

HISTORIC DESIGNATION STUDY REPORT
CONCORDIA HISTORIC DISTRICT

I. Name

Historic: Concordia Historic District

Common: Same

II. Location

A. General Location

The Concordia Historic District includes most of the residential area located between North 27th Street, North 35th Street, West Wells Street, and West Highland Boulevard.

B. Legal Description

The boundaries of the Concordia Historic District are described as follows: Beginning at the intersection of the centerline of North 27th Street and the north property line of 2700 West State Street; then south to the centerline of West State Street; then west to the east property line of 2715 West State Street; then south to the centerline of West Richardson Place; then west to the alley between North 27th and North 28th Streets; then south to the centerline of West Kilbourn Avenue; then west to the east property line of 2813 West Kilbourn Avenue; then west along the south property line of 2813, 2825 and 2835 West Kilbourn Avenue and 842 North 29th Street to the intersection of the centerline of North 29th Street; then west along the south property line of 834 North 29th Street to the east property line of 2923 West Kilbourn Avenue; then north to the centerline of Kilbourn Avenue; then west to the east property line of 3005 West Kilbourn Avenue; then south to the alley; then west to the centerline of North 32nd Street; then south to the north property line of 3210 West Wells Street; then west along this line to the centerline of North 34th Street; then north to the alley; then west to the centerline of North 35th Street; then north to the centerline of West Kilbourn Avenue; then east to the centerline of North 34th Street; then north to east-west alley; then west to the North-south alley; then north to the north property line of 959 North 34th Street; then east to the centerline of 34th Street; then north to the centerline of West State Street; then east to the west property line of 3312 West State Street; then north to the north property line of 1023 North 33rd Street; then east to the center property line of 1023 North 33rd Street; then east to the center line of 33rd Street; then south to the centerline of State Street; then east to the west property line of 3120 West State Street; then north to the alley; then east along the alley to the east property line of 2710 West State Street; then south to the north property line of 2706 West State Street; then east to the point of beginning in the City of Milwaukee, Milwaukee County, Wisconsin.

III. Classification

District

IV. Owner

Multiple

V. Year Built

1850-1930

Architect: Multiple

VI. Description

A. General Character

The Concordia Historic District is a residential neighborhood that includes most of the area between North 27th Street and North 35th Streets, and West Highland Boulevard and West Wells Street. Within the district's boundaries is a diverse array of residences that represent a range of development patterns from the pioneer period of settlement to the pre-World War I streetcar suburb. At the geographical center of the district is the former campus of Concordia College, encompassing over forty-three acres and including all of the historic buildings still extant.

In its platting, the district is a series of irregular blocks of varying sizes that do not always conform to the surrounding street grid. This was a result of various land uses that became established in the area before the city's subdivision code had a chance to influence the development of the area. In the eastern part of the district, a vestige of the Watertown Plank Road, a pioneer era highway, remains as West Richardson Place between North 27th and North 29th Streets. The plank road originally coursed an angular path across the district to the point where State Street now intersects North 35th Street. The blocks formed along Richardson Place are multi-sided polygons of different shapes and sizes. In the north part of the district, State Street borders exceptionally long blocks with few cross streets. This occurred because the tract to the north of State Street was laid out as an upper-class subdivision, Highland Boulevard, and the developers purposely omitted cross streets, except for North 29th and North 33rd Streets, to enhance its exclusive, self-contained quality. This also made it possible to plat estate size lots for the wealthy residents who built mansions along Highland Boulevard. In the center of the district is the former residence of Dr. Robert Faries. His estate was established in the 1850's and originally covered almost all of the block between North 29th and North 31st Streets, and Kilbourn Avenue and West State Street. When the fringes of the estate were subdivided for residential development in the 1880's, a large part of the original estate was left intact with a "super block" created in this part of the district. Adjacent to the Faries House to the west is the Concordia College campus site, which originally occupied six acres between Kilbourn, State, 31st and 32nd Streets. As the campus expanded, portions of both 32nd Street and Kilbourn Avenue were abandoned, and the land was added to the campus, further disrupting the street pattern. The western part of the district reflects the traditional street grid and block formation that was associated with most of the West Side. Platted in 1885 as Edgewood" subdivision, the area between 32nd and 35th, Wells and State Streets followed the standards of the city's early subdivision code.

The district is residential in character and consists of 180 buildings. There are 157 structures that were originally built as single-family, duplex or multi-flat houses, six

carriage barns, four school buildings and three apartment buildings. There are ten non-contributing buildings, including five apartment buildings, four school buildings and one church. There are seven vacant lots scattered throughout the district. The predominant building type is the frame residence, two and one-half stories in height. There are also a significant number of masonry clad buildings in the district, including the earliest pioneer residences, some of the elegant Victorian mansions of the 1890's, the academic buildings of the college, and many of the period revival houses of the early twentieth century.

The district varies in density. The areas in the east and west parts of the district are the most densely built with fairly consistent lot sizes, setbacks and spacing between the houses. The structures are large and tend to cover most of their lots with only small front yards and usually little or no side yard. Landscaping is at a minimum and is usually limited to foundation plantings, hedges and trees. In many cases at the rear of the lot is a garage, sometimes a carriage barn that is accessible from an alley. The former Concordia College campus and the old Faries Estate offer great expanses of open space, creating a park like setting in the midst of the district. This is the least dense part of the district.

B. Architectural Character

The architectural character of the district is largely determined by the broad range of residential forms and styles that were popular from the mid-nineteenth century to the early 1920's. Because the district's primary period of development lasted almost 75 years, the styles represented are quite diverse. The period of most intensive development was from 1890 to 1915. During this time, a substantial number of Queen Anne style residences were built along with examples of the Colonial Revival, German Renaissance Revival, Shingle, and Arts and Crafts styles. A large number of the residences were designed by well-known Milwaukee architects whose expertise is exhibited in the high quality of the craftsmanship and materials. This resulted in a neighborhood of architecturally distinctive residences that were occupied by business executives, professionals, and the civic leaders of their day. The exception to the residential development in the district is the Concordia College Campus. By far the largest buildings in the district, they are examples of early twentieth century school design that relied heavily on the Neoclassical and Collegiate Gothic styles.

Prior to its intensive period of development in the 1880's and 1890's, the district was occupied by several pioneer country estates built between 1850 and 1870. The Dr. Robert S. Faries House (c.1850, 1863) at 3011 West State Street is an Italianate villa of load bearing cream brick construction. It is believed that Faries purchased an existing Greek Revival farmhouse about 1850. The third owner, Philetus Yale, built the five-story tower and added the west wing and dormers in 1863. A later residence from this period is the Colonel Theodore Yates House (1868) at 2710 West State Street. It was designed in the Gothic Revival style with steeply pitched roofs and pointed-arched windows and label moldings. These are the only two suburban residences from the initial period of settlement that remain in the district.

In the later 1880's, intensive residential development began and, with the exception of a few nondescript cottages, all of the new dwellings were substantial, frame, Queen Anne style houses. Their asymmetrical forms are highly decorated with fish scale shingles and embossed panels. Examples of this are the Quincy Matthews house (1888) at 2824 West State Street and the Frederick Follner House (1888) at 933 North

34th Street. One residence in the district from the period that departed from the Queen Anne style was the Bernhard Eiring House (1888) at 2825 West Kilbourn Avenue. This is a robust example of the Victorian Romanesque with a broad, round arched entry porch of rock-faced, cut stone and a highly embellished front gable with half-timbering and scroll work.

During the 1890's, almost half of the residences in the district were built. Residential design was in transition at this period with a greater emphasis on dramatic massing and less decorated wall surfaces, and an infusion of Colonial Revival details was applied to traditional Queen Anne house forms of the 1880's. Examples of this are the Emil Schucht House (1891) at 851 North 29th Street, the Charles T. Wettstein House (1892) at 836 North 34th Street, and the Albert Publitz House (1894) at 3019 West Kilbourn Avenue. In the second half of the decade, wall surfaces became simplified and porches with classical order columns and pedimented window caps began to appear, along with increasing emphasis on the corner turret. Examples of this include the Emil Juergens House (1894) at 2801 West State Street, the George Poppert House (1897) at 2723 West State Street, and the Martin L. Schultz House (1897) at 937 North 33rd Street.

Also beginning in the 1890's, the Colonial Revival style emerged as a style of its own. The style is represented by the Fred Hunt House (1895) at 953 North 33rd Street and the Edward Niedecken House (1905) at 2930 West State Street. As a sub-style of the Colonial Revival, the Shingle Style is also represented in the district by the Abram Bancker House (c.1894) at 936 North 31st Street. An exception to the general norm is the eclectic German Renaissance Revival Ernst Pommer House (1895) at 3035 West Kilbourn Avenue, a highly decorated residence with Flemish gables trimmed in terra cotta.

In the last significant period of residential development from 1900 to 1920, the houses built in the district exemplified the Prairie and Arts and Crafts styles. Those residences influenced by the Prairie Style have hipped roofs with broad overhanging eaves, banded windows and full porches across the front. The style is represented in the district by such residences as 2928 West State Street (1910). Arts and Crafts style influenced houses in the district have little or no adornment on their facades, which are often covered with a combination of two materials including masonry, stucco and wood. Examples include the M. A. Kleinsteuber House (1910) at 2920 West State Street, the Dr. Phillip Rogers House (1908) at 825 North 33rd Street, and the Dr. M. A. Barndt House (1905) at 831 North 33rd Street.

The architecture of Concordia College reflects the influence of the Collegiate Gothic and the Neoclassical styles. These styles were extremely popular and were used extensively on college campuses from about 1900 until after World War II. Those buildings at Concordia in the Collegiate Gothic style are simplified versions of the style, constructed of dark red brick and trimmed with Indiana limestone. These included the Refectory (1925), Wundar Dormitory (1925), and the Gymnasium (1930). Another campus building, the Library (1941) is a red brick structure designed in the Neoclassical style with limestone trim and colossal pilasters that carry a full entablature and pediment on the facade.

The oldest campus building is the Concordia College Classroom Building (1900), a two-story, rectangular, brick structure with a large central block flanked by two smaller wings. It was built in 1900 and was designed by Milwaukee architect Eugene R.

Liebert. The ground floor has rectangular windows and rests on an elevated basement story whose south face is stone veneered. Rustication and a heavy cornice distinguish the ground floor from the second story. The second level features round-headed windows, the ones in the central block rising an extra half-story higher than those in the wings and are filled with leaded glass. This area originally housed the school's assembly hall. A series of six medallions, a modillion cornice, and a frieze with inscription "A.D. Concordia College 1900" complete the ornamentation of the second story. The entrance is located in the central block and is flanked by two freestanding Roman Doric columns that support a full entablature, the frieze of which features medallions and triglyphs. A palmette finial crowns the abbreviated pediment. Lanterns crown each of the wings. The hipped roof is tile.

C. Non-Contributing Buildings

Non-contributing buildings are structures constructed after the district's period of significance that do not contribute to the maintenance of the historic character of the district. Generally, these buildings are intrusions whose removal would not adversely affect the character of the district. There are ten non-contributing buildings in the district:

924 North 28th Street: (1966) – a four-story, flat-roofed, brick, 27-unit apartment building of modern design.

941 North 28th Street: (c1960's) – a one-story, gable-roofed, concrete block, daycare/social services agency (Neighborhood House) of modern design.

2820 West Kilbourn Avenue: (1962) – a three-story, flat-roofed, brick and stone, 36-unit apartment building of modern design.

2835 West Kilbourn Avenue: (1963) – a three-story, flat-roofed, brick, 45-unit apartment building of modern design.

857 North 29th Street: (1960) – a two-story, gable-roofed, brick, 16-unit apartment building of modern design.

2925 West State Street: (1951) – a one-story, gable roof, brick church building of modern design.

Concordia College Campus – 3121 West State Street:

- a four-story, flat-roofed, brick academic building of modern design
- a two-story, flat-roofed, brick, academic building of modern design
- a four-story, flat-roofed, brick, academic building of modern design

3401 West Kilbourn Avenue: (1962) – a two-story, flat-roofed, brick, 24-unit apartment building of modern design.

VII. SIGNIFICANCE

The Concordia Historic District is significant for both its architectural and its historical associations. The district includes many high style nineteenth and early twentieth century residences, designed by Milwaukee's leading architects and exhibiting quality craftsmanship and fine materials. Historically, the district was the residence of prominent Milwaukeeans

whose civic, business and artistic contributions greatly enhanced the development of the city during the district's period of significance. The district is also significant for education as the former site of Concordia College, a Missouri Synod Lutheran School. This college, as that synod's only institution of higher education in the state, was one of several colleges that contributed to Milwaukee's reputation for quality education.

VIII. HISTORY

The historic district was built as an extension of the middle class residential neighborhood that extended westward from about North Eighth Street in the central business district. As the city's population exploded in the 1880's and 1890's and expanded streetcar service made outlying areas accessible for residential settlement by downtown workers, the area west of North 27th Street developed as a fashionable housing district primarily for the city's affluent middle and upper-middle class German population. As a result, the district is historically important as the residence of many distinguished Milwaukeeans who made outstanding contributions to the city's development during the district's period of significance.

Before the intensive development of the district began in the later 1880's, a number of important pioneer city residents established suburban estates along the Watertown Plank Road (part of West State Street today). The most illustrious of these whose houses still survive were Dr. Robert S. Faries, who resided at 3011 West State Street, and Colonel Theodore Yates, who resided at 2710 West State Street. Faries was Wisconsin's first dentist, and he lived at this site from 1850 to about 1856. He was also an avid astronomer, and he modified the roof of his house to serve as an observation deck. Faries was also known for his skill in prosthetic work and engraving. An articulated set of dentures carved by him won an award at a Paris International Exposition. His woodcuts and engravings served as advertisements in the early city directories. Faries is believed to have built the first telescope made in Wisconsin, grinding the lenses by hand and constructing the cylinders. Colonel Yates was a Civil War hero and inventor. He was commander of the regiment that lay siege to Vicksburg, Mississippi. In that battle he was severely wounded and returned to Milwaukee in 1863 to recuperate. He married the daughter of the state's Surgeon General, Dr. Erastus B. Wolcott, and was named commandant of the new Wood National Home for Disabled Volunteer Soldiers. In 1868 he built his State Street home and resided there until 1889. While he lived in this residence, he obtained patents for his "Yates Cannon," an ordnance cartridge, and a breech loading musket.

During the district's greatest period of development in the 1890's, numerous business executives lived in this part of the city. Those who lived in the district represented a wide assortment of the city's industries for the period. Among those were George Falkenhaimer, vice-president of Fox Cutlery Company at 2801 West State Street; Edward F. Niedecken, vice-president of Hoffmann Billings, plumbers and steamfitters at 2830 West State Street; Martin L. Schultz, secretary of the Gettleman Brewing Company at 937 North 33rd Street; George Poppert, president of Poppert Manufacturing, doors, sash, blinds, and interior hardwood finish; and Ernest Pommer, a wine wholesaler at 3035 West Kilbourn Avenue.

Representative of the numerous professionals and skilled tradesmen that lived in the district were: Harold W. Nickerson, an attorney at 2726 West State Street; Fred Hunt, an attorney at 953 North 33rd Street; Abram Bancker, the manager of Wisconsin News Company at 936 North 31st Street; Phillip Rogers, a medical doctor at 825 North 33rd Street; and M. A. Barndt, a medical doctor at 831 North 33rd Street.

There were two residents of the district who made outstanding artistic and civic contributions to the city: Else Ulbricht, who lived at 915 North 28th Street, and former Milwaukee Mayor Daniel W. Hoan, who lived at 3328 West Kilbourn Avenue.

Else Ulbricht was born in Milwaukee in 1885 to Oswald and Augusta Buestrin Ulbricht. She attended the 9th Street School and, talented in art, later studied at the school headed by noted local portraitist and landscape painter, Alexander Mueller. While there, she became acquainted with those at the core of Milwaukee's art community: Carl Von Marr, Louis Mayer, George Peter, George Raab, and Gustav Mueller.

Ulbricht subsequently taught kindergarten for a while and then enrolled at the Pratt Institute in Brooklyn from which she graduated. She returned to Milwaukee in 1911 and joined the faculty at the State Teachers' College (predecessor to today's University of Wisconsin-Milwaukee). Ulbricht taught art and directed the Art Department there until her retirement in 1955. She was also the director, secretary, treasurer and board president of the summer painting school at Saugatuck, Michigan. Likewise, Ms. Ulbricht worked with the Wisconsin Players and came to know playwright Zona Gale and director/actress Laura Sherry. From 1935 to 1943 she was active in the W.P.A. art project.

A believer in freedom of expression, Else Ulbricht scandalized Milwaukee by dancing in a diaphanous costume at the lakefront in her early years. She maintained this outlook in her teaching and insisted that young people must have the right to be themselves. She specially enjoyed the Saugatuck Painting School because of its "freedom from starch." Ulbricht attributed her lifelong attitude to her freethinking contractor grandfather, Henry Buestrin, who found many unorthodox means to accomplish his projects. Ulbricht lived her entire life in her family home on North 28th Street.

Daniel Hoan was born in Waukesha, Wisconsin, in 1881. The son of a pump and horseshoe maker, he was educated in the public schools and worked in a variety of local restaurants before entering the University of Wisconsin. He graduated in 1905 with a degree in political science and then attended Kent Law School in Chicago. He practiced with the Chicago law firm of Seymour Stedman for two years. While with the firm, his interest in socialist politics had strengthened, and Milwaukee's leading Socialist, Victor Berger, prevailed upon Hoan to come to Milwaukee and become involved in the local scene.

Hoan initially served as the attorney for the Wisconsin Federation of Labor, for which he drafted the state's first workmen's compensation bill. He was elected to the post of city attorney under the Social-Democrat party in 1910 and was a leader in the party machine that elected the city's first socialist mayor, Emil Seidel. Hoan was closely associated with the leading party officials of the day, including Berger; his wife, Meta Berger; Elizabeth Thomas, C. B. Whitnall; and, Carl D. Thompson.

Hoan served as city attorney until 1916 when he was elected mayor. This began one of the most distinguished and honored mayoral tenures in the City of Milwaukee. His term of office lasted twenty-four years, the longest of any mayor until Henry Maier. His supporters saw Hoan as the dynamic force that instituted honest, well-run government and transformed the city into one of the country's most respected metropolises of the early twentieth century. Through elected on a non-partisan ballot, Hoan was loyal to the Social-Democrats, and he used his position as mayor to implement the philosophies and tenets of the party while solidifying his own electorate base.

Another important aspect of the district's history is Concordia College. Concordia College is historically significant as an expression of the intense interest in education on the part of Wisconsin's Lutheran community. Much like the Catholic Church, the Lutheran Church believed in the necessity of church-sponsored education as a way to keep young members in the fold and impart moral values with higher education. Concordia, established in 1881 as a preparatory school for seminarians of the Missouri Synod, was the only other educational institution for the Synod outside of St. Louis, Missouri (which itself later moved to Fort Wayne, Indiana). Members of Trinity Lutheran Church, which, as the mother church of Milwaukee Missouri Synod, established numerous satellite congregations throughout the city, donated the site for the college. Concordia thus had its roots in the tradition of the early religious-affiliated colleges such as Carroll College (1846, Waukesha, Presbyterian), Marquette College (1881, now Marquette University, Roman Catholic), and Milwaukee Female Seminary (1848, later Milwaukee Downer College, Congregational). Unlike these other schools, which began to de-emphasize religious training in this century, Concordia retained its pre-ministerial program through the 1950's as the focus of its curriculum and did not shift to general college preparatory and eventual full four-year college status until the late 1970's.

The growth of the college had a dramatic effect on the Concordia neighborhood. In the later 1960's, the college adopted an ambitious master expansion plan that sought to increase its campus size from six to thirty acres and provide for a projected enrollment of 3,000 students. The new campus was to be bordered by 30th, 34th, Highland and Wells Streets. A mall was to be created by the closure of 31st Street and a prominent chapel was to highlight that space. Acquisition and demolition of 123 neighboring properties was proposed and actually begun. The Century Club was formed to raise funds for the expansion with the goal of having a new campus by 1981.

Numerous residences were acquired, allowed to fall into disrepair, and demolished. Area residents, spurred by the destruction of their neighborhood, banded together to fight the campus expansion. Concordia devised a new master plan in 1980 that retained the concept of a thirty-acre campus, but rearranged campus buildings and incorporated more open space and parking lots. When twenty more houses were slated for demolition, the resultant expression of the neighborhood outrage was finally successful in persuading Concordia to hire a management firm to repair and sell some of the college's holdings.

In an abrupt about-face, Concordia relocated out of the city to Mequon in 1983. If left behind forty-one neglected houses that it had managed as rental properties and large vacant parcels on which had stood fifty houses the college had demolished. The college campus is now owned by the Indian Community School of Milwaukee and used for educational, administrative, humanitarian, and cultural purposes.

By the late 1950's, the Concordia neighborhood was in a state of decline. During the Great Depression of the 1930's, some of the spacious houses were divided into rooming houses and small apartments. In the ensuing World War II period, the demand for war worker housing encouraged further subdivision of the fine old houses. In the 1950's and 1960's, the demand for higher density settlement in the still desirable neighborhood resulted in the construction of numerous two- and three-story apartments buildings catering to single occupants. Numerous Victorian houses were razed to make way for these intrusions. Increasing density and traffic congestion, the flight of the middle class to the suburbs and declining standards of maintenance by absentee owners precipitated a general decline in the area. This was exacerbated by Concordia College's aggressive program of property acquisition for future campus expansion. In the early 1980's, an ambitious neighborhood revitalization effort

reversed this trend. The neighborhood is now becoming an owner-occupied, middle class, residential area of restored houses.

IX. STAFF RECOMMENDATION

Staff recommends that the Concordia Historic District be locally designated as a result of its fulfillment of criteria one, three, five and six of the Historic Preservation Ordinance, Section 301-81.

X. PRESERVATION GUIDELINES

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. These guidelines shall be applicable only to the Concordia Historic District. Nothing in these guidelines shall be construed to prevent ordinary maintenance or the restoration and/or replacement of documented original elements.

A. Guideline for Rehabilitation

The Concordia Historic District is important as one of Milwaukee's best concentrations of well-designed nineteenth and early twentieth century domestic architecture exhibiting fine craftsmanship and materials. These guidelines are not intended to restrict an owner's use of his/her property, but to serve as a guide for making changes that will be sensitive to the architectural integrity of the structure and appropriate to the overall character of the district.

1. Roofs

- a. Retain the original roof shape. Dormers, skylights and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-of-way. Avoid making changes to the roof shape that would alter the building height, roofline, pitch or gable orientation.
- b. Retain the original roofing materials, wherever possible. Avoid using new roofing materials that are inappropriate to the style and period of the building and neighborhood.
- c. Replace deteriorated roof coverings with new materials that match the old in size, shape, color and texture. Avoid replacing deteriorated roof covering with new materials that differ to such an extent from the old in size, shape, color and texture that the appearance of the building is altered.

2. Exterior Finishes

- a. Masonry
 - (i) Unpainted brick or stone should not be painted or covered. Avoid painting or covering natural stone and unpainted brick. This is likely to be historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.
 - (ii) Repoint defective mortar by duplicating the original in color, style, texture and strength. Avoid using mortar colors and pointing styles that are unavailable or were not used when the building was constructed.
 - (iii) Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting brick or stone surfaces is prohibited. This method of cleaning erodes the

surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone or marble.

- (iv) Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Avoid using new material that is inappropriate or was unavailable when the building was constructed, such as artificial cast stone or fake brick veneer.
- (v) Repair stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

b. Wood

- (i) Retain original material, whenever possible. Avoid removing architectural features such as half-timbering, window architraves and doorway pediments. These are in most cases an essential part of a building's character and appearance that should be retained.
- (ii) Repair or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Avoid covering architectural features with new materials that are inappropriate or were unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, vinyl or aluminum siding.

c. Terra Cotta

- (i) Unpainted terra cotta should not be painted or covered. Avoid painting or covering naturally glazed or finished terra cotta. This is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date.
- (ii) Clean terra cotta only when necessary to halt deterioration and with the gentlest method available. Sandblasting terra cotta is prohibited. This method of cleaning destroys the material.
- (iii) Repair or replace deteriorated terra cotta with new material that duplicates the old as closely as possible. Precast tinted concrete or cast fiberglass are acceptable replacement materials as long as it is finished with a coating to resemble the original appearance. Avoid using new material that is inappropriate or does not resemble the original.

3. Windows and Doors

- a. Retain existing window and door openings that are visible from the public right-of-way. Retain the original configuration of panes, sash, lintels, keystones, sills, architraves, pediments, hoods, doors, and hardware, except as necessary to restore to the original condition. Avoid making additional openings or changes in the principal elevations by enlarging or reducing window or door sizes. Avoid changing the size or configuration of windowpanes or sash. Avoid discarding original doors and door hardware when they can be repaired or reused.

- b. Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted galvanized aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass-block or the installation of fake shutters that are not in proportion to the openings or that are historically out of character with the building. Avoid using modern style window units such as horizontal sliding sash in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

4. Porches, Trim and Ornamentation

- a. Retain porches and steps visible from the public right-of-way that are historically and architecturally appropriate to the building. Avoid altering porches and steps by enclosing open porches or replacing wooden steps with cast concrete steps or by removing original architectural features, such as handrails, balusters, columns or brackets.
- b. Retain trim and decorative ornamentation including copper downspouts and guttering, copings, cornices, cresting, finials, railings, balconies, oriels, pilasters, columns, chimneys, bargeboards or decorative panels. Avoid the removal of trim and decorative ornamentation that is essential to the maintenance of the building's historic character and appearance.
- c. Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible. Avoid using replacement materials that do not accurately reproduce the appearance of the original materials.

5. Additions

Make additions that harmonize with the existing building architecturally and are located so as not to be visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations.

B. Guideline to Streetscapes

The streetscapes in Concordia are visually cohesive because of the intact building stock and the retention of period street and landscaping features. The traditional landscape treatment of the building lots contributes to the maintenance of the district's traditional residential character.

- 1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.
- 2. Use traditional landscaping, fencing, signage and lighting fixtures that are compatible with the character and period of the district. Avoid introducing

landscape features, fencing, lighting or signage that are inappropriate to the character of the district.

C. Guidelines for New Construction

It is important that new construction be designated so as to harmonize with the character of the district.

1. Siting

New construction must reflect the traditional siting of buildings in the district. This includes setbacks, spacing between buildings, and the orientation of openings to the street and neighboring structures.

2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components such as overhangs and fenestration must be compatible with the surrounding structures.

3. Form

The massing of new construction must be compatible with the surrounding buildings. The profiles of roofs and building elements that project and recede from the main block must express the same continuity established by the historic structures.

4. Materials

The building materials that are visible from the public right-of-way should be consistent with the colors, textures, proportions, and combinations of cladding materials traditionally used in the district. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained.

D. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The Commission shall take the following guidelines, with those found in subsection 9(h) of the ordinance, into consideration when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive affect on other buildings in the area.

4. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.

6. Replacement

Consideration will be given to whether or not the building is to be replaced by a compatible new building that would fulfill the same aesthetic function in the area as did the old structure (see New Construction Guidelines).