

RESOLUTION NO. HDLC-1

A RESOLUTION OF THE HISTORIC DISTRICT AND LANDMARKS COMMISSION SETTING FORTH MINIMUM PERFORMANCE CONDITIONS FOR THE CONSTRUCTION, REHABILITATION AND PRESERVATION OF BUILDINGS AND STRUCTURES WITHIN THE HISTORIC DISTRICT OR UPON A LANDMARK OR LANDMARK SITE.

BE IT RESOLVED by the Historic District and Landmarks Commission and pursuant to Yreka Municipal Code Section 17.04.058, as follows:

In reviewing all applications for permits to the Historic District and Landmarks Commission relating to commercial structures and buildings, the following minimum performance conditions shall be adhered to within the historic district or districts, historic landmarks and historic landmark sites:

A. New Construction

In any new construction, the design shall relate to those design elements historically found on adjacent buildings and shall also relate to the total design character of the historic district.

1. "Wild West" theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding and bright colors shall be prohibited.

2. Facades of new buildings constructed on Miner Street shall maintain the continuity of existing rows of buildings and shall be constructed at the property line(s) facing the street(s). Front and side walls shall be parallel to the property lines.

3. Polygonal or circular-shaped buildings are prohibited.

4. New construction shall be to within 10 percent of the average height of existing adjacent buildings. The maximum height of any new building shall be 35 feet. The minimum height shall be 20 feet. First floor commercial spaces shall have a minimum ceiling height of 10 feet from the floor.

5. Brick is the preferred exterior siding material for new construction. The color and texture of new brick

shall approximate that of brick historically used in Yreka. Stuccoed exterior surfaces are also acceptable. Wood, synthetic or metal siding is prohibited.

6. New facades shall be rectangular in shape and their proportions (width in relation to height) compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical.

7. Facades on one-story buildings shall be organized into three horizontal or vertical bands: storefront, solid wall space above the storefront and cornice with or without parapet. Two-story buildings shall be organized into three or four horizontal bands: storefront, horizontal band (optional), second floor, and cornice (with or without parapet). These bands shall align with the bands on adjacent buildings.

8. Facades shall be organized into three, four or five bays. The directional expression of windows and doors shall be vertical, although several vertical elements may be combined to form an opening that is horizontal in appearance.

9. Details of new construction shall approximate the character of historic details on buildings within the Miner Street Historic District. The reproduction of historic building details on new buildings is discouraged except where the reconstruction of historic buildings is appropriate.

10. Storefronts with recessed entries shall be divided into three bands: a transom band, a band of display windows and a spandrel or paneled band under display windows. The proportions of storefronts shall be 10 feet in height including the transom. Metal storefront elements shall not be left exposed in a natural metal color. Dark anodized finishes are preferred.

→ 11. Awnings or triangular-shaped sidewalk roofs attached above street-level storefronts are encouraged. Mansard, free-form or geometric sidewalk roofs are prohibited.

12. Mansard, free-form or geometric roof shapes are prohibited. False front or parapet walls shall conceal roofs from public view.

13. The scale of new construction shall be compatible with the scale of adjacent historic buildings. Materials, signs and other elements of new construction shall be consistent with the scale of similar elements found in adjacent historic buildings.

14. Landscaping shall follow the minimum performance conditions for rehabilitation/preservation under this resolution. Street furniture, trash containers and planting beds shall be compatible with the character of the historic district. All parking lots shall be landscaped so that parked cars are effectively screened from view of a public street or way.

15. New paving materials shall be compatible with existing materials.

16. Storefront design, canopies and awnings, color and signs shall follow the minimum performance conditions for rehabilitation/preservation under this resolution.

B. Rehabilitation/Preservation

1. Storefronts

a. Original storefronts within the Miner Street Historic District shall not be changed and shall be preserved in their entirety or in substantial parts. Storefronts that have been altered shall be restored where possible retaining original material where it remains. Cast iron elements, wood or stone steps, stone sills and other elements contributing to the character of storefront entries shall be preserved.

b. Where existing architectural design dates from an interim remodeling and such remodeling adds to the historical character of the district, restoration may conform to the remodeling and not to the original design.

c. Where the original design of the building cannot be determined, or where full-scale restoration is not economically feasible, a design of a storefront in keeping with the rest of the building and well-related to adjacent historic buildings is acceptable. A contemporary storefront is acceptable in such circumstances provided the design is compatible with the rest of the building and adjacent historic buildings in scale, proportions, materials, colors, rhythms of solids to voids, repetition of design elements and directional expression (verticality or horizontality).

d. Use of materials not in existence when a storefront was built shall be discouraged.

e. Storefront designs that imitate the colonial, Federal or other architectural styles not found historically within the Miner Street Historic District shall be prohibited.

f. Facades finished in decorative metal shall be preserved. Pressed metal ceilings should be retained and restored where possible.

g. Canvas awnings shall be encouraged within the Miner Street Historic District. The size and scale of awnings shall be appropriate to the building to which it is attached, based upon historical and photographic evidence. Metal awnings, glass awnings and glass canopies are unrelated to Miner Street historically and shall be prohibited. Canopies or awnings are prohibited above the ground floor of buildings.

2. Windows and Doors

a. Original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved and repaired. Original doorway elements shall be preserved. Replacements of original materials shall duplicate the original in design and materials.

b. Clear glass shall be used in windows, doors and transoms. Plastic or other synthetic transparent glazing shall be prohibited. Transoms shall not be obscured on the exterior.

c. Blocking of existing wall openings to accommodate standard door frames, window sashes and glass sizes to hide ceilings lowered beneath the tops of existing windows shall be discouraged. Original proportions of wall openings shall be retained.

d. Decorative wood or metal lintels, brackets and other window or doorway trim shall be preserved and should be restored where possible.

e. Replacement of panes in glazed areas shall duplicate original design and materials.

f. Aluminum sash and screens, when used, shall match historic frames and sash in a white, bronze or black finish. The same conditions apply to aluminum door frames and screen doors.

g. Remaining historic fire shutters within the Miner Street Historic District shall be preserved. In restoration, where documents and photographs indicate the presence of fire shutters, reinstallation is acceptable. Reproduction fire shutters need not duplicate original iron materials; wood or aluminum materials duplicating the original design is an acceptable alternative. Aluminum shutters of standard design are prohibited.

3. Cornices

a. Restoration of cornices in original materials is preferred to duplication in contemporary materials. Original materials were wood, metal or brick.

b. Where restoration using original materials is not feasible, the use of contemporary materials is acceptable. An acceptable alternative to full-scale restoration is construction of a new cornice in contemporary materials, duplicating original design. Surviving original cornice elements shall be preserved where possible.

c. Wood and metal cornices shall be painted duplicating original colors where possible. Where

original colors cannot be determined, lead white, buff or sandstone are the preferred colors.

d. Brick corbels shall be preserved and should be restored and treated in the same manner as brick wall surfaces where possible.

e. Gutters, downspouts and flashing shall be inconspicuous.

4. Roofs

a. Roofs retaining their original shapes shall be maintained.

b. Contemporary roofing materials are acceptable. Where visible from a public street or way, roofing materials shall be dark and unobtrusive.

5. Brick

a. Brick is the dominant building material in the Miner Street Historic District. Brick shall be treated in a manner that will preserve it and shall not be treated in a manner that will deface it or accelerate deterioration. Brick shall not be covered by synthetic brick or stone or by asbestos shingles or siding, by wood, aluminum siding or any other synthetic materials.

b. Sandblasting accelerates brick deterioration and shall not be used as a method to clean brick.

c. Brick may be cleaned by applying mild chemical solvents, by scrubbing with nonferrous wire brushes or by spraying with water under high pressure. Steam cleaning may also be acceptable.

d. Brick that has already been sandblasted should be treated with clear silicone every two to four years to repel water.

e. In repointing deteriorated mortar, loose mortar shall be raked out to a depth of 1/2 inch to 1 inch in both vertical and horizontal joints and the brick washed to remove small remaining mortar particles. Use of a hammer and chisel is the preferred means of removing old mortar.

f. New mortar shall approximate the proportions of lime and sand in the old mortar. Matching old mortar will help to assure proper color and texture and will match chemical composition.

g. When deteriorated brick must be replaced, replacement brick shall match the old brick in color, texture, size and coursing technique.

Replacement bricks shall be placed flush with other bricks and mortar shall be pointed to match existing joints. Replacement bricks shall be laid in the same bond as the original.

h. Repainting is the preferred treatment for brick that has been painted previously. The color of paint applied to brick surfaces shall match as closely as possible the natural color of brick. Brick which has not been painted previously shall be painted only when such method is required to unify a facade where repair work fails to match original appearance and is visually disruptive.

i. The treatment recommended for brick that has been covered with stucco is smoothing the surface with a skim coat of stucco and painting it a color approximating the natural color of brick. Mortar joints may be suggested also by painting in mortar joints in a color approximating the natural color of mortar.

6. Color

a. Color choices within the Miner Street Historic District may express individual taste, but shall always contribute to the historical character of Miner Street. Color choices shall be based upon historical precedent. Exterior colors shall harmonize with other colors on the same building and on the streetscape.

b. Bright and high gloss colors and paints shall be prohibited.

c. Where wood or metal surfaces of windows, doors, porches and details other than cornices are to be painted, a range of color choices shall be available. In those areas within the district and upon buildings retaining their late 19th-century appearance, muted and earth colors are favored. Colors include gray, dark brown, blue gray, beige, brick red and terra cotta. Lead white is an appropriate color for window sash and frames and other details. If original cornice colors cannot be determined, lead white, buff or sandstone are the preferred colors.

d. Where brick has been painted, repainting in a color approximating the color of natural brick is the preferred color. Mortar joints may also be appropriately suggested in a color approximating the natural color of mortar. Lead white is an acceptable color for painting brick facades where the paint history of the building indicates the previous use of colors other than brick red. Brick buildings that have not been painted previously shall not be painted except as indicated in Section B.5.h. of this resolution.

e. The use of one or two colors in addition to white, black or gray is acceptable. Secondary colors shall be used on major design or structural elements and shall not be used to pick out individual details.

7. Street Accessories

a. Signs and graphics for which the City of Yreka is responsible shall be of a single lettering style traditional to yreka and shall be consistent in color.

b. Parking lots and waste receptacles within public view shall be screened by fences, earth berm or shrubbery.

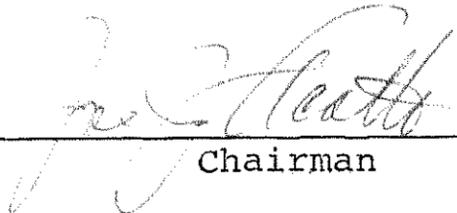
PASSED AND ADOPTED this 9th day of May, 1978,

by the following vote:

AYES: Commissioners Bain, Favero, McDonald, Tyrer

NOES: None

ABSENT: Member



Chairman

ATTEST:


City Clerk