

College Hill Neighborhood Design Guidelines (DRAFT)

9/18/02

1. **General.**

Alterations shall be respectful of the character of one of Wichita's earliest neighborhoods whose architectural types and elements represent many residential and commercial styles of the past. The College Hill Neighborhood Overlay District encompasses one of the oldest and most well established neighborhoods in the City of Wichita.

The architectural vernacular of the College Hill Neighborhood changes throughout the Neighborhood. With regard to residential architecture the primary architectural styles are Craftsman, Tudor Revival, Colonial Revival, and Prairie. In later decades, other styles were introduced, including Dutch Colonial, Italian Renaissance, French and Spanish Eclectics, Classical and Neo-Classical. The commercial districts consist of architectural styles typically constructed between the early 1900's and the 1970's, including the signage of these periods. Besides pure residential and commercial the College Hill Neighborhood has seen a move towards conversion of residential single family dwellings along Hillside Street, Douglas Avenue, and Central Avenue. This conversion has been to office or small commercial operations. The architecture of the College Hill Neighborhood is varied and represents a cross section of some of the more respected styles in recent history.

2. **Definitions**

The following definitions shall apply to the College Hill Neighborhood Overlay District.

1. **ALTERATIONS** shall mean any construction or renovation to an existing structure other than repair, addition, or painting.
2. **ARCHITECTURAL CHARACTER** shall mean the basic detailing, architectural rhythm, appearance and historic period of a building, or group of buildings or structures, including the site and landscape development.
3. **ARCHITECTURAL DETAILING** shall mean the placement and/or construction of the different architectural features throughout the entire building including all horizontal or vertical surfaces.
4. **ARCHITECTURAL ELEMENTS** see Architectural Feature
5. **ARCHITECTURAL FEATURE** shall mean a prominent or significant part or element of a building, structure, or site. Architectural features may include special lines, massing, projections, recesses, and/or texture.
 - 1.) **BAYS** shall mean that within a structure and a regularly repeated spatial element defined by beams or ribs and their supports.
 - 2.) **LINES** shall mean visual elements of the building, either within the façade or on the building edge, which are in a linear form either horizontally or vertically and may be composed of masonry, glass, or other related materials.
 - 3.) **MASS** shall pertain to the volume, bulk of a building or structure.
 - 4.) **PROJECTIONS** shall mean items such as sills, eaves, cornices, canopies, porches, and chimneys.
 - 5.) **RECESSES** shall mean portions of the building both in the horizontal and vertical planes that are setback from the building wall either for pedestrian articulation, to provide space for windows and/or doors or to create special architectural detailing.
 - 6.) **RHYTHM** shall mean the recurrence at regular or uniform intervals of features especially windows, masonry, textures, etc. within a building.

- 7.) **TEXTURE** shall mean the quality of a surface, ranging from mirror finish, smooth, to coarse and unfinished.
6. **ARCHITECTURAL STYLE** shall mean the characteristic form and detail, as of buildings of a particular historic period.
7. **COMPOSITION** shall mean the assemblage of architectural features and details of a specific architectural style or the use of materials that are based upon specific examples found in an area or time period.
8. **CREATIVE SIGNAGE** shall mean signs that are influenced by imagination of design provided the design works within the historic parameters of the district.
9. **EMERGENCY REPAIRS** shall mean any and all repairs necessary to create a watertight building or structure due to a recently occurring natural disaster, including but not limited to a flood, tornado, lightning, or hail.
10. **FACADE** shall mean that portion of any exterior elevation on the building extending from grade to the parapet, wall, or eaves and the entire width of the building elevation.
11. **SCALE** shall mean a proportional relationship of the size of parts to one another and to the human figure.

3. Design Standards.

a. General Design Standards

- 1) All new developments shall be constrained within any existing platted street layout and shall include said platted streets into the overall design concept. Alleys shall be maintained for their original purpose and shall be used to access parking when possible.
- 2) Fencing in yards adjacent to a public street shall be wrought iron, wooden picket fencing, or fencing of a similar period style and shall be no more than 40" in height when placed in the front yards. Chain link and solid "stockade" fencing shall not be permitted in the front yard of any property.
- 3) Other types of fencing are allowed only in yards other than the front yard. Stone or brick walls are permitted, provided they are compatible with the material of the primary structure.
- 4) New sidewalks or replacement sidewalks constructed shall be detached from the curb if the right-of-way width allows. However, detached sidewalks shall be preserved.
- 5) New or replacement sidewalk shall be constructed so that color and texture duplicates as nearly as possible.
- 6) Existing brick paved streets shall be maintained.
- 7) Damaged brick streets shall be repaired or replaced with similar materials and shall not be filled in with concrete or asphalt.
- 8) The use of planting strips shall be continued, maintained and used as a transition between street curbs and sidewalks. Planting strips shall be maintained in live planting material. Planting strips shall not be used as rock gardens and shall not be edged with rocks, wood timbers or other similar materials.
- 9) Areas between the curb and sidewalk shall not be paved and used as parking. Mailboxes may not be placed in this area.
- 10) Existing street trees shall be preserved and maintained. When a tree dies it shall be replaced. The City Arborist shall be consulted for all tree replacement.
- 11) All new developments including residential infill shall be required to include street trees in the overall development, unless site constraints prevent the placement of street trees.

- 12) Driveways shall lead directly from the street to the garage. Driveways are encouraged to use materials different from the street including modular pavers, “grasscrete” and tire track paving; concrete or asphalt are also acceptable.
- 13) Site lighting shall be in character with the neighborhood and shall be focused on walks and entries.
- 14) New street lighting shall be designed so to be compatible with the neighborhood and shall be of a similar style that has been documented historically.
- 15) Turf grass shall be the predominate landscaping material. Any use of rock and gravel shall be as an accent element and not the main focus.
- 16) Hard surfaced patios, terraces and drives shall be minimized in the Front Yard.
- 17) All buildings shall be set back from the street uniformly to present a continuous façade line along the street, except that minor recesses or projections for entries, arcades and similar elements may be acceptable. Where a continuous façade line is not available, structures shall be setback within five feet of the existing setback line average along that side of the street within that block.
- 18) Existing windows and openings shall be retained, tile roofs and/or trim shall be retained, and architectural features shall be retained.
- 19) Brick or stone that has not previously been painted shall not be painted.
- 20) Use of florescent or neon paint colors, as a primary or trim color, on the exterior of any building visible from the public right of way is prohibited.
- 21) Additions to buildings shall be compatible in appearance by coordinating style, materials, scale and detail with the original buildings in the district.
- 22) All structures shall incorporate the architectural detailing and materials (such as windows and bays) used in adjacent structures in order to ensure compatibility with surrounding buildings.
- 23) All building designs shall be compatible with the historical architectural character within the district; all remodeling or rehabilitation of exteriors shall ensure the visual integrity of the building, and be compatible with the overall architectural character of the district.
- 24) Accessory buildings shall generally be compatible with the other structures on the street and be subject to these guidelines.
- 25) Secondary or accessory structures, to include detached garages, shall be subordinate (smaller) to the primary structure with regard to height, scale, and mass; and shall be situated at the rear of the lot in a manner that is typical of the neighborhood.
- 26) Existing doors and windows may be replaced with new products of comparable design and comparable materials.
- 27) Mechanical or electrical equipment and trash receptacles shall be hidden or screened from street level view.
- 28) Metal Buildings shall not be allowed to have visible exterior metal walls.
- 29) Parking of buses, campers, boats, trailers and recreational vehicles and commercial vehicles shall be parked in the rear or side yard.
- 30) No satellite dish or similar device is permitted in the front yard or on any street facing façade of any building

b. Residential Use Design Standards:

These criteria apply specifically to the Residential Uses in the College Hill Neighborhood.

1) General

These criteria apply to all situations involving new construction, additions and remodels of residential uses.

- a) The orientation of the front façade of the primary structure shall be oriented in a manner that allows the main entrance to be clearly identified from the street.

- b) Where entrances are placed perpendicular to the street, the entry point shall be clearly denoted through the use of walkways and porches.
- c) Porches, when utilized, shall be oriented toward the primary street frontage in an architectural style and scale compatible with the primary structure.
- d) Enclosing porches on main elevation of primary structure for the purpose of creating new year-round living space is not permitted. Enclosing shall not include the use of wire screening material or fabric shades.
- e) Decks, when utilized, shall be adjacent on a façade of the primary structure not facing a public street.
- f) Windows and doors shall maintain the architectural character of the structure they are a part of. The proportions of windows shall be similar to those already utilized in the structure.
- g) Wheelchair accessible ramps, when used, shall be constructed with materials that are compatible with the primary structure; and shall be landscaped for reasons of safety and aesthetics if deemed necessary.
- h) Deteriorated or damaged architectural features shall be repaired rather than replaced and shall be preserved in place. Replace historic features in-kind when restoration is not an option.

2) General Building Form and Heights

- a) Facades of residential structures shall be consistent with the style and alignment of the block in which it is located.
- b) Buildings shall convey a sense of human scale by incorporating one or more of the following:
 - i) Using materials having traditional dimensions
 - ii) Providing a one-story porch similar in size to ones traditionally found in the College Hill Neighborhood
 - iii) Using building masses similar to those traditionally found in the College Hill Neighborhood, and
 - iv) Using a solid to void massing ratio similar to those traditionally found in the College Hill Neighborhood.
- c) Wall heights of 2 and 2 ½ stories are preferred along the street side of the residence.
- d) Where possible, buildings shall be stepped down in height as it approaches adjacent, smaller structures.
- e) All buildings shall be designed around simple rectangular forms and shall be complementary to the existing residential character of the College Hill Neighborhood. Exotic building forms such as geodesic domes and “A” frame designs shall not be allowed in the College Hill Neighborhood.

3) General Roofing Requirements

- a) Roofs on residential buildings shall be compatible with adjacent residential buildings.
- b) Sloping roofs such as gables and hips shall be appropriate to the Neighborhood. Shed roofs may be appropriate for some additions.
- c) Dormers shall be used when appropriate to the building style and scale.
- d) Eaves shall be comparable to eaves traditionally found elsewhere in the Neighborhood.

- e) The primary ridgeline shall be consistent with the height and scale traditionally found in the Neighborhood.
 - f) Roofing materials shall be primarily earth tone in color, and shall be non-reflective. Allowable materials include wood, tile, clay and composite shingles (when appropriate in scale and texture to those traditionally found in the Neighborhood).
- 4) General Exterior Finishes
- a) Horizontal siding is appropriate in most cases. All siding shall be wood and shall have a weather protective finish. Synthetic materials such as aluminum siding is allowed provided that the siding conveys a scale, texture, and lap dimension similar to that traditionally found in the College Hill Neighborhood. The use of highly reflective materials shall not be allowed.
 - b) The use of masonry materials shall be allowable provided the use of these materials is historically appropriate to the style and character of the residence.
 - c) Brick shall have a modular dimension and have texture and scale similar to those traditionally seen in the College Hill Neighborhood. The use of Jumbo bricks shall not be allowed.
 - d) Stone shall be used only when historically appropriate to the style and character of the building. Stone shall have qualities similar to those traditionally found in the College Hill Neighborhood.
 - e) Tile and stucco shall be used only as secondary materials and when historically appropriate to the style and character of the building.
 - f) Alternative materials may be allowed provided they are similar in scale, proportion, texture and finish to those traditionally found in the College Hill Neighborhood. In addition, these alternative materials shall have a proven durability in similar locations and climates to the City of Wichita.
- 5) New Construction and Additions
- a) New construction and additions shall have a Front Yard setback that is within five feet of the median setback within the same block.
 - b) New structures shall have a side yard setback similar to other structures within the same block. Where greater setbacks are required, the definition of the traditional building line shall be accomplished through the use of low profile wrought iron, picket, or split rail fencing and/or a low profile perimeter wall.
 - c) Roof-top additions must be set back from the main elevation and shall not overhang lower floors of the existing structure.
 - d) Dormer additions must be in character with the primary structure design.
 - e) All additions shall be at the rear of the existing structure or set back from the front façade.
- 6) Accessory Structures and Uses
- a) All detached garages shall be located to the rear of the lot.
 - b) Attached garages shall be located at least 10 feet behind the primary façade line of the main structure.
 - c) Attached garage additions shall not have a garage door visible from the front façade of the building.

- d) The ground floor of any garage with an entrance facing a public right of way shall not be enclosed.
- e) Porte cochères are allowed and shall be designed to fit with the architectural style and scale of the primary structure.
- f) Carports of aluminum, fiberglass or other similar material shall be set back from the front façade of the main structure, and shall not be seen from the public right-of-way.
- g) Conservatory additions shall maintain the overall character of the main structure.
- h) Glass and metal outbuildings such as solariums, green houses and garden sheds shall not be seen from the public right-of-way.
- i) All new accessory structures shall be subordinate in height to the primary structure.

c. **Non-Residential Use Design Standards:** These criteria apply specifically to the Non-Residential Uses in the College Hill Neighborhood.

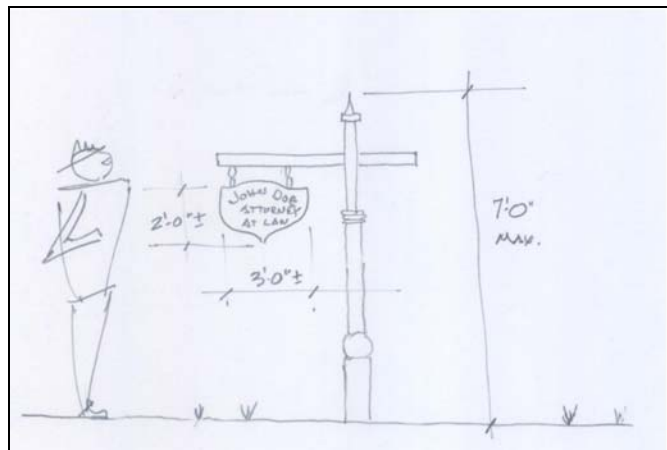
i. Institutional Use Design Standards

- 1. Existing and new institutional uses shall maintain a street yard setback customary to the institutional uses in the College Hill Neighborhood.
- 2. Off-street parking shall be to the rear or side of the building; screened along street frontages with landscaping and/or low (3 – 4 feet) brick walls; and otherwise designed in compliance with applicable landscaping regulations.
- 3. Additions and new institutional uses shall have exterior facades of primarily brick, stone, or masonry materials; synthetic stucco and/or concrete may be used in combination with and subordinate to brick and other more traditional materials.
- 4. Additions and new institutional uses are encouraged to use distinctive materials and design elements that traditionally set them apart from other uses within the neighborhood.

ii. Residential Conversion Design Standards

- 1. Structures that have been converted from residential to non-residential uses shall maintain the character of the original residence.
- 2. All remodeling and maintenance shall meet the requirements found in the residential sections of these Design Guidelines.
- 3. Additions to converted structures shall be at the rear of the existing structure or set back from the front façade.
- 4. The addition shall maintain the same scale as the original structure and shall reflect the character of the original structure.
- 5. Non-residential use shall store all merchandise and supplies within the structure of the primary building.
- 6. Parking for non-residential uses within a converted structure shall be as follows:
 - a. Parking shall be located toward the rear of the property.
 - b. Parking lots and drives may observe a zero lot line less any required screening between uses.
 - c. Parking areas and driveways shall be limited to 15% of the total lot area.
 - d. Where two non-residential uses exist on adjacent lots, the non-residential uses shall share a common parking area.

- e. The shared parking area and driveway shall not cover more than 25% of the combined lot areas.
 - f. All driveways serving a shared parking area shall be located on one lot with all necessary easements attached to the properties.
 - g. Off-street parking shall be screened along street frontages with landscaping and/or low brick walls and otherwise designed in compliance with applicable landscaping regulations.
7. Signs for non-residential uses within a converted residential structure shall be as follows:
- a. All signs placed upon the façade of a building shall only contain the address of the property.
 - b. When the building is facing an Arterial, the non-residential use may have one(1) ground monument sign placed along the Arterial and the sign shall not exceed 20 square feet in surface area per advertising side.
 - c. Commercial Yard signs may be placed in the front yard provided the following criteria are met:



Typical Commercial Yard sign

Sketch courtesy of Berggren and Woll, Architects

- d. Commercial Yard signs along an Arterial may have a sign no larger than 3'-0" wide x 4'-0" long and hung from a cross-arm.
- e. All other Commercial yard signs shall be limited to 3'-0" wide x 2'-0" long.
- f. Commercial Yard signs shall be located along the Front Yard property line.
- g. Sandwich boards are permitted provide the sign is removed daily.
- h. Sandwich boards shall be used only to make daily announcements and/or shall contain date sensitive material.
- i. Sandwich boards shall be limited to eight (8) square feet of surface area per side of advertisement.
- j. Sandwich boards shall be allowed along the property line of the premise.
- k. Illumination of signs shall be only along Arterials.

1. Illumination of signs shall be from ground level and shall be placed in a location that will not impact the aesthetics of the building.

iii. Commercial / Mixed Use Nodes within the College Hill Neighborhood Design Standards

1. Commercial and mixed-use nodes shall be designed in a manner that is pedestrian friendly and not automobile dependent.
2. Buildings shall have primary or main facades that are divided into distinct modules that are no longer than 50 feet.
3. All openings in the façade of a building (windows, doorways, etc.) shall be proportioned to reflect pedestrian scale and designed in a manner that encourages interest at the street level. Main or primary entrances to buildings must be delineated through the use of architectural detailing appurtenant to the architectural style of the building. The main or primary entrances shall be oriented toward the front of the building.
4. Awnings or canopies, to include walkway coverings shall be made of metal, canvas or of cloth material.
5. Facades shall consist primarily of brick, stone, or masonry materials; synthetic stucco and/or concrete may be used in combination with and subordinate to brick and other more traditional materials.
6. The second floors of existing two story structures, are encouraged to be converted to a residential use and/or office use. Structures where the upper floors are not utilized for residential or office use shall utilize decorative features such as displays, curtains, and other materials to enhance the appearance of the overall structure.
7. New buildings shall have the facades set at the property line with parking and service areas to the rear of the property. In-fill structures are encouraged to be a minimum of 2 story with common walls between buildings.
8. Rooftop additions to existing buildings may be built provided they are set back from the front facade a minimum of 20 feet.
9. If a single story structure is built, the roof structure shall be designed to enable the addition of a second floor, or for the use of the roof as a patio/roof garden.
10. New structures shall have street facades of materials and character consistent with traditional commercial and mixed-use buildings within the College Hill Neighborhood.
11. Off-street parking shall be to the rear or side of the building, screened along street frontages with landscaping and/or low (3 – 4 feet) brick walls, and otherwise designed in compliance with applicable landscaping regulations.
12. Parking structures shall have an exterior veneer primarily of brick, stone, or masonry materials; synthetic stucco and/or concrete may be used in combination with and subordinate to brick and other more traditional materials. Parking structure facades which border streets shall have retail uses at the street level on arterial streets.
13. Single use tenants over 10,000 square feet are not permitted with the exception of neighborhood grocery, drug, and hardware stores.
14. Architecture shall be compatible with and sensitive to the character of commercial and mixed-use architecture found in the College Hill Neighborhood, and shall be sensitive to the scale and massing of the surrounding properties.

15. If developing more than one lot or building, the development shall be conceived and designed as a total concept.
16. Developments are encouraged to provide neighborhood oriented goods and services to draw pedestrian customers from the immediate neighborhood.

d. **Signage Design Standards.** Signage within the CH-O district shall be subject to the provisions of Chapter 24.04 of the Code of City of Wichita, as well as the following requirements.

1) **General design standards.**

- a) All signs, including window signs, must be approved as to design, colors, materials, placement, method of attachment, method of illumination (if applicable).
- b) Illuminated signs shall not contain flashing or moving elements or change its brightness, except as otherwise provided in this section herein.
- c) Sign shall not be plastic and shall not be backlit, except for individual letters or logos on an otherwise unlit sign of a material other than plastic. The use of indirect lighting is allowed.
- d) The use of a fluorescent color on a sign is prohibited.
- e) No sign or any part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.
- f) Letterforms shall not be overly intricate nor of overtly modern styling. Suitable letter forms include, but are not limited to, the following: Helvetica, Helvetica Medium, Univers 55, Univers 65, Optima, Optima Semi-bold, Melior, Craw Clarendon, American Typewriter Medium.
- g) Logos and symbols may be incorporated into signage, but must otherwise conform to the criteria contained in these guidelines.
- h) Window signs and temporary on-site signs attached to or painted on a window may not cover more than 25 percent of the window surface area

2) **Building or Wall Signs.**

- a) Building signs shall be located so as not to dominate the building, and so as to emphasize architectural elements; such signs shall not obscure architectural details or cover windows or moldings.
- b) No more than one temporary on-site sign may be displayed on a premise at any given time.
- c) Window signs shall be painted or gold-leafed directly on windows.
- d) Faded or “ghost signs” on brick exteriors shall not be repainted or painted over.
- e) Painted signs shall be placed in bands within the space above or below windows.

3) **Pole and ground signs.**

- a) No pole or ground sign shall have an effective area greater than 32 square feet.
- b) No pole or ground sign shall have a total height greater than 15 feet.

- c) Ground, or monument signs shall be of a material consistent with the building.
- d) Portable signs shall be limited to unlit A-frame signs, and shall require a minor street permit and shall not obstruct pedestrian traffic nor impede vehicular traffic.
- e) No portable sign may exceed a height of four feet and a total area of twelve square feet.
- f) No more than one portable sign may be displayed on a premise at any given time.

4) **Canopy signs.**

All canopy signs shall be subject to the provisions of Chapter 23 (for awnings, canopies and marquees) of the Code of the City of Wichita, as well as the following requirements.

- a) No canopy sign shall be lower than eight (8) feet above walking grade.
- b) No canopy sign shall project vertically above the surface of the canopy or awning.