



Historic Review Commission

AGENDA REPORT

Department: Planning

Account Code: _____

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Subject

Hold a work session to discuss amendments to Section 6.3 of the Zoning Ordinance.

Recommendation

Discussion

Discussion

At its March 28, 2024 meeting the Commission directed staff to begin amending Article 6, Section 6.3 Downtown Historic District guidelines and regulations. Those comments have been incorporated into the attached document for review and discussion.

Updates include:

- Removed/reworded commercial parking section E.4.c.iii
- Moved/reworded section 5.a.iv.1 to 5.a.ii
- Removed figure 6-2
- Made section 5.b.ii Identifying Features its own section 5.c

Several sections throughout the ordinance mention painting regulations. Section C.3. Common routing maintenance items that may be reviewed at staff level include:

- Application of paint that is the same color as the existing or that is an appropriate dominant, trim, or accent color, and part of an historic color palette.
- Painting, replacing, duplicating or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the structure and to slow deterioration.

The current ordinance does not specify an individual manufacturer, but Section E.5 lists Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette.

Additionally, staff is working on guidelines to assist in identifying the style/character of a structure, which will include photos of local properties. We have drafted a generic letter to property owners to request permission to use a photo of their home/business. The proposed letter is included in the packet for the Commissioners review and comment.