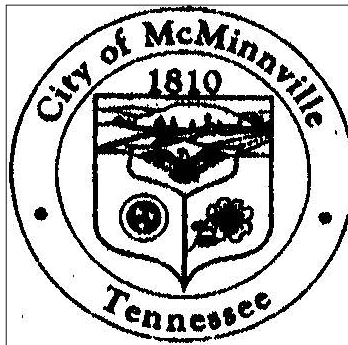


Site Design



Historic District Design Guidelines

General Principles of Site Design

The aesthetics of a commercial building involve more than the mere structure itself. Sidewalks, signage, lighting, landscaping, planters, underground utilities, and outdoor furniture all contribute to the character of a building and its surrounding area.

In February, 2001, Main Street McMinnville secured a contract with E.G. & G. of Akron, Ohio, to develop a comprehensive Master Plan for the downtown commercial district. This Master Plan will be implemented through both private and public funding and will incorporate several phases of development.

Assistance from the McMinnville Department of Urban Forestry will allow for much of the greenspace maintenance. With a combination of efforts, design guidelines will bring visual uniformity, enhance the historic character of the commercial district, and act as an impetus to economic redevelopment downtown.

Historic District Design Guidelines

Landscaping

Guideline 1: Since most buildings in the core commercial district sit flush with the sidewalks, all site and landscape improvements on the street side of the property will follow Master Plan guidelines.

- 1A. Individual plant containers will not be allowed on the front sidewalk side of a commercial building.
- 1B. Individual sidewalk furniture and garbage containers will not be allowed on the front sidewalk entrances to buildings.
- 1C. Vending machines will not be allowed on sidewalks in the historic districts.
- 1D. Overhanging window boxes on upper story buildings will not be allowed on historic buildings.
- 1E. The use of window air-conditioning units on the front façades will not be allowed.
- 1F. All communication receivers and satellite systems must be installed so that they are not visible from the primary façade or street entrance whenever possible.

Guideline 2: Protect and retain existing trees wherever possible. The City Urban Forester should be consulted before removing any trees in the historic district.

Guideline 3: Landscaping and greenspace around rear entrances is encouraged, but may be subject to Master Plan suggestions.

- 3A. Do not obscure or conceal secondary entrances with landscaping details.
- 3B. For rear sidewalks, terraces, or parking, the use of patterned concrete, stone, aggregates and brick pavers is encouraged over the use of slab concrete, asphalt, or crushed gravel.
- 3C. The use of fountains and water features is encouraged to enhance secondary rear entrances.
- 3D. Attempts should be made to conceal HVAC Systems and utility service entries.
- 3E. The use of cubors, trellice or lattice decorative elements will be permitted around secondary facades.
- 3F. The use of decorative garden structures will be allowed in the historic district, but scale and mass should fit the site.
- 3G. Roof-top patios and gardens will be allowed on the rear of buildings.
- 3H. The use of railroad ties and non-decorative cinderblock materials will not be permitted as landscaping features.

Guideline 4: Temporary structures and portable utility structures will only be permitted in the historic district for use by contractors working on construction projects.

Historic District Design Guidelines

Fencing And Retaining Walls

Guideline 1: Preserve and retain any historic fence and retaining wall materials

- 1A. Chain link, split rail, sheet metal style, or concrete block fencing will not be allowed in the historic district.
- 1B. Solid wood plank fencing will not be allowed on the primary street side property lines.

Guideline 2: The style of new fence construction should reflect the historic character of the property and its surroundings.

- 2A. Materials used to repair, replace or construct retaining walls and foundations should be appropriate to surrounding, historic building materials.
- 2B. The use of ivy, vines, or other plant materials to cover or screen existing chain link fencing is encouraged.

Lighting

Guideline 1: Sidewalk lighting on all primary entrances shall follow Master Plan guidelines.

Guideline 2: Retain and preserve original outside lighting elements on historic buildings.

- 2A. Any lighting alterations should be compatible with the architectural style of an historic building.
- 2B. Replace missing or deteriorated historic lighting with appropriate reproductions or suitable, salvaged period pieces.

Guideline 3: Small accent footlights for rear patio and secondary walkways may be preferable to large, free standing post-mounted lights.

Guideline 4: Additional security or spot lighting fixtures will not be prohibited, but should not be visible from primary entrances.

Relocation / Moving Buildings

Guideline 1: The relocation of an historic building is preferred over demolition of that structure.

- 1A. Using a relocated historic structure as infill or as a replacement building may be preferred over contemporary construction.
- 1B. A relocated structure must conform to all setback and height requirements of the district.
- 1C. The use of a relocated structure as an addition to an existing building will be allowed, but it should compliment the style, form, materials, and mass of the primary building.

Historic District Design Guidelines

Demolition

Guideline 1: Historic buildings should not be demolished.

Guideline 2: Preservation of a primary façade is preferable over total removal of an existing structure.

Guideline 3: Demolition of an historic structure may only be approved if:

- 3A. Public safety and welfare requires removal of the structure.
- 3B. Economic hardship is demonstrated, proven and accepted by the HZC.
- 3C. Where structural instability or deterioration is demonstrated through a report prepared by a qualified structural engineer, architect or construction specialist.
- 3D. Where buildings have lost their original architectural integrity or no longer contribute to the character of a district.
- 3E. Proper permits are obtained through the Building and Codes Department.