



Georgetown Town Square Historic District Aerial

CHAPTER 1 DOWNTOWN GUIDELINES AREA 1, TOWN SQUARE HISTORIC DISTRICT

Area 1, comprising the 9 square blocks surrounding and inclusive of the historic Courthouse, is the heart of Georgetown. Due to its historic significance, Area 1 has also been designated as the Town Square Historic District. For a new development proposal or building renovation to seamlessly and cohesively fit into Area 1, it must be compatible with the overall patterns and character of the area. These Guidelines use a series of focused criteria for the design of properties so that they may be cohesive with and contribute to the unique character of Downtown Georgetown.

The character of Area 1 has been closely studied, its history examined, and an understanding of its unique traits clarified. This chapter outlines the existing character and character-defining features of Area 1, then describes the design of the public realm and site characteristics, and gives guidance for the design of infill construction, alterations, additions to, rehabilitation or demolition of the historic structures within this area.

Design in Area 1

To assure the preservation of the unique character and historic significance of Areas 1 and 2 of the Downtown Overlay District, design goals have been established for each area.

The Town Square Historic District (Area 1) should continue to develop in a cohesive manner so that an overall sense of visual continuity is achieved. The dominant character of this area should be that of a retail-oriented, commercial environment, with an active street edge that is pedestrian friendly.

The design goals for Area 1 are:

- 1 To rehabilitate existing historic commercial buildings;
- 2 To continue the use of traditional building materials found in the area;
- 3 To maintain the traditional mass, size, and form of buildings seen along the street (i.e., a building should be a rectangular mass that is one- to three-stories in height.);
- 4 To design commercial buildings with storefront elements similar to those seen traditionally (i.e., a commercial building should include: recessed entries, display windows, kick plates, transom windows, mid-belt cornices, cornices or pediments, and vertically-oriented, upper-story windows);
- 5 To design a project that reinforces the retail-oriented function of the street and enhances its pedestrian character;
- 6 To promote friendly, walkable streets (i.e., projects that support pedestrian activity and contribute to the quality of life are encouraged); and
- 7 To provide amenities—such as benches, lights, waste receptacles, landscaping, etc.—to enhance the pedestrian experience.

1.1. EXISTING CHARACTER OF DOWNTOWN



Streetscape of S. Austin Avenue



Pedestrian-friendly streetscape.

1.1.A Character of the Public Realm

A.1 Nine Square Blocks

Nine square blocks, three rows of three, create the Downtown center known as Area 1. The center square contains the historic courthouse. This historic and classical Williamson County Courthouse Square is an important, character-defining aspect of Georgetown.

A.2 Pattern of Sidewalks and Streets

The streets in the nine square area are two-way with primarily angled, head-in parking. Sidewalks are concrete and brick pavers. They are generally about 12-18 feet wide on streets facing the Courthouse, and narrower on the side streets.

A.3 Pedestrian Experience

Large, deep canopies cover most of the sidewalk on the west, east and north sides of the Square. The south side of the Square faces north and most of the historic canopies have been removed. Tables, chairs, benches and ornamental planters can be found in the public realm. Sidewalks vary in construction and quality. While many sidewalks are concrete, some include brick pavers as an accent element, or are completely brick themselves. Curb ramps have also been installed at some corners to facilitate access. Several areas have amenities in place such as seating or planters that enhance the pedestrian experience.

A.4 Landscaping

A large lawn with canopy trees surrounds the Courthouse. Street trees can be found throughout the nine square blocks, primarily along the streets or clustered on corners.

1.1.B Site Design

B.1 Continuous Façades

The Downtown buildings facing the Courthouse form a consistent, continuous façade. This is often referred to as a Façade Wall. Each building is built to the sidewalk edge and to the side property lines. There are no gaps between buildings. There are no driveways or drive-thrus to separate the façades. Block faces on primary streets on either side of the Courthouse also have a continuous façade, except for the alleys. Further away from the Courthouse on the back sides of these blocks there is more open space, off-street parking areas, and pocket parks.



Streetscape S. Austin Avenue.

B.2 Lot width and setbacks

The width of the buildings that face the Courthouse have been prescribed by the dimensions of the lots and properties. While buildings may span several of the 20- to 30-foot wide properties, the individual lot width is still expressed as a distinct bay or module. This helps give the Downtown a consistent scale.



View of W. Eighth Street from Courthouse.

B.3 Parking

There is very little on-site parking in the nine block area. Parking is generally on properties that face the rear of buildings or off of alleys. The properties that face the Courthouse do not have visible access to parking. Surface parking lots are located to the north, south and west of the Square.

B.4 Service in the alleys

Access for trash, utilities, and deliveries is via side streets or alleys.



Typical Alley in Area 1.

1.1.C Building Design



Detail of Entrance Century 21 Hellmann Stribling.



P.H. Dimmitt & Co. Building.



Streetscape view of S. Main Street.

It is common for significant buildings in Downtown Georgetown to contain a blend of architectural styles. Commercial buildings often reflected the means and desires of the building owner, the available materials and the skills of the local builders. The result is a charming and unique architectural character that creates a delightful sense of place. Architectural styles served as a reference to the design of a building, rather than an exact template.

Most commercial building types within the Downtown share a basic two- or three-story box-like form. They are rectangular in plan with load-bearing masonry walls. Façades and sidewalls are rectangular and roofs are flat. Individual buildings are attached, often sharing interior sidewalls, called party walls.

Commercial buildings that face the Square are generally between one and three stories. Vernacular commercial buildings are divided horizontally into two distinct bands. The first floor is more commonly transparent, so that goods can be displayed, while the upper floors are usually reserved for residential or office space. The upper floor is typically supported by a steel beam that spans the glass opening. However, many one-story examples also exist. A kneewall is found below the display window while above the display window, a smaller band of glass, a transom, is seen. The main retail doors are frequently recessed, while doors leading to the upper floors are not. Buildings located on corners facing the square sometimes have a focal point or interesting architectural feature such as a tower, or angled corner entrance.

Buildings facing the Square generally have stone and brick façades. Ornamental detail exists, but is simple, limited to a shallow molding such as a cornice. Some cornices are made of masonry, while others are made of stamped metal. Many carry simplified Italianate detailing. In essence, these buildings lack distinctive detail, contrasting them with the revival styles that were also popular during this period.

Key Design Characteristics of the District

Buildings aligned with adjacent historic buildings at the sidewalk edge

Two- to three-story, traditional commercial buildings

Masonry construction

Transparent ground floor with smaller windows “punched” into predominantly solid upper floors

Flat-roof buildings

Sidewalk uses and activities

Key Design Characteristics of the Buildings

Cast-iron and wood supported storefronts

Large display windows

Transoms

Kneewalls

Recessed entries

Tall second story windows

Cornices and canopies

Public buildings, including churches, are much fewer in number than commercial buildings in Area 1. Like the commercial building types, public buildings are also of load-bearing masonry, but may be freestanding rather than attached.



Storefront detail.



Entrance detail at Farmers State Bank.

Architectural Styles of Commercial Buildings.

The Courthouse Square contains the most richly-ornamented and high style buildings within the Downtown Historic Overlay District. These buildings are, in general, one- to three-story tall masonry (brick or limestone) buildings with a combination of masonry, cast iron, wood, and pressed metal ornament.



Italianate

The most common commercial building type in Area 1 is Italianate. These buildings are generally two-stories with single or paired windows on the second floor and large storefront display windows on the ground floor. Italianate commercial buildings are heavily ornamented and may be of brick or stone construction. Brick may be painted historically. A polychromatic paint scheme accentuates ornamental features.

Characteristics of Italianate commercial buildings include:

- Tall, narrow, hung windows; sometimes with arched heads
- Windows often have protruding sills and decorative brackets.
- Masonry or metal ornament in the form of quoins, brackets, large cornices, and belt courses
- Flat or shaped parapets with ornament and/or signage
- A flat, unadorned canopy



Greek Revival

A less common commercial building type in Area 1 is Greek Revival. These buildings are characterized by elements influenced by Classical Greek architecture, including columns, porticos, and Greek-inspired elements.

Characteristics of Greek Revival commercial buildings include:

- Round columns with Greek capitals (Doric, Ionic, or Corinthian). Columns may or may not be fluted.
- Recessed central entrances
- Symmetrical façade design
- Stone masonry construction
- Pediments or entablatures with sculptural friezes



Prairie School

Prairie School-inspired commercial architecture is less common but present within Area 1. This distinctly American style is adapted to commercial buildings with an emphasis on horizontality.

Characteristics of Prairie School-inspired commercial architecture are:

- Simple façade organization with a flat parapet
- Flat masonry ornament in the form of brick or stone courses, sills, and medallions
- Emphasis on horizontal with features such as continuous window sills or heads
- May have a large, overhanging cornice
- Paired or grouped hung, multi-light windows



Romanesque Revival

Romanesque Revival commercial buildings are typically grand, masonry buildings with rounded arches and masonry ornament. Utilizing local limestone, some buildings in Area 1 exhibit characteristics typical of this style.

Characteristics of Romanesque Revival commercial buildings are:

- Rusticated masonry construction, often in random ashlar pattern. Masonry may be limestone, sandstone, or other stone, sometimes paired with brick.
- Heavy, round arches over doors and windows
- Recessed entrances beneath arched openings
- May have accent towers with conical roofs
- Asymmetrical façade organization
- Masonry ornament may consist of articulated arches, quoins, columns or pilasters with carved capitals.

1.2 GUIDELINES TO RETAIN AND PRESERVE EXISTING

1.2.A Original architectural details should be preserved in place.

The best way to preserve original these features is through well-planned maintenance.

A.1 Avoid removing or altering any significant architectural detail.

A.2 Do not remove or alter architectural details that are in good condition or that can be repaired in place.

A.3 Avoid adding elements or details that were not part of the original building. Details such as decorative mill work or cornices should not be added to a building if they were not an original feature of that structure.

A.4 Protect and maintain significant stylistic elements.

A.5 Employ treatments such as rust removal, caulking, limited paint removal, and reapplication of paint.

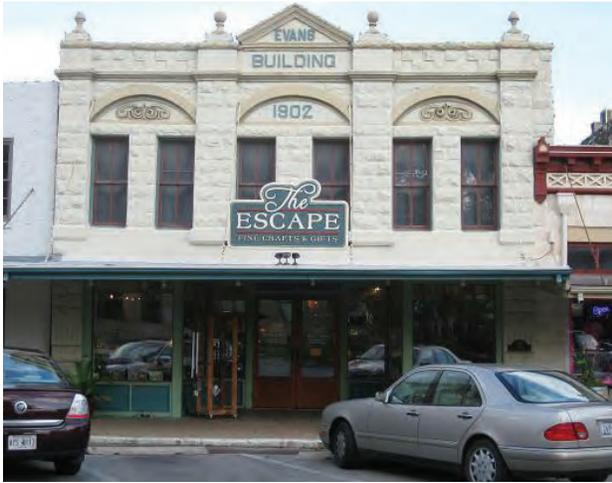
Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features from the outset so that intervention is not required.

Architectural Features

Preserving original architectural details is critical to the integrity of an historic building. Where replacement is required, one should remove only those portions that are deteriorated beyond repair. Even if an architectural detail is replaced with an exact copy of the original, the integrity of the building as an historic resource is diminished and therefore preservation of the original material is preferred.



Cornice detail of Dimmitt Building.



Building façade of Evans Building.



Alley in Georgetown.

1.2.B Deteriorated architectural materials should be repaired rather than replaced.

B.1 When deterioration occurs, repair the material and any related areas. It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.

B.2 Repair or replace only those features that are deteriorated.

B.3 Patch, piece-in, splice, consolidate, or otherwise upgrade existing materials, using recognized preservation methods as identified in the Department of the Interior's Historic Preservation Briefs, located online at <http://www.nps.gov/hps/tps/>.

B.4 Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair. Special masonry repair components may be used.

B.5 Removing damaged features that can be repaired is not appropriate.

B.6 Protect features that are adjacent to the area being worked on.

B.7 When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.

1.2.C. Replace original architectural details and materials that have deteriorated beyond repair or are missing.

C.1 Replacement should occur only if the existing historic material cannot be reasonably repaired.

C.2 Remove only the portion which is deteriorated and must be replaced.

C.3 If architectural features are damaged or missing, replace with the same material as the original when feasible and the materials are available.

C.4 Substitute materials may be considered when the original material is no longer available or not readily available. Substitute materials may also be used where the original is known to be susceptible to rapid decay, or where maintenance access may be difficult. These substitute materials should be used only when replacing damaged or deteriorated materials.

C.5 Replacement of missing or deteriorated details shall be based on original features. The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.

C.6 When inadequate information exists to allow for accurate reconstruction, use a simplified interpretation of the original. The new element should still relate in general size, shape, scale, and finish.

C.7 Avoid adding decorative elements, unless thorough research indicates that the building once had them. Conjectural "historic" designs for replacement parts that cannot be substantiated by documented evidence are inappropriate. Dressing up a building with pieces of ornamentation that are out of character with the architectural style gives the building a false "history" it never had, and is inappropriate.



Compatible replacement storefront.



Historic storefront.

Another factor which may determine the appropriateness of using substitute materials for architectural details is their location and degree of exposure. For example, lighter weight materials may be inappropriate for an architectural detail that would be exposed to intense wear.

ACCEPTABLE SUBSTITUTE MATERIALS



Cementitious Board with similar profiles for wood.



Fiberglass for formed metal, for example in cornices.



Metal decorative columns for wood decorative columns.



Metal clad or fiberglass clad wood windows with historic profiles for wood windows on upper floors.



Metal clad wood windows with historic profiles for wood windows on ground floors.



Aluminum storefronts clad in wood to achieve similar profiles.

UNACCEPTABLE SUBSTITUTE MATERIALS



Vinyl windows or vinyl siding.



Thin-set brick or stone (sometimes known as “sticky brick” and “sticky stone”).



EFS to replace stone or cast stone.

1.3. PUBLIC REALM DESIGN

The public realm in the Downtown Overlay District consists of streets, sidewalks, canopies, exterior lighting, street furniture, landscaping and public art. Signs are addressed in Chapter 5. The public realm design elements should enhance the pedestrian experience and contribute to a safe and friendly environment that allows for outdoor seating and uncongested sidewalks.

The sidewalks, lights, landscaping, and street furnishings all contribute to the pedestrian-friendly environment in Downtown Georgetown. These elements should be preserved, enhanced, and expanded.

1.3.A Streets

While design of streets are not generally within the purview of HARC, street design can play an important role in establishing the general character of the Downtown Historic Overlay District. Creating high speeds and large volumes of traffic movement through the district should not be a priority. The pedestrian experience should always be the priority in creating a livable and walkable Downtown.

1.3.B Street Parking

Parking is essential to a healthy retail environment. On-street parking directly in front of a store is often of primary importance to business owners. These spaces should be short term to encourage turnover. On-street parking should be enhanced with landscaping and bulb-outs. Buildings should not be demolished to create parking lots.



Pedestrian-friendly commerce on E. Eighth Street.



Street parking on S. Main Street.



Street parking on E. Seventh Street.

1.3.C Canopies and Awnings



Detail of Entrance P.H. Dimmitt & Co. Building.

For purposes of these Guidelines, an awning is a structure with a fabric or material surface, usually sloped. A canopy is a rigid structure with a metal roof, attached to a building by hangers or tie rods. Canopies can also be mounted to the ground plane with columns.

C.1 An awning or canopy should be similar to those seen historically.

C.2 An awning should be compatible in material and construction with the style of the building.

C.3 Use colors that are compatible with the overall color scheme of the façade. Solid colors or simple, striped patterns are appropriate.

C.4 Awnings should fit the building.

C.5 Simple shed shapes are appropriate for rectangular openings. Odd shapes, bull nose awnings, and bubble awnings are inappropriate.

C.6 A fixed canopy can be acceptable if properly detailed. Consider using a contemporary interpretation of those canopies seen historically.

C.7 Use supporting mechanisms such as wall-mounted brackets, chains, or metal tie rod anchored in the mortar joints rather than into the stone or brick. The scale of the canopy supports needs to be in keeping with the size of the canopy and the building façade.



Example of compatible, contemporary awning.



Example of a compatible fixed canopy.

C.8 Mount an awning or canopy to accentuate character-defining features. The awning or canopy should be mounted to highlight moldings that may be found above the storefront and should not hide character-defining features. Canopies and awnings can be character defining features and provide a much welcome reprieve from the hot Texas sun, or sudden downpours. Their use on Downtown buildings is encouraged.

C.9 Mounting an awning or canopy should not damage significant features and historic details.

C.10 Internal illumination in an awning is inappropriate. Awnings should not glow.

C.11 Lighting that shines onto sidewalks from the underside of a canopy or awning is encouraged. Downlights may be concealed in the underside of an awning or canopy.

Shielded or low wattage lights may be used on the underside of a canopy.

C.12 Maintenance of awnings and canopies is required.

- Replace worn fabric awnings or damaged metal canopies.
- Secure loose hardware.
- Wash fabric awnings regularly. This will help extend the life of the fabric. Spray with water from the underside first, to lift dirt particles, then rinse them off.
- Paint metal and wood canopies regularly, to reduce the potential for rust and deterioration. This will extend the life of the canopy.



Underside canopy lighting.



Appropriate use of awnings.

1.3.D Lighting



Example of compatible street light.

The character of lighting design and level of intensity of the resulting illumination are key considerations. Traditionally, lights were simple in character and were used to highlight entrances, walkways, and signs. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low in intensity, and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused light should be continued.

Use lighting for the following:

- To accent architectural details
- To accent building entrances
- To accent signs
- To illuminate building façades
- To illuminate sidewalks and pedestrian routes
- To illuminate parking and service areas
- To illuminate a state or national flag



Example of string light used to highlight a building's architecture.

D.1 String lights

a. String lights in trees shall not be left in the trees year round, to protect the health of the tree.

b. String lights shall be maintained in appearance and installation.

c. String lights shall be dark green, brown or black. Bulbs shall be no larger than 10-15 watts. A 'G' lamp is preferred.

d. The use of string lights to highlight a building's architecture, canopies, and windows may be appropriate for seasonal decoration.

D.2 Street scape lighting in the Downtown Overlay District should be the same as that adopted for use by the City.

Note that while these Design Guidelines encourage the use of “shielded” light sources, the luminaries in use by the City in Area 1 are not shielded. This is appropriate only in Area 1.

Refer to the Downtown Master Plan for street lighting requirements.

Note that sidewalk lighting may be supplemented with shielded lighting in canopies that project from building fronts. See the section on canopies in 1.3.C.

D.3 Light poles, or standards, should be designed to accommodate special decorative accessories.

In Area 1, mounts for hanging planter baskets and banners, for example, should be included. Mounts for seasonal lighting schemes also should be considered.

D.4 Minimize the visual impacts of architectural lighting.

- a.** All exterior light sources should have a low level of luminescence.
- b.** Wall-mounted flood lamps shall be shielded so that the light source is not visible off-site. Spotlights without shielding devices are not allowed.



Austin Avenue façade.



Exterior night lighting in Area 1.



Pedestrian lighting.



Example of street furniture.



Example of street furniture.

c. A lamp that conveys the color spectrum similar to daylight is preferred. A color temperature range of 2700K- 3000K is appropriate.

d. Lighting fixtures should be appropriate to the building and its surroundings in terms of style, scale, and intensity of illumination. Brass fixtures are not appropriate.

e. Wall-mounted light fixtures should not extend above the height of the wall to which they are mounted.

f. Lighting that changes color, or creates motion is not appropriate.

g. Window/door border lighting inside is inappropriate.

h. Wall packs are prohibited.

1.3.E Street Furniture

Street furniture should be simple in design and match those already established around the Square.

E.1 Street furnishings and sidewalk displays should not interfere with pedestrian traffic.

a. A minimum clear 3-foot wide pedestrian path should be maintained at all times to allow for the orderly flow of pedestrians. Smaller tables and chairs are preferred to meet this requirement.

E.2 Individual furnishings should be designed such that they may be combined with other street furniture in a coherent composition.

E.3 Avoid materials that are incompatible with the character of the district. Concrete, exposed aggregate, plastic, unfinished wood, and polished metal are inappropriate.

E.4 Street furniture should be located in areas of high pedestrian activity. Locate furniture at pedestrian route intersections and major building entrances and near outdoor gathering places.

E.5 Street furnishings should be clustered in “groupings,” when feasible.

- a. Use planters and covered or enclosed waste receptacles to frame spaces for benches.
- b. Cluster waste receptacles with other furnishings. The design of the receptacles should be compatible with other existing furnishings.

E.6 Benches

- a. Benches, bike racks, planters or pots, statues, trash receptacles and, in the event of a sidewalk sale, merchandise displays are examples of street furnishings that are appropriate.
- b. Where utilized, benches should be the same as those already in use in the Downtown. See the Downtown Master Plan for the street scape design and location criteria.
- c. Position a bench to provide a sense of comfort. Buffer the bench from traffic; for example, position a planter between the bench and the curb. Avoid locating a bench close to the curb.
- d. Advertising promotions on benches is not allowed under any circumstance.



Ensure 3'-0" wide pedestrian pathway.



Bench placed away from pedestrian traffic.

E.7 Planters



Example of planters outside a retail building.

a. Cluster planters with other furnishings.

b. Install freestanding planters on either side of a store entrance, at seating areas, along edges of parking lots, in pedestrian plazas, and in clustered furnishing areas.

c. A planter should be large enough to be easily seen, but not so large as to cause an obstruction to pedestrian or vehicle traffic.

d. Conventional planters, such as those constructed of redwood or ordinary terracotta pottery, as well as over-sized concrete plant tubs are not appropriate.

E.8 Outdoor Dining and Seating

Outdoor dining and seating areas should be simple in design and compatible with the approved street furniture as detailed in the Downtown Master Plan.

a. Furniture and fixtures must not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains, or any other such devices, whether during restaurant operating hours or at times when the restaurant is closed.

b. All furniture and fixtures must be maintained in good visual appearance and in a clean condition.

c. All furniture and fixtures must be durable and of sufficiently sturdy construction as not to blow over or travel with normal winds.

d. All furniture and fixtures must contribute to the overall atmosphere of the Downtown Overlay District and must be complementary in both appearance and quality.



Example of outdoor dining areas.

e. Tables and chairs are allowed provided they meet the following Guidelines:

Tables and chairs may be colored or of a natural unpainted material (i.e. wood or metal). Tables and chairs are not permitted to be plastic or of any fluorescent or other strikingly bright or vivid color.

Upholstered chairs suitable for outdoor use are permitted, but the upholstery may not be any fluorescent or other strikingly bright or vivid color.

All chairs used within a particular establishment's outdoor seating area must match each other by being of visually similar design, construction, and color.

Other furniture such as serving stations, bar counters, shelves, racks, sofas, televisions, trash receptacles, heaters, and torches may be permitted provided they are sufficiently set back or screened from public view.

f. No sidewalk coverings or raised platforms are allowed, unless the outdoor seating area is not located on the sidewalk.

g. No extra or additional signs are permitted solely as a result of an outdoor seating area. If any signs are proposed they should be included as part of the overall sign package for the property.

h. Proposed fences related to an outside eating or sitting area for a nonresidential use may require approval of a Certificate of Appropriateness.



T-B: Example of exterior dining seating.

E.9 Umbrellas



a. Umbrellas shall be appropriately designed and sized for the location where they will be utilized.

b. Umbrellas must be free of advertisements. The lowest dimension of an extended umbrella must be at least 7 feet above the sidewalk surface and not block the main walking path or create a hazard.

c. Any part of an umbrella used in an outdoor seating area may not exceed a height of 120" (10 feet) above the level of the sidewalk.

d. Umbrella fabric may not be fluorescent or other strikingly bright or vivid color. In addition, only one fabric color is allowed or one color and white stripes.

e. Umbrella fabric must be of a material suitable for outdoor use. No plastic fabrics, plastic/vinyl-laminated fabrics, grass, or rigid materials are permitted for use as umbrellas within an outdoor seating area.

f. Umbrellas should not block views of building signs or windows, especially those of adjacent properties.



T-B: Example of umbrellas that meet the Guidelines.

1.3.F Sidewalks

Align alignments with other original sidewalks, the street and overall town grid is of primary importance.

F.1 Preserve significant and unique features in sidewalks such as stamped names, dates and business names.

F.2 When new sidewalks are to be installed, they shall be compatible with the traditional character of the streetscape.

- a. A new sidewalk should align with those that exist along a block.
- b. Decorative paving should be used throughout the Downtown Overlay as noted in the Downtown Master Plan. Such paving shall be of the same design, character, and installation as that already in use by the City in and around the Town Square Historic District.
- c. Sidewalks and crosswalks should be consistent with the sidewalk, intersection, and crosswalk designs in the Downtown Master Plan.



Sidewalks with decorative paving and landscaping.

1.3.G Landscaping

Trees and flowering plants help provide interest to pedestrians, as well as shaded protection from the summer sun. Using native trees and flowering plants is strongly encouraged.

G.1 Use indigenous, native, and drought-tolerant plants when feasible.



Landscaping in district.



G.2 Install street trees to enhance the pedestrian experience. Locate street trees along edges of sidewalks, and maintain a clearly defined pedestrian travel zone.

G.3 Locate street trees in larger planting areas, such as landscape buffers adjacent to parking lots and/or pocket parks.

G.4 Provide underground irrigation systems where long-term growth will not impact the irrigation system.

G.5 Use flowers to provide seasonal colors.



T-B: Landscaping in district.

G.6 Replace trees that are diseased or have passed their life cycle.

G.7 The height of a street tree should be designed to avoid blocking views of storefronts and significant details.

H.1 Retaining Walls

a. Retaining wall materials should be constructed from native limestone or concrete. Masonry walls should appear to be dry stacked.

b. Retaining walls should not be more than 24 inches in height. Break taller retaining walls into a series of small walls to allow a planting area between the stepped walls.



Retaining wall.

1.3.I Public Art

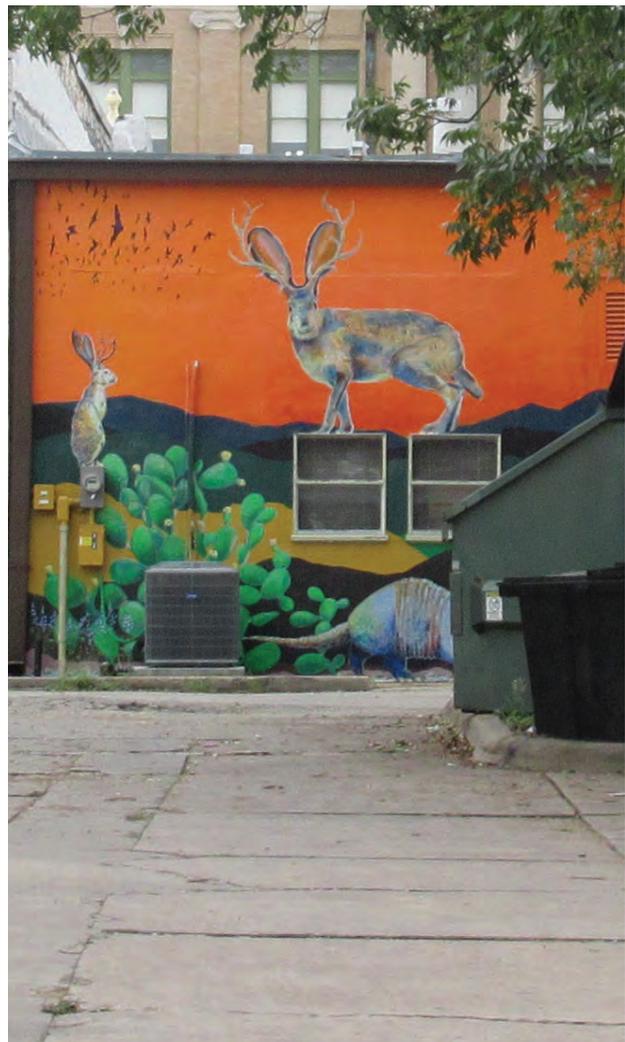
Public art adds points of interest and energy to the Downtown streetscape, but it should not overwhelm the streetscape.

I.1 Place public art so that it does not obscure or cover architectural features on historic buildings.

I.2 Public art should not damage historic materials or features by drilling holes into historic metal features or applying paint to unpainted masonry surfaces on historic buildings.

I.3 Public art placement should not interfere with the orderly flow of pedestrians or traffic.

I.4 Public art should not have flashing lights, electronically moving parts or video screens within the Downtown area as this is not in keeping with the historic nature of the Downtown Overlay District.



T-B Public Art examples on utility boxes and building exteriors.