

The City of Seattle
Ballard Avenue Landmark District Board



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Administered by the Department of Neighborhoods, Historic Preservation Program
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History

In 1887, Captain William Ballard formed the West Coast Improvement Company for the purpose of the development of the 720 acres on the north shore of Salmon Bay which were then known as Gilman Park. This development, with its easy access to the waters of Salmon Bay and Puget Sound, quickly attracted settlers and industry in the guise of lumbering and fishing. In 1890 a rail link with Seattle was joined, the town was incorporated, and its name changed to Ballard.

Ballard's development was rapid, and by 1895 it was home to the world's largest shingle industry, employing some 570 men. Indeed, much of the material used in the rebuilding of Seattle following the disastrous 1889 fire came from Ballard. By 1904, Ballard's twenty mills had reached a daily output of three million shingles. The Salmon Bay fishing fleet has long called Ballard its home port, and many still so regard it. Rapid development was not achieved without cost, however, and shortage of water (Seattle refused to share its Cedar River supply) as well as sewage and school funding problems, brought about the annexation of Ballard by Seattle in 1907. At that time Ballard was the seventh largest city in Washington, with a population of 10,000.

The area now comprising the Ballard Avenue Landmark District was Ballard's business district and main artery, complete with streetcar and interurban service, until that role was assumed by Market Street and Ballard Avenue became a quiet backwater area. However, the stasis that

resulted was important, for it effectively arrested time and development at a mid-1940s point. Thus, the unique small town main street qualities that marked Ballard Avenue still exist within the District, and it was these qualities that led to the recognition of the importance of the heritage of this area. Among these qualities are: the District's buildings, which provide a unique cross-sectional view of small town development from the 1890s through the 1940s, with many of the oldest buildings reflecting modifications made in response to changing tastes and styles; the use of many of these buildings for retail purposes at street level, with low-income residences on upper floors; the District's granite curbs cut locally, which are virtually intact and, in some locations, still contain hitching rings; and the street itself which, beneath its asphalt covering, is brick-paved and contains the long-disused streetcar right of way.

Community awareness of and concern for these qualities led to the nomination on January 14, 1975 of Ballard Avenue to the Landmarks Preservation Board for landmark consideration. This action was the culmination of many meetings between the Ballard Avenue Association and staff from the Seattle Office of Urban Conservation. More meetings and hearings followed the nomination until, on April 13, 1976, City Council passed Ordinance 105462 creating the District, which was subsequently signed into law by Mayor Wes Uhlman at a ceremony in the District, concurrent with a special proclamation by King Carl XVI Gustav of Sweden.



Introuction & Policy

This is a statement of review policy by the Ballard Avenue Landmark District Board (hereinafter referred to as the District Board or Board), regarding proposed changes to structures and other visible elements within the District. In accordance with the District's governing ordinance (Seattle Municipal Code 25.16), no changes may be made (including but not limited to alteration, demolition, construction, reconstruction, restoration, remodeling, painting, or signing) to the external appearance of any property, building or structure in the District, which is visible from a public street, alley or way, or construct a new building or structure in the District without first receiving a Certificate of Approval, issued by the Director of the Department of Neighborhoods. The following is a brief statement of the procedures involved in acquiring such certificates and guidelines upon which decisions to issue or deny them will be based. Existing buildings, structures, colors, uses and signs may be maintained without the requirement for a Certificate of Approval, so long as no changes are involved.



The District Board will respond to questions or proposals concerning developments in the District. It will attempt to encourage new ideas and will, in working with the people involved, keep in mind the basic purposes of the District's governing ordinance (SMC 25.16), these being to protect the historical and architectural values and significance of the District; to create and maintain a continuity of the architectural characteristics, arrangement and general design of the buildings.

Meetings & Procedures

District Board Meetings

The Board will conduct regular meetings at 9:00 a.m., the first Thursday of each month, at a location within the District or at the Ballard Neighborhood Service Center, 5604 22nd Ave NW. Additional Board meetings may be called as the need arises. The Board may be reached by contacting the Board Coordinator at the Department of Neighborhoods, Historic Preservation Program,, 700 5th Avenue, Suite 1700, PO Box 94649, Seattle, WA 98124-4649, telephone 206-684-0229.

Informal Procedure

The District Board welcomes and encourages preliminary discussions with architects, designers, owners, tenants or other interested parties in order to clarify guidelines, criteria and application procedures and to review proposed plans. Preliminary and informal meetings with interested parties will help avoid denial of the Certificate of Approval, along with consequent re-negotiation. Such preliminary meetings will benefit the applicants as well as the District and will promote better awareness of those factors that contribute to the variety and character of the District.

Certificate of Approval Application Procedure

At the time of formal application for a Certificate of Approval, in order to properly evaluate applications, the District Board will ask the applicant to provide a complete written description of the proposal, photographs of existing conditions, working drawings, color and material samples, and other documentation that may not normally be required for a permit in areas outside the District. Once an application for a Certificate of Approval has been submitted to the Board Coordinator, the Board Coordinator

will have 28 days in which to determine whether the application is complete and to notify the applicant in writing. Once the applicant has been deemed complete, the District Board will have 30 days from such receipt of a complete application to conduct a public hearing on the matter and, by a duly approved motion, to recommend to the Director of the Department of Neighborhoods that the application be granted, granted with conditions or denied.

Appeal Procedure

If an application for a Certificate of Approval is denied, the Director of the Department of Neighborhoods shall issue a written notice of denial to the applicant. If the District Board does not recommend granting, granting with conditions or denying of an application within the time provided for such recommendation, the application shall be deemed approved and a Certificate of Approval issued, unless the Board's action has been deferred in accordance with an agreement between the Board and the applicant.

Appeal of a denial of Certificate of Approval may be made to the City Hearing Examiner within 14 days of the notice of denial. The Hearing Examiner may reverse or modify the appealed denial only if the denial was in violation of the District's governing ordinance (SMC 25.16) or Guidelines.

District Guidelines

Preamble

Throughout the City of Seattle there are few areas that still retain an individual identity of consistent architectural or historic character and qualities. Ballard Avenue is one of those few areas and still contains many elements that are reminders that Ballard was founded on this site as a small and hopeful independent community made up largely of Scandinavian settlers or re-settlers. Its economic foundations lay in the

establishment of industries relating to the rich natural products of the region: fishing and lumbering. Although Ballard is younger than Seattle and did not retain its independence overly long, it still possesses the qualities of a small, turn-of-the-century American town. To this day, aspects of Ballard's ethnic heritage are reflected in the District's buildings and businesses.

Therefore it is the purpose of the District Guidelines to assure maintenance of existing integrity, unity and coherency of the District and/or to re-emphasize intrinsic qualities of a small, relatively self-contained community. The District Guidelines shall emphasize preservation of historically and architecturally significant elements of the existing buildings, including simple, Scandinavian details, such as are in existence in some of the better of the early buildings in the District.

In considering new construction, the District Guidelines are not intended to require the reproduction or recreation of earlier buildings, but rather to recognize their qualities of scale, proportion, size and material as demonstrated by Contributing buildings in the District. In considering restoration and renovation of existing buildings, what is critical is the stabilization of significant historic detailing, respect for the original architectural style, compatibility of scale and materials. The rehabilitation standards established by the Secretary of the Interior shall serve as guidelines. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

Purpose/Goals

The purposes and goals of the District are:

1. To preserve, protect, enhance, and perpetuate elements of the District's

cultural, social, economic, architectural, historic, or other heritage;

2. To foster civic pride in the significance and accomplishments of the District's past, and to provide a legacy for the future;
3. To stabilize and improve aesthetic and economic vitality and value of the District;
4. To promote and encourage continued private ownership and utilization of such buildings and other structures now so owned and used; and
5. To promote local identity of the area to the extent that the objectives previously listed can be reasonably attained under such a policy.

Criteria/Values

The District Board shall consider the following criteria/values in the utilization of its Guidelines:

1. Ballard Avenue has significant interest and value as part of the development of Seattle.
2. Ballard Avenue exemplifies the historic heritage of the Ballard community.
3. A significant number of buildings within the Ballard Avenue Landmark District embody the distinctive characteristics of turn-of-the-century modest commercial architecture. They possess integrity of location, compatibility of design, scale, use of materials, and impart a feeling of association and sense of place. The buildings within the District are categorized as follows:

Primary Structures: Buildings with identifiable architectural or historic significance to either the development of Seattle or Ballard; may be characterized by a distinctive architectural style, or contain

elements of design, detail, materials, or craftsmanship that were characteristic of an architectural type; may also include historic sites.

Primary Structures are defined in the National Register of Historic Places Inventory-Nomination Form for the Ballard Avenue Historic District dated 1975. These are also referred to in these Guidelines as "Contributing" buildings.

Secondary Structures: Buildings with less architectural or historic significance than Primary Structures but, because of scale, design, use of materials, or location, make a positive contribution to the character and appearance of the area as a whole.

Secondary Structures are defined in the National Register of Historic Places Inventory-Nomination Form for the Ballard Avenue Historic District dated 1975. They are also referred to in these Guidelines as "Contributing" buildings.

Tertiary Structures: Buildings with neither architectural nor historic significance, or that make no significant contribution to the visual quality of the area; may also include vacant lots.

Tertiary Structures are defined in the National Register of Historic Places Inventory-Nomination Form for the Ballard Avenue Historic District dated 1975. References in these Guidelines to "Contributing" buildings do *not* include Tertiary Structures. However, if the distinctive features of a Tertiary Structure are repaired or replaced consistent with the Secretary of the Interior's Standards, it is considered a "Contributing" building.

All buildings within the District—whether considered Primary, Secondary, or Tertiary

Structures—are subject to regulation as provided in the District’s governing ordinance (SMC 25.16).

Guidelines/General

The District Board shall consider the following guidelines with respect to the District when making decisions:

1. Scale shall be maintained consistent with the qualities of the continuum of the District.
2. The District shall be pedestrian oriented on the street level.
3. The self-contained, small-town quality of the District shall be maintained.
4. The buildings, spaces, historic uses, and historic views, inventoried in the National Register of Historic Places Inventory-Nomination Form for the Ballard Avenue Historic District dated 1975 shall be respected and maintained.

Guidelines/Specific

In addition to the District’s governing ordinance, the following specific guidelines shall be used by the District Board when making decisions:

1. Park Service Preservation Briefs. The complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for the District Board when making decisions. In the event of a conflict between the Preservation Briefs and the specific guidelines listed below, the specific guidelines listed below shall prevail.
2. Secretary of the Interior Standards. The Secretary of the Interior’s Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings shall serve

as guidelines for the District Board when making decisions. The Standards are:

- a. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that

cause damage to historic materials will not be used.

- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. Scale of Buildings and Structures. The scale of all structures, in relationship to other structures and spaces, is important. The scale shall continue to be small and relatively uniform.

4. Building Materials and Fixtures. Integrity of structure, form and decoration shall be respected. Building facades shall be brick, stone or stucco with wood for storefront and bay window framing and trim and may include metal decorative features. Large expanses of stucco are prohibited. Exterior light fixtures shall be in keeping with the historic character of the District. Fixtures to be installed on buildings shall employ lamps that are subdued in brightness and use either an incandescent source, or a source that

replicates the warmth and color quality of incandescent lighting.

~~4-5.~~ Building Surface Treatments. Approved surface treatments shall be consistent with the historic qualities of the continuum of the District. Painted surfaces shall be repainted with subdued colors that are appropriate and consistent with the historic building and District. No paint shall be applied to unpainted brick or stone surfaces.

~~5-6.~~ Street Level Facade Proportions. Buildings and the spaces between them shall relate easily and openly to the external public areas. Building facades shall have a greater proportion of voids than solids on pedestrian levels. Street level glazing shall be of commercial proportions, with minimal mullions. "Commercial proportions" implies full-width glazing from structural post to structural post. Transom windows are encouraged.

~~6-7.~~ Transparency. To provide street-level interest that enhances the pedestrian environment, street level uses shall have highly visible linkages with the street. Windows at street level shall permit visibility into the business, and visibility shall not be significantly obscured by frosting, etching, extensive signage, window darkening film, or other means. The intent of transparency requirements is to encourage pedestrians to focus on the products or services offered within the space.

~~7-8.~~ Landscaping. Landscaping is encouraged but not required. Approval of the use of landscaping, including window boxes and planters, shall be based on the applicant's desire and ability to maintain the landscaping.

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8-9. Vehicular and Pedestrian Access.

Vehicles, including automobiles, light- and heavy-duty trucks, tractors and trailers shall be properly provided for, while at the same time, emphasis shall be placed on creating and maintaining pedestrian oriented public spaces and rights-of-way. Sidewalk surface materials conducive to pedestrian safety, and the inclusion of trees and other plant materials that add human enjoyment to the District is encouraged. Decorative treatments within the sidewalk, including special paving patterns and building entryway tiling shall be preserved. The use of alleys for services and public-oriented activities is encouraged.

9-10. Street Furniture. Approval to install street furniture will be reviewed by the Board as to its specific compatibility within the Preservation District (location, appearance, size, materials and method of attachment). Street furniture includes, but is not limited to, bollards, signal boxes, mailboxes, pay phones, trash receptacles, newspaper stands, benches, planters and vending carts that are permanent or mobile. Street furniture will be appropriately sized and sited to afford generous pedestrian flow.

Pay phones, mail boxes, trash receptacles and newspaper stands shall be located in the sidewalk zone adjacent to the curb, in line with street trees and light standards to reduce impediments to pedestrian flow and to avoid obscuring visibility into street level storefronts.

10-11. Parking. To mitigate the potential impacts of required accessory parking and loading on the District, the District Board strongly discourages the addition of new off-street parking spaces within the District. The Board may write a letter of support to the Department of Planning and Development for a reduction in required

parking or loading for a specific building rehabilitation project, new construction or change of use in an existing building if the Board finds that reasonable application of the parking or loading standards will adversely affect the character of the District or will not further District goals. Any new off-street parking space allowed within the District shall be integrated into the structure. The parking portion of the structure shall be architecturally compatible with the rest of the structure and the streetscape. If parking is provided at street level, such parking shall be separated from the front façade by an intervening use such as a commercial storefront or building entrance or lobby, a minimum of 12 feet in depth.

11-12. Awnings. Marquees and retractable awnings will be encouraged at street level. Shiny, high-gloss materials are not appropriate. ~~Retractable awnings are preferred.~~ Awnings shall be retractable. Distinctive architectural features shall not be covered, nor shall installation damage the structure. Signing will be allowed on awning valances, but not on valance returns. Awnings may be installed on upper levels where appropriate. No signage is allowed on the sloping “roof” of an awning. Curved awnings are prohibited.

12-13. Signs. All signs on or hanging from buildings, windows, or applied to windows, are subject to review by the District Board. Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to use, the building and street where the sign will be located, and the relation of the sign to other signs and other buildings in the District. The primary reference will be to the average pedestrian’s eye-level view, although views into or down the street from adjacent buildings will be an integral feature

of any review. Multiple signs are discouraged.

A “sign” is any medium, including its structure and component parts, that is used or intended to be used to attract attention to the subject matter for advertising, identification, or informative purposes, consisting of works, letters, figures, designs, symbols, motions, illuminations, or projected images and including but not limited to banners, pennants, balloons, streamers, and strings of light bulbs. The provisions of these guidelines apply to at least the following: (1) any sign located out-of-doors; (2) indoor signs located within three feet of a window and visible from the street, sidewalk or other public place; and (3) “place of business” identification signs. Street numbers applied to building fronts shall not exceed four inches in height and shall be subdued in color.

The intent of sign regulations is to ensure that signs relate physically and visually to their location; that signs reflect the character and unique nature of the business; that signs do not hide, damage, or obstruct the architectural elements of the building; that signs be oriented toward and promote a pedestrian environment; and that the products or services offered be the focus, rather than the signs.

a. Sign Materials. Painted signs in storefront windows and single-faced, flat-surfaced, painted wood signs are preferred. Vinyl letters are allowed. Extruded aluminum or plastics are discouraged and may not be allowed.

b. Storefront Signs. The size, graphics, and content of painted or vinyl signs applied to storefront windows and doors should allow visual access to the interior of the building, and should be dark or

subdued in color. Opaque backgrounds or opaque lettering are not allowed to the extent they do not allow visual access to the interior of the building. No signage may be installed on any storefront window in the portion of the window between four to six feet above the sidewalk.

bc. Blade Signs. Blade signs (double-faced projecting signs hanging perpendicular to the building), that are consistent in design with District goals are encouraged. Blade signs shall be installed in a manner that is in keeping with other approved blade signs in the District. They shall not hide, damage, or obscure the architectural elements of the building. Typically, blade signs are limited in size not to exceed eight square feet. Structural supports for hanging signs shall be of a dark or subdued color. Blade signs incorporating neon of any kind are not permitted.

ed. Symbolic Three-Dimensional Signs. Symbolic, three-dimensional signs, such as a shaving mug, barber pole, pawn shop symbol, or other symbols illustrating the product being sold on the premises, are acceptable provided they meet other sign guidelines. Signs shall reflect the character and use within.

de. Off-Premise Signs. Off-premise signs are prohibited except where areas have been reserved for groups of signs or for signs that identify the District as a whole as approved by the Board.

ef. Sign Lighting. Sign lighting shall be ~~subdued and incandescent~~ subdued in brightness and use either an incandescent source, or a source which that replicates the warmth and color quality of incandescent lighting.

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Internally illuminated cabinet signs and backlit awning signs are prohibited. A cabinet sign is a sign that contains all the text and symbols within or upon a case that encloses lighting. A backlit awning sign is a sign consisting of vinyl or painted letters on an awning, illuminated by a light inside the awning. Signs that flash, blink, vary in intensity, revolve, or are otherwise in motion or appear to be in motion are not permitted.

fg. Neon Signs. Neon signs are generally discouraged. Letter style, color, intensity and overall impact of the neon sign shall be evaluated for compatibility with the other signs and buildings in the District. Neon signs shall be designed to reflect the unique nature of the use within. Mass-produced neon signs are strongly discouraged.

The number of allowable neon signs is limited to one for each ten linear feet of business frontage or portion thereof. Signs need not be spaced one per ten feet, but may be clustered, provided the grouping does not obscure visibility into the business. Permitted neon signs may be located in transom windows. Neon colors shall be subdued. Neon is permitted only as signage and shall not be used as decorative trim.

14. Additions to Existing Buildings.

Additional stories to existing buildings are discouraged unless they were original to the structure.

It is not appropriate to construct an addition if it will detract from the overall historic character of the principal elevation and the site or if it will require

the removal of a significant building element or site feature.

An addition shall be compatible with the existing building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

Vertical additions that were not original to existing buildings shall be set back a minimum of 15 feet from the front lot line and shall be evaluated according to the visual impact to the existing building. The total building height (measured from the center of the street-facing façade to the highest projection) shall be no taller than 50 feet. Elevator penthouses, parapets and mechanical equipment may exceed the 50-foot height limit but shall be evaluated for their overall impact to the building and the District.

New additions shall not destroy, damage, or alter the character-defining features of the existing building.

The size and the scale of an addition shall be limited in relationship to the existing building so that the addition does not diminish or visually overpower the building.

15. New Construction Guidelines:

a. Design.

New construction shall be visually compatible with the predominant architectural styles, building materials, and inherent historic character of the District.

The complexity of the form and shape of new buildings shall be compatible with, but discernible from, Contributing buildings. The degree to which a new building is simple or complex in form and shape shall be based upon the dominant characteristics of Contributing buildings.

Massing of any new building must be consistent with Contributing buildings.

Imitations, reproductions, or copies of buildings that formerly existed in the District are not permitted.

b. Site.

District Precedent: The property line is typically the line of the building footprint. Street facades are uniformly located at the front property lines creating a strong street edge definition. District structures form continuous street walls with little or no ground-level or upper-level setbacks.

In terms of setback, orientation, spacing, and distance from adjacent buildings, new construction shall be compatible with Contributing buildings.

Ground-level and upper-level setbacks from front and side property lines are discouraged.

c. Height.

District Precedent: Contributing buildings have a consistent pattern of building heights ranging from one to three stories.

A new building shall be no taller than 50 feet (measured from the center of the street-facing façade to the highest projection). Elevator penthouses,

parapets and mechanical equipment may exceed the 50-foot height limit but shall be evaluated for their overall impact to the building and the District.

The height of the first floor shall be at least 12 feet, measured from floor to ceiling.

Gateway structures shall be at least two stories in height. There are three gateways in the District. The following lots form the three gateways. Each lot is a part of the Gilman Park Addition, the relevant portion of which is depicted on Exhibit "A" to SMC 25.16. Structures on these lots are considered gateway structures:

West gateway: Block 72 Lots 1 and 2; and Block 73 Lot 9;

North gateway: Block 73 Lot 5; and Block 74 Lots 3,4, and 37; and

South gateway: Block 70 Lots 7 and 8; Block 75 Lot 14; and Block 76 Lot 22.

d. Facades.

District Precedent: Facades are generally typified by horizontal divisions that create distinctive base and cap levels. Facades may also be divided vertically by pilasters or wide piers that form repetitive window bays. Street facades are frequently distinguished by heavy terminal cornices and parapets, ornamental storefronts and entrance bays, some angular bay windows, and repetitive window sizes and placement.

Although new projects shall not attempt to duplicate original facades, the design process ought to involve serious

consideration of the typical historic building character and detail within the District.

Primary facades shall clearly have a base, middle, and top.

Street-facing walls shall have recesses, columns, bays, or entryways consistent with Contributing buildings.

The spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction shall be compatible with Contributing buildings.

e. Building Base.

Buildings are allowed a base of approximately 18-24 inches. Base materials shall be brick, concrete, sandstone, or granite, and may be poured, cut-to-fit or unit-paved. Brick pilasters are preferred and tile may be used on the base portion of pilasters. Tile and wood are the preferred materials between pilasters beneath storefront windows.

f. Doors/Windows.

The relationships of width and height of doors and window openings and the ratios and rhythms of openings to solid walls shall be consistent with the style of Contributing buildings. Bay windows shall have angular or rectangular plans.

Street level windows and doors shall be glass stopped in with wood. Upper-level, double-hung wood windows are recommended. Entry doors shall be wood store doors with full-length glass.

The use of vinyl or other synthetic materials on window or door frames is prohibited.

Windows shall be consistent in shape and materials with windows of Contributing buildings in the District.

g. Entrances/Projections.

District Precedent: Building cornices, bay windows and ornaments project beyond the main wall surface of some facades.

The existing rhythm of entrances and projections such as awnings and recessed entries shall be maintained consistent with Contributing buildings. Primary building entrances shall be emphasized.

h. Roof.

District Precedent: Rooflines are typically flat with a decorative parapet wall.

Rooflines and parapets shall reflect traditional commercial roof configurations and pitches found in Contributing buildings.

i. Architectural Details.

District Precedent: Most buildings in the District are simple in style with minimal detailing.

Architectural details may include interpretations of various traditional building elements found in the District. For example, building elements such as bracket details and moldings shall not be duplicated but may be reinterpreted.

j. Materials/Textures.

District Precedent: The most common facing materials are brick masonry and cut or rusticated sandstone, cement stucco, and some tile below storefront windows. Wooden window sashes, ornamental sheet metal, carved stone, wooden storefronts and some cast iron are also typically used throughout the District.

Materials and finishes for proposed new buildings shall be compatible with historic materials and finishes found in Contributing buildings and shall reinforce the special character of the District in terms of composition, scale, module, pattern, detail, texture, finish, color and sheen.

The use of wood as siding is limited to decorative panels below storefronts, on upper bay windows, and as soffit material above recessed entries.

The use of metal siding is prohibited.

The use of synthetic substitutes for traditional materials is prohibited.

Brick shall have a three-dimensional, modular dimension similar to that used in Contributing buildings. Masonry color and texture shall be compatible with Contributing buildings. Glossy bricks and bricks with simulated weathering or distressing is prohibited.

k. Colors.

District Precedent: Building facades are primarily composed of varied tones of red brick masonry or gray sandstone.

Unfinished brick, stone, or concrete masonry unit surfaces shall not be painted. Painted color may be applied to wooden window sashes, metal ornament and wooden storefronts.

Colors shall be subdued, coordinate with the entire facade, and not conflict with adjacent buildings.

(These Guidelines filed with the City Clerk on ~~November 3, 2005.~~)