new materials.

All new materials or traditional materials used in unusual ways will be reviewed on a case-by-case basis. On occasion, the Commission may allow a test application of a particular material before issuing approval for its use in German Village.

Mix of Materials

New construction in the historic district should consider the mix of materials in the adjacent area. If buildings in the area were built with only one or two principal materials, then the design should maintain that mix; however, if the block has a variety of materials and textures, the design may be of similar complexity. A few of the larger houses in German Village have a mix of several materials, including brick, stone and wood. Most of these houses are located along major streets or around Schiller Park. In general, new construction should be as simple as or simpler than the existing structures in the area. When constructing a new house on a street of simple cottages, maintain continuity in the mix of materials, such as a stone foundation and brick or frame walls. With more elaborate houses there may be the flexibility to use more materials and more ornate details.

Color

Whether a hue is natural to a particular material or applied through painting or finishing, color is an important characteristic of the historic district. Dominant natural colors in the Village are the light gray of stone, the warm red of brick, and the cool gray of slate. Painted window frames, doors, walls, and trim employ a variety of colors that can be changed fairly easily.

Observe the relationship of materials, textures, and colors in the vicinity. Choose colors for compatibility with existing colors. New structures should reflect the relationship between materials, texture, and color already established in the area.

Recommendations

1. Creatively use traditional materials to differentiate new construction from old.

2. The use of brick, stone, and/or wood in new construction is encouraged.

3. New materials can be successfully integrated into the historic district and their use may be considered, however, the use of new materials will be reviewed on a case-by-case basis, and will be evaluated in terms of the overall design.

Details

Details help distinguish one style of building from another. In general, new construction should use details similar to those that exist in the surrounding structures and maintain consistency with the overall design of the structure. New construction should also consider the relationship and proportions of solids (such as walls) to voids (such as windows) on the new building.

Typical details in German Village include cornice lines and friezes (where the roof meets the walls), gutters and downspouts, window and door lintels, sills, casings, porches, railings, masonry details such as brick or stone quoins, and wood siding details such as trim boards. Details can be decorative and/or functional, and may be simple or more elaborate depending on the style of the building.

The details of a new building should relate to adjacent structures. For example, if nearby buildings have high foundations of light-colored stone, a proposed building design should not have an all-brick facade down to ground level. To re-create the detail typical of the area, use rough-faced concrete block, cast concrete block, or a stone veneer as a foundation. If the design of a new structure matches the massing and materials of a historic building, the detailing should be more contemporary than that found in historic structures, but of a similar quality and craftsmanship.

NEW BUILDINGS: GARAGES AND OUTBUILDINGS

Historically garages and outbuildings were basic and functional in design. Intended to be subordinate structures, garages and outbuildings were modest in scale and made of simple materials with little ornamentation. Historically and today, the style of a garage or outbuilding depends on existing historical evidence, the architectural style of the main residence, and the streetscape.

As subordinate structures, garages and outbuildings were detached from residences and placed at the rear of the property to be accessed from alleys. When alley access was not an option, garages were often placed at the rear of the property and obscured by the residence. The location of historic garages and outbuildings often resulted in a central portion of the lot being left open as yard space.

Historic garages were typically one car to one-and-a-half cars wide, and their roof had a shallow pitch. Flat roof garages were also common throughout German Village. Historic garages typically had single-bay doors.

Recommendations:

1. New garages and outbuildings should be built to compliment, not mimic or compete with, the main structure. A new garage may indicate its modern construction with detailing such as overhead doors and lighting.

2. Garages and outbuildings should be located toward the rear of the property, detached from the residence with access from alleys. Where no alley exists, a garage should be set back from and preferably obscured by the house.

3. The decision to build a garage in brick or frame should be based upon several factors including the historic record of the property, the design or style of the main house, and the materials commonly used along the alley or street. Materials and detailing should be simpler than the main structure.

4. For frame garages, the most appropriate siding is horizontal beveled wood; for brick garages the most appropriate brick is common.

5. Garages should have a visible foundation which may be built of split face or molded concrete block.

6. Trim elements, service doors, and garage doors should be constructed of wood and of a style appropriate to the principle structure.

7. The alley side of a garage should have a simple exterior light with motion detector or photo cell control for security purposes.

8. Attaching a new garage directly to an historic structure is not appropriate. Attached garages may be considered for newly constructed residences if they are designed and sited to be sensitive to the historic streetscape and if massing is handled in a way that gives the appearance of a detached garage. In such cases, clear separation of the main house, connector and garage should be evident. (See New Construction, Connectors section for more information on designing connectors.)

9. Garages should be located and sized to maintain the historic pattern of open space in German Village.

10. Garages and outbuildings that overwhelm or compete with the residence or nearby structures are not subordinate and therefore should be avoided. Keep overall dimensions as small as possible.

11. When building a garage, consider the relationship of the roof pitch to the garage width and height. Consider flat or low-sloping roofs to keep your garage in scale with the surrounding streetscape.

12. For new garages use single garage doors rather than one double-wide door to maintain the scale and rhythm of older structures. Double-wide doors are only considered in unique situations arising from maneuverability issues. If a double-wide door is approved, it should appear as two separate doors through the use of applied trim.

13. Approval for construction of any structure larger than a single story two-car garage will depend on the overall character of the alley; the proposed construction of any structure larger or more elaborate than a single story two-car garage will require the submission of a streetscape drawing.

14. Every effort should be made to site a garage in a manner that avoids zoning variances.

15. The City of Columbus Zoning Ordinance contains specific technical requirements for parking spaces for each unit on a lot with a residential use. The code also regulates the minimum lot size and the maximum lot coverage allowed when adding additional living space. All code requirements must be met when considering the addition of living space above a garage.

16. Garden sheds and other small outbuildings should be small in scale and simple in detail; they should be sited in a manner that respects the dominance of the main structure and may be limited in floor area by the Building and Zoning Codes.

ACCESSIBILITY

Making the nation's historic buildings, sites, and structures accessible to people with disabilities has become an important and challenging task. Accessibility modifications to historic structures within the district should be undertaken in a manner compatible in both scale and appearance to the building. Additionally, alterations should be designed as reversible changes that allow future removal without damage to the form of the building. Prior to construction, the property owner must insure that the modifications meet all necessary Federal, State, and local accessibility requirements.

Recommendations

1. Where alterations to an historic building are required to create an accessible entrance, they should be made to a secondary entrance or façade and not to the primary. If no secondary means is available, then minimally invasive means may be considered at the primary, as originally designed whenever possible.

2. Retain historic materials and features when new features are incorporated for accessibility.

3. Use compatible materials when constructing new accessibility features.

4. Install accessibility modifications that are in scale with the historic property, visually compatible, and whenever possible, reversible. Reversible means if the new feature were later removed, the essential form and integrity of the property would be unimpaired.

5. Consider the character-defining features of the property when designing for accessibility.

6. Use handrails of a simple design.

7. Consider landscaping to minimize the visual impact of new accessibility features.

8. Maintain barrier-free walks. Planters, bins, signage, seating, and other features on sidewalks should allow unobstructed access.

SATELLITE DISHES, AMATEUR RADIO ANTENNAS AND OTHER COMMUNICATIONS DEVICES

Federal communications laws regulate and protect citizen access to communications, including satellite dishes and amateur radio antennas. These federal laws also recognize local governmental interests in promoting and protecting historic preservation and its role in addressing aesthetic concerns. Therefore local governmental rules may address satellite dishes and amateur radio stations so long as the federal laws are not violated and local rules are not applied in a discriminatory manner.

Recommendations

1. Select the smallest and least obtrusive device necessary and available.

2. Locate satellite dishes, radio antennas, and other communication apparatus in an area where the device is functional with the least visibility from the street.

3. Install communications devices in a manner that is reversible and does not permanently alter or damage historic building materials. When communications devices are removed, wall and roof surfaces must be repaired and restored to eliminate evidence of the removed material.