

## **Chapter 17.40**

### **DESIGN STANDARDS**

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**17.40.010 Purpose**

The purpose of these design standards is to protect the historic scale, form, appearance, and integrity of the Aurora Colony National Historic District. (Ord. 473, 2013)

**17.40.020 Additions to Structures**

**A. Contributing Structures – Commercial Overlay**

1. New additions may only be placed on the rear elevation. Architectural detailing including roofing, siding, trim, doors, and windows shall match the existing structure in design and materials unless supported by evidence in the historic inventory.

2. Previous additions to the original structure that were added prior to 1921 shall be subject to the same standards and criteria as the original portion of the structure; however, in the event that the addition does not match the original, the exterior features of the addition may be altered to match the original.

3. Additions to contributing structures that were built in 1921 or later may be removed, and following removal, the exterior materials on that portion of the structure must match the remainder of the structure.

4. Additions to commercial structures are exempt from the parking requirements in Title 16. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. New additions may only be placed on the rear elevation. Architectural detailing including roofing, siding, trim, doors, and windows shall be compatible with the existing structure in design and materials.

2. Previous additions to the original structure that were added prior to 1921 shall be subject to the same standards and criteria as the original portion of the structure; however, in the event that the addition does not match the original, the exterior features of the addition may be altered to match the original.

3. Additions to contributing structures that were built in 1921 or later may be removed, and following removal, the exterior materials on that portion of the structure must match the remainder of the structure. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Additions to commercial structures are exempt from the parking requirements in Title 16. (Ord. 473, 2013)

**D. Non-contributing Structures – Residential Overlay**

N/A (Ord. 473, 2013)

**17.40.030 Awnings**

**A. Contributing Structures – Commercial Overlay**

1. Awning styles must be in character with historic buildings. Brightly colored and curvilinear patterns or shapes are prohibited. Examples of permitted awnings are included under Appendix A.

2. Backlighting of awnings is prohibited.

3. Text on awnings is limited to border areas.

4. Awnings are prohibited on residential structures that have been converted to commercial uses. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Awning styles must be in character with historic buildings. Brightly colored and curvilinear patterns or shapes are prohibited. Examples of permitted awning are included under Appendix A.

2. Backlighting of awnings is prohibited.

3. Text on awnings is prohibited.

4. Awnings are prohibited on residential structures that have been converted to commercial use.

5. Awnings shall be limited to rear elevations. (Ord. 473, 2013)

**C. Non-Contributing Structures – Commercial Overlay**

1. Awning styles must be in character with historic buildings. Brightly colored and curvilinear patterns or shapes are prohibited. Examples of permitted awnings are included under Appendix A.

2. Backlighting of awnings is prohibited.

3. Text on awnings is limited to border areas.

4. Awnings are prohibited on residential structures that have been converted to commercial use. (Ord. 473, 2013)

**D. Non-Contributing Structures – Residential Overlay**

1. Awnings are prohibited on residential structures that have been converted to commercial use.

2. Awning styles must be in character with historic buildings. Brightly colored and curvilinear patterns or shapes are prohibited. Examples of permitted awnings are included under Appendix A.

3. Backlighting of awnings is prohibited.

4. Awnings shall be limited to rear elevations. (Ord. 473, 2013)

**17.40.040 Chimneys**

**A. Contributing Structures – Commercial Overlay**

1. Masonry chimneys shall be faced with traditional red clay brick.

2. Masonry chimneys shall be preserved, or replaced with traditional red clay brick if preservation is not feasible. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Chimneys shall be masonry faced with traditional red clay brick.

2. Masonry chimneys shall be preserved, or replaced with traditional red clay brick if preservation is not feasible. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Non-masonry materials may be used. (Ord. 473, 2013)

**D. Non-contributing Structures – Residential Overlay**

1. Non-masonry materials may be used. (Ord. 473, 2013)

**17.40.050 Doors**

**A. Contributing Structures – Commercial Overlay**

1. The original location, materials, size, and decorative features of doors shall be preserved, and when doors are being replaced, all those elements shall be replaced in kind. Restoration of original door features is permitted.

2. New door openings may only be located on the rear elevation.

3. Doors shall be made of wood; fiberglass and metal doors are prohibited. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. The original location, materials, size, and decorative features of doors shall be preserved, and when doors are being replaced, all those elements shall be replaced in kind. Restoration of original door features is permitted.

2. New door openings may only be located on the rear elevation.

3. Doors shall be made of wood; fiberglass and metal doors are prohibited. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Door design and materials are not regulated on these structures. (Ord. 473, 2013)

**D. Non-contributing Structures – Residential**

1. Door design and materials are not regulated on these structures. (Ord. 473, 2013)

**17.40.060 Drive-in and Drive Thru Structures**

A. All Structures within Historic District

1. Drive-in and drive-thru commercial structures and businesses are prohibited within the Historic District. (Ord. 473, 2013)

**17.40.070 Fences**

**A. Contributing Structures – Commercial Overlay**

1. Fences shall be wood picket fences, three (3) to four (4) feet high, painted white or with a natural protective finish.

2. Chain link, wire, stock fencing, rail or split rail, plastic or vinyl, lattice and fences taller than four feet are only permitted on rear property lines when they are screened with landscaping from the right-of-way. However, these types of fences are not permitted adjacent to, or along a common boundary with, a property that includes a contributing structure.

3. Fences not expressly permitted are prohibited unless there is evidence of a different fence type in the historic inventory. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Fences in the Historic Commercial overlay and fences for contributing structures throughout the Historic district shall be wood picket fences, three (3) to four (4) feet high, painted white or with a natural protective finish.

2. Chain link, wire, stock fencing, rail or split rail, plastic or vinyl, lattice and fences taller than four (4) feet are only permitted on rear property lines when they are screened with landscaping from the right-of-way. However, these types of fences are not permitted adjacent to, or along a common boundary with, a property that includes a contributing structure.

3. Fences not expressly permitted are prohibited unless there is evidence of a different fence type in the historic inventory. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Fences shall be wood picket fences, three (3) to (4) four feet high, painted white or with a natural protective finish.

2. Chain link, wire, stock fencing, rail or split rail, plastic or vinyl, lattice and fences taller than four feet are only permitted on rear property lines when they are screened with landscaping from the right-of-way. However, these types of fences are not permitted adjacent to, or along a common boundary with, a property that includes a contributing structure. (Ord. 473, 2013)

3. Fences not expressly permitted are prohibited. (Ord. 473, 2013)

**D. Non-contributing Structures –Residential Overlay**

1. Fences shall be wood picket fences, three (3) to four (4) feet high, painted white or with a natural protective finish.

2. Chain link, wire, stock fencing, rail or split rail, plastic or vinyl, lattice and fences taller than four (4) feet are only permitted on rear property lines or side property lines in rear yards only (back of house) when they are screened with landscaping from the right-of-way. However, these types of fencing are not permitted adjacent to, or along a common boundary with, a property that includes a contributing structure.

3. Fences not expressly permitted are prohibited. (Ord. 473, 2013)

**17.40.080 Foundations**

**A. All Structures within Historic District**

1. Concrete block, brick, and poured concrete foundations are permitted.

2. Textured paint and thin coat stucco may be applied on foundations.

3. The height of replacement foundations may be altered to improve accessibility.

4. Rusticated and decorative concrete block are prohibited.

5. On contributing structures with vertically oriented wood skirting, the wood skirting shall

be replaced after a foundation is repaired or replaced. (Ord. 473, 2013)

**17.40.090 Garage Doors**

**A. Contributing Structures – Commercial Overlay**

1. Commercial garage doors may not exceed twelve (12) feet in width.

2. Multiple garage doors shall be separated by a minimum of two (2) feet.

3. On contributing structures and detached garages serving them, visible garage door finish materials must be painted wood.

4. Windows are permitted in garage doors. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Front facing garage doors shall be set back a minimum of four (4) feet from the front façade of residential structures.

2. Residential garage doors may not exceed eight (8) feet in width.

3. Multiple garage doors shall be separated by a minimum of two (2) feet.

4. On contributing structures and detached garages serving them, visible garage door finish materials must be painted wood.

5. Windows are permitted on garage doors. (Ord. 473, 2013)

**C. Non-Contributing Structures – Commercial Overlay**

1. Commercial garage doors may not exceed twelve (12) feet in width.

2. Multiple garage doors shall be separated by a minimum of two (2) feet.

3. Windows are permitted in garage doors. (Ord. 473, 2013)

**D. Non-Contributing Structures – Residential Overlay**

1. Front facing garage doors shall be set back a minimum of four (4) feet from the front façade of residential structures.

2. Residential garage doors may not exceed eight (8) feet in width.

3. Multiple garage doors shall be separated by a minimum of two (2) feet.

4. Windows are permitted in garage doors. (Ord. 473, 2013)

**17.40.100 Height**

**A. All Structures within Historic District**

1. The maximum height of structures is thirty-five (35) feet. (Ord. 473, 2013)

**17.40.110 New Construction in the Historic District**

**A. Non-contributing Structures – Commercial Overlay**

1. New structures shall be subject to the design standards in Section 17.40.

2. New commercial structures are exempt from the parking requirements in Title 16. (Ord. 473, 2013)

**B. Non-contributing Structures – Residential Overlay**

1. New structures shall be subject to the design standards in Section 17.40. (Ord. 473, 2013)

**17.40.120 Paint**

**A. Contributing Structures – Commercial Overlay**

1. Contributing Structures shall be painted with colors selected from the list in Appendix A for contributing structures. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Contributing Structures shall be painted with colors selected from the list in Appendix A for contributing structures. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Non-Contributing commercial Structures shall be painted with colors selected from the list in Appendix A for non-contributing structures. (Ord. 473, 2013)

D. Non-contributing Structures- Residential Overlay

1. Paint color for noncontributing structures are not regulated by this title. (Ord. 473, 2013)

**17.40.130 Porches**

A. Contributing Structures – Commercial Overlay

1. Porches shall be painted.  
2. Porches shall be preserved in their original design, and repair or replacement shall match the original in both materials and design, except that modern foundations, which are not visible, may be installed.

3. Front porches shall not be enclosed by walls, screens, or windows. (Ord. 473, 2013)

B. Contributing Structures – Residential Overlay

1. Porches shall be painted.  
2. Porches shall be preserved in their original design, and repair or replacement shall match the original in both materials and design, except that modern foundations, which are not visible, may be installed.

3. One porch entrance shall be located on the front elevation and have a direct pedestrian path from the porch to the sidewalk.

4. Front porches shall not be enclosed by walls, screens, or windows. (Ord. 473, 2013)

C. Non-contributing Structures – Commercial Overlay

1. Front porches shall not be enclosed by walls, screens, or windows.

2. Porches on front elevations shall be painted. (Ord. 473, 2013)

D. Non-contributing Structures – Residential Overlay

1. One porch entrance shall be located on the front elevation and have a direct pedestrian path from the porch to the sidewalk.

2. Porches on front elevations shall be painted.

3. Front porches shall not be enclosed by walls, screens, or windows. (Ord. 473, 2013)

**17.40.130 Public Right-of-Way**

A. Commercial Overlay

1. Sidewalks shall be concrete without coloring. The finish shall be broom finished and scored perpendicular to the path, in traditional squares of twenty-four (24) to thirty six (36) inches. Troweled edges are required.

2. Streetlights in the Historic Commercial Overlay shall be lamp style only.

3. Curb cuts for residential properties may not exceed twenty (20) feet in width. (Ord. 473, 2013)

B. Residential Overlay

1. Sidewalks shall be concrete without coloring. The finish shall be broom finished and scored perpendicular to the path, in traditional squares of twenty-four (24) to thirty six (36) inches. Troweled edges are required.

2. Streetlights in the Historic Commercial Overlay shall be lamp style only.

3. Curb cuts for residential properties may not exceed twenty (20) feet in width. (Ord. 473, 2013)

**17.40.150 Roofs**

A. Contributing Structures – Commercial Overlay

1. The repair and alteration of roofs shall match the original style and pitch.

2. The addition of new roof elements such as vents, chimneys, and dormers shall not be readily visible from the right-of-way, unless the property has frontage on more than one right-of-way, in which case new elements shall be on a side elevation and screened from view.

3. New decorative features such as cupolas or cresting shall be permitted only when historic evidence demonstrates those features were included in the original structure.

4. For residential structures, the roof pitch shall be 8:12 (equal to 34°) or steeper. On mansard roofs, the upper areas of the roof may

have a shallower pitch so long as the lowest roof planes are steeper than 12:12 (equal to 45°).

5. For all structures, roofing materials on all sloped roofs shall be black composition shingles or wood shingles. Metal roofing on sloped roofs is prohibited.

6. Flat roofs are permitted on commercial structures when the roof and all mechanical equipment on the roof, including railings, are screened by a parapet. The materials used for flat roofs are not regulated by this section.

7. Skylights are prohibited. (Ord. 473, 2013)

#### B. Contributing Structures – Residential Overlay

1. The repair and alteration of roofs shall match the original style and pitch.

2. The addition of new roof elements such as vents, chimneys, and dormers shall not be readily visible from the right-of-way, unless the property has frontage on more than one right-of-way, in which case new elements shall be on a side elevation and screened from view.

3. New decorative features such as cupolas or cresting shall be permitted only when historic evidence demonstrates those features were included in the original structure.

4. For residential structures, the roof pitch shall be 8:12 (equal to 34°) or steeper. On mansard roofs, the upper areas of the roof may have a shallower pitch so long as the lowest roof planes are steeper than 12:12 (equal to 45°).

5. For all structures, roofing materials on all sloped roofs shall be black composition shingles or wood shingles. Metal roofing on sloped roofs is prohibited.

6. Skylights are prohibited. (Ord. 473, 2013)

#### C. Non-contributing Structures – Commercial Overlay

1. For residential structures the roof pitch shall be 8:12 (equal to 34°) or steeper. On mansard roofs, the upper areas of the roof may have a shallower pitch so long as the lowest roof planes are steeper than 12:12 (equal to 45°).

2. For all structures, roofing materials on all sloped roofs shall be black composition shingles or wood shingles. Metal roofing on sloped roofs is prohibited.

3. Flat roofs are permitted on commercial structures when the roof and all mechanical equipment on the roof, including railings, are screened by a parapet. The materials used for flat roofs are not regulated by this section. (Ord. 473, 2013)

#### D. Non-contributing Structures – Residential Overlay

1. For residential structures, the roof pitch shall be 8:12 (equal to 34°) or steeper. On mansard roofs, the upper areas of the roof may have a shallower pitch so long as the lowest roof planes are steeper than 12:12 (equal to 45°).

2. For all structures, roofing materials on all sloped roofs shall be black composition shingles or wood shingles. Metal roofing on sloped roofs is prohibited. (Ord. 473, 2013)

### 17.40.160 Setbacks

#### A. All Structures within Historic District

1. Residential structures shall be set back a minimum of ten (10) feet from side lot lines, and minimum of twenty (20) feet from rear lot lines.

2. Commercial and mixed-use structures shall be set back a minimum of ten (10) feet from rear lot lines, and a maximum of ten (10) feet from front lot lines. There is no minimum setback from front lot lines.

3. For new structures or additions to structures, including porches, the front setback shall not exceed four (4) feet more or less than the average front setback of the adjacent structures. (Ord. 473, 2013)

### 17.40.170 Siding

#### A. Contributing Structures – Commercial Overlay

1. Horizontal lap wood siding is required and historic siding patterns shall be matched when repairing or replacing siding.

2. Siding shall be painted; unpainted and stained wood is prohibited.

3. Decorative shingle patterns are prohibited on contributing structures, unless originally used as documented in the Historic Resources Inventory.

4. The paint color of siding shall be uniform on all sides of a structure. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Horizontal lap wood siding is required and historic siding patterns shall be matched when repairing or replacing siding.

2. Siding shall be painted; unpainted and stained wood is prohibited.

3. Decorative shingle patterns are prohibited on contributing structures, unless originally used as documented in the Historic Resources Inventory.

4. The paint color of siding shall be uniform on all sides of a structure. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Wood horizontal lap siding shall have a reveal not exceeding six (6) inches, with the exception of board and batten siding comprised of solid sawn wood.

2. Masonry is permitted.

3. Composite smooth surface materials are permitted.

4. Siding shall be painted; unpainted and stained wood is prohibited.

5. The paint color of siding shall be uniform on all sides of a structure. (Ord. 473, 2013)

**D. Non-contributing Structures – Residential Overlay**

1. Siding shall be masonry or horizontal lap siding with a reveal not exceeding six (6) inches is required, with the exception of board and batten siding comprised of solid sawn wood.

2. Siding shall be painted; unpainted and stained wood is prohibited.

3. The paint color of siding shall be uniform on all sides of a structure. (Ord. 473, 2013)

**17.40.180 Facades**

**A. All Contributing Structures in the Historic District**

1. The design of the front and side elevations shall be preserved. (Ord. 473, 2013)

**17.40.190 Windows**

**A. Contributing Structures – Commercial Overlay**

1. Windows shall be trimmed with wood, and wood framed storm windows are permitted.

2. Window frames and sashes shall be made of wood.

3. New window openings are only permitted where they are not visible from the right-of-way. New windows and window openings on rear elevations shall match the materials, style, colors, and trim of other windows on the structure.

4. Transom and clerestory windows are permitted above doors. (Ord. 473, 2013)

**B. Contributing Structures – Residential Overlay**

1. Windows visible from the right-of-way shall be vertically oriented.

2. Window frames and sashes shall be made of wood.

3. New window openings are only permitted where they are not visible from the right-of-way. New windows and window openings on rear elevations shall match the materials, style, colors, and trim of other windows on the structure.

4. Transom and clerestory windows are permitted above doors. (Ord. 473, 2013)

**C. Non-contributing Structures – Commercial Overlay**

1. Windows shall be trimmed with wood, and wood framed storm windows are permitted. Storefront windows manufactured with metal frames shall have wood trim covering the exterior of the metal frames.



2. Transom and clerestory windows are permitted above doors. (Ord. 473, 2013)

D. Non-contributing Structures – Residential Overlay

1. Windows visible from the right-of-way shall be vertically oriented.

2. Transom and clerestory windows are permitted above doors. (Ord. 473, 2013)

**Chapter 17.44**  
**Landscaping**

**Sections:**

- 17.44.010 Purpose**
- 17.44.020 Applicability**
- 17.44.030 General provisions**
- 17.44.040 Buffering and screening requirements**
- 17.44.050 Screening of parking, loading and storage**

**17.44.010 Purpose**

The purpose of this chapter is to establish standards for landscaping, buffering and screening to enhance the appearance of the Historic District using trees and other landscaping materials to mitigate the effects of sun, wind, noise and the lack of privacy.

**17.44.020 Applicability**

This section shall apply to all new construction in the Historic District.

**17.44.030 General Provisions**

A. In the Historic Residential Overlay at least ten (10) percent of the total area shall be landscaped.

B. In the Historic Commercial Overlay, landscaping shall be as follows:

1. Properties up to twenty thousand (20,000) square feet in size shall have at least fifteen (15) percent of the total lot area landscaped.

2. Properties larger than twenty thousand (20,000) square feet in size shall have at least ten (10) percent of the total lot area landscaped.

C. Unless otherwise provided by the lease agreement, the owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

D. All plant growth in landscaped areas of developments shall be controlled by pruning, trimming of otherwise so that:

1. Public utilities can be maintained or repaired;

2. Pedestrian or vehicular access is unrestricted;

3. Visual clearance provisions are met (See Chapter 16.40).

E. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or a bond has been posted with the city to ensure the completion of the landscaping requirements.

F. Existing plant materials may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the plantings.

G. Plant materials are to be watered at intervals sufficient to ensure survival and growth.

H. Synthetic plant materials are not permitted.

I. Berms and excavations are prohibited in the commercial overlay.

J. Berms and excavations are prohibited in front yards of residential overlay. (Ord. 473, 2013)

**17.44.040 Buffering and Screening Requirements**

A. A minimum landscape buffer width of twenty (20) feet shall be required between any nonresidential use in a non-residential zone which abuts a residential zone.

B. A buffer shall consist of an area within an interior setback adjacent to a property line, having a width of ten (10) feet or greater and a length equal to the length of the property line.

C. Occupancy of a buffer area shall be limited to utilities, screening, and landscaping. No buildings, accessways or parking areas shall be allowed in a buffer area.

D. The minimum improvements within a buffer area shall include:

1. One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than ten (10) feet high for deciduous trees and five feet high for evergreen trees measured from the ground to the top of the tree after planting.

a. Small or narrow stature trees, under twenty-five (25) feet tall or less than sixteen (16) feet wide at maturity shall be spaced no further than fifteen (15) feet apart.

b. Medium sized trees between twenty-five (25) feet to forty (40) feet tall and with sixteen (16) feet to thirty-five (35) feet wide branching at maturity shall be spaced no greater than twenty-five (25) feet apart;

c. Large trees, over forty (40) feet tall and with more than thirty-five (35) feet wide branching at maturity, shall be spaced no greater than thirty (30) feet apart.

2. In addition, at least one shrub shall be planted for each one hundred (100) square feet of required buffer area.

3. The remaining area shall be planted in groundcover, or spread with bark mulch.

E. Where screening is required a hedge of narrow or broadleaf evergreen shrubs shall be planted which will form a four-foot continuous screen within two years of planting; or

F. Buffering and screening provisions shall be superseded by the vision clearance requirements as set forth in Chapter 16.40.

G. When the use to be screened is downhill from the adjoining property, the prescribed heights of required fences, walls or landscape screening shall be measured from the actual grade of the adjoining property. (Ord. 473, 2013)

#### **17.44.050 Screening**

A. If four or more off-street parking spaces are provided, off-street parking adjacent to a public street shall provide a minimum of four square feet of landscape screening for each lineal foot of street frontage. The screening shall consist of shrubbery at least two feet in height located as close to the street as practical and one

tree for each fifty (50) lineal feet of street frontage or fraction thereof.

B. Landscaped screening shall achieve a balance between low lying and vertical shrubbery and trees.

C. Screening of loading areas and outside storage is required according to the standards of Section 17.44.040(E).

D. Except for one-family and two-family dwellings, any refuse container or disposal area and service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area, shall be screened from view by placement of a solid wood fence, masonry wall not exceeding six (6) feet in height, or evergreen hedge between five and eight feet in height. All refuse materials shall be contained within the screened area. (Ord. 473, 2013)

**Chapter 17.48**  
**Designation of Historic Landmarks**

**Sections:**

- 17.48.010 Purpose**
- 17.48.020 Criteria for Designation**
- 17.48.030 Incentives for Designation**

**17.48.010 Purpose**

Designation of Historic Landmarks is a means of providing recognition of their significance and providing incentives and regulations for their preservation.

**17.48.020 Criteria for Designation**

Any building or structure may be designated as a Historic Landmark if it meets all the criteria listed below:

- A. The building or structure is located within the boundaries of the City.
- B. The building or structure was built prior to 1921.
- C. The building or structure possesses sufficient historic integrity, in that there are no major alterations or additions that have obscured or destroyed the significant historic features. Major alterations that may destroy the historic integrity include, but are not limited to, changes in pitch of the main roof, enlargement or enclosure of windows on principal facades, addition of upper stories or the removal of original upper stories, covering the exterior walls with non-historic materials, moving the resource from its original location to one that is dissimilar to the original, additions which significantly detract from or obscure the form and appearance of the historic resource when viewed from the public right-of-way.
- D. The building or structure has historic significance as demonstrated by meeting at least one of the following criteria:
  - 1. Association with events that have made a significant contribution to the broad patterns of our history; and/or
  - 2. Association with the lives or persons significant in our past; and/or
  - 3. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess

high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. (Ord. 473, 2013)

**17.48.30.1 Incentives for Designation.**

A. The City shall consider granting zoning variances and/or conditional use permits in order to encourage the productive use and preservation of Landmarks.

B. The City Building Official shall have the authority to waive certain building code requirements for contributing structures pursuant to the Oregon Structural Specialty Code Section 3409, Historic Buildings, as amended.

C. Property owners of Landmarks may seek technical or financial assistance from the City when applying for grants or tax incentives for rehabilitating their properties as resources and funds are available.

D. Property owners of Landmarks are eligible to receive City-funded grants and loans to assist with the preservation of their buildings as resources and funds are available. (Ord. 473, 2013)