



## Guidelines for Alterations Properties with Mills Act Agreements

The Coronado Municipal Code requires that alterations and additions proposed for designated Historic Resources properties shall comply with the Secretary of Interior's Standards for Rehabilitating Historic Buildings (the Standards). In addition to the Standards, the City of Coronado has adopted the following guidelines for alterations to Mills Act Properties:

### I. REHABILITATION

#### A. Preserve primary historic building materials whenever feasible.

1. Retain and preserve original wall and siding materials.
2. Do not cover or obscure original façade materials.
3. If stucco covers original siding, then its removal is encouraged.
4. The use of vinyl is prohibited (includes windows, fences, downspouts, guard rails, etc.)

#### B. Preserve historic architectural features and details.

1. Preserve and maintain significant stylistic and architectural features.
2. Deteriorated architectural features and details should be repaired or restored rather than replaced whenever possible.
3. Avoid adding elements or details that were not part of the original building.

#### C. Preserve the size and shape of windows and doors because they significantly affect the character of a structure.

1. Repair deteriorated windows and doors, instead of replacing them or enclosing the opening altogether, whenever possible.
2. Preserve the functional and decorative features of original windows and doors.
3. Maintain original window and door proportions.
4. Maintain the historic window arrangement on a primary façade.
5. Do not add new window or door openings on character-defining facades.
6. A new opening should be similar in location, size and type to those seen traditionally.
7. If replacement of windows or doors is necessary, replicate the original design, detailing and materials as closely as possible.
8. Original hardware should be re-used on replacement windows or doors, if possible.
9. Unless original to the historic structure, aluminum clad windows are prohibited (where visible from the street right-of-way), as are aluminum awnings.

#### D. Preserve a porch in its original condition and form.

1. Maintain an original porch, when feasible.
2. Enclosing a porch with opaque materials that destroy the openness and transparency of the porch is not recommended.
3. Where building codes stipulate that new porch railings lower than 36 inches in height be



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- augmented or corrected to raise their effective height to 36 inches or greater, consider installation of a smaller railing above the historic railing to achieve a greater overall railing height.
4. Repair rather than replace those elements of a porch that are deteriorated, whenever possible.
  5. Restoring an altered porch to its original design and configuration is recommended.
  6. When required, replacement porches should be period appropriate in character, design, scale and materials.

## **II. ADDITIONS**

### **A. Design a new addition to be compatible with the historic building.**

1. Additions should be compatible in character and style of architecture to the historic building.
2. Additions should be subordinate in scale, bulk and mass to the historic building.
3. New dormers or other roof forms should be subordinate to the roof of the historic building.
4. Additions should be located at the rear or on an inconspicuous side of the historic building.
5. Avoid additions that obscure, damage, destroy or remove original character-defining features of the historic building.
6. Use building materials that are compatible with those of the historic structure.
7. Windows on the addition should be similar in character, color and materials to original historic windows.
8. Additions should be designed to be reversible.
9. Additions should be designed in such a manner that the addition is discernible from the original structure.