

The City of Seattle

Landmarks Preservation Board

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WORKING DRAFT – PROPOSED REVISIONS

FOR DISCUSSION AT 11.3.26 CCRC MEETING

COLUMBIA CITY LANDMARK DISTRICT DESIGN GUIDELINES

HISTORY

Both Columbia City and its neighbor, Seattle, first boomed as mill towns. But, while Seattle became dominant in the region, Columbia City was annexed by its larger neighbor just fourteen years after its incorporation. Nonetheless, Columbia City maintained its identity and remains a distinct and historic part of Seattle.

From the time of its incorporation in 1893 until its annexation by Seattle in 1907, Columbia City prospered from logging and the railroad. The Seattle, Renton, and Southern Railway stretched the seven miles from Seattle to Columbia City in 1890, establishing a profitable two-way freight business. Columbia City shipped surplus lumber to a Seattle that was rebuilding after the 1889 fire and Columbia City needed the finished goods Seattle could provide. Much of Columbia City's lumber, as well as goods from Seattle, went into its own buildings and lakeshore summer residences.

Columbia City's growth increased when C. D. Hillman used the railway to hasten real estate sales. From 1900 to 1907, Seattle and the surrounding areas grew rapidly and brought good economic times to Columbia City. Many new buildings were built along Rainier Avenue South, most of which still stand.

These buildings had stores on the ground floor and a meeting hall or dance floor upstairs. The rent supplied by the meetings, dances, and occasional apartments made construction of many of the buildings possible. As the forests around Columbia City fell under the loggers' axes, the people of Columbia City made plans to drain Wetmore Slough and make the town into a seaport as part of the 1917 Lake Washington Ship Canal development farther north. The port never developed, and the slough was filled by 1920.

With money donated by Andrew Carnegie, a branch public library was built in 1914 above ravine deeded to the City in 1892 as a park. Although the ravine's creek now

flows through sewer lines, the park remains, providing Columbia City with its "village green." Although community concern for safety resulted in the removal in 1936 of the railway from the center of Rainier Avenue South, Columbia City continued to grow along with Seattle

INTRODUCTION & POLICY

Columbia City is one of the few neighborhoods in Seattle to retain its individual identity and a consistent architectural or historic character. The area includes many early 1900s-era buildings with distractive architecture that contribute to a strong sense of history and place. Because of this, it became a designated landmark district in 1979, and was listed on the State and National Registers of Historic Places.

Designation of the District encourages continued interest and support for Columbia City by focusing attention on the identity of t both public and private spaces, preserving its significant qualities that embody characteristics of early twentieth century architecture Designation also encourages community involvement and supports the goals of the Columbia City Historic Preservation Plan (1978) and the Columbia City/Hillman City/Genesee Neighborhood Plan (1998).

Today, Columbia City includes a mix of businesses, churches, apartments, and houses. At the center of the neighborhood is a small park or “village green” that serves as a gathering place for the community. Many buildings still reflect early twentieth-century architectural styles and maintain their original materials, scale, and sense of place.

Under Seattle Municipal Code 25.20, any visible exterior change to a property in the District requires a Certificate of Approval from the Seattle Landmarks Preservation Board. The Landmark District has also adopted Design Guidelines and the National Parks Service Secretary of the Interior’s Standards to guide and inform proposed changes in the District. Details about the Certificate of Approval requirements are outlined in the next section.

The preservation of existing historically and architecturally significant resources is highly desired. 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.

APPLICATION SUBMISSION AND REVIEW

A Certificate of Approval is a written authorization, much like a permit, that must be issued before any changes can be made to the external appearance of any building, structure or site within the District. This includes, but is not limited to: new construction, demolition, remodeling, painting, or installing a sign or making a change within the public right-of-way (public street, alley or sidewalk).

1. Application submittal: Certificate of Approval applications are submitted via the **Seattle Services Portal** [https://services.seattle.gov/Portal/]. Detailed application instructions are available on the Columbia City Landmark District

website. If you do not have the technological access or tools to complete the application online through the Seattle Services Portal, call 206-684-0228.

2. Historic Preservation staff review. Applications are reviewed within twenty-eight (28) days of the application being submitted, to ensure all the required documents are included, per the code requirements. Applicants will be notified in writing whether the application is complete or what additional information is required, including the application fee. If additional information is provided by the applicant, the applicant will be notified in writing within fourteen (14) days of receipt whether the application is complete or what additional information is necessary. Additional information may be requested at other times during this process.

3. Board/Committee Review: Once an application is determined to be complete, staff will determine if it is eligible for administrative review (see SMC 25.20.090). If not, it will proceed to review by the Columbia City Review Committee and Landmark Preservation Board at a regularly scheduled public meeting. When reviewing an application, the board or commission uses established regulations, standards, and guidelines to evaluate proposals. The board or commission will vote on whether a Certificate of Approval should be approved, approved with conditions, or denied.

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

PURPOSE/INTENT

The purposes and goals of the Columbia City Landmark District ("District"), and the intent of these Guidelines, are:

1. To preserve, protect, enhance, and perpetuate those elements of the District's cultural, social, physical, economic, architectural, and historic heritage;

2. To foster community and civic pride in the significance and accomplishments of the past;

3. To stabilize or improve the historic authenticity, economic vitality, and aesthetic value of the District;

4. To promote and encourage continued private ownership and use of buildings and other structures;

5. To encourage continued City interest and support in the District; and

6. To promote the local identity of the area.

CRITERIA

The Review Committee and Board shall consider the following criteria in the use of its Guidelines:

1. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures;

2. The criteria of the Columbia City Landmark District Ordinance(Seattle Municipal Code Chapter 25.20) and

3. The following categories of properties of the Columbia City Landmark District:

- A contributing building, site, structure, or object was present during the period in which the District attained its significance, has an identifiable architectural or historic significance to either the development of Columbia City or the City of Seattle, and reflects its historic integrity or has the ability to convey its significance.
- A non-contributing building, site, structure or object either was not present during the period during which the District attained it significance, or due to alterations, additions, or other changes, no longer possesses historic integrity reflecting its architectural or historic character.

I. GUIDELINES/GENERAL

In addition to the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures, and the criteria of the Columbia City Landmark District Ordinance (Seattle Municipal Code 25.20), the following design guidelines will be considered when reviewing alterations or proposed work within the District:

Objective: To protect historic and architectural resources within the historic district, while ensuring that the design of new construction or additions is compatible with the historic, small-town character of the neighborhood. This will be achieved through maintaining neighborhood sightlines, visibility of historic storefronts and pedestrian flow.

Include references to: *CPTED principles/public safety, visibility, natural light, pedestrian flow and sightlines are maintained; visibility of historic storefronts is not obscured*1. Scale should be compatible with existing development in the District.

2. The District should be pedestrian-oriented on the street level.

3. The self-contained, small-town quality of the District should be maintained.

4. A mixture of uses should be encouraged within the District, for example:

a. Street-level uses: restaurants, retail, commercial, and public service offices.

b. Upper-floors uses: restaurants, residential, professional offices, and commercial.

5. The inventory of contributing buildings, spaces, historic uses, historic views, and present uses should be respected and maintained.

6. New construction and new additions should be compatible with existing development in terms of scale, materials, and setback.

7. Reproduction or recreation of earlier buildings is not desired.

8. Emphasis should be given to maintaining the character of, and enhancing compatibility with, contributing buildings. Consideration will be given to continuity of materials, transition between materials, such as depth, shadow and relief.

9. New construction and site alterations will consider and incorporate Crime Prevention through Environmental Design (CPTED) principals.

II. GUIDELINES FOR BUILDINGS, STOREFRONTS and SITE DESIGN

The following specific guidelines shall be used by the Review Committee and Board when making decisions:

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. When reviewing proposed storefront and building design applications, consideration will be given to the individual building or site, as well as the relationship with the District as a whole.

OBJECTIVE: To allow individualization and flexibility in design while maintaining a focus on primary or street-facing facades, pedestrian orientation and durable, high-quality materials.

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

2. Building Materials and Decorative Treatments. Integrity of structure, form and decoration should be respected. Building facades should be brick, wood, or other durable, high-quality materials that are in keeping with the historic character of the District.

a. Substitute materials will be considered on a case-by-case basis. Modern materials that mimic historic materials (such as a “faux wood” finish or textured cementious panels), should be avoided.

b. The incorporation of decorative glazed tiles along the bulkhead is a common storefront feature in the District. When replacement tiles are needed and identical tiles are no longer available, replacement tiles should attempt to match proportions, color and finish of existing tiles.

3. Exterior Light Fixtures on Buildings. When reviewing fixtures, in addition to the location and size of the fixture, consideration will be given to: materials, colors, and function (such as a safety measure or decorative feature).

Building lighting shall maintain the historic character of the district in terms of color temperature and intensity. In general, warm lighting tones are preferred. A color temperature of 2700-3500 Kelvin most closely resembles historic lighting qualities.

4. Paint colors. Approved surface treatments shall be consistent with the historic qualities of the District. No paint shall be applied to unpainted masonry surfaces. Painted surfaces shall be:

a. Repainted with the original historic color(s) of the building, provided that the business or property owner obtains a professional color analysis; or

b. Repainted with subdued colors that are appropriate and consistent with the building and other buildings in the District. Local paint stores have an "historic colors" palette that may be useful as a reference.

5. Storefront. Building facades should have a greater proportion of window and door openings than wall spaces on pedestrian levels. Any exterior façade alteration shall respect the original architectural integrity of the storefront. Recessed entryways and/or alcoves shall be maintained for existing street-level storefronts. Original fenestration shall be preserved (i.e., windows, transom areas, and door design). Storefront materials should be brick, wood, concrete, and tile, or a combination thereof.

6. 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 security bars or gates, frosting, etching, painting, extensive signage, window darkening film or mirrored film, window treatments, or other means.

The intent is to encourage pedestrians to focus on the products or services offered, rather than the signage.

7. Fencing and Landscaping

Landscaping and fencing shall be kept to a height limit that does not obscure the home or business..A, Height - New plantings shall not exceed 3-4’at maturity Maintaining plantings is encouraged so that they do not become overgrown.

B. Design – Preference shall be given to fencing designs with minimal ornamentation that draw influence from the character of the property. Style and form should not conflict with the character of the home. Landscaping along the street frontage shall be consistent with the historic character of the residential properties in the District.

C. Materials –Vertically-oriented wood picket fences or metal fences with a black finish are preferred fencing styles. Chain link is prohibited on primary frontages . Other durable materials may be considered, on an individual basis. Preference will be given to natural landscaping.

8. Awnings/Canopies/Marquees. Marquees, awnings, and canopies will be encouraged at street level. Shiny, high-gloss materials are not appropriate. Distinctive architectural features shall not be covered, nor shall installation damage the structure. Awnings may be installed on upper levels where appropriate.

9. Signs.

The purpose of the sign rules is to make sure signs fit the look and feel of the place where they are installed. Signs should reflect the character of the business, avoid covering or damaging building features, support a pedestrian-friendly environment, and highlight the products or services offered—not the sign itself.

Sign applications will be evaluated according to the overall impact, size, shape, texture, lettering style, method of attachment, color, and lighting in relation to the use of the building, the building and street where the sign will be located, and the other signs and other buildings in the District.

Seattle Municipal Code Chapter 23.55 (Signs) and the guidelines below apply to signs in the District. These rules apply to:

- Any outdoor sign
- Indoor signs placed within three feet of a window if they can be seen from a street, sidewalk, or other public space
- Signs that identify a place of business

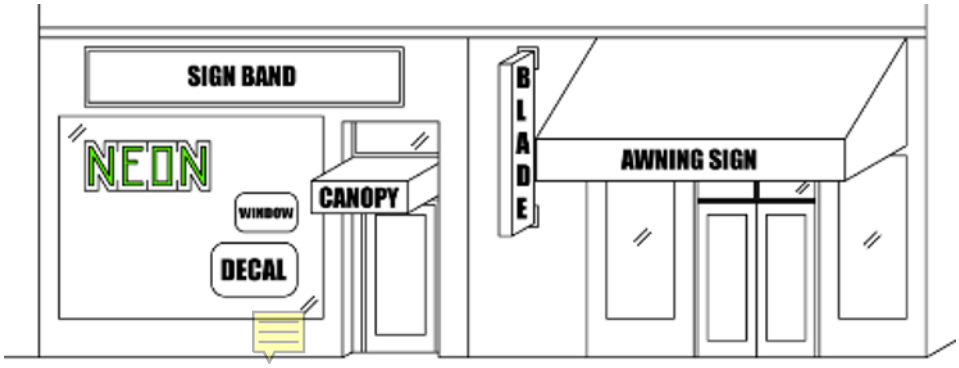


Figure 1. Common sign types are illustrated above. Blade signs are a type of projecting sign. Signs bands, also called "wall signs," are a type of non-projecting sign.

These rules do not apply to signs used for short events lasting three days or less, such as farmers markets, street fairs, sales, special promotions, or seasonal activities. They also do not apply to typical window displays of merchandise. For rules on a-frame or sandwich board signs, refer to the Seattle Department of Transportation.

a. Window Signs and Hanging Signs. Generally, painted or vinyl letters in storefront windows and single-faced, flat surfaced painted wood signs are preferred. Extruded aluminum or plastics are discouraged and may not be allowed. Window signs or decals shall not cover a large portion of the window so as to be out of scale with the window, storefront, or facade.

b. 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. The size should be appropriately scaled for the building.

c. Upper Floor Signs. Signs conforming to the requirements of subsection (a) above shall be allowed on windows of upper floors as applicable.

d. 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.

e. Off-Premise Signs. Off-premise advertising 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. Banner signs are prohibited.

f. Sign Lighting. Sign lighting should be subtle. Interior-lit cabinet signs are prohibited. Digital signs or signs that flash, blink, vary in intensity, revolve or are otherwise in motion or appear to be in motion shall not be permitted. Illuminated signage above the second story is not permitted.

g. Neon Signs. True neon-lit signs may be permitted where appropriate on a case-by-case basis. Size, 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. If a plexiglass backing is proposed, it shall be clear and colorless. Neon signs should be designed to reflect the unique nature of the use within the building. Mass-produced neon signs are strongly discouraged.

The number of allowable neon signs shall be limited to one for each 10 linear feet of business frontage or portion thereof. Signs need not be spaced one per 10 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 is permitted only as signage and shall not be used as decorative trim.

h. Miscellaneous Signs. Reader board signs, marquee signs and wayfinding or placemaking signs shall be considered on a case-by-case basis. Consideration shall be given to scale, placement, materials/colors, method of attachment, and lighting.

Short term signs, such as leasing signage and/or signage applied to a storefront during an interior remodel may be considered on a case by case basis.

10. Artwork and Murals. Artwork and murals, proposed for either public or private property, will be reviewed on a case-by-case basis. Consideration shall be given to scale, placement, materials/colors, method of attachment, and lighting. Placement and installation methods shall not cover or damage architectural building materials and features.

III. GUIDELINES FOR STREETS, SIDEWALKS, and ALLEYS

The following specific guidelines shall be considered when reviewing applications for proposed work in the right-of-way:

1. Street Use and Plantings. Any work that affects rights of way (streets, alleys, sidewalks) shall be reviewed, with emphasis placed on creating and maintaining greenspace and pedestrian-oriented public spaces.

a. Street trees are an important part of the District's landscape. Maintenance of street trees and planters that enhance the streetscape is encouraged. The size of a

tree pit may be modified, following receipt of a Certificate of Approval, to protect the health of the trees.

b. Decorative treatments within the sidewalk, including special paving patterns shall be preserved.

c. The use of alleys for services and public-oriented activities shall be encouraged.

2. Sidewalk Cafes and Street Furniture. Street furniture, including but not limited to chairs and tables, benches, railings or barriers, trash receptacles, bollards and planters, shall be reviewed by the Review Committee and Board as to their specific compatibility with the District. Street furniture must be appropriately sized and sited to afford generous provisions for pedestrian flow. Preference is given to traditional, simple design using neutral colors for trash and recycling containers. Overhead weather coverage, such as café umbrellas, shall be free of advertising and text.

3. Lighting in the right-of-way. The single globe pedestrian fixture is the district standard. Modifications or upgrades to the pedestrian lighting should prioritize continuity of design within the District. The quality of light emitting from the globe shall be uniform. Other lighting methods, such as seasonal lighting within the right-of-way, or on street trees, will be considered based on: placement, method of attachment and duration. Lights should be white or clear and not blink or flash or appear in motion.

4. Parking. To mitigate the potential impacts of required accessory parking and loading on the District, the Review Committee and Board may review parking requirements for individual building rehabilitation projects or changes of use in existing buildings. The Board may write a letter of support to the Seattle Department of Construction and Inspections (SDCI) 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 Review Committee and Board find that reasonable application of the parking or loading standards will adversely affect the character of the District or will not further District goals.

5. Bike racks and corrals. Tofino No Scratch Bike Rack or similar is the preferred standard in the right-of-way. The addition of scooter parking or bike corrals will be considered on a case by case basis.

IV. GUIDELINES FOR COLUMBIA PARK

The following design elements within the park are subject to review and approval: landscaping, paving or alteration of paths, furnishings and lighting fixtures.

V. DESIGN GUIDELINES FOR STREETERIES AND PARKLETS

It is recommended that applicants familiarize themselves with the Seattle Department of Transportation (SDOT)'s requirements for structures in the right-of-way prior to submitting an application for a Certificate of Approval. All applications are subject to SDOT requirements, in addition to the following:

- Structures should align with the storefront of the corresponding businesses
- Structures should have adequate space between them to allow for views and pedestrian flow, where applicable.

- Structures are discouraged from extending into adjacent storefronts.
- Appropriateness for any given location will be evaluated based on visual relief, loading and parking availability, emergency egress, etc.
- Brick paving should not be physically impacted.

Structure design and lighting should follow Guidelines for Buildings, Storefronts and Yards.

Materials Guidance:

1. Structure and railings.
   - Materials may be wood or steel. Structural members shall be free of knotholes, checks, cracks, bowing or warping. Examples: i) sanded #1 Douglas fir or better; or ii) finger-jointed or select tight-knot cedar. Finish paint or stain in subdued colors, clear is acceptable.
2. Steel: Appearance grade and suitable for outdoors, in subdued colors.
3. Roof:
   - Corrugated materials are not allowed.
   - Clear glass (must be laminated or tempered).
   - Clear polycarbonate or acrylic panels, minimum of 10 mm thickness, that is UV light stable and will not cloud or yellow over time.
   - Gutter (if necessary), on sidewalk-facing side, harmonious with the structure's materials and finish.
   - Shed or roof shapes are allowed, so long as they do not excessively obstruct views.
   - Battens and weather protective joints in wood or metal, in subdued colors.
4. Side enclosure materials:
   - Clear glass (must be laminated or tempered).
   - Clear rigid acrylic or polycarbonate.
   - Methods and materials of attachment to be carefully considered for quality application, with a suitable non-temporary appearance.
   - Pliable or fabric side enclosure materials are not allowed.
5. Furnishings:
   - Selections to meet Landmark District guidelines.

VI. DESIGN GUIDELINES FOR NEW CONSTRUCTION and ADDITIONS

The Columbia City Landmark District is characterized by residential development that abuts a vibrant business district along the east and west sides of the Rainier Avenue S. corridor. A mix of building types can be found in the District, reflective of how the neighborhood developed over time, including: commercial buildings; single family homes; small-scale mixed-use buildings; and multi-family apartment buildings with ground floor retail.

New Construction Guidelines/General

1. New construction and additions should consider the allowable height, the scale and massing of surrounding buildings. Where zoning allows taller buildings, consideration should be given to all four sides of the building. In some instances, each façade may be visible from multiple vantage points.
2. Building design should reflect contemporary architecture while reinforcing the historic and architectural visual character of the District.

3. Commercial building design along Rainier Ave S. has responded to the curve of the road, creating continuity in design at prominent corners, with glazing wrapping the storefront and entrances oriented to the intersection.

New Construction Guidelines/Specific

1. Siting. New construction shall be compatible with historic buildings in terms of the setback, orientation, spacing, and distance from adjacent buildings.

i. Commercial and Residential (Including mixed-use)

A. Orientation

1. Commercial buildings adjacent to public open space, including Columbia Park and the Columbia Library grounds, should front on and relate to the street(s) and the public open spaces through, including but not limited to, the use of: (a) entryways, windows, pedestrian scale site lighting, awnings, and signage that clearly identify uses and shops but that are scaled to the pedestrian; (b) site furniture, artwork, or amenities such as fountains, benches, pergolas, and kiosks; and (c) landscaping that screens undesirable elements or that enhances the space and architecture.

2. At the District's primary intersections (South Edmunds, South Ferdinand and South Hudson Streets), corner developments should include highly transparent ground floor design along the primary facades to support pedestrian activity and reinforce historic precedent and the importance of the intersections.

2. Setback.

i. Commercial

Because commercial street facades are uniformly located at the front property lines, there is a strong street edge definition in the District at ground level

ii. Residential (Including multi-family)

A. Orientation
1. Primary facades and main entrances shall front on the street. Garages located on primary elevations are discouraged.

2. Residential buildings adjacent to public open space, including Columbia Park and the Columbia Library grounds, should front on the public open spaces and relate to the open space through the use of entryways, porches, and permeable landscaping.
B. Setback. Residential buildings should maintain setbacks set by adjacent buildings and historic precedent.

3. Massing/Scale. Massing can be expressed both horizontally and vertically. Massing, or physical bulk and size, of all new buildings in the District must be consistent with the massing of existing historic buildings. Consider alignment of existing window and datum lines in new construction for compatibility with adjacent and nearby buildings.

i. Commercial

A. Height. New developments exceeding the typical one to three story height of the District's historic buildings should honor the scale, massing, and proportion of the adjacent buildings.

ii. Residential

A. Height/Width. New construction that exceeds the height and width of adjacent buildings should be designed to be compatible by breaking up the mass of the building to conform to widths of residential historic buildings in the District.

4. Form. The form, or overall shape, of new construction should relate to neighboring historic buildings and promote a visual sense of continuity. Unusual building and roof forms are discouraged.

i. Commercial

A. Roof Form
1. Design rooflines to reflect the traditional roof configurations found on historic commercial buildings within the District.

2. Detailing of the parapets of commercial buildings with cornices and stepping is preferred.

ii. Residential

A. Roof Form. Design and maintain rooflines to reflect traditional roof configurations and pitches found on historic residential buildings in the District.

5. Facade Composition. Use a solid-to-void ratio, or window-to-wall ratio, that is similar to that which is found on historic buildings within the block and throughout the District. Historic buildings in the District are characterized by subtle detailing and relief, through window depth and trim. The façade design of new construction must provide visual interest and avoid large unbroken surface areas.

i. Commercial

A. Windows. Alignment, proportions and groupings of windows on upper floors should relate to the ground-floor building elements, as well as be sympathetic to the fenestration patterns of the historic building stock within the District.

B. Storefronts/Doors
1. For compatibility with the small town character of the District's commercial storefronts, design street-facing walls with multiple bays and entryways to develop an architectural rhythm consistent with other commercial buildings. Long uninterrupted walls shall be avoided.

2. To provide street-level interest that enhances the pedestrian environment, the ground floor shall have highly visible linkages with the street. The ground floor of new construction with street frontage should have generous storefront windows.

3. Canopies and awnings are encouraged.

ii. Residential

A. Windows and Doors
1. The relationship of width to height of windows and doors and their placement on the façade should reflect the same relationship found on other residential historic buildings within the District.

2. Window and door casing and trim should be designed with depth and visual relief.

6. Materials, Colors and Finishes. Materials commonly used on historic buildings in the District are preferred. Colors should be subdued and consistent with the historic buildings within the District.

i. Commercial

A. Building facades should be brick, wood, stone, and stucco, or a combination thereof. Other materials will be considered on a case-by-case basis.

B. Storefront materials should be brick, wood, concrete, stone, glass or tile.

C. Wood windows and doors are preferred. Metal windows and storefront systems will be reviewed for compatibility with neighboring historic buildings. Vinyl and other synthetic or imitation materials are discouraged.

ii. Residential

A. Building facades should be clad in stucco, brick, or wood clapboard, shiplap or shingle siding, or a combination thereof. Synthetic materials and faux wood graining are discouraged. Siding should be of an appropriate width, consistent with other buildings in the District

B. Wood and metal-clad windows are preferred. Vinyl windows are discouraged.

7. **Parking**. Onsite parking should be accessed from an alley, if applicable, or secondary street to minimize pedestrian impacts. Parking should be screened with landscaping or appropriately detailed fences to minimize glare.

8. Additions to Existing Buildings

a. All new additions, penthouses, and building systems equipment shall be located to allow the architectural and historic qualities of the building to be dominant when viewed from the public right-of-way or other primary viewpoints.

b. Although additions to historic buildings are not discouraged, they should be located to maintain the integrity of the primary facade. Additions shall not be attached to the primary façade. It is generally inappropriate to construct a story that is a full-floor addition.

c. Building additions should be compatible with the massing, scale, form, fenestration and materials of the original building. However, an addition should be designed to be recognized as a product of its own time and should be distinguishable from the historic building.

Adopted by the Landmarks Preservation Board on month date, year

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

In addition to the Columbia City Landmark District Ordinance and Guidelines, the Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings, and the complete series of Historic Buildings Preservation Briefs developed by the National Park Service shall serve as guidelines for proposed exterior alterations and treatments, rehabilitation projects, and new construction.

Rehabilitation is an approach to the treatment of historic properties. It acknowledges the need to alter or add to a historic property to meet continue or changing uses while retaining the property's historic character.

Following are the ten Standards:

1. 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.
2. 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.
3. 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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. 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.
7. 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.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. 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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Crime Prevention through Environmental Design (CPTED) Principles
Reference: US CPTED Association (http://www.uscpted.com)

Four Primary CPTED Principles:

1. **Natural Surveillance** – Maximize visibility to encourage informal oversight.
2. **Territorial Reinforcement** – Strengthen ownership and responsibility through clear boundaries.
3. **Natural Access Control** – Guide movement to reduce opportunities for crime.
4. **Maintenance** – Keep spaces clean, active, and cared-for to discourage neglect and crime.

Next steps

- Review for “plain language”
- Add photos – what to include/highlight?
    - Paint colors – showing trim or detail
    - Landscaping/fencing
- Add storefront diagram (see ISRD guidelines)
-