



Sec. 14.05.007 Historic standards for Downtown District

- (a) Purpose. The purpose of this section is to ensure, insofar, as possible, that any development, redevelopment, or substantial improvement of property within this district is in harmony with its architectural and historic character.
- (b) Applicability.
- (1) All properties within the Downtown (DT) zoning district shall comply with the standards within this section.
- (2) The regulations of this section are solely limited to the exterior of all buildings within the DT zoning district.
- (c) Certificate of appropriateness.
- (1) Exterior architectural features. No person or entity shall construct, reconstruct, alter, change, restore, remove or demolish any exterior architectural feature of a building within the Downtown (DT) zoning district, unless application is submitted to the planning and zoning commission for a certificate of appropriateness and such a certificate is granted.
- (2) Ordinary repair or maintenance. Ordinary repair or maintenance which does not involve changes in architectural and historical value, style or general design is exempt from requiring a certificate of appropriateness.
- (3) Procedures. See [section 14.13.001](#), Certificate of Appropriateness.
- (d) Certificate of demolition or removal.
- (1) Application. An application to the planning and zoning commission is required for all properties within the DT zoning district to demolish or remove an existing building within the boundaries of the district.
- (2) Procedures. See [section 14.13.002](#), Certificate of Demolition or Removal.
- (e) Rehabilitation of historic buildings.
- (1) Certificate of appropriateness applications. When making a decision concerning applications for certificates of appropriateness within the DT zoning district for new construction, alteration, repair, or restoration, the planning and zoning commission shall use:
- (A) The Secretary of the Interior's Standards for Rehabilitation, found within the Code of Federal Regulations at 36 CFR 67.7 and as displayed in subsection (e)(2) below; and
- (B) The specific design standards for exterior rehabilitation, set out in subsection (e)(3).
- (2) Standards for rehabilitation (as codified at 36 CFR 67.7).

- (A) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (B) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (C) Each property shall 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 features or architectural elements from other buildings, shall not be undertaken.
 - (D) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (E) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - (F) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - (G) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - (H) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (I) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - (J) New additions and adjacent or related new construction shall 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.
- (3) Specific design standards for exterior rehabilitation. The following standards elaborate on and set out a means for implementing the Secretary of the Interior's Standards for Rehabilitation.

(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 be designed using a palette of piers, columns, pilasters, and/or trim to frame display windows.
- (iii) Facades at street level shall have large window openings that comprise no less than 50 percent of the first floor wall area.
- (iv) Doors and entryways shall be designed as an integral part of the storefront system.

(F) Signs.

- (i) The types, sizes, and locations of signs shall conform to the standards set out in [article 14.08](#), Signs.
- (ii) Signs shall not obscure any architectural features on historic buildings.
- (iii) There shall be no off-site signage.

(G) Awnings. All awnings shall:

- (i) Extend no more than seven feet from the building facade;
- (ii) Be attached and integral to the principal structure;
- (iii) Not obstruct any window (transom windows may be located under awnings and

canopies);

(iv) Have columns, beams, and/or brackets of adequate size to give both structural support and visible means for support;

(v) Be constructed of durable, protective, and water-repellant materials (e.g., cloth, fabric, canvas, glass, steel, standing seam metal, architectural metal, and/or perforated metal (not corrugated));

(vi) Not be constructed of vinyl or fiberglass;

(vii) Not be backlit or internally illuminated;

(viii) Only be illuminated by:

a. Recessed fixtures incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy; or

b. Indirect lighting where light is beamed upward and then reflected down from the underside of the canopy. Indirect lighting fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the canopy;

(ix) Not be longer than a single storefront;

(x) Be compatible with the overall color scheme of the facade from which it projects;

(xi) Not encroach to within two feet of a curb line; and

(xii) Have a minimum clearance of eight feet from finished grade to the bottom of the awning.

(H) Fire exits. Fire exits shall not be installed on a front building facade.

(f) Standards for new construction and building additions.

(1) Building additions. Additions shall:

(A) Be subordinate to the historic principal building relative to its size and scale.

(B) Only be located on the side or rear elevations.

(C) 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.

(2) Massing and scale.

(A) Building height. 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 planning and zoning commission and approval by the city council.

(B) Roof lines. Roof lines of each vertical bay shall be individually distinguishable with variations of height of no less than two feet. Roofs shall relate to the articulations of the

building facades. For flat roofs with a horizontal eave, fascia, or parapet, the roof line shall be changed so that no unmodulated segment of roof exceeds 25 feet in horizontal dimension. The minimum vertical dimension of the roofline modulations shall be the greater of two feet or 10 percent of the wall height (measured from finish grade to the top of the wall), whichever is greater.

(3) Colors. Colors shall be reviewed for their historic context for which the following may be considered:

(A) Facade 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).

(B) Metallic (except copper and silver metallic-colored roofs) and colors are prohibited on any facade or roof.

(C) Any activity that involves changing color or refreshing color shall be pre-approved by the planning and zoning commission.

(4) Materials.

(A) Permitted decorative materials include, but are not limited to, the following:

(i) Brick, including thin brick;

(ii) Stone, including cast stone, limestone, granite, or other native or naturally occurring stone;

(iii) Portland cement stucco; and

(iv) Architectural (textured) concrete masonry units, including split face, weathered face, sandblasted face, and ground face blocks.

(B) 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, exterior insulation finishing system (EIFS), plywood sheathing, plastic, fiberglass, and stucco.

(C) Windows on the ground floor shall be comprised of clear, non-reflective glass.

(5) Architecture.

(A) Form. The general form of structures in Downtown is to be simple, three-dimensional forms characteristic of the appearance and scale of early 1900's main streets that orient to and participate in the activities of the street. (See figure 14.05.006, Historical Building Features. [not printed herein])

(B) Detailing.

(i) Buildings shall contain architectural details that promote design, but are not limited to the following:

- a. Flourishes (building tops);
 - b. Pier and spandrel;
 - c. Recessed panels and projected bands or string courses;
 - d. Recessed windows and projecting planes;
 - e. Expressive sculptural forms;
 - f. Ornamentation; and
 - g. Towers.
- (ii) Large panels or a deep cornice expression at the top of the storefront may serve as an area for signage and awnings.
- (C) Corporate identity. Logo buildings and logo building elements, except signage, are prohibited in this district.