

# Rehabilitation and New Construction in Downtown Districts



# Historic Guidelines

- Not all buildings in district are old
- Not all old buildings are historic
- Buildings change
- New buildings will be added



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# Historic Guidelines – Why?

- Maintain district's distinct character and quality
- Consistent look and feel of building facades
- Strengthen sense of place
- Establish clear and consistent set of standards
- Encourage maintenance
- Not meant to discourage contemporary design
- Not meant encourage imitation and false facades



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# Historic Guidelines – How?

- Establish period of significance
- Identify building types and styles
- Secretary of the Interior Standards
- Define process for review and approval
- Adoption of governing body



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# Historic Guidelines

- Maintenance
- Rehabilitation
- Restoration
- Renovation
- New Construction
- Demolition



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# Historic Guidelines - Rehabilitation

- Facade Type
- Model Example



# Historic Guidelines - Rehabilitation

- Roof
- Walls
- Windows
- Doors
- Appendages
- Accessories

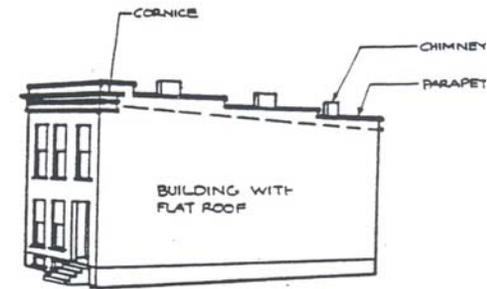
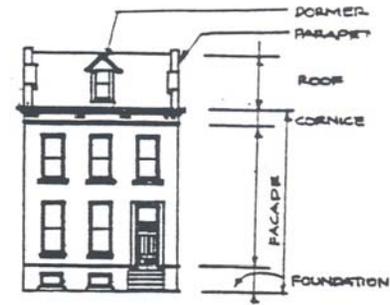


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# Historic Guidelines - Rehabilitation

- Roof
  - Type
  - Parapet
  - Dormer
  - Cornice
  - Accessories



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# Historic Guidelines – Rehabilitation

- Walls
  - Material
  - Foundation



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# Historic Guidelines – Rehabilitation

- Windows
  - Parts
  - Materials
  - Infill / Abandon
  - Transom
  - Storm Windows

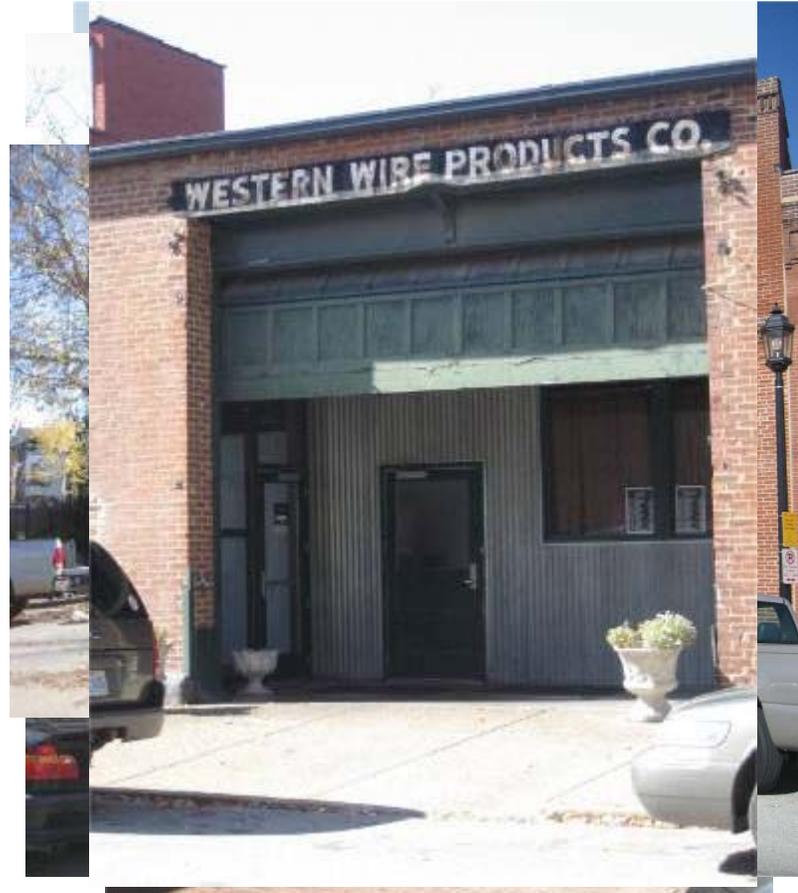


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# Historic Guidelines – Rehabilitation

- Doors
  - Placement
  - Material
  - Infill / Abandon
  - Transom
  - Storm Doors
  - Storefronts
  - Vehicular doors

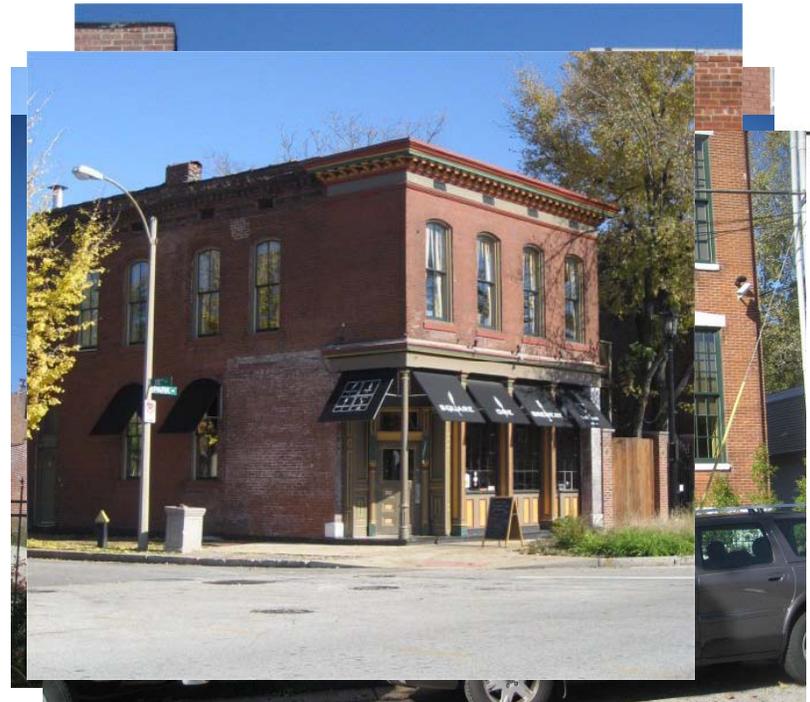


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# Historic Guidelines – Rehabilitation

- Accessories
  - Wrought and cast iron
  - Shutters
  - Security Bars
  - Awnings
  - Lighting
  - Fences
  - Utilities

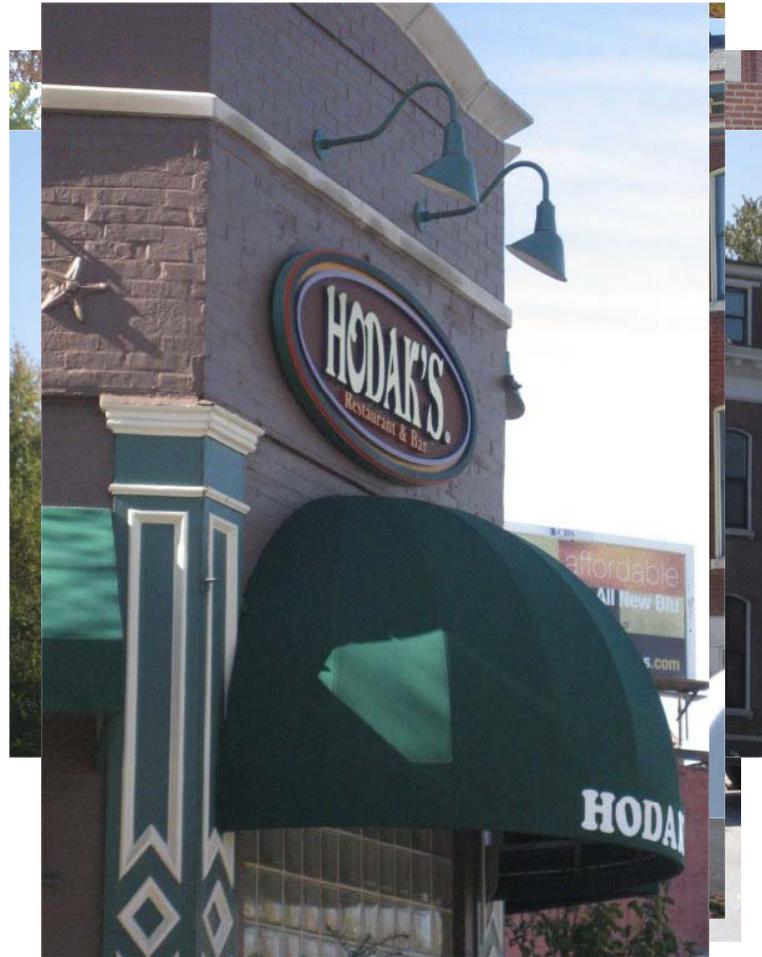


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# Historic Guidelines – Rehabilitation

- Signage
  - Street Address
  - Size
  - Lighting of Signs
  - Temporary Signs
  - Permanent Non-Commercial Signs
  - Painted wall advertising



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# Historic Guidelines – Rehabilitation

- Storefronts

STOREFRONT



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# Historic Guidelines – Rehabilitation

- Security of Vacant Buildings



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# Historic Guidelines – Demolition

- No Longer Structurally Sound
- Risk to Public Health, Safety and Welfare
- Save all Salvageable Portions

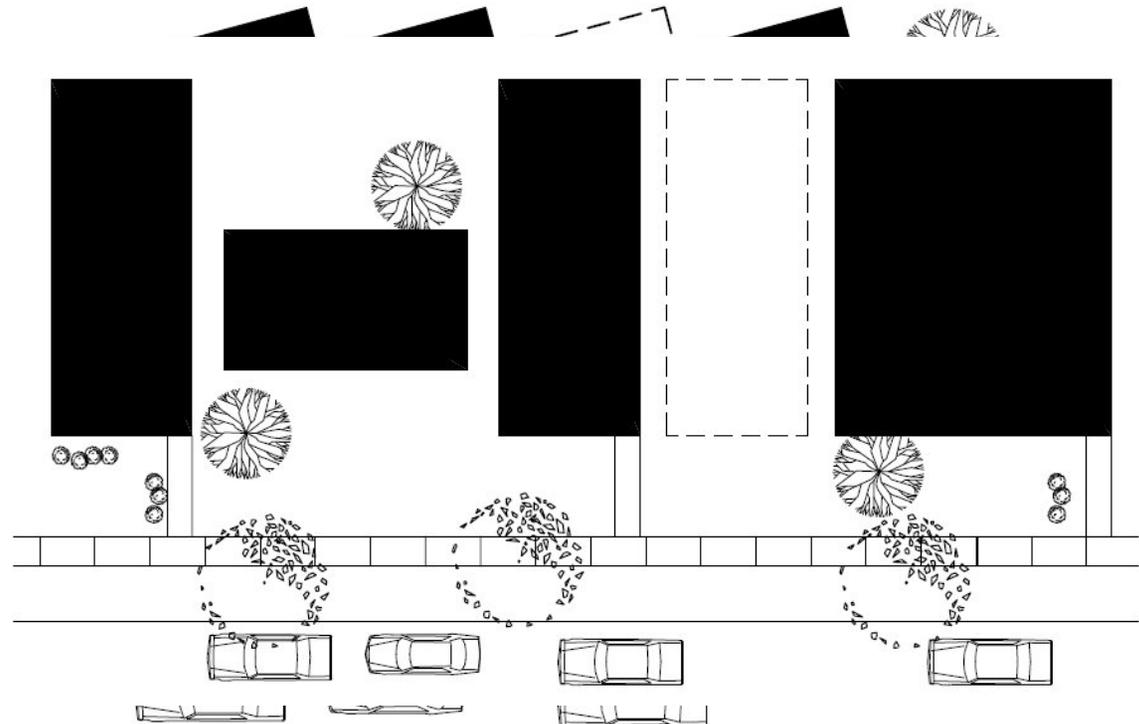


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# Historic Guidelines – New Construction

- Alignment
- Set Back



# Historic Guidelines – New Construction

- Mass
- Scale
- Proportion
- Ratio Solid to Void



New buildings are same in scale and are aligned with sidewalks



New buildings follow the rhythm of existing buildings



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# Historic Guidelines – New Construction

- Materials
- Color



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# Historic Guidelines – New Construction

- Site
  - Slope
  - Landscaping Walls
  - Fences
  - Sidewalks
  - Handrails
  - Street Trees
  - Lighting



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# Historic Guidelines – New Construction

- Site Plan
- Site Section
- Elevations
- Floor Plans (optional - required for building permit)



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# Historic Guidelines

- <http://www.nps.gov/history/hps/tps/standguide>
- <http://stlouis.missouri.org/citygov/planning/heritage>
- <http://www.soulard.org/historic-standards.php>



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# ADA Compatibility of Existing and Historic Buildings



# ADA Compatibility of Existing and Historic Buildings

- Governing Laws and Acts
  - ADA Act of 1990 and amended last in 2008
  - ADA Accessibility Guidelines – ADAAG
    - ICC/A117.1-1998 Accessibility & Usable Buildings and Facilities
    - IBC-1007 Ch. 11
  - Fair Housing Act – amended 1988



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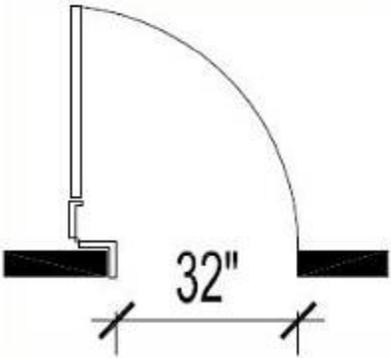
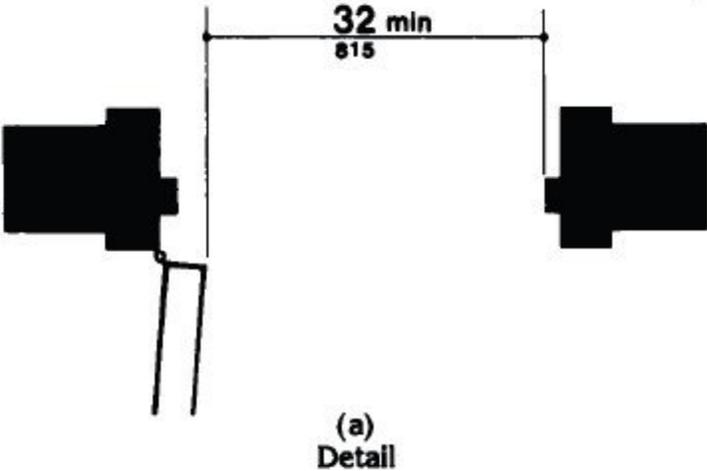
# Accessibility – Existing Buildings

- General
  - Alternate rules for Existing Buildings
  - New alteration cannot decrease current accessibility
  - Technically infeasible to move structure, reduce current legal restroom capacity or current legal exiting
  - Accessibility costs are capped at 20% applicable construction costs



# Entrances – Existing Buildings

- Do not need to match number of legal exits
- Doors - 32" Clearance

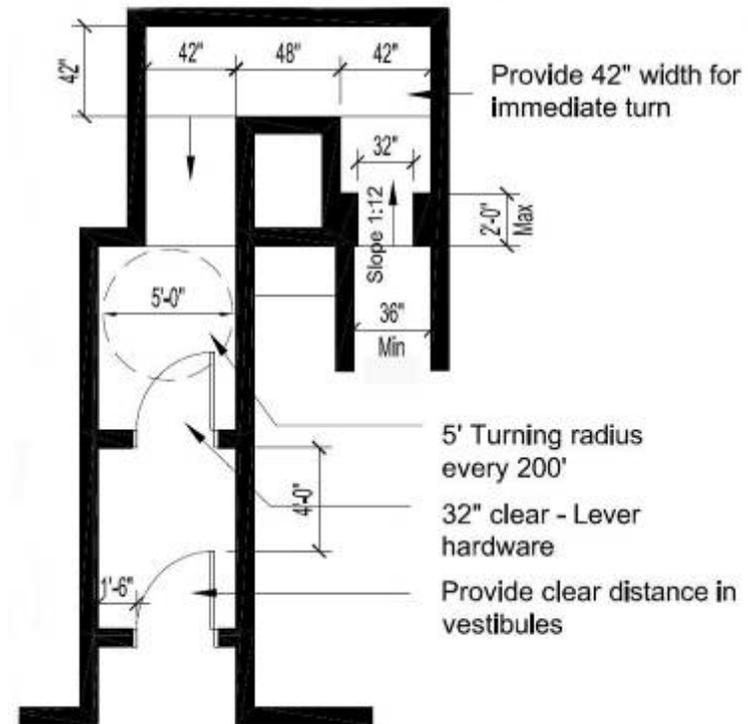


Offset swing away hinge



# Accessibility – Existing Buildings

- Accessible Route
  - Alterations to Primary Space must be on accessible route  
Lobby, Dining, Auditorium, etc.
  - Platform Lifts may be part of path



# Elevators – Existing Buildings

- Building Criteria for Elevator Installation
  - Over 3,000 Square Feet per floor
  - 3 stories or more
  - 2<sup>nd</sup> Floor contains Public Spaces, Retail, Medical, etc. must have elevator access



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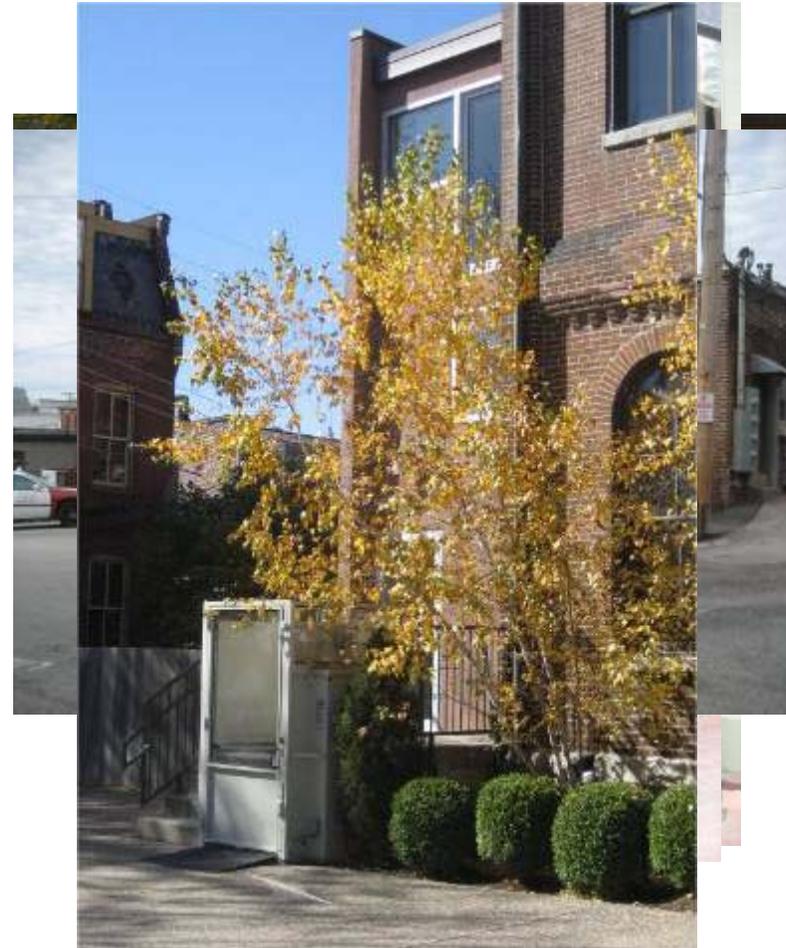
# Access Ramps – Existing Buildings

- Ramp Design
  - 1 to 12 slope
  - If space does not permit then
    - 6" rise - 1 to 10
    - 3" rise - 1 to 8



# Ramp Alternates – Existing Buildings

- Alternative Options
  - Level with sidewalk slope down to higher grade
  - Interior
  - Alcove
  - Lift
  - Rear



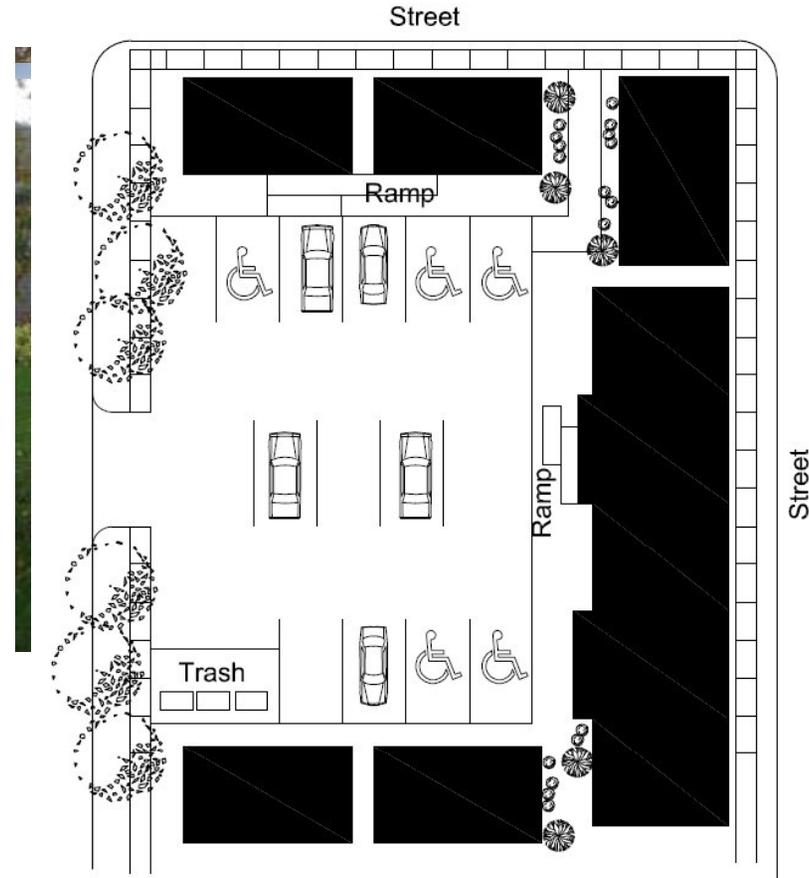
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# Rear Ramps – Existing Buildings

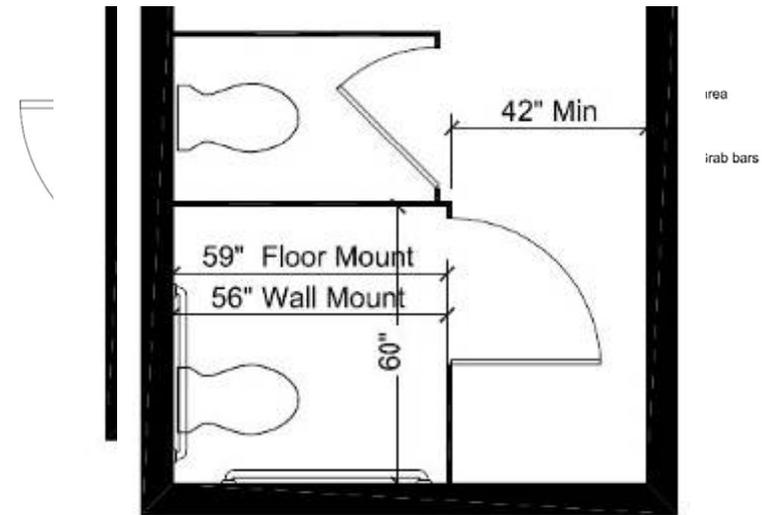
- Planned access areas

Parking  
Utilities  
Access



# Restrooms – Existing Buildings

- Restroom alterations
  - Proper Clearances
  - Restrooms do not need to be accessible if unaltered
    - Provide Unisex restroom
  - Not required to add Drinking Fountain
  - Stall Dimensions



# Accessibility – Historic Buildings

- General
  - Alternative requirements apply if alteration threatens or destroys the historic significance of the building
  - Procedures to qualify
    - Listed on National Register or Contributing to neighborhood listed on National Register
    - State Historic Preservation Officer
    - Certified Local Government Historic Preservation Program



# Alternative Rules – Historic Buildings

- If requirements threaten the historic significance
  - At least one public exit used by public must be accessible
    - If technically infeasible then private entrance can be used
    - Ramp can be 1:6 but no more than 2 feet of run (4" high)
  - Technically infeasible to alter toilet then unisex toilet can be used
  - Accessible path to public spaces on at least the level of access



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# Life Safety In Existing and Historic Buildings



# Life Safety Issues – Existing Buildings

- Factors to consider in Planning for egress
  - Types of Construction
  - Types of Occupancy
  - Occupancy Load
  - Occupancy and construction classification dictates maximum size, height and number of stories
  - More fire-resistant the construction, less hazard of occupancy the larger the building allowed
  - Typical 3 story, masonry wall, wood floor joist structure can present problems with changes in occupancy

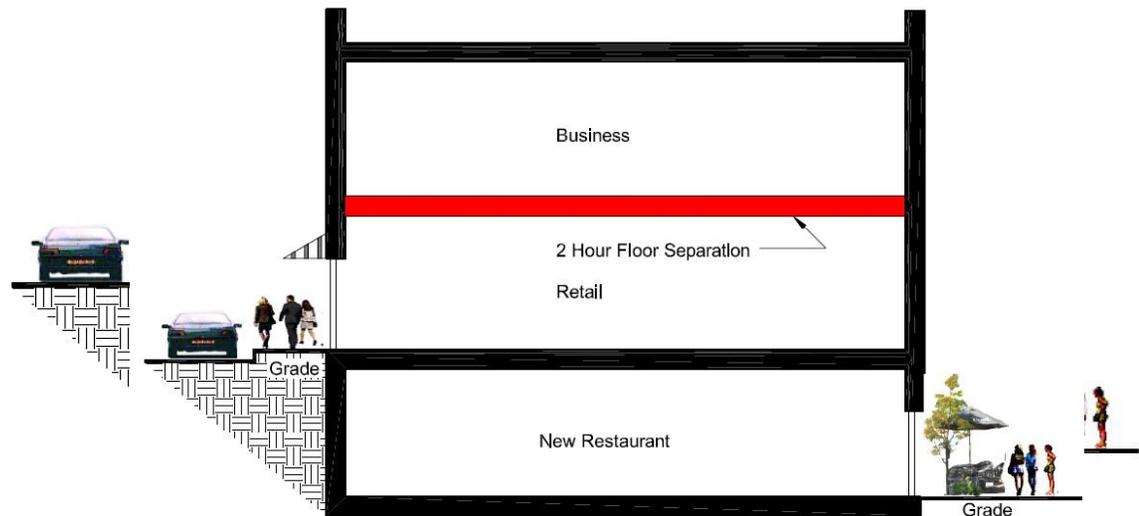


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# Life Safety Issues – Existing Buildings

- Occupancy Separations
  - Change in occupancy (storage to restaurant) impose hourly separation between each other
  - May use non-separated use but must follow occupancy w/ most stringent rules

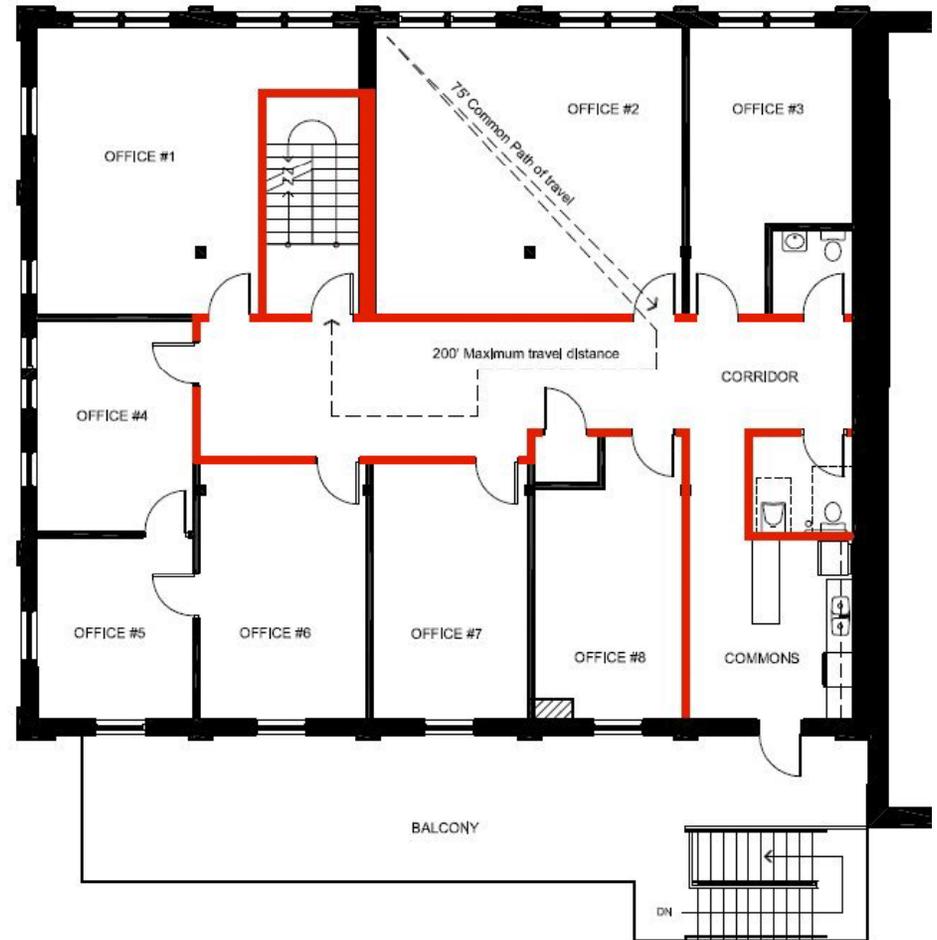


5B/Combustible, unprotected - Mercantile - 1 Story, Assembly (Restaurant) 1 Story  
Separated and Non-Separated Use



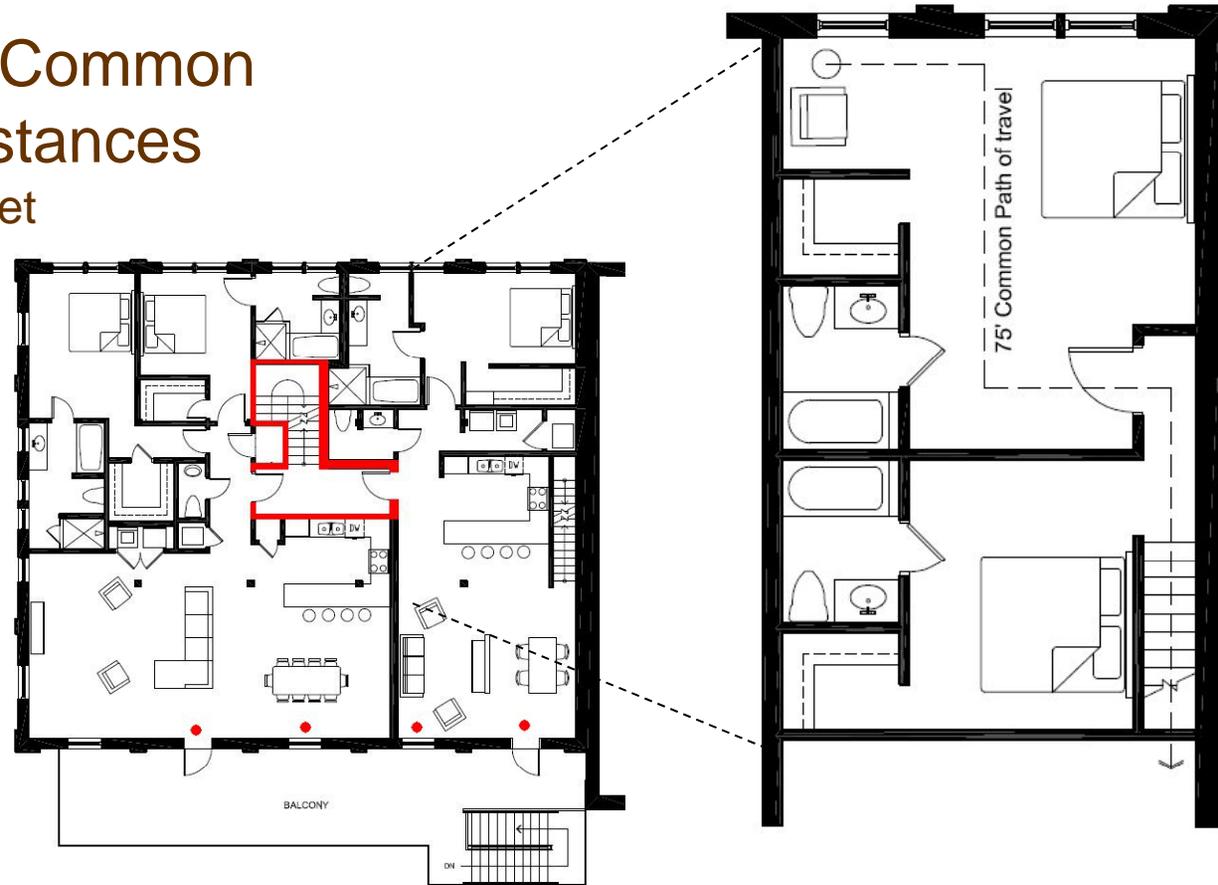
# Life Safety Issues – Existing Buildings

- Maximum and Common Path Travel Distances  
75 Feet and 200 Feet



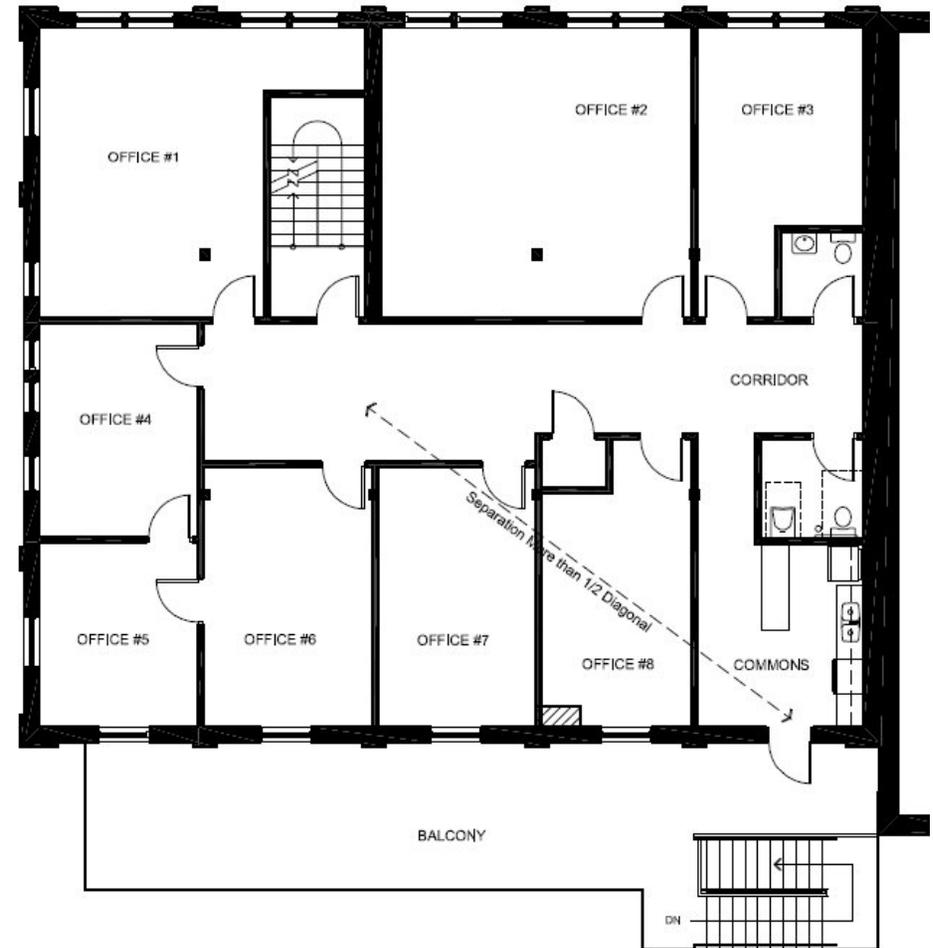
# Life Safety Issues – Existing Buildings

- Maximum and Common Path Travel Distances  
75 Feet and 200 Feet
- Loft Example



# Life Safety Issues – Existing Buildings

- Minimum Exits and Exit Separation
  - 2 exits unless single story, limited occupants and travel distances
  - B or M is 50 occupants and 75 feet
  - Minimum separation distance between exits



# Life Safety Issues – Existing Buildings

- What is building construction type/Fire rating?
- Are occupancies changing?
- Is the building size compatible with occupancy and construction
- Is there proper exiting?



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# ADA information

- <http://www.access-board.gov/adaag/html/>
- <http://www.huduser.org/publications/destech/fairhousing.html>
- <http://www.access-board.gov/adaag/about/index.htm>
- <http://www.access-board.gov/adaag/about/FAQ.htm#g1>



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