



**CITY OF**  
**Albuquerque**

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87103

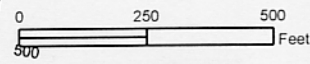
# **HUNING HIGHLAND**

# **HISTORIC OVERLAY ZONE**

# **DESIGN GUIDELINES**

(As amended April 9, 1998)

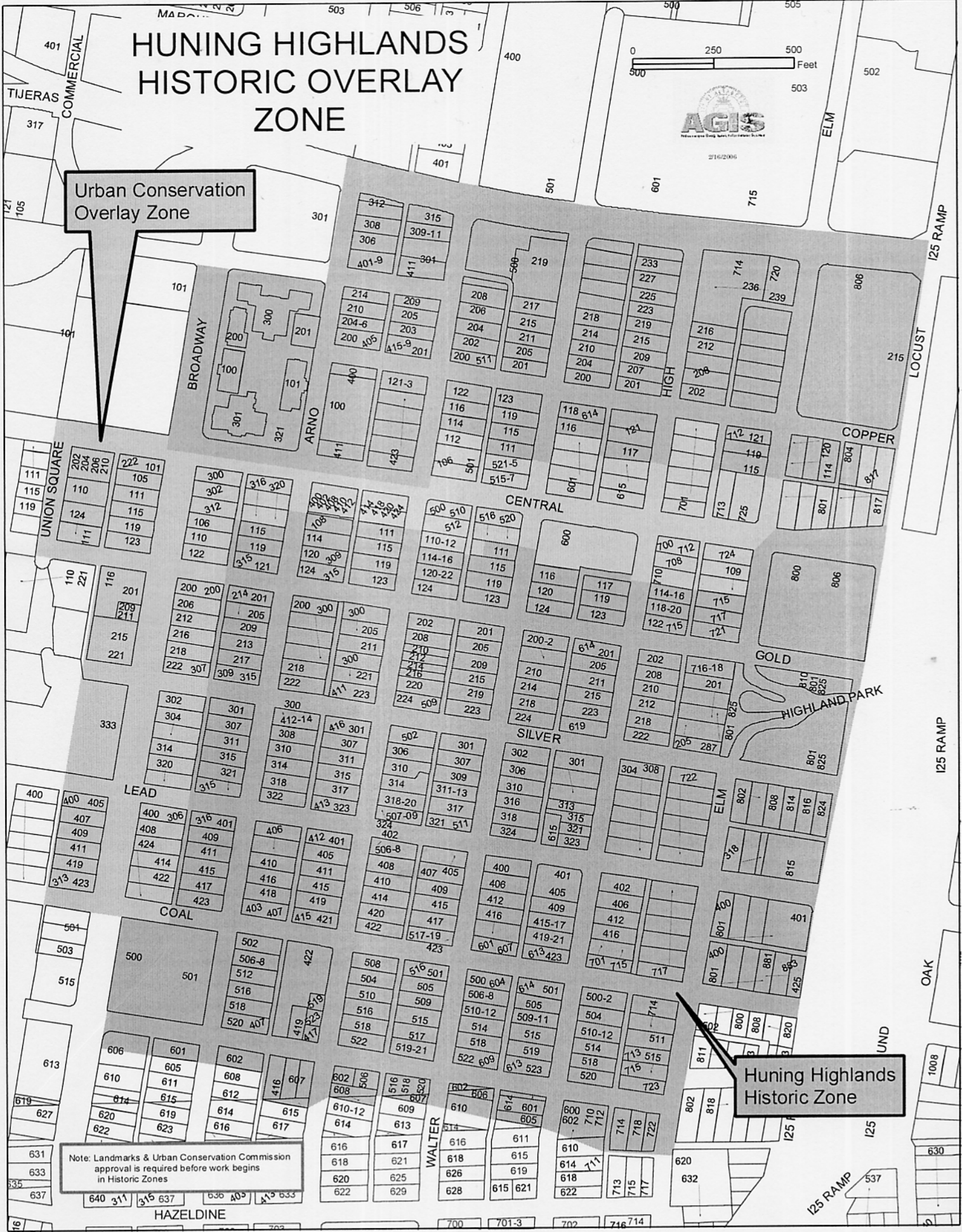
# HUNING HIGHLANDS HISTORIC OVERLAY ZONE



Urban Conservation  
Overlay Zone

Huning Highlands  
Historic Zone

Note: Landmarks & Urban Conservation Commission approval is required before work begins in Historic Zones



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# Huning Highland Historic Overlay Zone Design Guidelines

## I. Intent

On July 25th, 1979, the Landmarks and Urban Conservation Commission approved unanimously the creation of the Huning Highland Historic Overlay Zone. These Guidelines are intended to define the nature of the District; provide tools whereby the Landmarks and Urban Conservation Commission can make workable decisions to enhance and protect the environment in Albuquerque's first Historic Overlay Zone; and indicate to the public requirements necessary to conform to the design principles adopted to protect the district. They do not govern land use questions, nor do they require that any previously existing structure be altered against the owners' wishes.

The Guidelines are not intended to return the District to any style of architecture prevalent in the past, or to dictate that new construction be designed to resemble any "old-fashioned" style. These Guidelines are concerned however, with the relationship of buildings and spaces to one another, and with encouraging the preservation and enhancement of the visually positive in the District. The Guidelines, therefore, view changes to existing buildings not only as they affect a given building, but as they influence surrounding structures.

The Ordinance under which these Guidelines are developed, and the Guidelines themselves, shall be distributed to all property owners, tenants, the AIA, and the Albuquerque Board of Realtors so that all interested parties may approach Planning Staff and the LUCC before plans for renovation, new construction, etc., are formalized.

It is suggested that a member of the Huning Highland Neighborhood Association serve as an ad hoc member of the LUCC, whenever items concerning the Neighborhood are on the agenda.

These Guidelines are prepared in accordance with the provisions of Section 39 of the Comprehensive City Zoning Code, Article XIV of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974 and the Landmarks and Urban Conservation Ordinance, Article V of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974 as amended to December 1, 1979. Under this ordinance, the Commission shall "prepare and adopt specific development guidelines for any designated Landmark, Historic Zone or Urban Conservation Overlay Zone."

These Guidelines shall apply to all property located within the Huning Highland Historic Overlay Zone, generally bounded by Grand Avenue on the north, Locust Avenue on the east, the southern frontage of Iron on the south, and the western side of Broadway on the west (Map 1 displays the legal boundaries of the zone). This zone shall be shown on the zoning map along with the other zones.

Use of all property in the Overlay Zone shall be governed by the Comprehensive City Zoning Code. No provision herein shall be construed as prohibiting a property owner from continuing to use property for a legally non-conforming use. In the event that these Guidelines, the Comprehensive Zoning Code, and the Huning Highland Sector Development Plan govern the same matter, the provisions of the more stringent shall prevail.



## II. The Character and History of the District

Appropriate Guidelines for a historic area must be developed from an understanding of the unique and particular qualities which give the area its character. While this discussion of the visual and historic qualities of the Huning Highland district is not part of the official Guidelines, it outlines the characteristics which the Guidelines are intended to enhance and preserve.

The Huning Highland Addition to the City of Albuquerque was platted in 1880, and was one of the first subdivisions of the New Town that grew up around the railroad tracks a mile and half from the Plaza of Old Albuquerque. Unlike Martineztown to the north which kept the adobe construction and styles of traditional New Mexican building, Huning Highland was developed for and by Anglo-Americans. Many of these early immigrants worked for the railroad and built houses typical of the eastern and midwestern United States. The majority of historic buildings in the district were constructed between 1880 and 1920. The pleasant residential character of the neighborhood reflects the taste of the middle-class businessmen and professionals who were the early residents.

Laid out in the basic east-west north-south grid pattern, the Huning Highland Addition was originally divided into 46 blocks, each having six 50 x 142 foot lots facing east and six facing west. The blocks were divided by a north-south alley down the center. Coach houses, garages, apartments and sheds were built along the alley at the rear of the property. The peaceful pedestrian scale of the neighborhood was assured by the development of sidewalks and an approximately five-to-seven foot planting strip between the street and the sidewalks. Houses were set back approximately 20 feet from the sidewalk on north-south streets and approximately 10 feet on east-west streets.

Over the years Central Avenue has gained a markedly different character than the other streets of the neighborhood, with small-scale (and more recent larger scale) commercial development; older commercial buildings are set flush to the sidewalks.

Of the wide variety of residential architectural styles found in Huning Highland, the most predominant in the neighborhood is Queen Anne. This style, popular in New Mexico from 1880 through 1910, is characterized by a variety of textures and complexity of forms. Various roof shapes and heights on a single house; the use of more than one exterior material (brick and frame or clap-board and shingles); bay windows, towers, and gazebos; front porches with turned wood columns; and carved wood decoration in gable ends, around windows, or on porches are all characteristic of the Queen Anne style and of the district. Other styles well-represented in the district, the Neo-classic revival of 1890, the Italianate, and the Hipped Box, share many of these qualities. Windows in the district tend to be vertical rather than horizontal; the most common window is a double-hung wood sash window often set under a brick arch or in a wide wood frame.

Since the 1910's, a variety of houses and commercial buildings in later styles have contributed to the quality of the neighborhood; architectural variety in well-designed buildings adds interest and vitality to the district. Therefore, it is the intention of these Guidelines to encourage the use of contemporary design and of quality construction for

new buildings in the district as well as careful and responsible rehabilitation of historic buildings.

In October of 1973, Huning Highland became a Nationally Registered Historic District. At that time, each structure was ranked by the Historic Landmarks Survey as "Significant" (establishing the character of the District) "Contributing" (adding to the character of the District), or "Non-Contributing" (having a neutral, or detrimental effect on the District). These three rankings will be used in this document.

(SHORT TITLE.....These Guidelines may be cited as "Huning Highland" Development Guidelines" and may be referred to elsewhere in this document as "these Guidelines.")

### III. Guidelines

#### A. The following Overall General Guidelines are proposed:

Any alteration or new construction in the district shall:

1. Maintain the over-all relationship of any one building's height, mass and scale to those of other buildings on the block;
2. Maintain the pattern created by the building fronts and setback from the street;
3. Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches;
4. Emphasize, protect and enhance existing streetscape components;
5. Protect the integrity of existing significant and contributing buildings;
6. Use exposed materials compatible with historic construction in the district as follows:
  - a. If new construction, all materials shall be compatible with materials used on adjacent buildings; if an already existing building, all materials shall be compatible with materials used on that structure;
  - b. The use of wood, brick, stone and adobe is recommended;
  - c. The use of asphalt shingles for roofs is acceptable;
  - d. Original material should not be covered by stucco or metal siding;
  - e. The use of plastic, metal, and other unsympathetic materials is discouraged.

#### B. Rehabilitation/Renovation or Alteration of Existing Residential Structures:

1. Buildings listed in the Huning Highland National District on the National Register of Historic Places as Significant or Contributing shall:
  - a. Preserve unusual and irreplaceable architectural details;
  - b. Keep original materials (i.e. wood, brick) whenever possible;
  - c. Avoid the use of inappropriate materials (i.e., plastic, metal);
  - d. Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
  - e. Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
2. Additions to these buildings shall be:
  - a. Oriented to the alley, or set-back from the front facade, if placed on the side;
  - b. Related to the rest of the building in scale, mass, and shape;



- c. Appropriate in material and color;
- d. Compatible with the original structure in window design;
- e. Compatible with the original structure in terms of roof slope and shape.

3. **Outbuildings:**

If the outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.

4. **Non-contributing Buildings:**

Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should work to enhance the relationship of these buildings to adjacent structures by:

- a. Using paint color and exterior materials that are compatible to adjacent buildings;
- b. Constructing additions to non-contributing buildings that are compatible in scale, mass, and height with the original building and with significant and contributing buildings nearby;
- c. Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.

C. **Rehab/Renovation of Alterations of Existing Commercial Structures:**

1. All existing setbacks shall be maintained;
2. Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
3. On-site parking shall be located in back or to the side of the building;
4. Use of appropriate and compatible materials is recommended;
5. The alteration of facades to resemble architectural styles not common to the era when the structure was built is not allowed.

D. **New Construction:**

1. No attempt need be made to recreate a style from the past;
2. Main entrances should be oriented to the street;
3. Parking should be in back of buildings when possible;
4. Wood, brick, stone and adobe should be used for exposed surfaces

rather than synthetic, or other unsympathetic material;

5. If cement block or any other material not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible;
6. Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
7. Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
8. The space between adjacent buildings should be the same as the average space between all buildings on the block;
9. The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
10. Architectural elements such as windows should be vertical rather than horizontal;
11. The inclusion of porches is encouraged (residential only).

**E. Streetscape:**

1. Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged. In new construction, landscaping using disease-resistant trees similar in shape, type and size at maturity to those existing in the area should be encouraged;
2. Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained. The Landmarks and Urban Conservation Commission should review all plans for sidewalks and street changes;
3. Patterns of existing walls, steps, and raised entrances should be maintained;
4. Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
5. Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.

**F. Security:**

1. Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are

prohibited.

2. Property owners considering installing security devices are urged to contact LUCC staff for advise and a free handout on how to increase security without detracting from the historic character of a building.

G. Efficient Energy Use:

Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommended that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

IV. Additional Information:

Interiors - No interior elements are governed by these Guidelines. (However, if the structure is a City Landmark, interior guidelines may be applicable to that structure only, according to the guidelines for that Landmark.)

Landmarks - If a building within the boundaries of the overlay zone is also a City Landmark, the Landmark Guidelines shall take precedence over this document.

Hardship - It is not the purpose of these Guidelines to impose regulations which will cause undue financial hardship. If a property owner feels that a decision by the LUCC is financially detrimental, the Commission has the responsibility to further discuss and review the case, offering possible alternatives. If the owner feels that inclusion in the Historic Overlay Zone itself harms his chances of selling and/or developing his property, the Planning Division will provide the owner with appropriate and viable re-use suggestions and economic counseling/ The LUCC shall contact the owner and offer feasible rehabilitation-reuse advise, thus avoiding unnecessary demolition and an over-all negative affect on the neighborhood.

Additions to Historic Overlay Zone - Any property owner in an area contiguous to the legally established boundaries of the zone may petition the LUCC for a boundary change. If the LUCC approves of hearing such a request, the procedure for legal advertisements, public hearings, etc. in the Comprehensive Zoning Code for such inclusion will be followed.

Additional Sources - The Secretary of the Interior's Guide to Restoring Historic Buildings and Architectural Research Consultants, Inc., Guidelines for Construction, Alteration, Demolition in Historic Huning Highland will be used as source books for these Guidelines. Inquirers shall be referred to these two volumes which will be available at the Main Library, the Old Main Library, and be made available, at cost, from the Community and Economic Development Department.



V. Procedures

A. Requirements: Within the boundaries of the historic overlay zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures not be demolished until a Certificate of Appropriateness has been issued. However, a Certificate of Appropriateness shall not be required for;

1. Ordinary maintenance and repair where the purpose of the work is to correct deterioration to the structure and restore it to its condition prior to deterioration, and which does not change its appearance in any way, except to restore, or
2. Any construction, alteration, or demolition duly approved prior to the effective date of this ordinance, or
3. Any construction, alteration, or demolition which only affects the interior of the structure unless the interior features which will be affected were listed as worthy of preservation in a Landmark's general preservation Guidelines or specific development Guidelines, or
4. Any construction, alteration, or demolition which is excepted from this requirement by approved specific development Guidelines, or
5. Any alteration or demolition which is necessary to correct or abate a condition which has been declared unsafe by the Fire Department or the Housing and Development Department after notification of the Commission and consultation with the Chairman of the Commission and where emergency measures have been declared necessary by such departments or
6. Any demolition which is approved by the City Council after the demolition moratorium period has elapsed.

B. Criteria for Issuance of Certificates: An application for a Certificate of Appropriateness shall be approved if it complies with the following criteria:

1. The change or alteration is consistent with these Guidelines for the Historic Overlay Zone; and
2. The architectural character and historical value of the historic overlay zone will not be significantly impaired or diminished; and
3. The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable; and
4. The significant and contributing structures' or site's distinguishing original qualities or character will not be altered. For the purposes of this subsection, "original" shall mean at the time of initial construction or developed over the course of history of the structures; and

5. Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible; and
6. Additions to existing structures and new construction may be of contemporary design if such design meets the requirements of these Guidelines; and
7. Demolition of significant and contributing buildings shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found, and if the structure has been offered for sale for a reasonable period of time.

C. Procedures for Approval of Certificate:

1. Application:

- a. Prospective applicants should discuss their situation with the Planning Division before preparing plans and making an application so as to familiarize themselves with City plans and policies.
- b. An application for a Certificate of Appropriateness shall be in writing on forms prescribed by the City. For any major project, submission of preliminary drawings is recommended, with later submission of final drawings to scale for approval at a separate meeting. Required drawings shall include a site plan, all relevant elevations, photographs of adjoining structures, if applicable, paint and material samples, if applicable, and any other relevant information required by the Commission. Submission of inaccurate information with an application is grounds for denial.

2. Staff Decision:

- a. In general, staff will decide on all alterations and additions to contributing and non-contributing buildings that do not require a building permit, and ordinary paint and sign requests, providing the LUCC with documentation concerning all decisions.
- b. If the application is for work which may be approved by the Redevelopment Planning Division according to these Guidelines, the staff shall approve the application within twenty working days of its filing, provided, however, that the staff may refer the application to the Commission if the staff believes that the intent of this ordinance would be better served by so doing.
- c. In any such situation, however, where a property owner prefers to be heard by the LUCC, he may so request.
- d. All legal notice, sign posting, and hearing requirements outlined in

Section V.D. of the Guidelines shall be followed.

3. Commission Decision:

- a. If the application is for work which would not affect the distinguishing characteristics of the zone, the Commission shall consider the application at a public meeting within twenty days of its filing.
- b. If the application is for work which would affect the distinguishing characteristics of the zone, or for demolition, the Commission shall consider the application at a public hearing within thirty days of its filing. Notice of the public hearing shall be as prescribed in Section V.D. of these Guidelines.
- c. The Commission shall approve, approve with specified modifications and conditions, or deny any application it considers at a public meeting or public hearing within forty-five days of its filing. Applications shall only be approved if they comply with the criteria established by these Guidelines. The Commission shall set forth the findings of fact which constitute the basis of its decision.

4. Issuance of Certificate of Appropriateness: Until fifteen days after approval of an application, a Certificate of Appropriateness may be appealed, no Certificate of Appropriateness shall be issued until a final decision is made on the appeal.

5. The applicant shall comply with any conditions listed in the Certificate of Appropriateness.

6. Demolition: If the Commission denies an application for a Certificate of Appropriateness for demolition, there shall be a moratorium on demolition for 90 days for structures with an assessed valuation of under \$25,000 and for 180 days for structures with an assessed valuation of over \$25,000, during which time the Commission and the City of Albuquerque shall make every effort to find a means of preserving the structure. At the end of the prescribed moratorium, the City Council shall approve demolition if it determines that the property is incapable of producing a reasonable economic return as presently controlled and no means of preserving the structure has been found.

D. Notice and Procedures for Public Hearings:

1. The Commission shall announce the time and place of the public hearing in a public notice in a daily newspaper of general circulation in the City of Albuquerque at least 15 days before the date of the hearing. The notice shall give the location of the property and the place where copies of the application may be examined.

2. For any public hearing relating to a Certificate of Appropriateness for



alteration, demolition or new construction, the applicant must post and maintain one or more signs, as provided and where instructed by the Planning Division Staff, at least 15 days before the date of the hearing. The applicant is responsible for removing such signs within five days after the hearing is completed. Failure to properly post signs is ground for deferral or denial of the application. No one except the applicant or an agent of the applicant or the City shall remove or tamper with any such required sign during the period it is required to be maintained under this paragraph.

3. The above requirements shall apply to cases heard only by the Commission.

#### E. Amendments To Guidelines

The LUCC may amend these Guidelines at a public hearing, after duly advertising them 15 days before such a hearing, and notifying the Huning Highland Neighborhood Association of the amendments and hearing date. In addition, all such changes will be forwarded to the EPC and the City Council for their information.

#### F. Appeal

1. Appeal of denial of an application for a Certificate of Appropriateness by the Landmarks and Urban Conservation Commission is to the City Council.
2. The applicant may appeal the decision of the Redevelopment Planning Staff relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by a decision of the Commission may appeal the decision to the City Council. Any City staff or Commission decision is final unless appeal is initiated by application to the City within 15 days of the decision. The date of determination is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday, or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time of filing the appeal has expired without an appeal being filed.
3. Acceptance:
  - a. The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all adopted City plans, policies, and ordinances have been properly followed. If it decides that there is substantial question that all such City plans, policies, ordinances have been properly followed or are inadequate, it shall hear the appeal.

- b. By the affirmative vote of the majority of all its members, the City Council may remand an appeal to the Commission for rehearing a decision if it finds that rehearing would be likely to serve public policy and resolve the appeal.
- c. The Commission shall hold a public hearing and make a decision relative to all appeals sent to it initially or remanded to it by the City Council.
- d. No public advertising or announcement of appeals is required beyond that specified in Section D.
- e. By the affirmative vote of the majority of all its members, the City Council may approve the withdrawal of an appeal if it has received a written request to this effect from the applicant.

4. Hearing and Decision:

- a. An appeal shall be heard within 60 days of its filing. Decision shall be following a public hearing. This hearing shall review carefully the previous decisions on the matter.
- b. Planning Division Staff shall give written notice of an appeal, together with a notice of the date, time and place of hearing to the applicant, the owner, a representative of the opponents, if any are known, and the appellant.
- c. A concurring vote of a simple majority of all members of the City Council is required to reverse a determination of the Commission.
- d. In hearing an appeal, the City Council shall state the key findings of the fact.

5. Judicial Review:

The exclusive remedy for parties dissatisfied with the action of the City Council shall be a filing of a petition for Writ of Certiorari. The petition shall be presented to the District Court within thirty days after the Council decision. Its review shall be limited to the record made on the public hearings held pursuant to this ordinance.

G. Fees:

A non-refundable application fee shall accompany each application, as follows:

- 1. Application for Certificate of Appropriateness:
  - a. Change to a building exterior which requires a building permit or demolition permit, twenty-five dollars (\$25).
  - b. All other, no fee required.

2. Application for appeal, forty dollars (\$40). Provided, however, no fee shall be charged if the City, including the Commission, is the applicant, or if the Commission decision on an appeal that was remanded to it by the City Council is being appealed.

b. No public advertising or announcement of appeals is required beyond that specified in Section D.

e. By the affirmative vote of the majority of all its members, the City Council may approve the withdrawal of an appeal if it has received a written request to this effect from the applicant.

Hearing and Decision:

a. An appeal shall be heard within 60 days of its filing. Decision shall be following a public hearing. This hearing shall review carefully the previous decisions on the matter.

d. Planning Division Staff shall give written notice of an appeal, together with a notice of the date, time and place of hearing to the applicant, the owner, a representative of the opponents, if any are known, and the appellant.

c. A concurring vote of a simple majority of all members of the City Council is required to reverse a determination of the Commission.

b. In hearing an appeal, the City Council shall state the key findings of the fact.

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The exclusive remedy for parties dissatisfied with the action of the City Council shall be a filing of a petition for writ of Certiorari. The petition shall be presented to the District Court within thirty days after the Council decision. Its review shall be limited to the record made on the public hearings held pursuant to this ordinance.

Fees:

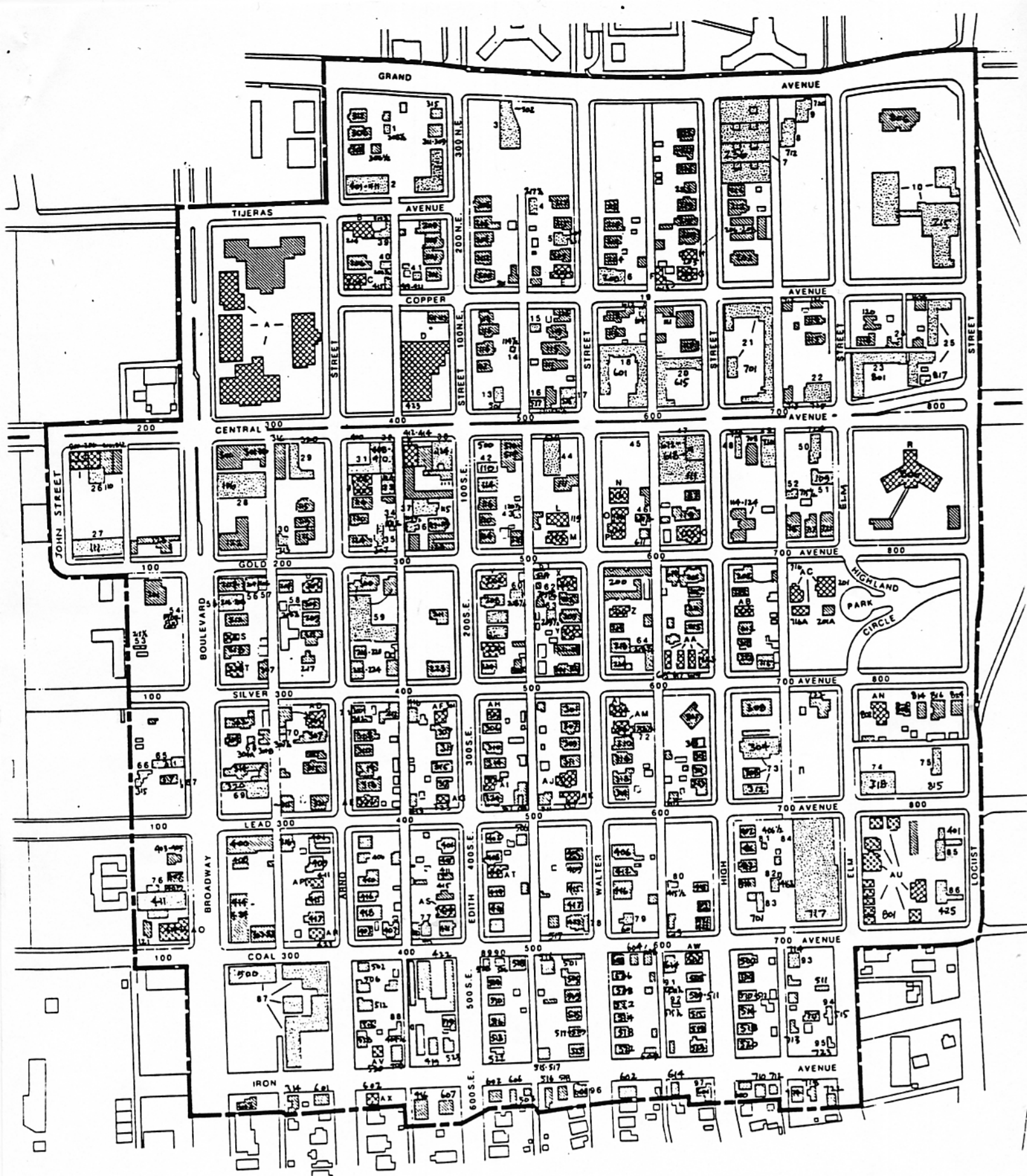
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r. Application for Certificate of Appropriateness:

a. Change to a building exterior which requires a building permit or demolition permit, twenty-five dollars (\$25).

b. All other, no fee required.





# HUNING HIGHLAND HISTORIC DISTRICT

--- BOUNDARY

▨ SIGNIFICANT

▨ CONTRIBUTING

□ NON-CONTRIBUTING

### III. Guidelines

#### A. The following Overall General Guidelines are proposed:

Any alteration or new construction in the district shall:

1. Maintain the over-all relationship of any one building's height, mass and scale to those of other buildings on the block;
2. Maintain the pattern created by the building fronts and setback from the street;
3. Maintain the geometry created by similar shapes and sizes; for example, by pitched roofs and porches;
4. Emphasize, protect and enhance existing streetscape components;
5. Protect the integrity of existing significant and contributing buildings;
6. Use exposed materials compatible with historic construction in the district as follows:
  - a. If new construction, all materials shall be compatible with materials used on adjacent buildings; if an already existing building, all materials shall be compatible with materials used on that structure;
  - b. The use of wood, brick, stone and adobe is recommended;
  - c. The use of asphalt shingles for roofs is acceptable;
  - d. Original material should not be covered by stucco or metal siding;
  - e. The use of plastic, metal, and other unsympathetic materials is discouraged.

#### B. Rehabilitation/Renovation or Alteration of Existing Residential Structures:

1. Buildings listed in the Huning Highland National District on the National Register of Historic Places as Significant or Contributing shall:
  - a. Preserve unusual and irreplaceable architectural details;
  - b. Keep original materials (i.e. wood, brick) whenever possible;
  - c. Avoid the use of inappropriate materials (i.e., plastic, metal);
  - d. Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures;
  - e. Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
2. Additions to these buildings shall be:
  - a. Oriented to the alley, or set-back from the front facade, if placed on the side;
  - b. Related to the rest of the building in scale, mass, and shape;

- c. Appropriate in material and color;
- d. Compatible with the original structure in window design;
- e. Compatible with the original structure in terms of roof slope and shape.

3. Outbuildings:

If the outbuildings are listed as contributing or significant, they shall be treated as main buildings. If they are neither contributing nor significant, they shall be treated as non-contributing buildings, with visibility from the street being used as a criteria for treatment.

4. Non-contributing Buildings:

Buildings identified as non-contributing shall be viewed as units connected to all other buildings on the block; therefore, renovation should work to enhance the relationship of these buildings to adjacent structures by:

- a. Using paint color and exterior materials that are compatible to adjacent buildings;
- b. Constructing additions to non-contributing buildings that are compatible in scale, mass, and height with the original building and with significant and contributing buildings nearby;
- c. Using landscaping to enhance the relationship of non-contributing buildings to other buildings on the block.

C. Rehab/Renovation of Alterations of Existing Commercial Structures:

1. All existing setbacks shall be maintained;
2. Storefronts shall be oriented towards the main pedestrian way, eliminating blank facades; window openings should encourage and enhance pedestrian traffic;
3. On-site parking shall be located in back or to the side of the building;
4. Use of appropriate and compatible materials is recommended;
5. The alteration of facades to resemble architectural styles not common to the era when the structure was built is not allowed.

D. New Construction:

1. No attempt need be made to recreate a style from the past;
2. Main entrances should be oriented to the street;
3. Parking should be in back of buildings when possible;
4. Wood, brick, stone and adobe should be used for exposed surfaces



rather than synthetic, or other unsympathetic material;

5. If cement block or any other material not found in the zone's historic architecture is used, it should be finished with appropriate materials where possible;
6. Special attention should be given to set-back, mass, and scale in relation to adjacent buildings;
7. Buildings should be constructed to a height no greater than the maximum height of buildings on the same block;
8. The space between adjacent buildings should be the same as the average space between all buildings on the block;
9. The street facade should include more wall area compared to window area, although no totally blank facades will be allowed;
10. Architectural elements such as windows should be vertical rather than horizontal;
11. The inclusion of porches is encouraged (residential only).

E. Streetscape:

1. Since the existence of street and yard trees is important to maintaining the character of Huning Highland, the retention of healthy, existing trees is encouraged, and the replacement of unhealthy trees urged. In new construction, landscaping using disease-resistant trees similar in shape, type and size at maturity to those existing in the area should be encouraged;
2. Existing relationships of road, curb, planting strip, sidewalk and building set-back should be maintained. The Landmarks and Urban Conservation Commission should review all plans for sidewalks and street changes;
3. Patterns of existing walls, steps, and raised entrances should be maintained;
4. Fences, other than temporary construction fences, should not be chain link. Fences should be made of appropriate materials (wood, stone, etc.);
5. Where possible, main entrances shall be oriented to the pedestrian approaching from the street, and parking and cars shall be oriented to the rear.

F. Security:

1. Any security devices that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are

prohibited.

2. Property owners considering installing security devices are urged to contact LUCC staff for advise and a free handout on how to increase security without detracting from the historic character of a building.

G. Efficient Energy Use:

Additions to existing structure and design elements of new structures to allow the use of solar energy to increase energy efficiency are to be encouraged. However, the design of such elements must be integrated into the overall building pattern, with particular emphasis on preserving facades, and roof slope and shape. It is recommended that the Department of Interior's Guidelines for "retrofitting" be used; see Preservation Briefs, Technical Preservation Services Division, Office of Archeology and Historic Preservation, Heritage Conservation and Recreation Service.

IV. Additional Information:

Interiors - No interior elements are governed by these Guidelines. (However, if the structure is a City Landmark, interior guidelines may be applicable to that structure only, according to the guidelines for that Landmark.)

Landmarks - If a building within the boundaries of the overlay zone is also a City Landmark, the Landmark Guidelines shall take precedence over this document.

Hardship - It is not the purpose of these Guidelines to impose regulations which will cause undue financial hardship. If a property owner feels that a decision by the LUCC is financially detrimental, the Commission has the responsibility to further discuss and review the case, offering possible alternatives. If the owner feels that inclusion in the Historic Overlay Zone itself harms his chances of selling and/or developing his property, the Planning Division will provide the owner with appropriate and viable re-use suggestions and economic counseling/ The LUCC shall contact the owner and offer feasible rehabilitation-reuse advise, thus avoiding unnecessary demolition and an over-all negative affect on the neighborhood.

Additions to Historic Overlay Zone - Any property owner is an area contiguous to the legally established boundaries of the zone may petition the LUCC for a boundary change. If the LUCC approves of hearing such a request, the procedure for legal advertisements, public hearings, etc. in the Comprehensive Zoning Code for such inclusion will be followed.

Additional Sources - The Secretary of the Interior's Guide to Restoring Historic Buildings and Architectural Research Consultants, Inc., Guidelines for Construction, Alteration, Demolition in Historic Huning Highland will be used as source books for these Guidelines. Inquirers shall be referred to these two volumes which will be available at the Main Library, the Old Main Library, and be made available, at cost, from the Community and Economic Development Department.