

CITY OF JEFFERSON HISTORIC PRESERVATION COMMISSION

RESOLUTION 2013-1
PERTAINING TO APPEARANCE GUIDELINES FOR THE
CITY OF JEFFERSON FAÇADE IMPROVEMENT PROGRAM

WHEREAS, the Façade Improvement Program requires the City of Jefferson Historic Preservation Commission to publish appearance guidelines so that exterior improvement projects on eligible properties may qualify for tax reimbursement; and

WHEREAS, the City Administrator, through the Department of Planning and Protective Services, has consulted with the Historic Preservation Commission to publish specific guidelines that meet the minimum standards contained in the City Code.

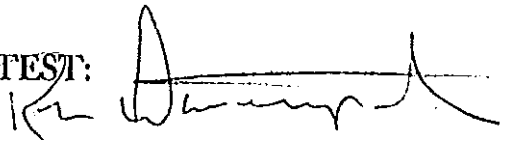
NOW THEREFORE, BE IT RESOLVED by the City of Jefferson Historic Preservation Commission, that the attached guidelines be used in the administration of the City's Façade Improvement Program, such guidelines consisting of a Statement of Philosophy, General Principles, Eligible Improvements and Non-eligible Improvements.

Adopted this 12th day of February, 2013



Edward Meyers, Chairman

ATTEST:



Secretary

*Design Guidelines
adopted by the
City of Jefferson Historic Preservation Commission*

STATEMENT OF PHILOSOPHY

The main objective of the program is to enhance the aesthetics of the City by improving the facades of older commercial buildings in Jefferson City so that after completion of the work, citizens will recognize improvement in the appearance of the buildings. A secondary objective is to promote mixed use (residential/commercial) in the older commercial areas of the city.

At the forefront of the façade improvement effort is the desire to revitalize the older commercial buildings in Jefferson City. Storefronts and large scale buildings define the overall character of a commercial area and are the focus of the revitalization effort. Focusing on street scape design early in the improvement process is important in maintaining the character of older commercial districts.

Traditional storefronts are consistent through the use of similar building elements. Buildings should maintain the same height width, proportion of openings and scale as surrounding buildings in a corridor. Missing elements should be replaced with quality materials. General continuity among individual buildings should be maintained and visible.

General Principles

- Preserve historic materials and character while keeping a building in use, at times by accommodating new uses.
- Repair deteriorated features and materials to the greatest extent possible.
- Replace, if needed, with compatible matching new materials.
- Avoid "modernizing" features of the building.
- High-quality materials should be used to convey substance and integrity. (Avoid artificial materials and elements).
- Building materials, such as brick and stone, are encouraged.
- Screening of roof top equipment shall be required from the street side view. Parapet walls are preferred over the use of screening walls.
- All improvements must be compatible with applicable zoning codes and satisfy permit requirements.
- All exterior improvements proposed for reimbursement must be visible from the street and visible to the public.

(continued)

*Individuals should contact the ADA Coordinator at (573) 634-6570
to request accommodations or alternative forms as required under the Americans with Disabilities Act.
Please allow three business days to process the request.*

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Eligible Improvements

1. Façade removal - Exterior building materials on the façade that is not original or is in excess to the building. (Examples: vinyl or aluminum siding).
2. Brick or wall surface cleaning-Cleaning of the exterior building features and materials must be done by the gentlest means possible. (Examples: no sandblasting or power washing).
3. Patching and painting of façade walls -Repair, rebuild or restore walls including cleaning, sealing, tuck pointing, patching or painting. Colors of materials, signs, window frames, cornices, storefronts and other building features should be coordinated and determined by the nature of the building chosen with their original character in mind.
4. Canopy or awning installation/repair - Canopy and awning shapes and colors should relate to the building's architectural elements. Canvas and fire-resistant acrylic are permitted. (Avoid vinyl or plastic).
5. Window and/or door replacement/repair- Install, replace or repair doors/window frames, sills, glazing or glass. Restoration of the original window size is encouraged. The height of store front windows shall relate to the windows of surrounding buildings. Upper floor windows shall be in harmony with the remaining building proportions and character. (Avoid filling in existing windows).
6. Mortar joint repair/tuckpointing–Use materials consistent with the original mortar composition.
7. Railings, ironwork repair or addition – Original exterior ironwork elements should be restored to enhance the appearance of the building.
8. Cornice repair or replacement– Original cornice should be restored or replaced using appropriate quality materials.
9. Replacement/repair to exterior steps -Repair, restore, replace or install steps where they affect access to the building using appropriate quality materials. (Avoid prefabricated elements).

(continued)

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Non-Eligible Improvements

The following are examples of activities or improvements that are NOT eligible for reimbursement:

- Routine maintenance of buildings not part of a comprehensive façade improvement project;
- Extermination of insects, rodents, vermin or other pests;
- Air conditioning or heating equipment;
- Fire suppression system;
- Plumbing;
- Electrical wiring or service upgrades for interior of building;
- Elevator installation or repair;
- Interior floor or ceiling replacement or repair;
- Window displays;
- Acquisition or related costs, legal fees; and
- Any other improvements deemed ineligible for reimbursement by the Façade Improvement Committee.