

To: Members of Architectural Review Board
From: Jennifer M. Rauch, AICP, Planning Director
Nichole M. Martin, AICP, Planner II
Date: August 12, 2020
Re: HD Paint Colors and Pre-Approved Materials

Background

The Architectural Review Board (ARB) has reviewed drafts of HD Zoning Code and Historic Design Guidelines amendments over the last two years. Revised drafts were most recently reviewed at the July 29, 2020 special meeting of the ARB.

A primary goal of the amendments to the Code and Guidelines is to add clarity, create predictability, and streamline the review processes. As part of that, the Board requested to establish a palette of pre-approved paint colors for residential and commercial property owners to select from, eliminating the need for ARB approval. Additionally, there was discussion regarding establishing a list of recommended alternative materials.

Staff requests the Board's input and feedback on proposed pre-approved paint colors, and consideration of options to proceed with a recommended materials list.

Pre-Approved Paint Colors

Staff, in coordination with Preservation Designs, has prepared recommended palettes of historically appropriate paint colors based on architectural style and building type. The paint color palettes are intended to be used in conjunction with the Historic Design Guidelines: Chapter 2, Sections 9-21.

As outlined in the proposed Code and Guideline amendments, Staff would be able to administratively approve changes to paint color as long as the colors are selected from the appropriate palette. Staff approval of pre-approved colors would streamline the review process for residential and commercial property owners.

The document follows the framework established in the Historic Design Guidelines, and in detail includes paint color palettes for the following architectural styles: Colonial (1780-1840), Greek Revival (1825-1860), Gothic Revival (1840-1885), Italianate (1840-1885), Folk Victorian (1880-1910), Queen Anne (1880-1910), Queen Anne (1880-1910), Colonial Revival (1880-1955), Craftsman Bungalow (1905-1930), Modern (1935-1975), and New Construction.

Pre-Approved Materials

Staff, in coordination with Preservation Designs, has explored options to establish a list of pre-approved materials and their appropriate application on structures throughout the Historic District. Through the process of developing this information, questions have arisen as to the general intent, target audience, how the ARB aims for this information to be used, and the process that would be required to approve the materials use.

The list of pre-approved materials that are being considered include exterior cladding materials, windows, doors, garage doors, porch materials, architectural details and trim, and roofs. The recommended application could be based on whether the modifications are being made to

contributing historic building, non-contributing historic building, additions to contributing historic building, versus new construction. The review process to permit these various materials could be based on the adherence to the recommended application.

The proposed Code includes permitted building materials in Section 153.174; specifically, stone, manufactured stone, full depth brick, brick veneer, wood siding, glass, and fiber cement siding. The Guidelines provide additional direction on the appropriateness of replacement materials in the case of rehabilitation of historic structures, and new construction. In the case of rehabilitation, preservation of historic materials and duplication of arcuate historic details is encouraged. For new construction, additional latitude is provided for modern materials that are still compatible with the District. Presently, exterior modifications and new construction require the Board's review and approval, including exterior materials.

Staff is seeking guidance from the ARB regarding the purpose of the pre-approved material list, their application, and the approval process. Staff recommends ARB consider the following options on how to move forward with the material list:

- 1) Should the list of materials and their application be included as a reference in an appendix to Guidelines as supporting information?
- 2) Should the list of materials and their application be incorporated as clarifying language into the Code and Guidelines?
- 3) Should the ARB continue to review all exterior material changes?
- 4) Should the pre-approved list allow for staff approval capabilities if the application of the materials meet the recommendations?; Or
- 5) Other considerations or alternatives?

Recommendation

Staff recommends the Architectural Review Board provide feedback on the proposed pre-approved paint colors, and consideration of options to proceed with a list of recommended pre-approved materials.