

Design Guidelines for Historic Uptown Marysville, Ohio



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Approved by the Marysville Design Review Board on 13th day of September, 2006.

Introduction

The City of Marysville Design Review Board (DRB) has developed specific Design and Color Guidelines for the Historic Uptown Marysville Design Review District in order to promote the preservation, enhancement, and maintenance of buildings and properties in Historic Uptown Marysville. This document, *Design and Color Guidelines for Historic Uptown Marysville, Ohio*, shall supplement Chapter 1136 of the Marysville Planning and Zoning Code (Exhibit A) and shall be applicable to the Historic Uptown Marysville Design Review District (shown in Exhibit B).

“The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community’s historic, central area by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.” - Chapter 1136 of the Marysville Planning and Zoning Code.

Prior to any renovation, construction, reconstruction, revitalization, rehabilitation, relocation, or demolition to a property or building within the Historic Uptown Marysville Design Review District, a property owner, business owner, and/or developer is required to receive a Certificate of Appropriateness from the City of Marysville. A Certificate of Appropriateness application typically requires the review and approval of the DRB but in some cases as defined in Chapter 1136 may only require the review and approval by the City’s Zoning Inspector. Once the proper approvals are received by the DRB or Zoning Inspector for the Certificate of Appropriateness, the property owner, business owner, and/or developer is also required to receive all other necessary permits such as zoning, building, and health and safety.

These guidelines shall apply to non-residential and multi-family uses, except the demolition guidelines shall also apply to single-family uses.

The City of Marysville, City Planning Commission, Union County Chamber of Commerce, Union County-Marysville Economic Development Partnership, Union County Historical Society, and the Marysville Uptown Renewal Team (URT) worked closely together to develop these design and color guidelines. The Marysville Uptown Renewal Team (URT) is responsible for promoting the beautification and revitalization of Historic Uptown Marysville. URT, a division of the Union County-Marysville Economic Development Partnership, is a public/private partnership was

forged to revitalize the Uptown Marysville Area into a vibrant hub of activity. URT comprised of business, community, and government leaders, meets monthly to plan revitalization projects, coordinate community efforts, and organize events in Historic Uptown Marysville. For additional references you can contact the following departments or organizations:

- Marysville Design Review Board & Zoning Office:
(937) 642-6015 phone
www.marysvilleohio.org
- Marysville Uptown Renewal Team:
(937) 642-6279 phone
www.unioncounty.org
- Union County Historical Society:
(937) 644-0568 phone
www.ohiohistory.org
- Union County Division of Building Regulations:
(937) 642-3018 phone
www.co.union.oh.us/engineer/engineer.html

These guidelines are meant to be only guidelines and can be varied with approval of the Design Review Board. These guidelines apply to all facades of a building.

These guidelines are not meant to replace any existing building codes or existing zoning regulations. If a conflict exists between this document and such regulations, the zoning and building regulations shall take precedence over these guidelines.

To update or modify these guidelines, all changes should be approved by a majority vote of members of the Marysville Design Review Board.

Awnings and Canopies



An attractive awning that complements a facade's design and color scheme can reinforce a building's character.

Many commercial buildings in Historic Uptown Marysville traditionally had canvas storefront awnings to shelter shoppers from the rain or hot sun, and as an attractive way to identify the ground-floor business. Each morning, awnings signaled that the business day had begun. Other civic or prominently located buildings had canopies—flat, roof-like structures that also provided protection from the weather—integrated into the building's architecture. Today, awnings made of durable synthetic fabrics provide an economical way to enhance the character of a commercial facade, while canopies provide a more permanent sheltering structure for buildings of special significance.

IMPORTANT CONSIDERATIONS...

Over-reliance on canopies and awnings may disrupt the important visual relationship between the upper and lower facades of a building.

Architectural detailing may suggest motifs for awnings or canopies that relate to the building's overall character.

GUIDELINES FOR PRESERVATION & REHABILITATION

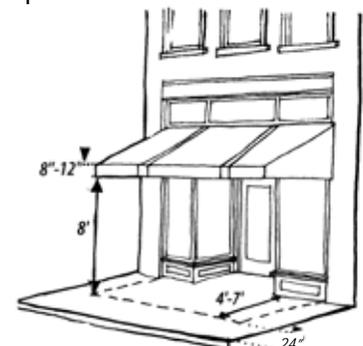
- Recommended actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

APPROPRIATE USE

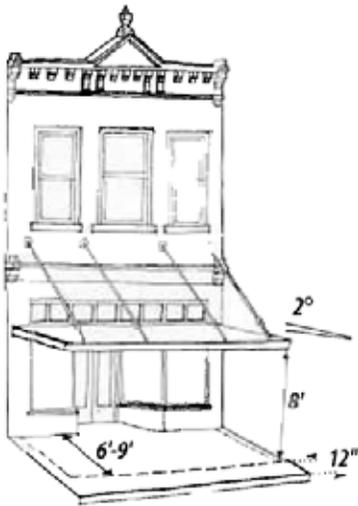
- ✓ Use awnings only in the following situations:
 - to provide weather protection for pedestrians
 - to provide sun protection for display window merchandise
 - to enhance an unattractive or uninteresting storefront
 - to provide business identification
- ✓ Use individual awnings on upper-story windows only in the following situations:
 - to provide sun protection for upper-story spaces
 - to enhance an unattractive or uninteresting upper façade
 - when awnings are used on a ground-floor storefront
- ✓ Reserve the use of canopies for buildings of civic importance or for prominent locations, and limit their use to the ground floor.
- ✗ Avoid the use of both awnings and canopies on the same building.

LOCATION, SIZE AND PROPORTION

- ✗ Avoid obscuring or destroying decorative details of the facade, such as:
 - ornamental ironwork
 - decorative brick or tile work
 - transoms
 - storefront cornices
 - storefront piers
 - brick arches or pressed metal window hoods.
- ✓ Proportion an awning so that it has:
 - an 8-foot clearance to the sidewalk, no closer than 24-inches from the curb
 - a 4- to 7-foot projection over the sidewalk
 - a 15° to 45° slope
 - a valance width of 8 to 12 inches.
- ✓ Proportion a canopy so that it has:
 - an 8-foot clearance to the sidewalk
 - a projection of 6 to 9 feet over the sidewalk
 - a slope of the top surface of no more than 2°.

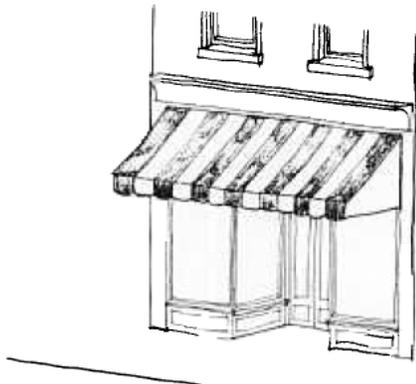


A properly proportioned awning should be located, whenever possible, below the storefront transom.



Canopies generally have somewhat larger proportions than awnings.

- ✓ Locate awnings or canopies on the transom bar—above the display windows but beneath the transom windows—whenever possible. When such location would prevent adequate clearance above the sidewalk, the awning or canopy may be located above the transom windows or immediately below the storefront lintel, sign panel, or storefront cornice.



Locating an awning below the storefront cornice but above the transom may be necessary for buildings with smaller-scale storefronts.

- ✗ Avoid using posts or columns that interfere with pedestrians to support an awning or canopy (Prohibited by Code).
- ✗ Do not permit water to drain off a canopy without a downspout. Runoff should be drained by downspouts located adjacent to the piers of the building.
- ✓ Make the width of an awning or canopy somewhat greater than that of a storefront, overlapping slightly but not extending across the outermost structural piers. It may extend across one or more intermediate piers to unify several storefront openings for a single tenant, but only if it does not obscure significant features or details of the façade.

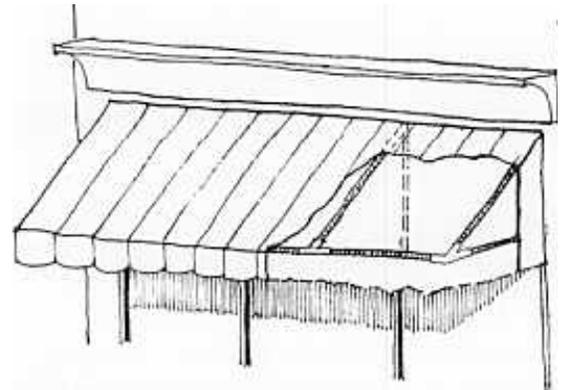


Keep awnings—even continuous awnings—from covering the outermost piers of a building facade to avoid giving a building a fragmented appearance.

- ✓ Proportion upper-floor awnings so that:
 - their slope is somewhat steeper than that of the storefront awning
 - they extend between one-third and one-half of the way down the window
 - their projection is not more than 3 feet

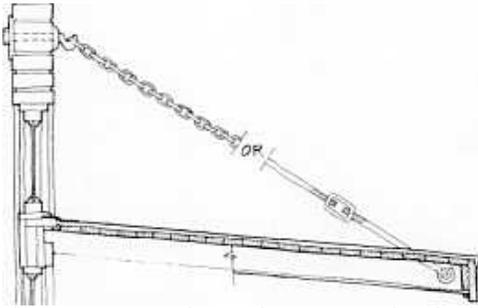
MATERIALS, DESIGN AND DETAILS

- ✓ Choose appropriate awning fabrics such as cotton duck, polyester, or acrylic. Awnings made of aluminum or vinyl are not appropriate.
- ✓ Secure an awning firmly without causing damage to the structure or materials of the façade.



Most awnings are of a structural steel design, using steel structural members of at least 1" in diameter for stability.

- ✓ Construct canopies of substantial materials, such as wood or metal, anchored to the façade with chains or tie-rods with turnbuckles, and covered with an impervious material such as sheet metal. They may be open underneath or, preferably, have a finished soffit.



Canopies require substantial construction that should be integrated into the architectural design of a building's facade.

- ✔ Keep awnings fairly restrained in design and pattern for buildings with highly detailed facades-preferably by using a solid fabric. Striped fabrics and other patterns are better suited to plainer buildings.



While patterned awnings may enhance a plain facade, solid color awnings are better suited for buildings with elaborate detailing.

- ✔ Use appropriately scaled patterns for awnings. Consider larger-scale patterns for long expanses, and narrower or more repetitious designs for smaller areas.
- ✔ Choose an awning shape that is appropriate for a particular storefront. The familiar, straight-sloped awning is generally best for most storefronts. Awnings with rounded tops or curved profiles should not be used unless justified by the shape of the storefront or its window or door openings.
- ✔ Select awning colors that reinforce the overall color scheme of the building.
- ✔ Make individual awnings for upper-story windows compatible with the design and materials of the storefront awning, and in most cases use the same color and pattern.
- ✔ Use the same style and proportions when choosing awnings for different storefronts or upper-story windows within the same building. Different colors or patterns may be used for adjacent storefronts and upper-floor spaces, but they should be compatible with each other.



Different but compatible awning colors and patterns may be used for companion storefronts and upper-floor windows within a single building, as long as the awnings are of the same style and proportion.

- ✔ Consider awning details, such as the style of the valance (scalloped, notched, straight), as a way of making the awning compatible with the character of a particular building facade.
- ✔ Make the materials, colors, and details of a canopy and its exposed structural elements compatible with the overall design and color scheme of the building. The canopy's soffit should be painted white or a suitable light color.
- ✔ Consider using the valance of an awning as a sign panel, provided it is not over 12" in height and that the range of lettering styles used is the same as that for other signs on the storefront. Such lettering may be either silk-screened or sewn onto the valance.

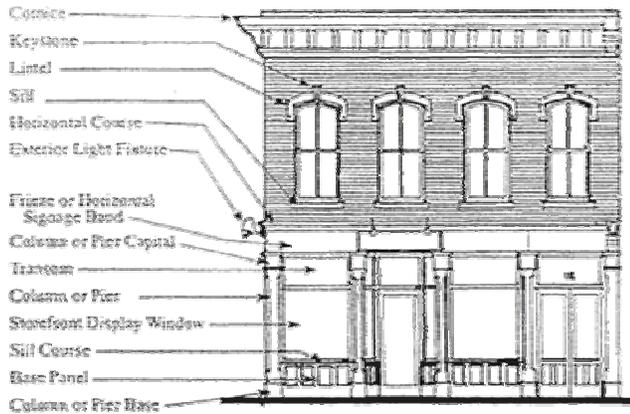


The valance of an awning can provide an excellent opportunity for attractive signage.

Building Facades

A commercial building's facade--its front or principal exterior wall--contains most of the features that contribute architectural character. The facade generally consists of two main parts:

- the storefront at ground level
- the upper stories



IMPORTANT CONSIDERATIONS...
Building facades make up the "face" of a commercial street.

Both the upper and lower facades are important to the character of a commercial building.

Durable materials and refined detailing on commercial buildings help express the civic character and economic importance of Historic Uptown Marysville.

Buildings that reflect their age and style are an important part of Marysville's history.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

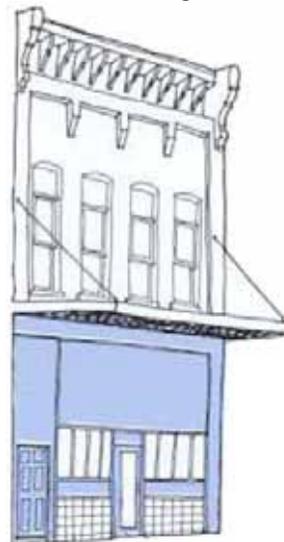
RETAINING IMPORTANT FEATURES

- ✓ Identify the architectural features and materials of a building's facade that are important to its character before undertaking any alterations. Important features include those that:
 - survive from the building's original construction
 - are distinctive or have architectural interest
 - are examples of quality craftsmanship
 - would make the building less attractive or unrecognizable if removed

- ✓ Consult old photographs, construction drawings, and descriptive building records and look at similar buildings in the district to identify your building's historic features.
- ✓ Provide samples of paint colors to the Marysville Design Review Board for review.
- ✓ Retain important features and evaluate their condition to determine necessary repairs or appropriate rehabilitations.
- ✓ Employ the services of experienced professionals, as necessary, to evaluate the appropriateness of repairs, treatments, and alterations.

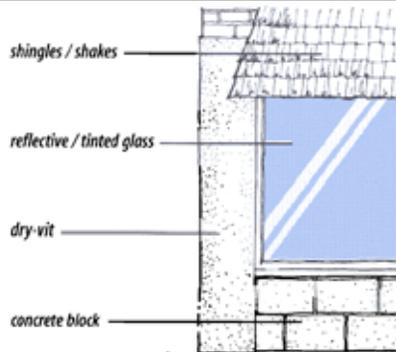
REMOVING INAPPROPRIATE TREATMENTS

- ✗ Avoid alterations, such as cover-up materials, oversized signs, or extreme color schemes, that:
 - damage or obscure characteristic features of the façade
 - change or destroy the traditional relationship between the upper and lower portions of the façade
 - call undue attention to the façade
 - are out of character with neighboring buildings



Not Recommended: The use of cover-up materials, uniform paint color or a canopy that extends across the building's full width make this storefront appear cut-off from the rest of the building façade.

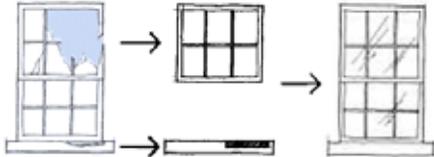
- ✓ Remove inappropriate facade treatments if removal will not damage building surfaces.
- ✗ Avoid the use of the following inappropriate materials:
 - wood shingles or shakes
 - wood, metal or vinyl clapboard
 - plywood
 - permastone or other simulated stone
 - dry-vit or other simulated stucco
 - reflective or heavily tinted "privacy" glass
 - common concrete block, painted or unpainted



Not Recommended: Materials not routinely found in early commercial buildings or that have a rough or unfinished appearance are inappropriate for Historic Uptown commercial buildings.

REPAIRING DAMAGE

- ✓ Repair deteriorated materials and features by patching, reinforcing or consolidating instead of removing or replacing them.
- ✓ Replace important materials and features that cannot be repaired with new or reconditioned elements of similar historic design and material.



Recommended: Appropriate repairs to this window include replacing broken or missing parts of the upper sash and using epoxy filler to consolidate the deteriorated sill.

REHABILITATION AND OTHER ALTERATIONS

- ✓ Rehabilitate rather than demolish a building with a damaged facade, by either
 - reconstructing the historic appearance if there is sufficient evidence to do so, or
 - designing a new facade that is compatible with existing features.
- ✓ Recognize a building as a product of its own time; do not try to give a building the false appearance of an earlier historical period.



- ✓ **Reconstruct original**
- ✓ **Compatible new design**
- ✗ **False historic appearance**

Alternatives Treatments: When a building facade is severely damaged; appropriate alternatives include reconstructing its historic appearance, or designing a compatible new facade. Giving the facade a false historic appearance of an earlier period, however, is not appropriate.

- ✓ Choose appropriate treatments or alterations that will not damage characteristic features or materials and are in keeping with the overall design or appearance of a building.
- ✓ Keep the design of a storefront subordinate to the overall facade. Don't allow ground-floor commercial space to overwhelm the facade as a whole.



Not Recommended: Signs and color schemes that extend beyond the first floor overwhelm the facade as a whole

Building Forms and Styles

TWO-PART COMMERCIAL BLOCK



The two-part commercial block is the predominant commercial building type in the Historic Uptown District. Developed during the first half of the 19th century, this building type is still the major building type in most Historic Uptown commercial areas of small- and medium-sized cities.

Characteristic features include:

- two to four stories in height
- abuts sidewalk and adjacent buildings to fill lot
- building front is dominant
- horizontal division between first and second stories creating two zones
- public ground floor
- private upper floors (offices, hotel rooms, residences)
- conspicuous parapet and cornice

ONE-PART COMMERCIAL BLOCK



The one-part commercial building type is similar to the ground floor of the two-part commercial block. With the growth and increased development of urban centers, many one-part commercial buildings were demolished to make way for larger buildings. Consequently, surviving examples of this type are increasingly rare.

Characteristic features include:

- one story in height
- abuts sidewalk and adjacent buildings to fill lot
- dominant façade
- façade consists of storefront with parapet or cornice

COMMERCIAL STYLES



Various architectural styles are represented in the one-part and two-part commercial blocks of the historic district. Most buildings can be classified as Romantic Revival with Italianate or Neoclassical influences. Round-headed windows, hood moldings, quoins, and heavily decorated cornices are features common to the Italianate style. Strong cornice lines, pilasters, straight lintels, dentils and egg-and-dart detailing are features of the Neoclassical style.

The Georgian Revival style of Historic Uptown buildings is characterized by:

- symmetrical composition
- classical detailing
- strong cornice line
- steady rhythm of windows
- horizontal emphasis
- prominent central bay where entrance is located

The Art Deco style is also represented in the district. Metal panels, Carrara glass and glazed ceramic tiles are commonly-used materials of the style, and decoration tends to be simple geometric designs.

Some of the buildings in the historic district are reminiscent of Dutch architecture. Characteristic architectural features include:

- steeply pitched roofs
- stepped parapet walls
- brick corbeling

FREE STANDING BUILDINGS



Civic and institutional buildings are often designed to be freestanding, with surrounding open space. Their architectural form and setting usually emphasize their community importance.

Characteristic features include:

- two or more stories in height
- surrounded by open space or generous setbacks
- occasionally occupies an entire block
- three-dimensional form; all facades important
- elaborate detail, superior workmanship, and construction materials

INDUSTRIAL BUILDINGS



Warehouses and other industrial buildings often have a utilitarian appearance. Examples date from the period 1889-1902.

Characteristic features include:

- usually two or more stories in height
- may be freestanding or abut other similar buildings
- uniform treatment of ground floor and upper stories
- less elaborate detailing

Exterior Lighting



Attractive lighting fixtures add vitality to Historic Uptown streets.

Nighttime lighting promotes the identity of individual businesses, as well as street vitality and security. Restaurants and shops with evening hours, as well as buildings where evening events are scheduled often need exterior lighting. Even when businesses are closed, effective and attractive display window lighting encourages evening window shoppers who may return during daytime business hours.

IMPORTANT CONSIDERATIONS...
Public and landmark buildings are generally more heavily lighted than private commercial structures.
Lighting can be used to focus attention in the nighttime environment.

GUIDELINES FOR PRESERVATION & REHABILITATION

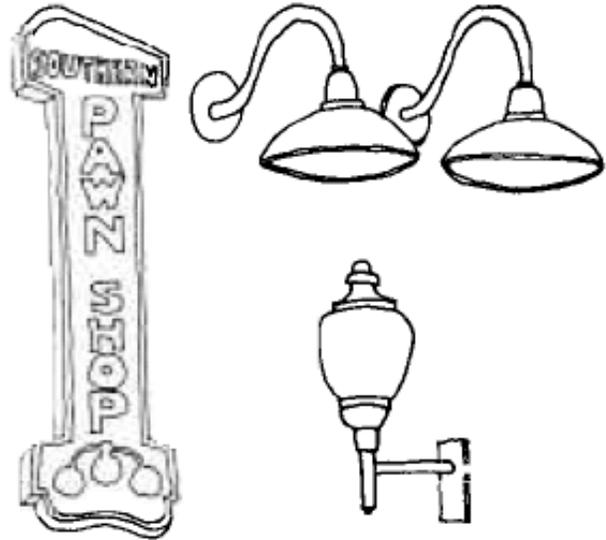
- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

RETAINING HISTORIC LIGHTING

- ✓ Retain historic light fixtures that are either original to a building or are part of a later, significant design. Use appropriate techniques for repairing and maintaining historic fixtures.
- ✓ Obtain replacement fixtures of a similar style and size from a salvage supply or antique shop if existing light fixtures are damaged beyond

repair, or choose a compatible design from a commercial manufacturer.

- ✓ Retain existing illuminated signs, particularly neon signs, which are in character and scale with a building's facade or that represent an important element of an overall facade design.



Traditional light fixtures and historic illuminated signs enhance the daytime and nighttime character of Historic Uptown Marysville.

LIGHTING FOR STOREFRONTS AND SIGNS

- ✗ Avoid using storefront light fixtures and other general lighting fixtures unless there is historical evidence of their use and appearance.
- ✓ Limit lighting to the interior of display windows for most commercial uses. The storefront may include painted window signs that are not illuminated directly but are visible by the light from within a store or display window.



A well-lit display window provides attractive nighttime lighting.

- ✓ Use light fixtures that direct light upward and shield the light source from the viewer when providing external illumination for signs. Externally illuminated signs should be used for businesses that are open in the evening, such as restaurants.



Lighting should be shielded and directed toward a sign to avoid glare.

- ✓ Locate new light fixtures and associated wiring in an inconspicuous manner that does not obscure or damage important materials or features of a building's facade.
- ✓ Conceal the light source for display windows, signs, and architectural features to avoid glare. Consider:
 - recessed ceiling fixtures in display windows
 - angled light fixtures
 - fixtures with metal shades or baffles



Neon signs hung inside display windows can add special character to the nighttime environment.

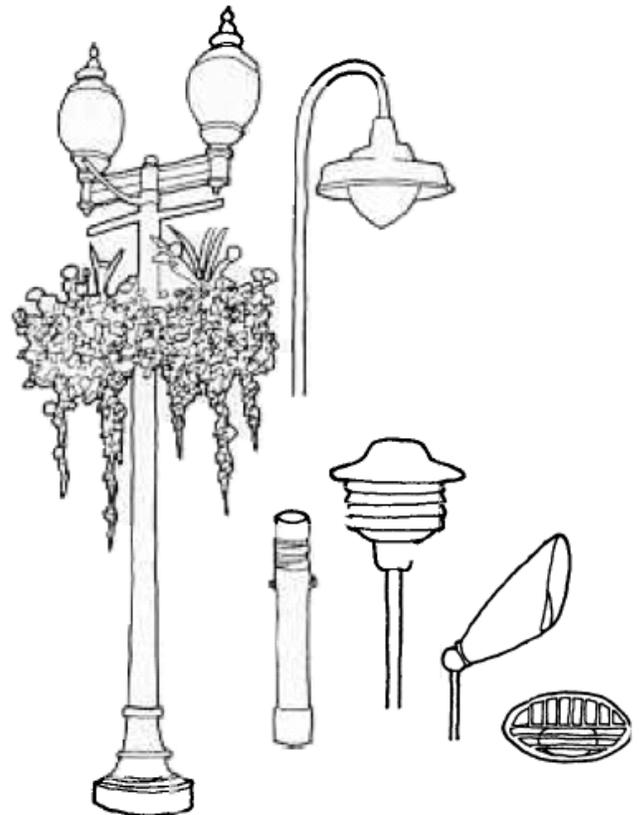
- ✗ Do not use flashing or moving lights (Prohibited by Code).
- ✓ Use light of an appropriate color quality such as incandescent, warm fluorescent, or quartz lighting

that preserves the natural daytime colors of objects.

- ✓ Provide adequate lighting to side or rear entrances for safety and security. Avoid the use of high-intensity security lighting unless these areas are not visible from the street.

SITE LIGHTING

- ✓ Choose light fixtures that are appropriate to the scale and character of landscape and parking areas and that are compatible with adjacent buildings.
- ✓ Use standards and poles that are less than twenty feet in height for general area lighting.



Appropriate site lighting fixtures can make pedestrian areas safer and more attractive, highlight plant materials, or provide general area lighting suitable for parking lots.

- ✗ Do not use high-intensity security lighting for general area lighting.
- ✓ Control glare by using light fixtures with parabolic reflectors or louvers to direct light downward rather than outward.

Hardware and Accessories



Attractive hardware, such as light fixtures, canopy chains, and flags, reinforce this building's character.

Functional elements, such as hardware, light fixtures, and street numbers, often help reinforce a particular architectural style, while other more decorative elements, such as banners, flags, and historical markers, can add interest to a building's facade and vitality to a commercial streetscape.

IMPORTANT CONSIDERATIONS...

Traditional commercial hardware and building accessories are important in reinforcing the building's character or expressing its history.

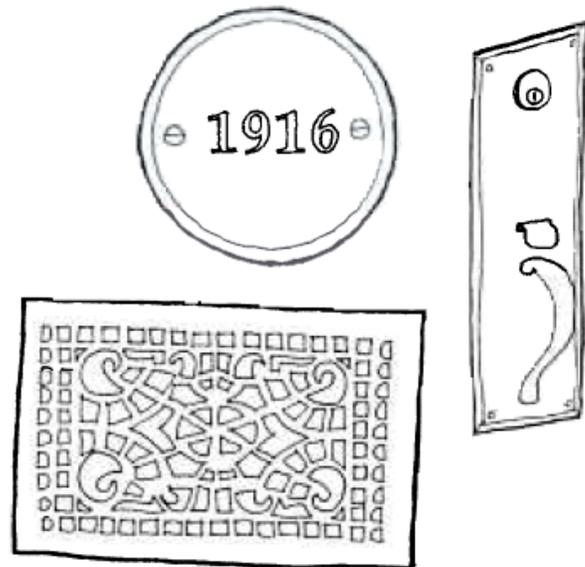
A building's architectural detailing may suggest design motifs for banners or other accessories that can add vitality to a commercial façade.

GUIDELINES FOR PRESERVATION & REHABILITATION

- Recommended actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

RETAINING IMPORTANT FEATURE

- ✓ Identify and retain all hardware and decorative elements that are historic or demonstrate quality craftsmanship, such as:
 - door handles, locks, and push plates
 - decorative metal grilles, vent covers, or escutcheons
 - distinctive painted or applied street numbers
 - historic or symbolic features of a trade or service (pawnbroker's globes, barber's pole)
 - historical markers



A variety of historic decorative features characterize Marysville's commercial buildings.

REPAIRING DAMAGE

- ✓ Repair broken hardware whenever possible. When replacement is necessary, look for items of a similar style, size, and material at an antique dealer or salvage yard, or choose a new item that is similar to the original item in material, size, and style.
- ✓ Keep metal features polished or painted, as appropriate, including steel railings, fire escapes, and ladders.

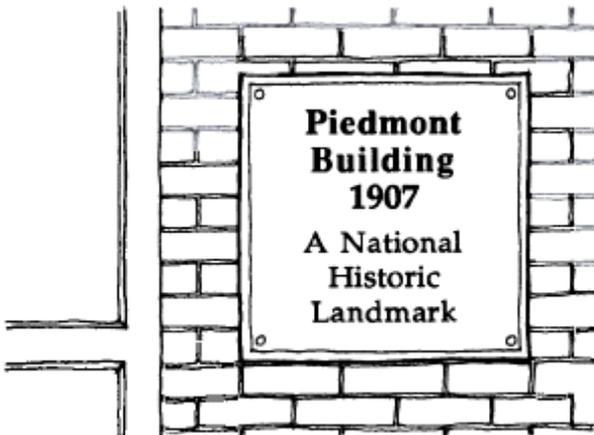
GUIDELINES FOR COMPATIBLE DESIGN

- ✓ Remove or relocate fire escapes and ladders to the least conspicuous side or the rear of a building when possible. Explore opportunities to replace fire escapes with interior fire stairs.
- ✓ Choose exterior light fixtures that reflect the architectural character of a building's facade. Historical designs may be appropriate if there is documentary evidence of their presence, but avoid using fixtures that give a false historical impression or that are associated with a special theme. (See *Exterior Lighting*)



Relocation of a fire escape and replacement of altered windows can enhance a building's appearance.

- ✓ Use painted or applied numerals rather than words to display a building's street address. Street numbers should appear in a visible and traditional location, such as the transom above the storefront door or on the door itself. (See *Signs*)
- ✓ Painted street numbers should be in a typeface that is easy to read and expresses the character of the particular business. Traditional gold leaf and black paint often enhance appearance and legibility.
- ✓ Tables and chairs may be appropriate for certain uses in the historic district provided that they:
 - are located within 3' of the building
 - leave 5' of sidewalk for pedestrian use
 - meet the design guidelines and standards for the types of furniture that can be used
 - have a permit issued for their use
- ✓ Place any historical markers or plaques in an inconspicuous location on the front of a building, such as on a masonry pier. Markers should be of a durable material, such as bronze, and placed where they will not obscure or destroy important features of the facade.



Commemorative plaques are an important way of reminding a community about its architectural heritage.

- ✗ Avoid using flags unless the building is of a civic or institutional nature.
- ✗ Refrain from using flower boxes or planting areas at the front of a building. Traditional window boxes are too residential in character for Historic Uptown.

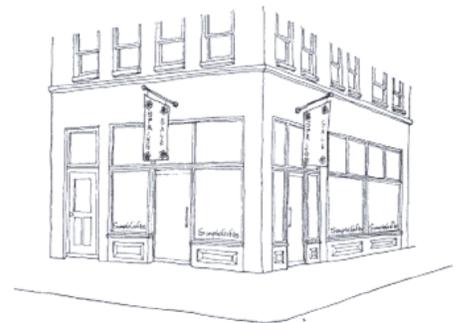


Temporary planters may be appropriate if they do not interfere with pedestrian traffic.

Banners prohibited by Code

Banners are currently prohibited by code but the DRB may be considering permitting banners in the future. The guidelines below are meant to provide guidance for the potential code update.

- ✓ Use banners for special events or as part of a coordinated promotional effort with other Historic Uptown merchants to add vitality to the commercial district.
- ✓ Use individual banners to help express the character of a particular business. Display such banners only so long as they appear neat and clean. A permit from the city is required.
- ✓ Choose or design a banner that complements the building's appearance and business character. Because they are changeable, banners can adopt seasonal designs or color schemes more effectively than signs.



Banners can add seasonal variety and color to an otherwise established storefront.

- ✓ Locate banners above the storefront opening or on a masonry pier, but do not obscure or destroy important features of the facade. Make sure any mounting hardware will not damage the facade. A banner may be attached to a single horizontal pole at the top, or stretched loosely between top and bottom poles.

Masonry



Distinctive masonry features are characteristic of Historic Uptown.

Masonry is an ideal building material for Historic Uptown buildings because it is both fireproof and extremely durable. Almost every building in Historic Uptown has brick exterior walls. Many also incorporate distinctive granite, limestone, or terra cotta detailing.

IMPORTANT CONSIDERATIONS...

Masonry accounts for the largest portion of most commercial facades. Its condition and appearance greatly affect a building's character.

Commercial buildings often have distinctive masonry detailing.

Despite its durable appearance, masonry can be easily damaged by harsh cleaning.

GUIDELINES FOR PRESERVATION & REHABILITATION

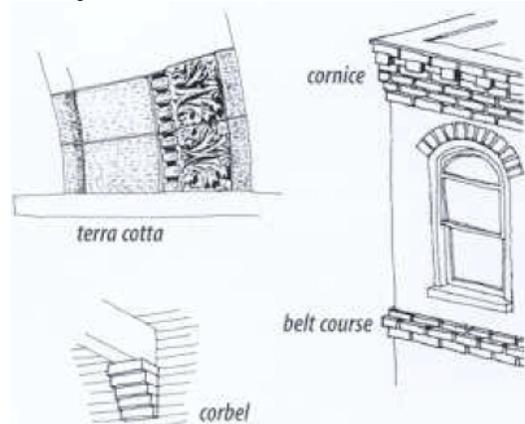
- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

RETAINING IMPORTANT FEATURES

- ✓ Retain the following features of masonry walls that are important to a building's character:
 - brick corbels, cornices, belt courses, and blind openings
 - decorative brick, terra cotta, or stone details
 - multi-colored brickwork
 - distinctive brick bonding patterns
 - painted wall signs

REMOVING INAPPROPRIATE TREATMENTS

- ✓ Remove inappropriate siding or cover-up treatments from masonry walls if possible. Repair damage that resulted from its installation as well as earlier damage that was hidden. Examples of cover-up treatments include:
 - wood shingles or shakes
 - wood, metal, or vinyl siding
 - plywood
 - permastone or other simulated stone
 - dry-vit or other simulated stucco



Masonry details such as corbels, cornices, belt courses, and terra cotta decoration add character to many buildings in Marysville.

- ✓ Be cautious about removing stucco or simulated stone veneers from masonry. Unless they have been applied to metal lathing or furring strips, removal may cause additional damage to underlying masonry.
- ✓ Maintain materials such as Carrara glass, enameled metal panels, and art deco details that may not be original to a building but may have acquired significance over time.
- ✓ Check with city staff regarding possible significance of treatments.

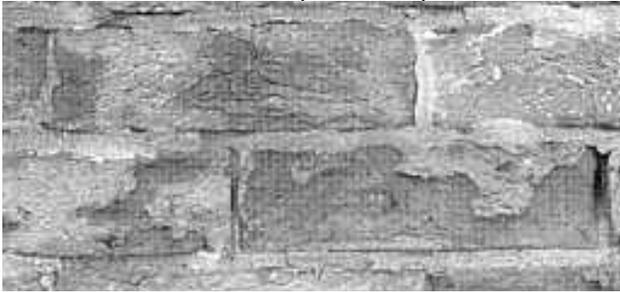
MASONRY CLEANING AND PAINT REMOVAL

- ✓ Correct conditions that cause deterioration, such as poor roof drainage or foundation settlement, before undertaking masonry cleaning or other repairs.



Repair damaged gutters that give rise to algae growth and washed-out mortar joints prior to cleaning and repointing masonry.

- ✓ Clean masonry only when one of the following conditions exists:
 - efflorescence, bird droppings
 - smote or soot, metallic oxide
 - localized paint, grease, staining (rust, etc.) or asphalt
- ✗ Avoid abrasive or reactive cleaning techniques, such as:
 - sandblasting, acid washes
 - high-pressure water cleaning
 - other chemical treatments not specifically formulated for a particular problem



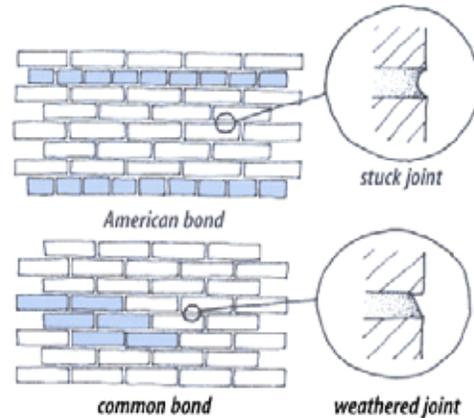
Sandblasting removes the outer-surface of brickwork, exposing the soft-interior to water penetration and subsequent freeze-thaw damage.

- ✓ Use only gentle cleaning methods or products, particularly those that are water-based or especially formulated for removing a particular type of stain from masonry. Assess the impact by first cleaning only a small inconspicuous area of the building. Masonry cleaning should be done by qualified professionals with experience in the appropriate cleaning of historic buildings.
- ✓ Remove paint from masonry walls if it has peeled to the original masonry surface and the underlying surface is undamaged and has a uniform appearance. Use only removal methods or products specially formulated for masonry, undertaken by a skilled professional (see above).
- ✗ Do not remove paint that protects soft or damaged brickwork or that may conceal a different masonry infill.

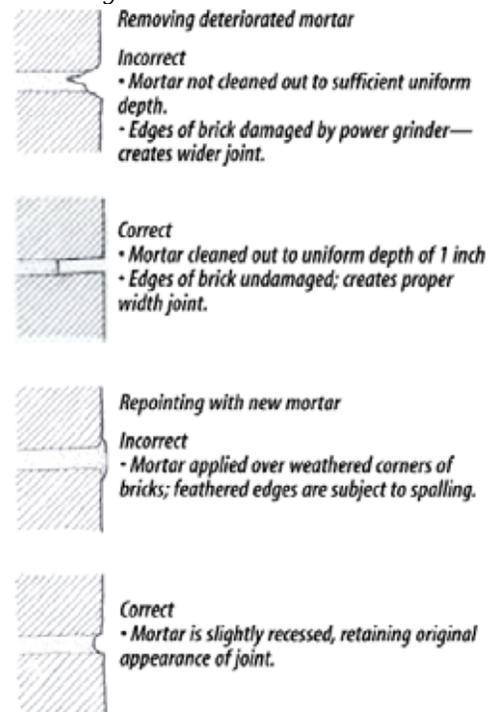
REPAIRS AND REPAINTING

- ✓ Reuse existing original brick whenever possible, particularly in prominent locations. In some instances, replacement materials can be obtained from a less conspicuous side or rear location, replacing the borrowed materials with compatible new materials.
- ✓ Repair missing or severely damaged masonry with brickwork or stonework that conforms exactly to the original in:
 - size and shape
 - color and texture
 - bonding pattern and mortar joint

- ✓ Repoint mortar joints only in areas where there are loose bricks, cracked or deteriorated mortar joints, or chronic dampness. Use a soft lime-based mortar that is low in portland cement content. Repointing should match the original masonry in:
 - joint width and profile
 - mortar color and texture
 - composition and strength



Typical brick bonds and mortar joints are used on Historic Uptown commercial buildings.



OTHER TREATMENTS

- ✓ Limit the repairs and cleaning of masonry to problem areas only.
- ✗ Do not infill windows, doors, and other masonry openings.
- ✗ Avoid painting unpainted masonry walls unless necessary to retard deterioration produced by sandblasting or other treatments.
- ✗ Avoid the use of waterproof or water-repellent coatings that may trap water within the wall.

New and Infill Construction



The lower façade of taller buildings can incorporate details and materials that are sensitive to the pedestrian scale of the street. This picture is not from Marysville and is for demonstration only.

New construction in the historic district is important in encouraging growth and new investment. New construction may include additions to an existing building or the design of a new building, either on an infill site between existing buildings or on an open site. To maintain the integrity of the district, new construction must be compatible and in context with other buildings.

IMPORTANT CONSIDERATIONS...

Observing the same design principles and organization will help unify new and existing construction.

New construction that expresses the time in which it is built is important to the ongoing history of Historic Uptown Marysville.

Taller and signature buildings can provide new focal points for the Historic Uptown while relating to the lower scale of adjacent buildings.

GUIDELINES FOR PRESERVATION & REHABILITATION

- Recommended actions or treatments are indicated by ✓.
- Actions or treatments not recommended and other warnings are indicated by ✗.

ADDITIONS TO EXISTING BUILDINGS

- ✓ Additions should be compatible with existing buildings in size, scale, color, and materials.
- ✗ Do not let an addition overwhelm an existing building. Additions should be subordinate to the existing building in size and appearance, be located on the least-public side of the building, and exhibit a distinct but compatible appearance if it has its own street frontage

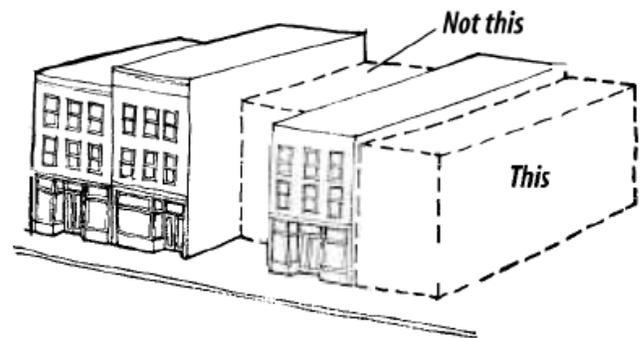


This bank addition is compatible in appearance with the original building, yet is clearly subordinate to it in size and detailing.

- ✗ Do not obscure or destroy important features or materials of existing buildings when making additions.
- ✓ Design and construct additions so that if they are removed in the future, the basic form and character of the original building will remain intact.

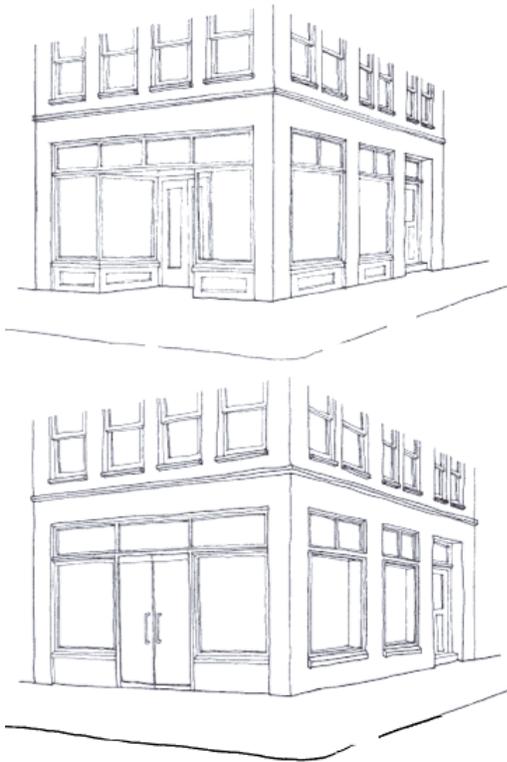
SITING/RELATIONSHIP TO STREET

- ✓ Orient construction to the street front that supports the greatest pedestrian activity.
- ✓ Observe the same setback as adjacent or nearby buildings. Buildings should be sited at the front of a lot abutting the back edge of the sidewalk.



Infill construction should not have a greater setback than adjacent buildings.

- ✓ Incorporate ground-floor commercial uses in new construction, whenever possible, to add vitality to the streetscape. If the ground floor is to be used for offices or other similar uses, design the ground-floor facades to:
 - permit views into the building
 - incorporate architectural detailing to provide visual interest



New construction should include commercial spaces at the ground floor (top) or should make provision for views into ground floor offices (bottom) to add vitality to the streetscape.

- ✓ Place parking to the rear or side of the building or use another existing parking area.

HEIGHT, WIDTH AND PROPORTION

- ✓ Conform in general with the predominant story height of existing buildings on a block.
- ✓ Maintain the predominant width and proportion of existing buildings on a block. Most commercial buildings in the historic district are vertical in proportion and fairly uniform in width. Buildings on infill sites which are wider than most should be subdivided into bays that relate to the width of typical buildings.



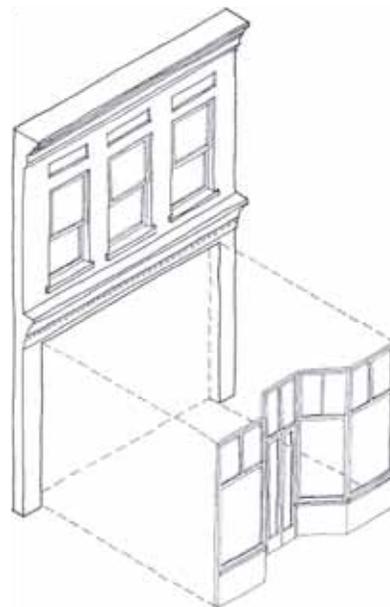
Infill construction should comply with the predominant story height (top), and building width and proportion (bottom), of existing buildings on a block. Where wider infill sites occur, new construction should be subdivided into bays of appropriate width.

ROOFS

- ✓ Choose a roof form that is compatible with other commercial buildings in the historic district. Roofs for new commercial buildings should not be prominent visual features of the main facade. Most buildings have shallow-pitched shed roofs that slope toward the rear of the building and are hidden behind a parapet wall, although several buildings have gabled roofs behind a high or stepped parapet.

STOREFRONT

- ✓ Design a compatible new storefront by incorporating the design features of traditional storefronts.
- ✗ Employ present-day construction materials and techniques to avoid re-creating a historic appearance.



A new storefront should use large areas of glass for transparency, incorporate a recessed entry, and be contained by the piers and storefront lintel of the front facade.

- ✓ Provide a separate upper-floor entrance, if appropriate, but keep the primary emphasis on the storefront and its entry.

WINDOWS

- ✓ Incorporate windows of the same size, proportion, spacing, and rhythm in new construction as those of existing commercial buildings.
- ✓ Keep the proportion of window to wall area for both upper and lower facades compatible to that of existing buildings. The upper facades of most commercial buildings in the historic district have a significantly larger area devoted to solid wall surface than to windows, while lower facades and storefronts are primarily windows.



Infill construction should keep the same pattern of windows and storefront openings as existing adjacent buildings.

STYLE

- ✓ Adopt a style for new construction that is compatible with the traditional character of older commercial buildings in the historic district yet reflects its own time.



New construction should be compatible in appearance with its older neighbors yet reflect the time in which it was built.

- ✗ Avoid inappropriate historical themes that give a building a false historical appearance.

MATERIALS, COLOR AND DETAILS

- ✓ Choose materials that are appropriate to the district's commercial character. Avoid materials and colors usually associated with residences.
- ✓ Choose materials that have color as one of their inherent features, such as brick or stone, for a building's exterior wall material(s). The colors of materials for new construction should be compatible with those of existing adjacent buildings.
- ✓ Select colors for the painted features of a building that are compatible with its exterior wall materials and with the color schemes of neighboring buildings.
- ✓ Incorporate detail and decoration to an appropriate degree in new construction to avoid blandness and establish a compatible relationship with existing buildings. Avoid, however, using exact copies of decorative features or details that are unique to a particular commercial building.

SIGNATURE BUILDINGS

Signature buildings (those designed by a nationally recognized architect or having exceptional design merit) will be evaluated on a case-by-case basis. In general, however, the following guidelines should be considered:

- ✓ Reinforce pedestrian and streetscape activity at ground floor level by providing:
 - ground-floor commercial spaces
 - views and access to ground-floor offices and other similar spaces
 - pedestrian amenities such as benches and landscape areas
- ✓ Ensure that the new building fits within the context of the area. Consider street views, activities, buildings in the vicinity, and other features.
- ✗ Avoid blocking views:
 - to significant, city-wide focal points
 - down major streets or pedestrian thoroughfares

Off-street Parking



Use of this vacant building lot meets the needs of visitors to the Historic Uptown area. Improvements can be made by adding a low wall and plant materials to help define the street frontage.

Large parking lots have a significant impact on the appearance of Historic Uptown Marysville, making it appear empty of businesses. However, the availability of accessible parking is also important to area residents and visitors who patronize Historic Uptown businesses. The design and placement of off-street parking is critical to maintaining the aesthetic quality of the historic district. When considering landscaping design, please refer to the City's landscape ordinance.

IMPORTANT CONSIDERATIONS...
Off-street parking areas usually represent a short-term or interim land use until more intensified development can occur.

Voids in a streetscape – such as a vacant lot or an off-street parking area – are generally less desirable within Historic Uptown Marysville than a continuous line of building facades.

Clearly defining the edges of off-street parking areas helps integrate these open spaces into the framework of Historic Uptown.

GUIDELINES FOR PRESERVATION & REHABILITATION

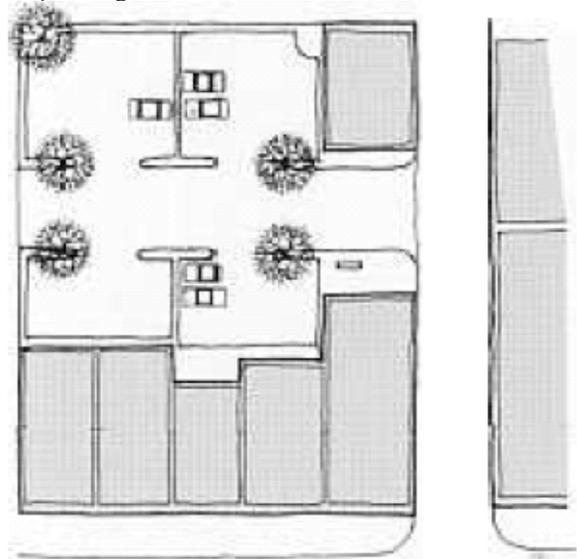
- **Recommended** actions or treatments are indicated by ✔.
- Actions or treatments **not recommended** and other warnings are indicated by ✘.

PLANNING AND SITE SELECTION

- ✔ Locate parking behind a building rather than to the side or front to reduce its visual effect. Design parking areas so that they enhance the

appearance of a building's rear facade. Provide rear access to parking.

- ✔ Explore opportunities to share parking between two or more businesses that have their peak demand for parking at different times of the day or week.
- ✔ Consider alternative sites for employee parking in less heavily developed areas adjacent to a commercial district rather than directly within the district itself.
- ✘ Do not demolish commercial buildings solely to provide off-street parking. Consider rehabilitating such buildings and providing parking at the rear of the lot.

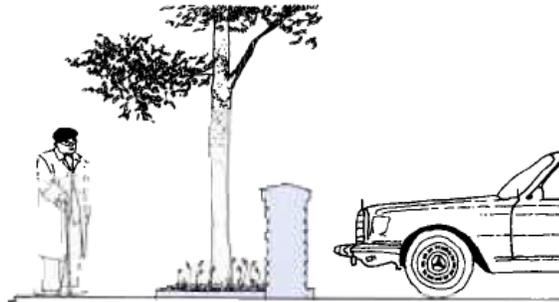
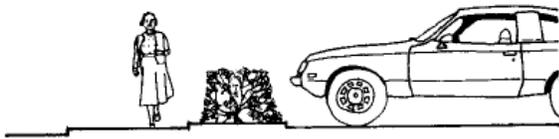


Locating parking behind a commercial block reduces its visual impact yet puts it within easy access of employees, shoppers, and visitors.

- ✘ Do not develop parking areas in a way that would severely limit or preclude future building construction or other land uses.

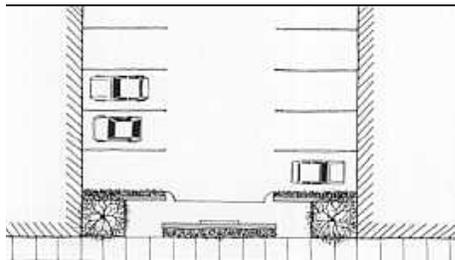
DESIGN CONSIDERATIONS FOR PARKING

- ✔ Define the street frontage of parking lots and provide partial screening of parked vehicles using one or more of the following features:
 - plant materials
 - low walls
- ✔ Provide hard-surfaced paving, or concrete, sloped to provide proper drainage, for all parking lots.
- ✔ Use plant materials, such as street trees or shrubs, to provide definition and screening of parking lots. Plant materials should:
 - require little maintenance
 - tolerate conditions in an urban environment



Defining the street frontage of a parking lot with plant materials or walls helps to reduce the visual effect of parked vehicles.

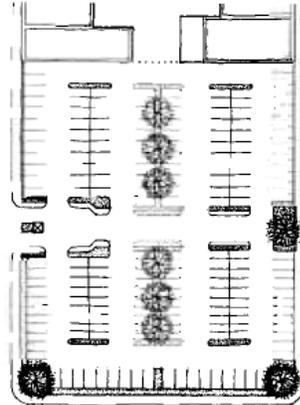
- ✔ Use masonry walls to define and screen parking areas that are next to or between buildings. Choose masonry that is compatible with, but not necessarily the same as, that of adjacent buildings. Include landscaping in the design.
- ✔ Use painted iron fences in combination with plant materials to screen parked vehicles from view. Wooden fences are not appropriate.



Masonry walls and plant materials at street frontages can help make an in fill parking lot more compatible in appearance with neighboring buildings.

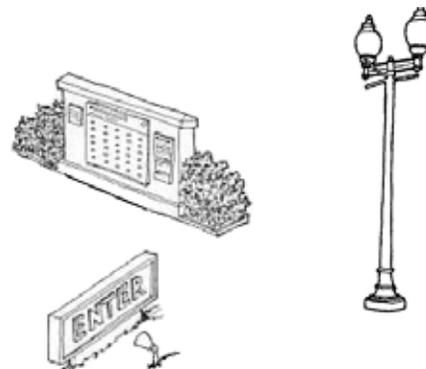
- ✔ Consolidate the entrance and exit of a parking lot in a single location at a sufficient distance from street intersections to avoid traffic and pedestrian conflicts.
- ✔ Define the entrance and exit of a large parking lot with appropriate signs and plant materials while providing adequate lines of sight for entering and exiting vehicles.
- ✔ Provide several smaller areas of parking rather than a single expanse within a large parking lot, separated by features such as:
 - planting islands
 - access drives
 - walkways

- ✔ Provide clearly defined pedestrian areas and handicapped accessibility within parking areas. Direct the flow of vehicles and pedestrians throughout the site using:
 - raised walkways and curbs
 - different paving materials and textures for vehicular and pedestrian circulation



Reduce the scale of large parking areas by creating several smaller areas, defined by drives, walkways, and plant materials.

- ✔ Use appropriate lighting at the entrances and exits and within parking lots to provide adequate nighttime visibility and security for vehicles and pedestrians.



Giving careful design attention to pay stations, lighting, and signs helps make parking lots compatible with Uptown Marysville's historic character.

- ✔ Use appropriate signs to:
 - identify public or private parking lots
 - notify parking patrons of applicable regulations and fees
- ✔ Design auxiliary buildings or structures, such as attendant booths or pay stations, which are in keeping with the architectural character and materials of adjacent commercial buildings. Appropriate construction materials for such buildings or structures may include:
 - brick or stone
 - painted wood
 - painted metal

Painting



The warm color and natural vibration of this building's unpainted masonry is complemented by woodwork and other features that are painted in a neutral, stone like color.

The color of a building comes from its construction materials: for example, red, brown, or ochre brickwork; grey or tan for stucco and stone. Sometimes, however, masonry walls were painted to provide added protection to soft brickwork or to conceal defects. Painting window sashes, doors, bulkheads, cornices, decorative elements, and other wood or metal items protects them from weathering and deterioration.

🔧 IMPORTANT CONSIDERATIONS...
When choosing colors for painted features, it is important to relate them to an overall color scheme that is appropriate to your building and its neighbors.

Generally, the more elaborate a building's detailing, the more important the role that color plays.

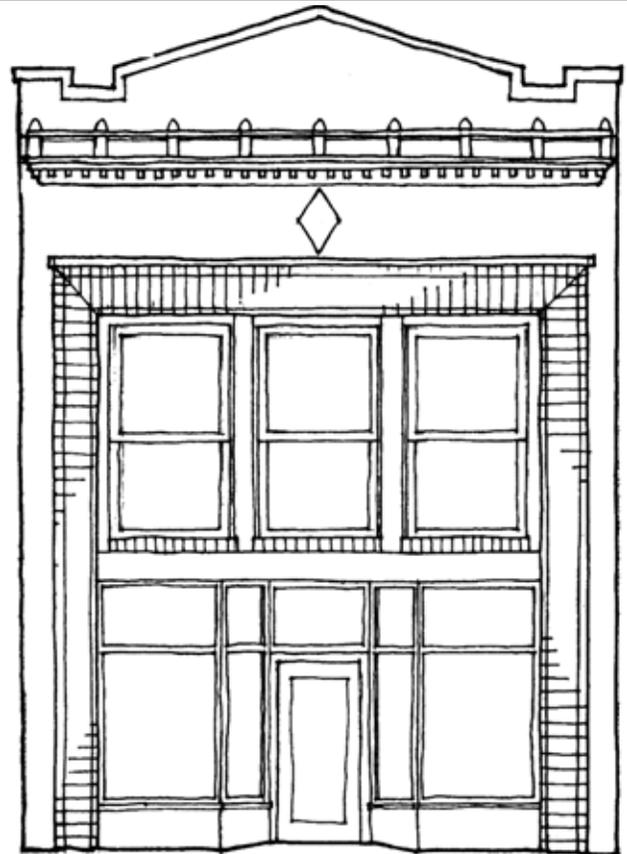
Using appropriate paint removal and surface preparation techniques is just as important when protecting a building's exterior materials as the repainting effort itself.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✔.
- Actions or treatments **not recommended** and other warnings are indicated by ✘.

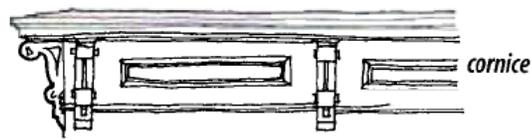
RETAINING IMPORTANT FEATURE

- ✘ Avoid painting masonry buildings that have never been painted, particularly if they have decorative or multi-colored brickwork. Unpainted masonry requires less maintenance, and may be kept in good condition with minimal care for hundreds of years.



Painting unpainted masonry obscures decorative detailing and eliminates the natural color variation in brickwork that lends vitality to a building.

- ✔ Keep painted all materials that rely on paint for protection or a traditional appearance, such as:
 - wood (windows, doors, bulkheads, decorative trim, signs)
 - pressed tin (cornices, details, signs)
 - steel (columns, windows, doors, lintels, signs)
 - cast iron (storefronts or features)
 - concrete, concrete block, and other common building materials
 - terne-metal roofs
- ✘ Don't paint ornamental metals such as brass, bronze, copper, aluminum, or stainless steel.



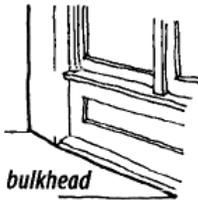
cornice



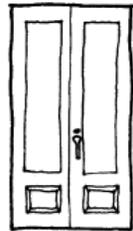
window frame



sign



bulkhead



doors

Many materials and decorative features of a commercial building rely on paint for their protection and traditional appearance.

- ✓ Retain painted wall signs that are significant features of Historic Uptown commercial buildings. Carefully remove loose and flaking paint by hand-scraping, then repaint with the appropriate paint type. Check with the city regarding any sign regulations, particularly if the sign is newly uncovered.



Painted wall signs are an important part of Historic Uptown Marysville's character.

- ✓ Identify the areas with the most serious paint problems when appropriate repainting cannot be done immediately. Correct any problems causing the paint deterioration, such as water penetration, scrape the affected areas, and repaint.

PAINT REMOVAL FROM WOODWORK

- ✗ Avoid removing paint from historic woodwork unless it is peeling. Most other conditions such as mildewing, staining, or excessive chalking only require a thorough surface cleaning before repainting.
- ✓ Use hand-scraping to remove peeling paint from historic woodwork or sand the paint to the next sound layer; then repaint with a high-quality exterior oil paint.
- ✗ Avoid the following techniques when removing paint from woodwork:
 - chemical strippers, which may leave a residue or raise the grain of woodwork
 - propane torches, which may easily char the wood or vaporize the lead contained in older paints
 - sandblasting or other abrasive techniques, which will destroy the profile of wood moldings and permanently erode wood surfaces

PAINT REMOVAL FROM MASONRY

- ✗ Avoid removing original paint from masonry. Many historic masonry buildings were painted to protect the soft brick used during the mid-19th century or were painted at a later date to hide incompatible alterations or repairs.
- ✓ Remove paint from masonry only when it is evident that:
 - paint is not original to the building (look at old photographs)
 - removing the paint will not reveal defects or alterations
 - the process of removal will not damage the masonry
- ✓ Use the gentlest means possible to remove paint from masonry, such as chemical paint strippers developed specifically for use on masonry.
- ✗ Do not use abrasive techniques, such as sandblasting, that will permanently erode the surface of the masonry and make it subject to water damage.

PAINT REMOVAL FROM METAL

- ✓ Use hand-scraping and wire-brushing to remove loose, flaking paint, and rust from metal.
- ✓ Use abrasive techniques carefully, such as low-pressure, dry-grit blasting on cast-iron elements to remove extensive paint buildup and corrosion; be careful to avoid damaging adjacent materials.
- ✓ Use chemical strippers developed specifically for softer metals, such as tin and copper, to remove extensive paint buildup and corrosion. Avoid the use of grit-blasting, which may damage the finish of these metals.

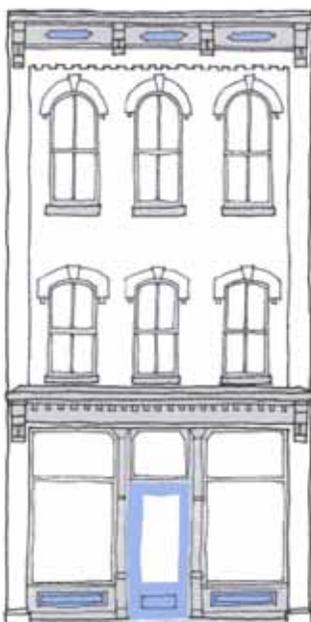
DEVELOPING APPROPRIATE COLOR SCHEMES

- ✓ Choose a color that is similar to that of the existing building materials when it is necessary to paint an exterior wall.
- ✓ Express the individual character of a building by selecting a wall color that is compatible with those of adjacent buildings; the colors need not match exactly to be harmonious.



Choosing color schemes that are distinct but compatible with those of other buildings—such as these with a lighter body color and somewhat darker trim and accent colors—is the best way of promoting architectural harmony.

- ✓ Choose a limited number of colors that relate well to each other when painting a building. In most instances, two accent colors in addition to the main wall color are sufficient to highlight any facade. The major accent color should be compatible with the wall color and tie the upper and lower facades together. The minor accent should enhance small details. Recommended applications of the three colors are as follows:
 - main color on exterior walls
 - major accent color on majority of trim, cornices, bulkheads, window frames, and sashes
 - minor accent color on smaller decorative details—doors, storefront frame



Most color schemes for commercial buildings can be planned with three colors.

- ✓ Keep the appearance of a building with multiple storefronts unified through consistent treatment of the upper and lower facades. Windows, cornices, and wall surfaces should each be painted the same color throughout. Each storefront should relate to the overall building by using the same major accent color, but may express an individual identity by using a compatible minor accent color and appropriate signs or awnings.
- ✓ Use appropriate color schemes by consulting historic paint catalogs and historic photographs of the building or by scraping paint layers from the building itself.
- ✓ Consider the rear and side facades when planning a building's color scheme. Applying the same color scheme to the rear facade is a practical way of reinforcing the identity of a commercial establishment.
- ✓ Provide to the DRB any historical reference of color schemes of the building in the past.
- ✗ Avoid using too much color on the facade. Too many colors on details make the facade appear busy.



Adopting a distinct color scheme for the storefront and upper floor (left) destroys this building's overall architectural unity. Expressing a business's identity by selecting a different minor accent color, as on the remaining storefronts, is far more successful.

Relocation and Demolition

Moving a historic building to another location is seldom the most desirable form of preservation. Many of a building's historic associations come from its physical setting and its relationship to other nearby buildings. Relocation severs these relationships and preserves only the form of a building. More drastic yet, demolition represents the irreversible loss of a structure. Relocation and demolition both have important implications for adjacent buildings and landscape areas. Consequently, relocation-or finally, demolition and salvage-should be considered only as a last resort when preserving and rehabilitating a building in its original location and setting are not possible.

IMPORTANT CONSIDERATIONS...

Preservation of a building in its existing location is preferable to its relocation. When relocation is unavoidable, the building, as well as adjacent buildings, must be stabilized to protect important architectural and structural features.

Demolition of a building should only be considered if alternatives for rehabilitation are not feasible and the loss of a building will not adversely affect the integrity of the district.

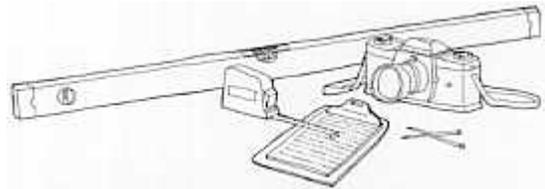
The impact of demolition can be lessened by documenting a building's appearance and salvaging historic materials.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

GENERAL

- ✓ Make every effort to preserve rather than demolish a historic building. Thoroughly evaluate all rehabilitation and use alternatives, including moving.
- ✓ Undertake thorough documentation of a building prior to its relocation or demolition, including:
 - professional photographic documentation of its present appearance
 - dimensions of the overall building and its major features
 - relationship of the building to its site and adjacent buildings



Thorough photographic and written documentation of a building's size, condition, and appearance is necessary before undertaking relocation, salvage operations, or demolition.

- ✓ Submit a copy of all documentation to the Design Review Board for archival purposes.
- ✓ Restore the vacant site of a relocated or demolished building to a condition and appearance appropriate to the historic district if the site will not be redeveloped immediately.

RELOCATION

- ✓ Hire a licensed professional building moving contractor experienced in moving historic structures to undertake the relocation of a historic building.
- ✓ Select a setting for a relocated building that is compatible with its character, even if the new site is not included in a historic district.
- ✓ Comply with relevant guidelines governing the sitting and design of infill construction when relocating a historic building to another site within the district.
- ✓ Plan the relocation route carefully to:
 - avoid narrow, winding, or steeply inclined roads
 - comply with height, weight, or size limitations
 - identify overhead utilities that might pose clearance problems



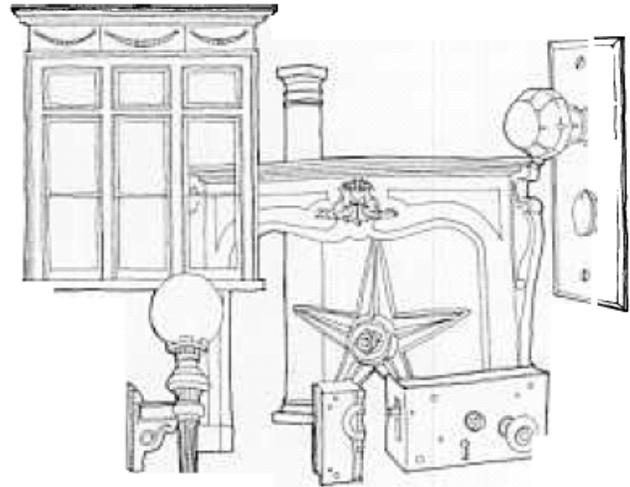
The relocation route should be planned to avoid curves, overhead utilities, and weight limitations

- ✓ Move buildings intact whenever possible. If the structural condition of the building or conditions of the relocation route preclude moving a building as a single unit, then partial disassembly into the largest workable components is preferable to total disassembly.
- ✓ Protect buildings or building components from damage during the actual move. This may involve, for example, the boarding up of doors and windows or the provision of additional bracing to prevent racking.

- ✓ Contact the Union County Historical Society or the Ohio Historical Society for assistance when considering the relocation of a building that is listed in the Ohio Historical Register to determine how to ensure that the building remains listed during and after its move.

GUIDELINES FOR DEMOLITION

- ✓ The Design Review Board must recognize the following items when reviewing a request for demolition (see "Attachment B" Chapter 1136 of the Marysville Codified Ordinances for specific requirements regarding demolitions):
 - that the purpose and necessity of the demolition are in accordance with the district.
 - that loss of the structure will not be adverse to the district or the public interest by virtue of its uniqueness or its significance.
 - that demolition will not have an adverse effect on the character and surrounding environment of the district.
 - where a development plan for a new use of the site is proposed and submitted, the board shall review the proposed development conforming to the regulations of the district
- ✓ Save important features of a historic building slated for demolition when efforts to relocate it fail. Important items to save may include:
 - windows, doors, and trim
 - mantels and stairways
 - columns, baseboards, and cornices
 - paneling and decorative wall or ceiling finishes
 - other decorative interior and exterior wood and metalwork, such as metal ceilings
 - hardware and light fixtures
 - flooring
 - heavy timbers
 - bricks, stone, and other masonry elements
- ✓ Use salvaged elements for repair, maintenance, and rehabilitation projects involving similar buildings within the historic district whenever possible.



Undertaking salvage operations prior to demolition can save important decorative features and building materials that may be useful in other rehabilitation projects.

Roofs, Parapets and Cornices



This elaborate cornice includes corbelled brickwork and pressed tin decoration, and features the building's date of construction.



The pitched roofs of this building are concealed by their attractive, stepped parapets.

The roof generally is not a dominant feature of traditional commercial buildings unless the building is freestanding. Most often, the roof form – either gabled or a shallow-pitched shed – is concealed behind a parapet, an extension of the masonry wall above the roofline. Parapets of commercial buildings frequently have a cornice at the top of the front façade. The cornice gives character to the skyline and sometimes includes the building's name or date of construction.

IMPORTANT CONSIDERATIONS...

A cornice is usually an important visual feature of a new or historic commercial façade.

Parapets help conceal mechanical equipment or other rooftop construction from pedestrian view.

Well-maintained roof and gutter systems help prevent the deterioration of other parts of a building.

GUIDELINES FOR PRESERVATION & REHABILITATION

- Recommended actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

RETAINING IMPORTANT FEATURES

- ✓ Retain the form, materials and features of original or significant later roofs – particularly those visible from public rights-of-way and important to a building's character.
- ✓ Retain existing parapets and cornices, as well as features associated with them, such as:
 - copings and capstones
 - brick corbels, decorative tile, and terra-cotta
 - wood, pressed tin, and other applied cornices.
 - dates, building names, and other original identifying features.



The variety of parapet and cornice treatments in Historic Uptown Marysville characterizes commercial buildings of different periods and uses.

REMOVING INAPPROPRIATE TREATMENTS

- ✓ Remove inappropriate treatments, such as sheet metal, plywood, or other materials obscuring or covering decorative cornices.



Covering or removing a building's cornice, often because of maintenance concerns, inevitably results in a loss of character.

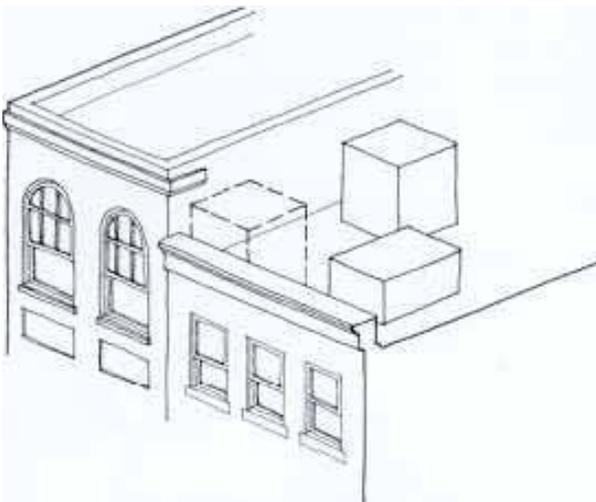
- ✔ Remove mechanical equipment and other rooftop construction that are no longer functional, in poor condition, and visible from the street. Rooftop signs, unless they are historic, also should be removed.

REPAIRING DAMAGE

- ✔ Stabilize conditions when repairs to a roof, parapet, or cornice cannot be undertaken immediately.
- ✔ Repair cornices, brackets, or other features revealed after removing inappropriate cover-up materials.
- ✔ Repair deteriorated flashing, parapet copings, and roofing materials that may permit water penetration and damage cornices, parapets, or structural members.
- ✔ Ensure that roof drains, gutters, and downspouts are free of debris and conduct water away from the roof without damaging features such as parapets, cornices, masonry walls, and foundations.
- ✔ Explore replacement features made from a substitute material when a missing feature cannot be replaced in kind.

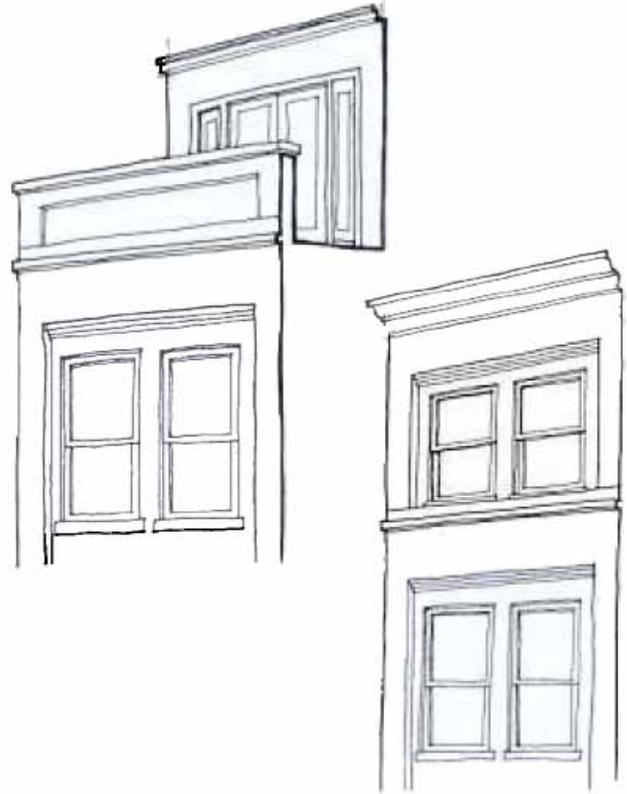
REHABILITATION AND OTHER ALTERATIONS

- ✔ Keep the form, slope, and features of a roof that is visible from the street.
- ✔ Consider the addition of skylights when making roof alterations as a way of increasing the usefulness of upper-floor spaces, so long as the skylights are not visible from the street.
- ✘ Avoid locating rooftop mechanical equipment at the roof's perimeter, making it visible from the street.



Rooftop mechanical equipment shouldn't ever be visible from ground level; make sure it either has a low profile or is set sufficiently back from adjacent parapet walls.

- ✔ Undertake construction of additional stories or rooftop additions only if the new construction is:
 - in keeping with the character of a building's facade, or
 - set back from the face of the building so that it will not be visible from the street



Additional stories should be designed in keeping with a building's existing character (right), or if of a different design, set back from the facade to reduce their visual impact (left).

Signs



Attractive awning signs can add vitality to commercial buildings.

Historic Uptown commercial signs reflect the slower pace of Uptown traffic and pedestrians-in contrast to their large, brightly colored, and illuminated counterparts found along a commercial strip. Uptown signs generally are smaller and sometimes more highly detailed. Signs add identity and vitality to commercial buildings, but large, numerous, or poorly designed signs can produce visual clutter. Attractive and effective signs require equal design consideration to other facade improvements.

IMPORTANT CONSIDERATIONS...
Signs are most effective when they are kept simple and easy to read.
Signs are generally meant to advertise or identify a particular business, not upstage or overwhelm an entire building.
Many of the features of a traditional storefront provide an opportunity for commercial signage.

GUIDELINES FOR PRESERVATION & REHABILITATION

- Recommended actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.
- ✓ Retain historic signs that are important to the character of a building, such as:
 - painted wall signs
 - neon signs
 - symbolic signs
 - signs that identify a building's original owner or the date of a building's construction

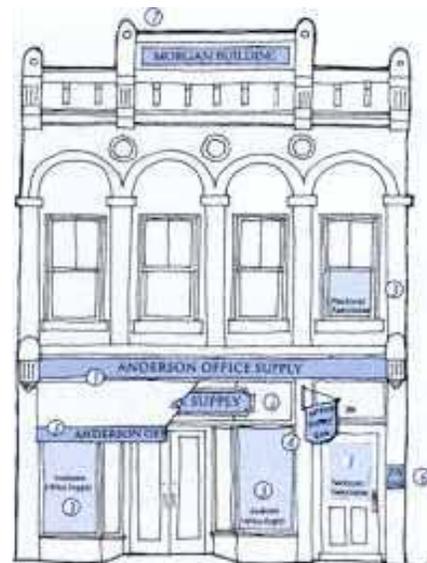


Historic Uptown Marysville contains many signs that have become familiar commercial landmarks.

- ✓ Stabilize areas of deterioration when a historic sign cannot be repaired immediately.
- ✓ Explore whether suitable replacements can be fabricated from substitute materials when missing sign features cannot be replaced in kind.

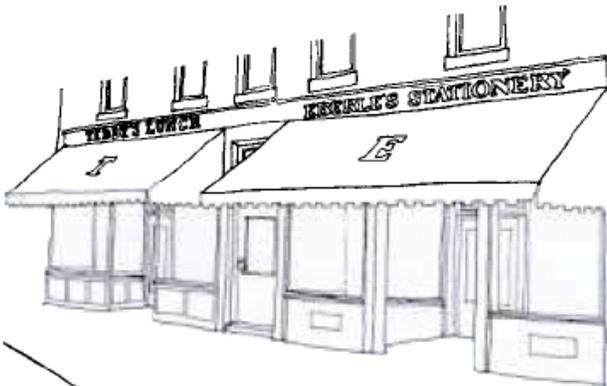
GUIDELINES FOR COMPATIBLE DESIGN

- ✓ Choose one or more sign types that are visible to both motorists and pedestrians.
- ✓ Use the same type of signs for two or more storefronts that occupy a single building. Choose a sign type that relates to building features common to both storefronts or to the facade as a whole.
- ✗ Avoid using transom signs when the transom provides light for the store interior.



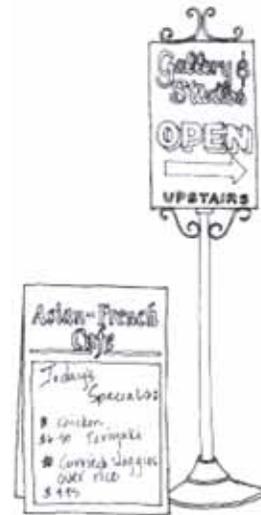
The following are descriptions of different types of commercial signage in Historic Uptown:

- **Cornice sign:** painted or raised lettering applied to a cornice signband; generally the most appropriate choice for traditional storefronts.
- **Flat or wall sign:** applied sign panel; used when a storefront cornice is not present.
- **Transom sign:** flat sign located on a transom.
- **Window sign:** painted on the inside of a storefront, upper-story window, or upper-floor entry door; suitable for businesses where window displays are not prominent.
- **Awning sign:** painted or sewn fabric letters on an awning's valance or slope.
- **Directory sign:** lists one or more business names and locations, usually removed from the sign location, such as on an upper floor.
- **Parapet sign:** provides building identification or construction date.



The cornice signband and awnings common to both these storefronts provide coordinated sign treatments.

- ✗ Do not use internally illuminated signs, such as those made of plastic or other translucent materials.
- ✗ Do not consider using neon signs within a display window to add color and light to a storefront.



Due to the narrow nature of the sidewalks in Uptown portable signs are not a practical method of signage.

NUMBER AND SIZE

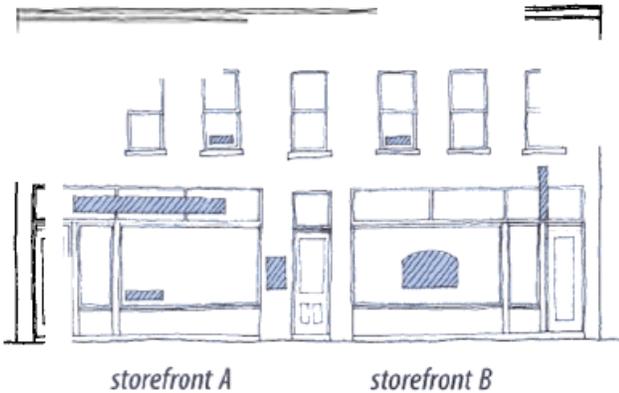
- ✓ Check the city zoning requirements on the number and size of signs.
- ✗ Do not exceed one square foot of total sign area per linear foot of building frontage for all uses in any commercial building.
- ✓ Limit the number of signs for each storefront or ground-floor business in a building to two, with not more than one sign-considered the primary sign-being one of the following:
 - cornice sign
 - flat or wall sign
 - transom sign
 - hanging or projecting sign
 - awning sign

The secondary sign may be a window sign. A total of two window signs may be used in conjunction with a primary sign when:

- the location of the store entrance separates the display window into two parts
- the combined area of the proposed window signs is smaller than the primary sign
- ✓ Signs identifying upper story businesses should not exceed 15% of the area used for signs identifying the ground floor business.
- ✓ Limit the number of signs for each upper-story business to two of the following sign types:
 - one painted window sign in an upper-story window
- ✓ Use only one sign per business on the rear facade of a building. The total area of such signs should not exceed 30% of the sign area for the front of a building.



The use of awnings may influence a storefront's sign strategy. Without awnings (left), a cornice signband is visible to both motorists and pedestrians. With awnings (right), an awning sign may be supplemented by two small window signs for increased visibility.



See Codified Ordinance Chapter 1143 for allowable signs permitted.

LOCATION

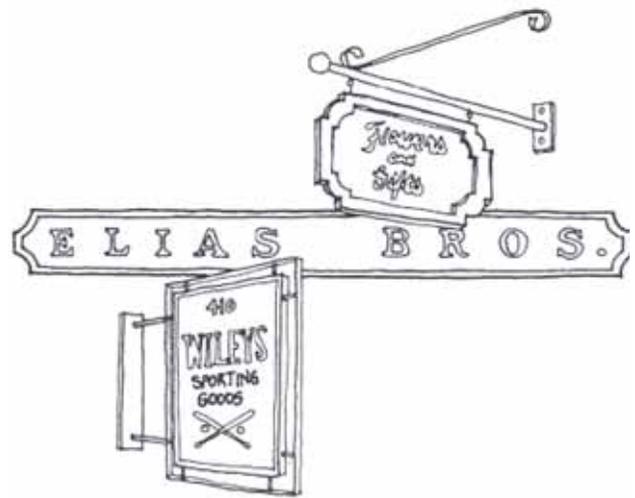


Storefront signs should be low enough for good visibility yet not interfere with pedestrian movement.

- ✔ Maintain a maximum projection of hanging signs.

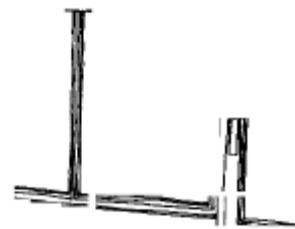
DESIGN AND SHAPE

- ✔ Use horizontal signs at cornice signbands and transoms; more compact shapes generally are more suitable for hanging and wall signs.



The general proportions of a sign should be determined by its type and location.

- ✔ Work with national manufacturers, distributors, or companies to adapt their logos and sign systems to create appropriate signs for the historic district. Compatibility of scale and materials is especially important.
- ✘ Avoid making the entire transom area into a sign. A sign panel no larger than two-thirds the height of the transom should be applied so that it projects slightly from the face of the transom (if the original transom glass is still in place).



Limit the size of transom signs to avoid blocking light to the interior or obscuring the transom glazing.

- ✘ Avoid large window signs that block views from or into display windows. Use smaller lettering, more appropriate for closer pedestrian traffic, near the bottom of the window.

MATERIALS

- ✔ Use painted wood for most panel signs. Use marine-grade exterior plywood or high-density wood composites with banded edges to prevent

moisture penetration. Applied moldings or routed edges can add additional character.

- ✓ Use ornamental metals such as brass, bronze, or copper only for small-scale signs such as directories.
- ✗ Avoid etched-glass signs. Etching should never be done on historic glass.

COLOR

- ✓ Choose simple color schemes for painted signs using no more than three colors that relate to the overall color scheme of the building.
- ✓ Consider using traditional gold-leaf lettering for window signs. Avoid a solid painted background behind window lettering because it destroys the transparency of the storefront.

LETTERING

- ✓ Choose simple lettering for commercial signs that is:
 - easy to read
 - appropriate to the character of the business
 - compatible with the architecture of the building

Serif

lettering has a traditional appearance and is appropriate for most older buildings.

Script

lettering is suitable for key words or painted window signs.

Sans Serif

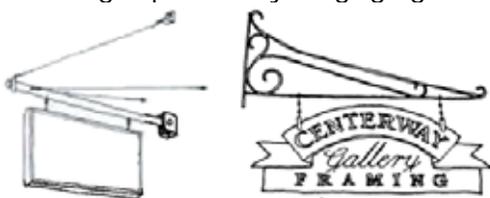
lettering is more contemporary.

DECORATIVE

lettering can create a strong impression but should be used sparingly.

ATTACHMENT

- ✓ Attach signs to buildings inconspicuously and in a manner that will do the least permanent damage to building materials.
- ✓ Use attractive supports and hardware to mount all signs, particularly hanging signs.



✗ utilitarian hardware
 ✓ decorative hardware
 Although attachment hardware for signs need not be elaborate, it should be neat in appearance.

LIGHTING (SEE ALSO EXTERIOR LIGHTING)

- ✓ Use illuminated signs for businesses that are open in the evening, such as restaurants. For other businesses, an illuminated storefront window generally provides sufficient nighttime identification.
- ✓ Provide illumination for signs where appropriate. Do not use plastic, internally illuminated signs.
- ✓ Conceal the light source to prevent glare by directing the light upward and shielding the bulb from the viewer. Consider the use of:
 - angled light fixtures
 - fixtures with metal shades
 - fixtures hidden behind baffles



Light sources for illuminated signs should be shielded to avoid glare.

- ✓ Choose modest light fixtures to light signs. Install the fixtures and their associated wiring inconspicuously to avoid detracting from the daytime appearance of a building.
- ✓ Consider the use of neon as an attractive way to combine signs and nighttime lighting.
- ✗ Do not use flashing or moving lights on signs.

Hanging and Projecting Signs prohibited by Code

Hanging and projecting signs are currently prohibited by code but the DRB may be considering permitting them in the future. The guidelines below are meant to provide guidance for the code update.

- ✓ Hanging or projecting sign: double-sided panel (total sign area equals twice face area) are generally the most visible to motorists and pedestrians.
- ✓ one directory or hanging sign may be permitted adjacent to the upper-floor entry
- ✓ Locate hanging signs at or below the storefront cornice for a ground floor business, but no higher than 15' above the ground. Hanging signs may also be located at the piers or in front of the recessed entry. Be considerate not to block the view of neighboring signs.
- ✓ Maintain a minimum clearance for all hanging signs of 8' above the sidewalk.

Storefronts



Commercial storefronts in Marysville retain many of their distinctive historic features.

The street-level storefront is the most noticeable portion of a commercial building's facade. Its purpose is to:

- allow goods to be displayed to the public
- provide daylight to the shop interior
- offer a welcoming entry for shoppers

These functions rely on large glass display windows, glass transoms, and doors to make the storefront transparent. Distinctive entry paving, bulkheads of contrasting materials, decorative storefront cornices, awnings, and other features often add architectural interest to a storefront.

IMPORTANT CONSIDERATIONS...

Transparency is essential to the character of a commercial storefront.

The traditional commercial storefront is the appropriate ground-floor expression for the vast majority of Historic Uptown Marysville's commercial buildings.

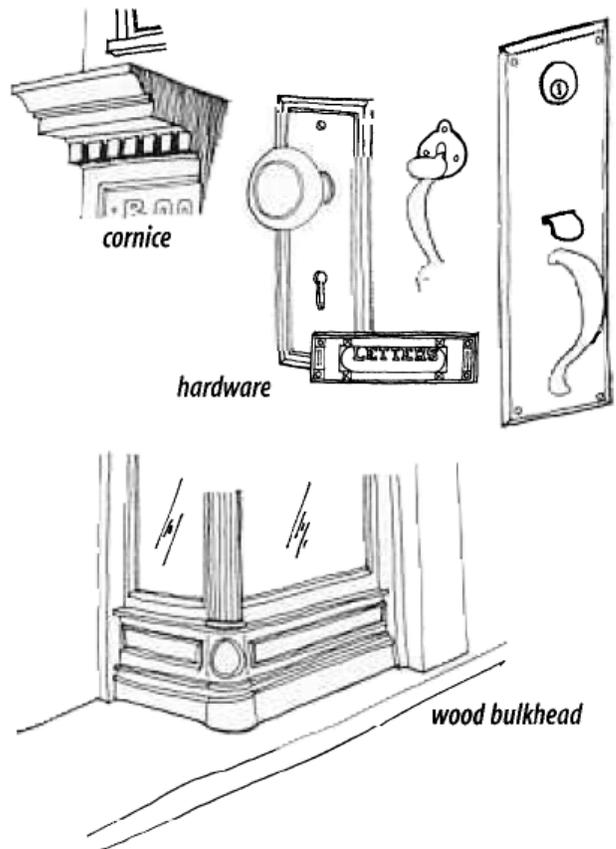
A successful storefront reflects the architectural character of the commercial building to which it belongs, as well as the individual character of the business it serves.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

RETAINING IMPORTANT FEATURES

- ✓ Identify and retain important features and materials, such as:
 - stone, carrara glass, or paneled wood bulkheads
 - distinctive display windows and/or freestanding display cases
 - transom windows, especially those with prism or leaded glass
 - decorative storefront cornices
 - columns or pilasters (flat columns attached to a wall)
 - recessed and/or upper-floor entries
 - decorative or distinctive entry paving
 - distinctive doors and/or hardware
 - decorative medallions, moldings, or other details



A wide variety of distinctive storefront features can be found in Marysville's commercial district.

- ✓ Retain previous changes or alterations to a storefront that are sensitive to the design of the building's facade, have architectural merit, and are in good condition.



This well-maintained storefront is an important example of an earlier commercial rehabilitation using carrara glass. It has acquired significance over time.

REHABILITATION AND OTHER ALTERATIONS

✔ Rehabilitate a storefront that has been damaged or unsympathetically altered by:

- reconstructing its historic appearance using historic photographs or other physical evidence
- designing and constructing a new storefront compatible in character to adjacent storefronts using traditional materials and proportions

RECOMMENDED

When a storefront is missing or damaged, or has been unsympathetically altered, it is appropriate either to...

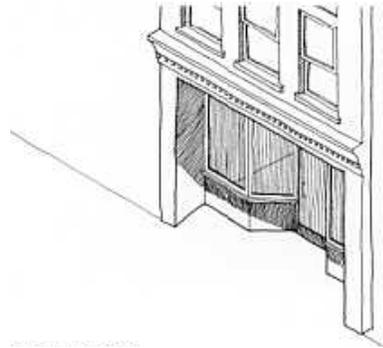


Reconstruct its historic appearance

Or design a compatible new storefront

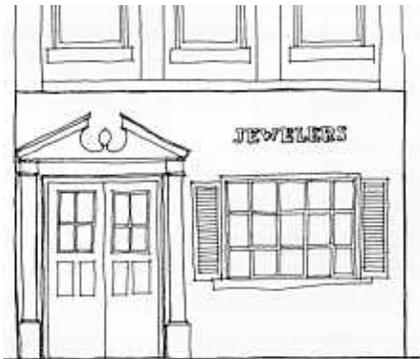


- ✘ Avoid unsympathetic alterations to a storefront, such as:
- recessing it more than one foot from the masonry piers
 - giving it a false "historic" appearance
 - using a design theme not in keeping with the building's or district's character



NOT RECOMMENDED

Storefronts that are recessed from the sidewalk disrupt the continuity of storefronts along the street.



NOT RECOMMENDED

New "Colonial" storefronts are inappropriate for the historic district. They create a false historic appearance.

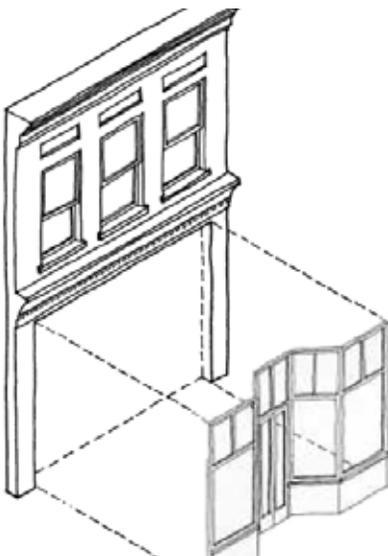


NOT RECOMMENDED

Commercial buildings shouldn't be altered to look like another type of architecture or provide a theme for an individual business.

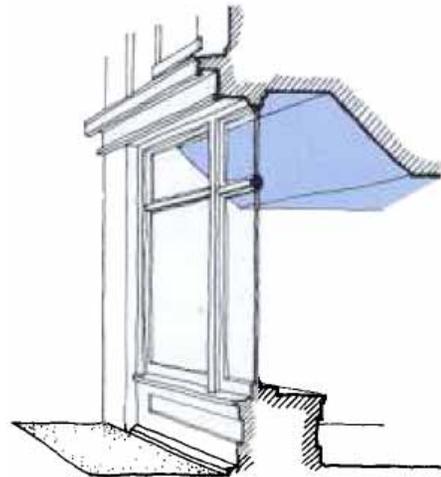
Appropriate Storefront Rehabilitation Materials		
Feature	Recommended Materials	Materials Not Recommended
Walls	<ul style="list-style-type: none"> • brick, stone 	<ul style="list-style-type: none"> • wood shingles or shakes • wood, metal, or vinyl siding • plywood paneling • permastone • dryvit • common concrete block
Bulkheads	<ul style="list-style-type: none"> • painted paneled wood • marble panels • carrara glass panels 	<ul style="list-style-type: none"> • as above
Display windows	<ul style="list-style-type: none"> • clear glass 	<ul style="list-style-type: none"> • reflective or tinted glass
Transoms	<ul style="list-style-type: none"> • clear glass • frosted glass • prism or stained glass 	<ul style="list-style-type: none"> • reflective or tinted glass • any opaque material
Storefront doors	<ul style="list-style-type: none"> • full-light glass in wood frames, painted steel frames, or anodized aluminum frames • frameless tempered glass 	<ul style="list-style-type: none"> • wood (solid or with small windows)
Entry paving	<ul style="list-style-type: none"> • terrazzo • quarry or other exterior ceramic tile • marble • concrete 	<ul style="list-style-type: none"> • asphalt

- ✓ Keep storefronts transparent, using a single large sheet of glass for display windows rather than several small panes.
- ✓ Reconstruct display windows that may have been reduced in size. Avoid smaller or multi-paned display windows that may give a storefront a residential character or false historical impression.

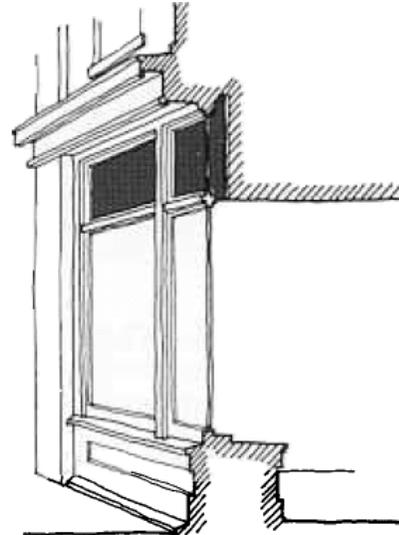


RECOMMENDED
The design of a traditional storefront relies on large areas of glass.

- ✓ Incorporate recessed entries and/or upper floor entries, whenever possible, into the design of new storefronts.
- ✓ Reestablish transom windows by raising or angling the portion of the ceiling adjacent to the storefront. If changing the ceiling profile is not possible, place a black panel immediately behind the interior face of the transom to make it look transparent from the outside.



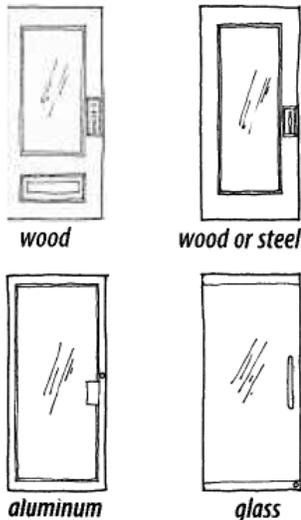
By modifying lowered or dropped ceilings, original storefront transoms can be restored



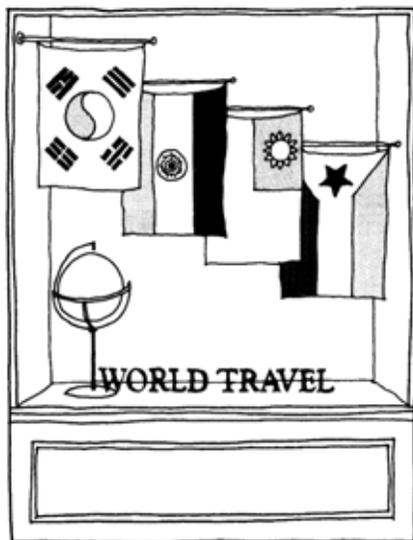
Black interior panels may help recreate a transom's traditional appearance.

- ✓ Replace inappropriate bulkheads such as those that are:
 - higher than two feet above the sidewalk
 - constructed of glass block or other transparent materials (unless there is historic evidence for this appearance or if they are part of a later storefront design that is significant.)

- Use or retain storefront doors that have large areas of glass or are set into a painted wood, stainless steel, or anodized aluminum frame. Avoid doors with multiple panes or raised panels that look residential or give a false historical impression.



- Retain or use paving of a different color, texture, material, or pattern to make recessed entries distinct from the adjacent sidewalk.
- Use display windows effectively to represent the commercial use of the ground floor. Even if the business does not require merchandise displays, find attractive and interesting ways to show the public the kind of services offered.



Attractive and interesting display windows can enhance a storefront's appearance.

- Stabilize deteriorating conditions when a damaged or missing feature cannot be repaired or replaced immediately.
- Explore the use of salvaged materials or similar substitute materials with the same overall

appearance as the original when replacement materials cannot be readily obtained.

- Conceal equipment or other unattractive interior features by locating them beneath the display windows behind the solid bulkhead.
- Consider adding an awning to control sunlight instead of using reflective glass, applied films, interior shutters, or blinds.

REMOVING INAPPROPRIATE TREATMENTS

- Remove plywood paneling or other exterior siding that:
 - conceals the masonry piers or other storefront features
 - reduces the size and proportion of the display windows
 - gives the ground floor an appearance dramatically different from that of the upper facade



before rehabilitation

after rehabilitation

Removing inappropriate storefront treatments can have a dramatic effect on a building's appearance.

- Remove damaged carrara glass paneling if it:
 - cannot be repaired
 - has several missing panels that cannot be replaced with matching panels

Such materials should be removed carefully and made available for repairing other damaged or missing features if they match materials used elsewhere in the district.

- Remove oversized signs that obscure characteristic parts of a storefront.
- Repair or replace damaged or missing features that have been revealed by the removal of inappropriate storefront treatments.

Utilities and Rear Facades



Rear facades provide opportunities for additional entries to Historic Uptown businesses and for beautification and enhancement.

Utilities can have a significant impact on a building's appearance, particularly when located on the front facade. Even when placed on the side or rear of a building, utilities may contribute to a cluttered appearance and interfere with efficient use of these areas.

The visibility and accessibility of the rear façade from adjacent off -street parking areas makes improving the appearance of these areas desirable. Rear facades may provide increased opportunities for additional access to both ground-floor and upper-story activities.

IMPORTANT CONSIDERATIONS...

The architectural character of a commercial façade can be destroyed by the numerous or obtrusive placement of utilities.

Improving the appearance of rear facades of commercial buildings – especially those visible from adjacent parking areas or open spaces – can increase opportunities for business identity and patron access.

GUIDELINES FOR PRESERVATION & REHABILITATION

- Recommended actions or treatments are indicated by ✓.
- Actions or treatments **not recommended** and other warnings are indicated by ✗.

RETAINING IMPORTANT FEATURES

- ✓ Identify and retain original or significant later materials and features of a building's rear facade. Although changes to the rear of a building are generally more acceptable than those to a front facade, it is particularly important to retain features that are of the same design as original features present on the principal facade.

- ✓ Assess the present use of the rear facade of a building and determine appropriate rehabilitation treatments. Recognize that a building with a pedestrian-scaled rear entrance will have different considerations than a building with a raised loading dock and large overhead doors.

REMOVING INAPPROPRIATE TREATMENTS

- ✓ Evaluate the appearance and location of existing utilities at the front, side, and rear of a building, including:
 - electric lines, panels, and meters
 - telephone lines and panels
 - gas and water meters
 - cable television lines
 - fire alarms, sprinklers, and security systems
 - window air-conditioning units
 - fuel tanks and mechanical equipment
 - trash containers and recycling bins
 - loading/delivery areas
 - private parking
- ✓ Relocate conspicuous utilities whenever possible to less visible locations. Plan utility placements and connections so that they do not interfere with public access to rear entrances.
- ✓ Remove materials that detract from the appearance of a rear facade whenever possible, such as:
 - metal panels, plywood siding, or other coverup treatments
 - masonry, metal, or plywood window infill
 - window grates, window-mounted fans, or mechanical equipment
 - outdated signs, lighting, utilities, wires, and hardware



Relocating exhaust fans and power lines to a less conspicuous location at the side or rear of a building will improve the appearance of the front facade.

- ✗ Avoid allowing water dripping from air-conditioning units to fall on pedestrians or cause deterioration to building materials.



NOT RECOMMENDED

Inappropriate window treatments, outdated utilities, and trash add to the cluttered appearance of a rear facade.



RECOMMENDED

Removing inappropriate window treatments, outdated utilities, and providing a trash area can improve the appearance of a rear facade.

REPAIRING DAMAGE

- ✓ Make sure that gutters, downspouts, and drains work properly and that the ground slopes away from the rear of the building to avoid water damage and building deterioration.
- ✓ Improve safety and maintenance at the rear of buildings by providing:
 - an area for trash containers
 - paving-particularly to rear entrances-or gravel to improve or control surface drainage
 - sufficient pedestrian-scaled lighting

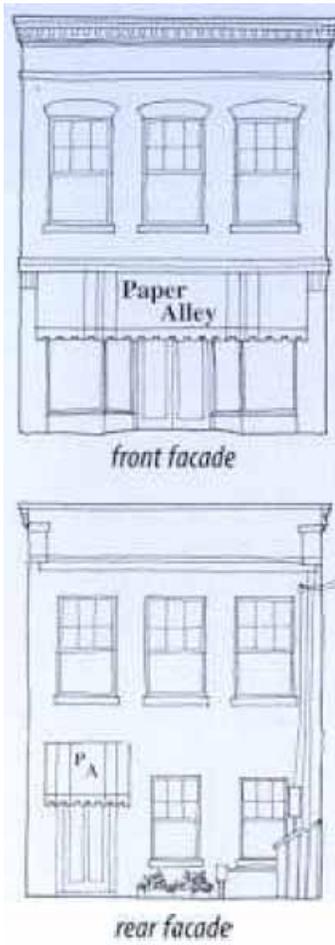
REHABILITATION AND OTHER ALTERATIONS

- ✓ Consider whether rear entrances are feasible. Reduce potential conflicts with deliveries or service access.
- ✓ Install relocated and new utilities at the rear of buildings, taking care to:
 - avoid damaging, obscuring, or removing important materials and features
 - reduce conflicts of access at rear entrances
 - install the utilities in a neat manner and an inconspicuous location

- ✓ Enclose and screen trash collection areas rather than leaving trash cans or dumpsters in full view.
- ✓ Consolidate the location of utility meters and servicing requirements for several adjacent buildings and provide a centralized trash pick-up site.
- ✓ Explore ways to reduce the visual impact of utilities by screening them or painting them the same color as the walls of the building when they cannot be eliminated or relocated.
- ✓ Make public access to the rear of a building identifiable, inviting, and safe by providing:
 - separate pedestrian and delivery/service access
 - adequate walkways, paving, and lighting
 - clearly identifiable entrance door and signage
- ✓ Relate the design of the rear facade to the design of the principal facade. The relationship may be reinforced by the similar treatment of:
 - Color
 - entrance door and hardware
 - sign shape and lettering style
 - (smaller) display windows
 - Awnings
 - lighting
- ✓ Consider that a rear entrance may be different in design from the storefront if the rear of the building serves a different tenant, such as an upstairs office, but make both the rear entrance and the main storefront relate to the overall character of the building.
- ✓ Consider using plant materials at the rear of buildings to improve their appearance and make entrances more inviting. Avoid, however, planting schemes that will require considerable maintenance.



Rehabilitated rear facades make safe and attractive secondary entrances to ground-floor commercial spaces.



The design, materials, features and color scheme of a rear façade – particularly one that provides public access – should relate to the front façade.

Windows and Doors



Upper-story windows are important in defining the architectural character of Uptown Marysville.

Windows and doors contribute to a building's character. The most common upper-story window is the double-hung sash. Some buildings feature transoms or fixed-sash windows above operable windows or doors that help give a building a unique character. Buildings that retain their original operable windows and doors, or use traditional replacements, maintain their character and contribute to a more-lively streetscape.

IMPORTANT CONSIDERATIONS...
Windows and doors are important in expressing the character of a commercial building

Well-maintained upper-floor windows reinforce the appearance of a healthy Uptown business district.

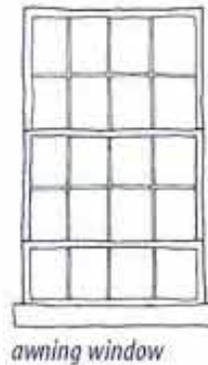
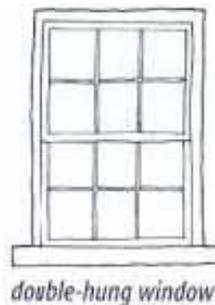
Storm windows, insulated glass, and other energy conservation efforts need not detract from a commercial building's appearance.

GUIDELINES FOR PRESERVATION & REHABILITATION

- **Recommended** actions or treatments are indicated by ✔.
- Actions or treatments **not recommended** and other warnings are indicated by ✘.

RETAINING IMPORTANT FEATURES

- ✔ Retain existing windows and doors that contribute to a building's character. These may include:
 - wood single- or double-hung sash windows, with or without multiple panes
 - steel casement windows
 - industrial-type steel awning windows
 - full-light commercial doors
 - frameless tempered glass doors
 - raised panel wood doors with large panes
 - heavy timber doors (warehouses and service areas)

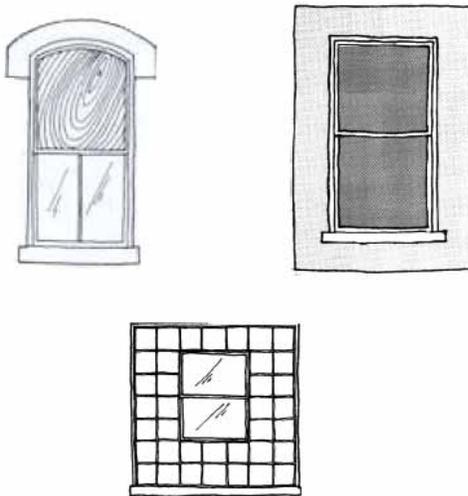


A variety of window and door styles and materials characterize commercial building in Historic Uptown Marysville.

- ✔ Retain special or decorative windows and doors, as well as the features associated with them, such as:
 - round, oval, semicircular, or unusually shaped windows
 - round-headed or arched window sashes
 - windows and doors with decorative muntin patterns
 - transoms, fanlights, and sidelights
 - arches, distinctive sills and lintels, and hood moldings
 - paneled or decorative jambs
- ✔ Retain doors, doorways, and associated features, such as sidelights or pediments, that help identify the major entrances of warehouses or other buildings that do not have commercial storefronts.

REMOVING INAPPROPRIATE TREATMENTS

- ✓ Remove the following inappropriate window or door treatments:
 - sheet metal or plywood covering openings
 - masonry or other materials used to fill in openings
 - security bars, grates, or grilles that obscure the appearance of windows or doors
 - exterior storm or storm/screen combination windows or doors that obscure or alter the character of windows and doors
 - inoperable shutters that are attached directly to the exterior wall
 - paint applied to the interior or exterior surface of glass.



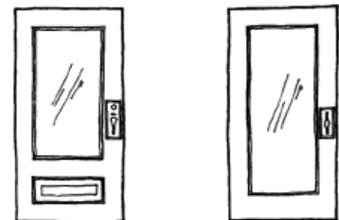
Missing window sash, inappropriate infill, and windows that have been painted over are among the treatments that destroy the character of windows.

REPAIRING DAMAGE

- ✓ When a damaged or missing window or door cannot be repaired or replaced immediately, stabilize the situation to prevent further deterioration.
- ✓ Repair deteriorated materials and components of windows or doors and their associated features by patching, splicing, or consolidating rather than removing or replacing them.
- ✓ Retain rather than replace historic or distinctive glass that is not severely cracked and cannot be replaced in kind.
- ✓ Maintain windows and doors by:
 - replacing ordinary broken or missing panes
 - keeping joints sealed with appropriate caulking
 - keeping painted surfaces well painted
 - using concealed weather-stripping at all operable openings
 - making sure that all surfaces shed water

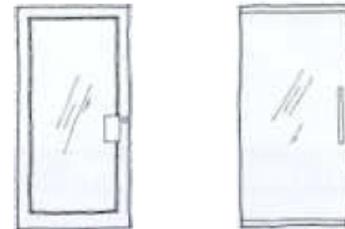
REHABILITATION AND OTHER ALTERATIONS

- ✓ Repair rather than replace window sashes, doors, and frames by:
 - repairing any damage or deterioration
 - fabricating necessary replacement parts identical to the original
 - repluing and reinforcing weak joints
 - replacing broken panes (see above)
 - applying an appropriate sealant to the joint between the frame and its masonry opening
 - repainting
- ✓ Use glass storefront doors, set in a wood, steel, or aluminum frame, to reinforce a storefront's transparency. Doors for upper-floor entrances should be similar in materials and design to those used for ground-floor spaces, but may have a smaller glass area to appear less important than the main commercial entrance.



wood

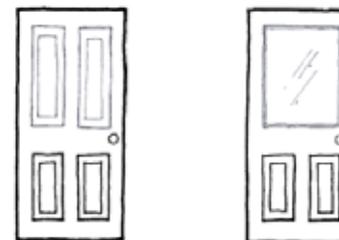
wood or steel



aluminum

tempered glass

Appropriate storefront entry doors rely on large areas of glass.

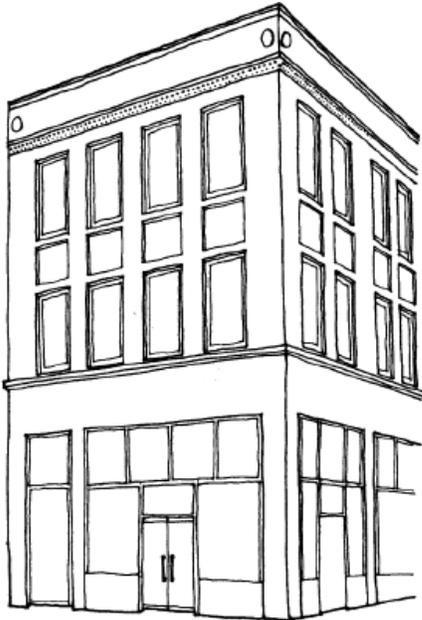


Upper-floor entry doors generally have little or no glass.

- ✓ Use windows or doors that fit the original masonry openings. If a standard-sized window or door is too small for an existing opening, obtain a custom-sized unit from one of the many window or door manufacturers with specialty fabrications.
- ✗ Avoid changing the number or pattern of window and door openings. If a change of use requires additional or fewer windows or doors, such

alterations should occur on the rear or less significant sides of a building.

- ✗ Avoid using the following types of glass:
 - a single, fixed pane of glass
 - reflective or heavily tinted "privacy" glass
 - patterned or translucent glass



Using large single panes of glass for upper-floor windows gives a building a blank, vacant appearance.

- ✗ Avoid the use of combination storm/screen windows, particularly those with an unanodized, aluminum-colored finish. (See Energy conservation below.)

REHABILITATION ALTERNATIVES

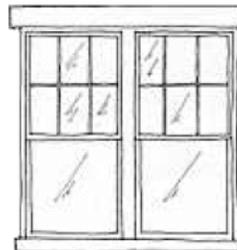
- ✓ Use a compatible window type when it is necessary to replace a missing or badly deteriorated upper-story window.
- ✓ When a window or door cannot be repaired, explore whether a suitable replacement window or door of the same design can be moved from a less prominent location on the building. Replace the relocated window with a new, custom-sized unit.

ENERGY CONSERVATION

- ✓ Install interior storm windows to reduce heat loss. Use weather-stripping to prevent drafts. Use only storm windows that are the same size and shape as the overall existing window.
- ✓ Make window screens the same size and shape as the overall existing window, and paint the frame the same color as the window sashes. An alternative to full screens is a single, easily removable screen panel that fits in the open

portion of the window when the lower sash is raised.

- ✓ Use interior blinds or shades at upper-level windows rather than exterior awnings, which are more expensive, harder to maintain, and may be inappropriate to the character of the building's facade.
- ✗ Avoid the use of window-unit air conditioners, especially on the primary facade. Use freestanding interior air-conditioning units as an alternative if central air conditioning is not possible. Locate window-unit air conditioners, when necessary, in openings on the rear or less prominent sides of a building.
- ✗ Avoid inappropriate window alterations, such as a smaller-sized window, or removing an upper sash from a window. Investigate the use of insulated glass or appropriate storm windows when concerned with energy conservation.



RECOMMENDED



NOT RECOMMENDED

Do not replace original windows with smaller ones in an effort to conserve energy.

Definitions

- Art Deco.** A decorative style characterized by streamlined surfaces and zigzag forms.
- Baffle.** An opaque or translucent plate used to shield a light source from a view.
- Belt course.** A horizontal line of brick or wood around a building.
- Blind opening.** A recess in an exterior wall, having the appearance of a window.
- Bonding pattern.** An overlapping arrangement of masonry or brickwork in a wall. Common bonding patterns are: American bond, common or running bond, English bond, and Flemish bond.
- Bulkhead.** The solid panel at the bottom of a storefront that supports a display window.
- Capstone.** Any single stone in a coping
- Carrara glass.** An opaque, structural glass popular in the early 20th century for the facing of storefronts.
- Chalking.** A powdery surface condition resulting from the deterioration of paint.
- Consolidate.** To make a deteriorated element solid through the application of a binding material, such as epoxy.
- Coping.** The protective cap or top of a wall, often of concrete or stone.
- Corbel.** A projection from a masonry wall, either to support a load or for decorative effect.
- Cornice.** Deteriorated trim-work placed along the top of a wall or over an opening.
- Cornice signband.** A flat, wide panel located just below the decorative molding of the cornice.
- Dentil.** One of a series of small rectangular blocks, similar in appearance to teeth, which are sometimes part of a cornice.
- Efflorescence.** A deposit of soluble salts, usually white in color, on the face of masonry walls.
- Escutcheon.** A protective plate surrounding a keyhole, light switch, door knob, etc.
- Facade.** The front or principal exterior face of a building.
- Fanlight.** A semi-circular window over the opening of a door, with radiating muntins in the form of a fan.
- Furring strips.** Wood strip fastened to joists or studs to which a finished surface is applied.
- Hood molding.** Decorative trim, usually metal, located over a door or window.
- Jamb.** The vertical framing at either side of a door or window.
- Lintel.** A horizontal beam over an opening which carries the weight of the structure above.
- Metal lathing.** Sheet metal that is split and stretched to form a diamond-shaped mesh.
- Muntins.** Framing members that hold panes of glass within a window.
- Pane.** A flat sheet of glass used for glazing a window.
- Parapet.** The portion of an exterior wall that extends above the roofline.
- Peak demand.** The time of day during which there is maximum use.
- Pediment.** A decorative molding, typically triangular shaped, used over doors and windows.
- Pier.** A vertical structural support, usually rectangular in shape.
- Pilaster.** A partial column or post engaged with a wall.
- Pitch.** The slope of a roof, usually expressed as a ratio of rise (height) to run (width), such as 6:12.
- Preservation.** Measures taken to retain the existing form, features, and materials of a historic property.
- Quoin.** A hard stone or brick use to reinforce or decorate the corners of a building.
- Racking.** A sideways shifting of structural members, causing structural damage.
- Rehabilitation.** Making possible a compatible new use for a building through repair, alterations, or additions while preserving portions or features that are important to the building's historic or architectural character.
- Repointing.** Making possible a compatible new use for a building through repair alterations, or additions while preserving portions or features that are important to the building's historic or architectural character.
- Restoration.** Returning the form, features, and character of a historic property to their appearance during an earlier period of time.
- Sandblasting.** A potentially damaging procedure using a blast of air combined with particles of sand to clean hard surfaces.

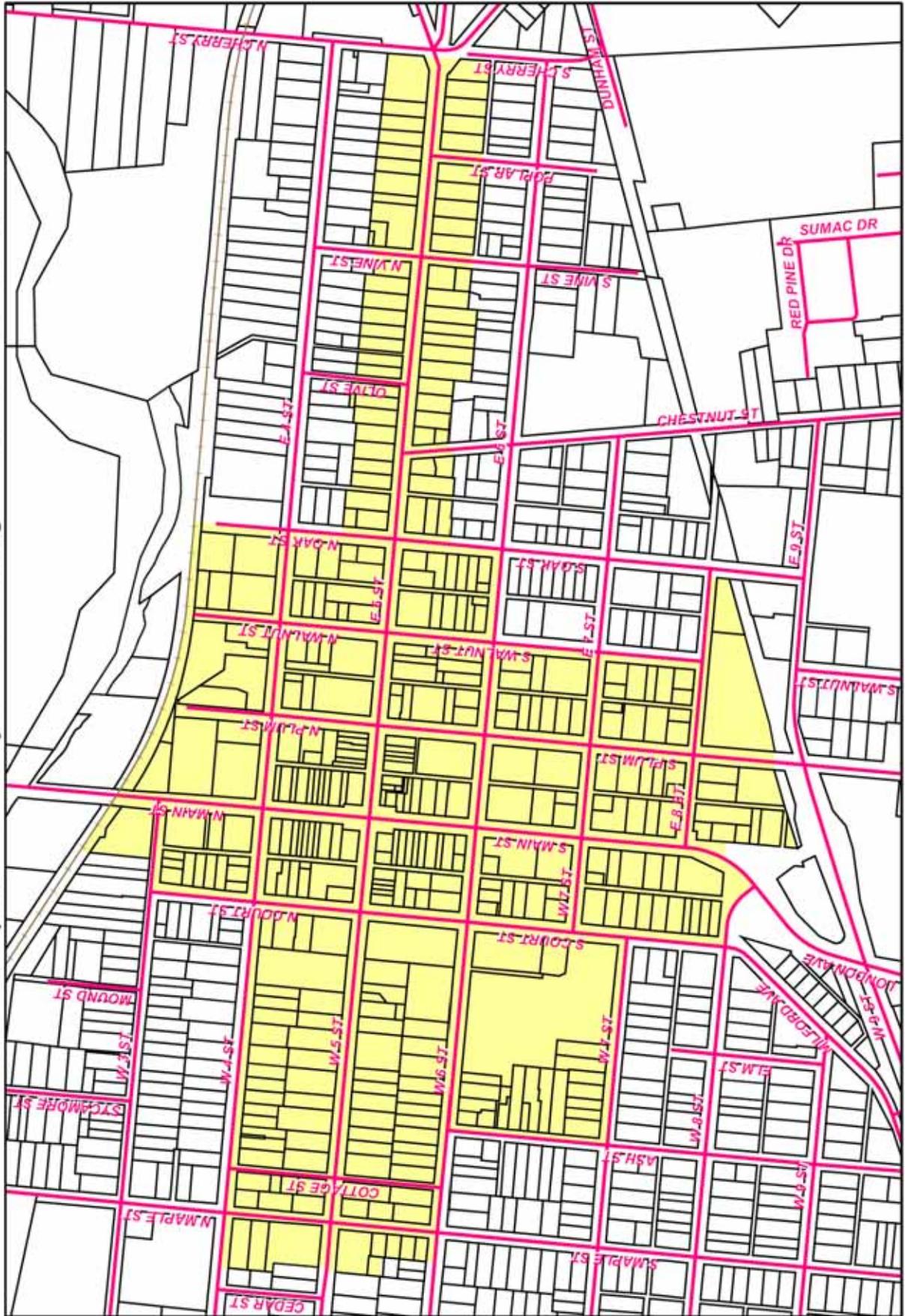
- Sash.** The framework of a window that holds the panes of glass and slides vertically or pivots.
- Setback.** The distance between a structure and a property line, street, sidewalk, or other line of reference.
- Sidelight.** A framed area of glass alongside a door or window opening.
- Street (building) frontage.** The length of a building site (structure) along a street.
- Streetscape.** The overall appearance of buildings, signs, lights, plantings, and other elements along a street.
- Storefront.** The ground-floor portion of a commercial building that contains the entrance and large display windows.
- Terne-metal.** A metal alloy of lead and tin, used as a roofing material.
- Terra cotta.** A hard, unglazed fired clay, used for ornamental work and roofing tiles.
- Transom.** A fixed or operable sash above a door or window.
- URT.** The Marysville Uptown Renewal Team.
- Window hood.** A projecting molding above a door or window.

Appendices

Appendix A. Historic Uptown Marysville Design Review District Map.

Appendix B. Marysville Codified Ordinances Chapter 1136: Historic Uptown Marysville Design Review District.

Appendix A Historic Uptown Marysville Design Review District



6/14/2006

Historic Uptown Marysville Design Review District

APPENDIX B

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CHAPTER 1136
Historic Uptown Marysville Design Review District

<p>1136.01 General statement. 1136.02 Purpose. 1136.03 Intent. 1136.04 Definitions. 1136.05 District boundaries. 1136.06 Establishment of Historic Uptown Marysville Design Review Process. 1136.07 Certificate of Appropriateness Required 1136.08 Projects, Work, and Maintenance Not Requiring a Certificate of Appropriateness. 1136.06 Procedure for certificate of appropriateness.</p>	<p>1136.09 Fast Track Approval for Specific Projects. 1136.10 Procedure for Certificate of Appropriateness Before Design Board. 1136.11 Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings for Certificate of Appropriateness. 1136.12 Design Guidelines. 1136.13 Demolition of Structures. 1136.14 Appeals.</p>
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CROSS REFERENCES

Central Business District - see P. & Z. 1135.11
Supplementary district regulations - see P. & Z. Ch. 1139
Ohio Constitution, Art. XVIII, Sec. 3

1136.01 GENERAL STATEMENT.

The area known as Uptown in the City of Marysville, which includes the Central Business District and adjacent residential neighborhoods, contains numerous historic structures and other architectural and special features which are considered assets that establish the character of the community's central area. Historic Uptown Marysville is a mixed use area where residential and commercial uses support each other's economic vitality and the historic character of Uptown is directly linked to the economic health of the business and residential districts. The vitality of the Uptown area affects the economic, social, historical and cultural health and well being of the community.

1136.02 PURPOSE.

The purpose of the Historic Uptown Marysville Design Review District is to maintain and enhance the distinctive character of the community's historic, central area by safeguarding the exterior architectural integrity of the various period structures and other historic features within the Design Review District thereby promoting the public health, safety, and welfare of the residents and visitors to the community.

1136.03 INTENT.

The intent of the Historic Uptown Marysville Design Review District is to:

(a) Create a unique Overlay District which protects a historically significant area which includes multiple zoning districts. This means that the requirements of this Chapter must be met in addition to the established requirements of the underlying use districts.

(b) Provide a process of architectural review in reference to historic preservations criteria which would also guide, support and encourage new construction which would be compatible with historic structures.

(c) Exclude single family properties where the use of that structure will continue as a single family residence from all provisions of this Chapter except when a single family property is being proposed for demolition.

(d) Promote, preserve, and enhance the historic integrity and special features of the District. (Ord. 53-91. Passed 12-26-91.)

1136.04 DEFINITIONS.

As used in this chapter, the following words shall be defined as follows:

- (a) "Applicant" means any person, persons, association, organization, partnership, unit of government, public body or corporation who applies for a Certificate of Appropriateness in order to undertake an environmental change within the District.
- (b) "Architectural character" means the architectural style, general design, and general arrangement of the exterior of a building or other structure including the type and texture of the light fixtures, signs and other appurtenant fixtures. In the case of an outdoor advertising sign, "exterior features" means the style, material, size and location of the sign.
- (c) "Board" means the Design Review Board of the City of Marysville as established in Chapter 1144.
- (d) "Certificate of Appropriateness" means a certificate authorizing any alteration of architectural character or any environmental change within the Historic Uptown Marysville Design Review District.
- (e) "District" means the Historic Uptown Marysville Review District.
- (f) "Environmental change" means the construction, modification, reconstruction, demolition, or removal of exterior features of a structure or property subject to the provisions of this chapter.
- (g) "Maintenance" means the ordinary repair of any structure or property provided such work involves no change in material, design, texture, color or exterior appearance.
- (h) "Owner" means the owner of record, and the term shall include the plural as well as the singular.
- (i) "Preserve" or "preservation" means the process, including maintenance of treating an existing building to arrest the slow future deterioration, stabilize the structure and provide structural safety without changing or adversely affecting the character or appearance of the structure.

(Ord. 53-91. Passed 12-26-91.)

1136.05 DISTRICT BOUNDARIES.

The Historic Uptown Marysville Design Review District shall include all properties as shown in the map attached as Appendix A.

1136.06 ESTABLISHMENT OF HISTORIC UPTOWN MARYSVILLE DESIGN REVIEW PROCESS.

The Design Review Board, as defined in Chapter 1144, shall review Certificate of Appropriateness applications for this Design Review District and shall ensure that all the provisions of this Chapter are enforced. The Design Review Board shall have the following duties:

(a) Develop and maintain specific design guidelines and color guidelines for the Historic Uptown Marysville Design Review District. These design and color guidelines shall be reviewed and updated when appropriate.

(b) At least every five years, review the Historic Uptown Marysville Design Review District code and guidelines and make recommendations to City Council and the City Administration on how to improve the architectural and design environment.

1136.07 CERTIFICATE OF APPROPRIATENESS REQUIRED.

(a) An environmental change made to any commercial, manufacturing, office, institutional, or multi-family property within the Historic Uptown Marysville Design Review District shall require a Certificate of Appropriateness approved by the Board or a fast track Certificate of Appropriateness approval, approved by the Zoning Inspector. A demolition on a single family property shall also be an environmental change and shall require a Certificate of Appropriateness approved by the Board. (Ord. 53-91. Passed 12-26-91.)

(b) An application, in writing for the approval of the Certificate of Appropriateness together with a number of copies of plans specified by the Zoning Inspector and the supplementary information specified in this Chapter, shall be submitted to the Zoning Inspector. Staff shall review submitted materials for completeness and shall:

- (1) Determine if the Certificate of Appropriateness is a fast track application (as defined later in this Chapter) or if it is a Design Review Board application. If it is a Design Review Board application, the Zoning Inspector shall place said application on the next appropriate Design Review Board agenda; or
- (2) Reject incomplete applications and return the fee to the applicant with an itemization of deficiencies.

(c) The application fee for the Certificate of Appropriateness shall be in accordance with the Zoning Fee Schedule as established in Section 1100.01 of the Planning and Zoning Code and in force on the date the fees are due and payable. The fee shall be paid by the applicant at the time of submittal of the application and plans.

1136.08 PROJECTS, WORK AND MAINTENANCE NOT REQUIRING A CERTIFICATE OF APPROPRIATENESS.

An environmental change on a structure or on a property within the Historic Uptown Marysville Design Review District does not require a Certificate of Appropriateness if the:

(a) Environmental change which in the view of the Zoning Inspector and/or Fire Chief is required for the public safety because of an unsafe, insecure or dangerous condition.

(b) Work which involves ordinary maintenance or repair of any structure or property, provided such work involves no change in material, design, texture, color or exterior appearance.

1136.09 FAST TRACK APPROVAL FOR SPECIFIC PROJECTS.

(a) **Applicability.** The following environmental changes qualify for fast track approval for Certificate of Appropriateness:

- (1) Awnings if the design remains the same but the color(s) is being modified provided that the color(s) proposed meet the design and color guidelines established by the Board.
- (2) Signs if the same sign board or a window is used, but the color(s) and information are changed provided that the color(s) proposed meet the design and color guidelines established by the Board.
- (3) Painting of structures and signs as long as the painting does not involve any structural modification and the paint color selection complies with the design and color guidelines established by the Board.

(b) **Procedure.** The procedure for Fast Track approval shall be as follows:

- (1) The Zoning Inspector reviews application for compliance with the Planning and Zoning Code and verifies if the proposed work satisfies the design and color guidelines established by the Board.
- (2) The Zoning Inspector shall approve, conditionally approve, or disapprove the application within eight (8) working days of the complete Certificate of Appropriateness application being filed.

1136.10PROCEDURE FOR CERTIFICATE OF APPROPRIATENESS BEFORE DESIGN REVIEW BOARD.

(a) The application for a Certificate of Appropriateness shall be made on such forms as prescribed by the Zoning Inspector, along with such plans, drawings, specifications and other materials as may be needed by the Board to make a determination at least nine (9) working days of the next Design Review Board meeting. Plans shall be drawn to scale and shall show:

- (1) Name and address of the property owner and applicant;
- (2) Written description of the proposed environmental change;
- (3) Written history of the building and property including year the building was originally constructed and any other historical information;
- (4) Samples of the materials and colors proposed;
- (5) Two sets of color photographs of the present façade of each exterior wall of the building which is proposed to be modified or of the existing landscaping, fence, or other visible environmental change;
- (6) Boundary lines of the property for which environmental change is proposed and the total approximate acreage encompassed therein;
- (7) Location map of the property and North Arrow and if applicable include a graphic scale;
- (8) The zoning and specific land use for the property involved and for all adjacent properties;

- (9) Layout, numbering and dimensions of lots, if more than one;
- (10) Layout, location, dimensions and exterior building elevations of existing and proposed structures;
- (11) Building setback lines with dimensions (only for new structures or additions);
- (12) The exterior signage, appearance and architectural style, size, scale, lighting type, and materials selection for the proposed structure or complex, and exterior lighting;
- (13) The lighting component shall illustrate the location, style, height, color and intensity of the proposed lighting for the site;
- (14) Landscaping, mounding, fencing, buffering in accordance with the Landscape Plan requirements in Chapter 1140 (only for new structures or additions);
- (15) Dimensions of driveway widths, existing and proposed curb cuts, parking spaces; along with sidewalks and walkways (existing and proposed-site materials), and existing paved areas to be removed (only for new structures or additions);
- (16) Storm water management facilities; and,
- (17) Such other information as may be requested by the Design Review Board or Zoning Inspector to determine conformance with this Chapter.

(b) The Design Review Board shall approve, conditionally approve, or disapprove the Certificate of Appropriateness application. The Design Review Board may request reports or testimony by City staff or other applicable organizations in reviewing the application. The Certificate of Appropriateness shall be approved if the Design Review Board finds that:

- (1) Applicable provisions in the Planning and Zoning Code are satisfied.
- (2) The location and configuration of the building(s) are visually harmonious with their sites and surroundings.
- (3) The criteria, design guidelines, and color guidelines as established in this Chapter are satisfied.

(c) If the Certificate of Appropriateness application is disapproved, the reasons for the disapproval shall be stated in the record.

(d) Certificate of Appropriateness applications must be approved, conditionally approved or disapproved within thirty (30) working days from the date of receipt except that Certificate of Appropriateness applications for demolition must be approved, conditionally approved or disapproved within forty-five (45) working days from the date of receipt. The approval periods may be extended by the mutual agreement of the Design Review Board and the applicant.

1136.11 STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS FOR CERTIFICATE OF APPROPRIATENESS.

When evaluating and considering the appropriateness of any proposed environmental change, including landscaping or exterior change, the Design Review Board shall consider the guidelines outlined in the "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as adopted by the Secretary of Interior, U.S. Department of Interior. A general overview of these guidelines is as follows:

(a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(c) Each property shall 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 architectural elements from other buildings, shall not be undertaken.

(d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(e) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

(g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(i) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

(j) New additions and adjacent or related new construction shall 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.

1136.12 DESIGN GUIDELINES.

The design guidelines listed below should be used when reviewing Certificate of Appropriateness applications.

(a) Building and Site Design.

- (1) Height in relation to existing structures.
- (2) Building massing – the relationship of the building width to its height and depth, and its relationship to visual perspective.
- (3) Window and door treatment which shall include the size, shape and materials of the individual window and door units and the overall harmonious relationship of window and door openings
- (4) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expressing which is conveyed by these elements.
- (5) Roof shape, which shall include type, form and materials.

- (6) Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure.
 - (7) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details.
 - (8) Landscape design and plant materials including but not limited to, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views.
 - (9) Pedestrian environment which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective.
- (b) Materials.
- (1) Masonry and Wood. The use of natural traditional exterior material such as brick, stone, masonry, and wood is encouraged.
 - A. Sandblasting will not be permitted on masonry.
 - B. Replaced mortar should duplicate as much as possible the original used in appearance.
 - C. Replaced brick, stone, masonry, and wood should duplicate the appearance as much as possible to the original used on the structure.
 - (2) Metals. The use of contemporary materials, such as aluminum, other metals, fiberglass and plastics for exterior surfaces on architecturally significant structures shall be prohibited unless the use of such materials would contribute to the preservation or enhancement of existing traditional materials and the overall integrity and longevity of a structure.
 - (3) Roofs. Roofs shall be aesthetically pleasing and the materials proposed shall not alter the historical significance of the structure.
 - (4) Windows and Doors. Windows and doors shall be replaced with similar materials and styles of the original windows and doors.
 - A. Wood and vinyl-clad wood windows and doors similar to the original are permitted.
 - B. Storm windows are permitted if painted the same color as the actual window frame and crossbars match with the interior.
 - C. Rear doors may be replaced with steel doors; however it is recommended that the doors have character with inserts or windows.
 - (5) General Storefront Guidelines. Storefronts may be replaced when there is no historic integrity. Storefronts with historic integrity may be replaced if irreparable.
 - A. Awnings shall be of traditional nature. Awnings should be the forty-five (45) degrees, made of canvas material, and are of compatible color. They should be attached to mortar joints not brick or stone.
 - B. Metal awnings may be replaced only if they contribute to the historic integrity of the building or if they are located to the rear of the structure. No new metal awnings will be permitted.
 - C. Wood may be placed over glass panels on a storefront façade, only if muntins are retained, and the wood is painted a compatible color.
 - D. Porches and steps that contribute to the historical integrity of the structure should be retained. It is not recommended to enclose porches or steps.

- (6) Exterior Finishes. Exterior finishes should be compatible with the structure's age and appearance. If brick is painted, it can be repainted. Brick or stone should not be painted. If the owner can show historic proof that the building has been painted or if the building does not have historic integrity, the brick may be painted.

(c) Color. Traditional colors and combination of those colors that are both identified with the origin or the era in which the structure of property was originally built, shall be used for exteriors of all new structures to be built, and reconstruction, remodeling and exterior maintenance of existing structures within the District. The Board shall adopt color guidelines that the Board and Zoning Inspector will utilize in reviewing Certificate of Appropriateness applications.

(d) Signs. All signs within the District shall conform to the color and material standards of this section, be of such a style or design that reflects the era during which the structure was built, and shall, except for the following exceptions, conform to the requirements of Chapter 1143.

- (1) Sign size should be minimized so as not to dominate the façade of the structure.
- (2) Sign color and design shall be compatible with the existing colors and design of the structure.
- (3) Signs shall not be permitted to cover, "blank out" or close existing window and doorway openings or otherwise hide important architectural features.

(e) Guidelines. The design guidelines established in this ordinance or any adopted design guidelines, design diagrams, or color guidelines by the Board are to be used in evaluating applications unless the Board determines that due to special circumstances other architectural designs are appropriate.

1136.13 DEMOLITION OF STRUCTURES.

The last alternative for a determined historically significant structure is demolition. In cases where an applicant applies for a Certificate of Appropriateness to demolish a structure within the District, the Board shall conduct a thorough investigation of the application for demolition and shall authorize a Certificate of Appropriateness only when (a) and either (b) or (c) below are satisfied:

(a) Historical Significance. The architectural and historic significance of a structure to the character of the District shall be determined by the Board. In addition to the submittal requirements for a Certificate of Appropriateness in Section 1136.10, the applicant is required to include with the application a report or testimony from a historic preservation professional, architect, and/or consultant which verifies the historical significance or non-significance of the proposed structure to be demolished; and, verifies the applicant has considered alternative historical uses of the structure including the preservation of the structure by a governmental or non-profit organization.

When the Zoning Inspector receives a Certificate of Appropriateness application for demolition of a structure in the District, the application shall be forwarded to the Union County Historical Society. Within twenty (20) days of sending the application to the Historical Society, the Historical Society shall provide information to the Board verifying any architectural or historic significance of the structure. The review may also include recommendations on alternative uses that may preserve the structure. Reasonable extensions may be given if the Historical Society requests them based on the need for additional research.

The Board shall make its determination after considering the following:

- (1) No Significance. If the Board finds the structure to have no architectural or historic significance based on its investigation outlined above, the Board may proceed with reviewing the application for demolition.
- (2) Significance. If the Board finds the structure to have architectural or historic significance based on its investigation outlined above, the Board shall not approve the demolition unless (b) or (c) are satisfied.

(b) Economic Use. There exists no reasonable economic use for the structure as it exists or as it might be restored, and that there exists no feasible and prudent alternative to demolition as determined by the Board. The Board may hire an architect, engineer, or professional consultant to provide an independent report to the Board verifying the economic use of the structure as outlined above. The applicant shall be required to pay for the expense of hiring the architect, engineer, or professional consultant and shall permit access to the structure.

(c) Deterioration. Deterioration has progressed to the point where it is not economically feasible to restore the structure as determined by the Board. The Board may hire an architect, engineer, or professional consultant to provide an independent report to the Board verifying the economic feasibility to restore the structure as outlined above. The applicant shall be required to pay for the expense of hiring the architect, engineer, or professional consultant and shall permit access to the structure.

(d) Preservation of Historic Materials. If the applicant satisfies the criteria above to demolish a structure in the District and the Board decides to approve the demolition, the Board may conditionally approve the demolition with the following conditions:

- (1) Pictures. The applicant shall permit the Union County Historical Society to take interior and exterior pictures of the structure prior to demolition.
- (2) Preserving Features of Structure. The applicant shall permit the Union County Historical Society to inspect the structure's interior and exterior to determine any features or items of architectural or historic significance. If the applicant intends to demolish the features or items of architectural or historic significance, the applicant shall permit the Union County Historical Society at the Union County Historical Society's expense to arrange for the removal of the features or items.

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- (3) Landscaping and Grading. If a new structure is not constructed on the property after the demolition, the applicant shall re-grade the property and install sufficient ground cover and landscaping as determined appropriate by the Board.
(Ord. 53-91. Passed 12-26-91.)

1136.14 APPEALS.

Any person whose plan has been disapproved or who has otherwise been aggrieved by a decision of the Design Review Board, Zoning Inspector or designee may appeal that decision to the Board of Zoning Appeals. Please refer to Chapter 1129.