# Historic Preservation Design Standards Updates

**February 2024**

City of Orange

AECOM

# 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 OTMU-15, OTMU-15S and OTMU-24 zones should conform, and as such the Policy is aligned with the objective standard exercise AECOM was retained for.

This document contains suggestions of how the City might restructure and increase objectivity within the Historic Preservation Design Standards Policy, to potentially adopt after further City review and community engagement. Suggestions are specifically related to the OTMU-15, OTMU-15S and OTMU-24 zones. The suggestions provided were customized with the help of City Staff, taking into account the City's existing design standards and experiences in the process of reviewing recent historic, mixed-use and 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.

# 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 compatible with the historic feature.

**b.** The replacement of intact or repairable architectural details features and building materials is not permissible.

**c.** Removal or covering over distinctive architectural features and examples of skilled craftsmanship is not permissible. 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[1].

**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 not permissible.

**3**. Exterior historic materials that are too deteriorated to be repaired 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.

[1] 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 not compatible 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. If historic photographs or physical evidence, such as remnant marks on the structure, are not available, the design of replacement details shall be compatible with the architectural character of the building and be compatible with the size, scale, and materials of the historic building and its setting.

**6.** Adding architectural details or elaborate decorative elements that are not compatible to the architectural style of the building or are not based on documentary or physical evidence from the building's history is not permissible.

# 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 compatible 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[2] 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 not permitted 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.

## Windows and Doors

**1.** Historic windows and doors shall be preserved and maintained.

**a.** A project shall not alter the location, number, size, pattern, type (casement, single-or double-hung, etc.), or proportion of historic windows and doors on elevations visible from the public right of way.

**b.** Historic grillwork on windows shall be retained.

**c.** Door and window screen material and design shall be compatible with the architectural style of the historic building.

**d.** Awnings and shutters shall be installed only on historic buildings with documentation and/or physical evidence of historic use. The replacements shall be similar in materials, design, and

[2] For the purposes of these design standards, public right-of-way includes streets, sidewalks, alleyways, and paseos.

operation to those used historically and match the shape of the window on which they are installed.

**2.** Historic windows and doors with signs of damage or deterioration shall be repaired, rather than replaced.

**a.** Repairs shall follow the recommendations of the National Parks Service (NPS) Preservation Brief 9 – The Repair of Historic Wooden Windows and other applicable federal historic preservation standards and technical guidance from NPS Technical Preservation Services.

**b.** If glass in historic windows or doors must be replaced, the new glass shall match the same visual characteristics as the historic glass (e.g. clear glass for clear glass, stained glass for stained glass). Installing non-historic reflective coatings or dark tints on windows is not permissible. Frosted or opaque glass window films may be applied on side or rear elevations if privacy from adjacent properties is a concern.

**3.** A historic window or door that is too deteriorated to repair shall be replaced in kind.

**a.** The replacement window or door shall use the physical evidence of the feature to match the size, shape, arrangement of panes, glazing in a door and/or door surround, materials, method of construction, frame, sills, surrounds, and profile of the historic feature.

**4.** Restoring original windows and doors that have been removed or altered shall be undertaken when documentary (photographs, drawings, etc.) and/or physical evidence exists for an accurate restoration.

**a.** If a window or door has been replaced with non-historic materials, a new window or door that is compatible with the size, scale, material, and design of the building may be installed in its place.

# Mechanical Systems

**1.** Exterior mechanical equipment shall be located in areas minimally visible from the public right-of-way.

**a.** Equipment mounted directly on a historic building shall be attached using the least invasive method, without damaging character-defining features.

**b.** Roof-mounted equipment can be installed on flat roofs provided the equipment is screened from public view by parapet walls.

**c.** Mechanical equipment placed at ground level or shall be placed to the rear or side of a property and screened from public view.

**d.** If locating mechanical equipment at the rear or side of the historic building is infeasible, the equipment shall be placed at ground level and screened from public view by a decorative equipment screen or other architectural treatment.

**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, fencing patterns, views, driveways, walkways, lighting, and street trees all contribute to the character of historic streetscapes.

## Landscape, Planting, and Setting

**1.** The setback of front and side yards of shall be retained.

**2.** Historic walkways, 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, and finish.

**4.** Paving parkways, front yards, and side yards that were historically unpaved shall be avoided.

**5.** Parking areas shall be located at the rear of the site and should be screened from public view by fencing or landscaping.

**6.** Historic driveways 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 is compatible with the architectural style of the historic home 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, Vinyl, and plastic fencing materials are prohibited.

**8.** Rear yard opaque fencing for privacy is permissible, provided that the scale, design, and materials are compatible 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 be compatible with the prevailing pattern of fencing in the streetscape, including design, setback, and existing planting strips.

**9.** Historic trees and hedges, shall be maintained and preserved or replaced with compatible plantings, as necessary.

**10.** Drought-tolerant alternatives to lawns are appropriate if the alternatives are compatible with the character of adjacent historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used if they are compatible with the historic character of front yards and parkways.

**11.** 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 compatible 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.** 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 permissible, if the handrail is compatible in design, uses materials compatible with the historic building, and installation does not destroy any character-defining features or materials of the historic building.

## Garages and Accessory Structures

**1.** Historic accessory structures shall be preserved.

**a.** Changes to accessory structures shall comply with the Standards for Historic Building Features.

**b.** A one-story addition to the side or rear of an accessory structure 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 structures are inappropriate.

**i.** Adding small dormers to an existing roof may be appropriate, provided that the scale, design and materials of the dormers are compatible with the historic accessory structure.

**d.** Historic garage door design, type, and materials shall be preserved and maintained.

**i.** A replacement of a non-historic garage door shall be compatible with the materials and design of the historic accessory structure. A roll-up sectional door shall be compatible if the design and materials are compatible with the historic structure.

**2.** In order for a new or continued use, a historic accessory structure may be relocated on the property.

**a.** The new location of the accessory structure on the lot shall maintain the historic relationship between houses and accessory structures that are typical of the Historic District. Relocation shall not substantially change the prevailing development pattern of houses and accessory structures in the neighborhood. In general, accessory structures should be relocated within rear yards only and should not be relocated in front of the house.

**b.** Relocation shall maintain the original orientation of the structure to the street.

**c.** Relocation shall retain the existing driveway to the greatest extent feasible.

**3.** The majority of historic accessory structures can be preserved and rehabilitated. In limited cases, a historic accessory structure may be too deteriorated to be repaired. If a property owner believes that a historic accessory structure cannot be repaired, the property owner may submit a report to the Historic Preservation Planner requesting demolition and reconstruction of the structure.

**a.** The report shall include:

**i.** A detailed analysis of the condition of the existing structure and feasibility of repairs by a qualified structural engineer and/or historic preservation contractor.

**ii.** A comprehensive proposal for accurate reconstruction and reuse of salvaged historic materials from the structure.

**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 structure shall comply with the project review process outlined in the Demolition Review Ordinance (OMC 17.10.90).

**d.** No structure may be demolished without prior approval and a permit.

**4.** New garages and accessory structures shall be similar in size, scale, and design to historic garages and accessory structures in the historic districts.

**a.** New garages and accessory structures shall be detached from the primary historic building and within the rear yard.

**b.** New garages or accessory structures shall be designed to be architecturally compatible with the historic residence and shall be subordinate in height, width, and area in comparison to the existing primary structure.

# Standards for Historic Commercial Buildings

## Setting and Building Features

**1.** Historic sidewalk features, including street lights, shall be preserved.

**a.** Historic sidewalks may include unique score patterns, textures or materials that shall be preserved.

**2.** Primary building entrances shall be oriented toward the street.

**a.** Relocating the primary entrance to the rear of a building to face an alley or parking lot is inappropriate.

**3.** Outdoor dining is encouraged in front of buildings in the Plaza and Downtown Core.

**a.** Outdoor dining in the public right of way in the Downtown Core requires issuance of an Outdoor Dining Permit. Consult OMC Chapter 12.18 for the requirements of the Outdoor Dining Permit.

**b.** Fences or other barriers in the sidewalk around the outdoor dining area are prohibited on Chapman Avenue or Glassell Street. Removable fences or other barriers may be considered in the dining zones in the quadrants around the Plaza.

**4.** When commercial uses occupy historic residential buildings, the front yard landscaping shall be retained.

**a.** Parking in the front yard is prohibited.

**b.** Pedestrian-oriented uses, such as outdoor dining, are permissible in the front yard area, 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.

**5.** 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.** Lighting should typically have a warm color temperature.

**d.** Light sources on building and site lighting shall be shielded to prevent glare and light spill onto neighboring properties.

**6.** 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.

**7.** 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 permissible on the top of an existing historic building with a setback from the elevations of the building that face the public right-of-way.

**b.** Additions to existing buildings to provide elevator access to upper floors that exceed the height of adjacent buildings are permissible.

**8.** In the Plaza Historic District, new construction with exposed sloped roofs is prohibited.

**9.** 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.

**10.** In the Downtown Core and Spoke Streets, new construction shall be compatible with the prevailing pattern of setbacks of surrounding properties on the same street.

**11.** For new construction, a 15-foot landscape area is required between all parking areas and any public right of way.

**12.** For existing construction, landscape areas shall be provided between all parking areas and any public right-of-way to the greatest extent feasible.

# 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.** Do not alter the location, number, size, pattern or proportion of historic openings, particularly on primary elevations.

**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 generally discouraged and will only be appropriate if the building is a non-contributor to the Historic District or if the building has a documented history of a recessed storefront in that location.

**4.** Security bars or roll-down gates are prohibited.

**5.** Awnings shall be similar in materials, design, and operation to those used historically.

**a.** An awning shall fit within each of the building's structural bays, exactly over the display windows.

**b.** Internally illuminated awnings or vinyl awnings are prohibited.

**c.** New awnings shall use anchors and attachments that do not damage the historic building materials and/or structure.

**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 is compatible 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 structure of the building) and evidence of similar elements on buildings of the same architectural style in the historic district. The new opening shall be compatible with the size, shape, design and materials of similar openings of nearby historic buildings

# 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 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 be compatible with the design, texture, reflectivity, durability and color of a traditional sign material.

**3.** Signs shall be designed and placed to be consistent with the size and style of the building.

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

**b.** 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.

4. 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.

5. 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 compatible metal fixtures.

6. 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.

7. 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.

8. 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.

9. Reversible painted or adhesive vinyl 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.

**10.** 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 valence should be no more than 50 percent of the valence area.

**11.** Freestanding signs are prohibited in the Plaza or in the Downtown Core for properties fronting Glassell Street or Chapman Avenue.

**12.** 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 structure.

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

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

# 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.

**a.** Additions shall be designed to be compatible with the mass, scale, and volume of the historic building and adjacent historic buildings.

**2.** Additions shall be located at the rear and/or secondary elevations of historic buildings to minimize their visibility from the public right-of-way.

**a.** If vertical additions are proposed on top of an existing single-story building, upper-story additions shall incorporate a clear setback from the elevation facing the public right-of-way to minimize visibility from the public right-of-way.

**b.** Additions to side elevations shall incorporate a clear setback from the elevation facing the public right-of-way to minimize visibility.

**3.** After the addition is constructed, the addition shall be differentiated from the historic building.

**a.** The addition shall be differentiated from the historic building, while still compatible with its design, scale, massing, materials, and features.

**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.

**5.** Roof forms, including pitch and eave depth, shall be compatible with the existing historic building.

**a.** New dormers shall be designed in a style that is compatible 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 result in the minimize 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 structures on a lot with a historic district shall match the historic pattern of front and side yard setbacks.

**2.** New buildings shall be compatible in massing, scale, and form to surrounding contributing buildings in the historic district.

**a.** Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development. See the description on the following page for instructions on determining an appropriate Floor Area Ratio for your project.

**3.** The height and roof form of a new building shall be compatible to 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 be compatible 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 compatible 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 design of secondary buildings shall be subordinate to the primary historic building on the lot and/or to 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 not compatible with the Historic District.

**4.** The primary building shall have a main entrance and facade oriented toward the street.

**5.** Windows and doors shall be compatible 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 is encouraged for non-contributing buildings.

**a.** Exterior materials shall be compatible 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 is compatible with the building's predominant architectural style or with comparable contributing buildings in the Historic District.

**c.** Vinyl windows are inappropriate for use on non-contributing buildings.

**7.** The use of elaborate architectural details or ornamentation that is not compatible with the noncontributing building's predominant architectural style or surrounding contributing buildings shall be avoided.

**3.** Additions to non-contributing buildings adjacent to a contributor of a historic district shall be compatible 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 fall within the established setback of contributing historic buildings on the street.

**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 structure are discouraged. If proposed, a second story addition shall not cause a loss of privacy for surrounding properties and shall be compatible with the size, mass, and scale of properties on the same street.

**e.** Conversion of attic space to habitable area within the existing roofline is permissible with a half story addition, provided that the scale, size, and roof form is minimally visible from the public street right-of-way and does not alter the roof shape.