

HOT SPRINGS HISTORIC DISTRICT DESIGN GUIDELINES

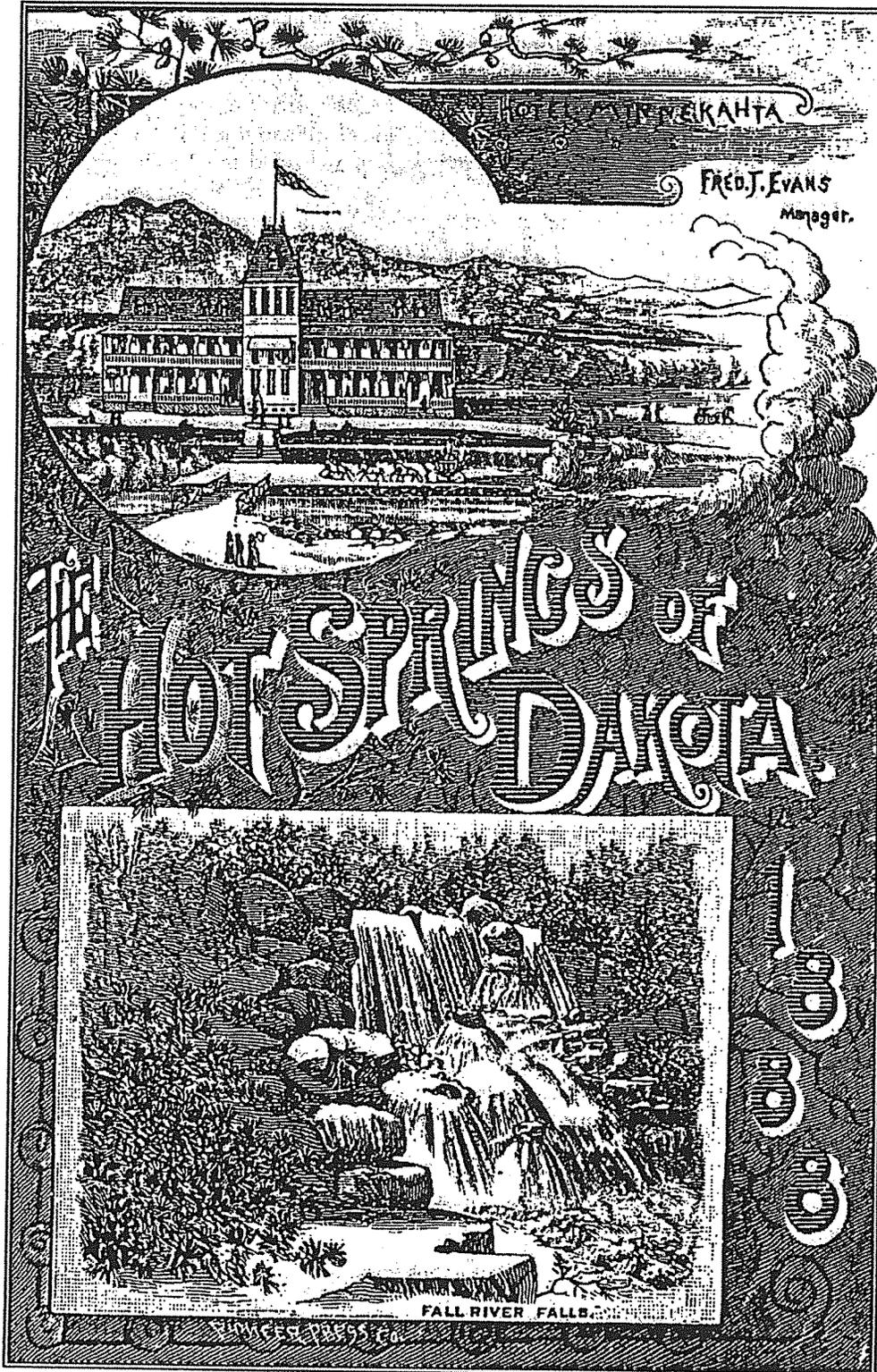


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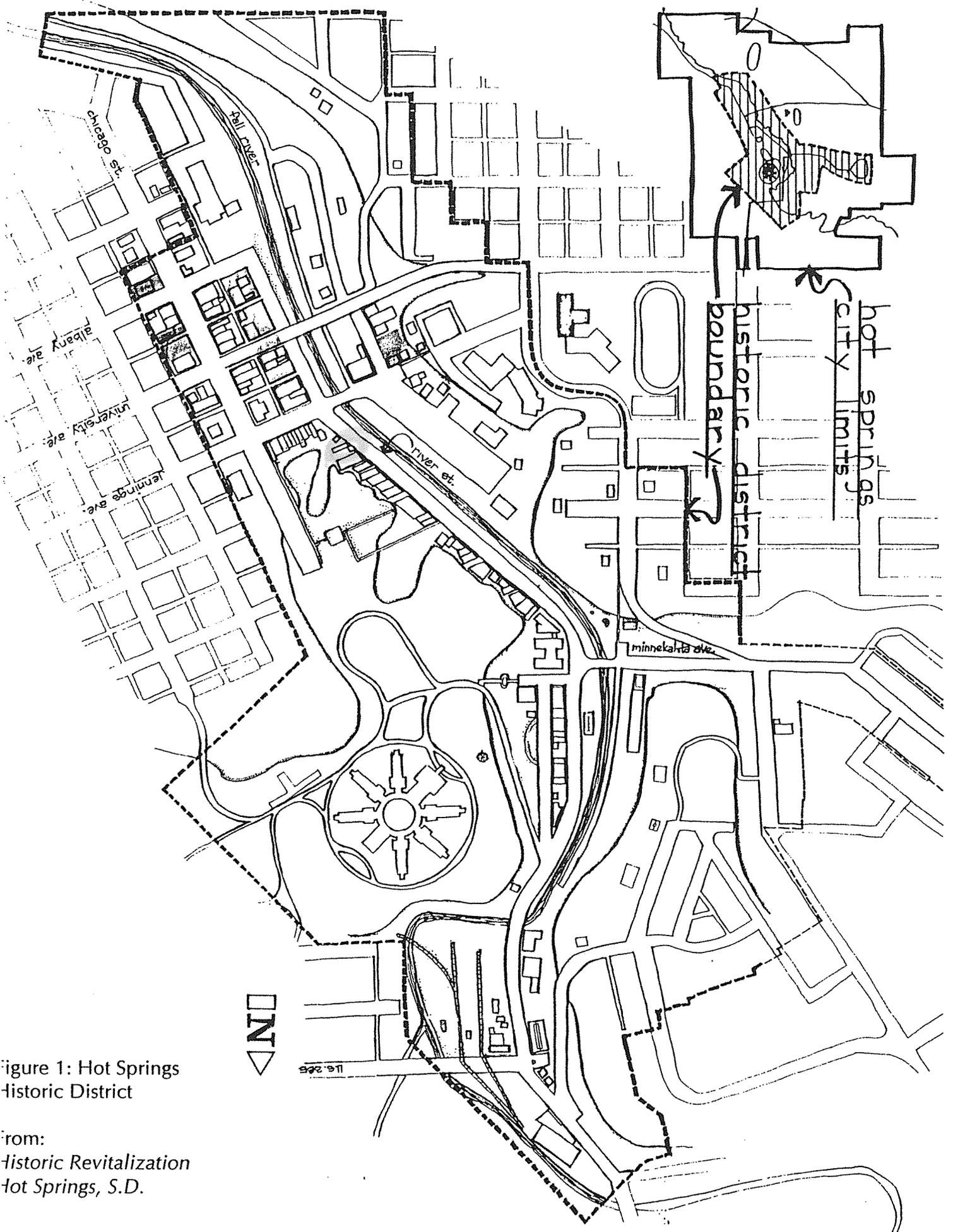


Figure 1: Hot Springs Historic District

from:
*Historic Revitalization
Hot Springs, S.D.*

HOT SPRINGS HISTORIC DISTRICT DESIGN GUIDELINES

INTRODUCTION: PURPOSE, GOALS AND GENERAL APPROACH

The purpose of the guidelines is to help Hot Springs' citizens, building owners, public officials and Historic Preservation Commission make decisions about preserving the Hot Springs Historic District (Figure 1). The Historic District contains distinctive Victorian era homes and downtown commercial buildings made of rough-faced pink sandstone featuring rounded doors and windows and finely carved details. The area is recognized as an Historic District because it represents the community's early period as a resort and health center.

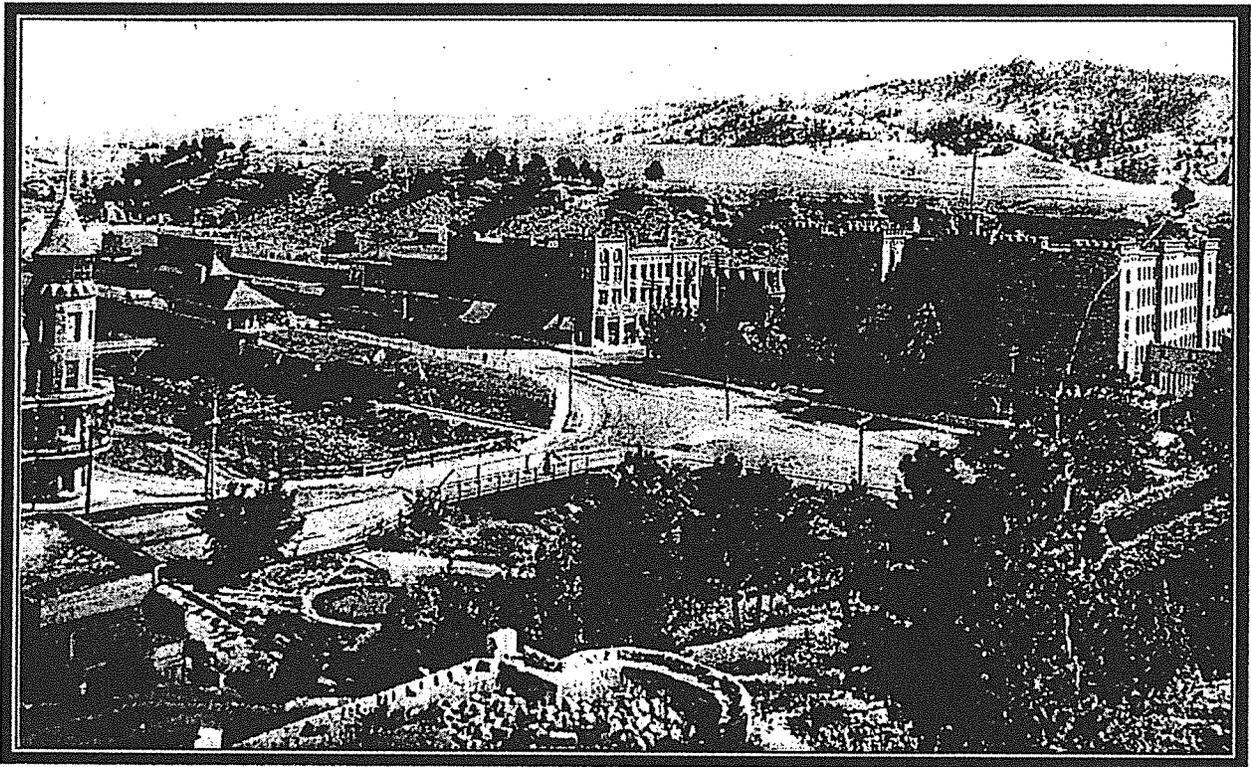


Figure 2: This 1900 photo shows Hot Springs landmarks, from left to right, the Gillespie Hotel, Union Depot, Minnekahta Block and the Evans Hotel. The Episcopal Church foundation is just visible in the foreground. (From *Early Hot Springs*)

The District is one of the main parts of Hot Springs' unique identity that makes it a city where people want to live, work and visit. Preserving the District maintains the community's identity, civic pride and quality of life. Attractive and well maintained historic buildings also promote economic development in Hot Springs through tax base growth and tourism. An attractive, economically healthy community sustains existing businesses and successfully recruits new businesses.

The goal of these guidelines and the Hot Springs Historic Preservation Commission is to preserve the features and characteristics that make the District historic while making it easy for people to change their buildings to suit their personal and business needs. More and more people are committed to making the District area part of their everyday lives. The Commission's long term goal for the District is to make it the first place someone goes to look for commercial or residential space.

The Hot Springs Historic Preservation Commission exists to represent the City on historic preservation matters and educate the general public about historic preservation. Historic preservation is saving buildings, structures, sites and objects that are important to Hot Springs for educational, cultural, civic aesthetic and economic reasons that benefit everyone.

The Commission welcomes questions from building owners and has a preservation library available for use. Commission members are available to help owners interpret these guidelines, research their building, find an answer to a technical restoration question or find a supplier for a particular building material or feature.

Owners should be aware that the Preservation Commission is not responsible for zoning, building code and health code issues in Hot Springs. These issues should be discussed with the City Building Inspector. If the building or a portion of it is declared unsafe, owners need to discuss repair options and timetables for completing the repairs with the Building Inspector. The Commission can assist owners in making sure the proposed repairs will preserve as much of the building as possible while still meeting code. Under state law and local ordinance, the City Council can exempt historic properties from standards in the building and health codes that would prevent or seriously hinder preservation or restoration of the building.

Owners may be interested in the federal preservation tax credit and the state preservation tax moratorium programs administered by the South Dakota State Historical Preservation Center or the revolving loan program administered by the Historic South Dakota Foundation. Owners need to be aware that any rehabilitation work done to qualify for these programs has to meet the *Secretary of the Interior's Standards for Rehabilitation*, nationally accepted preservation guidelines. **While the Hot Springs guidelines contained in this booklet were written using the *Secretary of the Interior's Standards for Rehabilitation* as a reference, they should not be considered a substitute for the *Standards for Rehabilitation*.** Owners interested in either tax program should call the State Historical Preservation Center at 677-6822 BEFORE beginning rehabilitation work. Owners interested in the revolving loan fund should contact the Historic South Dakota Foundation at 394-6842 BEFORE beginning any rehabilitation work.

GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS AND NEW CONSTRUCTION

1) OVERALL APPEARANCE—Additions and new construction, also known as "infill", should not try to create fake history by copying an architectural style so exactly that people cannot tell the construction is modern. However, additions and new construction should blend in with the historic buildings and have similar locations, height, width, openings, etc. as discussed in the following guidelines. See Figure 3.

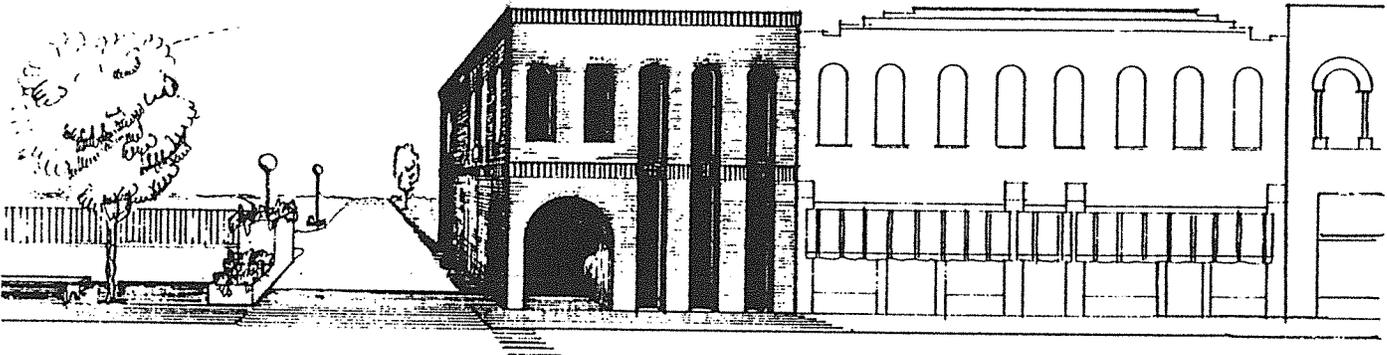


Figure 3: The height, width and window/door openings of this possible design for new construction in downtown Hot Springs are similar to its historic neighbors. However, people can still tell it is a modern building. (From *Historic Revitalization Hot Springs, S.D.*)

2) BUILDING SET-BACK AND LOCATION—Additions and new construction will have the same set-back from the street as adjacent buildings and other buildings in the same block. See Figure 4.

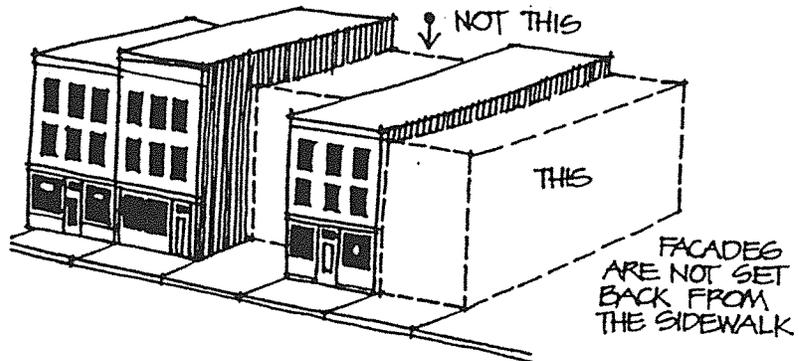
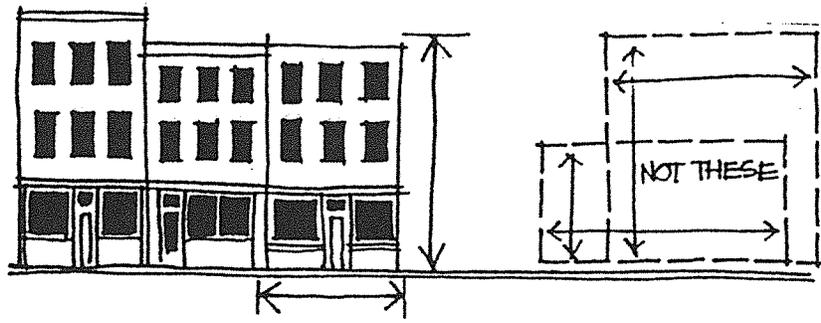


Figure 4: Building Set-back

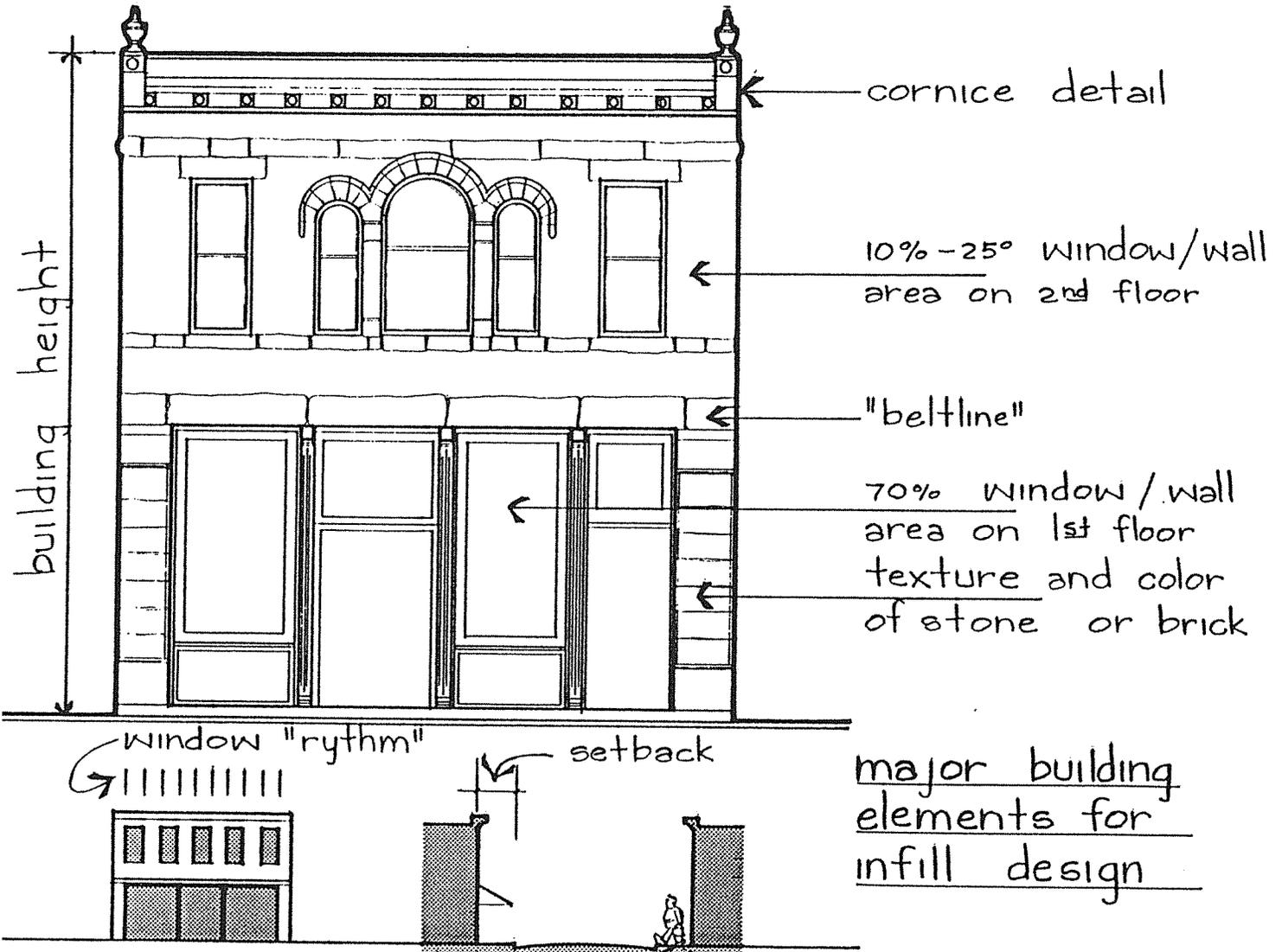
3) HEIGHT—Additions and new construction will be no taller or shorter than other buildings in the same block. See Figure 5.

4) WIDTH—New construction should completely fill the space between the two existing adjacent buildings. Historically vacant areas such as alleyways will be retained to the extent possible. See Figure 5.

Figure 5: Maintain historic height and width.



5) BUILDING OPENINGS SUCH AS WINDOWS AND DOORS—Openings such as windows and doors in additions and new construction should be of approximately the same height, width, placement and wall to opening ratio as the adjacent buildings and other buildings in the same block. The traditional commercial building pattern of large windows on the first floor and smaller windows on the upper floors will be respected in the commercial portion of the district. See Figure 6.



major building elements for infill design

Figure 6: Commercial buildings have large windows on the first floor and smaller windows on the second floor. New construction should maintain this pattern. (From *Historic Revitalization Hot Springs, S.D.*)

6) MATERIALS--Building materials will be of appropriate dimensions, texture and color to blend with and complement existing materials on the adjacent buildings and other buildings in the same block. Inappropriate cladding materials include artificial brick siding; artificial cast stone; brick veneer; vinyl, steel and aluminum siding; and stucco over original sandstone. See Figure 7.

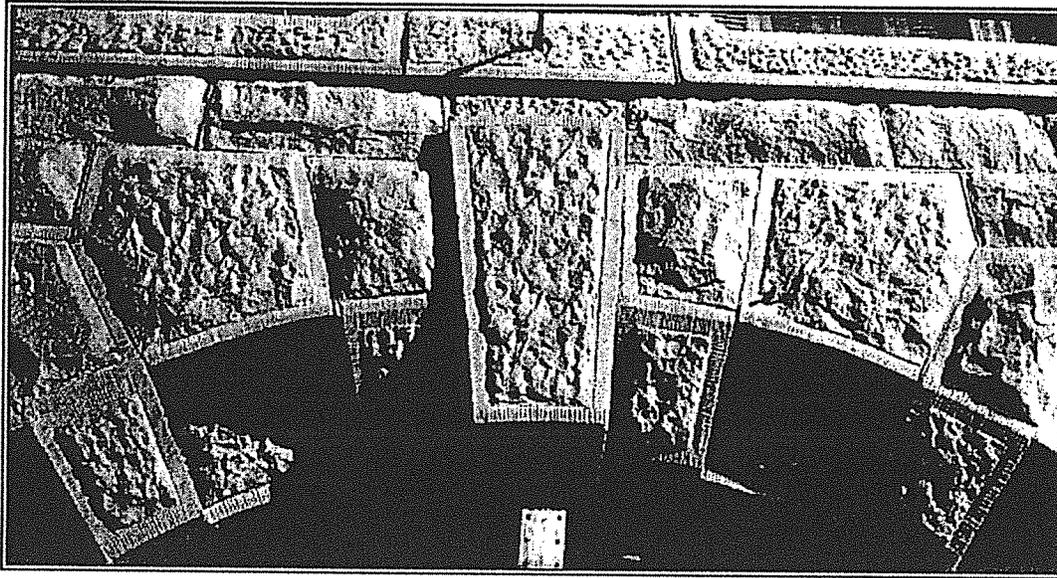


Figure 7: The original texture of these sandstone blocks on City Hall would be lost if they were covered with stucco.

7) COLORS--Color choices should not clash with or overpower the colors of adjacent buildings or buildings in the same block. Historic paint color charts are available from the Hot Springs Historic Preservation Commission.

8) DETAILS AND ORNAMENT--Any details or ornament on additions or new construction should not detract from adjacent buildings and other buildings in the same block.

9) ROOF PROFILE--The front facade roof profile of additions and new construction should match the shape of adjacent buildings and other buildings in the same block. See Figure 8.

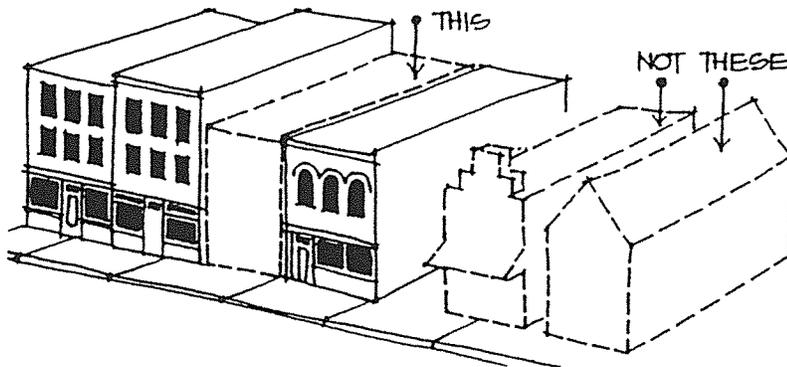


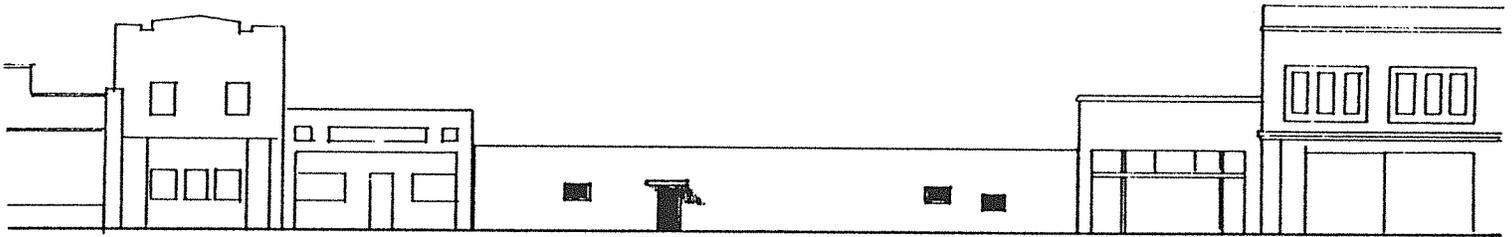
Figure 8: Front facade roof profiles should match.

COMPARISON OF TWO POSSIBLE NEW CONSTRUCTION DESIGNS

Figure 9 (from *Historic Revitalization Hot Springs, S.D.*) shows two possible designs for new construction within a row of historic buildings. The bottom design meets the design guidelines while the top design does not.

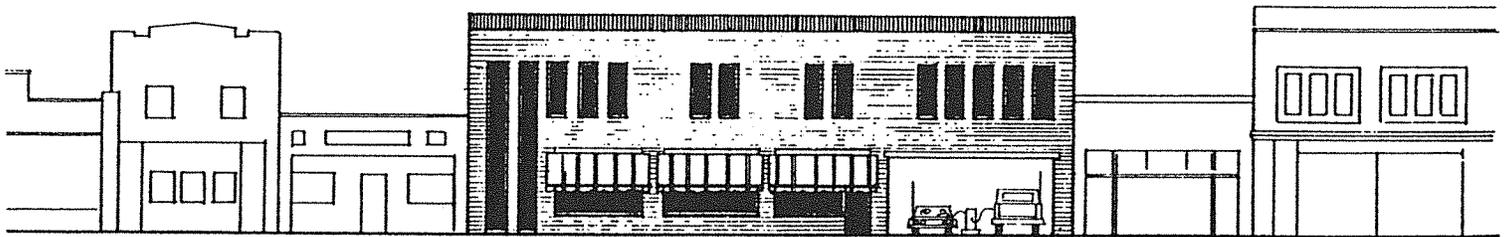
The top design is noticeably shorter than its neighbors. The wall to opening ratio is also very different between the new building and the historic buildings. The new building only has a few small windows irregularly placed on the facade. The window placement does not follow the historic commercial pattern of large windows on the first floor and smaller windows on the second floor.

The bottom design is no taller or shorter than any of its neighbors. The wall to opening ratio and window placement are similar to the historic buildings. The decorative brick detailing along the roofline complements the neighboring buildings.



poor infill design

better infill design



infill design examples

GUIDELINES FOR REHABILITATING EXISTING BUILDINGS

GENERAL APPROACH

The goal for rehabilitation is to save as much of the original materials and character of the historic building as possible while providing for an economically viable, safe and efficient new use.

Original materials and historic changes and additions should be protected and maintained. Many buildings have undergone changes over time. Many of these additions are important themselves and should be preserved. Decisions about exactly what to save need to be made on an individual basis.

Whenever possible, deteriorated original materials should be repaired rather than replaced. Materials can be patched, pieced in, spliced and consolidated. When disassembly is required for repairs, devise a way to insure the materials will be re-installed in their original position.

Replace materials and features that are missing or are so deteriorated that repair is not possible. Ideally, the replacement material will match the original material. If this is not possible because the original material is not available or prohibitively expensive, replace with substitute materials that match the appearance of the original as closely as possible.

If no examples of the missing feature remain on the building, use historic documents and physical clues from the building to determine what the original feature looked like. The Hot Springs Historic Preservation Commission has a large number of historic photos and documents to help owners determine what their building looked like. Commission members can also help owners interpret a building's physical clues.

Historic buildings and materials should be cleaned using the gentlest means possible. See Figure 10.

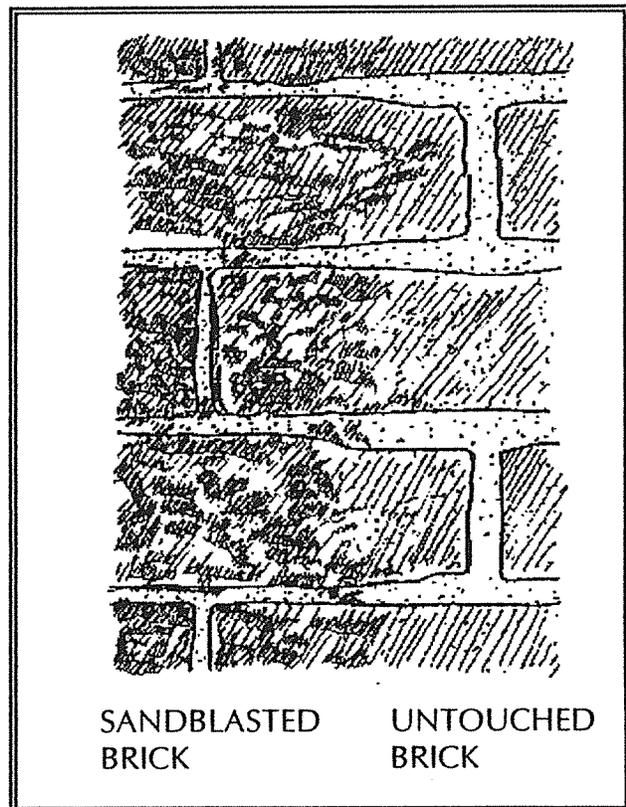


Figure 10: Sandblasting removes the brick's protective outer layer.

BUILDING SITE

DO: Retain distinctive features such as the size, color and materials of buildings and their various parts such as roofs, porches and stairways that give the Hot Springs Historic District its unique character.

Retain existing historic light fixtures and devices, signs, telephone poles and other street furniture.

Retain historic landscape features such as parks, gardens, fences, walls, street lights, signs, benches, walkways, streets, alleys and building set-backs that have traditionally linked buildings to their environment.

The Hot Springs Historic Preservation Commission has a variety of historic material such as photographs to help building owners determine what is historic on their building site.

DON'T: Don't remove historic street furniture and landscape features that link buildings to their environment.

BUILDING STRUCTURAL SYSTEMS

DO: Recognize that historic buildings will, by nature of their age, show some signs of wear and tear. Consistent maintenance will insure a long life for your building.

Undertake stabilization and repair of weakened structural members and systems.

Supplement existing structural systems when damaged or unsafe. Replace historically important structural members only when necessary.

DON'T: Don't disturb existing foundations with new excavations that undermine the structural stability of the building.

Don't leave known structural problems untreated if they will cause continuing deterioration and will shorten the life of the building.

BUILDING EXTERIOR FEATURES

MASONRY: BRICK, STONE, TERRA COTTA AND MORTAR

DO: Whenever possible, retain existing masonry and mortar without the application of any surface treatment or sealant.

DON'T: Don't apply waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and positively

identified. These coating and other treatments are frequently unnecessary, expensive and can accelerate the deterioration of masonry such as Hot Spring's irreplaceable sandstone.

BUILDING EXTERIOR FEATURES

MASONRY: ADOBE, BRICK, STONE, TERRA COTTA, CONCRETE, STUCCO AND MORTAR

DO: Repoint only those mortar joints where there is deterioration, evidence of moisture problems or when enough mortar is missing to allow water to stand in the joint. If mortar cannot be removed by hand, it is not deteriorated. See Figure 11.

Duplicate old mortar in composition, color, texture and hardness.

Repair stucco with a mixture that duplicates the original as closely as possible in appearance and texture.

Clean masonry only when necessary to halt deterioration and always with the gentlest method possible such as a low pressure water wash (under 400 pounds per square inch-test patches are necessary to determine the exact pounds per square inch to be used on a specific building) and a soft natural bristle brush. **Hot Springs' sandstone is over 100 years old and is very fragile.** Test cleaning patches should be performed on an unobtrusive spot before overall cleaning begins. The Hot Springs Historic Preservation Commission has performed successful test patches on several downtown sandstone buildings. Contact the Commission for more information.

Repair or replace, where necessary, deteriorated material with new material that duplicates the old as closely as possible in appearance and, when possible, material.

Replace missing architectural features such as cornices, brackets, railings and shutters. The Hot Springs Historic Preservation Commission can assist you in researching the original appearance of your building and in locating appropriate replacement elements.

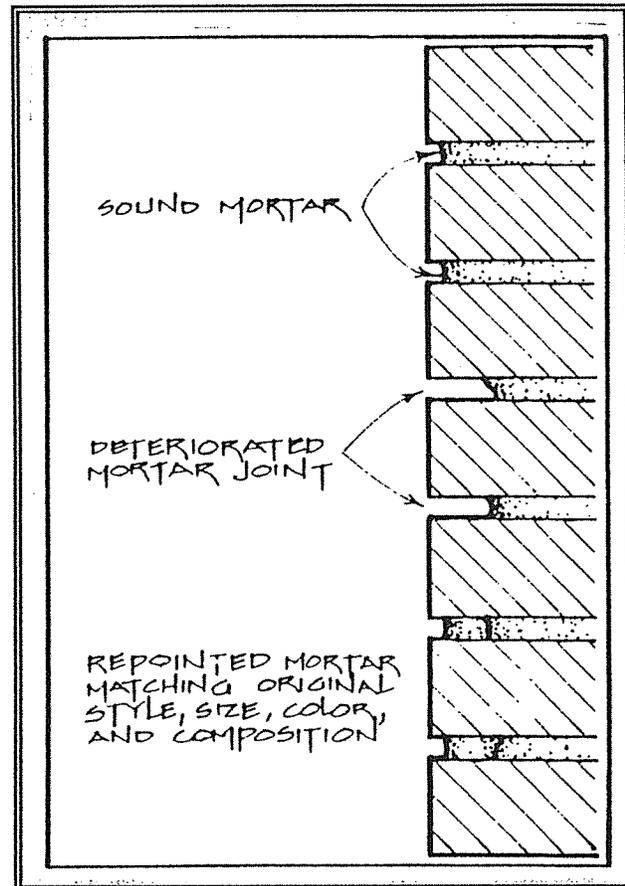


Figure 11: Remove and repoint only deteriorated mortar.

Retain the original color and texture of masonry surfaces where possible. Brick or stone may have been painted or whitewashed for practical and aesthetic reasons.

DON'T: Don't repoint mortar joints that do not need repointing. If mortar cannot be removed by hand, it is not deteriorated. Don't use electric saws and hammers to remove mortar because they will seriously damage brick and masonry.

Don't repoint soft, historic mortar with mortar of high Portland cement content. This creates mortar joints that can often be stronger than the building material. This can cause building materials such as brick to crack and break off as a result of differing coefficients of expansion and the differing porosity of the building material and the mortar. See Figure 12.

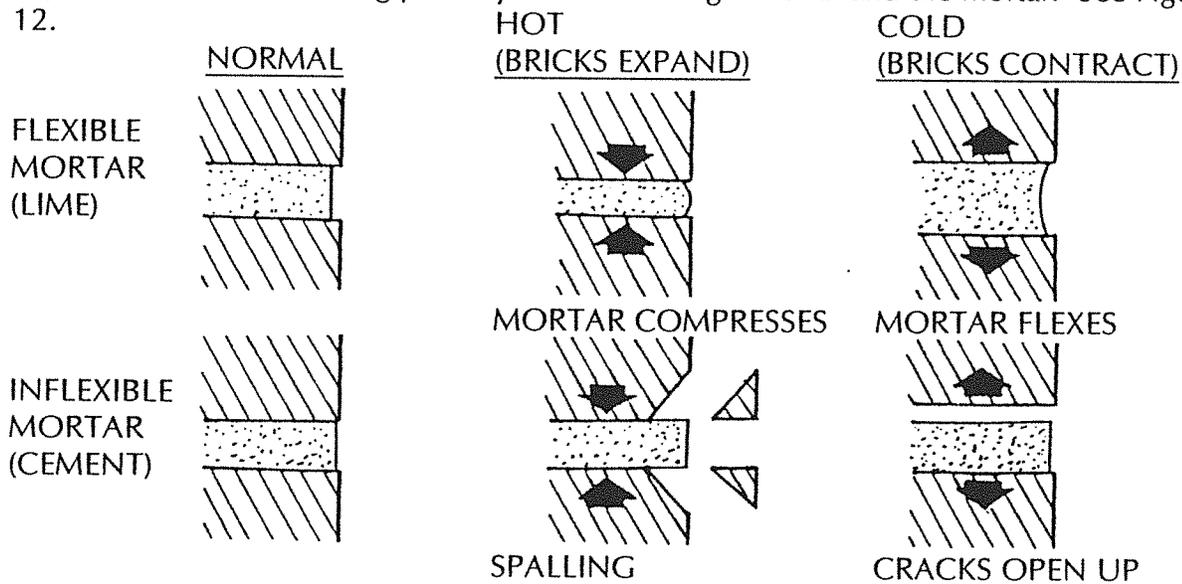


Figure 12: Match the hardness of existing mortar.

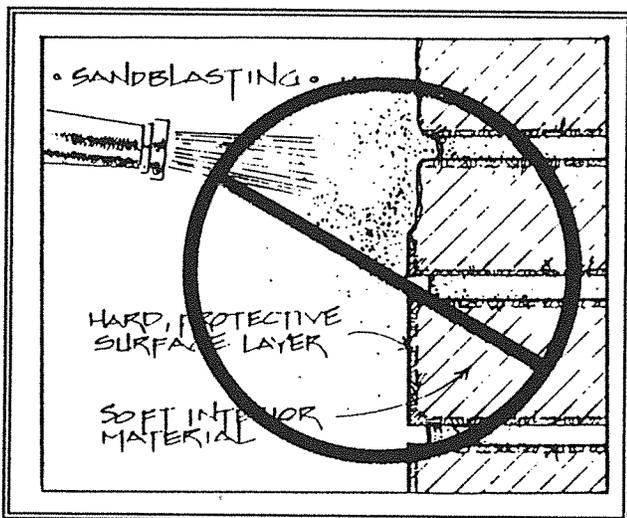


Figure 13: Do not sandblast masonry surfaces. It causes irreversible damage.

Don't sandblast brick or stone surfaces with either dry or wet grit and other abrasives. This method of cleaning erodes the surface of the material and accelerates deterioration. Don't use chemical cleaning products that would have a damaging chemical reaction with the masonry materials such as acid on limestone or marble. See Figure 13.

Don't apply new material which is inappropriate or was unavailable when the building was constructed. All types of artificial siding can hide areas requiring maintenance. If left untreated, these problem areas can cause irreparable damage to the building. Examples include artificial brick siding; artificial cast stone; brick veneer; vinyl, steel and aluminum siding; and stucco over original sandstone. See Figure 14.

Don't remove architectural features such as cornices, brackets, railings, shutters, window lintels and doorway pediments.

Don't remove paint from masonry surfaces indiscriminately. This may subject the building to damage and may change its historical appearance.

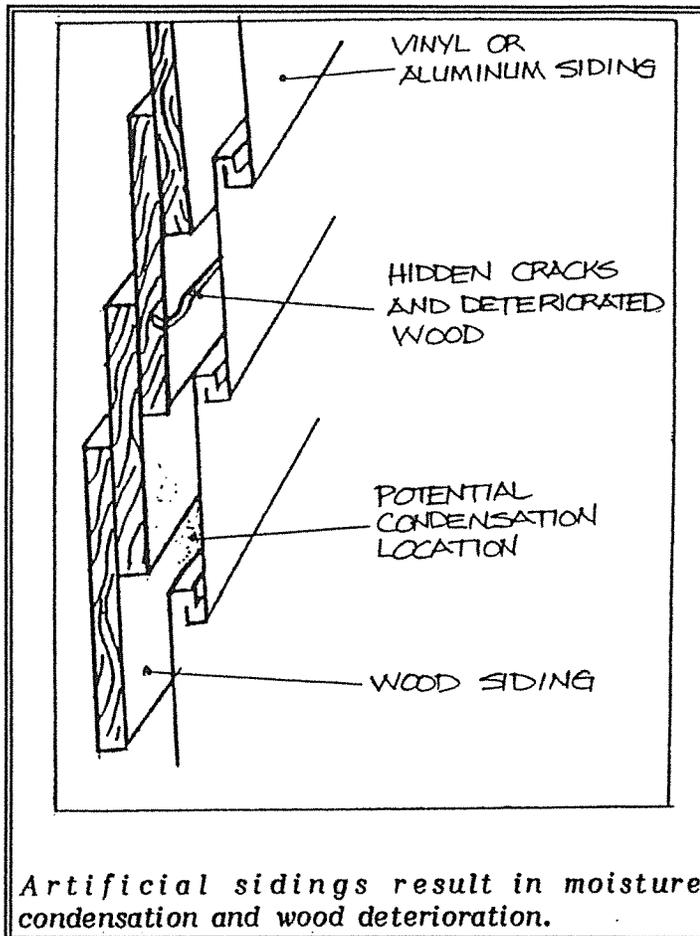


Figure 14: Artificial siding hides areas requiring maintenance.

ARCHITECTURAL METALS: CAST IRON, WROUGHT IRON, STEEL, PRESSED TIN, ALUMINUM, ZINC, LEAD, COPPER

DO: Do clean metals, when necessary, using the gentlest means possible for the specific metal. Be aware that some historic metals form a protective coating or "patina" that is part of the natural weathering and should be retained. A common example is copper that acquires a green color after a period of time. Consult the Hot Springs Historic Preservation Commission for information about identifying metals and an appropriate cleaning method.

Hard metals such as cast iron, wrought iron and steel can be cleaned using gentle mechanical methods such as handscraping and wire brushing. If these methods do not work, low pressure dry grit blasting may be used as long as it does not abrade the surface. Apply appropriate paint or other coating systems to metal promptly after cleaning to decrease the corrosion rate.

Soft metals such as pressed tin, aluminum, zinc, lead and copper are often quite thin and

are susceptible to denting and pitting from abrasive, mechanical cleaning methods. Use appropriate chemical methods for cleaning these metals. Also use appropriate chemical cleaning methods on galvanized metals because abrasive cleaning will quickly wear away the protective galvanized layer.

DON'T: Don't remove architectural features that are an essential part of a building's character and appearance and that illustrate its historic changes.

Don't expose metals that were intended to be protected from the environment. Don't use cleaning methods that alter the color or texture of the metal.

WINDOWS AND DOORS

DO: Retain existing window and door openings and accompanying details including window sash, glass, lintels, sills, hoods, shutters, pediments, steps and all hardware. See Figure 15.

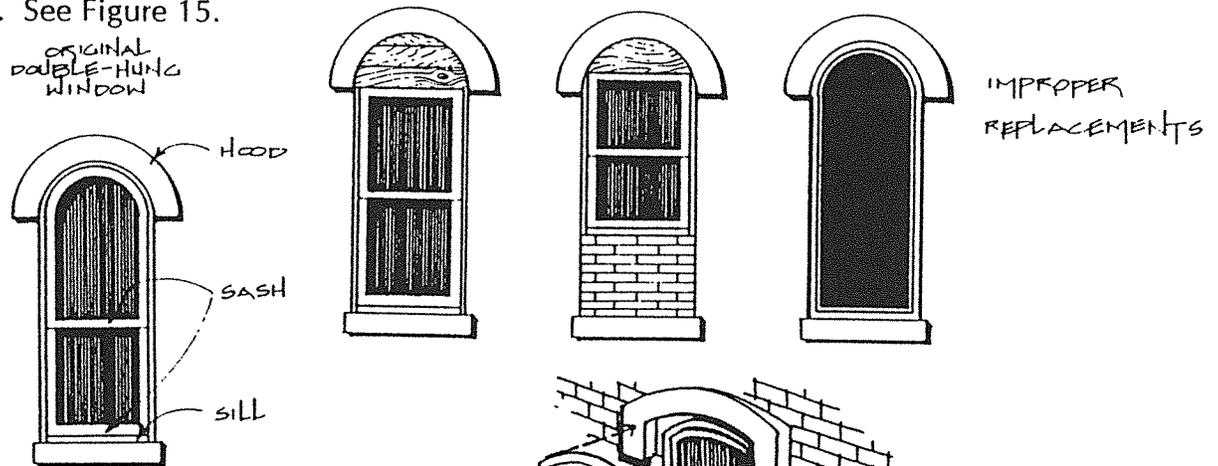


Figure 15: Retain existing window and door openings.

Install storm or insulating windows when old glass, art glass or fragile sash require protection from the weather. Protective windows should be as unobtrusive as possible and should be removable without damaging original materials. Window pane dividers or "muntins" in the original window and the new, protective window should line up. Information on modern screen and storm combination windows specially made for historic buildings is available from the Hot Springs Historic Preservation Commission. See Figure 16.

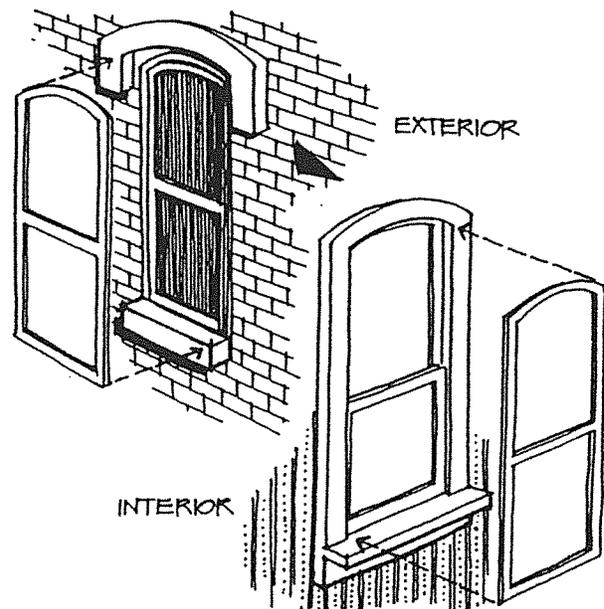


Figure 16: Window pane dividers in the original window and the storm window should match.

Use existing doors and door hardware when they can be repaired and used in place.

DON'T: Don't alter the size of window panes or sash. Such changes destroy the window pattern and overall appearance of the building.

Don't replace broken or missing glass with nonhistoric tinted or frosted glass.

Don't install inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of or cause damage to original windows and doors.

Do not discard original doors and door hardware when they can be repaired and reused in place.

BUILDING EXTERIOR FINISHES

DO: Preserve original and historic paint color and finishes or repaint to match them.

SIGNS

DO: Choose signs that meet the requirements of the sign ordinance, convey the location and type of business, and complement the downtown architecture rather than obscuring it through excessive size or excessive brightness. See Figure 17.

Simple signs with a direct message and high quality materials work best in the downtown area.

Sign colors and materials should be compatible with the building material.

Place signs below second floor window sills on flat, unadorned portions of the facade such as storefront glass, awning flaps or masonry surfaces.

Fit signs within existing facade features such as windows, transoms and cornices.

Mount signs using a method that does the least damage to the building materials. Contact the Historic Preservation Commission for suggestions.

Coordinate signs where several businesses share a building.

Locate free-standing, pole-mounted signs in landscaped areas.

DON'T: Don't choose oversized and over-illuminated signs which are more appropriate to a highway strip where customers speed by in cars. In the downtown area

with the slower traffic flow and smaller buildings, these large, bright signs compete against each other and destroy the customer's impression of the downtown area. See Figure 17.

Don't cover architectural elements such as windows, transoms or cornices with signs.

Signs should not project over adjacent buildings or obscure their facades or architectural details.

Back lit or internally lit signs are discouraged.

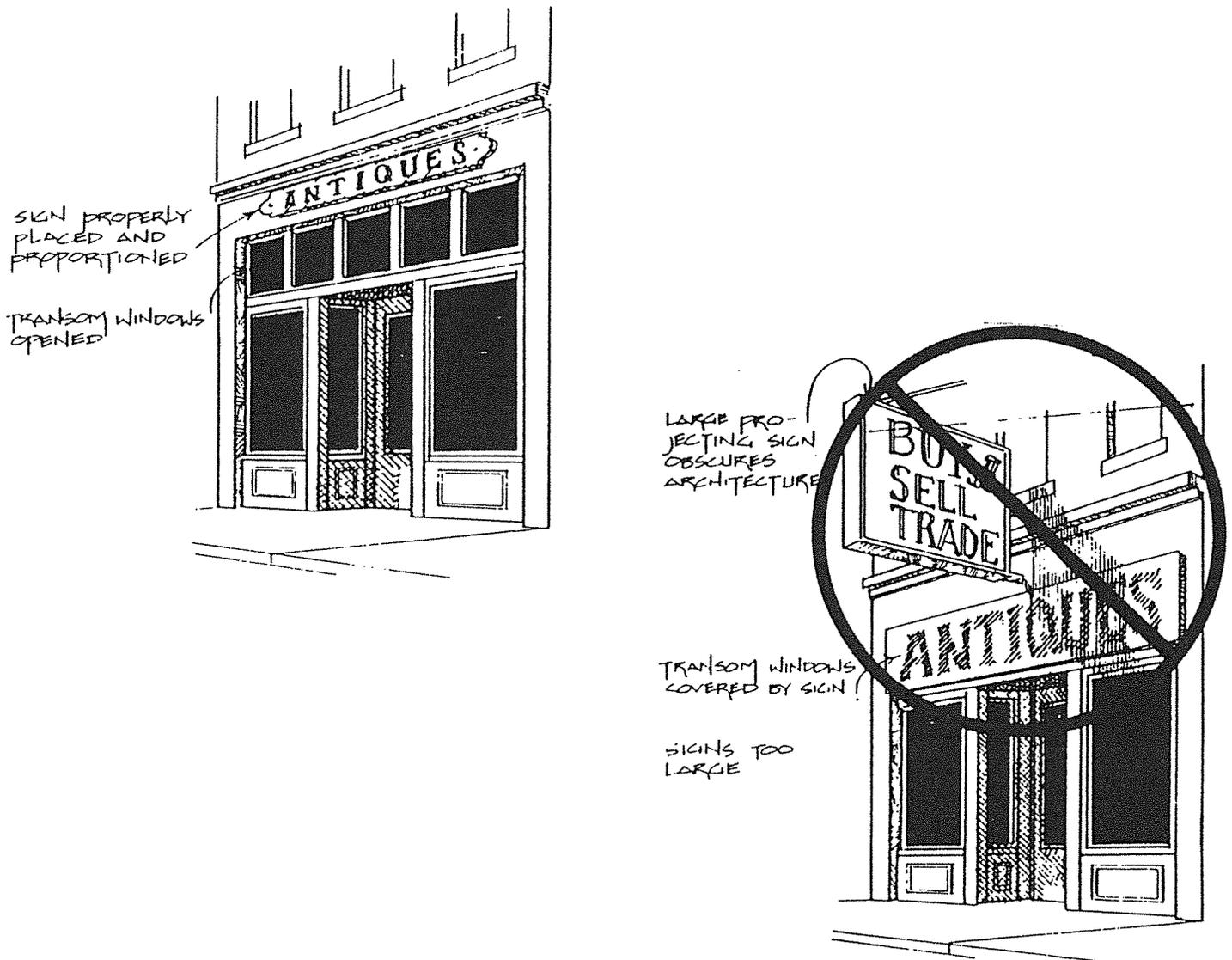


Figure 17: Appropriate (left) and inappropriate (right) signs for the historic district area.