



DATE: May 12, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 79 Main Street- Design Clearance for alterations to railing on an existing building (APN: 018-153-002)
 Zoning: DTC- Downtown Commercial
 Design Standard District: Main Street Historic District
 Applicant: Stark Construction

RECOMMENDATION:

Approve Design Clearance for alterations to existing railings and repainting of an existing building within the Main Street Historic District.

BACKGROUND:

The applicant, Stark Construction, is proposing to make modifications to existing railings on an existing building located within the Main Street Historic District. Once the deck has been repaired, they applicant will be repainting the building.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	DTC	DTC	Yes	
District:	Main Street Historic District			
Lot Size:	--	--	N/A	
Set Back requirements:				
Front	--	--	N/A	
Side	--	--	N/A	
Rear	--	--	N/A	
Lot coverage	--	--	N/A	
Are there existing historic features?		Yes	Yes	
Structure Type			Yes	
Max Building height	--	--	--	

DISCUSSION:

The existing wooden railing is in a state of disrepair. The applicant is proposing to redo the railing in the same style as it currently exists and replace existing posts on the building. The proposed improvements to the railing, post, and deck are needed to be in compliance with the Building Code.

Once the deck has been repaired, the applicant is proposing to repaint the building in colors similar to the existing colors.

Design Standards

The City's Design Standards provide additional direction regarding consideration for adjacent development, building and parking locations, landscaping, accessory facilities, and building design. This project is located within the Main Street Historic District, so in addition to Chapter 2.0, Design Standards that Apply to all Project, Chapter 3.0, Historic District Design Standards, also apply.

Based on the scope of the project only certain standards apply and have been included in this report.

3.3 Design Standards That Apply to All Historic District Project

3.3.1 Preservation and Treatment of Existing Historic Features

The applicant is not proposing to change any of the historic features on the front of the building. They are proposing to use historically accurate design features for the upgrades.

Staff recommend that the Design Review Committee approve the proposed application as presented.

**Figure 1- Front Elevation
79 Main Street**

