



Heritage Commission

Briefing on Downtown Design Guidelines for Historic Properties

Agenda Date: 8/22/2018
Agenda Item Number: 6.B
File Number: 18-0786

Type: report **Version:** 1 **Status:** Filed

Title

Briefing on Downtown Design Guidelines for Historic Properties

Recommended Action

Hear the briefing and provide any feedback

Report

Issue:

Discussion and feedback from the Board about proposed changes to design requirements for designated historic properties in the downtown.

Staff Contact:

Amy Buckler, Downtown Programs Manager, Community Planning & Development, (360) 570-5847

Presenter(s):

Amy Buckler

Background and Analysis:

The Heritage Commission (OHC) been engaged in the process to update the downtown design guidelines since it began in 2017. Two members participated on the Technical Work Group, and staff has met with the OHC Board on three occasions.

Staff will provide an overview of proposed changes that would apply to designated historic properties in the downtown (**attachments 1-2.**) The Board is encouraged to ask questions and provide feedback.

Two of OHC's primary concerns have been to ensure 1) historic building rehabilitations are not forced to adopt a mish-mash of detail design requirements that might counter the historic style, and 2) new buildings in the historic district are not forced to adopt incongruent elements resulting in a mock historic look.

The current recommended draft responds to OHC's input in the following ways:

- Exempts existing structures within the Downtown Historic District and any individually

registered historic sites within the Downtown Design District from the Building Design requirements in 18.120.040 (except for 18.120.040.C regarding historic sites). For example, this exempts retrofits of historic buildings from particular requirements regarding materials, windows and façades articulation.

- Accurately reflects the review process for historic properties in the downtown, and ensures OHC will be included in the concept design phase.
- For transparency, includes the Secretary of Interior Standards in 18.105.

Background

One of the first recommended actions to implement the Downtown Strategy (DTS) is an update to the downtown design guidelines. With help from a Technical Work Group (TWG), including architects, developers, citizens, members of the Design Review Board and Heritage Commission and planning staff, the consultant and staff have prepared proposals to update the design guidelines. The Planning Commission's public hearing draft will be available for review in October.

Neighborhood/Community Interests (if known):

A summary of preliminary input into the design guideline update from various stakeholders is online.

Options:

To prepare, please review the staff report and attachments.

Financial Impact:

Included as part of the \$50,000 budget for updating Downtown design guidelines

Attachments:

- Draft Section on Historic Properties (18.120.040.C)
- Changes to 18.105
- Link to working draft of design guidelines online