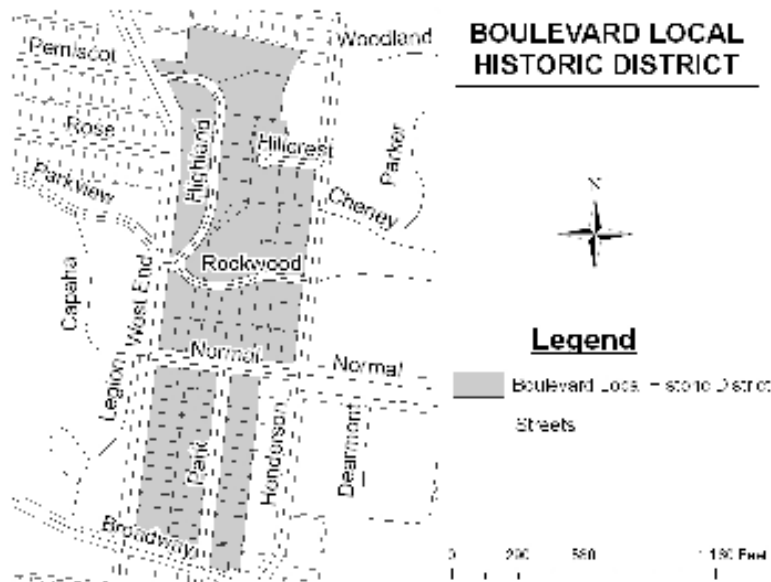


The Boulevard Local Historic District Design Guidelines

This document is designed to locate a local historic district, known as the Boulevard Local Historic District, within the City of Cape Girardeau, MO and in accordance with Chapter 30, Article V, Sec. 30-116 through Sec. 30-139 entitled Historic Preservation of the established municipal code of ordinances. The categories listed below are design guidelines developed with the assistance of a committee comprised of district property owners. The scope of these guidelines apply to existing properties, new construction (including demolition), additions, and changes in occupancy or use within the district boundaries. However, all existing properties within the district boundaries will be considered “grandfathered in” as is, and will not be required to be retrofitted to conform to the new guidelines until their future actions fall under these guidelines.

The objective for the proposed district and the coordinating design guidelines is to maintain the distinctive character found throughout much of the neighborhood. The following are specific standards to establish criteria by which alterations to existing structures as well as to new construction can be reviewed. Some of the guidelines are precise whereas others are, by necessity, more general, allowing a range of alternative solutions all of which are compatible with the existing neighborhood. In order for these criteria to best become working tools for the property owner, contractor, developer and/or architect, they should be studied thoroughly before design work begins.

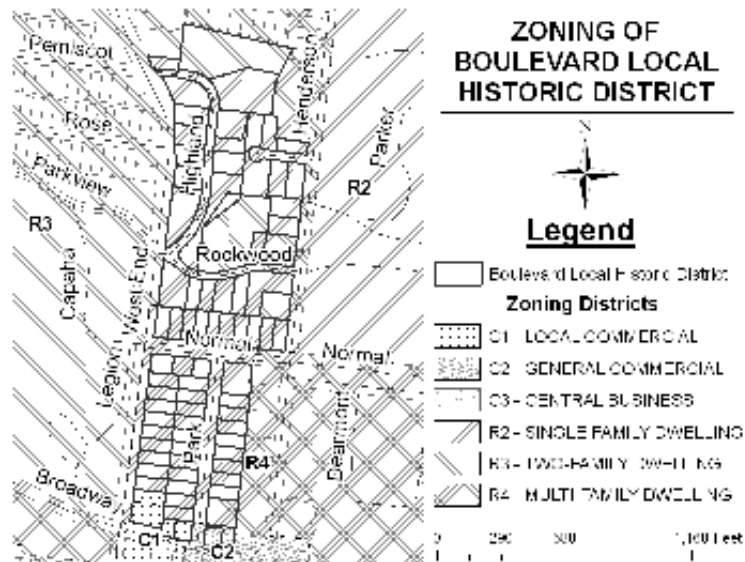
Property owners within the boundaries of the Boulevard Historic District are required to seek a Certificate of Appropriateness (CoA) from the Historic Preservation Commission (hereafter known as the HPC, a certified board of the City of Cape Girardeau), prior to any construction, alteration, removal or demolition, in whole or in part, to their property. Any new construction on a vacant lot within the district boundaries (infill) must also seek a CoA from the HPC as per Section 30-128 of the City Zoning Ordinance.



THE BOULEVARD LOCAL HISTORIC DISTRICT DESIGN GUIDELINES

SECTION I General

1. The Boulevard Historic District guidelines must first adhere to the general standards for review set out in Chapter 30, Article V, Section 30-133, Standards for Review and to the design guidelines set out in Chapter 30, Article V, Section 30-134, Design Guidelines, of the City of Cape Girardeau Municipal Code. These standards and guidelines are to be affixed to the city's guidelines.
2. Property owners are further encouraged to select licensed contractors with expertise in the use of appropriate materials experienced in working on historical buildings. If property owners choose to make repairs on their own, the district encourages them to seek advice from the HPC.
3. Local Historic District status is considered an overlay zone (H) and will not change the current zoning use within the district. The map below reflects the current zones found in the district, the majority of which are R-2 Single Family Dwellings. Properties facing Broadway are zoned C-1 Commercial, while many properties facing N. Henderson Street are zoned R-4 Multifamily.



4. It is recommended that a neighborhood committee be established to welcome new residents into the neighborhood, give recommendations to City Staff and HPC when any construction or alteration is to be performed within the district and to give recommendations to the HPC on any application for a Certificate of Appropriateness.

SECTION II. Architectural Standards

1. Construction Materials

Brick, wood, stucco, stone masonry, or any appropriate modern material that is visibly compatible in type, texture and is related to the dominant style of adjacent homes will be allowed. Historically-appropriate construction must follow the characteristics of the district and:

- a. The original primary building materials shall be maintained to the extent that it is possible;
- b. Gutters and downspouts on all structures shall be of copper, color finished aluminum or other acceptable color and other acceptable materials. Color shall be coordinated with the structure involved.
- c. When necessary, repair or replace original materials with like materials:
- d. Replacement materials must match the original;
- e. The application for synthetic siding will be considered on a case-by-case basis.

2. Height

Any change in height or new construction must adhere to the rule of no more than 15% above the existing average height of any building in the district.

3. Structure Mass and Scale

- a. Structure must meet consistent characteristics of existing buildings in surrounding area.
- b. Only compatible architecture will be allowed.

4. Setbacks

Consistent setbacks throughout shall be maintained.

5. Roofs

- a. The shape, slope, style must be uniform with the existing roof.
- b. Roof replacement materials must match as closely as possible to existing roof style, line and appearance.
- c. Original roof line must be maintained.
- d. Modern building materials are acceptable with prior approval from the HPC.

6. Windows

Replacement windows must match the style and shape of the old windows. Modern materials that match the old product in appearance may be used with prior approval from the HPC. Old windows with separate panes dictate that new windows must maintain that same appearance. Furthermore the following guidelines must be adhered to:

- a. Maintain original size, shape and placement of window openings;
- b. Maintain original trim that frames the window openings (in most instances, the trim material is wood)
- c. Maintain original number and arrangement of windowpanes;
- d. If original windows must be replaced, wood frames and sashes are preferred. Wood frame and sashes should be retained on the front of the structure. (metal windows painted or with baked-on color & with identical pane dividers or other modern material types may be acceptable substitutes on side and rear facades if they duplicate original windows)
- e. Maintain wood screen/storm windows (metal screen/storm windows, painted or with baked-on color or other modern material types that blend with the house, may be acceptable substitutes. Shiny aluminum storm windows are not acceptable.
- f. Maintain existing wood shutters. Shutters may be added if appropriate to the house style or type and period (Replacement shutters must match the opening size & look like they are operable even if they are not). Substitute materials will be considered only if they duplicate the visual appearance of the original.
- g. Modern materials may be used to wrap frames of windows if they appear like the replacement at a distance.

7. Doors and Storm doors

- a. All entrances and doors are to remain the same in size, shape, appearance and location. If the old door cannot be repaired, it may be replaced; however, the new door must match the original door as much as possible or be architecturally appropriate for the building.
- b. Storm doors on the main entrance must be approved according to district guidelines and must not hinder the view of the distinct style of the main entrance. Any grill or ornamental work shall be appropriate and consistent with the architecture of the building. Additionally:
 - i. Maintain original primary door(s) and original size, shape and placement of door opening(s), sidelights and transoms;
 - ii. If a replacement door is necessary select a wood door that is as close as possible to the original door and appropriate to the house style or type and period. (A paneled metal or fiberglass door that is painted or has a baked-on color that blends with the house may be

an acceptable substitute for doors not visible from the front of the building. Shiny aluminum storm doors are not acceptable.

8. Porches

No opaque porch closings are allowed. Screened or glassed-in porches may be repaired, or replaced due to deterioration of the porch and/or supports. Any material used for repair or replacement must maintain the original style and architecture of the porch and home, including details.

- a. If repairs are necessary, save details such as columns, railings and other decorative elements for re-use or duplications;
- b. Replace materials and details only if they cannot be repaired;
- c. Porch reconstruction should follow the design of the original or historically significant porch. (If evidence of a historic porch no longer exists, a new porch may be considered if documentation exists for the missing porch or for porches on similar houses.
- d. Enclosing or screening in front porches is not allowed (however, the HPC may give consideration to the enclosure of side or rear porches).

9. Garages

Repair of existing garages must conform to the architectural style of the home and materials used must follow district guidelines:

- a. The original garage and materials shall be maintained;
- b. When necessary, repair or replace original materials with like materials.
- c. The HPC must approve the demolition of a garage.

10. Paint

- a. When exterior changes in paint color need to be made, the new color choice must be compatible and appropriate to the style and period of the house.
- b. The simpler the design of the house is the fewer colors are needed.

11. Demolition

Tear downs or knockdowns are prohibited within the district without having the approval of the HPC.

- a. Every effort shall be made to rehabilitate and existing building and every avenue explored to avoid the demolition of a building within the district boundaries.

SECTION III. Infill and New Construction

Architectural details on new construction need not imitate details on existing buildings, but shall always be compatible with the architecture within the district. All new construction shall conform to the existing building orientation by having sidewalks, and front yards in addition to following the General Design Guidelines.

1. Construction Materials

Brick, wood, stucco, stone masonry or any appropriate modern material of similar aesthetic quality may be used.

- a. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings.
- b. Gutters and downspouts on all structures shall be of copper, color finished aluminum or other acceptable color and other acceptable materials. Color shall be coordinated with the structure involved.
- c. No metal buildings, artificial masonry or dryvit construction will be allowed.
- d. Mortar shall be of a color similar to adjacent buildings.
- e. A submission of all building materials samples including mortar shall be required prior to approval.

2. Height

Any changes in height for new construction must adhere to the rule of no more than 15% above the existing average of the buildings within the district.

3. Mass

Size and shape of a new building shall be consistent to other buildings within the immediate area within the district. Only compatible architecture will be allowed. No out-of-scale architecture is permitted.

- a. All new construction shall complement and respect existing buildings in the district.

4. Setbacks and Location

Setbacks shall be in accordance with the surrounding structures in the district. The location and entrance of the structure shall remain the same and be consistent with the neighboring structures. Building line distances from the property lines shall be honored with reference to the placement of the structure.

- a. New or moved structures shall be positioned on their lot so as to continue the existing pattern on the block with respect to front yards, side yards, rear yards, etc.

5. Roof

Roof lines can be varied but appropriate to the existing structures in the area. When one roof shape is predominant to existing buildings in a block, any proposed new construction or alteration shall maintain its compatibility with the existing adjacent buildings.

- a. Tile, slate, fiberglass, shingles are considered appropriate roofing materials.
- b. No metal, corrugated or flat roofs are allowed within the district.
- c. Brightly colored asphalt shingles are not appropriate.

6. Doors and Windows

Placement and spacing of the openings shall be in a manner similar to those of adjacent homes. Openings shall be balanced in the ratio of solid to void by using the appropriate amount of openings on an elevation as compared to other structures.

- a. Window frames shall be made of wood or baked on color aluminum or vinyl. Raw or unfinished material is unacceptable.
- b. All exterior doors shall be solid core and designed to convey the architectural characteristics of the structure and of the district.
- c. No doors or windows shall be blocked out.

7. Porches

Porches shall be of appropriate material and size that lend a sense of cohesiveness with the main building.

- a. No opaque walls or materials shall be used to enclose porches.
- b. Screened and/or glassed-in porches may be acceptable, provided they are well detailed and proportional to the building. This excludes front porches.

8. Garages and Outbuildings

Any new garages or outbuildings must complement the main building and conform to the district.

- a. Materials, size, shape and placement of garages and outbuildings must be conform to these guidelines
- b. No metal garages, carports or outbuildings shall be allowed within the district boundaries.

9. Paint/Color

When exterior changes to paint color need to be made, the new color choice must be compatible with the color of the other buildings in the district.

SECTION IV.

Streetscape

1. Green Spaces

These areas shall maintain the same appearance and the creation of additional green spaces are encouraged.

- a. The use of large landscaping stones not native to this area is strongly discouraged, as is the use of excessive yard decorations that detract from the natural landscape.
- b. The existing street boulevards located on N. West End Boulevard and Normal Avenue shall be maintained and preserved and their historical characteristics retained.

2. Trees

The large existing trees in the Boulevard District are very important and are one of the characteristics that make this a very picturesque and special place to reside.

- a. Every effort shall be made to retain them; however, if a tree is removed for any reason, it shall be replaced.
- b. The replacement tree shall be as large as possible and be a like tree, if not, be native to this area and be of a hardwood species. Maple or oak trees are preferred for this district.
- c. Additionally, contractors shall take every precaution not to damage any tree or tree root system during any type of construction i.e. sidewalk or driveway replacement; utility maintenance or repairs; landscaping activities).

3. Exterior lighting

A lighting fixture, whether attached to a building or placed in the yard, is an important accessory to a historic structure. If a fixture must be replaced, the best solution is to either locate a period fixture or to install a simple, understated new fixture with softened lines. Any fixtures attached to the building shall not interfere with any architectural details.

- a. Lighting fixtures and poles shall be in keeping with the scale, design and materials of the home and surrounding area.
- b. Lighting shall be such as to not take away from the aesthetic qualities of the district.
- c. All bright or vapor lights shall be restricted to the rear of the structure.

4. Fences

Fences shall be restricted to the back and side yards and will not extend past the front building line. No fence of any type shall be allowed in the front yard.

- a. If a fence located in the rear or side yard is visible from the street, it shall be of a design appropriate for the architectural style and period of the house. This also includes color.
- b. Modern plastic fences are not acceptable when visible from the street.
- c. Chain link fences are not acceptable except for small dog pens in the rear yard.
- d. The HPC will consider applications for fencing on a case-by-case basis. Applications for a fence shall include a sample of the proposed fencing, height specification, a sketch showing its placement on the property, and a photo of the house as well.

5. Mailboxes

Mailboxes shall be attached to or built into the building. Mail boxes at the curb are inappropriate. This regulation pertains to any building within the district, conforming, non-conforming or new infill construction.

6. Driveways

If repaired or replaced the new material shall be consistent with the material lost or removed.

- a. Asphalt or gravel driveways are prohibited.

7. Retaining walls, sidewalks, front steps

Retaining walls, sidewalks, and front steps shall be maintained at all times and kept to the original color and characteristics of the time period. Handrails shall be in keeping with their historical properties.

- a. Retaining walls shall be repaired or replaced with like materials.
- b. New retaining walls shall be built of native stone, brick or like modern suitable material.
- c. Sidewalks shall be maintained. Any repair or replacement shall be done with like materials.
- d. Installation of new sidewalks must be approved by the HPC.
- e. Accessibility ramps, temporary or permanent, will be considered on a case-by-case basis and must be approved by the HPC.

- f. Existing front steps are one of the defining characteristics of the Boulevard district and must be retained and maintained.

8. Satellite Dishes/Antennas

No satellite dish or antennas are to be installed in the front yard. Installation of dishes shall *consider the aesthetic value of the structure* and surrounding area.

- a. The best practice is to place satellite dishes, utility installations and service facilities out of the public view as much as is possible and to screen them with approved fencing or plantings.
- b. Antenna installation requires HPC approval.

9. Signage

The material and color of a *sign shall complement* the corresponding building in regards to materials used, color scheme, and design.

- d. Signs shall be of an appropriate size and mass and illuminated in a manner that will complement and/or enhance the character of the primary entrance into the Boulevard District, which is considered to be along Broadway Avenue, extending from N. Park Street to N. West End Boulevard.
- e. One sign per building and/or business shall be allowed
- f. A sign shall be permanently fixed.
- g. No flashing or rotating signs shall be allowed.
- h. Any sign must also conform to the Cape Girardeau City Codes.