

# Historic Preservation Design Standards Updates

September 2024





## IV. Historic Preservation Standards

In 2023, the City of Orange retained AECOM to create a set of objective design standards that could be applied to mixed-use and multi-family development in the City. The initiative seeks to maintain compliance of the City's land use policies with changes to California State law. In doing so, the initiative also seeks to contribute to both the streamlining of housing production in the City to improve affordability, while maintaining the high quality of new development that the City of Orange community and future occupants require.

As an extension of the task and in consultation with City Staff, AECOM has reviewed the City's Historic Preservation Design Standards Policy, dated December 12, 2018. The Policy outlines the City's position for which mixed-use and multi-family development occurring specifically in the Old Towne Historic District zones should conform, and as such the Policy is aligned with the objective standard exercise AECOM was retained for.

This section of the document contains a set of objective standards specific to projects in the Old Towne Historic District in the City for certain multifamily housing projects to implement State Housing Laws. The standards were customized taking into account the City's existing Historic Preservation Design Standards and experiences in the process of reviewing recent multi-family projects.

## Historic Preservation Policy Statement

Orange is a special place to live in part because of the historic buildings that help to create the neighborhood character. The purpose of these updated design standards is to preserve the distinct sense of place and unique character of the community through the implementation of local, state, and federal guidance for historic preservation. These standards are intended to complement the City of Orange's Cultural Resources and Historic Preservation Element and seek to further protect the historic setting and integrity of Orange's historic buildings and neighborhoods.

The Historic Preservation Design Standards apply to all properties located within the Historic District. For historic properties, an evaluation of existing conditions and project compliance with the Secretary of Interior's Standards for Rehabilitation and the applicable City historic preservation design standards shall be conducted. In the case of projects involving non-historic properties (non-contributors), the project shall be evaluated with respect to potential impacts on the integrity of the historic district. This report must be prepared by a historic preservation professional meeting the Secretary of Interior's Professional Qualifications Standards. Consultants may be selected from the City's list of qualified historic preservation professionals.



# Exterior Architectural Details and Building Materials

1. Exterior historic architectural features and building materials shall be preserved through maintenance and repair before utilizing replacement.
  - a. Work undertaken to stabilize, conserve, repair, or maintain existing historic features and materials shall be physically and visually matching with the historic feature.
  - b. The replacement of intact or repairable architectural details features and building materials is prohibited.
  - c. Removal or covering over distinctive architectural features and examples of skilled craftsmanship is prohibited. Distinctive architectural features that are particularly important to the character of a historic building shall be retained and/or replaced in kind if too deteriorated to repair. Distinctive features may include decorative elements such as brackets, exposed rafter tails, and columns, or the pattern of materials used in construction, such as decorative shingles, masonry, or stonework.
  - d. Historic finishes shall not be altered. Unpainted historic masonry, concrete, or wood elements shall not be painted. Similarly, wood elements that were painted or stained historically shall maintain the same finish to protect the materials from deterioration.
2. Exterior historic features and materials shall be repaired in place and in kind to the greatest extent feasible<sup>1</sup>.
  - a. Repairs shall maintain as much historic material as possible by patching, splicing, consolidating, or otherwise reinforcing deteriorated materials.
  - b. When cleaning or repairing exterior historic materials using physical or chemical treatments, use the gentlest means possible. Treatments that cause damage to historic materials is prohibited.
3. Exterior historic materials that are too deteriorated to be repaired as determined by an evaluation prepared by a historic preservation professional meeting the Secretary of Interior's Professional Qualifications Standards, shall be replaced in kind.
  - a. Replacement shall be limited to only those portions of the historic feature that are deteriorated beyond repair.
  - b. Replacement of historic elements shall match the historic design, materials, scale, size, proportion, finish, texture, details, and profile.

---

<sup>1</sup> Per federal guidance for projects involving historic properties, work designed to conform to the greatest extent feasible with the California State Historic Building Code, [State of California, Title 24, Building Standards, Part 8] as well as Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building are considered to result in minimal or no adverse effects to a historic property.



- c.** Non-historic materials such as vinyl siding or synthetic stucco, are prohibited as substitute materials for use on a historic building.
- d.** Replacement of an exterior historic material with a substitute material shall be allowed if the substitute material matches in appearance and properties (such as finish and density) and does not damage the remaining historic material, per the criteria described in National Park Service Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.
- 4.** Removal of inappropriate, non-historic architectural features and/or building materials that are not consistent with the historic design is permissible.

  - a.** In some cases, these later additions/alterations may be obscuring original historic materials and/or character-defining features.
- 5.** If historic features are missing, replacement shall be based on historic documentation, such as historic photographs or physical evidence, such as remnant marks on the building. If none are available, the design of replacement details shall match with the architectural character of the building and match with the size, scale, and materials of the historic building and its setting.
- 6.** Adding architectural details or elaborate decorative elements that do not match the architectural style of the building or are not based on documentary or physical evidence from the building's history are prohibited.



# Standards for Historic Building Features

## Roofs

1. The historic roof form shall be preserved and maintained.
  - a. Changing the slope or configuration of a historic roof is prohibited.
  - b. Other decorative and functional details including vents, corbels, dormers, finials, built-in gutters, collectors, downspouts, and chimneys shall be preserved and repaired as necessary to prevent deterioration.
2. Historic roofing materials shall be preserved.
  - a. Deteriorated sections of historic roofing materials, shall be replaced with in-kind or with a substitute material to match the existing.
3. Replacement roofing materials shall match the scale, texture, and color to materials used historically.
4. New dormers shall be minimally visible from the public right-of-way<sup>2</sup> and not damage or obscure character-defining features.
5. New skylights shall not be visible from the public right-of-way and not damage or obscure character-defining features. New skylights shall be low profile. Dome skylights are prohibited in the historic district.
6. New roof vents shall be minimally visible from the public right-of-way and not damage or obscure character-defining features.
7. Adding fascias, cutting off exposed rafter tails or boxing in exposed rafters is prohibited except in the case of changes to the eaves required by the Building Department to increase fire resistance.

## Windows and Doors

1. Historic windows and doors shall be preserved and maintained.
  - a. A project shall not alter the location, number, size, pattern, muntin, mullion, type (casement, single-or double-hung, etc.), or proportion of historic windows and doors on elevations.
  - b. Historic metal grillwork or decorative bars on windows shall be retained.
  - c. Door and window screen material and design shall match with the architectural style of the historic building.

---

<sup>2</sup> For the purposes of these design standards, public right-of-way includes streets, sidewalks, alleyways, and paseos.





2. Rooftop solar panels shall be located in areas minimally visible from the public right-of-way.
  - a. Rear-facing roofs of primary historic buildings or rooftops of detached garages or accessory buildings are the most appropriate locations for solar panels.
  - b. On flat roofs with parapet walls, solar panels may be installed on the full extent of the roof, provided that the panels are screened from public view by the parapet walls.
  - c. On sloped roofs, solar panels shall be installed on the rear 50 percent of the roof of the primary building.
  - d. On corner lots, for buildings with sloped roofs, solar panels shall be installed on the interior 25 percent of the roof of the primary building.
  - e. If the permitted locations for solar panels in Standard 2c or 2d cause the installation to be visible from the public right-of-way, panels shall be configured to the extent feasible parallel to the roof plane, with minimal profile, no roof overhang, and no alteration of the existing roof shape or slope.
  - f. Solar panels shall be parallel to the roof plane, shall not extend more than 10 inches above the roof surface, and shall not overhang or alter existing rooflines.
  - g. Solar panels shall be attached to roofs using the least invasive method possible, without damaging character-defining features.



# Standards for Historic Residential Buildings

Relationships of buildings to each other, setbacks, existing grade, fencing patterns, views, driveways, walkways, lighting, and street trees all contribute to the character of historic streetscapes.

## Landscape, Planting, and Setting

1. The historic setback of front and side yards of shall be retained and match the historic block pattern.
2. Historic walkways, historic scoring, driveways, and other hardscape features in the front yard shall be preserved.
  - a. Historically unpainted walls, curbs, or planters shall not be painted.
3. Repairs or expansion of paving or hardscape features shall match the historic features in materials, color, texture, scoring pattern, and finish.
4. Paving parkways, front yards, and side yards that were historically unpaved shall be prohibited.
5. Parking areas shall be located at the rear of the site and shall be screened from public view by fencing or landscaping.
6. Historic driveways and their configuration and material shall be retained and preserved through repair/maintenance or replace in kind.
7. Retain and preserve historic fencing and walls of front yards. New or replacement front yard fencing shall be installed, provided it matches with the architectural style of the building and materials used during the period of significance of the historic building and is consistent with the prevailing pattern of fencing in the streetscape, including design, setback, and existing planting strips.
  - a. Chain-link with tube steel, vinyl, composite board, and plastic fencing materials are prohibited.
  - b. New fences or walls shall have a two-foot wide planter between the property line and fencing.
8. Rear yard opaque fencing for privacy is permissible, provided that the period of significance, style, scale, design, and materials match with the historic building and the neighborhood.
  - a. If a six-foot rear or side yard fence is located next to the street, the fencing shall match with the prevailing pattern of fencing in the streetscape, including material, setback, and existing planting strips. If there are no other fences on the block, the style and materials shall reflect the period of significance to the architecture of the house. A two-foot wide planter shall be located between the property line and fencing.
9. Historic trees and hedges, shall be maintained and preserved.





10. Artificial turf is prohibited in parkways, front yards, and side yards visible from the public right-of-way.

## Porches

1. Historic porches shall be preserved.
  - a. Maintain the location, shape, details, posts, railings, balustrades, and decorative brackets of the historic porch.
  - b. Repair deteriorated decorative elements or replace missing elements to match the existing.
  - c. Alterations for accessibility shall be designed and built to be minimally visible and to require minimal alterations to historic materials and features, while allowing equal access to the building.
2. Original steps shall be preserved. If the steps are too deteriorated for repair, they shall be replaced utilizing materials to match the original design.
3. All or part of a historic porch or entrance shall not be enclosed in areas visible from the public right-of-way.
4. Guard rails are prohibited unless there is documentary or physical evidence that a guardrail existed on a porch historically, or there is a safety issue to be addressed.
5. The addition of a handrail for safety at the front steps is allowed, if the handrail matches in design, uses materials matching with the historic building, and installation does not destroy any character-defining features or materials of the historic building.

## Garages and Accessory Buildings

1. Historic accessory buildings shall be preserved.
  - a. Changes to accessory buildings shall comply with the Standards for Historic Building Features.
  - b. A one-story addition to the side or rear of an accessory building may be an appropriate way to provide additional parking or storage area.
  - c. The addition of a new second floor or substantial modifications to the rooflines of historic garages or accessory buildings are prohibited.
  - d. Adding small dormers to an existing roof are appropriate, provided that the scale, design and materials of the dormers match with the architecture of the historic accessory building.
    - i. Dormers shall not be on the same wall plane as the story below of the historic building.
    - ii. The total sum of dormers shall not be greater than 25% of the roof plane width.
  - e. Historic garage door design, type, and materials shall be preserved and maintained even when converting to a non-utility use.



- i. A replacement of a non-historic garage door shall match with the materials and design of the historic accessory building.
- 2. A historic accessory building may be relocated on the property subject to the following:
  - a. The new location of the accessory building on the lot shall maintain the historic relationship between houses and accessory buildings that are typical of the Historic District. Relocation shall not substantially change the prevailing development pattern of houses and accessory buildings in the neighborhood. Accessory buildings shall be relocated within rear yards only and should not be relocated in front or side of the house.
  - b. Relocation shall maintain the original orientation of the building to the street.
  - c. Relocation shall retain the existing driveway.
- 3. The majority of historic accessory buildings can be preserved and rehabilitated. In limited cases, a historic accessory building may be too deteriorated to be repaired. If a property owner believes that a historic accessory building cannot be repaired, the property owner may submit a report to the Historic Preservation Planner requesting demolition and reconstruction of the building.
  - a. The report shall include:
    - i. A detailed analysis of the condition of the existing building and feasibility of repairs by a qualified licensed structural engineer and/or historic preservation contractor meeting the Secretary of Interior’s qualifications.
    - ii. A comprehensive proposal for accurate reconstruction and reuse of salvaged historic materials from the building.
  - b. The report will be reviewed by the Historic Preservation Planner who will make a recommendation to the Design Review Committee on the proposed demolition and reconstruction.
  - c. The request for demolition of a historic accessory building shall comply with the project review process outlined in the Demolition Review Ordinance (OMC 17.10.090).
  - d. No building may be demolished without prior approval and a demolition permit.
- 4. New garages and accessory buildings shall be similar in massing, scale, and design to historic garages and accessory buildings in the historic district.
  - a. New garages and accessory buildings shall be detached from the primary historic building and within the rear yard.
  - b. New garages or accessory buildings shall be designed to architecturally match with the historic residence and shall be subordinate in comparison to the existing primary building including lower in height, narrower in width, and smaller in area.



# Standards for Historic Commercial Buildings

## Setting and Building Features

1. Historic sidewalk features, including street lights, shall be preserved.
  - a. Historic sidewalks may include any unique score patterns, textures or materials that shall be preserved. If the sidewalks cannot be repaired, it shall be replaced in kind including dimensions of historic sidewalk.
2. Historic primary entrances shall be preserved whether or not it is used as the primary entrance for the use.
3. When commercial uses occupy historic residential buildings, the front yard landscaping shall be retained and historic paving shall remain.
  - a. Parking in the front yard is prohibited.
  - b. Pedestrian-oriented uses, such as outdoor dining, are permissible in the front yard area of the private property, provided that the use can be accommodated with limited additions of paving or non-porous surfaces and does not affect any character-defining features of the historic building or setting.
4. Exterior light fixtures shall be compatible with the architectural style of the building.
  - a. Animated or flashing lights are prohibited.
  - b. Colored lights are prohibited, except for exposed neon used in signage.
  - c. LED Lighting shall have a warm color temperature not to exceed 3,000 Kelvin.
  - d. Light sources on building and site lighting shall be shielded to prevent glare and light spill onto neighboring properties.
5. Trash enclosures and utility and service cabinets shall be integrated into the design of the building and site and shall be located at secondary elevations or in alleyways.
6. The height of a new building, or an addition to an existing building, shall not exceed two stories, 30 feet, or the height of adjacent historic buildings, whichever is the lesser height.
  - a. In the Plaza Historic District and Downtown Core, a new story is not permitted on the top of an existing historic building.
  - b.
7. In the Plaza Historic District, new construction with exposed sloped roofs is prohibited.
8. In the Plaza Historic District, a consistent building street wall with zero setbacks shall be maintained by all new construction.
  - a. Recessed entrances, matching the pattern of historic storefronts in the Plaza, shall be used.



9. In the Downtown Core and Spoke Streets, new construction shall match with the prevailing pattern of setbacks of surrounding properties on the same block.
10. For new construction, a 15-foot landscape area is required between all parking areas and any public right of way. Landscaping shall provide visual screening for parked cars.
11. For existing construction, landscape areas shall be provided between all parking areas and any public right-of-way to the greatest extent feasible. Landscaping shall provide visual screening for parked cars.

## Storefronts

1. Historic commercial storefronts and their component elements, such as display windows, bulkheads, transoms, prism glass, doors, pillars, pilasters, and other character-defining features shall be preserved.
  - a. Altering the location, number, size, pattern or proportion of historic openings, particularly on primary elevations is prohibited.
  - b. Interior spaces shall be designed so that new partitions do not impact the appearance of the historic storefront.
2. Transparent, clear glazing shall be used for ground floor storefronts. Reflective coatings or dark tints on storefront glazing are prohibited.
3. New replacements of non-historic storefronts shall be based on evidence of the historic appearance of the building or the pattern and features of surrounding historic storefronts.
  - a. Recessed entrances at new storefronts shall be used in the Plaza Historic District and are encouraged in other locations.
  - b. New storefronts in the Plaza and Downtown Core shall maintain the existing pattern of glass at the building wall along the sidewalk. Removing storefront glazing to create recessed outdoor areas at the front of commercial buildings is prohibited on historic buildings unless it has a documented history of a recessed storefront in that location.
4. New security bars and roll-down gates are prohibited.
5. Awnings shall be of color, size, scale, design, and operation to those used historically. Awnings shall be constructed of historic period materials.
  - a. An awning shall fit within each of the building's structural bays, exactly over the display windows. Awnings shall be of materials used historically
  - b. Internally illuminated awnings or vinyl awnings are prohibited.
  - c. New awnings shall use anchors and attachments through the mortar joints only, that do not damage the historic building materials and/or building. Where awnings are added to masonry construction, make attachments through the mortar joints only.



6. Reconstructing historic storefronts that have been removed or altered shall be undertaken only if documentation and/or physical evidence is existing.

a. If a historic opening has been replaced with non-historic materials, a new one that matches with the architectural style of the building shall be installed in its place. Design of the replacement shall be based on available photographic evidence. If no such evidence exists, the replacement should be based on a combination of physical evidence (indications in the building of the building) and evidence of similar elements on buildings of the same architectural style in the historic district. The new opening matches size, shape, design and materials of similar openings of nearby historic buildings.

7. Mechanical equipment, including, but not limited to electrical meters, fire risers, valves shall be located behind the storefront.

## Signage

1. Historic signs, including painted wall signs, shall be preserved and shall not be painted over, covered, defaced or removed.

a. The City maintains a list of historic painted signs in the Plaza. Consult the Historic Preservation Planner prior to starting any work on a painted sign on a historic building.

b. Any signs uncovered during the process of rehabilitation or restoration shall adhere to the standards outlined in this section.

2. New signs shall be made of traditional materials such as wood or metal used in a traditional way.

a. Plastic signs and plastic faces on signs are not permitted.

b. Painted signs are allowed on existing painted surfaces. Painted signs are prohibited on unpainted masonry surfaces.

c. If an alternate sign material is proposed, it shall match with the design, texture, reflectivity, durability and color of a traditional sign material.

3. New signs shall not conceal or diminish architectural features of the building.

4. Traditional sign locations include belt courses above storefronts, on transom panels, on wall surfaces above second floor windows, projecting from the face of the building, on awning valences, or windows.

5. Sign installation shall not damage historic materials.

a. Mounting brackets and hardware shall be anchored into mortar joints only, not into the face of masonry units.

b. All attachments penetrating historic materials shall use materials that prevent rust and deterioration.

6. Signs shall be externally illuminated.



- a.** Internally illuminated signs are not permitted, with the exception of halo-lit channel letters.
  - b.** Neon is permissible for blade or wall signs. LED replicating the appearance of neon is also permissible.
  - c.** External illumination shall be from concealed sources or from matching metal fixtures.
- 7.** One wall sign is permitted per tenant on each building elevation.
  - a.** A wall sign is limited to a maximum of one square foot for each lineal foot of the tenant's street frontage.
  - b.** Maximum total sign length is 20 feet.
  - c.** Letter height shall be no more than 24 inches tall.
  - d.** Multiple lines of text are permitted, provided the sign area requirements are met.
- 8.** One blade sign is permitted per tenant, in lieu of a wall sign.
  - a.** A blade sign is limited to 15 square feet in area for each face.
  - b.** The sign shall have at least 8 feet of vertical clearance between grade and the lowest point of the sign.
  - c.** A sign may project over the public right of way, provided that the sign meets the requirements of Orange Municipal Code 17.12.040.D.12.
- 9.** One hanging sign, oriented toward pedestrians, is permitted per tenant, in addition to the permitted wall or blade sign.
  - a.** A hanging sign is limited to 8 square feet in area for each face.
  - b.** A sign may project over the public right of way, provided that the sign meets the requirements of Orange Municipal Code 17.12.040.D.12.
- 10.** Reversible painted or interior decal signs are appropriate for use on window and door glazing.
  - a.** Window sign area counts as part of the total allowable area for wall signs.
  - b.** A window sign with a solid background is limited to no more than 10 percent of the glazing area.
  - c.** A window sign with lettering only is limited to no more than 20 percent of the glazing area.
- 11.** Printed or painted lettering is permissible on an awning valance, subject to all restrictions for wall signs.
  - a.** Awning signage counts as part of the total allowable area for wall signs.
  - b.** Signage on the upper face of the awning is not permitted.
  - c.** Signage on the awning valance should be no more than 50 percent of the valance area.
- 12.** Freestanding signs are prohibited in the Plaza or in the Downtown Core for properties fronting Glassell Street or Chapman Avenue.



**13.** One freestanding monument sign is permitted for properties outside of the Plaza or Downtown Core, in lieu of a wall or blade sign.

**a.** A freestanding sign is limited to 12 square feet in area for each face, excluding the base building.

**b.** A freestanding sign is limited to 42 inches in height.

**14.** Signs for commercial uses in formerly residential buildings shall not obstruct architectural features and shall match with the scale and appearance of the building. In these cases, freestanding monument signs are preferred.

**15.** Digital signage is prohibited in the Plaza or in the Downtown Core.



# Standards For New Construction Related to Historic Buildings

## Additions to Historic Buildings

1. Additions shall be designed to be subordinate and secondary to the historic building and those adjacent including lower in height, narrower in width, and smaller in area.
  - a. Additions shall be designed to match with the mass, scale, and volume of the historic building and adjacent historic buildings.
2. Additions shall be located at the rear 50% of the historic building to minimize their visibility from the public right-of-way.
  - a. Vertical additions are prohibited on top of any historic building.
  - b. Additions to side elevations shall incorporate a clear setback from the elevation facing the public right-of-way to minimize visibility.
3. The addition shall be differentiated from the historic building.
  - a. The addition shall be differentiated from the historic building requiring an offset, with materials, and features sharing similar physical characteristics, scale, and textures.
  - b. The addition must maintain the visual features and mass of the building as well as the overall streetscape pattern. Do not obscure, alter or demolish character-defining features in order to accommodate new additions. Additions shall be in areas that are not visible to the public. Do not make additions to primary façades. Set back side additions clearly from the primary façade to distinguish the existing building.
4. Additions to historic buildings shall use traditional building materials complementary to the style of the historic building or the period of significance of the Historic District.
  - a. The texture, color and detailing of traditional building materials on an addition shall be compatible with the style or period of construction of the main building but shall not be an exact match. New building materials on the addition shall differ from the historic materials in size, scale, and/or profile in order to avoid creating a false sense of history.
5. Roof forms, including pitch and eave depth, shall match with the existing historic building.
  - a. New dormers shall be designed in a style that matches with the architectural style of the historic building.
6. Window and doors openings in an addition shall be based on the alignment, rhythm, size, shape, and pattern of openings on the historic building.





7. An addition shall be designed to avoid obscuring and/or demolishing/damaging character-defining features and not result in the loss of historic materials and character-defining features of the historic building.
  - a. If the addition were removed in the future, the essential form and integrity of the historic building shall be unchanged.
  - b. The roofline of the historic building shall be retained on elevations visible from the street.

## Infill Construction in A Historic District

1. The location of new primary and secondary buildings on a lot within a historic district shall match the historic pattern of front and side yard setbacks.
  - a. New buildings in front of a historic building is prohibited. New buildings along the side of a primary building are prohibited.
  - b. New buildings that are taller than surrounding existing buildings shall break up its mass into smaller components or modules. Step down the height of a taller new building when located adjacent to an existing shorter building.
2. New buildings shall match in massing, scale, and form to surrounding contributing buildings in the historic district on the same block.
  - a. Properties with new construction shall use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development.
3. The height and roof form of a new building shall match the surrounding historic buildings.
  - a. Roofing materials and details shall be similar to those found on historic properties.
  - b. Dormers shall be similar in size and style to historic properties.
4. A new primary building shall have a main entrance and façade parallel to and facing the street.
5. The progression of public to private spaces from the street shall be maintained.
  - a. A sheltered building entrance or front porch is appropriate to create a transitional space from the street to the interior of the building.
6. New construction window and door openings shall be based on the alignment, rhythm, size, shape, and pattern of openings of adjacent historic buildings.
7. The use of traditional building materials found on historic buildings in the Historic District shall be used on new construction and match with the size, scale, design, texture, reflectivity, and durability of historic materials used on comparable historic buildings in the Historic District.
  - a. Alternates to traditional building materials shall be permissible if matching with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.



- 8.** The height, mass and scale of new secondary buildings shall be subordinate to the primary historic building and/or to an adjacent contributor to a historic district.
  - a.** The height of secondary buildings shall not exceed the height of the primary historic building.
  - b.** The building features and details shall not match and be simpler than those on the primary historic building on the lot and/or adjacent contributors of a historic district..
- 9.** Infill construction shall adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.



# Standards For Noncontributing Buildings in Historic Districts

1. Non-contributing properties shall comply with the Standards for Historic Residential Buildings – Setting or Standards and for Historic Commercial Buildings – Setting.
2. Non-contributing properties shall comply with the Standards for Historic Building Features – Mechanical Systems.
3. Front porches are a common feature of historic residences in Old Towne. Removing or infilling an existing front porch on a non-contributing building is prohibited in the Historic District.
4. The primary building shall have a main entrance and facade oriented toward the street.
5. Windows and doors shall match with the building's predominant architectural style or with historic buildings in the Historic District.
6. The use of traditional building materials found on historic buildings in the Historic District shall be used for non-contributing buildings.
  - a. Exterior materials shall match with the size, scale, design, texture, reflectivity, durability and color of traditional materials used in the Historic District.
  - b. Alternatives to traditional building materials may be considered, if the alternative material match with the building's predominant architectural style or with comparable contributing buildings in the Historic District.
  - c. Vinyl windows are prohibited for use on non-contributing buildings.
7. The use of elaborate architectural details or ornamentation that does not match with the noncontributing building's predominant architectural style or surrounding contributing buildings shall be prohibited.
8. Additions to non-contributing buildings adjacent to a contributor of a historic district shall match with the mass, scale and setbacks of the existing building and surrounding historic properties.
  - a. An addition to a non-contributing building adjacent to a contributor of a historic district shall not exceed the height and massing of the adjacent historic building.
  - b. An addition to a non-contributing building in a historic district shall not be within the established setback of contributing historic buildings on the block.
  - c. Simple roof forms that reflect the form of the non-contributing building and surrounding historic buildings shall be used in the design of additions to non-contributors.
  - d. Second-story additions to a one-story building are prohibited.