



# MILWAUKEE AVENUE HISTORIC DISTRICT DESIGN GUIDELINES

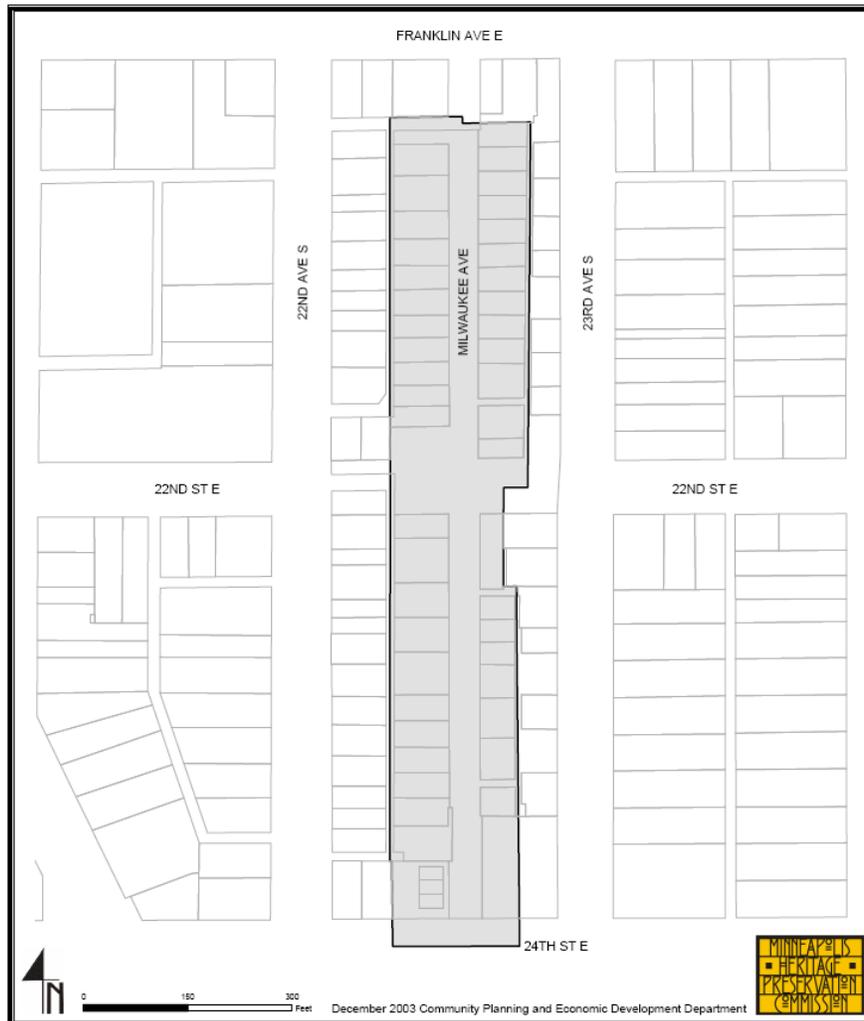
(Adopted November 14, 1975, Revised March 26, 1976)





# MILWAUKEE AVENUE HISTORIC DISTRICT DESIGN GUIDELINES

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## 1. Roofs

- A. The pitch of the roofs on new infill housing must duplicate that of the roofs on existent houses along Milwaukee Avenue.
- B. Approval of the shingle color must be obtained from the MACC, MAPT, and HPC.
- C. Skylights shall be permitted if they are parallel to plan of roof and are not obtrusive.
- D. New chimneys shall reflect the original brick color and pattern of brick work.

## 2. Porches

- A. Infill housing must be constructed with openface porches in a style consistent with existing openface porches.
- B. Lathe-turned porch posts are recommended.
- C. The roofs of porches must be similar in pitch and must be of the same height and design as the roofs of the existing Milwaukee Avenue porches.
- D. On homes to be rehabilitated, porches must be opened that have been enclosed and replaced on those homes where the porches have been eliminated.
- E. Rehabilitated porches shall recall as much of the original decoration as deemed economically feasible.
- F. Porches on newly-constructed buildings shall recall as much of the original architectural style, yet not necessarily copying the original porch.
- G. Approval of the porch color must be obtained from HPC, MAPT, and MACC.

## 3. Windows

- A. The original windows on the Milwaukee Avenue houses were wooden and painted black. Thus, no silver-colored aluminum windows shall be installed where they would be visible from the street. While wood frame windows are highly recommended, aluminum windows may be installed if they are finished a dark color.
- B. Windows added to rehabilitated homes or built in infill homes must be rectangular, placed vertically in the wall and cannot be square.
- C. On street frontage, brick arches shall be retained, reconstructed or built new above all windows and door openings in rehabilitated or newly constructed brick veneered buildings. Brick arches above windows and doors in rehabbed buildings are applicable only if the arch existed at the time of construction.
- D. If wood mullions or aluminum inserts are used, they shall be compatible with the windows.
- E. Window sills in brick walls shall be a minimum of 4 "of Bedford limestone or brick. Sills shall project a minimum of 1" beyond the face of the brick wall.
- F. If possible, a flush-type window sash shall be used on rehabbed houses with brick exteriors.

## 4. Siding

- A. If the stucco on a house is repairable, the Commission approves retention of the stucco. However, if the stucco is in poor condition, it should be removed, and the brick wall underneath refurbished.
- B. Lapped, narrow cedar or redwood siding, or preservative-treated other species should replace asphalt siding and deteriorated wood siding.
- C. Brick veneer should be repaired or replaced with brick similar in style and color of the original.
- D. Sandblasting should be avoided and brick may be cleaned with water only, and if brick has been painted, may be repainted.
- E. Brick veneer shall be started at least three courses below grade.
- F. Lapped siding shall be sided to within 2" of grade elevation.

5. Setback

- A. Setback of new infill single- and multi-family housing must not exceed the setback of existing housing.
- B. Front entryways shall face the street.
- C. New infill housing must be built at the same scale as the existing housing and shall not exceed two stories.

6. Building elevation

- A. The floor height of the facade door threshold shall be maintained at its existing elevation.

7. Streetscape

- A. Trees, shrubs, fencing, walks, and other site development of the yards, walks and streetscape viewed from Milwaukee Avenue should complement the scale and character of the area.