



City Charter and Code of Ordinances

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CHAPTER 25.03 DEVELOPMENT STANDARDS

SUBCHAPTER 25.03-C DESIGN STANDARDS

Sec. 25.03.190 Special District Design Standards

Subsection 25.03.190.4 Historic Area (HA) Design Standards

1. **Intent.** It is the intent of this Item to ensure, insofar as possible, that the development, redevelopment, or substantial improvement of property within the Historic Area (including the Historic 4th Street (HA-4), Historic Pearl (HA-P), as well as the Historic Neighborhood or Center (HA-N) subdistrict) is in harmony with its architectural and historic character. In granting a Certificate of Appropriateness, the Design Review Committee (DRC) and Historic Preservation Commission shall take into account the architectural and historical significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure, as well as the effect of such change or additions upon other structures in the Historic Area.
2. **Applicability.** All new development, redevelopment, substantial reconstruction, and expansion of buildings shall be designed and conform, insofar as possible, to the standards of this Item. Unless otherwise noted, these standards are applicable to the following:
 - a. Historic 4th Street (HA-4) sub-district;
 - b. Historic Pearl (HA-P) sub-district; and
 - c. Historic Neighborhood or Center (HA-N) sub-district, as set out in Subsection 25.02.060.3, *Historic Area (HA) Overlay District*.
3. **Procedures.** The procedures for nominations to the national register, designation of landmarks and historic districts, certificates of appropriateness, and hardship waivers for certificates of appropriateness are set out in Subchapter 25.06-B, *Permits and Procedures*.
4. **Design Guidelines Incorporated by Reference.** As set out in Section 25.03.130, *Application*, the design guidelines that are applicable to the HA-4 and HA-P sub-districts are incorporated by reference into this Code. These guidelines complement the standards and requirements of this Code, and shall be used to reinforce the principles and objectives of these design guidelines, as well as the Comprehensive Plan. The design guidelines for both historic districts provide for the following:
 - a. *Purpose.* "The purpose of these guidelines is to provide property owners with information to assist in maintaining, repairing, and making appropriate additions to their historic buildings. These guidelines are intended to improve the physical appearance of the historic district, to protect and preserve the value of property, and to protect the building within the historic district from inappropriate and harmful development."
 - b. *Preservation.* The guidelines are generally based on the Secretary of the Interior's *Standards for Rehabilitation*, which are set out in Item 5, below. They include both "recommended" and "not recommended" approaches for preservation of the following:
 1. *HA-4 Sub-District.* Foundations, masonry, architectural metals, doorways and windows, storefronts, signs and awnings, roofs and chimneys, and fire exits.
 2. *HA-P Sub-District.* Traditional facade, storefront design (detailing, improvements, materials, openings, display windows, entries, and kick plates), maintenance and repair (wood, architectural metals, paint color), masonry, windows, awnings, signs, lighting,

pedestrian-oriented design, landscaping, outdoor seating, visual screening, and surface parking facilities.

c. *New Construction and Additions.* The guidelines also include "recommended" and "not recommended" approaches for the following:

1. *HA-4 Sub-District.* Location, massing, materials, composition of openings, and separating old and new construction and additions.
2. *HA-P Sub-District.* Infill structures and additions.

d. *Demolition.* "Recommended" and "not recommended" approaches for demolition are outlined in the guidelines for the HA-4 sub-district, together with considerations for approval or denial of a demolition permit.

5. **Rehabilitation of Historic Buildings.** When considering applications for Certificates of Appropriateness for new construction, alteration, repair, or restoration, the Design Review Committee (DRC) and Historic Preservation Commission (HPC) shall use the Secretary of Interior's *Standards for Rehabilitation*, together with the design guidelines for the HA-4 and HA-P sub-districts, in making their decisions. In addition, the Historic Preservation Commission, with technical input and a recommendation by the Design Review Committee, may adopt more specific guidelines for the Historic Area and its sub-districts. These guidelines may serve as the basis for determining the approval, approval with modifications, or denial of an application for a certificate of appropriateness.

a. *Standards for Rehabilitation.*

1. *Original Integrity Intact.* New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. *Historic Context.* New site construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
3. *Archeological Preservation.* Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
4. *Care in Treatment.* Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
5. *Restoration of Distinct Features.* Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
6. *Preservation of Distinct Features.* Distinct materials, features, finishes, and site development techniques or examples of craftsmanship that characterize a site will be preserved.
7. *Appropriate Changes.* Changes to a site that have acquired historic significance in their own right will be retained and preserved.
8. *Historic Integrity.* Each site will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural site features or elements from other sites, shall not be permitted.
9. *Preservation of Historic Character.* The historic character of a site shall be retained and preserved. The removal of distinctive or alteration of site features, spaces, and spatial relationships that characterize a property will be avoided.

10. *Appropriate Use.* A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b. *Specific Design Standards for Exterior Rehabilitation.* The following standards elaborate on and are set out as means for implementing the design guidelines with specific requirements, in lieu of the more general recommendations of the guidelines.
 1. *HA-4 Sub-District.* The requirements for the exterior rehabilitation of buildings in the HA-4 sub-district are as follows:
 - A. *Foundations.*
 - I. The size and shape of original door and window openings in the foundation shall be maintained.
 - II. Any repair or new construction shall match, to the greatest extent practicable, the original materials in size, color, texture, composition, and joint profile.
 - III. Masonry or concrete foundations shall not be painted or covered with cement plaster or stucco.
 - B. *Masonry.*
 - I. Any repair, restoration, or new construction shall match, to the greatest extent practicable, the color of the original masonry and mortar.
 - II. Historic masonry shall not be painted.
 - III. Masonry features that are essential to the historic character of a building and are structurally sound shall not be removed or significantly changed
 - C. *Architectural Metals.* Architectural metal features that are in a condition that may be restored shall be retained and preserved, to the greatest extent practicable.
 - D. *Doorways and Windows.*
 - I. The repair or replacement of deteriorated doorways or windows shall match, to the greatest extent practicable, the size, materials, and appearance of the original doorways and windows.
 - II. Original doorway and window openings shall not be removed or sealed off.
 - E. *Storefronts.*
 - I. Non-historic materials (e.g. plaster, stucco, siding, etc.) shall not be used to cover or conceal the original historic materials.
 - II. Storefronts shall comply with the standards in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
 - F. *Signs.*
 - I. The types, sizes, and locations of signs shall conform to the standards set out in Subsection [25.02.060.3](#), *Historic Area (HA) Overlay District*.
 - II. Signs shall not obscure any architectural features on historic buildings.
 - III. There shall be no off-premise signs.
 - G. *Awnings.*
 - I. Fixed awnings shall extend no more than four feet from the building facade.
 - II. Retractable awnings shall extend no more than seven feet from the building facade.
 - III. The valance of an awning shall be no more than six inches in height and shall be no less than eight feet above the sidewalk.
 - IV. Awnings shall comply with the standards for awnings, canopies, and colonnades in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
 - H. *Roofs.* Mechanical and service equipment shall comply with the standards set out in Subsection [25.03.180.6](#), *Mechanical Equipment and Meters*.

- I. *Fire Exits.* Fire exits shall not be installed on a front building facade not a character-defining or street side building facade.
2. *HA-P Sub-District.* The requirements for the exterior rehabilitation of buildings in the HA-P sub-district are as follows:
 - A. *Facades.*
 - I. New entries that replace original entries that have already been removed as of the effective date of this Code shall be designed and placed in a manner that reflects the traditional design of the building facade and its symmetry.
 - II. Storefronts shall comply with the standards in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
 - B. *Storefronts.*
 - I. The design of storefronts shall comply with the applicable provisions of Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
 - II. Materials that are not allowed on storefronts include cultured stone, fake brick, rough textured wood siding, wooden shingles on mansard roofs, gravel aggregate materials, efface, plywood sheathing, plastic, fiberglass, and stucco.
 - III. Provided they are internally illuminated and no less than two feet deep, display windows that do not provide views into the interior of the building may constitute up to 25 percent of the first floor wall area.
 - IV. A minimum of 15 percent of the building facade area above the ground floor shall consist of transparent materials.
 - C. *Entrances.*
 - I. Buildings shall have a primary, passable entrance door facing the street, side-facing alley, plaza or courtyard that has a distinguishing feature, such as a canopy, awning, gallery, or portico. Entrances at building corners satisfy this requirement.
 - II. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.
 - III. Recessed building entrances are subject to the following standards:
 - a. The entrance width may not exceed 12 feet;
 - b. The entrance depth may not exceed the entrance width; and
 - c. The entrance may not exceed two stories in height.

6. Standards for New Construction and Building Additions.

- a. *Building Additions.* Additions shall:
 1. Be subordinate to the historic principal building relative to its size and scale.
 2. Only be located on the side or rear elevations.
 3. Be wholly compatible with, yet distinguishable from, the historic building in terms of the building materials, color(s), and the mass and proportion of windows and doors.
- b. *Massing.*
 1. Buildings shall not exceed 115 percent or be less than 85 percent of the average height of the buildings on the two nearest developed lots or buildings on either side of the subject lot or building. A greater variation will require review and an affirmative recommendation by the Design Review Committee (DRC) and Historic Preservation Commission and approval by the City Council.
 2. The massing and scaling of buildings in the HA-4 and HA-P sub-districts and in nonresidential or mixed-use centers of the HA-N sub-district shall comply with the provisions of Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.

- c. *Colors.* Colors shall be reviewed for their historic context for which the following may be considered:
 - 1. Primary building materials shall be similar to or compatible with the red, pink, and tan stone and brick facades existing in the HA district.
 - 2. Façade colors shall be non-reflective and subtle. The use of primary, high intensity, fluorescent, or metallic colors is prohibited (other than for the sign face).
 - 3. Any activity that involves changing color or refreshing color shall be pre-approved by the Design Review Committee (DRC) and Historic Preservation Commission.
 - 4. Metallic (except copper and silver metallic-colored roofs) and colors are prohibited on any façade or roof.
 - d. *Materials.*
 - 1. Principal building materials in the HA-4 and HA-P sub-districts and in nonresidential or mixed-use centers of the HA-N sub-district shall comply with the "decorative materials" (excluding the limited and prohibited materials) set out under Item 1. *Building Design*, in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
 - 2. Prohibited materials on front or street-side elevations include: cultured stone, fake brick, rough textured wood siding, wooden shingles on mansard roofs, gravel aggregate materials, efface, plywood sheathing, plastic, fiberglass, and stucco.
 - 3. Windows on the ground floor shall be comprised of clear, non-reflective glass.
 - e. *Architecture.* The architectural design of buildings in the HA-4 and HA-P sub-districts and in nonresidential or mixed-use centers of the HA-N sub-district shall comply with the provisions set out under Item 2. *Architecture*, in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
7. **Landscaping.** Landscaping and hardscaping of the area between the inside or interior of the sidewalk edge and the building façade and/or parking area in the HA-4 and HA-P sub-districts and in nonresidential or mixed-use centers of the HA-N sub-district shall be landscaped as set out in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*.
 8. **Sidewalks, Plazas, Pedestrian Amenities, and Site Requirements.** See Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*, for the HA-4 and HA-P sub-districts and in nonresidential or mixed-use centers of the HA-N sub-district.
 9. **Parking.** Surface parking lots and parking garages in the HA-4 and HA-P sub-districts and in nonresidential or mixed-use centers of the HA-N sub-district shall comply with the standards set out in Subsection [25.03.190.3](#), *Downtown Commercial (DC) Design Standards*, as well as the applicable provisions of [Subchapter 25.05-A](#), *Parking and Loading*.
 10. **Mechanical Equipment and Meters.** All ground-, roof-, and building-mounted equipment shall comply with the standards set out in Subsection [25.03.180.6](#), *Mechanical Equipment and Meters*.
 11. **Lighting.** All lighting shall comply with the standards set out in [Subchapter 25.05-D](#), *Exterior Lighting*. (Reserved), or as otherwise required by the Design Review Committee (DRC) and Historic Preservation Commission.
 12. **Signs.** Signage shall comply with the standards set out in [Subchapter 25.05-C](#), *Signs*.

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