

CHAPTER 1129
Historic Downtown Design Review District

1129.01 PURPOSE.

The purposes of this chapter is to promote the general community health, safety, welfare, convenience and,

- (a) To enhance property values, to protect the property rights of all residents, to stabilize the designated areas, to increase the economic and financial benefits to the City and its inhabitants.
- (b) To stimulate and protect economic activity in the commercial center by ensuring the continued economic competitiveness and attractiveness of the City's commercial core.
- (c) To protect, preserve, enhance and take best advantage of the historic character afforded the commercial core with its significant number of historic structures and features
- (d) To encourage the development of vacant and incompatibly developed properties in accordance with the character of the area.

1129.02 ESTABLISHMENT OF DISTRICT.

In order to carry out the provisions of this code and achieve the purposes set forth in this Chapter, the Historic Downtown Design Review District is hereby established and shall be shown on the Zoning Map and designated in Section 1113.06 (e)(2).

1129.03 DESIGN CRITERIA FOR SITE DEVELOPMENT.

All projects in the Historic Downtown Design Review District shall address the following design elements:

- (a) Streetscape.
 - (1) Coordinate streetscape elements of individual developments with adjacent developments. While they need not match, they should coordinate and not clash.
 - (2) Create appealing and comfortable outdoor spaces and orient buildings to form such areas using the open space as a focal point.
 - (3) Use trees, walls, topography, and other site features to further define the area and provide human scale.
 - (4) Provide shade with trees or overhangs from the buildings.
 - (5) Provide amenities as needed such as:
 - A. Street furniture, such as benches and picnic tables, lighting, and fountains;
 - B. Bike racks;
 - C. Outdoor cafes and seating areas;
 - D. Electrical service and lighting for public events.
- (b) Parking.
 - (1) Reduce the scale of parking lots by breaking parking lots into modules or multiple smaller lots using techniques such as the natural topography, logically placed landscaped pedestrian paths to destinations, and by linear aisles of plantings. Avoid large expanses of asphalt.
 - (2) Reduce the amount of parking lots through such methods as providing on-street parking, using off-site parking such as municipal lots, and sharing parking among

complementary uses.

- (3) Include parking structures in high-density areas to reduce parking impacts.
- (4) Site a portion of parking out of public view at the rear and sides of buildings.
- (5) Provide clear pedestrian paths and crossings from parking spaces to main entrances and the street.

(c) Landscaping.

- (1) Include trees, shrubs, and other landscaping to provide beauty as well as shade and screens for parking, pedestrian gathering places, and for screening utilities, and other service areas.
- (2) In pedestrian zones, use street trees to provide shade and enclosure.
- (3) When feasible, incorporate mature specimen trees into streetscape.
- (4) Landscaping shall be maintained in good condition. Plant material shall be replaced when necessary to maintain the minimum requirements of the approved site plan.

(d) Utilities and service areas.

- (1) Locate utilities underground or in a manner so that they have the least negative visual impact from the street and adjoining development.
- (2) When multiple sides of a building have entrances or are highly visible, electrical transformers and utilities shall be screened.
- (3) All service areas shall be screened from view from a public street or public parking area.
- (4) A building mass, portion of a building mass, garden wall, landscaping, or an ornamental fence with landscaping are among the methods that can be used to screen a service area.
- (5) Screening does not need to occur at the point of access to a service area.

(e) Exterior lighting.

- (1) Provide appropriate exterior lighting for the particular use and area.
- (2) In high pedestrian use areas, provide lower, pedestrian level lighting.
- (3) Coordinate the lighting plan with the landscaping plan to ensure pedestrian areas are well lit and that any conflict between trees and lighting is avoided.
- (4) Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building.
- (5) Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recesses behind architectural features.
- (6) The use of low-pressure sodium, fluorescent, or mercury vapor lighting either attached to buildings or to light the exterior of buildings is highly discouraged.
- (7) Mounting brackets and associated hardware should be inconspicuous.

(f) Signs.

- (1) Coordinate the colors and styles of signs within each development area.
- (2) Keep signs to the minimum number and size necessary for each development area.
- (3) Landscape the base of freestanding signs with living plant material.
- (4) Use materials and a color palette for signs to complement the materials and color palette of the main building.
- (5) Place signs for both automobile traffic and pedestrians in areas that will not obstruct visibility.

1129.04 DESIGN CRITERIA FOR NEW CONSTRUCTION.

These criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values and promote the public health, safety and welfare.

- (a) Style. Architectural style is not restricted; however, generic corporate franchise architecture shall be avoided. While distinct identifying details may be included in the design, the final design should be unique to the City and in context with its surroundings. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- (b) Scale. Buildings shall be in scale with components of historic downtown buildings including the relationship of facade height to width, the relationship of window height to width, compatible roof forms and shapes and the rhythm of walls, doors and windows.
- (c) Building setback and arrangement. Building setbacks and arrangement should help define the street, frame corners, encourage pedestrian activity and define both public and private spaces as follows:
 - (1) Uniform setbacks along the build-to-line for each block shall be established. Like uses should face like uses.
 - (2) Minimize setbacks at major intersections so that the architecture can define the area.
 - (3) Use compact building arrangements to reduce the impact of parking and encourage pedestrian activity.
 - (4) Contiguous building arrangement along the street-face is encouraged to avoid large breaks between buildings. Breaks to allow pedestrian connections are acceptable. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roofline offsets shall be provided, in order to add architectural interest and variety, and to relieve the effect of a single, long roof.
 - (5) Around common open space, use buildings to define edges and provide a comfortable scale.
 - (6) Choose building arrangements that offer an attractive termination of vistas. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments, or other distinguishing features.
 - (7) Monotony of design shall be avoided. Variation of detail, form and siting shall be used to provide visual interest.
- (d) Materials.
 - (1) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
 - (2) Materials shall signify high quality, stability and permanence.
 - (3) Large expanses of any one material are not appropriate. Techniques of highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the

mass of the building with bands at floor levels or projections at entries should be incorporated.

- (4) Building materials shall be restricted to brick, stone, or other decorative masonry units, exclusive of glass or windows. Stucco, exterior insulation and finish systems (EIFS), wood or vinyl for siding, or advanced decorative material type (i.e. hard i-board siding) may be permitted but shall not comprise more than thirty percent of any single facade.

(e) Windows and doors.

- (1) Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
- (2) Blank, windowless walls are discouraged. Where the construction of a blank wall is necessitated by local building codes, the walls should be articulated by the provision of blank window openings trimmed with frames, sills, and lintels.
- (3) Display windows shall be included to enhance the visual interest of the street. Where display windows occur, they shall be lit from within the building's interior.
- (4) Unusual window and door shapes, sizes and configurations should be avoided. Accent windows of a different shape than a building's other windows are acceptable when used sparingly.
- (5) Shutters should be sized to fit window openings. The height of the shutter should match the height of the window opening. Each shutter should match half the width of the window opening.
- (6) The primary glass used on windows and doors shall be clear glass. Frosted, tinted, mirrored or other similarly treated glass may be used sparingly for decorative purposes. Glass block shall not be used to fill window or door openings.

(f) Exterior detail and relationships.

- (1) Front facades shall be organized into two zones: A street level storefront and an upper facade. Separate the store front from the upper facade with sign board or fascia to create a uniform horizontal element in the block face.
- (2) Generally, the primary entrance will be at the most prominent elevation of a building. A building may have more than one entrance. Design the needed entrances with a hierarchy to properly address the view of the building from various orientations. Rear facades that are accessible to the public shall be inviting and incorporate appropriate entry features to identify them as secondary public entrances.
- (3) Building elements such as canopies, porches, bays or projections should be used to break up the appearance of a long wall.
- (4) Fixed or retractable awnings are permitted at ground level, and on upper levels where appropriate, if they complement a building's architectural style, and do not conceal architectural features, or decorative details; canvas or other water-proofed materials may be used. In buildings with multiple storefronts, compatible awnings may be used as a means of unifying the structure.

(g) Roof elements.

- (1) Flat roofs should be avoided on one story buildings and are recommended on buildings with a minimum of two stories, provided that all visibly exposed walls have

- an articulated cornice that project horizontally from the vertical building wall plane.
- (2) Other roof types should be appropriate to the architecture of the building.
 - (3) Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.
 - (4) The content, texture and color of roofing materials shall be compatible with the building.
- (h) Colors.
- (1) A coordinated palette of colors shall be used for each building. This palette shall be compatible with existing historic buildings in the vicinity.
 - (2) Set the color theme by first choosing the color for the material with the most surface area to set the tone for the rest of the colors.
 - (3) Limit the number of color choices. Generally, there is a wall color, trim color, accent color, and roof color.
 - (4) Use natural tints of materials such as reds, browns, tans, grays, and greens as primary colors. Use accent colors for building trim, awnings and signs.
 - (5) Use color variation to break up the mass of a building and provide visual interest.

1129.05 DESIGN CRITERIA FOR EXISTING BUILDINGS.

Existing buildings shall be evaluated with respect to the following items:

- (a) Compatible reuse. Every reasonable effort shall be made to provide either a compatible use for a property consistent with the City Comprehensive Plan, which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
- (b) Preservation of features. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (c) Respect for period features. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (d) Respect for changes over time. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Sensitivity for distinctive features. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- (f) Repair of deteriorated architectural features. Deteriorated architectural features shall be repaired rather than replaced wherever possible. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replaced features should match design, color, texture and visual qualities, however, alternate materials may be used. Glass block shall not be used to fill window or door openings.

- (g) Proper cleaning methods. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (h) Protection of archeological resources. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- (i) Compatible contemporary additions. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (j) New additions. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

1129.06 DESIGN CRITERIA FOR THE CIVIC CENTER SUB AREA.

- (a) The Historic Downtown Design Review District Civic Center sub area is hereby established and shall be shown on the Zoning Map.
- (b) Buildings within the Historic Downtown Design Review District Civic Center sub area shall respect the historic nature of downtown and promote the architectural heritage of the City. In addition to the requirements of this Chapter, new construction and alternations to buildings shall be made in accordance with the following:
 - A. Large-scale and/or high-rise buildings shall be shall be sensitive to the existing context of smaller-scale buildings.
 - 1. Buildings shall be broken into increments that relate to the human scale by using such devices as fenestration, architectural detailing, variable setbacks and rooflines to define a sequence of bays and provide transitions in height and scale.
 - 2. Blank wall areas at the sidewalk edge shall not extend for more than 25 horizontal feet without articulation such as a window, glass-covered display area, entryway or recessed area.
 - 3. The use of reflective or tinted glass at ground level should be avoided
 - B. Large buildings that disrupt the street grid and weaken the basic urban block structure are discouraged.
 - 1. Buildings shall be visually linked to the street grid through public spaces and walkways and through mid block connections to ensure adequate pedestrian linkages.
 - 2. Pedestrian linkages shall be fully demarcated with special pavement treatment at every intersection and lighted for safety.

1129.07 DESIGN CRITERIA FOR THE TRANSIT CENTER SUB AREA.

- (a) The Historic Downtown Design Review District Transit Center sub area is hereby established and shall be shown on the Zoning Map.
- (b) Buildings within the Historic Downtown Design Review District Transit Center sub area

shall support increased use of transit, carpool, bicycle and pedestrian access to downtown. In addition to the requirements of this Chapter new construction and alternations to buildings shall be made in accordance with the following:

- A. All infrastructure and building construction projects shall consider pedestrian safety, convenience and comfort of circulation.
- B. Covered and convenient bicycle parking areas should be provided for projects where feasible.
- C. Coordinate the location of building entrances and pedestrian walkways with bus stops and other transportation facilities as appropriate to encourage bus travel.
- D. Where appropriate, provide convenient and attractive amenities in the immediate vicinity of bus stops.
- E. Pedestrian linkages shall be fully demarcated with special pavement treatment at every intersection and landscaped and lighted for safety.

1129.08 EMERGENCY REMEDIES AND ROUTINE MAINTENANCE EXCEPTIONS.

Nothing in this chapter shall be construed to prevent or delay the reconstruction, alteration or demolition of a structure or feature which has been ordered by the City upon certification of an unsafe condition constituting an emergency. Similarly, nothing in this chapter shall be construed to govern or restrict routine maintenance activities which do not represent alterations in exterior appearance.