

Process and Approvals

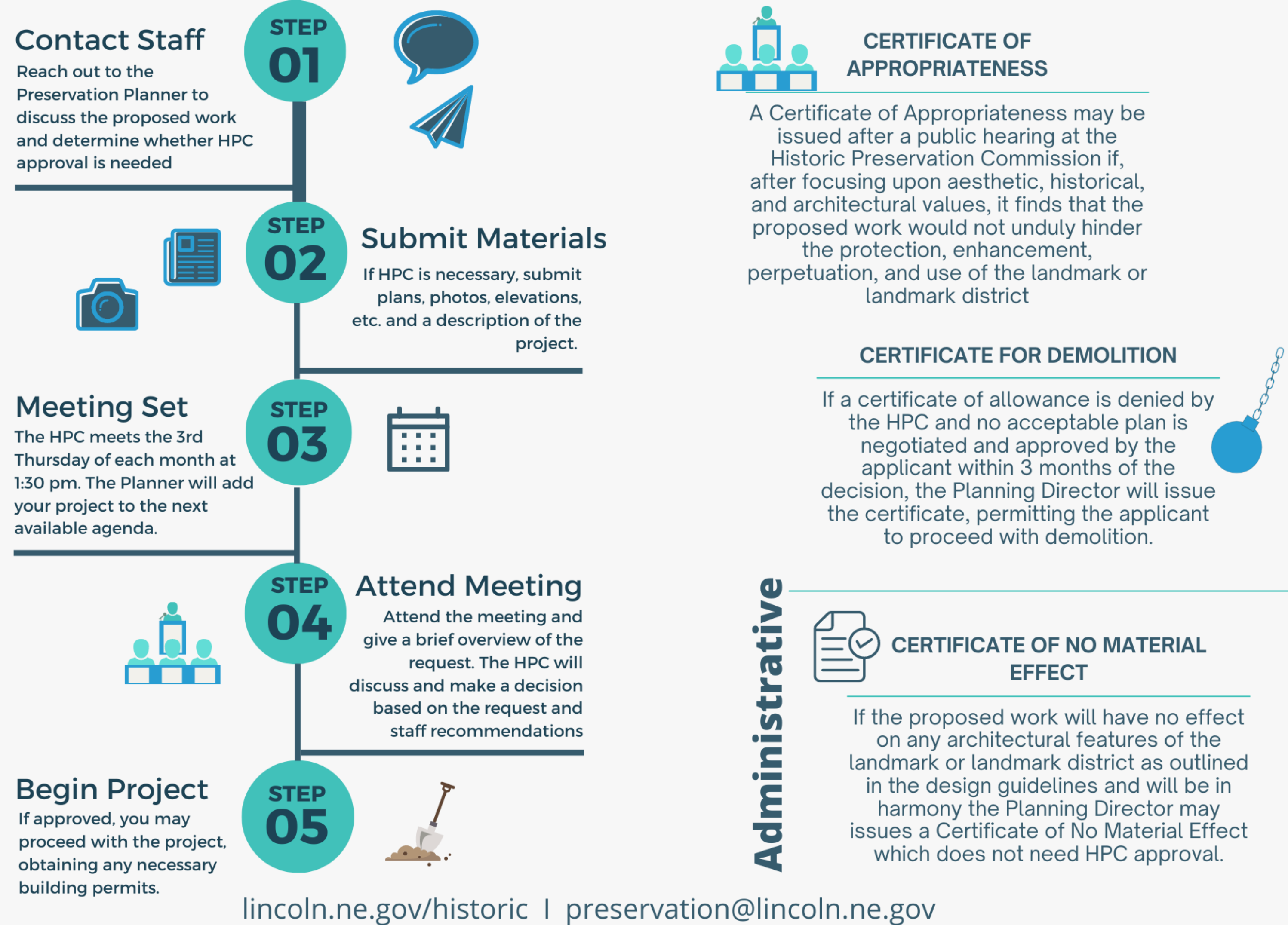
Review Process

These standards are intended to provide a path towards no review or administrative review, reserving unique projects that do not meet the standards for a public hearing at the Historic Preservation Commission.

Understanding Historic Preservation Review

One of the responsibilities of owning a locally designated property is to ensure alterations are submitted for review by the City of Lincoln. Alterations include new construction, an addition, demolition, relocation or material changes affecting the exterior of an individual landmark or property in a historic district.

HPC Process



Type of Work Proposed	No Review	Admin Review	HPC Review
Maintenance and repair items	Meets Standards	Does Not Meet the Standards	
Reconstruction or alterations (ex: rebuilding porch railings)		Meets Standards	Does Not Meet Standards
Replacement of materials or building elements (ex: siding, roofing, architectural features, etc.)		In-kind and Meets Standards	Alternative Materials or Does Not Meet Standards
New openings, enlarging, narrowing, or enclosing openings		Meets Standards	Does Not Meet Standards
New Construction or Additions		Meets Standards	Does Not Meet Standards
Signs		Meets Standards	Does Not Meet Standards
Site and Landscape Changes	Meets Standards	Does Not Meet Standards	
Tree Removal		Meets Standards	Does Not Meet Standards
Fencing and Walls		Meets Standards	Does Not Meet Standards
Grading and Site Work; Parking	Meets Standards	Does Not Meet Standards	
Demolition or Moving Structures		Hazardous Structures	All Other Demolitions
Changes in the Public Right-of-Way		Meets Standards	Does Not Meet Standards
Addition of new Mechanical, Electrical, or Energy Generation Systems		Meets Standards	Does Not Meet Standards
Interior Changes	Property not listed with interior designation	Meets Standards	Does Not Meet Standards
Storefront Alterations		Meets Standards	Does Not Meet Standards
Artwork		Meets Standards	Does Not Meet Standards
Lighting	Meets Standards	Does Not Meet Standards	
Code-Required Work	Meets Standards	Does Not Meet Standards	

Demolition & Violations

- **Demolition should be a last resort** and used only in extreme situations where the building poses a threat to public safety and demolition is the only alternative. **Demolition by neglect** (letting a building intentionally deteriorate) is **prohibited** and will be weighed heavily when reviewing demolition requests.
- Conducting **work without prior approval** will result in a **fine not to exceed \$100.00**. Each day that a violation continues is a separate violation resulting in additional fees. This language is being carried forward from the current guidelines.

Background and Next Steps

What are the Standards?

- All local landmark districts and individual local landmarks were adopted with a set of design guidelines
- Design guidelines, now known as standards, provide information and recommendations for the maintenance, preservation, and rehabilitation of historic buildings.
- The guidelines are intended to be a tool for both owners when starting projects and the Historic Preservation Commission to use when reviewing projects for approval.

Why Are They Being Revised?

- Some guidelines are over 40 years old and have never been updated.
- Many old standards do not address modern technology such as solar power or building materials like fiber cement siding.
- All current guidelines are text only, lacking any images or diagrams to explain the requirements.

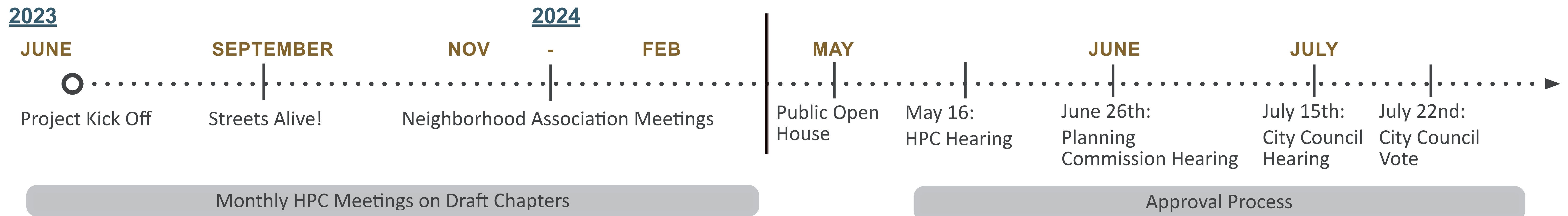
Why Are The Benefits?

- **Clear and Easy to Understand.** One set of comprehensive guidelines provides property owners with clear expectations, applying to all historic properties equally.
- **Clarity and Time Savings.** The guidelines today lack clarity in review thresholds, so property owners are left wondering whether a project requires HPC review, administrative review, or no review at all. The new standards will clearly articulate what types of projects fall under certain review thresholds.
- **More Resources.** The guidelines today are text only documents with prescriptions on what to do without guidance on how to do it or examples of how to achieve the guideline goals. The new document will include links to materials which dive deeper into the topic such as window repair and replacement.

Goals of the Standards

- To maintain Lincoln's significant landmark sites and districts which **represent our collective history.**
- To retain neighborhood character and **support quality maintenance** of historic buildings for another 100 years.
- To assist property owners and their design professionals in **understanding how to maintain historic structures** for generations to come.
- To create a **clear and easy to understand design review process** for both applicants and Historic Preservation Commissioners.

Timeline



Treatment of Architectural Features

- The Architectural Features section of the Design Guidelines follows closely the guidance from peer design guideline research (Omaha and Denver).
- The architectural details section provides guidance on how to preserve the characteristics such as cornices, modillions, brackets, engravings, etc.



The Hurlbut-Yates home picture above is an excellent local example of significant architectural details as seen in the barge board, porch pediment, and delicate spindles that should be preserved through preventative maintenance.

Energy Systems

Mechanical, utility, and energy generation systems are important features to ensure the continued use and viability of historic buildings. While important, care needs to be given to the placement and location of associated cables and wires to minimize the visual impact and character defining features of the building.

- Today's guidelines are brief on the topic of mechanical, utility, and energy generation with almost no guidance for renewable energy systems such as rooftop solar.
- The mechanical sections in existing guidelines are largely about screening and placement on the lot.
- The new guidelines take these a step further providing more direction on how to balance historic preservation with modern energy needs. For example, solar is not prohibited on front facing facades when adhering to mounting and setback guidance.



Solar panels mounted with a low-profile, flush against the slope, on a secondary slope.

Weatherization & Insulation

This is a new section for the design guidelines and is based on the Secretary of the Interior's Standards for Rehabilitation. The guidelines are largely guidance for how to approach a weatherization project with best practices for the least invasive methods to increase energy efficiency. The section is brief as a result.



The above addition of blow in insulation in an unused attic space increases the thermal barrier without compromising other areas of the home.

Building Materials

Retaining original materials in lieu of replacement or covering helps achieve three goals—preserve the integrity of the building, maintain the character, and reduce environmental impacts.

- The Materials section is based closely on the Secretary of the Interior’s Standards for Rehabilitation but organized in a more user-friendly format.
- The guidance clusters recommendations on preservation/repair techniques, protection, drainage, and cleaning that apply to all types of materials.
- Guidance is provided specifically for masonry, stucco, paint, and metal follows in more detail.
- The alternative materials section uses the [NPS Brief 16](#) as a basis to give scenarios where using a new material would be necessary and provides standards for the substitute materials to meet in order to be approved.
- This section outlines submission requirements for applicants to ensure the all the necessary documentation is provided to staff and HPC in order to make a determination on a project.
- Under the Synthetic Products section regarding vinyl, it is called out that vinyl will not be allowed on projects that are subject to Section 106 review but gives guidance on any other projects that propose the use of vinyl.



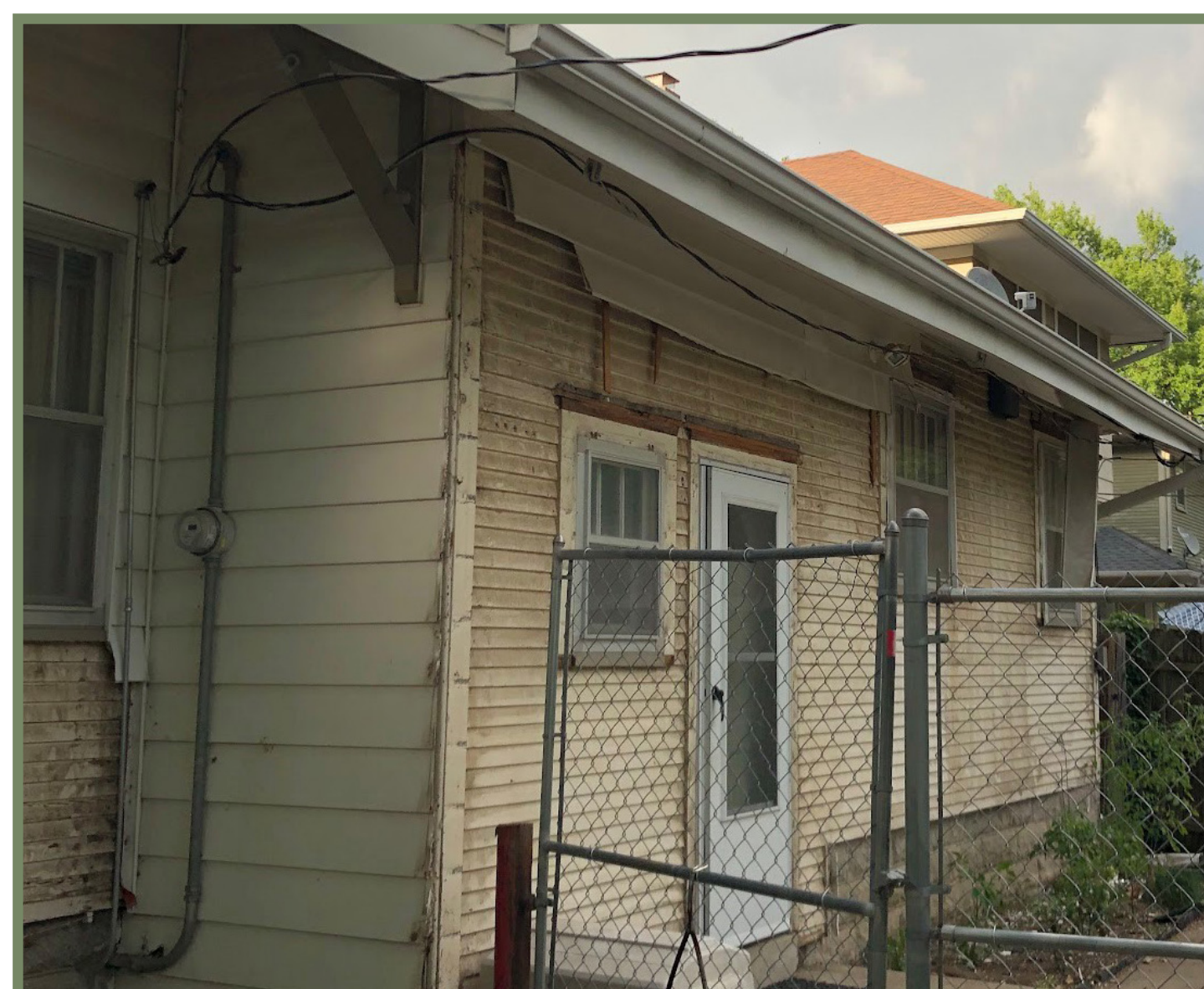
The example to the left shows a rounded column exposed to reveal the true 4x4 structural post supporting the front porch. Alterations that require new structural reinforcement should replicate the original column surround.



An example of a brick structure once covered in stucco that is failing and breaking away. In this case, the stucco should be carefully removed and the brick and mortar repaired.



The example above should be avoided as the repair and replacement of brick over time has used three different bricks along with painted brick creating a mismatched appearance.



The images above show the progress of removing vinyl siding that damaged the clapboard siding and caused the removal of window surrounds which needed to be rebuilt and patched. The picture on the right shows the front finished elevation, newly painted, with a side elevation relieved of the vinyl siding awaiting a fresh coat of paint.

Roofs

- This section focuses on retaining historic material and the roof configuration, along with any decorative features such as cupolas, cresting, parapets, etc.
- In addition, the guidelines discuss treatments to protect roofing from deterioration and temporary protection from leaks.
- When necessary, the guidelines direct replacement of repairable sections but allow compatible substitutes that replicate appearance, scale, size, and texture when the same material is not feasible on a whole roof replacement.
- Two items are allowed without any review:
 - Replacement in kind of asphalt roofing materials, whether 3 tab or architectural is allowed (most of today's guidelines allow asphalt shingle replacement).
 - Replacement of deteriorated flashing.
- New to the guidelines are the bullet points on cool or green roofs, taken from the SOI Standards for Rehab and Sustainability.

Foundations

Foundations are often minimally visible on a building, protruding a few feet above grade and obscured by vegetation on residential structures.

While visually less prominent, structurally the foundation plays an important role in supporting and elevating the main floor of the building. It also protects against water infiltration. The most common historic foundation materials in Lincoln are brick, stone, or rock-faced cement block. Common replacement materials are poured concrete or smooth cement block.

- The current guidelines lack any reference to foundations and treatment for replacement or repair.
- Foundations on older homes are often minimally visible, but some protrude several feet above grade and can have a visual impact.
- The guidance for foundations is to maintain the original through proper maintenance and drainage.
- When a foundation is beyond repair, the replacement above the grade should match the original to the extent possible, with allowance for using smooth faced concrete given the lack of readily available rock-faced concrete block historically found on many homes in Lincoln.



Historic rock-faced concrete block foundation that should be retained for either structural reuse or aesthetic reuse.



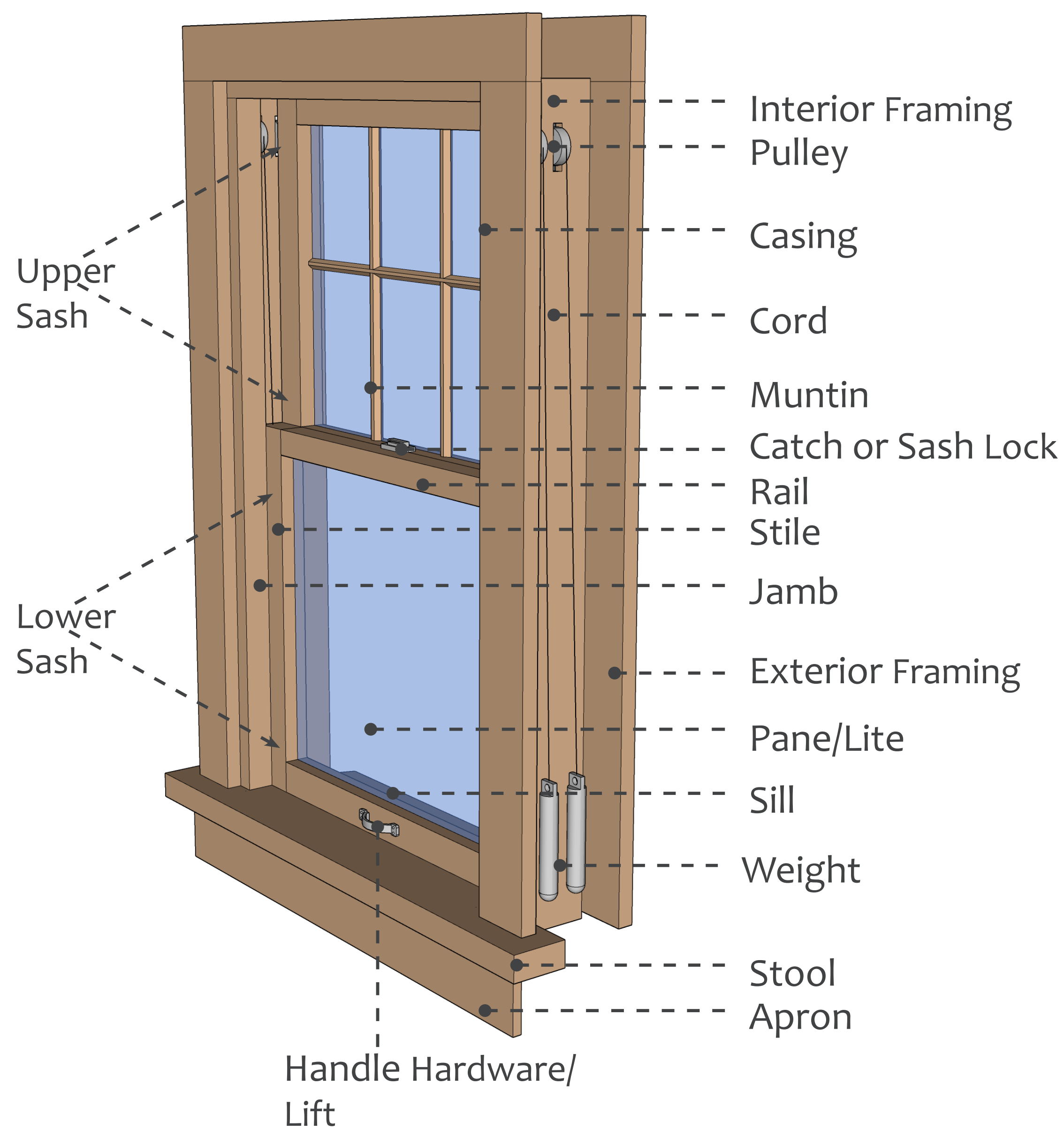
Improper blocking in of basement window

Windows

Windows are a significant feature of buildings and should be retained and preserved with their original functional and decorative features. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

- The windows section is broken into five categories—protection and energy efficiency, repair, replacement, new openings, and egress windows. The first and last categories are new guidance, while the remaining three follow closely what many of the existing guidelines proposed.
- Guidance for energy efficiency comes from the SOI Standards for Rehab and Sustainability, while egress windows is based on peer city guidelines.
- The guidance is in order based on treatment approach. Repairs should proceed replacement, which should proceed new window openings.
- The guidelines mirror the language about the use of vinyl from the materials section only calling out specifically that vinyl windows are prohibited on Section 106 projects. Vinyl is not a recommended replacement in the SOI Standards.

ELEMENTS OF A WINDOW



Aluminum clad wood window without screen (left) and with screen (right)



Simulated Divided Light with Spacer: two panes of glass are separated by a spacer bar with muntins applied on the outside of the glass.



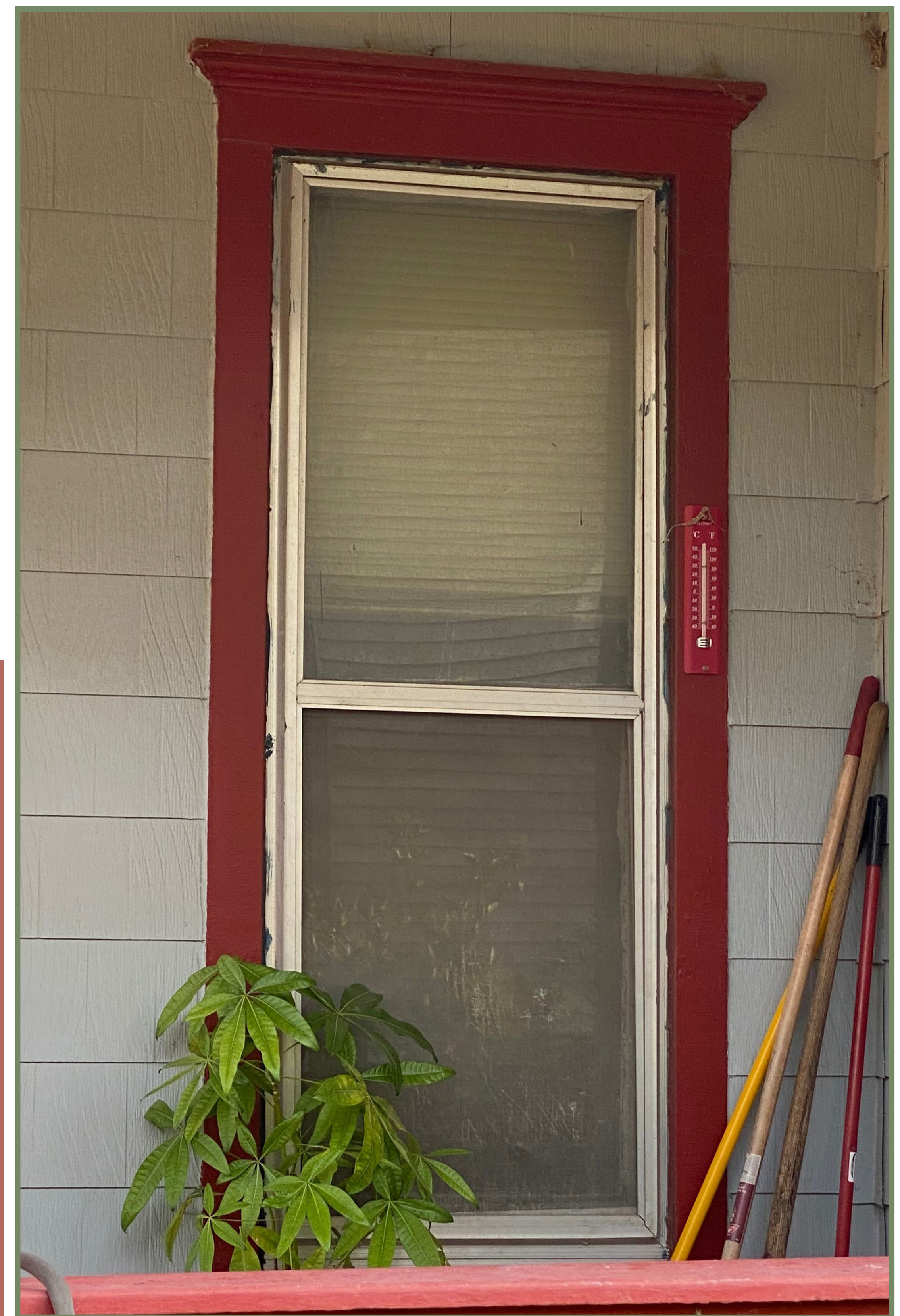
True Divided Light: Each muntin holds a separate piece of glass, so for a four-pane window there are four pieces of glass held by each set of muntins



Not Recommended: Muntins are placed between the two panes of glass on the inside.



Flat look created with an applied muntin which does not replicate an original wood window divided light.



Example of an exterior storm window that provides additional protection and energy efficiency.

Storefronts

Storefronts are a key aspect of commercial districts providing a comfortable pedestrian environment, engaging streetscape, and important element for interpreting the building history and significance. Storefronts are unfortunately one of the most altered aspects of commercial buildings, with many wooden doors and windows replaced with aluminum versions. The addition of awnings or canopies can be decorative, protect pedestrians from inclement weather and provide a shady space to walk, and reduces the amount of sunlight entering the building and thus the energy used to cool the building.

- This section focuses on preserving historic metal and wood storefronts and storefront components and avoiding unsympathetic changes that reduce the size of glazing area or introduce modern styles that do not fit the architectural style of the building.
- This is a new section to the design guidelines which never addressed storefront maintenance or design; therefore, the guidelines are based on the NPS Standards for Rehabilitation.

- Replacement is allowed, when necessary, with in-kind materials. When not feasible, alternate materials may be considered when it retains the historic storefront configuration.
- Loosely touched on in a few of the existing guidelines are awning and canopy treatments. The new guidelines go into more detail and illustrate the various types of canopy designs and support systems.
- Essentially, new canopies should fit with the style of the building using the opening shape they are covering as a base. Materials should be durable such as canvas, wood, or metal. Plastic and vinyl are prohibited.



Post supported canopy

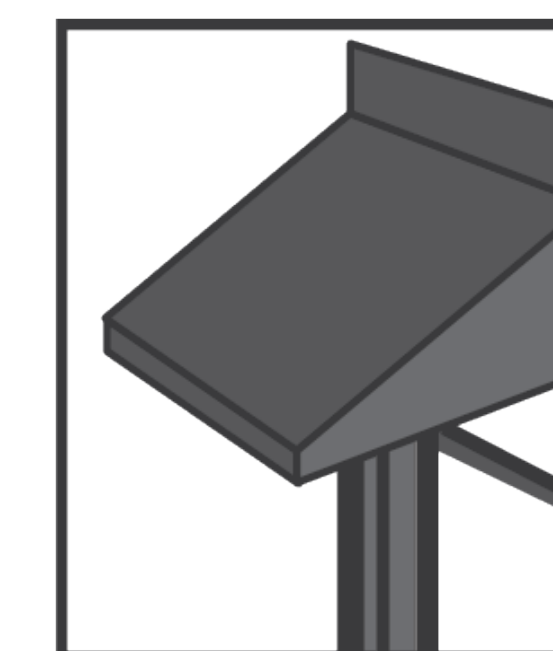


The Occidental Saloon at 735 O Street appears to also be cast iron but is instead the Victorian storefront is carved out of wood.

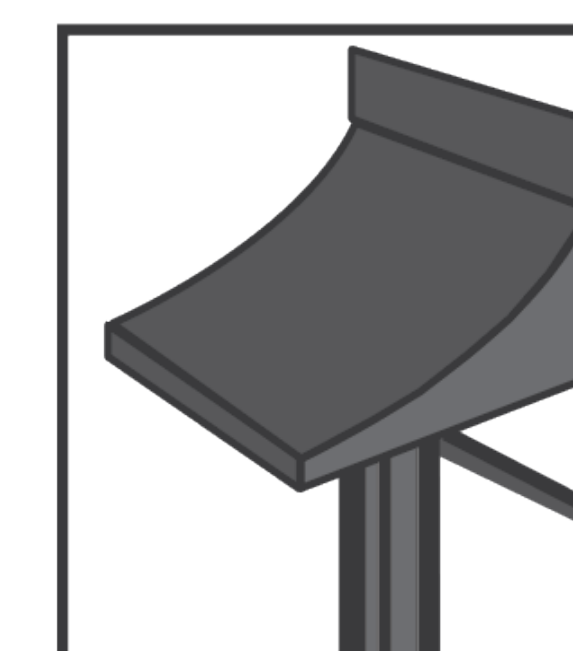


Suspended aluminum canopy

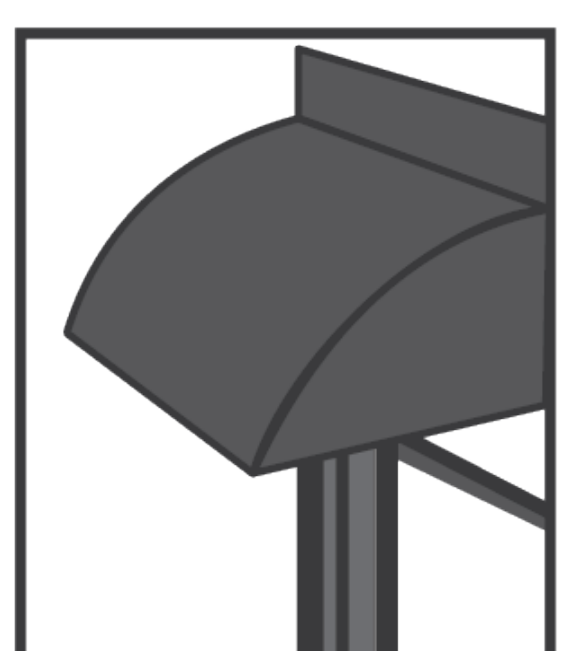
ELEMENTS OF A STOREFRONT



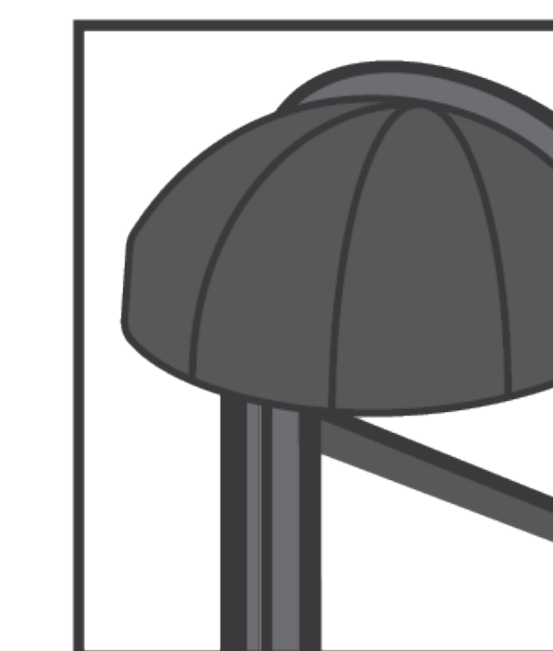
Standard



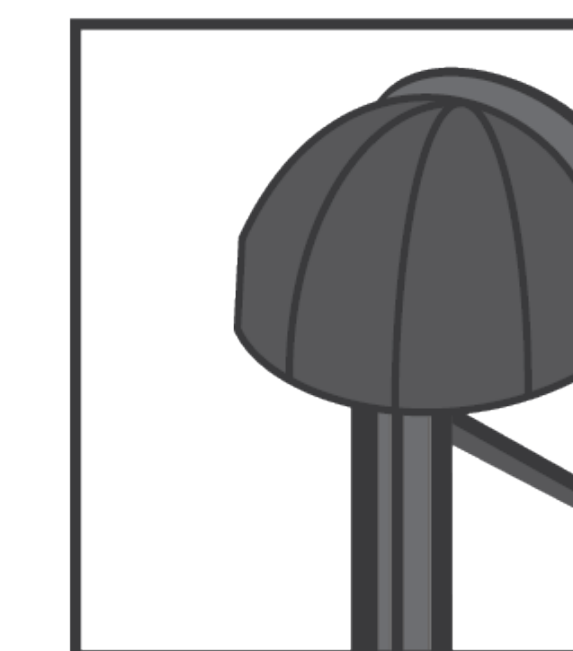
Concave



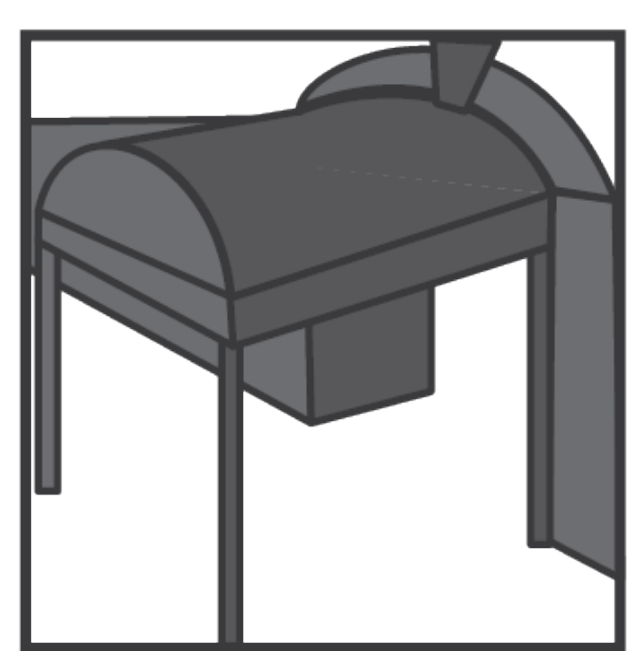
Convex



Bullnose



Dome



Marquee

Doors

Doors, especially on the main entrance, are character defining features that help convey the architectural style of the building. Significant elements of a door include the door itself, transoms, sidelights, and decorative surrounds. Most residential doors were originally made of wood, while some commercial doors were metal.

- Existing guidelines lump doors and windows together under “openings” providing the same guidance for doors as windows. The new guidelines pull doors out as a separate set of guidelines, including new recommendations on energy efficiency and maintenance.
- Existing guidelines recommend repair and reuse of original doors, and only replacement when necessary with units that duplicate the original in size, material, and appearance. Non-original materials are allowed when replacement in-kind is not practical or financially feasible. Defining financially feasible is addressed under the flexibility section.

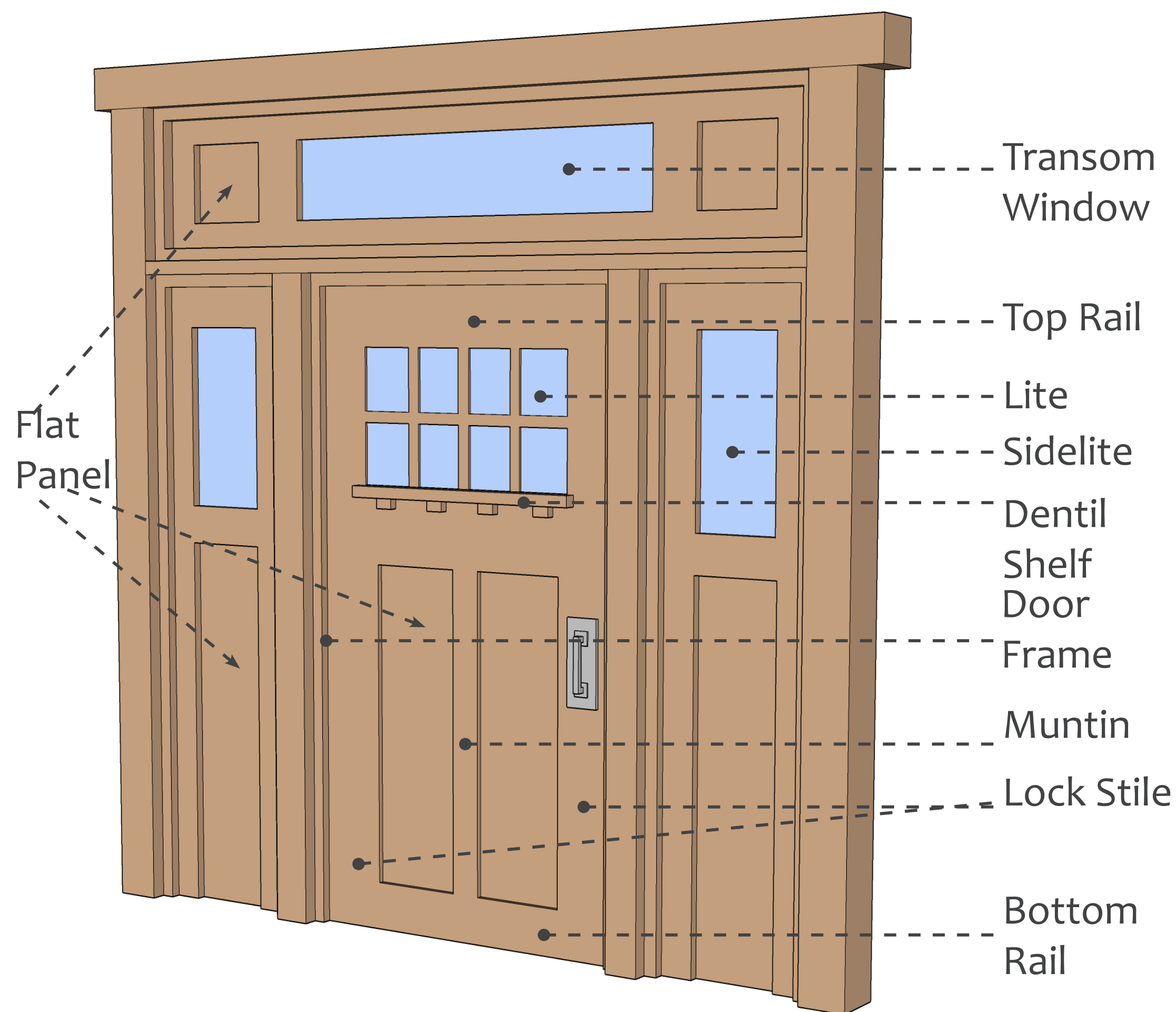
- Existing guidelines also reference aluminum storms and screen or storm doors as allowed when painted in a finished color.
- Under the new standards, replacement is more specific with stricter material requirements on primary facades and matching the light configurations if they existed on the original door.
- Replacements on non-primary facades can also use fiberglass doors in addition to wood or aluminum clad wood as allowed on primary door replacements.
- A section is also included on screen and storm doors with more specific guidance on type and color.

Code Required Work

Compliance with barrier-free access requirements and life-safety codes (including requirements for impact-resistant glazing or security) should result in the least amount of impact to the historic building’s character-defining exterior features, finishes, and features of the site and setting.

- This section is modeled on the Secretary of the Interior’s Standards for Rehabilitation and is somewhat new to the design guidelines. While a sentence or two referenced accessibility in some of the existing guidelines, none have had a specific section for code-required work that also addresses necessary changes, such as a secondary means of egress.
- The guidance is brief, only taking up two pages of the PDF document, but gives some more direction on how to accommodate necessary upgrades while still maintaining the integrity of the building such as placing new ramps, paths, and lifts on non-primary facades, or changing the site to accommodate and accessible grade to the primary entrance.

ELEMENTS OF A DOOR



Modern full light storm door with concealed screen (left) and historic 8 lite storm door which needs maintenance to maintain its operability (right)



The image above shows the Old City Hall with a ramp added on the side with a simple black railing that does not obscure the facade.



To meet code requirements on guard rail spacing, the Sky Park Manor project added the additional horizontal black rails which fade into the background, allowing the original aluminum rails to stand out.

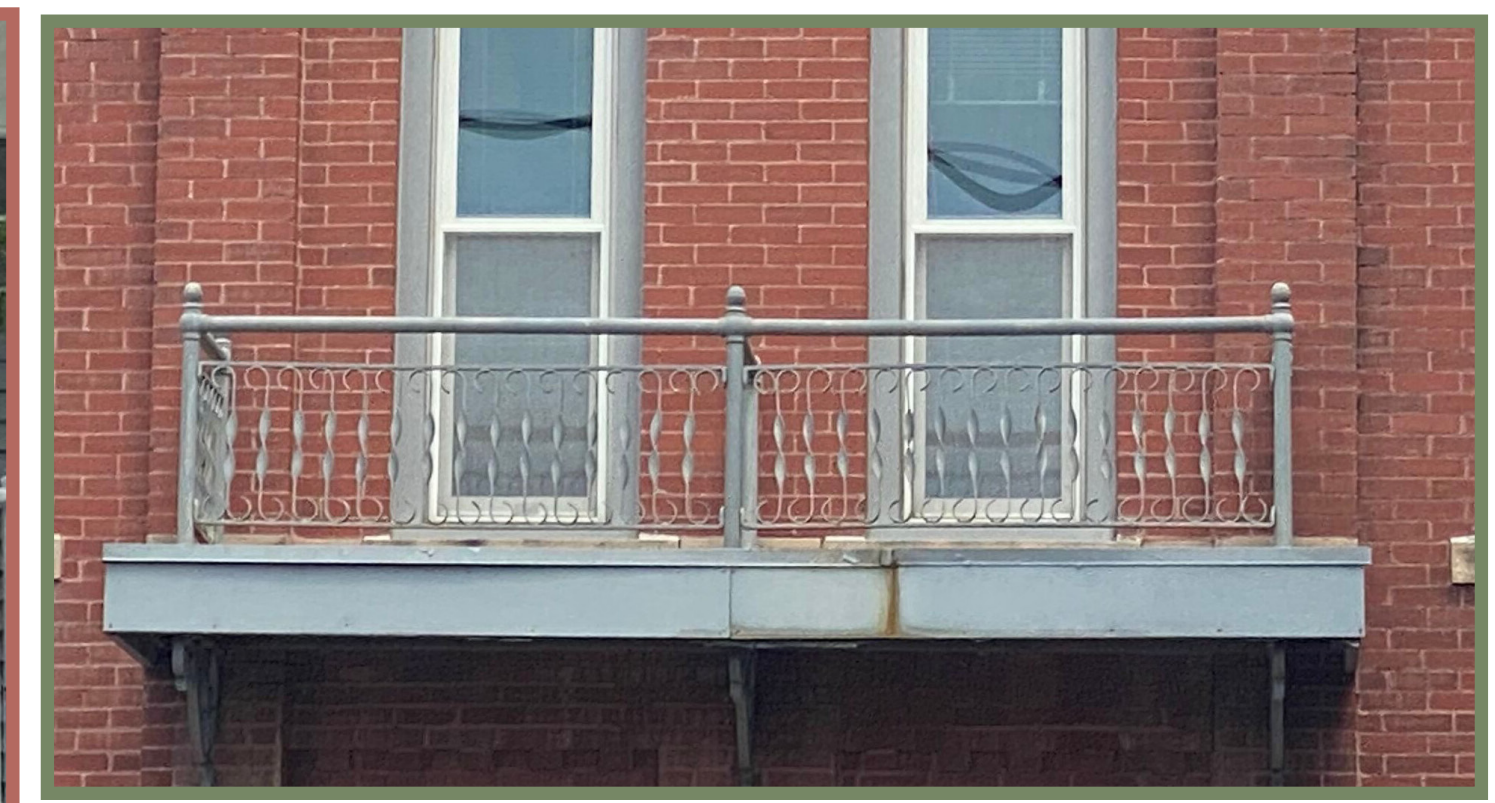
Porches, Decks, Balconies

Identify, retain, and preserve porches, decks, balconies, and patios and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

- This section builds on our existing guidelines which address porches, but includes decks, balconies, patios, and docks more specifically.
- The new set of guidelines is far more specific with reconstruction and repair guidance using industry standards as a guide.
- Additional photographs are included to illustrate the concepts. As one of the most common certificate requests, more specific guidance is included to make approvals easier and more streamlined.



The porch skirting and railings above are not an appropriate treatment for a historic building. The square columns that replaced originally rounded columns illustrate the panel design with base and cap concept, however the tapered design is not true to the prairie box style of the home.



Example of a simple design for a front facade balcony.

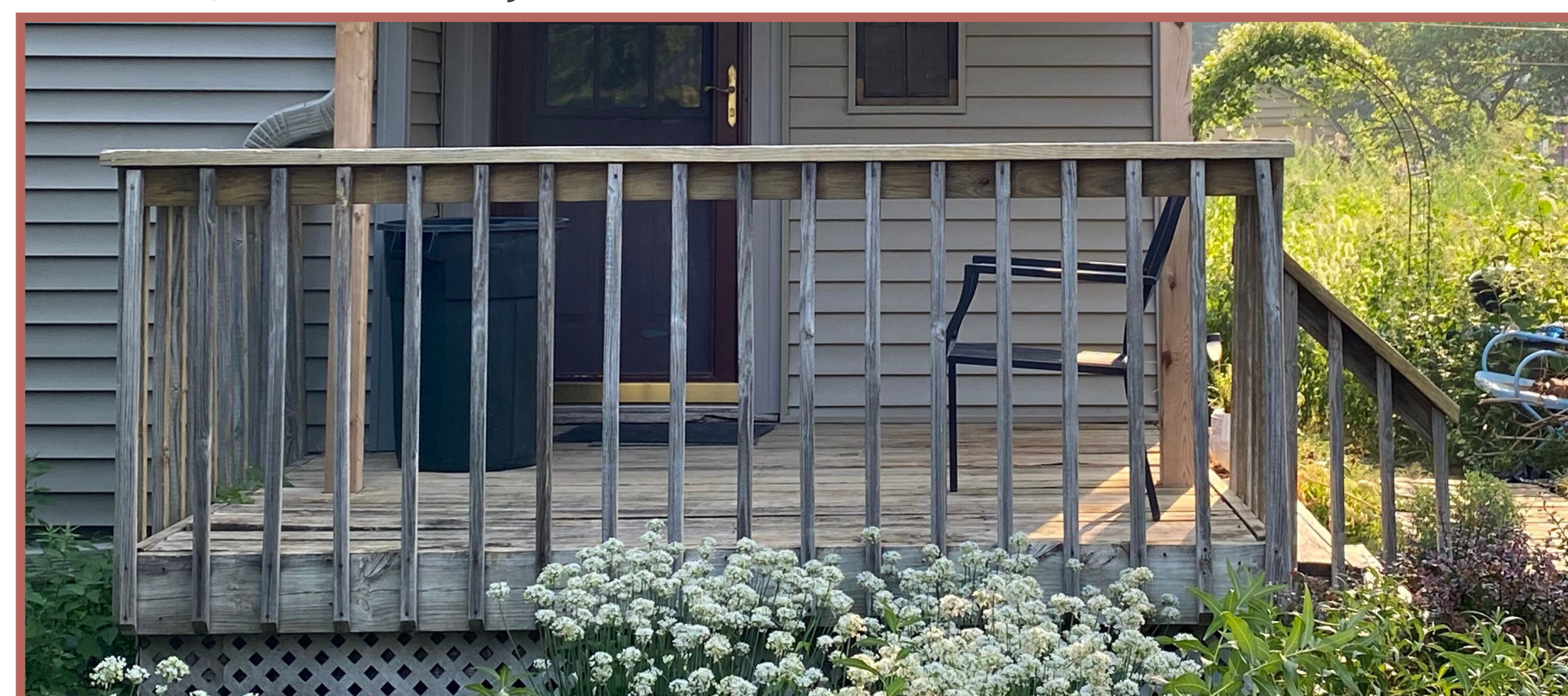


Dock railing example commonly found in the Haymarket Historic District with a simplified design. Given the rust showing, the metal type used on future projects should be looked at for compliance with the guidelines.

ESSENTIAL PORCH COMPONENTS



The partially enclosed porch above retains the original railings, columns, and visibility to the front facade.



Balusters should not be attached to the sides of the top or bottom rails.



Support piers of original split rock masonry units

Gap between the bottom rail and the porch floor

Shaft width of the tuscan column matches the width of the above beam demonstrated by the overhang of the column cap as it meets the beam

Wood beam with simple design

Simple wood railing with proper baluster spacing less than 4 inches

Open vertical slat skirting original to the home with a modern trellis skirting added to the side at a later date. The recommended approach would be to match the original.

Additions

To accommodate new uses or new lifestyles, additions to a historic building may be necessary. Following the guidance in this section will ensure the continued use of a property while minimizing the visual and physical impacts of the addition on the structure, site, and surrounding district.

- This section focuses on three main categories—placement, design, and rooftop additions.
- Placement recommends additions that are minimally visible, not on the fronts of buildings, and attempting to locate any new functions or services internally before adding an addition.
- If an addition is necessary, the design should result in the least amount of loss of original material, be subordinate to and secondary to the original building, use materials similar to the original, and have a rhythm and alignment of openings similar to the original.
- All additions should be sympathetic to the original building without creating a false sense of history.
- Rooftop additions would be a new set of guidance as the guidelines today do not address them. The guidance is largely based on the Secretary of the Interior's Standards for Rehabilitation which recommends a minimum of one full bay of setback to the edge of the building on commercial with guidance to install dormers over rooftop additions on residential homes.
- Height should be limited to one story to minimize visibility and impact on the historic building.
- A recommendation was also included to create mockups on the roof to demonstrate the addition visibility.

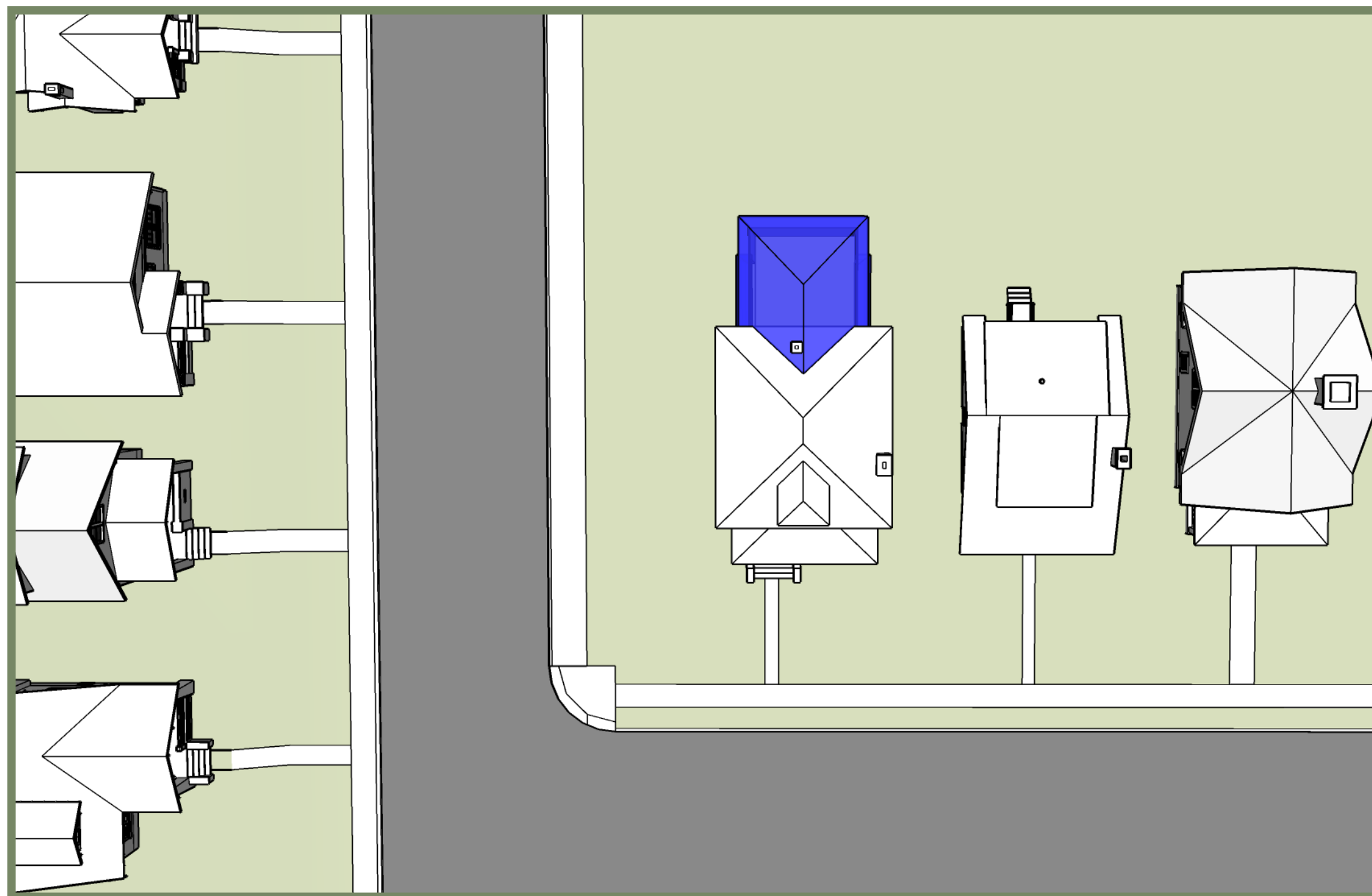


The addition to this home for the garage has similar results as above, also with the problem of a modern garage competing with the main porch and entrance to the home given the close proximity.



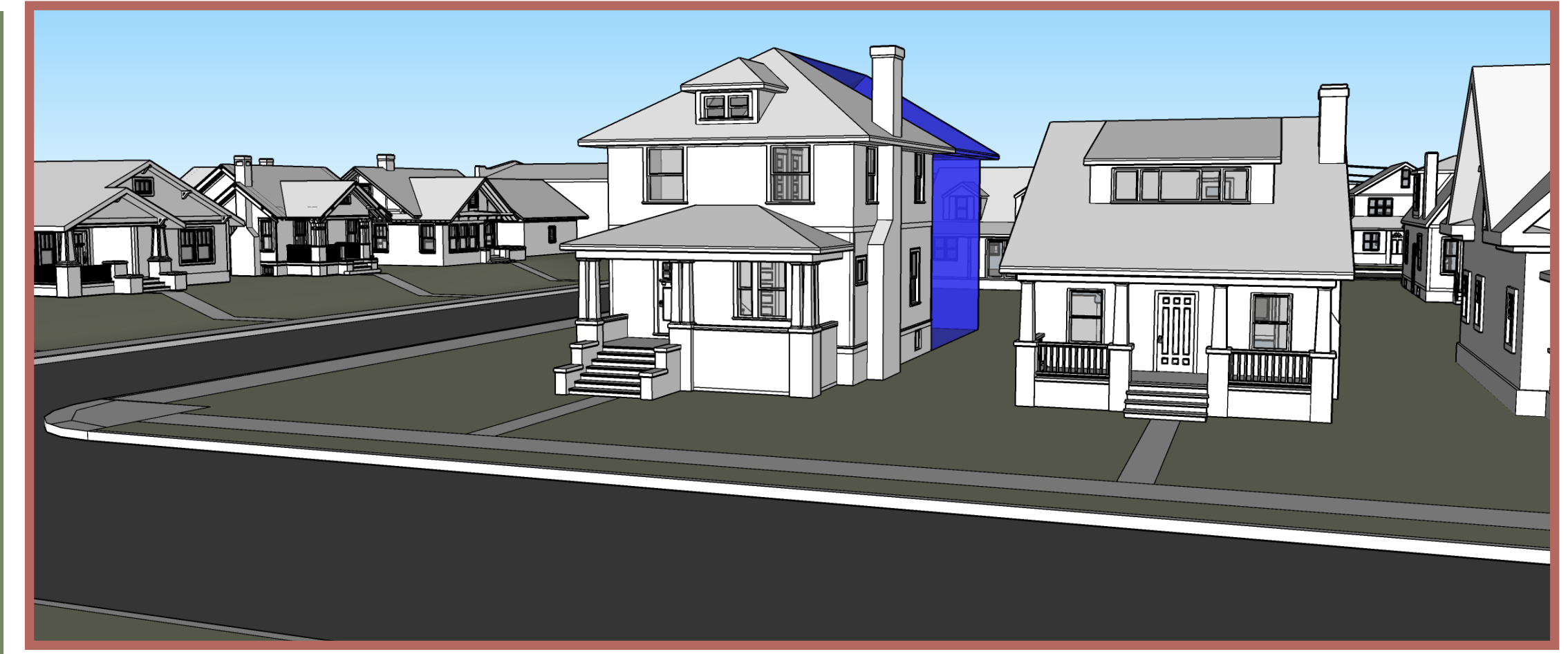
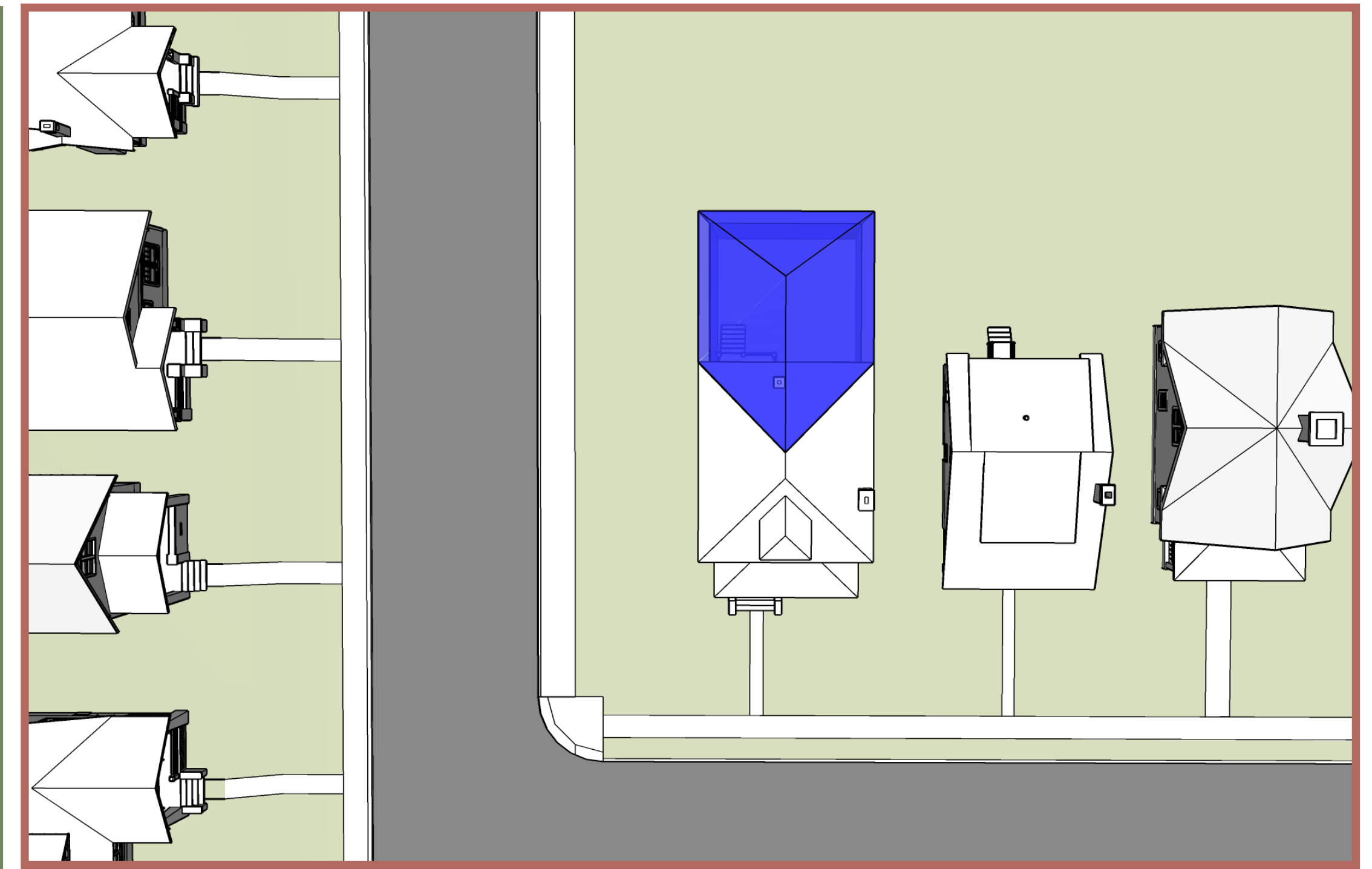
The addition (left) to the Sullivan Building is located at the rear and reflects the character of the original structure in a simplified version of the intricate design.

Appropriate Two Story Addition



The minimum visual impact of the two story addition is created by inseting it from the side walls of the original home and scaling it down to be less than half the size of the original home.

Inappropriate Two Story Addition

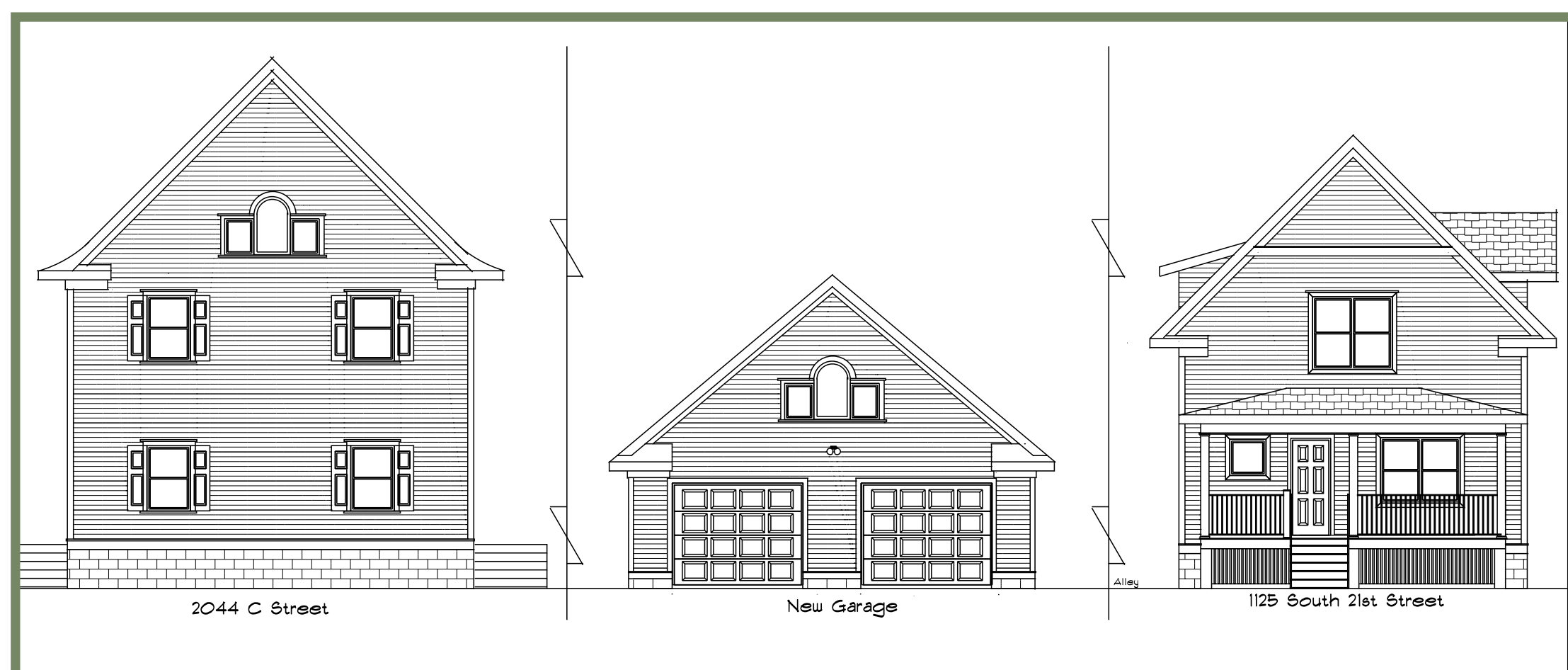


Similar to the one-story addition, this two-story addition extends continuously from the original home and overwhelms the original with its mass and scale and gives an impression that the home was always this large.

Garages/Accessory Buildings

Garages and accessory buildings are important for the function of modern living accommodating much larger vehicles than many of the early garage constructions, in addition to more equipment and other items necessary to maintain properties. The guidelines seek to strike a balance between function and historic preservation.

- Current guidelines have one small paragraph of text related to garages/accessory buildings which most commonly states “accessory buildings shall be compatible with the design of the existing building and shall be as unobtrusive as possible. Exterior wall material shall replicate the appearance of the exterior materials of the existing building, unless those materials are unavailable or unfeasible due to expense, such as cut stone or unusual brick. In those instances, materials that replicate the appearance of other, nearby historic structures in the district may be substituted.”
- The new guidelines begin by providing exemptions for review of small sheds in the rear yard which would have minimal to no impact on the



The image above was submitted with a certificate application for a new garage in a local landmark district. The garage, located on the rear of the lot accessed from an existing driveway, is designed with a matching Palladian window in the attic space, cedar siding, and gable returns seen on the home (left). The illustration shows the proposed taller garage to accommodate attic storage remaining subordinate to and in scale with surrounding homes.

district or property when viewed from the public right of way.

- Missing from existing guidelines are recommendations on location and access to the garages/accessory buildings. The new language addresses garages/accessory buildings to reinforce the pattern of development in the landmark district, much like the neighborhood design standards do today.
- The design section reinforces existing guidance in place with additional clarification to prohibit certain materials or provide more flexibility on alternate, yet compatible materials because duplication of original materials on garages/accessory buildings isn't always economically feasible for homeowners in residential districts.



The shed above is located on the alley with simplified design that is similar in color, texture, and scale, while using a modern material, to the home above.

Non-Contributing Buildings

- This section is new to the standards, as it is not addressed in existing guidelines.
- Guidance specific to non-contributing buildings recommends restoration to a contributing status by removing non-original materials, restoring architectural details, and replacing missing materials with compatible new materials, only if built during the period of significance.
- Buildings constructed outside the period of significance are directed to follow the new construction guidelines.

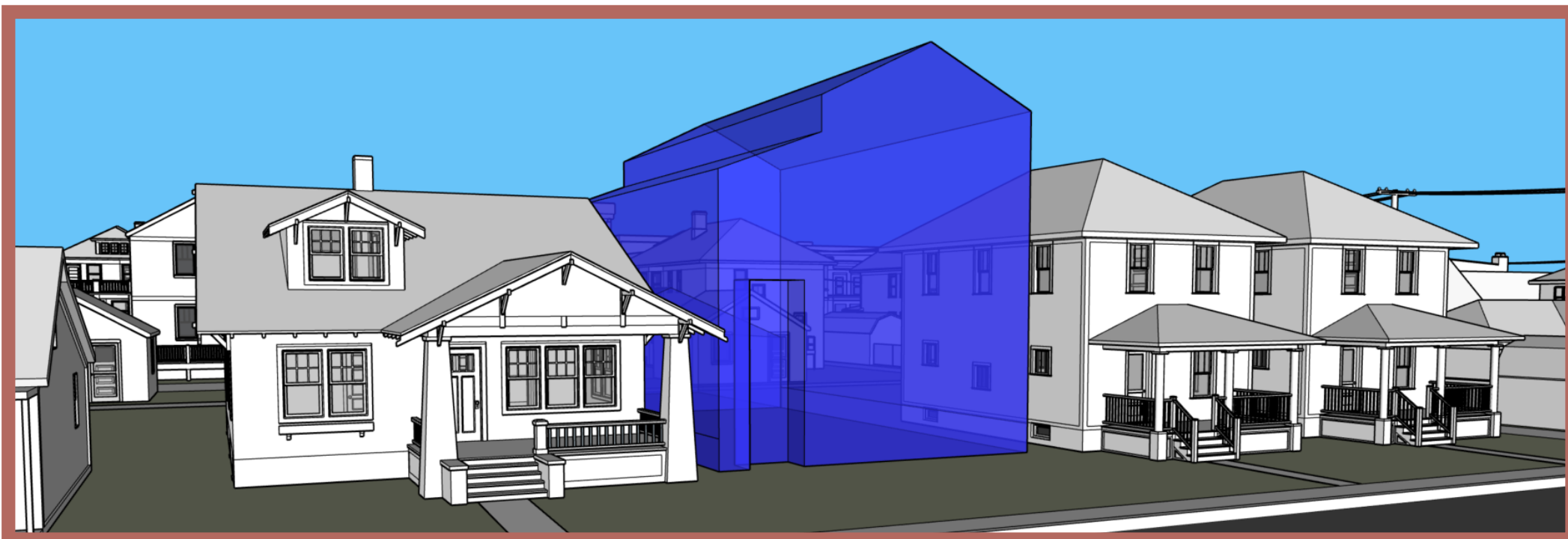


The three apartment buildings above do not fit with the historic district as the building to the right is a blank facade, the roofline configurations are hip whereas gable is predominant, and the windows on the middle apartments are at a height lower than the neighboring building. A positive is the overall height fits with the adjacent buildings without overpowering them.

New Construction

The character of our city and our historic districts is continually evolving. While many districts are well built out, there are instances where new construction is necessary to **replace a lost building or to fill a lot left vacant** during the original development period. Additionally, some original buildings have been greatly altered or were built after the period of significance for the district and require unique guidance to promote compatibility with the historic structures. A **context sensitive design approach** starts with a respect for what exists and builds

EXAMPLES OF RESIDENTIAL INFILL



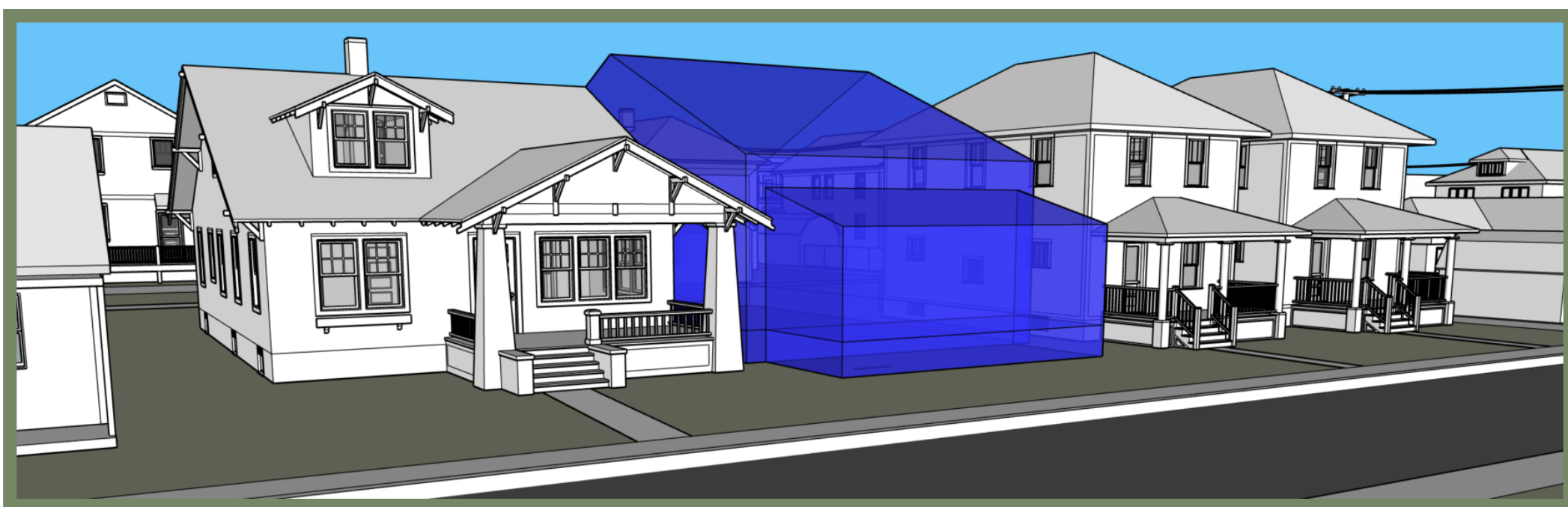
This example would not be acceptable because:

- The design is out of scale with the adjacent homes (too large)
- Lacks a front porch
- Has multiple roof lines that are not found in the district.



This design is better, but still questionable because:

- The scale is still somewhat large for the district
- The roofline should be one style, not split.
- The front wall of the house sits far behind the established front line of the district homes.



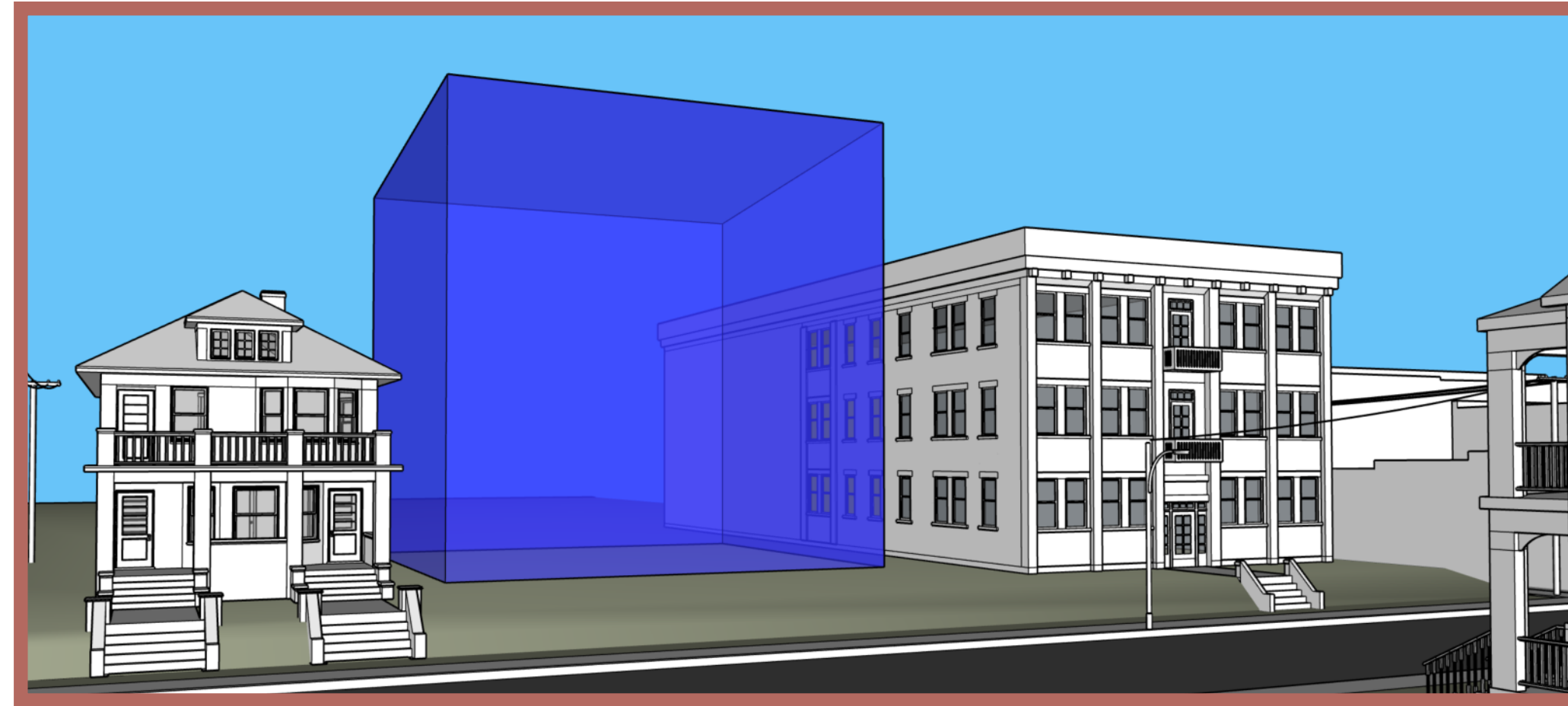
An example of an ideal infill:

- The home is scaled appropriately to fit with the adjacent homes
- The full front porch is retained
- The roof configuration is similar to the adjacent bungalow
- The front of the house is more in line with adjacent homes

from there with new construction that fits with the surroundings. Context levels include adjacent properties within the immediate surroundings, as well as the surrounding context on the block including both sides of the street.

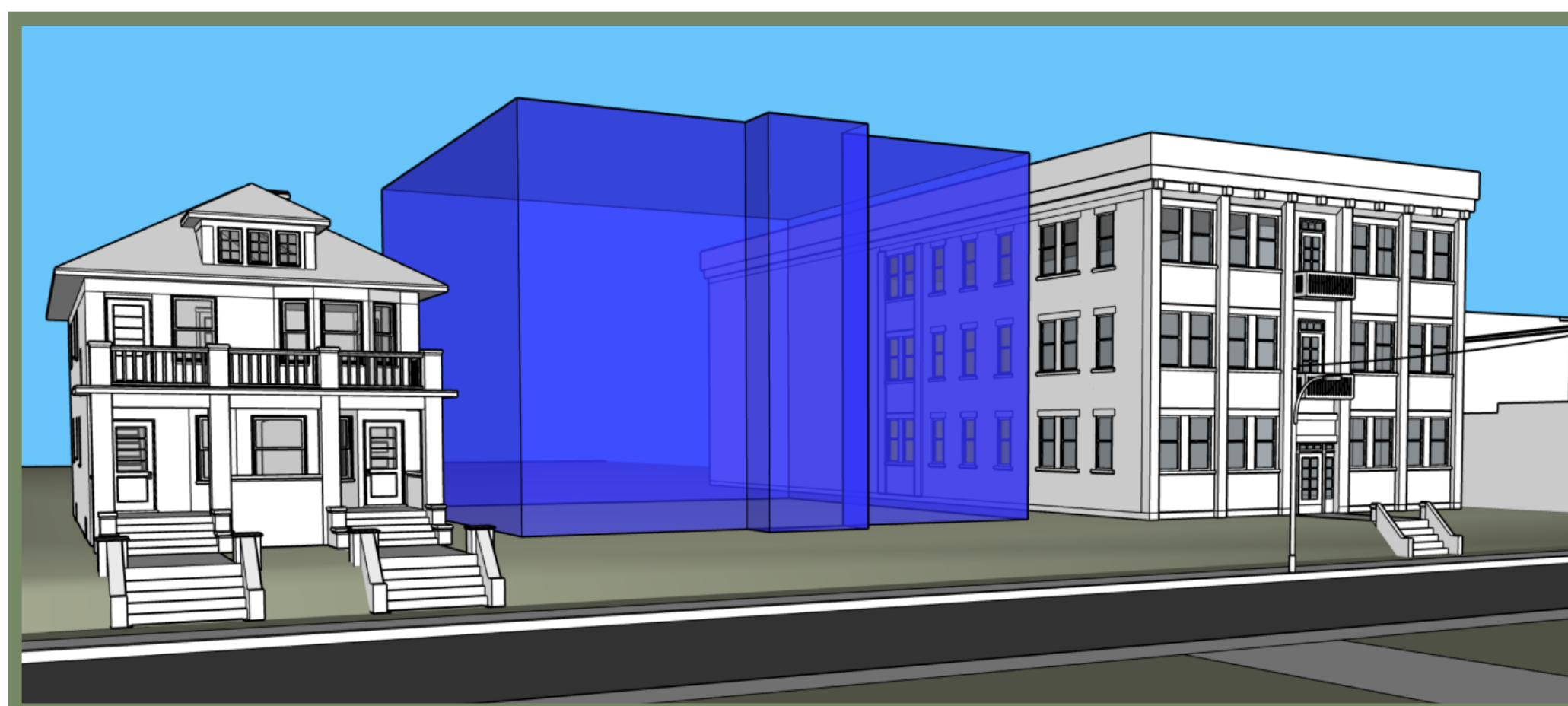
- New construction is one of the more substantial sections in the existing guidelines, and the updated section builds upon this guidance and adds more clarity for dealing with non-contributing buildings.
- In addition to guidelines on height and proportion, material, roofs, orientation, and openings which exist today, the updated guidelines add new recommendations on building placement, distinguishing between new and old, site features, and context.

EXAMPLES OF MULTIFAMILY INFILL



This example would not be acceptable because:

- The height towers over the duplex and is several stories taller than the apartment
- The building sits back from the established front line of buildings
- No attention is given to a defined entrance feature



An ideal infill building because:

- The building is set back a similar distance to the adjacent structures
- The scale is matching that of the apartment building
- The front entry has definition with a protruding central bay

- Also new are recommendations for parking garage design and more detail on material selection.
- Current guidelines only state that “exterior materials of new buildings, including roofing, shall be compatible in appearance, scale, texture, and color with the historic architectural materials of the district.” New guidance specifies certain inappropriate materials, material thickness, and number of materials per building.

EXAMPLES OF COMMERCIAL INFILL



not approvable:

- The height of the infill is nearly twice that of the adjacent buildings
- The building sets back from the established building line



An ideal infill option:

- The building height is the same as the adjacent buildings
- The placement is in line with adjacent buildings
- When designed in this configuration, the building material and fenestration pattern should fit with the district, but show the building as a new construction of its time.

Signs

The primary function of signs is the identification of buildings, businesses, and the district. Well-designed, well-located, and well-executed signs contribute to the character and vibrancy of the district while also supporting the businesses in the district and assisting with directing customers.

- Almost no guidelines today address signage, except for the Haymarket and Havelock Districts which have separate sign guidelines. The new document is largely based on the Haymarket Sign Guidelines with some of the major changes noted below:

- Removed any specifics on size, leaving square footage of signs allowed to the purview of the zoning code.
- Joined the awnings/canopies section with the marquee signs section since they are types of marquee signs to align with the zoning code language.

- Made a distinction between signs for residential buildings converted to commercial uses versus a standard commercial district with tailored guidance for the residential structure.



The wall sign is scaled to fit below the corbeled brick cornice and does not compete with the architecture of the building.



Freestanding sign mounted to a pole for the Harris House Local Landmark.



Projecting sign identifying the building which is positioned in the center of a pilaster.



The above canvas canopy illustrates the ideal location of the business name in the valance area.



The above sandwich board is appropriately scaled and placed out of the pedestrian way in front of the building.



Shown above is an example of signage mounted above the canopy, but within the edges.



Two types of marquee signage are shown above, mounted to the marquee roof perpendicular to the shop as well as the neon sign mounted



The above window sign is simple and scaled to the opening, however it's placement obscures views into the building. Moving the logo to the window pane above would allow better visibility.

Sign Type Diagram



- Multi-Tenant Sign
- Marquee Sign
- Door Sign
- Projecting/Blade Sign
- Window Sign
- Ghost Sign
- Awning Sign
- Wall Sign

Site and Landscaping

The building site contains important features that aid in defining overall historic character. As with other features, the guidelines pertain more to the front and visible side yards of properties.

This section covers treatments for both individual sites and districtwide design. The section has nine subsections:

- Setting
- Commercial Streetscapes
- Alleys and Service Areas
- Parking, Sidewalks, Streets
- Trees, Hedges, Shrubs, and Perennials
- Grading and Site Work
- Fences & Walls
- Lighting
- Artwork

This section is a mixture of existing guidelines, peer city guidance, the Secretary of the Interiors Standards for Rehabilitation and Sustainability, and recommendations from the Lincoln Forestry Board. When existing guidelines were carried over, it was necessary to expand and clarify the guidance to make the intent clear. An example is specifically addressing historic stone curbs, which were not directly addressed in existing guidelines. Some sections are completely new, including the artwork and grading and site work, while others have expanded from one sentence to a series of recommendations including fences and walls and parking, sidewalks, streets.



The above image of 7th Street in the Haymarket Local Landmark District, while updated to allow for more vehicle parking and pedestrian bump outs, preserves the historic brick streets, uses period appropriate lighting, and maintains the relationship of the buildings and to the setting.



The homes in the Woods Park Bungalow District were built mostly without front access garages. Shown above, paving to the house should be avoided unless using permeable materials and curb cuts kept to a minimum.



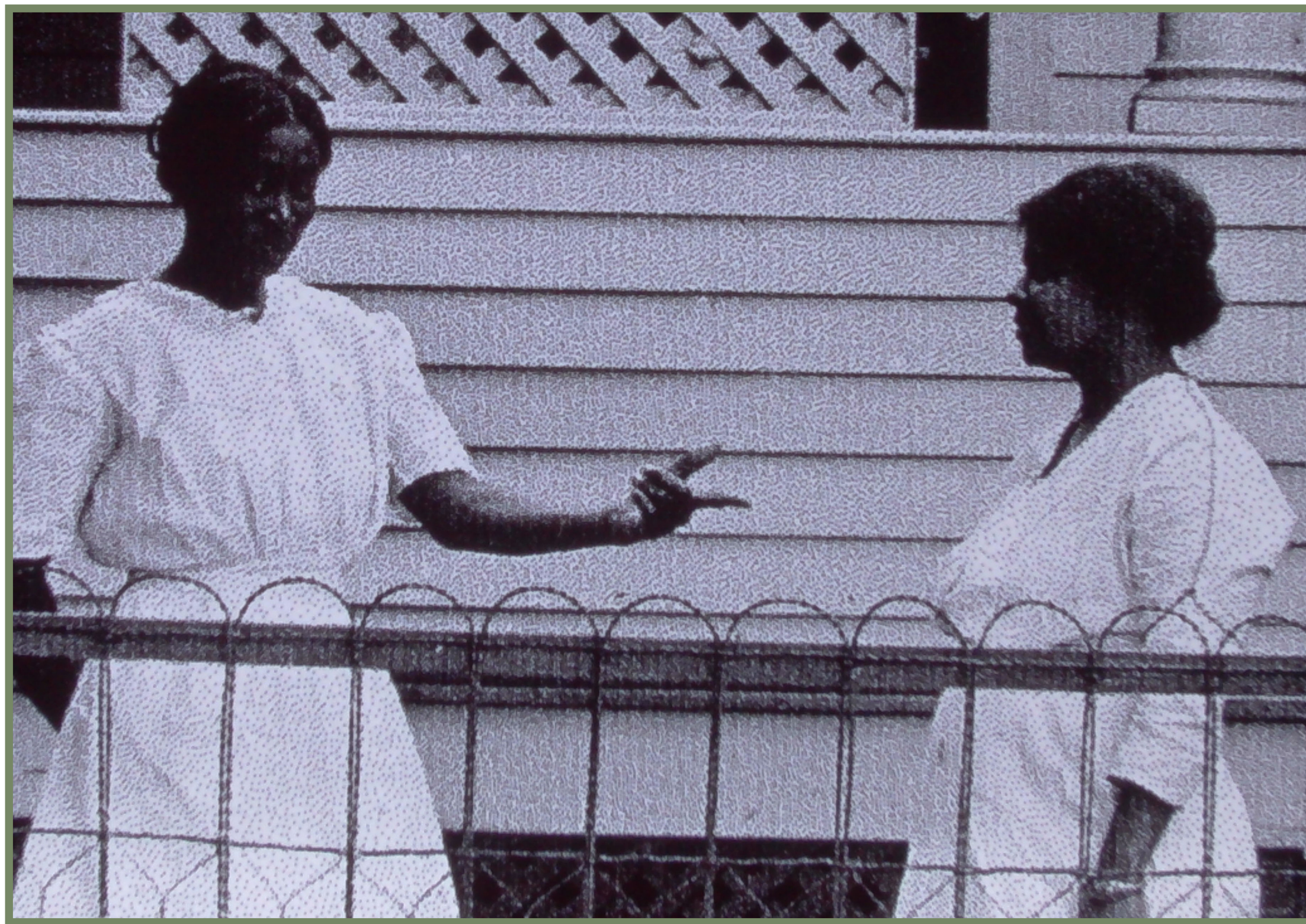
The landscaping has grown to a height that obscures first floor windows and the vines are growing over second floor features.



The above newly planted rain garden is located in the rear yard of this home. On the right is a terra cotta colored rain barrel, selected to match the style of the Mission style of the home.



The coniferous tree has a mulch ring that protects its bark from string trimmer damage.



Historic photo showing an early type of residential wire fencing.



Example of a fence less than 48 inches in height with greater than 50 percent opacity.



Example of a historic iron fence located in the front and corner front yard.



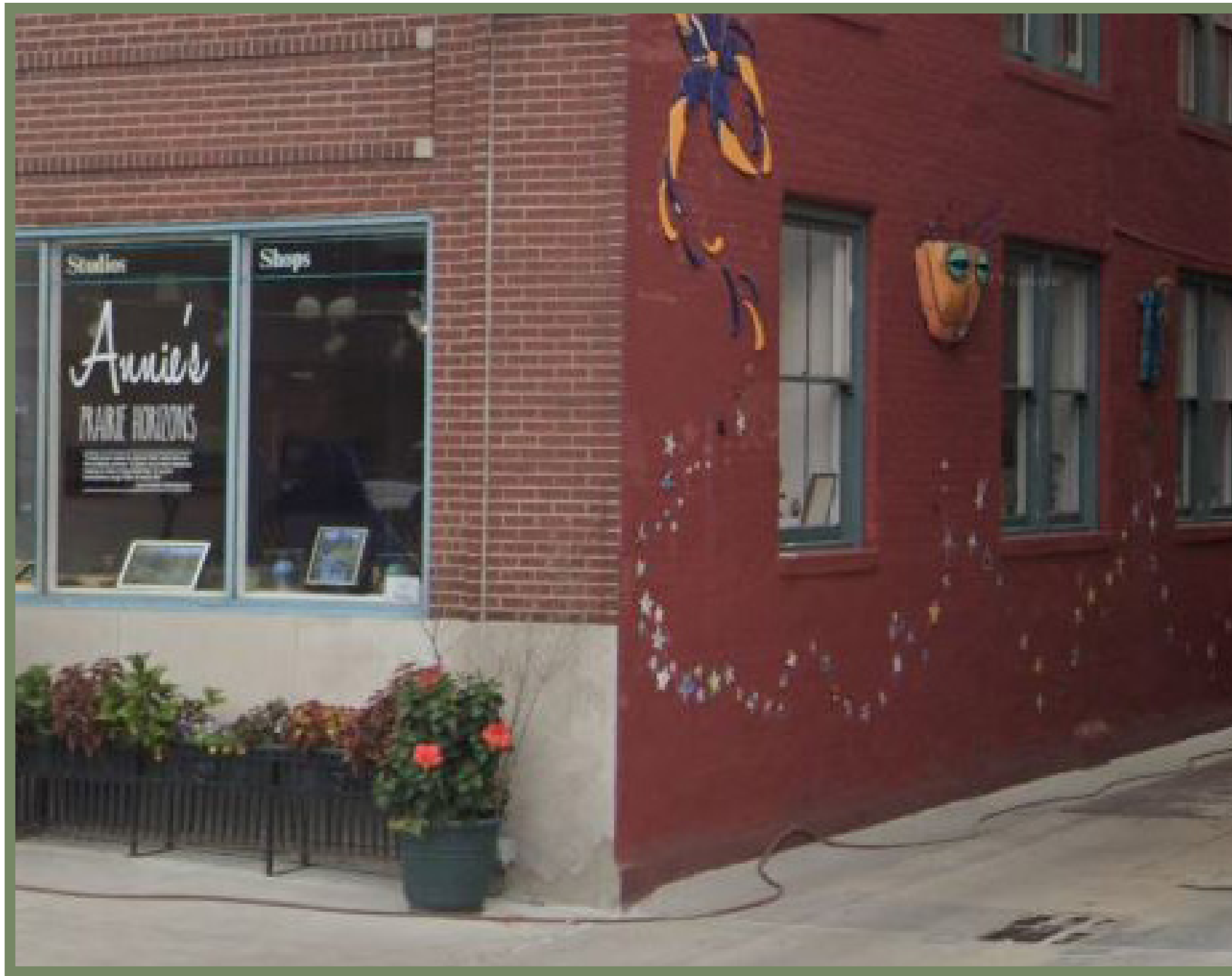
A low masonry wall finished with a cap to stabilize the yard.



The above facade lighting mounted to the top of the canopy is appropriate for the historic commercial building, with an attempt to conceal their presence by painting them a similar color to the canopy.



Wall sconces installed in the first floor pilasters are scaled appropriately and fit the period of the historic architecture.



Gallery Alley in the Haymarket Landmark District is a good example of locating artwork on a secondary facade that does not obscure architectural features.



The Watchful Citizen statue, an integral feature of the Haymarket Landmark District, is sited to blend with the district rather than detract from the historic buildings.