

CITY OF WASHINGTON

PLANNING & DEVELOPMENT DEPARTMENT

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joliphant@ci.washington.il.us

MEMORANDUM

TO: Historic Preservation Commission
FROM: Jon R. Oliphant, AICP, Planning & Development Director
SUBJECT: Certificate of Appropriateness Request of Cliff Vieira to Complete Exterior Modifications at 122 N. Main Street
DATE: November 10, 2025

Summary: Cliff Vieira of Curiousnomad LLC has applied for a Certificate of Appropriateness to complete exterior modifications at 122 N. Main Street. Per the Square Building Design Guidelines, a Certificate of Appropriateness (COA) must be approved for the various proposed modifications that would not be considered building maintenance. The present building was constructed in 1939 and is part of the Square Historic District. The building was most recently home to Brunk's Sports Center, which operated at this location since 1986. The building is currently unoccupied.

Background: The proposed project consists of the following:

- Create an exterior entry near the midway point of the north façade. A new window would initially be added near the northwest corner of the building while structural modifications are being made. The proposed new entry would accommodate the desired splitting of the building into 2-3 commercial tenant spaces. A metal awning would be placed above the new doorway. Future windows are desired on the north facade to the west of the Washington Historical Society's mural, though those would be completed at a later time once tenants are identified; and
- Establishing a permanent ramp system to allow ADA compliance for the front and rear tenant spaces. This would utilize one existing parking space.

Mr. Vieira and his architect, Roxanne Ibe of Talisman Development Group, have been exploring possible redevelopment options. The building is approximately 120' deep and is about 4,000 square feet in size. The depth and size make its occupancy challenging by a single tenant. As an alternative, they would prefer to create 2-3 spaces. While subject to change, they have proposed splitting the front half of the building into 1-2 spaces. The first option could consist solely of a restaurant/bar. The second option would split the front half with one side earmarked for a retail or professional services business while the other would be a small restaurant/bar. The rear half of the building would be utilized as office space given that it would not have the preferred streetside visibility for a traditional retail or restaurant user. Staff would prefer to see retail and/or dining businesses in the front half of the building.

The building currently has its primary ingress/egress in the front with a secondary entrance/exit in the rear alley. Rear access is not ideal as a primary access point for any business should the building be split. As such, Mr. Vieira and Ms. Ibe have asked for permission to remove one of the public parking spaces from the adjacent City-owned 126 N. Main parking lot in order to accommodate a side entrance/exit. The City Council briefly discussed the removal of one parking space at its October Committee of the Whole meeting and they were unanimously supportive of the request. That request is included in this COA consideration, as it involves a modification to the north façade. Any work would not infringe upon the Washington Historical Society's mural that is on the north façade near the entrance to the parking lot.

Several parts of the Square Building Design Guidelines apply to help guide the HPC in the consideration of the COA request. The applicable guidelines (attached) are:

- Section 28-15 (D)(2): Proportions of Windows and Doors – A new black aluminum door is proposed near the midway point of the north façade and a new window is proposed near the northwest corner of the building. Additional windows are desired on this façade, though they would be installed as a future phase once any business tenants are identified. The proportion of the windows is proposed to be similar in scale with the front building elevation.
- Section 28-15 (D)(7): Directional Expression and Storefronts – Mr. Vieira and Ms. Ibe are attempting to add a new side building entrance with an initial window while addressing structural improvements at the northwest corner of the building. The existing HVAC unit would likely be moved slightly to the east to accommodate the structural modifications and the placement of the new windows.
- Section 28-15 (D)(9)(e): Ramps – In order to meet ADA requirements, an approximately 5'-long concrete ramp is proposed to extend from the new door into the parking space that would be removed. Adding a ramp on the north façade would eliminate any need to have a ramp at the N. Main entrance.
- Section 28-15 (E)(1): Awnings – An awning is proposed to be placed above the new entrance. The awning is intended to meet 2018 International Building Code regulations to provide shelter from inclement weather upon entering and exiting. It would be black and scaled appropriately for the door area. The owner and architect have indicated that a metal awning is proposed instead of fabric due to the long-term durability and ensuring that it be aesthetically pleasing for a longer period of time.
- Section 28-15 (E)(3): Building Material – The owner and architect will avoid undertaking any work near the mural that is on the north-facing wall close to N. Main. This work would repair the existing damaged concrete masonry unit (CMU) block to address that safety concern. New CMU would be installed that matches the existing and be painted the same charcoal gray color.
- Section 28-15 (E)(4): Doors and Entrances – While new doors are not desired where they were not original, the north façade was not exposed until the adjacent building at 126 N. Main was demolished in 2000. The new door is proposed in order to allow for the splitting of the building, which is larger and deeper than what most prospective businesses desire. The proposed door would be full-lite glass with a black aluminum border and frame, matching the two existing front doors. The door would be ADA-compliant and commercial-grade. It would be located roughly at the midpoint of the north façade, as it leads to an interior vestibule which will contain the entry to the rear space but also serve as the secondary ADA-compliant means of egress for the front unit(s).
- Section 28-15 (E)(7): Lighting – A soft white can light is proposed to be located within the awning to make the entryway safer and aesthetically pleasing.
- Section 28-15 (E)(8): Paint – No new painting is proposed other than touch-ups where the CMU would be repaired. The charcoal gray color would match the existing north façade.
- Section 28-15 (E)(10): Windows – A new window is initially proposed to be located near the northwest corner of the building. Additional windows are desired as a future phase once tenants have been determined. They would be proportional to and use materials to complement the existing windows on the front façade of the building. They would have 4" concrete sills below without shutters.
- Section 28-15 (E)(11): Parking Lots – No new parking is proposed. One parking space within the City-owned parking lot at 126 N. Main is proposed to be removed in order to accommodate the new entrance.
- Section 28-15 (H): Landscaping – The owner and architect have indicated that seasonal decorative landscape planters may be added on either side of the new ramp to help beautify the new entry. The decorative elements would be kept within the boundary of the impacted parking space so as not to hinder vehicles parking in the adjacent spaces.

The exterior building design renderings and draft floor plans are attached as well as photos of the existing building as it exists currently. Staff recommends approval of the COA, as the proposed building modifications adhere to the Building Design Guidelines and would help accommodate the splitting of the building to better market it for future occupancies. The COA request will be considered at the HPC meeting on November 18.

Attachments

CITY OF WASHINGTON, ILLINOIS

CERTIFICATE OF APPROPRIATENESS APPLICATION

Applicant Name: Cliff Vieira Phone Number: 615-417-2203
Owner Name: Same as applicant Phone Number: same as applicant
Contractor Name: TBD Phone Number: _____
Architect Name: Talisman Development Group Phone Number: 3096964745
Address or location of property: 122 Main St, Washington IL
Property Tax ID Number (PIN): 02 02 23 207 019

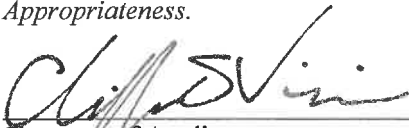
Please describe the proposed work:

We are doing an interior renovation of the main floor of the building. Subdividing the main floor into 2-3 commercial tenant spaces. ~~Those commercial tenants are TBD at this time.~~ Most likely uses include- office, professional uses, retail and/or restaurant/ bar. To accommodate one of the new tenant spaces, an exterior entry is proposed to be added. that will need to include a permanent ramp system to allow ADA compliance to the tenant space. That ADA ramp system will take up one parking space in the neighboring parking lot. No work is to be done in the basement.

PLEASE ATTACH:

- The legal description of the property.
- Any architectural drawings or sketches to enable the Historic Preservation Commission to determine what the final appearance and use of the real estate will be.
- One hardcopy and one digital copy of the application and supporting materials.

***Certification:** To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Certificate of Appropriateness.*


Signature of Applicant

3 Nov 25
Date

FOR OFFICE USE ONLY

Date Application Completed: _____ Case No. _____

Please contact Jon Oliphant, Planning & Development Director, at 444-1135 with any questions.

Standards for Certificates of Appropriateness

No Certificate of Appropriateness shall be issued by the Historic Preservation Commission unless the Commission finds that one or more of the following criteria, as developed by the Secretary of the Interior's "Standards for Rehabilitation", are met:

- The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment;
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken;
- Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved;
- Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity;
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence;
- The surface cleaning of the structures, if appropriate, shall be undertaken using the gentlest means possible;
- Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken;
- New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the landmark and/or historic district would be unimpaired.

Procedures for Certificates of Appropriateness

- A Certificate of Appropriateness is required for any Historic Landmark or any structure or site located in a Historic District for any change by addition, alteration, maintenance, reconstruction, rehabilitation, renovation, or repair that requires the issuance of a building permit.
- Only the owner of property proposing construction on a Historic Landmark or within a Historic District that requires a building or demolition permit may file an application.
- Upon receipt of the application and supporting materials by the Planning and Development Director, a Historic Preservation Commission meeting will be scheduled.
- The Commission shall review and evaluate the application according the Standards listed above at its next meeting. The Commission shall make specific findings of fact with regard to the above Standards and a written approval or denial on each application shall be made by the Commission.
- A Certificate of Appropriateness shall be effective from and after the 14th day after the meeting of the Commission at which the application was granted.



Response to Sec. 28-15 Square Building Design Guidelines

Date: Nov 4, 2025

To: City of Washington Historic Preservation Commission

Re: Response to Sec. 28-15 Square Building Design Guidelines – 122 N Main St. Washington IL

Dear Members of the Historic Preservation Commission,

On behalf of Cliff Vieira, this letter provides a response demonstrating how the proposed project at 122 N Main St. aligns with the Square Building Design Guidelines (Sec. 28-15) to support our application for a Certificate of Appropriateness.

The proposed scope of work for this project involves redeveloping this existing single commercial tenant building in a collection of 2-3 smaller commercial tenant spaces within the same existing building footprint to cater to the amount of space most pedestrian-reliant commercial businesses are interested in, especially in Washington's beautiful pedestrian-friendly Square. Notably, we are proposing to add a concrete ADA-compliant ramp and landing system on the North side of the building that leads out to the parking lot. This entry will serve as the main entry for the new rear tenant space and also as the secondary entry for the front tenant space. We believe that our proposed building alterations are not injurious to the public or the historic character of the building or the Square as a whole, but instead improve the accessibility and practicality of the building's layout, allowing for new exciting businesses to be added to the Square. The Washington City Council has expressed their support for the utilization of this one parking space for this use within the city-owned lot, and numerous neighboring businesses have expressed their support as well and excitement for having more businesses liven up this currently vacant building.

Some particular items of note that are raised in the Square standards that are relevant to our project are as follows, along with notes regarding them:

- The height of our building remains unchanged in our proposed alterations.
- The proposed new windows to be added will be similar in look, material (black aluminum), and proportion to the windows that currently exist on the front Main St elevation of the building.
- Our proposed building alterations does not negatively affect our building's relationship with other neighboring buildings.
- The historic roof shape and current material are not proposed to be disturbed or altered.
- The scale of the proposed alterations are appropriate for the building.
- At this time, we are not proposing any alterations to the building storefront.
- We are not proposing any additions or decks.
- Section 9e specifically addresses ADA ramps, expressing a preference for placing the ramp in a rear location or somewhere other than the front sidewalk, and is to be made of wood or concrete, and simple in their design. Our proposed alteration aligns with those expressed preferences.
- The proposed awning over the new entry is a code requirement, will provide shelter from weather upon entering and exiting, will be black in color (not obtrusive), and scaled appropriately for the new entry door area. While preference is given to fabric awnings rather than a metal awning as we have proposed, we feel that the long-term durability of the proposed metal awning will keep this entry looking aesthetically pleasing for a much longer amount of time, and that it adequately fits with the more updated feel of the rest of the building's façade.

- Our proposed building alterations seek to repair the existing damaged CMU at the building's Northwest corner which currently presents a safety concern, with new CMU to match the existing. The new CMU will also be painted to match the existing once in place.
- The new proposed door at the North entry will be full-lite glass with a black aluminum border and frame, matching the two existing doors on the front elevation of the building. The standards gives a preference to not add new doors, but this proposed concept necessitates leniency on this point, and is a reasonable accommodation considering that the North elevation is a non-primary façade and that the entry is approx. 50' back from the Main St. sidewalk. The door will be ADA-compliant and commercial-grade.
- No alterations to gutters and downspouts are proposed at this time.
- The metal awning will house a soft white can light to make the new entry more safe and aesthetically appealing. The style will be unobtrusive.
- Any paint touch ups will match the existing charcoal gray paint color and will not affect the existing historic mural on the North side of the building nearest to Main St.
- No signage is proposed at this time.
- The proposed windows are new, not existing, and their proposed proportions and materials will complement the existing windows on the front façade of the building. 4" concrete sills are proposed below the new windows. No shutters are proposed. Windows will be properly maintained over time and kept in excellent condition.
- Seasonal decorative landscape planters may be added on either side of the new ramp system to help beautify the new entry. These decorative elements will be kept well within the boundary of the affected parking space so as not to hinder vehicles parking in neighboring spaces.

Overall, the proposed project sufficiently adheres to the intent and specific provisions of the Square Building Design Guidelines, preserving the historic character of Washington Square while incorporating compatible improvements that enhance long-term viability and design integrity.

Thank you for your consideration. Please feel free to reach out to me with any questions.

Sincerely,



Roxanne Ibe
Architectural Designer and Real Estate Development Consultant
Talisman Development Group
309. 696. 4745
ribe@talismandevelopment.com

122 N MAIN STREET RE-DEVELOPMENT

122 N MAIN ST, WASHINGTON ILLINOIS

INDEX

- G.0 COVER
- A.1 EXISTING LOWER LEVEL FLOOR PLAN
- A.2 EXISTING MAIN LEVEL FLOOR PLAN
- A.3 MAIN FLOOR PROPOSED - OPTION FOR 2 TENANTS
- A.4 NOT USED
- A.5 NORTH ELEVATION RAMP RENDERINGS

CODES

- 2018 IBC
- 2018 IFC
- NFPA 101 LIFE SAFETY CODE
- 2023 NEC
- 2014 IPC
- 2018 ILLINOIS ACCESSIBILITY CODE

CODE ANALYSIS

ZONING: C-2 (GENERAL RETAIL)

BUILDING CONSTRUCTION TYPE:
TYPE 5B, NON-SPRINKLED

PROPOSED AREA: 4,215 SF



SITE LOCATION

NOT TO SCALE



EXISTING FRONT ELEVATION

IMPROVEMENTS TBD

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

NEW CONSTRUCTION PROJECT FOR:

122 MAIN RE-DEVELOPMENT
122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:

TALISMAN
DEVELOPMENT GROUP

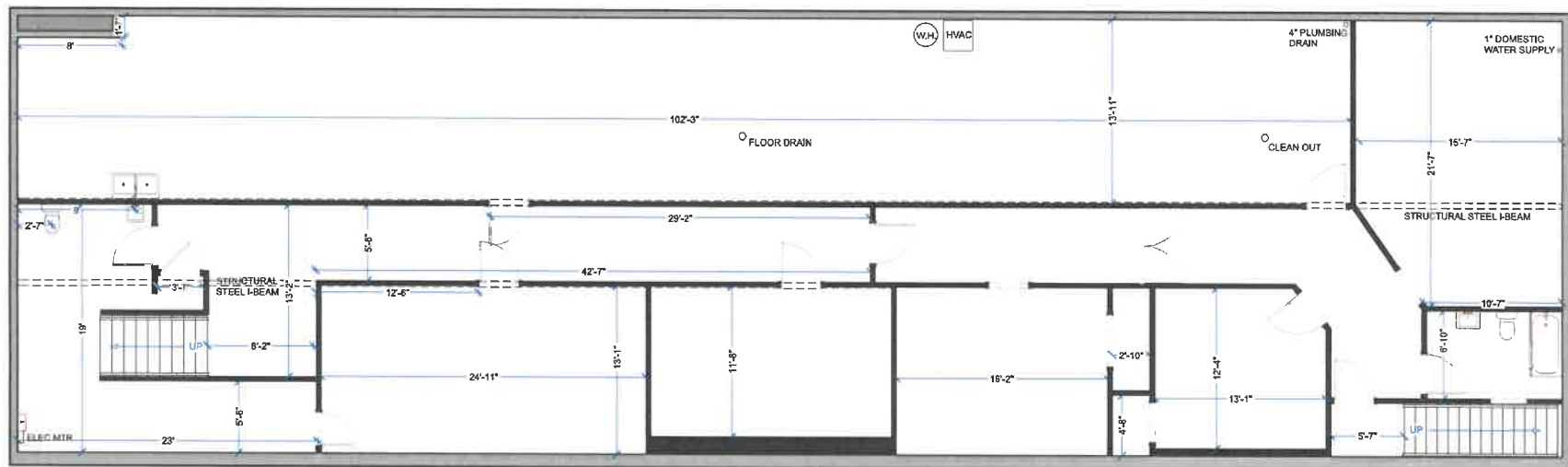
DATE:

11/10/2025

SCALE:

SHEET:

G.0



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122 MAIN RE-DEVELOPMENT
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DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
 DEVELOPMENT GROUP

DATE:

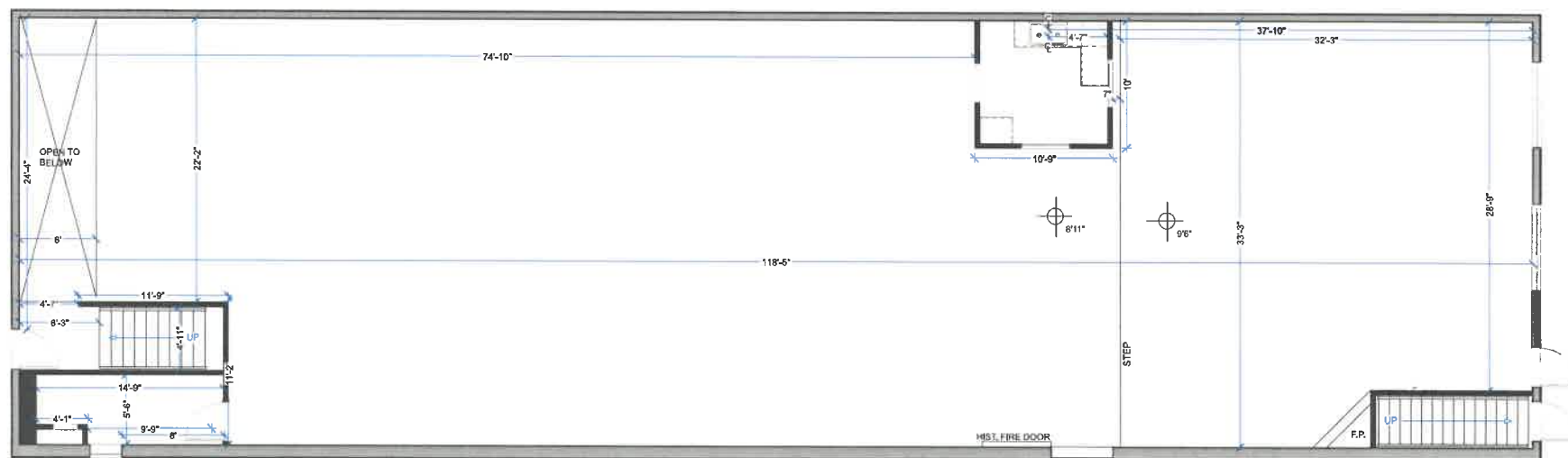
11/10/2025

SCALE:

1/4" = 1'-0"

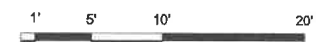
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A.1



EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"



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NUMBER	DATE	REVISIONS	DESCRIPTION

NEW CONSTRUCTION PROJECT FOR:
122 MAIN RE-DEVELOPMENT
 122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
 DEVELOPMENT GROUP

DATE:

11/10/2025

SCALE:

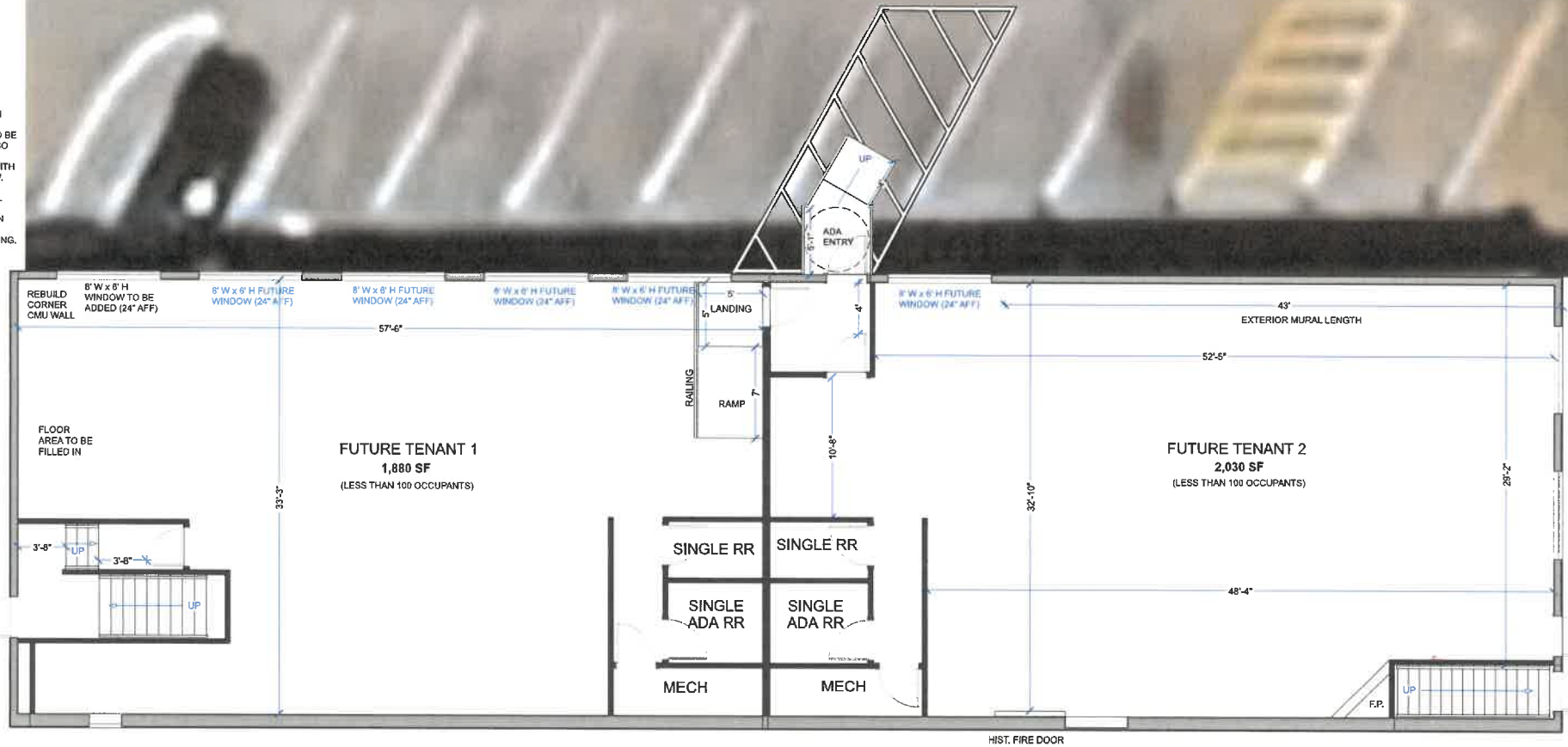
1/4" = 1'-0"

SHEET:

A.2

126

HVAC UNIT ON NORTH ELEVATION TO BE RELOCATED SO DOES NOT INTERFERE WITH NEW WINDOW.
REBUILT WALL PAINTED CHARCOAL ON EXTERIOR TO MATCH EXISTING.





RAMP RENDERINGS

NOT TO SCALE

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122 MAIN RE-DEVELOPMENT
 122 N MAIN ST., WASHINGTON, IL

DEVELOPMENT & DESIGN CONSULTANT:
TALISMAN
 DEVELOPMENT GROUP

DATE:

11/10/2025

SCALE:

SHEET:

A.5



Sec. 28-15. Square building design guidelines.

- (a) *Purpose.* The purpose of the square building design guidelines is to provide a set of architectural guidelines to preserve the character of the historic buildings in the downtown square and to guide property owners and the historic preservation commission (HPC) in future alterations, changes, construction, and demolition around the square.
- (b) *Applicability.* The square building design guidelines shall apply to all properties applying for a certificate of appropriateness (COA) with the following addresses:
 - (1) 101—105 Zinser Place.
 - (2) 126 N. Main Street.
 - (3) 122 N. Main Street.
 - (4) 120 N. Main Street.
 - (5) 116—118 N. Main Street.
 - (6) 112—114 N. Main Street.
 - (7) 108—110 N. Main Street.
 - (8) 104 N. Main Street.
 - (9) 100 N. Main Street.
 - (10) 100 S. Main Street.
 - (11) 110 S. Main Street.
 - (12) 112 S. Main Street.
 - (13) 116—120 S. Main Street.
 - (14) 106—110 Washington Square.
 - (15) 112—118 Washington Square.
 - (16) 128 Washington Square.
 - (17) 140 Washington Square and 106 Walnut Street.
 - (18) 114 Walnut Street A—D.
 - (19) 135 Washington Square.
 - (20) 127 Washington Square.
 - (21) 123 Washington Square.
 - (22) 121 and 121 ½ Washington Square.
 - (23) 117 and 117 ½ Washington Square.
 - (24) 115 and 115 ½ Washington Square.
 - (25) 109 Washington Square.
 - (26) 105 Washington Square.
 - (27) 101—103 N. Main Street.
- (c) *Review.* The HPC shall review any applications for a COA for the addresses noted in subsection (b) of this section regardless of whether a historic district is approved.

(d) *Architectural elements.*

- (1) *Height.* The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district.
 - a. For small alterations and construction projects, including, but not limited to, the repair of a building, a rear addition, or the addition of an attached side building, the height shall match the height of the existing structure as closely as possible.
 - b. Infill buildings follow the same logic and shall be compatible with their surrounding structures. These new buildings are not to differ from the surrounding structures by more than one story.
 - c. In general, the north, east, and south sides of the square support the alteration and construction of two-story structures. These structures differ slightly in height depending on the use, but their façades directed toward the interior of the square all display two-stories with windows on both stories.
 - d. On the west side of the square, buildings on the north side generally display this same two-story characteristic. On the south side of the west side of the square, buildings generally support a one-story exterior façade, with interior space for a possible second story. While these buildings may only display one story to the exterior viewer, there is significant architectural detailing above many of the entryways, almost reaching the height of a second story.
 - e. The architectural style of the notable historic structures in the square is of the Italianate style, best displayed by the architectural features on the north side of the square. While new construction and infill will not be required to be designed in an Italianate style, similar features and style is encouraged where possible.
- (2) *Proportions of windows and doors.* The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark.
 - a. In repair or new additions to a building, it is important to let the existing structure inform the characteristics of the new portion. If the new structure faces the square, it is important to include doors and windows, consistent with the spacing already established.
 - b. The windows on the second story of a building are many times slightly smaller in height but should continue to reflect the style, in size, opening, and architectural detailing around the window, of the first story windows. While these are many times less ornate in detailing, the repetition of size and style brings more cohesion to the overall design of the square, reinforcing the historic character.
 - c. For infill construction, the design should be informed by its neighboring buildings. While the new building does not necessarily need to replicate the exact style and massing of its neighboring structures, it does need to consider the positioning and size of the door as well as the windows on the front façade. Ultimately, the goal of proportioning windows and doors on infill construction is to make the transition look as seamless as possible between the historic structures and the new building.
- (3) *Relationship of building masses and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures should be compatible.
 - a. Along the square, the façades are continuous, especially on the north, south, and west sides. The east side has fewer buildings and does not experience the aesthetic of no space between buildings and their storefronts. However, it is still important to keep in mind that the buildings on the east side to the north and south of Walnut Street also do not provide spacing between their building façades. This continuous façade, whether through two storefronts or ten storefronts, is characteristic of the Washington Square commercial downtown.

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- b. Open space throughout the square is maintained through the variety of passageways to and through the square, including the entrance to the public parking lot on the northeast corner of the square.
 - c. Important to keep in mind is that the relationship between neighboring buildings is extremely important, as well as the size of the spaces that create the passageways through the square. Currently the passageways serve as a secondary element to the historic structures. However, they are extremely important for the functionality of the square. As a secondary element, the spacing should be kept relatively small in size compared to the structures in order to bring more attention to the historic structures.
- (4) *Roof.* The design of the roof, fascia, and cornice should be compatible with the architectural style and character of the landmark. The roof helps determine the building style and is an important component of the historic appearance.
- a. The historic roof shape should be retained. Most roof forms in the city are flat. However, a slight pitch to a newly constructed roof is permitted to assist with drainage, as long as the roof is not extremely visible from the public right-of-way and does not take away from the historic building style and appearance.
 - b. If at all possible, the existing materials of the roof should be maintained and retained.
 - c. Roof related architectural detailing and features, such as parapet walls, cornices, brackets and chimneys should be retained.
 - d. Any new roof elements, such as balconies, satellite dishes, and skylights should not be visible from the street. These elements are more appropriately placed at the rear of the structure.
 - e. Maintain historic roof materials, such as slate and sheet metal where they are visible from the street.
 - f. If the replacement of the roof with modern materials is the most viable option, the public visibility of this roof should be limited.
- (5) *Landscaping.* Landscaping should be compatible with the architectural character and appearance of the landmark. Streetscape elements should complement the historic character of the square and make it a safe and aesthetically appealing place for residents and visitors.
- a. Flowerboxes on a storefront façade should utilize live plants and should be historic in nature. Boxes made of wood are encouraged. Flower boxes should be well maintained, both in the maintenance of the plants themselves but in the upkeep (painting and repair) of the boxes.
 - b. Planters in front of a store are permitted but should not obstruct sidewalk traffic. These should be placed close to the façade of the structure as the city has its own planters that will be placed closer to the edge of the sidewalk.
- (6) *Scale.* The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district.
- (7) *Directional expression and storefronts.* Façades in historic districts should blend with other structures with regard to directional expression. Structures in a historic district should be compatible with the dominant horizontal or vertical expression of surrounding structures. The direction expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character.
- a. Historic storefronts should be retained, maintained and repaired if needed; historic storefronts should not be covered or concealed. These historic storefronts are extremely important to the historic character of downtown Washington and should be preserved when at all possible.

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- b. Historic information regarding the appearance of the storefront should guide the restoration or rebuilding of historic storefronts. Such materials can be found in the Washington Historical Society or in the planning and development department in city hall.
 - c. If a storefront has deteriorated, components should be restored to their original appearance. While historic materials are not required, materials of similar appearance, such as, color, texture, pattern, etc., should be used where at all possible.
 - d. Historic examples should also guide storefronts that have been missing and are being replaced. While each storefront is unique, these storefronts being replaced should be complementary to their neighboring storefronts in scale, style, and proportion.
- (8) *Architectural details.* Architectural details including types of materials, colors, and textures should be treated so as to make the landmark compatible with its original architectural style and character of a landmark or historic district.
- a. The architectural details of a historic building help define its character and should therefore be retained, maintained and repaired to match the original features as closely as possible.
 - b. Historic architectural details should not be covered or removed.
 - c. When repair is necessary, safe methods of cleaning and repair should be used to ensure that the features will not be damaged and will retain their historic character.
 - d. Architectural details should not be added to a storefront where there is no historical evidence to support their previous existence. The addition of architectural details should be supported by historic materials showing evidence of the original storefront.
 - e. For new infill construction and development, architectural details should match the overall style of the structure and the character of the square. The details should not be over-utilized but should replicate important features, such as decorative window cornices, front pilasters, and glass transoms on the storefront displays.
- (9) *New construction.* New structures in a historic district shall be compatible with the architectural styles and design in the districts. New construction is welcomed as long as it reflects the existing historic character of the commercial district. The characteristics, architectural detailing, size, and proportions of new structures and additions should be harmonious with the existing structures. Ultimately, new construction should not take the focus off the historic structures. The purpose of this section is to present guidelines for new elements to the district and to encourage design and quality that reflects the historic character of the surrounding district.
- a. *Infill buildings.* Where historic buildings have been lost or if there are vacant lots that are considering the addition of new construction, additional buildings may be considered if they add to the streetscape, promote economic development, and reflect the historic style of the surrounding buildings.
 - 1. New construction should utilize existing setbacks established by adjoining buildings. Most buildings in Washington utilize zero-lot-line conditions (no front or side setbacks).
 - 2. The back of the building, while not as important as the front façade, should generally match the adjoining buildings in building setback.
 - 3. New construction should be oriented toward the square.
 - 4. The height and width of the new building should be compatible with the adjacent buildings. In the city, with a continuous façade in most parts of the downtown area, this means that the width should occupy the entire opening, if a building is to be located between two existing structures. The height should be one or two stories, depending on the side of the square that the new construction is taking place.

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5. The roof form should reflect the roof forms of neighboring structures, most often a flat roof.
 6. The new construction should be contemporary but should also reflect the design of historic structures.
 7. If new construction is proposed to fill an area that historically is composed of multiple footprints, the front façade should have the appearance of traditional building widths rather than one large structure.
 8. Parking should be located to the rear of the building. Parking is also encouraged in marked on-street parking spaces in the square.
- b. *Rear additions.* Rear and lateral additions are the most common recommendation for the location of an addition. These additions give additional space for property owners while still maintaining the historic character of the original façade by remaining invisible from the front façade.
1. Additions on the roof should not be visible from the street.
 2. Additions should not damage the existing historic structure or remove any architectural details important to the structure.
 3. The roof form of the existing structure should be replicated on the rooftop addition, most likely a flat roof in the city.
- c. *Roofline additions.* Rooftop additions provide further space for their owners, who can expand going up. These additions should not be visible from the street and should use materials and design that are reflective of the historic character of the building.
1. Additions on the roof should not be visible from the street.
 2. Additions should not damage the existing historic structure or remove any architectural details important to the structure.
 3. The roof form of the existing structure should be replicated on the rooftop addition, most likely a flat roof in the city.
- d. *Decks.* As important modern features, decks may be added with care to protect and not to detract from the existing historic structure. Decks are not allowed on the front façades of structures and are recommended to be built at the rear or side of the structure, as long as they are not visible from the street.
1. The recommended location for decks is on the rear elevation of the structure.
 2. If property owners wish to build a deck on a side elevation of their structure or on the roof of their structure, they must screen the deck so as to not be visible from the street. Depending on the location of the deck, this can be done through the use of plants, fences, or parapet walls.
 3. Decks should be constructed of wood or metal and can be stained or painted with colors compatible to their building's character.
 4. Decks must receive a building permit for new construction to ensure the safety of the structure before they are to be built.
- e. *Ramps.* To meet current Americans with Disabilities Act requirements, buildings that do not have street grade entrances must provide an alternative, more accessible entrance when a building undergoes a significant renovation or when public sidewalk improvements are completed.

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1. When at all possible, ramps should be placed on the rear elevations instead of main façades if space is available.
 2. Ramps should be constructed of concrete or wood and should be simple in design. If a ramp is to be stained or painted, it should be complementary to the building it is being added to.

(e) *Additional architectural elements.*

- (1) *Awnings.* Awnings are a common historical feature in downtown Washington and were used by many shopkeepers on their storefronts to provide shelter as well as heat and cool the building. While they are mainly decorative features now, they still remain an important aesthetic component to historic storefronts in downtown Washington.
 - a. The addition of awnings to a storefront is appropriate if they are traditional in design, materials and placement. The color and design of the awning should complement the building and its color palette, always taking care to avoid harsh and bright colors.
 - b. Awnings are typically installed directly over windows and entryways and can be one large feature or multiple small features. They can be installed on storefronts and upper façade windows.
 - c. A variety of styles is possible but most awnings in the city are fixed or retractable and are of the shed style, all appropriate for the area.
 - d. It is preferred that awnings are made of canvas or a polyester blend rather than vinyl, metal, or wood.
 - e. When installing awnings, it is important to not damage architectural features on a storefront, and to ensure that no features, such as transom windows, are not covered by permanent fixed awnings.
- (2) *Brickwork/masonry.* The historic downtown Washington commercial area is characterized by a variety of brick buildings, which need proper care and maintenance to continue to look presentable. The key to maintaining brick surfaces, which can last indefinitely, is to keep water out and apply a soft mortar where repairs are needed. Abrasive cleaning of brick should not occur.
 - a. Repair rather than replacing masonry materials unless it is impossible to do so.
 - b. Masonry should be cleaned only when necessary to halt deterioration and with low pressure water and soft bristle brushes. Sandblasting or high-pressure water should only be used as a last resort, once the property owner has shown proof of trying other removal processes. To maintain the historic character of façades, sandblasting is discouraged especially on façades visible from the right-of-way.
 - c. Original brick surfaces should not be covered with materials uncharacteristic of the building, such as stucco, plaster, siding, etc. Brick should also not be painted unless it was historically painted.
 - d. If the exterior brick surfaces are already painted and it is a stable paint layer, repainting the exterior is appropriate.
 - e. New masonry added to a site should be similar in appearance, color, and texture to the historic brick.
- (3) *Building material.* The maintenance of the existing materials is most important on the existing buildings in downtown Washington. The majority of the buildings in the square are brick or masonry, but some have been covered over the years with material, such as siding. The restoration and maintenance of the original building material is most important.
 - a. When replacing the exterior façade building material, it is important to be guided by the historic material of that structure. For instance, structures that are historically brick should continue to

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- use brick, rather than switch to vinyl siding. While the material does not have to be exact, it should be replaced in-kind.
- b. It is appropriate to remove any façade materials that have covered the original façade, but it is inappropriate to use materials, such as stucco or siding to cover a façade.
- (4) *Doors and entrances.* Doors are an important visual element to storefronts and should maintain their historic character through maintenance, restoration and repair. Upon renovation of the structure, doors that are not the original or that are severely deteriorated should be replaced with doors that match the historic character and style.
- a. Historic doors should be retained and maintained when possible.
 - b. Primary entrances should meet Americans with Disabilities Act requirements, or an alternative entrance should be provided and maintained at the same standard.
 - c. The replacement of deteriorated and damaged doors should be done so with doors similar in character, style and material. These new doors should not detract from the character of the building.
 - d. Raw aluminum and other silver-colored metal doors are not permitted.
 - e. All original features of original doors, such as stained glass, beveled glass, or leaded glass should not be removed or replaced unless it is impossible to repair.
 - f. Recessed entrances should be maintained in the proper form, unless an original recessed entrance has been removed.
 - g. Doors and entrances should not be added to places on the building where they were not original.
 - h. Residential-style doors shall not be used in the commercial district.
 - i. Screen doors are permitted if they are complementary to the style of the building and have wood or aluminum frames. They must also be in full view and not block the original door. Storm doors must also be full view and painted or finished to be as inconspicuous as possible. Security doors are only permitted in doors not visible from the street.
- (5) *Fire escapes and staircases.* Fire escapes are an important safety feature on buildings and are required by code for escape from upper floors. Because these are modern additions to buildings, it is important to keep them at the rear or side of the building and to be as invisible from the street as possible.
- a. Fire escapes or other staircases should be located on the rear or lateral elevations of a building so they are not visible from the street.
 - b. The installation of fire escapes should not damage architectural features.
 - c. Fire escapes may be open or enclosed.
- (6) *Gutters and downspouts.* Gutters and downspouts are important to maintain the integrity of the exterior materials by protecting buildings from water damage.
- a. Gutters should be used and maintained.
 - b. Existing boxed or built-in gutters should be retained and repaired.
 - c. When new gutters are needed, gutters that are half-round in design are most appropriate.
- (7) *Lighting.* Historic light fixtures are important architectural elements in a commercial downtown area, such as Washington Square. These lights should be retained and maintained when possible, and new light fixtures should be unobtrusive.

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- a. Historic light fixtures should be retained and maintained when possible. Damaged or deteriorated fixtures should be maintained using methods that allow them to retain their historic appearance.
 - b. If light fixtures are beyond repair, property owners should replace them with lights similar in style, size, and color.
 - c. If light fixtures are desired where there were no historic fixtures, the fixtures should be unobtrusive, conceal the light source, and point light toward the building.
 - d. Upon installing light fixtures, new or original, the building should not be damaged in any way.
- (8) *Paint.* The colors chosen for structures throughout the square should reflect a similar palette to create cohesion and enhance the historic character of the square. The regulation of paint color is solely to restrict paint that is extremely uncharacteristic of the history of the square.
- a. Paint color and selection should fit within the general color palette.
 - b. Paint color should keep with the building's style and period of construction.
 - c. Elements of the structure that have historically been left without paint should not be painted. This may include materials, such as wood, masonry, and concrete, depending on the building, which is being considered. Historic roofing materials should also be left unpainted.
 - d. Breathable paints, such as latex and acrylic latex paints should be used to ensure that vapor can escape.
 - e. While sandblasting and high-pressure water blasting to remove paint are not ideal, if alternative methods for paint removal are not cost-efficient or cannot be accomplished, sandblasting or high-pressure water blasting could be used. Open flames and torches should not be used to remove paint from historic siding.
 - f. Paint colors chosen for structures throughout the square should complement existing colors, especially those of neighboring buildings. Neons and bright colors on façades should be avoided as to preserve the cohesiveness of the buildings. Most commonly, the color categories of grays, browns, dark reds, beiges, blues, and blacks have been used. The historic preservation commission is available to offer assistance in choosing colors if desired.
 - g. Murals must also be approved by the historic preservation commission. A design must be included with the COA application and should enhance the character of the square.
- (9) *Signs.* Commercial buildings traditionally display a variety of signs with different designs and placement and should be given a large amount of flexibility in their use. Signage should be kept in the historic design and style as much as possible and should be an appropriate size for each storefront. Signs must receive a COA unless there is routine maintenance that must be performed on the sign.
- a. Historic signs should be preserved, maintained, and repaired when possible.
 - b. New signs should be created from traditional materials, such as wood, glass, or copper.
 - c. Signs should be proportionate to the storefront and should not be extremely oversized.
 - d. Buildings should not have more than two signs, excluding signs that are painted directly onto windows.
 - e. Signs should coordinate with the colors of the building.
 - f. Letters in a sign should not exceed 18 inches in height or cover over 60 percent of the total sign area.

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- g. Signs are most often located on the upper façade walls, are hanging or mounted inside windows or project from the face of the building, typically above doors or windows. Sandwich board signs are also allowed and can be placed on the sidewalk in front of the business during business hours provided they do not impede pedestrian movement or vehicular visibility. These sandwich board signs shall not exceed a total size of six square feet.
 - h. When installing signs, it should be done carefully so as not to damage historic materials. Anchors should be placed in mortar rather than masonry.
 - i. Lighting for signs is appropriate but should be concealed.
 - j. Neon signs, unless originals or replicas should not be used along the square, especially for permanent signage.
 - k. Electronic message boards are not prohibited but should be controlled so as not to become a hazard for traffic in the square or to other business owners.
- (10) *Windows.* Windows are an important feature of a façade and should be preserved, maintained, and repaired. Original windows should not be concealed or replaced and when replacements are necessary, they should match the original in size, materials, and number of lights.
- a. Historic windows and their existing openings should be retained and maintained. They should not be covered or painted.
 - b. Damaged or deteriorated windows should be replaced with windows of the same previous size and shape to maintain the historic appearance. If energy-efficient materials and windows are desired, they should be as close to the original materials as possible.
 - c. For original windows, replacement of individual sashes or panes rather than a full window is recommended. If the majority of a window is damaged, replacing the full window is appropriate.
 - d. New windows should match the style of existing windows on the structure and should not alter the opening on the façade. When possible, new windows should be made of wood.
 - e. Shutters may be added to the façade if historically appropriate. Shutters should be painted wood that matches the size of the full window.
 - f. Screen and storm windows should fit within the existing window frames and should match the window they are covering. Storm windows should be full-view design.
 - g. Portable, seasonal air conditioners will not be regulated, but whenever possible should be placed where they are not easily viewed from the street.
 - h. In order to prevent the need to replace full original windows, routine maintenance is recommended which includes replacing broken glass, muntins, molding and glazing; scraping, priming, repainting of sashes and frames; and repairing and replacing hardware.
- (11) *Parking lots.* Parking lots are a necessary part of modern downtown areas but should be designed as to make the lots more aesthetically appealing through the use of landscape screening. Property owners are also encouraged to utilize the parking spaces throughout the square and the parking lot at the northeast corner of the square for their customers.
- a. Whenever possible, parking lots should be located behind historic buildings, out of pedestrian view, and not along the main streets.
 - b. Shared parking lots are ideal so that space will not be wasted and the parking lot will be more full more often.
 - c. Parking and pedestrian areas should be clearly designated.

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- (f) *Administrative certificates of appropriateness.* Administrative certificates of appropriateness describes exterior elements and changes that are likely to occur more frequently than large construction projects. These minor exterior changes, while they need approval, do not need to go through the formal COA process that comes before the historic preservation commission (HPC). Instead, the property owner may fill out a COA form and speak with the planning and development director, who will then sign off on the project. The planning and development director should present any approved fast-track applications to the HPC at the next meeting.
- (1) Storm doors. Many property owners are opting to install storm doors to protect their primary doors from weather. These doors are appropriate when they do not detract from the historic character of the door and building as a whole.
 - a. Storm doors should be full view and should primarily be glass.
 - b. Storm door material should be aluminum or plastic and should be simple in design.
 - c. Storm doors should not detract from the historic character of the building. They should also not block the detailing on the door in any way.
 - d. Storm doors should be painted or stained to blend with the rest of the building so that they are as invisible as possible.
 - (2) Temporary signs and banners. Temporary signs and banners are appropriate on the square and are most often used for special events, many times being displayed in storefront windows. Such temporary signs should not be displayed for more than 30 days.
 - (3) Painting within the general color palette, with the exception of murals.
 - (4) Ordinary repair and maintenance of existing exterior architectural features which does not change the basic structural appearance of same.
 - (5) Installation of outside storage and mechanical equipment that cannot be seen from the street.
 - (6) Installation, removal, or change in the landscape.
- (g) *The city's commitment to preservation.* The city is committed to preserving the square and its structures as a defining element of the city. These efforts will be led by the planning and development director and the historic preservation commission. Additionally, the city is committed to maintaining the square in the ways it is able to, as seen below.
- (h) *Landscaping.* Landscaping should be compatible with the architectural character and appearance of the landmark. Streetscape elements should complement the historic character of the square and make it a safe and aesthetically appealing place for residents and visitors.
- (1) Streetscape elements, such as benches and planters should enhance the Washington commercial area.
 - (2) While these elements are modern in nature and support modern commercial activity, they should complement the historic character of the square, especially the historic buildings.
 - (3) Landscaping should not damage historic buildings or conceal any historic elements or architectural details.
 - (4) In addition to ensuring that historic elements are not concealed through landscaping, the canopies should be limited and planters should be given priority.
 - (5) Outdoor furniture is to be provided by the city and should be uniform in appearance. The city will also provide and maintain trash receptacles. Any outdoor furniture and other elements that are placed along the sidewalks should not impede traffic flow.
 - (6) Historically, the center of the square has been the location for the majority of the landscaping and other furniture. While the fountain has replaced the historic bandstand, the center of the square

remains an important place for historic land markers, furniture, and vegetation. This area should continue to receive attention to maintain its attractive qualities, while ensuring that it does not become overgrown or create any safety issues.

- (7) Crosswalk markings and other pedestrian infrastructure shall be maintained by the city to ensure the safety of the pedestrians and the downtown area.
- (8) The use of period lighting should be continued along the sidewalks throughout the historic downtown. The lighting shall be carefully placed to ensure illumination in all areas for pedestrian safety.

(Code 2000, § 154.620; Ord. No. 3172, 4-4-2016)