

Residential Historic District

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CROSS REFERENCES

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1348.01 PURPOSE.

In order to promote the general, economic and cultural welfare of the people of the City, and to insure the harmonious, orderly growth and development of the City, it is deemed essential by Council, that the qualities relating to the history of the City and a harmonious outward appearance which preserves property values and attracts tourists and residents alike, be presented. These qualities being the continued construction and rehabilitation of buildings in the historic styles and a general harmony as to style, form, color, proportion, texture and material along buildings of historic design and those buildings constructed of a more modern or contemporary design.

(Ord. 0-763. Passed 12-20-94.)

1348.02 CREATION AND BOUNDARIES.

There are hereby created Residential Historic Districts whose boundaries are described as follows:

(a) Julia-Ann Square Historic District: Beginning at a point in the easterly line of Murdoch Avenue in the center of 13th Street; thence, with the center of 13th Street to a point in the westerly line of Riverview Cemetery; thence, in a northerly direction to the northwest corner of Riverview Cemetery; thence in an easterly direction 395.83 feet to the northeast corner of Riverview Cemetery; thence, in a southerly direction 97 feet to a point in the easterly line of Riverview Cemetery and in the westerly line of Juliana Street; thence, in an easterly direction 30 feet to a point in the center of Juliana Street; thence, in a southerly direction with the center of Juliana Street 175 feet to a point in the center of Juliana Street; thence in an easterly direction 205 feet to the center of a 20 foot alley, thence, with the center of the 20 foot alley, in a southerly direction to a point in the center of Ninth Street; thence with the center of Ninth Street and its extension, in a westerly direction to a point in the westerly line of Ann Street; thence with the westerly line of Ann Street in a southerly direction to a point which is 216 feet northerly from the northerly line of Eighth Street; thence, parallel with Eighth Street, in a westerly direction, 80 feet; thence, in a northerly direction 50.4 feet to a point which is 80 feet westerly from the westerly line of Ann Street; thence, in a westerly direction 10.52 feet; thence, in a northerly direction 75.89 feet to a point which is 110 feet westerly from the westerly line of Ann Street; thence, in an easterly direction 10 feet; thence in a northerly direction 127.5 feet to a point in the southerly line of Tenth Street, which point is 110 feet westerly from the westerly line of Ann Street; thence, in a northerly direction, across Tenth Street to a point in the northerly line of Tenth Street and in the center of the first 20 foot alley west of Ann Street; thence, with the center of the 20 foot alley, in a northerly direction to a point in the southerly line of Eleventh Street; thence, across Eleventh Street to a point which is 175 feet westerly from the westerly line of Ann Street; thence, in a northerly direction 169.64 feet to a point which is 175 feet westerly from the westerly line of Ann Street; thence, in a westerly direction 59.78 feet; thence, in a northerly direction 135.45 feet to the center of Twelfth Street; thence with the center of Twelfth Street, in a westerly direction, to the easterly line of Murdoch Avenue, thence in a northerly direction, with the easterly line of Murdoch Avenue, to a point which is 78 feet northerly of the northerly line of Twelfth Street; thence in an easterly direction 100 feet; thence, in a northerly direction 101.4 feet; thence, in an easterly direction 53 feet; thence in a northerly direction 70.5 feet; thence, in an easterly direction 16 feet to a point which is 150 feet westerly from the westerly line of Ann Street; thence in a northerly direction to a point which is 103 feet easterly from the easterly line of Murdoch Avenue; and in the southerly line of the Nash School Property; thence, in a westerly direction 103 feet to a point in the easterly line of Murdoch Avenue; thence in a northerly direction 170.7 feet to the beginning, as shown on the accompanying map which is made a part of this description.

(b) Parkersburg High School/Washington Avenue Historic District: Beginning at the southwest corner of the tract conveyed unto the Wood County Board of Education by Mary E. Rathbone, and others, by deed dated June 10, 1915, and of record in the office of the Clerk of

the County Commission of Wood County, West Virginia, in Deed Book 165, at Page 3; thence, with the southerly line of the said tract, in an easterly direction, to the easterly line of Spring Street; thence, with the northerly prolongation of the easterly line of Spring Street, in a northerly direction, to the northerly line of 20th Street; thence, with the northerly line of 20th Street, in an easterly direction, to the westerly line of Dudley Avenue; thence, with the westerly line of Dudley Avenue, in a northerly direction, to the westerly prolongation of the southerly line of Washington Avenue; thence, with the southerly line of Washington Avenue, and its westerly prolongation, in an easterly direction, to the northwesterly corner of Lot 55 of W. Dils Heirs Addition No. 1, as shown in Plat Book 1, Page 9, in the office of the Clerk of the County Commission of Wood County, West Virginia; thence, with the westerly line of the said Lot 55, and the easterly line of a 15-foot alley, in a southerly direction to the northerly line of a 20-foot alley, said point being the southwest corner of the afore-mentioned Lot 55; thence, with the northerly line of the said 20-foot alley, in an easterly direction, to the westerly line of Park Avenue, said point being the southeasterly corner of Lot 65 of Maxwell and Percy's City Park Addition, as shown in Plat Book 1, Page 37, in the office of the Clerk of the County Commission of Wood County, West Virginia; thence, with the westerly line of Park Avenue, in a northerly direction, to the northeasterly corner of Lot "D" of Plate and Vogal's Redivision of Lots 46, 47 and 48, of Maxwell and Percy's City Park Addition, as shown in Plat Book 2, Page 79, in the office of the Clerk of the County Commission of Wood County, West Virginia, said point being in the southerly line of a 20-foot alley; thence, with the southerly line of the said 20-foot alley, in a westerly direction, to the easterly line of Plum Street, said point being the northwesterly corner of Lot 20 of J.W. Dils Heirs Addition No. 2, as shown in Plat Book 1, Page 28, in the office of the Clerk of the County Commission of Wood County, West Virginia; thence, in a southwest direction, to the northeasterly corner of Lot 54 of H.C. Hopkins Addition, as shown in Plat Book 1, Page 9, in the office of the Clerk of the County Commission of Wood County, West Virginia, said point being in the southerly line of a 20-foot alley; thence, with the southerly line of the said 20-foot alley, in a westerly direction, to the easterly line of Oak Street, said point being the northwesterly corner of Lot 41 of the afore-mentioned H.C. Hopkins Addition; thence, in a southwest direction, to the northeasterly corner of Lot 26 of Smith and Paxton Addition, as shown in Plat Book 1, Page 9, in the office of the Clerk of the County Commission of Wood County, West Virginia, said point being in the southerly line of a 10-foot alley; thence, with the southerly line of the said 10-foot alley, in a westerly direction, to the northwesterly corner of Lot 40 of W. Dils Heirs Addition No. 1, as shown in Plat Book 1, Page 9, in the office of the Clerk of the County Commission of Wood County, West Virginia; thence, in a northwesterly direction, to a point in the easterly line of Lot 28 of the afore-mentioned W. Dils Heirs Addition No. 1, which point is 121.5 feet northerly from the northerly line of Washington Avenue; thence, parallel to, and 121.5 feet northerly from the northerly line of Washington Avenue and its westerly prolongation, in a westerly direction, to the westerly line of Dudley Avenue; thence, with the westerly line of Dudley Avenue, in a northerly direction, to the southerly line of Stadium Drive; thence, with the southerly line of Stadium Drive, in a westerly direction, to the westerly line of the tract conveyed unto the Wood County Board of Education by Mary E.

Rathbone, and others, by deed dated June 10, 1915, and of record in the office of the Clerk of the County Commission of Wood County, West Virginia, in Deed Book 165, at Page 3; thence, with the westerly line of the said tract, in a southerly direction, to the beginning.

(Ord. 0-763. Passed 12-20-94.)

(c) Avery Historic District: Beginning at the intersection of the northerly line of 8th Street and the easterly line of the first unnamed alley lying west of Market Street, said point being the southwesterly corner of Lot 16 of Stephenson's Addition as recorded in the Office of the County Commission of Wood County, West Virginia in Plat Book 2, Page 42; thence with the easterly line of said alley, and the rear lot lines of the lots fronting on the westerly side of Market Street, in a northeasterly direction, to the southerly line of 18th Street; thence with the southerly line of 18th Street, in a southeasterly direction, the easterly line of Market Street, said point being the northwesterly corner of Lot 16 of Gordon and Ebert Addition recorded in Deed Book 89 Page 27; thence with the easterly line of Market Street, in a northeasterly direction, to the southerly line of the I.O.O.F. Parkersburg Lodge #7 Cemetery, said point being the northwesterly corner of Lot 14 of Hawkins and Hiteshew Addition recorded in Plat Book 1, Page 45; thence with the southerly lines of the said I.O.O.F. Parkersburg Lodge #7 Cemetery, and the Wood County Board of Education, in a southeasterly direction, to the westerly line of Spring Street, said point being the northeasterly corner of Lot 36 of Wade's Addition recorded in Plat Book 1, Page 49; thence with the westerly line of Spring Street, in a southwesterly direction, to the southerly line of 13th Street; thence with the southerly line of 13th Street, in a southeasterly direction, to the westerly line of Jackson Avenue, said point being the northeasterly corner of Lot 7 of S.D. Camden and C.W. Prewett's Addition recorded Plat Book 2, Page 8; thence with the westerly line of Jackson Avenue, in a southwesterly direction, to the northerly line of John Street; thence with the northerly line of John Street in a northwesterly direction to the easterly line of Quincy Street; thence with the easterly line of Quincy Street in a southwesterly direction, to the northerly line of 8th Street; thence with the northerly line of 8th Street, in a northwesterly direction to the place of beginning. Reference is being made to a plat attached hereto and made part of this description.

1348.03 USE REGULATIONS.

(a) Purpose and Scope. It is the purpose of the RH Residential Historic District to conserve the value of family living in this historic area and to preserve the historic character of the buildings located therein for predominantly single family but with occasional two-family homes.

(b) Principal Permitted Uses.

(1) Residential.

A. One-family detached dwellings.

B. In the Julia-Ann Square Historic District only, new two-family dwelling.

C. In the Julia-Ann Square Historic District only, conversion into a two-family dwelling of an existing one-family detached dwelling having a gross floor area of not less than 2,000 square feet for a two-story dwelling and not less than 2,500 square feet for a three-story dwelling, the gross floor area to be computed exclusive of the basement in any case, and a gross floor area for each dwelling unit of not less than 850 square feet.

D. The growing of vegetables, fruits, flowers, trees and shrubs when not primarily for gain.

E. Public utility services, underground recommended.

F. No commercial, office or business uses whatsoever are permitted, which shall be deemed to prohibit in the Parkersburg High School/Washington Avenue Historic District temporary or transitional housing for charitable or public purposes, without prior approval of the Architectural Review Board.

(c) Principal Conditional Uses. When authorized by the Board of Zoning Appeals in accordance with Section 1329.05(b).

(1) Recreational. Parks, playgrounds, community centers, publicly owned and operated, including such structures as are necessary for their operation and concessions in keeping with the character of the neighborhood, provided, however, that such structures be at least thirty feet from any abutting property line of property in any Residential District.

(2) Institutional.

A. Extension of the First United Methodist Church building in compliance with the Architectural Review Guidelines. Such extension, if approved, need not comply with the parking requirements in Section 1363.02(h)(6).

B. Parkersburg High School, its structures and grounds are excluded from these provisions.

C. First Christian Church as it exists on the date of the adoption of this article. Any changes, modifications, or change of use of the facility shall require the prior approval of the Architectural Review Board.

(3) Commercial. (Applies to Parkersburg High School/Washington Avenue Historic District only.) Existing commercial operations shall be permitted. However, any change of use of a facility shall require prior approval of the Architectural Review Board.

(d) Accessory Permitted Uses. An accessory use customarily incidental to a principal permitted used, included the following:

(1) The leasing of rooms in a single-family dwelling by the occupant to not more than two roomers or boarders, provided that off-street parking shall be provided for each such roomer or boarder and that such parking is not located in the front yard or sidewalk.

(2) Private swimming pools provided that:

A. Every pool, building or paved area shall be at least twenty feet from every abutting property line.

B. The pool shall be constructed in rear of the yard area.

C. Any lighting shall be constructed in such a manner as not to radiate beyond the property on which the pool is constructed and not cast direct light on the adjacent properties.

D. A visual screen and fencing to a minimum height of six feet shall enclose the pool area.

(3) Signs subject to the following regulations:

A. Any sign which is commercial in nature that advertises the sale of a commercial product is prohibited.

B. A sign which uses flashing lights, is rotating or moving or appears to be moving is prohibited.

C. Any permanent sign shall be approved by the Architectural Review Board.

D. Signs that are commonly referred to as advertising billboards are prohibited.

E. Nonilluminated real estate signs erected as ground signs not to exceed nine square feet in area shall be permitted.

F. Nonilluminated instructional, identification, bulletin board and announcement signs, erected as ground or wall signs, subject to the following limitations:

1. One identification sign, not exceeding two square feet in area, shall be permitted for identification of a residential structure.

2. Identification signs, not exceeding ten square feet in area, shall be permitted to identify the boundaries of the District.

G. Political signs pertaining to the election of one or more persons to public office or to one or more public issues shall be permitted. Signs shall not be placed in such a manner as to constitute a safety hazard.

(4) Off-street parking and loading: See Article 1363, except as modified and listed herein below:

A. All off-street parking or unloading facilities shall be paved with either concrete or a bituminous surface, as specified by the City Engineer. The use of brick paving is recommended.

B. Such off-street parking or unloading facilities shall be attractively landscaped with grass, trees or shrubbery in order to maintain the aesthetic appearance of the District.

C. Off-street parking facilities shall not be located in any front yard or on any sidewalk.

D. As applies to Parkersburg High School/Washington Avenue Historic District only, ample off-street parking or unloading facilities shall be provided for any and all recreational vehicles, including but not limited to RVs, boats, trailers, etc.

(5) Accessory building-structure, built with or after the construction of the principal buildings, including one private garage and uses customarily incidental to any principal permitted uses, when located on the same lot and not involving the conduct of any businesses, shall be permitted subject to the following limitations: Garage space may be increased provided that the area of the lot shall contain not less than 1,500 square feet for each vehicle or trailer stored. The materials used for the building-structure in the Parkersburg High School/Washington Avenue Historic District must first be approved by the Architectural Review Board. Detached buildings and other structures, such as satellite dishes, etc. must not be located in the front yard. All buildings and structures other than garages must not be visible from the front.

(6) Fences under six feet in height. A fence may, however, be erected over six feet in height if approved by the Board of Zoning Appeals after finding that the fence shall not adversely affect adjoining properties and shall protect abutting properties or prevent trespassing. In no case may a fence or enclosure wall exceed three feet in height within forty feet of a street intersection.

(7) Satellite dishes - No satellite dish may be constructed or attached to any structure in the Parkersburg High School/Washington Avenue Historic District so as to be visible from the front of the structure.

(Ord. 0-763. Passed 12-20-94.)

(8) "Bed & breakfast inn" means an owner occupied, private residence which provides lodging for no more than five guest families at the same time and may serve food only to the overnight guests.

A bed and breakfast inn shall be permitted only in the Julia-Ann Square Historic District if it meets all of the following conditions:

A. May advertise as a bed & breakfast inn only, not as a restaurant, motel or hotel.

B. Rooms utilized for sleeping shall be part of the primary residential structure and shall not have been specifically constructed or remodeled for rental purposes.

C. The exterior appearance of the structure shall not be altered from its single family character.

- D. There shall be no separate or additional kitchen facility for the guests.
- E. The bed and breakfast inn shall be an incidental and secondary use of a dwelling.
- F. A list shall be maintained of all guests and their place of residence on a yearly basis.

G. One additional off-street parking space shall be provided for each bedroom that is to be utilized by the bed and breakfast inn. No parking facility shall be permitted within the front yard of said residence unless prior approval of the Architectural Review Board and the Board of Zoning Appeals. Loading and unloading space shall be permitted within the existing front entrance.

H. All applicable City business licenses shall be required and shall not be transferrable to a new owner of subject property.

I. One sign may be erected on the premises, not to exceed eight square feet in size. No single dimension of the sign shall exceed four feet. The sign shall compliment the style of the dwelling, i.e., historic structures shall have an historic-style sign. The sign structure shall be landscaped. Prior approval must be granted by the Architectural Review Board.

J. The bed & breakfast inn use is subject to review at any time and may be revoked after a hearing by the Board of Zoning Appeals that the use has become detrimental to the surrounding neighborhood. The Development Department shall be the applicant for submission to the Board of Zoning Appeals.

(Ord. 0-1010. Passed 12-11-01.)

(e) Accessory Conditional Uses. (Applies to Parkersburg High School/Washington Avenue Historic District only.) Office occupations conducted as home occupations, subject to the following limitations:

(1) The office of a beautician or a member of a recognized profession such as a doctor, dentist or musician, provided the office is in the home of such person and there is no display visible from the street, nor signboard used to advertise such use.

(2) No special outside entrance shall be provided or used in connection with the office occupation.

(3) The total floor area devoted to such use shall not exceed twenty-five percent of the gross floor area of the dwelling unit, and not more than twenty-five percent of the gross floor area of any story shall be devoted to such use.

(4) There shall be no production, storage or sale of merchandise or stock in trade except the written or fine arts materials customarily incidental to office occupations as limited in subparagraph (1) hereof.

(5) There shall be no instruction on the premises for more than two students or trainees at one time.

(6) Such office occupation shall be limited to remunerative personal service which is of value primarily for the knowledge, talent or skill which can be communicated on the premises in oral, written or fine arts form.

(7) No mechanical or electrical equipment, other than that customarily used for household purposes, shall be permitted which has a capacity of over one horsepower or requires electrical service over 100 amperes.

(f) Requirements. The following requirements shall be observed except as modified, thereinbefore, in accordance with the provisions of Article 1361.

(1) Maximum height: Two and one-half stories or thirty-five feet.

(2) Minimum lot area: 6,000 square feet in Julia-Ann Square Historic District; 6,500 square feet in Parkersburg High School/Washington Avenue Historic District; 5,000 square feet in Avery Historic District.

(3) Minimum lot area per dwelling unit: 3,000 square feet.

(4) Minimum yards:

A. Minimum front yard: twenty-five feet; twenty feet for Avery Historic District.

B. Minimum side yard:

Stories	Least Width (Feet)	Sum of Least Width (Feet)
1	5	12
2 or 2.5	6	14

C. Minimum rear yard:

1. One story: thirty feet

2. Two or two and one-half stories: thirty-five feet; thirty feet for Avery Historic District.

(5) Accessory building yard requirements.

A. Side yard: twelve feet combined side yard, five feet minimum not to exceed the width of the existing principal structure.

B. Rear yard: five feet.

C. Maximum height requirements: twelve feet.

D. There shall be only one accessory building-structure in the rear yard.

(6) All of the above minimum requirements as well as the maximum height allowed shall be waived for reconstruction in which case a building may be reconstructed using no less than the minimum setbacks of the original building and using no more than the original height.

(Ord. 0-763. Passed 12-20-94.)

1348.04 NONCONFORMING USES.

The requirements of Article 1365 shall be modified in the RH Residential Historic District to require that the nonconforming use of a structure may not be resumed after the use has been discontinued or if the structure has been vacant for a period of 180 days, without the consent of the Architectural Review Board.

(Ord. 0-763. Passed 12-20-94.)

1348.05 PREVIOUSLY ISSUED BUILDING PERMITS.

This article shall not require any change in the plans, construction or intended use of a building or structure for which a building permit was granted prior to the adoption of this article and the construction of which shall have commenced before that date, provided, that if construction of the building is discontinued for a period of not less than six months any further construction, unless a reissued building permit has been secured from the City, shall be in conformance with the provisions of this article.

(Ord. 0-763. Passed 12-20-94.)

1348.06 ARCHITECTURAL REVIEW BOARD.

(a) There are hereby established separate Architectural Review Boards for each of the separate Residential Historic Districts which shall act in reviewing an applicant's building plans for a structure or building that exists or is to be built within the Historic District. The Board shall be made up of four residents of the District and one employee of the Development Department. All members shall be nominated by the Mayor and confirmed by Council. The Board shall make no charge for its services. The term of office of each member shall be as follows: One for one year, two for two years and two for three years. If a vacancy occurs by resignation or otherwise, Council shall appoint for the unexpired term a replacement member that satisfies the membership criteria of the vacant office.

(b) The Board shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of the Zoning Ordinance. At the first meeting of each year, the Board shall elect a chairman and vice-chairman from its members. Meetings shall be held at the call of the chairman and at such other times as the Board may determine. All meetings shall be open to the public. A majority of the members of the Board shall constitute a quorum. No action of the Board shall be official unless authorized by a majority of those present.

(c) The Board shall keep minutes of its proceedings, showing the vote of each member upon each question or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the Division of Planning of the Department of Development.

(d) Realizing the importance of attaining the objectives as set forth in this article, it shall be the responsibility of all members of the Board to attend all meetings. If three consecutive meetings are missed by any members of the Board, such member shall automatically forego his position.

(Ord. 0-763. Passed 12-20-94.)

1348.07 ARCHITECTURAL REVIEW BOARD POWER AND DUTIES; REVIEW PROCEDURE.

The Architectural Review Board shall review an applicant's building proposal for the alteration or construction of a structure or building that exists or is to be built within the Residential Historic District and approve, approve conditionally or disapprove such building, construction or alteration. The Board shall be governed by the Architectural Review Guidelines.

The Board shall review the applications referred to it by the zoning administrators. If the application is found to be in conformance with the Guidelines, the Board shall so signify in writing to the zoning administrator from whom the application was referred.

The Avery Historic District ARB will utilize the Design Guidelines, set forth in §1348.11 to guide and inform the review process.

If, for some reason, the application is found not to be in conformance with the requirements enumerated in the Guidelines then the Board shall advise the zoning administrator from whom the application was referred, in writing, that the application is not in conformance and the reasons that it is not in conformance, in which case a building permit shall not be issued. Provided, however, that if the Board is of the opinion that the ends of justice shall be served by granting approval to such application conditional upon a change in plans to conform with the Guidelines, it may so advise the zoning administrator from whom the application was referred, in writing, of such conditional approval, enumerating the requirements which shall be complied with by a change of plans, in which case a building permit may be issued conditional upon such changes as required by the Board in order to comply with the Guidelines.

In no event shall the Board grant a variance or conditional use deviating from the guidelines or any other requirements or provisions of this article.

All applications shall be ruled upon within sixty days of the date of application and the applicant shall be provided with a written notice of either approval, conditional approval or denial.

(Ord. 0-763. Passed 12-20-94.)

1348.08 APPEALS TO BOARD OF ZONING APPEALS.

Appeals to the Board of Zoning Appeals may be made by any resident or property owner in the RH Residential Historic District who is aggrieved by any action of the Architectural Review Board. Appeal procedures shall be in conformance with Section 1329.03.

(Ord. 0-763. Passed 12-20-94.)

1348.09 PROHIBITIONS.

(a) No person, corporation, partnership, association or society shall cause the exterior portion of any building or structure owned or leased by them including walls, fences, light fixtures, steps, pavement, path, trees or any other appurtenant features, or above ground utility structure or any type of outdoor advertising sign to be erected, altered, restored or moved within the Residential Historic District until after an application as to exterior architectural features has been submitted to and approved by the Architectural Review Board. In no event shall a building permit be issued until the application has been approved or approved conditionally as provided in Section 1348.07 or after written order of the Board of Zoning Appeals.

(b) After a building permit has been issued no person, corporation, partnership, association or society shall cause the exterior portion of any building or structure owned or leased by them, including walls, fences, light fixtures, steps, pavement, path, trees, or any other appurtenant features, or above ground utility structure or any type of outdoor advertising sign to be erected, altered, restored, or moved within the District except in accordance with plans submitted with and approved as a part of the building permit application.

(c) No person, corporation, partnership, association or society shall cause or allow to be demolished any building or structure within the District until the owner thereof shall have given the Code Administration Division of the Department of Public Works ninety days written notice of the proposed action. During this ninety day period, if the Code Administration Division and Architectural Review Board finds that the building involved has no particular historic significance or value toward maintaining the character of the District, it may waive all or part of such ninety day period and authorize either demolition or removal.

(d) Other provisions of this article notwithstanding, nothing herein shall prohibit:

(1) The ordinary maintenance or repair of any exterior or architectural features in the District which does not involve a change in design, material, color or outer appearance thereof.

(2) The construction, reconstruction, alteration, restoration or demolition of any feature which the Code Administration Division or the Building Enforcement Agency shall certify is required by the public safety because of an unsafe or dangerous condition.

(3) The ordinary maintenance or repair of streets, sidewalks, pavement markings, utility service lines, street signs, traffic signs and/or replacement of street lights.

(4) The reconstruction, alteration or restoration of any structure or building in the architectural style of such structure or buildings if such structure or buildings existed on the date of the adoption of this article even though the architectural styles are not included in the architectural style encompassed in the Architectural Review Guidelines.

(5) The planting of trees and shrubs when in conformity with sign distance standards at intersections.

(e) No person, corporation, partnership, association, government agency or society shall cause the destruction, elimination or alteration of the decorative street lighting system on Washington Avenue.

(Ord. 0-763. Passed 12-20-94.)

1348.10 INJUNCTIVE RELIEF.

Whenever the administrative officials designated by Council to administrate and enforce this Zoning Ordinance find that any provisions of this article are being violated or that any person or corporation is threatening to violate any provision of this article, such administrative officials may institute civil action in the name of the City for injunctive relief to restrain the violation or threatened violation.

Nothing herein contained shall prevent such administrative officials from taking such other lawful action necessary as enumerated by the Zoning Ordinance or available in the law, to prevent or remedy such violation or threatened violation.

(Ord. 0-763. Passed 12-20-94.)

1348.11 AVERY HISTORIC DISTRICT DESIGN GUIDELINES.

(a) Introduction to Guidelines

- (1) These design guidelines are intended to provide assistance to property owners and contractors looking to do work on existing buildings or new construction within the Avery Historic District. The guidelines are not to be considered unyielding rules, but rather strong suggestions of how construction and repair work should be done in order to preserve the character of the historic architecture found in the district. The Avery Historic District Architectural Review Board (ARB) will use these design guidelines as a resource guiding their decisions on whether or not to approve proposals. It is important to note that the guidelines will not require property owners to make improvements to existing structures within the district. The intent of the guidelines is to generate solutions that meet the needs of the property owner and protect the preservation interests of the Avery Historic District. In cases of economic hardship, the ARB can modify guidelines to facilitate a positive outcome for both the applicant and the historic district.

(b) Characteristics of the Avery Historic District

(1) In 1986, the Avery Historic District was listed on the National Register of historic places and is considered Parkersburg's first suburb. The district is a primarily residential neighborhood and is comprised of 12 distinct styles of historical architecture. Those styles are: National Style, Gothic Revival, Italianate, Queen Anne, Romanesque Revival, Folk Victorian, Classical Revival, Colonial Revival, Tudor Revival, Craftsman, International Style, and Victorian Eclectic. These were all highly prevalent styles throughout the United States during the time period when the Avery Historic District was developed in the late 19th and early 20th Centuries. However, there are very few true examples of these styles within the district. Instead, most of the buildings in the district demonstrate the creative merging of elements comprising of multiple different architectural styles.

(c) Design Guidelines

- (1) The design guidelines listed herein will apply uniformly to all the known architectural styles described above in the Avery Historic District, except in cases where abiding by the guidelines would cause undue economic hardship.
- A. Original building materials and architectural details should not be covered up.
 - B. Historic materials and distinguishing features should not be removed. Attempt to preserve as much original architecture as possible.
 - C. Always try to repair rather than replace materials or distinguishing features whenever feasible.
 - D. When it is necessary to replace, attempt to replicate the original building material or distinguishing feature as closely as possible.
 - E. In cases where replication of original materials or features is not feasible, replacements should be congruent with the character of the structure.
 - F. During the restoration process, look for clues as to the appearance of the original structure. Oftentimes original details have simply been covered up by later work. For example, original siding is frequently covered with vinyl siding on historic homes.
 - G. When original details cannot be identified for reference, rehabilitation efforts should be simplistic and focused on making sure the new work is in character with the existing structure.
 - H. Restoration work should not make the building look older than the time period in which it was built. If a determination of age cannot be made from the building, look to surrounding buildings in the historic district for reference.

- I. In order to help preserve the historic character of the building, the size of original doorways and windows should not be changed.
- J. Any historic walls and fencing should be preserved or replaced in-kind.
- K. The architecture of the original roofline, including features such as chimneys, should not be altered. In cases where replacing the roof in kind is not economically feasible, the applicant should work with the ARB to come to some reasonable accommodation. For example, instead of replacing an old slate roof with a new slate roof, the applicant could replace it with a new shingle roof that is designed to look like slate.
- L. Every effort should be made to retain and preserve original ornamentation, as these details often help differentiate buildings in the historic district.
- M. Exterior accessories, such as light fixtures, should be compatible with the overall character of the property.
- N. When doing brick work, proper mortar joints should be utilized.
- O. If a structure was painted, paint it again when doing restoration work. The color of paint used should highlight the ornamentation of the building.
- P. Surface cleaning should be done gently and should not utilize methods such as sandblasting. Ideally, cleaning and paint removal should be avoided if possible.
- Q. Do not assume that later additions to buildings are not historically significant because they are not original. These additions may be significant as examples of their own architectural style.
- R. In cases of new construction, design work and materials should be consistent with the architectural styles listed herein. For examples of defining features that should be replicated by design and materials in new construction, refer to the brief descriptions of each style in the Avery Historic District Architectural Reference Guide.
- S. New construction should be sited to match surrounding setbacks; and it should be scaled in both size and height to match the existing buildings in the historic district.
- T. Any additions should be considered as new construction.

(d) Demolitions

- (1) Demolitions should only be approved when the owner can prove that the building cannot be reused and that there is no economic benefit to be realized from salvaging all or part of the building.
- (2) Demolitions should be approved in cases where there is an insignificant building or addition that does not contribute any historical value to the district; and where that demolition will not have any adverse impacts on the surrounding district's historic character.