

Draft text and phrasing are for discussion purposes and are not final.

Design Guideline work session
Columbia City Review Committee
Staff notes for meeting of 5.6.25

Green text = additions from discussion at 4.1.25 CCRC meeting

SITE FEATURES

Fencing and landscaping

Goal: to allow individualization and flexibility in design while maintaining District character

Reference to current guidelines, page 2, paragraph 2: *A significant number of buildings within Columbia City embody distinctive characteristics of early twentieth century architecture and possess integrity of location, compatibility of design, scale, use of materials, and impart a feeling of association and sense of place.*

Border landscaping and fencing shall be kept to a height limit that does not obscure the home or business. (not to exceed 3 or 4' % of opacity?)

Fencing:

Preference shall be given to fencing designs with minimal ornamentation that draw influence from the historical (?) character of the property. "Style and form should not detract from the character of the home"

Materials/finishes—wood, wrought iron, brick are preferred materials

BUILDINGS and STOREFRONTS

Storefront

materials, windows (*discuss what was suggested 3/4/25*)

Decorative tilework

Lighting – Consider what is being illuminated (accent or primary lighting?)

Fixture colors, tone or quality of light, lighting temperature (add preferred Kelvin?)

Materials

Prioritize materials at pedestrian level Location is important – ground floor vs. upper or secondary façade.

Avoid materials that mimic historic materials

Substitute materials (ex: Fiber cement panels/cedar siding) Add/discourage specific materials (faux wood finish/texture)

Importance of transition between materials, continuity

Relief, shadow of siding materials, window depth

Signs -- **feedback from 2009 guideline discussions - REVISIT**

Sign lighting

- backlist signs
- Neon & "LED neon"
- method of illumination and color and texture of text shall be compatible with other signs in the district.
- Dot-matrix or digitized text is discouraged.

Leasing signage

Decorative window film

Posters

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Update sandwich board “A-frame”

Miscellaneous signs (reader board signs, marquees, free standing signs, etc.)

- Location – free-standing signs?
- Sign messaging (off-premises, alley signs)
 - Sign design
 - Painted on to buildings
 - Discourage aluminum cabinet-signs
 - Discussion of extruded plastics and new construction needed (Angeline example)

Rooftop features

Minor Communication Utility – *setbacks from roof edge*

Solar panels and arrays – *discuss location*

STREETS, SIDEWALKS and ALLEYS

For reference:

Ballard Guidelines

https://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/BallardAvenue/BLD_2015_Guidelines_June_4015.pdf

Ballard Guidelines for Structures in the Right of Way

<https://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/BallardAvenue/2023/ROW-Structures-Guidance.pdf>

Pike Place Market Guidelines (Public Ways and Amenities, section 3.8, page 20)

<https://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/HistoricDistricts/PikePlaceMarket/MeetingDocuments/2023/MHCGuidelinesJuly122023FINAL.pdf>

Streets Illustrated (SDOT right-of-way manual)

<https://streetsillustrated.seattle.gov/>

Right-of-way features and enhancements

- Parklets and streeteries
- Trash receptacles, storage
- Weather protection (umbrellas, overhead covering for festival street)
- EV charging stations
- Wayfinding/placemaking signage
- Murals and artwork
- ROW activation - placemaking, artwork (short term/long term)
- Bike racks
- Paving
- Street furniture, e.g. benches, bollards, kiosk, clock, water fountain

ADD PHOTOS: from within and outside the District

-streeteries, fencing, tile work

Issues to consider

Differentiation within GL between historic buildings and new(er) construction

Discussion of historic integrity/alterations

Crime Prevention through Environmental Design (CPTED) considerations

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- Sightlines, safety

Notes from 2009 Design Guideline discussion:

12. Additions to existing buildings

New proposed sub-sections? Or new section altogether?

- d. Relocation of existing buildings within the District
- e. Raising or lower an existing building (including additions to the base) – *this came up regarding elevating an historic home to increase density.*

****Addition of new guidelines ****

- Recognition of alley functions
- Building entrances
 - Access & pedestrian flow (arcades and walkways)
 - door styles
- Balconies, porches
- Parking

There was discussion about the need to define adjacency, in relation to scale and relationship to nearby buildings. What constitutes “adjacent”?

Add definitions? -- The following is an example extracted from the working draft of the revised International Special Review District guidelines:

Definitions of commonly used terms:

- ***Architectural integrity*** – A term referring to the degree to which a building retains its original character through preservation of original configuration, materials, finishes, and design.
- ***Cladding*** – The external covering or materials (sometimes referred to as “skin”) applied to a structure for decorative or protective purposes.
- ***Cornice*** – The projecting ornamental molding or material at the top of a building, balcony or canopy.
- ***Contributing building*** – A building, structure, site or object adding to the significance of the District.
- ***Compatible/sympathetic/contextual***
- ***Façade*** - The front or primary face of a building or any side of a building that faces a street or other open space.
- ***Fenestration*** – The pattern, alignment and design of windows in a building.
- ***Historic context*** – An organizing structure for interpreting history that groups information about historic properties that share common physical characteristics, common geographic area and a common time period.
- ***Non-contributing building*** – Buildings, structures or objects that were built outside of the District’s period of significance or have been altered to such an extent that the historic integrity of the building cannot be restored.
- ***Parapet*** – A low wall often found along the roof used as protection near the roof’s edge.
- ***Scale*** – Refers to the relationship between the dimensions of a building, street, adjacent buildings, streetscape, and/or outdoor space.