

## **RESOLUTION NO. 4151**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS ADOPTING DESIGN GUIDELINES FOR THE HISTORIC PRESERVATION DISTRICT; PROVIDING SEVERABILITY, SAVINGS AND REPEALING CLAUSES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council (the "City Council") of the City of Denison, Texas (the "City") adopted Chapter 30 of its Code of Ordinances, the same being the Historic Preservation Ordinance of the City, for the protection, enhancement and perpetuation of districts and landmarks of historical and cultural importance and significance as necessary to promote the economic, cultural, educational and general welfare of the public; and

**WHEREAS**, the Historic Preservation Ordinance incorporates the Denison Historic District Design Guidelines ("Design Guidelines"), as set forth in **Exhibit A**, attached hereto and incorporated as if fully set forth herein, as a guideline to establish the goals set by the City for rehabilitation; and

**WHEREAS**, the Design Guidelines were developed as a guide to assist and educate property owners, design professionals, real estate professionals, developers; and

**WHEREAS**, the City Council now desires to adopt the Design Guidelines in order to better accomplish the goal of rehabilitating the area while promoting reinvestment.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:**

**SECTION 1: Findings.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

**SECTION 2: Design Guidelines.** The City Council does hereby resolve that the Design Guidelines, as set forth in **Exhibit A**, attached hereto and incorporated as if fully set forth herein, are hereby adopted. The Design Guidelines are incorporated by reference into Chapter 30 of the City's Code of Ordinances.

**SECTION 3. Severability.** If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this Resolution or the application thereby shall remain in effect, it being the intent of the City Council of the City of Denison, Texas, in adopting this Resolution, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any portion or provision.



**SECTION 4. Savings/Repealing Clause.** All provisions of any resolution in conflict with this Resolution are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending action for violation of the repealed resolution, nor shall the repeal prevent an action from being commenced for any violation if occurring prior to the repeal of the resolution. Any remaining portions of said resolutions shall remain in full force and effect.

**SECTION 5: Open Meeting.** It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution was given, all as required by Chapter 551, as amended, Texas Government Code.

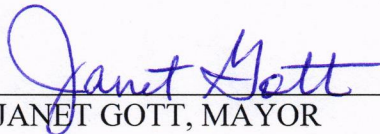
**SECTION 6. Effective Date.** This Resolution shall be in force and effect immediately upon final passage, and it is so resolved.

On motion by Mayor Pro Tem Crawley, seconded by Council Member Massey, the above and foregoing Resolution was passed and approved at a Regular Meeting of the City Council of the City of Denison, Texas, on this the 18<sup>th</sup> day of December, 2023.

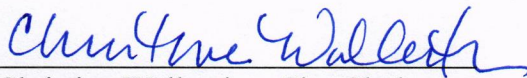
Ayes: Hander, Courtright, Thorne, Gott, Massey, Crawley and Thomas

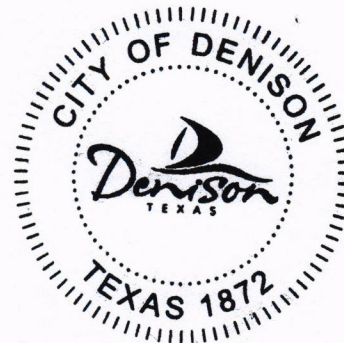
Nays:

Abstentions:

  
\_\_\_\_\_  
JANET GOTT, MAYOR

ATTEST:

  
\_\_\_\_\_  
Christine Wallentine, City Clerk





## **Exhibit A**





# **Denison Historic District**

## **Design Guidelines**

**Revised October 13, 2023**



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## **Chapter One- INTRODUCTION**

### **1.01. Downtown Denison Historic District – 1875 to 1930**

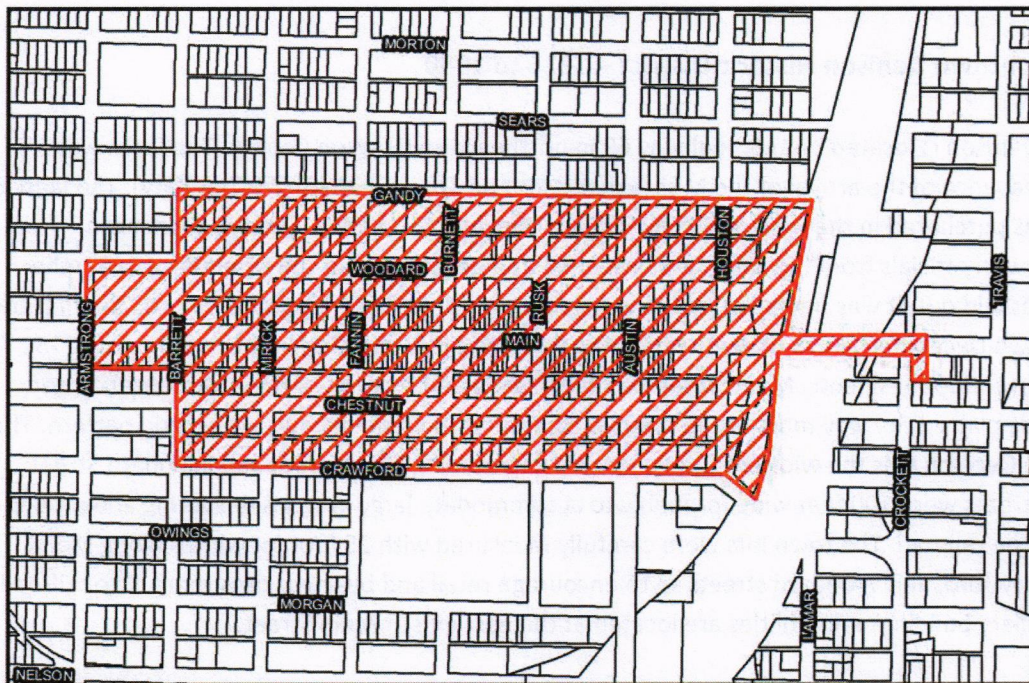
The City of Denison is located on U.S. Highway 69 in northeastern Grayson County. The town was founded in advance of the arrival of the Missouri, Kansas and Texas Railroad (MKT or Katy). The land for the town was purchased in the early 1870s by William Munson, Sr. and R.S. Stevens working in conjunction with officials from the MKT, land investors and developers. In the summer of 1872, the town site was laid out. It was named after the vice-president of the MKT, George Denison. The first train arrived in town December 24, 1872. By the time the town was incorporated in the summer of 1873, there were over 3000 residents. Main Street was established and thriving as the commercial center. The town was platted the way most of the railroad communities were laid out, with a grid pattern. The difference in Denison was the width of the major streets including Main Street and Woodard Street. These two streets were 100 feet wide, probably to accommodate large wagons delivering and picking up goods from the railroad. The town lots were carefully measured with 25 foot lot widths along Main, Chestnut, Crawford, and Woodard streets so to encourage retail and business uses there. The railroad station, auxiliary buildings and utilities are located at the east end of Main Street.

By the 1880s, the 100, 200, and 300 blocks of West Main Street were completely developed with masonry buildings on both sides. The 400 and 500 blocks developed in the 1890s and early 1900s, and the 600 block was built during the 1900-1920 period.

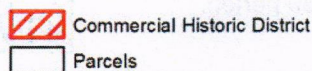
While many of the historic downtown buildings are a handsome commercial style, the oldest ones have a definite Italianate character. Buildings constructed shortly after the turn-of-the-century show various stylistic influences, such as Beaux Arts Revival and Classical Revival. A few facades were rebuilt in the Art Moderne or Art Deco style from the 1930s to 1940s. Other buildings had large plate glass windows bricked in, as the second floor offices or rooms for rent went out of fashion.

Downtown Denison includes 30 city blocks centered on Main Street from the railroad right-of-way (east) to Barrett Avenue (west) and from Gandy Street (north) to Crawford Street (south) and extending east to include the Traveler's Hotel and west to include the 700 block of W. Main. The City of Denison established this area as a local historic district in 1983. Within this larger district is the Denison Commercial National Register Historic District, which was listed in the National Register of Historic Places in 1983. Both districts have a period of significance spanning from 1875 to 1930 with some buildings' history beginning subsequent to this time period. Chapter 30 of the Denison City Code (adopted 2003; revised 2023) creates the local historic district and provides for city staff and the Denison Historic Preservation Board to review all applications for alterations to the exterior of buildings within the Commercial Historic Overlay District (CHOD) also known as the Downtown Denison Historic District and Denison Commercial Historic District.





## Denison Commercial Historic District



### 1.02. Intent

The City of Denison through its Main Street Department supports the integration of historic preservation and downtown development to create a working, growing, and aesthetically pleasing business and cultural center. This approach seeks to reinforce and enhance economic vitality in our historic downtown district while promoting the smalltown character and charm that comprise Denison, Texas.

The purpose of this document is to guide the rehabilitation of downtown while promoting reinvestment. These design guidelines seek to assist and educate property owners, design professionals, real estate professionals, developers, city staff, and the Denison Historic Preservation Board in determining the types of alterations that will maintain the unique qualities of the Downtown Denison Historic District. The guidelines help maintain the character of a historic area and protect its visual aspects, while improving the quality of development. Guidelines do not provide case-specific advice but are a general guide for changes to historic buildings.

These guidelines are intended to integrate with and not supersede the Denison Code of Ordinances. City code establishes when variances may be appropriate. The Downtown Denison Historic District is a



Commercial Historic (CH) Overlay District (Sec. 28.47) primarily encompassing the Central Area (CA) Zoning District, which is defined in the city code (Sec. 28.39).

### **1.03. Secretary of the Interior's Standards for Rehabilitation**

All guidelines presented in this document align with the historic preservation standards established by the US Department of the Interior and accepted by the Texas Historical Commission and the City of Denison. The City's preservation ordinance, city code (Sec. 30), establishes that the Historic Preservation Officer and the Historic Preservation Board will follow the Secretary's Standards for Rehabilitation as well as the City of Denison's Historic District Design Guidelines in consideration of all applications for certificates of appropriateness.

The US Department of the Interior defines four treatment approaches to historic properties: preservation, rehabilitation, restoration, and reconstruction, with rehabilitation defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values." The Secretary of Interior's Standards for Rehabilitation (Standards) form the foundation for these design guidelines. The National Park Service, an office within the Department of the Interior, created these ten basic principles (the Standards) in 1977 (amended 1990) to guide the preservation of the historic integrity of a building. Integrity is defined for this document as the ability of a property to convey its significance through the survival of physical characteristics. Seven aspects of historic integrity are considered to be location, design, setting, materials, workmanship, feeling, and association.

The Standards, recognize the need for adapting historic structures to modern times and therefore allow for changes and new construction that are compatible with the building and/or the historic district. The Standards are general enough that they apply to all architectural styles, periods, and building types. The detailed guidelines included in this document provide a local interpretation of the Standards. The City of Denison, as well as the Historic Preservation Board, seek to apply the Standards in a reasonable manner, taking into consideration economic and technical feasibility of the project.

1. A 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 and environment.
2. 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.
3. 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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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 historic property and its environment would be unimpaired.

## **Chapter Two-PRESERVATION PRINCIPLES**

### **2.01. Basic Principles of Historic Preservation**

While design guidelines provide direction for specific design issues, there are basic principles of building rehabilitation that provide the foundation. The following principles apply (Secretary of the Interior Standards are in parentheses):

#### ***Retain Distinguishing Features (Standards #2, 5)***

Every building possesses some components that contribute to its architectural character. During rehabilitative work, an effort should be made to retain these historic features.

#### ***Avoid Imitative Historic Features for which there is No Historical Basis (Standards #3,9)***

Some owners tend to make alterations to a building that have no foundation in history; they may try to make the building appear to be older than it actually is, for example. In general alterations should be in character with the specific historic building.

#### ***Retain Later Additions of Significance (Standard #4)***

Most buildings have been altered periodically. A porch or sunroom may have been added, for example, and these changes are evidence of the building's history. Such changes may be significant in their own right if they contribute to the property's significance, define the historic character of the building and retain integrity.

#### ***Retain Crafted Elements and Details (Standards #2, 5)***

Many existing historic buildings possess characteristics that would be difficult or impossible to reproduce today. These elements include such things as molded cornices, cast iron work, terra cotta ornaments, and plaster decorations. Elements like these give character to a historic building that distinguishes it from more recent buildings.

#### ***Repair, Don't Replace (Standard #6)***

Historic building elements should be retained whenever possible. While some replacement elements may closely match the appearance of the historic, newer elements will generally reduce the integrity and historic value of the building.

#### ***Use Careful Cleaning Methods (Standard #7)***

Harsh cleaning methods for building materials, historically wood and masonry, are discouraged. These methods often have an adverse effect on the visual qualities of the surface and thereby affect the overall appearance of a building. In fact, such methods often undermine the structural and physical integrity of building materials.



### ***Design Compatible Additions and Construction (Standards #9, 10)***

Compatible designs for additions and alterations are encouraged. New construction and alterations should reflect the basic architectural forms of the building and context. Additions should relate to the existing building in terms of height, mass, lot placement, ratio of solid to void, and materials. Additions should be designed to reinforce visual attention on the building to which they were added. Another way to understand this concept is to think of the addition as a visual background to the existing historic buildings.

### ***Plan for Reversibility (Standard #10)***

Wherever possible, alterations should be 'reversible'. New additions or alterations should be designed so that the historic fabric of the existing building remains unaltered. The character and detail of the historic building can be restored if alterations or additions are removed at a later date.

## **2.02. Contributing vs Non-Contributing Properties**

The Downtown Denison Historic District contains resources that either contribute or do not contribute to the historic significance of the district.

**Contributing resource**---a building, site, structure, or object adding to the historic significance of a district. These resources date to the period of significance, retain a substantial amount of historic material, design, and workmanship, and convey the commercial and architectural history of the district.

**Non-contributing resource**---a building, site, structure, or object that does not add to the historic significance of a district. These resources post-date the district's period of significance and/or no longer retain historic materials, design, and workmanship to convey its historic associations with the district. In some cases, the historic integrity is covered by inappropriate materials, which if removed, could render the resource contributing.

The City strives to maintain contributing resources and work toward converting noncontributing resources into contributing. Great consideration should be given to proposed alterations to all resources within the district. Inappropriate alterations could result in a building becoming non-contributing. The loss of contributing buildings could result in the loss of the historic designation of the district.



## Chapter Three-GENERAL DESIGN GUIDELINES

### 3.01. Character-Defining Features

Character-defining features of historic buildings should be retained. Collectively, these features are the building blocks that define the unique character and context of neighborhoods and districts, as well as the identity for the City as a whole. Typical character-defining features include (but are not limited to): historic wall materials, decorative cornices, pilasters and columns, vertically aligned upper-story windows, larger first floor openings, and trim around the openings. Planning for rehabilitation of a historic building should begin with the identification of its historic character-defining features.

#### Guideline 3.01.1-Retain intact character-defining features.

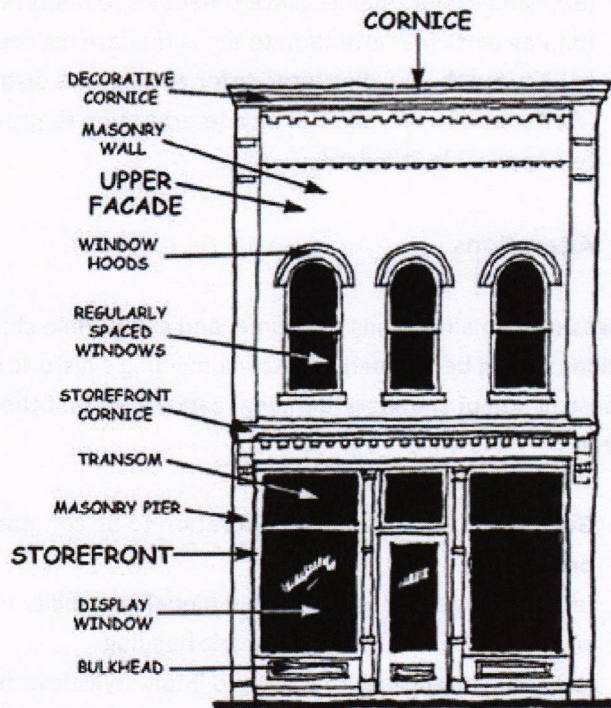
- (a.) Do not remove or damage character-defining features.
- (b.) Preserve intact features with appropriate maintenance techniques.
- (c.) Applicable Standards: 2, 5

#### Guideline 3.01.2-Repair damaged historic features.

- (a.) Use methods that will not harm remaining historic materials.
- (b.) If a feature is to be removed during repairs, carefully identify how the feature will be stored during rehabilitation.
- (c.) Applicable Standards: 2, 5, 6, 7

#### Guideline 3.01.3-Replace features that are missing or beyond repair.

- (a.) Reconstruct only those portions that are beyond repair using identical or similar materials.
- (b.) Reconstruct or replace missing features based on documented historic evidence.
- (c.) Avoid creating details from speculation that could give a false impression from the age or character of the building.
- (d.) Consider a simplified interpretation of historic elements if evidence is not available.
- (e.) Applicable Standards: 2, 3, 6, 9



TRADITIONAL  
FACADE  
COMPONENTS



### **3.02. Maintenance**

Ordinary building maintenance is essential to realizing the advantages of historic construction and materials. Maintenance costs are relatively small compared to the costs associated with repair or replacement of building components. Regular maintenance ensures that durable qualities of a building are sustained. Maintenance is essentially preventative, avoiding the need for consideration of repair or replacement. Intervention as soon as any deterioration becomes apparent should be pursued. A periodic maintenance regimen will usually preempt the need for any repair. Ordinary maintenance also does not usually require review by the City or the Historic Preservation Board.

**Guideline 3.02.1 – Program a regular and thorough maintenance schedule to ensure that the need for repair or replacement of historic features and materials is avoided.**

- (a.) Plan periodic maintenance schedules to address the effects of seasonal weather conditions.
- (b.) Pay particular attention to areas that are exposed or where water may gather.
- (c.) Review the building interior for any signs of distress or failure.
- (d.) Act on the first signs of any deterioration to prevent more costly intervention later.
- (e.) Applicable Standards: 2, 6

### **3.03. Alterations**

Buildings undergo alterations over time, and compatible changes may occur to historic buildings. Alterations should be planned to retain a building's historic integrity. Alterations should be designed to avoid destruction of character-defining features, so that the building will continue to convey its historic character.

**Guideline 3.03.1-Design an alteration to be compatible with the historic character of the property.**

- (a.) Avoid alterations that would hinder the ability to interpret the architectural character or significance of the existing historic building.
- (b.) Avoid alterations that seek to imply stylistic or historical components that are inconsistent with the style or period of the existing or historic building. For example, it would be inappropriate to apply Spanish Colonial Revival elements to a Mid-Century modern building.
- (c.) Applicable Standards: 1, 2, 3, 6, 9

**Guideline 3.03.2-Avoid alterations that remove or damage historic features**

- (a.) Seek to repair damaged or deteriorated historic features. Missing features too deteriorated to be repaired should be replaced in kind from documented evidence including photographs or physical evidence.
- (b.) Do not cover up historic features. Allow subsequent modifications to the historic building that may have gained in historic interest or importance to remain, repairing as necessary.
- (c.) Any new equipment should be attached to the building without damaging or obscuring

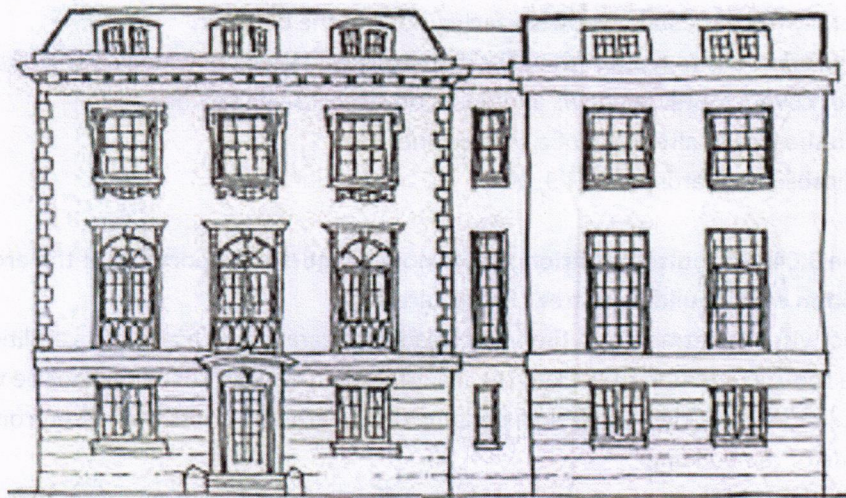


historic materials.

(d.) Applicable Standards: 2, 5, 6, 7, 9

### 3.04. Additions

Additions should be considered only after determining that the existing square footage within a historic building will not meet the needs of the new use. Additions may take a variety of forms, ranging from an increase in floor space by an extension to the building footprint to an increase in the building height with a rooftop addition. An addition should be designed to respect and complement the character of the historic building using compatible forms, materials, and finishes. It should also be designed to be less visually commanding than the existing historic building. Additions to non-contributing buildings should not compromise the historic character of the historic district. Setbacks, massing, and scale should be compatible with the district and the established regulations of the Central Area Zoning District and Commercial Historic Overlay District. (*Reference* Sec. 28.39. - CA—Central Area District; Sec. 28.47. - CH—Commercial Historic Overlay District)



**Guideline 3.04.1—An addition should be less prominent in scale and appearance than the historic building.**

- (a.) Additions should be of harmonious or compatible design in relation to the existing building in terms of mass, scale, and form.
- (b.) Additions should be positioned so that the visual prominence remains with the historic building.
- (c.) Rooftop additions are generally inappropriate for one-story buildings. Rooftop additions on historic two-or-more-story buildings should be kept to the rear half of the building and not exceed one story in height.
- (d.) Do not locate an addition to the front of a building; in general, this is inappropriate.
- (e.) Additions should not be larger than the historic building.



(f.) Applicable Standards: 1, 2, 5, 9, 10

**Guideline 3.04.2-An addition should be consistent with the materials and detailing of the historic building**

- (a.) Design an addition to complement the character of the existing historic building and adjacent historic buildings.
- (b.) Style and detail of the addition can be simplified and provide a positive design effect and to differentiate the new construction from the historic.
- (c.) Match principal historic materials if possible.
- (d.) Provide complementary design interest and vitality by using design contrast, for example, using a higher proportion of glazing than that of the existing historic building.
- (e.) Applicable Standards: 1, 2, 3, 6, 9

**Guideline 3.04.3-An addition should not damage or obscure architecturally important features.**

- (a.) Locate additions to connect to the existing historic building on less important façades, which are generally the back and non-street facing sides of the building.
- (b.) Design additions to respect the existing pattern and detail of windows and doors.
- (c.) Do not cover or alter windows and doors on street facing façades.
- (d.) Avoid the loss or alteration of a cornice line.
- (e.) Applicable Standards: 1, 2, 5, 9, 10

**Guideline 3.04.4-A rooftop addition should not change the proportions of the architectural composition of the building's street facing façades.**

- (a.) Do not visually detract from the front façade appearance with a rooftop addition.
- (b.) Set a rooftop addition back from the front façade to ensure that it will not be visible or will only be minimally visible by a person standing on the ground across the street from the street facing side of the building.
- (c.) Design the addition to complement the building in form, height, massing, materials, and color.
- (d.) Design the addition to be less visually important than the existing building.
- (e.) Applicable Standards: 1, 2, 5, 9, 10

### **3.05. Infill**

New construction within the historic district should be encouraged where the design and materials are appropriate. New construction provides another avenue of downtown investment. Similar to additions, new construction/infill can take a variety of forms, but generally it should complement the design precedent of the historic district. Setbacks, massing, and scale should be compatible with the district and the established regulations of the Central Area Zoning District and Commercial Historic Overlay District. (*Reference* Sec. 28.39. - CA—Central Area District; Sec. 28.47. - CH—Commercial Historic Overlay District)



**Guideline 3.05.1-New construction should defer to the surrounding context.**

- (a.) Follow the established street-facing setbacks of adjacent buildings. A recessed façade within a row of historic zero-setback buildings would disrupt the streetscape.
- (b.) The new construction should not overwhelm adjacent historic buildings by its height. Taller buildings may be more appropriate for the periphery of the district.
- (c.) New construction should be undertaken to minimize potential harm to historic materials and character-defining features of adjacent historic buildings.
- (d.) When infill occurs on vacant lots between adjacent historic buildings, the new construction should span the width of the parcel to retain the completeness of the streetscape.
- (e.) Keep new free-standing buildings to the periphery of the historic district rather than within the middle of the district with tight streetscapes.
- (f.) New construction should retain the gridded block plan of downtown. Streets and historic alleyways should be retained and not incorporated into the footprint of a new building.
- (g.) Setbacks, massing, and scale should be compatible with the central area zoning district and commercial historic overlay district ordinance requirements. (*Reference* Sec. 28.39. - CA—Central Area District; Sec. 28.47. - CH—Commercial Historic Overlay District)
- (h.) Applicable Standards: 1, 9, 10

**Guideline 3.05.2-The design and materials of new construction should complement the design and materials of the historic district.**

- (a.) The design of the primary or front façade should follow the one- and two-part commercial block design of the district. In general, one-story buildings should have storefront systems with clear glass display windows with bulkhead. Two-story buildings should have a similar storefront with smaller windows in the second story. All glass two-story facades are not appropriate.
- (b.) Roof design should follow the precedent of the district's historic buildings. For example, a gable roof would be inappropriate if the adjacent buildings have flat roofs.
- (c.) Materials used in new construction should complement the historic materials of the district and specifically adjacent historic buildings.
- (d.) Applicable Standards: 9, 10

### **3.06. Non-Contributing Resources**

While the majority of the resources within the historic district are contributing, there are some that do not contribute to the district because of age or inappropriate alterations. These alterations include anything from later slipcovers, demolition (partial or full), and/or the removal of historic character-defining features (cornices, storefronts). Proposed changes to non-contributing buildings should complement the historic integrity of the district.

**Guideline 3.06.1-If a non-contributing building dates to the period of significance, alterations should prioritize restoring a historic appearance to change the status to contributing.**



- (a.) Investigation of whether historic materials remain should be undertaken before any work is performed.
- (b.) Remaining historic materials should be retained and protected during work on the building.
- (c.) Applicable Standards: 1, 2, 4

**Guideline 3.06.2-Non-contributing resources should be evaluated in their existing state to determine if the current appearance may have gained historic significance.**

- (a.) Some alterations undertaken in the recent past, such as the addition of a mid-century slipcover or storefront, may have gained historic significance.
- (b.) If possible, prioritize retention of materials and design that have gained significance.
- (c.) Applicable Standards: 4

**Guideline 3.06.3-Alterations to non-contributing buildings that post-date the district's period of significance should complement the precedent of the historic district.**

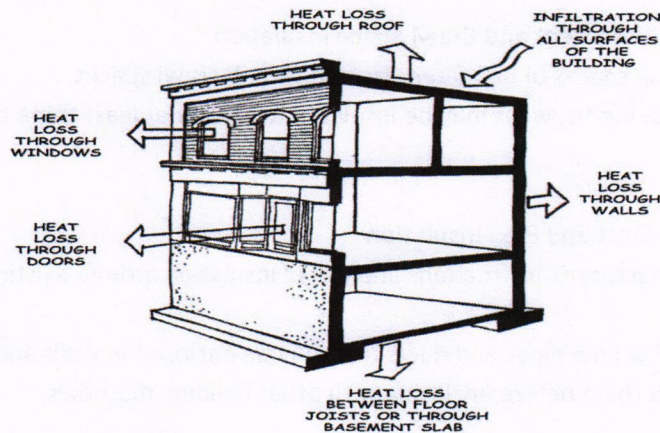
- (a.) Overwhelming additions to non-contributing buildings are inappropriate.
- (b.) Material selection should complement the materials in the district. Substitute materials may be appropriate in some instances.
- (c.) Applicable Standards: 9, 10

**Guideline 3.06.4-Non-contributing parking lots and vacant lots should be prioritized for new construction to rebuild some of the historic density of the downtown district.**

### **3.07. Energy Efficiency**

Historic buildings tend to be constructed of materials which have natural energy management advantages. Masonry is slow to warm and slow to cool, providing a moderating influence on temperature extremes. Possibilities and opportunities for enhancing the energy management efficiencies of historic buildings are many and varied. New sustainability features introduced to an existing building should have a limited impact on the historic character.

## HEAT LOSS AND INFILTRATION



### **Guideline 3.07.1-Air Filtration**

- (a.) Add weather-stripping to reduce free flow of outside air into the building.
- (b.) Where appropriate, caulk open joints in the exterior walls. Caulking should match the color of the adjacent building materials.
- (c.) Do not use caulk as a substitute for missing mortar, which should be repointed instead.
- (d.) Do not plug holes intended to vent building components such as weep holes at the base of a masonry wall or small vent holes intended to vent the air space between storm windows and existing or historic windows.

### **Guidelines 3.07.2-Attic and Roof Insulation**

- (a.) Add insulation to an accessible attic space, a source of the majority of heat loss in a historic building.
- (b.) Maintain adequate attic ventilation to prevent condensation.
- (c.) If the attic is inaccessible, it may be appropriate to add insulation to the ceiling of the top floor of the historic building.
- (d.) Rigid insulation may be added to a "flat" roof during a re-roofing project.

### **Guideline 3.07.3-Wall insulation**

- (a.) Introducing new wall insulation in historic buildings with intact historic interiors is not recommended.
- (b.) Follow manufacturer's instructions when insulating the walls historic buildings to deter water retention in the insulation layer which will lead to the deterioration of other building materials.
- (c.) Do not insulate air spaces or cavities of exterior masonry walls of historic buildings because



it will inhibit the wall system's ability to dispense with condensation and humidity that may lead to the deterioration of the wall.

**Guideline 3.07.4-Basement and Crawl Space Insulation**

- (a.) Insulate ceiling spaces of unheated basements and crawl spaces.
- (b.) In heated basements, walls may be insulated to a point at least three feet below the exterior ground plane.

**Guideline 3.07.5-Duct and Pipe Insulation**

- (a.) Follow manufacturer's instructions and install insulation around existing heating ducts and exposed pipes.
- (b.) When installing new pipes and ducts that may be enclosed in walls and bulkheads, install insulation around them before enclosing with other building materials.

**Guideline 3.07.6-Replacement Windows and Window Film**

- (a.) Consider replacing non-historic windows in such a way as to replicate the historic building's historic windows.
- (b.) Replacing previously replaced windows will permit the use of insulated (double-paned) glazing, if desired.
- (c.) Installing clear, low-emissivity (low-e) glass or film without noticeable color in historically clear windows will reduce solar heat gain.
- (d.) Refer to Section 5.01 for additional guidance.

**Guidelines 3.07.7-Storm Windows**

- (a.) Properly sized and installed storm windows provide equal insulative qualities as non-historic double-paned windows.
- (b.) While interior storm windows are preferred, exterior storm windows may be appropriate.
- (c.) Existing storm windows should be maintained to be tight fitting to the opening and be in good working condition.
- (d.) Do not damage existing historic windows and adjacent building materials during storm window installation.
- (e.) Storm windows should use visually clear glass and frame should be colored to match the existing window frames.
- (f.) Clear low-e coatings may be applied to storm windows or interior window surfaces.
- (g.) Intermediate divisions and frame pieces should align with mullions and meeting rails of the existing window.
- (h.) Refer to Section 5.01 for additional guidance.

**Guidelines 3.07.8-Window Film**

- (a) Installing clear, low-emissivity (low-e) glass or film without noticeable color in historically clear windows will reduce solar heat gain.

- (b) Retrofit historic windows with high-performance glazing or clear film, when possible, and only if the historic character can be maintained.

#### **Guideline 3.07.9- Doors and Storm Doors**

- (a.) Most historic solid or paneled wood doors have good thermal properties and should be retained.
- (b.) Apply weather stripping and caulking to minimize air infiltration around the door.
- (c.) Consider adding a storm door to infrequently used historic doors.
- (d.) Storm doors should permit view of the historic doors they protect.
- (e.) Refer to Section 5.03 for additional guidance.

#### **Guidelines 3.07.10-Awnings and Shade Devices**

- (a.) Consider using awnings and canopies to shade exterior windows and doors to reduce heat gain in summer months.
- (b.) Consult early or historical photographs for physical evidence of past awnings or canopies that may no longer be in place.
- (c.) Refer to Section 5.06.3 for additional guidance.

#### **Guideline 3.07.11-Vestibules**

- (a.) Create an interior secondary air space at a frequently used doorway to reduce air infiltration.
- (b.) Refer to Section 5.03 for additional guidance.

#### **Guideline 3.07.12-Building Systems and Appliances**

- (a.) Upgrade existing mechanical and electrical systems to capitalize on energy savings from modern equipment.
- (b.) Upgrade appliances to maximize energy savings from their use.
- (c.) Solar panels should be installed in locations that minimize or fully hide the equipment from view of the public right-of-way. For example, roofs of commercial buildings provide good locations as the surrounding parapets provide adequate screening.

### **3.08. Accessibility and Life-Safety**

Historic buildings do not always accommodate the needs of people with disabilities or meet modern building codes. Where necessary, buildings should be sensitively adapted to accommodate disabilities and meet life-safety requirements. Proposed alterations should consider the potential impact to the historic building, as well as the streetscape.

#### **Guideline 3.08.1-Accessibility**

- (a.) New entry vestibules should be designed to accommodate people with disabilities.
- (b.) Consider adapting door sills on primary elevations to accommodate people with mobility devices.



- (c.) Accessible ramps should not obstruct character-defining features of the façade. Consider adapting entrances to connect to internal ramps.
- (d.) Consider creating accessible entrances on secondary elevations if such entrances on the primary façade cannot be accomplished in a way that meets the Standards.

#### **Guideline 3.08.2-Life-Safety**

- (a.) Fire egress should prioritize the retention of the historic design and materials of the front of the building. Storefronts that require additional egress should be designed to minimize historic material loss.
- (b.) Where possible, new egress openings should be within secondary elevations.
- (c.) New metal fire escapes, where necessary, should be installed on secondary elevations.
- (d.) Utilize the interior of the historic building for placement of new egress stairs. Avoid constructing new egress stair towers on facades or primary elevations.

## **Chapter Four-DESIGN GUIDELINES FOR MATERIALS**

Building materials are important in identifying the character and age of a building. Some building materials used in historic buildings are no longer available and may be expensive to recreate. The age of a building is appreciated by observing weathering patterns and signs of use through time. Indications of aging embody the character that is most appreciated about historic buildings. The retention and maintenance of materials on a historic building is important and should be key objectives of building conservation projects.

### **4.01. Masonry**

Masonry refers to a range of solid construction materials, including stone, brick, stucco, and concrete. A substantial number of downtown buildings are constructed of masonry materials. The following guidelines apply to the masonry surfaces, features, and details of historic buildings. Masonry is an important character-defining feature of historic buildings. Masonry materials of various types exist as walls, cornices, pediments, steps, chimneys, foundations, and other building features.

#### **Guideline 4.01.1-Retain historic masonry surfaces, features, and details**

- (a.) Repair damaged historic masonry through patching, splicing, and consolidation, using appropriate materials for the repair. For example, caulk or Portland cement should not be used in patching.
- (b.) If deterioration is too severe, replace in-kind. Some stonework may be replaced with cast stone or other substitute material if it matches in color, texture, and other visual qualities.
- (c.) Applicable Standards: 2, 5, 6

#### **Guideline 4.01.2-Retain the historic scale and character of masonry surfaces and architectural features.**

- (a.) Retain the character of masonry materials, which includes historic mortar joint. Characteristics such as texture, tooling, color, and dimensions. Remove deteriorated mortar carefully to ensure masonry units are not damaged.
- (b.) Retain bond patterns, which are important character-defining aspects of historic masonry.
- (c.) Do not parge, stucco, or paint masonry walls that were not historically covered.
- (d.) Applicable Standards: 2, 5

#### **Guideline 4.01.3-Retain the historic mortar mix to the extent that it was designed for the physical qualities of the masonry**

- (a.) Retain historic mortar in good condition.
- (b.) Match the mix design of the existing mortar as closely as possible when re-pointing mortar.
- (c.) Strength adjustments to mortar mix design may be accommodated for re-pointing.
- (d.) Applicable Standards: 2, 5, 6



**Guideline 4.01.4-Protect masonry structures from water deterioration**

- (a.) Provide proper drainage, preferably in the back of the building, so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
- (b.) Provide positive drainage away from masonry foundations to minimize rising moisture.
- (c.) Application of water repellents, sealers, or other coatings is generally not appropriate for historically unpainted masonry, as these products can trap moisture in the building. Consultation with a mason who is familiar with historic buildings is advisable for determining whether sealing is appropriate. Water repellent application should only occur as a last resort.
- (d.) Applicable Standards: 7

**4.02. Metals**

Metals in historic buildings were used in a variety of applications including columns, roofing, canopies, storefronts, window frames, and decorative features. The types of metals used include cast iron, steel, aluminum, lead, bronze, brass, and copper. Historic metals should be retained and repaired.

**Guideline 4.02.1-Retain architectural metal features that contribute to the overall historic character of the building.**

- (a.) All historic metals are part of the historic character of the building.
- (b.) Maintain and repair metal features wherever possible.
- (c.) Provide proper drainage on metal surfaces to minimize water retention.
- (d.) Maintain protective coatings, such as paint, on exposed metals that have been historically painted.
- (e.) Applicable Standards: 2, 5, 6

**Guideline 4.02.2-Repair historic metal features by patching, consolidating, or otherwise reinforcing the historic material.**

- (a.) Only replace the historic metal feature in its entirety if the majority of the feature is deteriorated beyond repair.
- (b.) New metal should be compatible with the historic metal features of the building.
- (c.) Applicable Standards: 2, 5, 6

**4.03. Wood**

Wood has been used historically for framing, exterior siding, trim, and ornamental details. Historic wood framing and cladding were usually carefully chosen. Remaining historic wood features and components will have become seasoned and durable through time. Contemporary replacement wood is unlikely to have the same physical qualities and resilience. When properly maintained, wood will have a long lifespan. Painted surface finishes should be maintained in order to preserve historically painted exterior wood features and details. Early woodwork should be maintained and repaired as necessary.



#### **Guideline 4.03.1-Preserve historic wood siding**

- (a.) Avoid removing siding that is in good condition or that can be repaired in place.
- (b.) Remove only siding which is deteriorated and beyond repair.
- (c.) Match the detail, form, style, dimensions (including the dimensions of the lap), and finish of the historic siding if new siding is being installed where portions of wood siding must be replaced.
- (d.) Applicable Standards: 2, 5, 6

#### **Guideline 4.03.2-Protect wood features from deterioration**

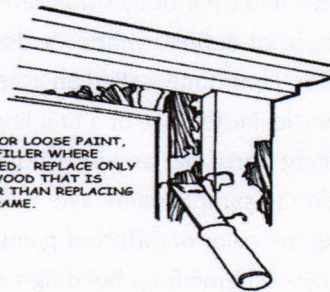
- (a.) Provide proper drainage and ventilation to minimize decay.
- (b.) Maintain protective coatings to decrease damage from moisture. If the building was painted historically, it should remain painted.
- (c.) Retain a painted finish of trim if the trim of the building was painted historically.
- (d.) Applicable Standards: 2, 5, 6

### **4.04. Paint & Other Coatings**

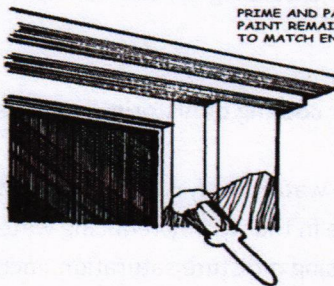
Historic buildings that were clad with wood siding were usually painted to protect the wood. Masonry surfaces that have not been painted, or that were not painted historically, such as stone, brick, and terra cotta, should not be painted. Use historic color schemes when performing regular maintenance of painted surfaces, including wooden windows, doors, and trim. The City Council has a recommended color palette that is included in the appendices of this document. Murals may not be installed on unpainted masonry surfaces and must follow the City's Public Art Guidelines as adopted by Resolution 4031.

#### **PAINTING OF WOOD**

SCRAPE OFF OLD OR LOOSE PAINT, AND USE WOOD FILLER WHERE WOOD IS DAMAGED. REPLACE ONLY THAT PIECE OF WOOD THAT IS DAMAGED RATHER THAN REPLACING ENTIRE WOOD FRAME.



PRIME AND PAINT RAW WOOD. PAINT REMAINDER OF WOOD TO MATCH ENTIRE FRAME.





**Guideline 4.04.1-Prepare wood substrate well to receive new paint**

- (a.) Remove damaged or deteriorated paint only to the next intact layer using the gentlest method possible prior to painting.
- (b.) Repair or replace damaged wood pieces before applying new paint.
- (c.) Make sure the surface to be painted is dry before applying coating.
- (d.) Applicable Standards: 2, 5, 7

**Guideline 4.04.2-Use paint products designed for the existing materials and environmental conditions of the locations proposed to receive new paint finishes**

- (a.) Follow manufacturer's directions when applying paint products, including proper preparation of the substrate.
- (b.) Use primer coats as directed by the paint manufacturer's instructions. Some latex paints will not bond well to earlier oil-based paints without a primer coat.
- (c.) Employ special procedures for removal, preparation for new paint, or encapsulation of older paint layers that contain lead (or are lead-based)
- (d.) Applicable Standards: 2, 5, 7

**Guideline 4.04.3-Maintaining or re-establishing the historic color scheme is appropriate**

- (a.) Research what the historic painting scheme had been and use it as a basis for deciding on a new color scheme if the historic scheme is not known. The Historic Preservation Board has a recommended color palette (see appendices) to help in the selection process.
- (b.) Color selection should be appropriate to the architectural style and complement the building. Overly bright and obstructive colors are not appropriate. The simpler the building, the fewer colors should be used.
- (c.) Building trim color should contrast and complement the base building color. Historic commercial buildings typically had their body color defined by the main building material (i.e., brick and stone) while a trim color defined windows, doors and other architectural elements such as cast iron. A third color, commonly called an accent color, was quite often utilized to accentuate, or highlight a particular feature of a building. On commercial buildings, the accent color was also used to highlight particular architectural features of the building facade.
- (d.) Choose a discreet location to sample paint layer history using a simple means of sanding through each layer revealing the color of different paint layers through time.
- (e.) Use a comprehensive color scheme for a building's entire exterior, so that upper and lower floors and subordinate masses of a building are seen as components of a single structure.
- (f.) Applicable Standards: 2, 5, 7

**Guideline 4.04.4-The painting or coating of historically uncoated masonry is inappropriate in most situations**

- (a.) Do not coat (e.g., paint, seal, waterproof, parge) historically unpainted masonry surfaces. This treatment can trap moisture in the wall by reducing water vapor transmission, slowing natural drying cycles, and increasing moisture saturation. Increased moisture leads to more extreme freeze-thaw cycling, coating failure, corrosion of metallic components within the wall



structure (such as ties), rotting of wood components, and ultimately irreversible damage to the masonry itself.

(b.) If possible without damaging the masonry, remove paint from historically unpainted masonry surfaces and leave unpainted.

(c.) Water repellent may be acceptable in limited situations. Due diligence must be undertaken to determine the source of moisture. The type of masonry, conditions, wall assemblies, and maintenance frequencies must be documented and understood. Water repellents (or any coatings) should not be applied under the following conditions:

1. Wall assembly type is unknown.
2. The building is mass (load-bearing) or transitional construction. Coating of a cavity wall assembly may prevent moisture transference, which is needed to keep construction dry. Curtain walls may be okay.
3. The source of water infiltration is unknown or not mitigated.
4. The wall has a high moisture and/or salt concentration.
5. Coating will not be maintained over time (water repellents can last 5-10 years).

(d.) The following steps to mitigate moisture must be documented to have been undertaken by qualified contractor(s) prior to application of repellent:

1. Create positive grading to allow water to flow away from the building. This may involve the removal of built-up paving material or soil.
2. Drainage from the building (gutters, downspouts, drains) has been properly installed and/or fixed.
3. Capillary action from the ground has been mitigated to prevent rising damp.
4. Door and windowsills have been repaired and properly flashed.
5. Roof flashing has been installed or repaired correctly.
6. Cracks around masonry openings have been sealed appropriately.
7. Mortar joints have been repointed properly.
8. Any damage at the top of the wall has been repaired.
9. Indoor plumbing, drains, and water lines have been inspected and repaired.

(e.) If a water repellent is determined to be the last and best solution, application must be done by a qualified masonry contractor. The surface must be properly prepared to receive the repellent. The proper product must be used based on the type of masonry (not all repellents are the same). Consult the product information to determine whether the product is appropriate for the surface.

(f.) Applicable Standards: 2, 5, 7

**Guideline 4.04.5-Murals should not be painted directly onto historically uncoated brick and stone**

(a.) Murals should not completely cover a historic brick or stone wall due to the adverse effect of the paint on the substrate.

(b.) Murals should not be installed on the front of the building.

(c.) Smaller murals may be permitted if the size is less than half of the area of the exposed masonry and applied to a panel that can be attached to the building. The use of a graffiti-



resistant coating may be appropriate as an undercoating. These coatings are intended to be a sacrificial surface that forms a film over the masonry. They usually last 5-10 years and can be removed with an appropriate stripper or low-pressure power wash (100-400psi).

(d.) Masonry should be in good condition and be free of moisture before painting.

(e.) Consult with a qualified masonry contractor to help determine treatment and appropriate product.

(f.) Applicable Standards: 2, 7

#### **4.05. Cleaning Materials & Methods**

Historic masonry materials rarely, if ever, need to be cleaned. Some cleaning materials and methods can harm the building fabric. Many cleaners can be harsh and abrasive, often permanently damaging the surface and durability of historic building materials. Moreover, abrasive cleaning methods will remove the water-protective outer layer of the material and thereby accelerate deterioration and failure of the material. When maintaining historic buildings, only cleaning materials and methods which do not harm the historic building materials should be used.

##### **Guideline 4.05.1-Avoid cleaning historic building materials in most circumstances**

(a.) Masonry cleaning should be undertaken only when necessary to halt deterioration or to remove heavy soiling.

(b.) Applicable Standards: 2, 5, 7

##### **Guideline 4.05.2-If cleaning is needed, use the gentlest cleaning method possible to achieve the desired result**

(a.) Do not use abrasive cleaning methods including sandblasting, pressurized water blasting, or other blasting techniques using any kind of materials, such as soda, silica, or nut shells.

(b.) Decide which cleaning methods should be used only after first researching appropriate methods for the material and location.

(c.) Test all proposed cleaning procedures in sample locations first.

(d.) Hire a firm experienced in the cleaning of historic buildings to pursue and advise on the lowest impact method of cleaning. For instance, low pressure washing (100-400psi) may be appropriate.

(e.) Protect surrounding surfaces while the material is being cleaned to avoid unintentional damage.

(f.) Applicable Standards: 2, 5, 7

##### **Guideline 4.05.3-Use the gentlest means possible in the removal of paint or other coatings**

(a.) Prioritize the use of biodegradable and environmentally safe paint removal products.

(b.) Where not required to be abated, encapsulate lead paint with new coatings.

(c.) Remove damaged or deteriorated paint down to the next sound layer using the gentlest means possible such as hand scraping.

(d.) Abrasive methods such as media blasting or high pressure water should not be used.

(e.) Use the proper paint/coating removal products for the base material to ensure the historic base materials are not damaged.

(f.) Protect surrounding surfaces during removal process.

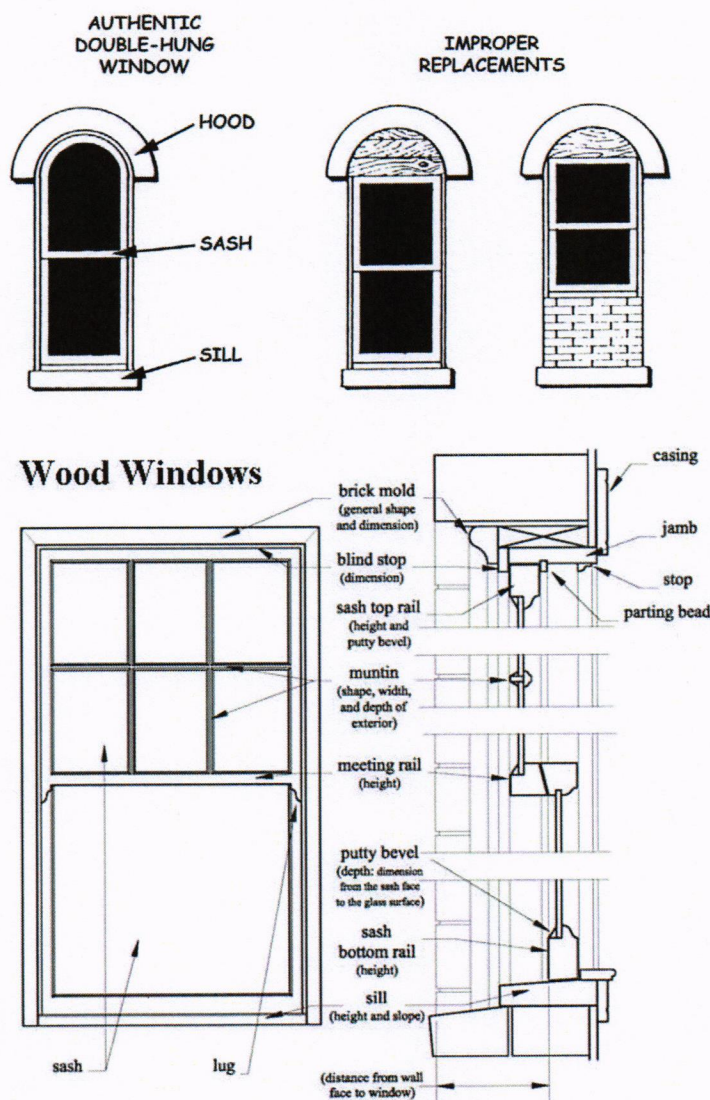
(g.) Applicable Standards: 2, 5, 7



## Chapter Five-DESIGN GUIDELINES FOR BUILDING COMPONENTS

### 5.01. Windows

The arrangement, proportions, and design of windows and other openings in a building façade (“fenestration”) is an important aspect of the visual and architectural design character of a building. Fenestration is often designed in a pattern or multiple patterns. These patterns are essential to the character of the building and should be retained. The character-defining features of a historic window, the distinctive materials, profile (silhouette), and details should be preserved. Some of the character-defining features of a historic window include, but are not limited to, the frame, sash, muntins, mullions, glass, glazing, beads, sills, heads, jambs, moldings, and operation.



**Guideline 5.01.1-Preserve the position, number, and pattern of arrangement of the windows in a building façade**

- (a.) Do not enclose a historic window opening in an important character-defining façade.
- (b.) Do not add a new window opening because it may disturb the composition of windows in an important façade. This is especially important on the front of a street or the side of a building because the historic ratio and pattern of solid wall to window opening is a character-defining feature.
- (c.) New openings on the back half of the sides of a building and back walls may be appropriate
- (d.) Do not replace, cover up, or enclose historic windows, which will adversely affect the integrity of the building.
- (e.) Replace infilled windows with new windows, where appropriate.
- (f.) Applicable Standards: 1, 2, 5, 6

**Guideline 5.01.2-Retain the historic ratio of window openings to solid wall on a primary façade**

- (a.) Do not increase or reduce the amount of glass on a character-defining façade. The dimensions of window frame components have a direct relationship to the size of the glass of a window.
- (b.) Some flexibility in the ratio of solid (opaque) material to void (transparent) materials may be more appropriate for secondary façades not visible from the public right-of-way.
- (c.) Applicable Standards: 1, 2, 5, 6

**Guideline 5.01.3-Retain the size and proportions of a window opening**

- (a.) Do not reduce a historic opening to accommodate a smaller window or increase it to receive a larger window.
- (b.) Retain the proportion of the historic window opening.
- (c.) When reopening infilled historic window openings, new windows should fit the full opening.
- (d.) Applicable Standards: 1, 2, 5, 6

**Guideline 5.01.4-Retain and repair the functional and decorative features of a historic window**

- (a.) Repair window frames and sashes instead of replacing the historic window.
- (b.) Replace only those sections and parts of the historic window that are deteriorated beyond repair.
- (c.) Match the historic detail, form, and materials of the window when making repairs.
- (d.) Carefully retain historic glass wherever this may still exist. New glass, if required, should have a clear finish. Tinted glazing is an inappropriate treatment.
- (e.) Consult an expert in historic window repair.
- (e.) Applicable Standards: 1, 2, 5, 6



**Guideline 5.01.5-Replacement windows can be used if historic windows are beyond repair or to replace inappropriate replacement units. Match the design of a replacement window to the design of the historic.**

- (a.) A window that is beyond repair is generally one with more deteriorated parts than whole parts. This includes rotten or broken structural items (jambs, stiles, rails, sills, muntins, etc). Broken glass, missing glazing, broken ropes, painting needs, are all repairable conditions and do not constitute “deteriorated beyond repair.”
- (b.) When considering replacement, consider if the whole unit is deteriorated or if the window requires new sashes. Prioritize repair over replacement of historic material if possible, especially on primary facades.
- (c.) The design of the replacement window/sash should mimic the configuration of historic windows. For instance, if the historic window is a hung window, then the replacement window should also be a hung window (double or single). New units should have frame and sash dimensions and profiles that match the existing historic window (if known) or be typical of historic windows of the era in which the building was constructed. Where feasible on front elevations, new windows should have simulated putty bevels where glass meets the sash and a panning system that replicates historic brick mold. When historic windows are not extant, use historic photos, if possible, to determine the historic window configurations.
- (d.) Consider consolidation of historic windows to the primary façade, where possible.
- (e.) Consider the overall impact of having replacement windows next to historic windows. The design and materials of the new unit should be even more careful to mimic the historic dimensions.
- (f.) Distinctive window units that are not replicable should be retained and stabilized rather than replaced.
- (g.) It is desirable, but not necessary, that the window sash of hung windows remain operable. Lubricate friction points, and replace broken cords/chains.
- (h.) New glass should have a clear finish. Tinted glazing is an inappropriate treatment. Replacing already replaced windows will permit the use of insulated (double-paned) glazing, if desired.
- (i.) Applicable Standards: 1, 2, 5, 6

**Guideline 5.01.6-In a replacement window on a primary (front) elevation, use materials that adequately mimic historic units**

- (a.) The material of new windows will depend upon the material of the historic window being replaced. Steel windows can be replaced with steel or aluminum units. Wood windows can be replaced with wood, fiberglass (or a fiberglass hybrid), or aluminum. Steel and wood should be painted; aluminum should have a baked finish, not anodized. The material used should allow the windows to have dimensions and profiles seen on historic windows.
- (b.) New windows with applied muntins should have spacer bars between the double panes of glass that are the same colors as the windows sashes.
- (c.) Reflective glass should not be used. New glass may have a clear, low-e coating.



(d.) Installing clear, low-emissivity (low-e) glass or film without noticeable color in historically clear windows will reduce solar heat gain.

(e.) Applicable Standards: 1, 2, 5, 6

**Guideline 5.01.7-Improve energy conservation in historic window.**

(a.) Recaulk gaps in fixed joints.

(b.) Replace or install appropriate weatherstripping to existing windows.

(c.) Replace broken gaskets, latches, and glazing putty to create a weathertight unit.

(d.) Replace broken glass. Insulated glass may be used if its installation will not adversely affect the soundness of the historic window. New glass should have a clear finish. Tinted glazing is an inappropriate treatment. Replacing already replaced windows will permit the use of insulated (double-paned) glazing, if desired.

(e.) A storm window, combined with weather-stripping, is usually more energy efficient and much more cost-effective, than a replacement of insulated glass (double or triple glazed) window. Storm windows should be as inconspicuous as possible. Use matching one-over-one pane configuration, matching the location of the meeting rail of the window unit. Storm windows placed on the exterior also helps protect historic windows.

(f.) Install a storm window on the interior, when feasible. This will allow the character and profile of the exterior of the historic window to be appreciated and remain as part of the street façade.

(g.) Fit the interior storm window rightly within the recessed area (rough opening for the window) to avoid the need for sub-frames.

(h.) Install storm window frames as closely as possible to the existing window frame and recess as far as possible from the plane of the wall surface.

(i.) Regularly maintain historic windows to further reduce energy consumption and heat loss.

(j.) Storm windows should have clear glass to avoid clouding.

(k.) Applicable Standards: 1, 2, 5, 6

## **5.02. Commercial Storefronts**

Many of the storefronts in the city have components characteristically seen on historic commercial buildings. The repetition of framework elements and cornices creates a visual rhythm and unity along the street frontage. Within this unity, there is often a rich tapestry of individual design creativity present in each building that is expressed in different design details. Both combine to create the individual character of the streets and particular context across the city. When considering a project, historic storefront design, details, and materials should be retained or restored.

The design of a historic city storefront building may include several of the following components:



-**Display windows:** The main portion of glass on the storefront, where goods and services are displayed. Historically, this may or may not be subdivided into a number of glass panes.

-**Transom:** The upper portion of the display window separated from the display windows by a frame.

-**Knee wall:** The portion located beneath the display window, sometimes called a kick plate.

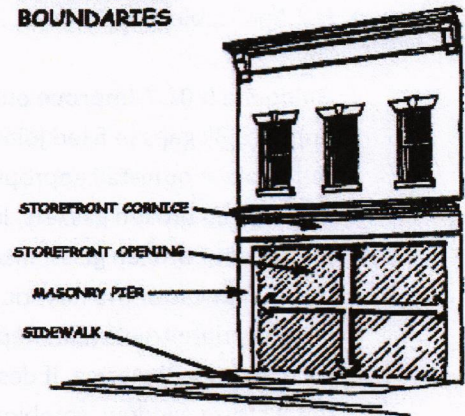
-**Entry:** Often set back from the sidewalk in a protected recess.

-**Cornice:** A decorative, often projecting band at the top of a wall or other element.

-**Pilasters:** The attached, incomplete, or stylized profile of a column, often designed to frame the windows and entry.

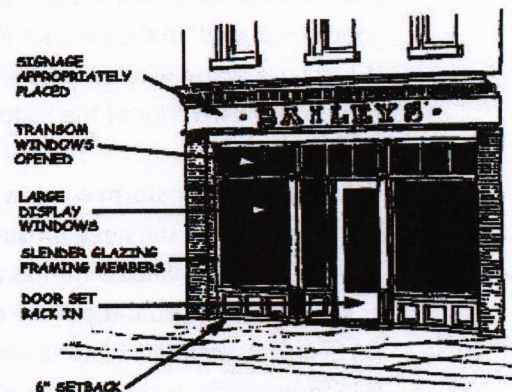
-**Brackets:** Angled supports from a projection such as a cornice or decorative elements that highlight corners of an opening.

#### STOREFRONT BOUNDARIES



#### TRADITIONAL STOREFRONT DESIGN

STOREFRONT FITS WITHIN BOUNDARIES



Storefront materials may vary widely, and include wood, stone, brick, terra cotta, stucco, cast concrete, iron, steel, aluminum, and other metals. Storefronts frequently changed, even during the period of significance, with new tenants or as existing tenants modernized. Clear, obscured and opaque glass may have been used in certain circumstances on various parts of the building. Leaded lights and glass block are also used in storefronts.

#### **Guideline 5.02.1-A historic commercial storefront should be retained during a rehabilitation project.**

- (a.) Ensure that proper care is taken to protect historic designs and materials during construction activities.
- (b.) Repair deteriorated components. If components are deteriorated beyond repair, replace in-kind.
- (c.) Minimize damage to historic materials if adapting an entry for ADA compliance or adding required additional egress.
- (d.) Applicable Standards: 1, 2, 5, 6



**Guideline 5.02.2-If a storefront has been inappropriately altered, restore it to a documented historic design.**

- (a.) Use physical evidence, historic photographs, and existing drawings to identify the design, details, and materials of the historic storefront.
- (b.) The historic storefront design, detail, and materials may be obscured by inappropriate cladding. Carefully remove later materials and restore the historic if possible.
- (c.) Sometimes storefronts that postdate the period of significance have gained significance and should be retained and restored instead of removed to reveal or reconstruct the historic storefront.
- (d.) Ensure that the end result of the storefront rehabilitation does not create an overall façade design that never existed historically. This could be the inadvertent result of the removal of a slipcover to reveal the late 19<sup>th</sup> century upper story while keeping a mid-century storefront.
- (e.) Applicable Standards: 1, 2, 3, 4, 5, 6

**Guideline 5.02.3-A new and compatible storefront alternative design should be considered where the historic storefront is missing or deteriorated beyond repair.**

- (a.) Continue to convey the character of a historic storefront in a new design, including the transparent character of the display window.
- (b.) If evidence or documentation of the historic storefront design is missing, it may be appropriate to use an interpretation created from the design and appearance of similar storefronts. In such cases, simplify the design to minimize the risk of creating a false sense of history.
- (c.) Appropriate materials include wood and aluminum. Wood should be painted, and the aluminum should have a baked finish (not anodized).
- (d.) The design of the new storefront should include the components of a historic storefront: transparent display windows, knee walls or bulkhead, pedestrian door(s) (inset or not), transom level glass or windows. Consult historic photos and Sanborn maps to determine historic locations of doors to guide location of doors. Garage doors are not appropriate for storefronts for buildings that did not have a vehicular function.
- (e.) New glass should have a clear finish. Tinted glazing is an inappropriate treatment. Installing clear, low-emissivity (low-e) glass or film without noticeable color in historically clear windows will reduce solar heat gain.
- (f.) Applicable Standards: 1, 2, 3, 4, 5, 6

### **5.03. Doors and Entrances**

The entrance to a building and its historic door(s) are important elements of the architectural composition of the façade. The placement of an entrance is usually arranged as part of a pattern of openings in the building façade. The entrance and door are usually designed as key elements of the architectural style of the building with the design often reflecting the function of the building.



**Guideline 5.03.1-Retain the decorative and functional features of a primary entrance**

- (a.) Avoid changing the position and function of historic front doors and primary entrances. In a warehouse or industrial building, the primary entrance may also include loading docks or bays both at ground level and above.
- (b.) Maintain features important to the character of a historic doorway. These may include the door, frame, screen door, threshold, glass panes, paneling, hardware, detailing, transoms, and flanking sidelights.
- (c.) Applicable Standards: 2, 5, 6

**Guideline 5.03.2-Retain historic doors important to the character of the building, including loading dock doors**

- (a.) Maintain historic size, shape, proportion, and profile.
- (b.) Retain historic materials, hardware, and details.
- (c.) Historic doors can be fixed in place if they are not functional or do not need to be utilized. This is more likely to occur on a secondary entrance.
- (d.) Applicable Standards: 2, 5, 6

**Guideline 5.03.3-Maintain the integrity, detail, and materials of an entrance, stoop, threshold, steps, staircase, including historic balustrades and handrails**

- (a.) Repair rather than replace damaged components. If component pieces are deteriorated beyond repair, replace in-kind.
- (b.) If the door is a secondary entrance, consider if it can be sensitively adapted to meet egress and/or ADA compliance.
- (c.) Applicable Standards: 1, 2, 5, 6

**Guideline 5.03.4-When a historic door is damaged, repair its historic appearance and detailing**

- (a.) Match repair materials for an existing door to the materials of the door. For example, if a part of a door that is damaged or deteriorated is made out of wood, then a piece of wood replicating the appearance of the damaged or deteriorated part should be used for its repair.
- (b.) Historic doors can be adapted with new hardware to accommodate egress and other compliance requirements. New hardware should attempt to fit the design of the historic door and should be additive if possible.
- (c.) Applicable Standards: 2, 5, 6

**Guideline 5.03.5-Doors may be replaced if they are documented to be deteriorated beyond repair.**

- (a.) If a door is damaged or deteriorated beyond repair, replacement may be considered. Some evidence of use and wear helps to define the age and integrity of the building.
- (b.) The replacement should match the historic door or be consistent with the style of the building.



(c.) Ensure that the components of the replacement door such as design proportions, profile, and detailing are compatible. If recreating a door, the new door should mimic the details of the historic door.

(d.) Use the same material of the historic door for a replacement door.

(e.) Applicable Standards: 2, 3, 5, 6

**Guideline 5.03.6-Use a storm door instead of replacing a historic door to enhance energy conservation**

(a.) Choose materials, such as wood or metal that are appropriate to the character of the building.

(b.) Maintain a simple design for a storm door.

(c.) Match the finish and color of the storm door to the character of the entrance door, the building trim, and window frames.

(d.) Provide maintenance and weather-stripping of the door and frame to improve energy conservation.

(e.) Creating an air-lock or vestibule just inside the entrance of the building may be possible or appropriate if a storm door is not appropriate for the style or the function of the building. The installation of an air-lock should not destroy important and interesting historic features of the building interior. Air-locks may need to be large enough to meet accessibility guidelines including access by a person using a wheelchair.

(f.) Applicable Standards: 2, 5

#### **5.04. Roofing**

A proper roofing system is crucial to the longevity of a building. Roofing systems include but are not limited to: decking, underlayment, insulation, drainage, exterior material, flashing, and coping. Proper roofing systems prevent weather infiltration and animal infestations.

**Guideline 5.04.1-Buildings should have drainage systems that do not damage historic materials or appearance**

(a.) Roof drains should be kept clear and tightly connected to drainage pipes.

(b.) Gutters and downspouts should be installed at the rear of commercial buildings.

Downspouts should not empty against the building. Water should be directed away from the foundations.

(c.) Proper flashing should be installed to prevent water infiltration and lead water to drainage system.

(d.) Applicable Standards: 2, 5, 6

**Guideline 5.04.2-The visibility of the roof will determine the appropriateness of the roofing material**

(a.) Roofing material on flat roofs are generally not distinctive nor visible from ground level. They may be replaced with an appropriate material.



- (b.) Flat roofs can be built up to incorporate additional insulation as needed. The roof slope should remain the same, and the roofing material should not extend above parapets.
- (c.) Mechanical equipment, including solar panels, can be installed on flat roofs as long as they are not visible from ground level or public rights of way.
- (d.) Distinctive historic roofing material such as slate, metal, and terra cotta should be retained and repaired. If deteriorated beyond repair, replacement should be in-kind. The new material should mimic the historic material in shape, size, material, and profile.
- (e.) Non-historic roofing material can be replaced with a more historically appropriate material, if documentation indicates the historic material was different. For example, asphalt shingles often replace clay tiles.
- (f.) Applicable Standards: 2, 3, 5, 6

#### **Guideline 5.04.3-Retain historic parapets**

- (a.) Parapets should retain their historic heights, shapes, and coping.
- (b.) Clay tile coping is a distinctive material. If installing a new membrane roof, do not cover coping with membrane. Use reglets within mortar joints to secure edges of membrane. Secure membrane to mortar joints of parapet.
- (c.) If historic coping is missing or deteriorated, replace with an appropriate material. In-kind replacement is preferred but cast stone may be used in place of stone if the color, texture, and profiles can be replicated. Unless it can be documented to be historic, metal is not an appropriate substitute material for coping.
- (d.) Applicable Standards: 2, 3, 5, 6

### **5.05. Lighting**

Good lighting brightens and complements historic buildings and provides an inviting atmosphere.

#### **Guideline 5.05.1-Retain historic light fixtures.**

- (a.) Historic light fixtures should be retained and repaired. Fixtures can be upgraded if needed to meet modern codes or energy conservation needs.
- (b.) Applicable Standards: 2, 5, 6

#### **Guideline 5.05.2-New light fixtures should complement the historic character of the district buildings.**

- (a.) New lighting fixtures should complement the historic character of the building without providing a false sense of history.
- (b.) Architectural accent lighting should be inconspicuous in size and location.
- (c.) Applicable Standards: 2, 3, 5, 6



## **5.06. Signage, Canopies, & Awnings**

Good sign design is encouraged. Attractive signage is a positive value to the business. It should not only be a draw for people driving by, but also for the foot traffic, to encourage them to visit the stores. (Refer to Ordinance #4678, Sign Ordinance.) Awnings and canopies can provide an inviting environment while also helping to reduce heat gain in the summer. Signage, canopies, and awnings should be compatible with the district and the established regulations of the Central Area Zoning District and Commercial Historic Overlay District.

### **Guideline 5.06.1-Retain historic, character-defining signage**

- (a.) Historic signage is part of the character of the district and should be retained and repaired.
- (b.) Historic painted signage should not be painted over with new murals, signage, or coatings.
- (c.) Applicable Standards: 2, 4, 5, 6, 7

### **Guideline 5.06.2-New signage should not harm historic materials or design of the building or district**

- (a.) Mount a sign to ensure that it does not damage decorative moldings or architectural details. Use mortar joints to mechanically attach signs instead of drilling into the historic masonry units.
- (b.) Design and place a sign, signboard, or awning to respect the design framework of a storefront.
- (c.) Projecting signage:
  - 1. Should be constructed of noncombustible material.
  - 2. Should not project more than four (4) feet, measured from the building face and not be closer than eight (8) feet from the back of the curb line.
  - 3. Should be at least eight (8) feet above the sidewalk.
  - 4. May be externally illuminated. Internal illumination is not permitted.
  - 5. Should not exceed twenty (20) square feet per sign face.
- (d.) Canopy signage:
  - 1. May be attached to or be an integral part of the face of a canopy.
  - 2. Artwork or copy on canopy signs should be limited to a business name, business logo and/or property address.
  - 3. The artwork or copy on a canopy sign should not exceed ten (10) percent of the face of the canopy, or a maximum of twenty-five (25) square feet, whichever is greater.
  - 4. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe should be limited to one-third ( $\frac{1}{3}$ ) of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.
- (e.) Roof signage: One sign is allowed for each building. The size of the sign should be scaled appropriately for the building.



(f.) Non-permitted signage: Banner signs should not be utilized as permanent wall signs. Neither non-historic exposed neon lighting nor digital signage is allowed on the exterior.

(g.) Applicable Standards: 2, 5, 6, 7

**Guideline 5.06.3-New awnings (including awning signage) should not harm historic materials or design of the building or district**

(a.) Mount an awning to ensure that it does not damage decorative moldings or architectural details. Use mortar joints to mechanically attach awnings instead of drilling into the historic masonry units.

(b.) Design and place an awning to respect the design framework of a storefront.

(c.) If desired, awnings can mimic historic signage or awnings that have been documented through historic photographs.

(d.) Awnings may extend the full length of the wall of the building to which it is attached, should be no more than six (6) feet in height, and should provide a clearance of at least eight (8) feet above the sidewalk.

(e.) Artwork or copy on awning signs should be limited to a business name, business logo, and/or property address.

(f.) The artwork or copy for an awning sign should not exceed twenty (20) percent of the area of the awning and should extend for no more than sixty (60) percent of the length of the awning.

(g.) Awnings should not be illuminated.

(h.) Awnings should be composed of canvas or other fabric material approved by the historic preservation board.

(i.) Ratios—Awnings should be at an appropriate scale to the building size and configuration. They should not extend above the roofline of any single-story structure, or above the top of the second floor of any multi-story structure at the awnings' highest points. Awnings should not completely obstruct any windows on the building.

(j.) Projection—Since awnings must extend beyond the building face, a reasonable amount of projection should be allowed. No awning should extend more than five (5) feet outward from the building face/surface.

(k.) Applicable Standards: 2, 5, 6, 7

**Guideline 5.06.4-Existing awnings and signage should be kept in good repair**

(a.) Non-historic awnings and signage that are in disrepair should be replaced or removed entirely. For instance, awning frames should not be left if the awning material is gone.

(b.) Applicable Standards: 2, 5, 6, 7

## **5.07. Landscaping**

Proper landscaping should accompany the historically protected and preserved buildings. As most buildings in the downtown are built to the sidewalk, there is no room for landscaping including fencing and pools or water features. The Downtown Streetscape Master Plan provides guidance on plant

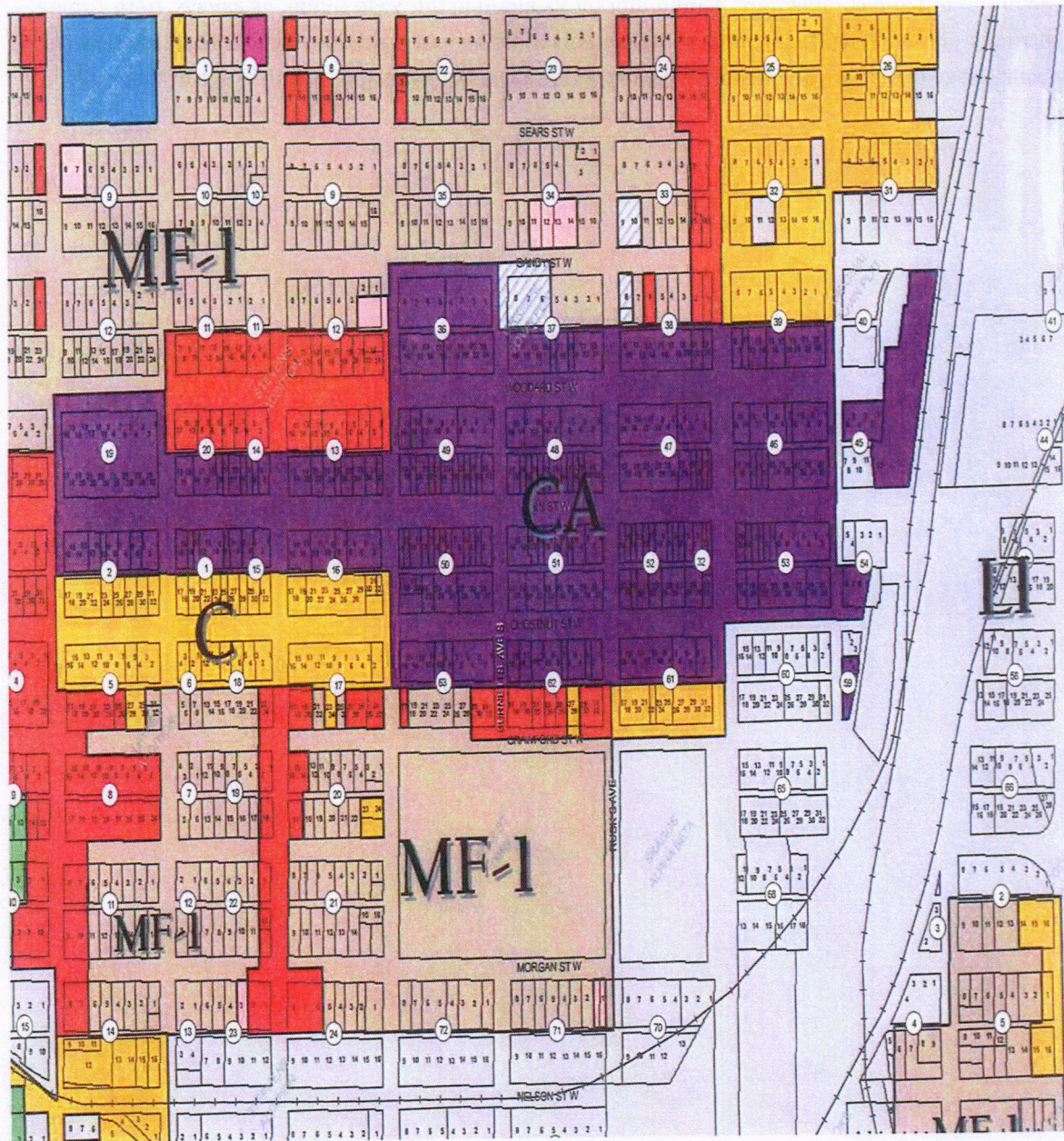


material suitable for the area as well as appropriate treatment and placement. The Style Guide portion of the Streetscape Master Plan details elements used in the design and construction. Any areas within the Historic Overlay District that are determined appropriate for landscaping should be appropriate for the environment and complement plant materials included in the Style Guide. As always, both Zoning Department and Building Department requirements must be met. Additionally, the Downtown Denison Sidewalk Usage Design Guidelines offer guidance on sidewalk dining and overall usage of the public space.



## Appendices-BUILDING QUICK GUIDE

### City of Denison Zoning Map for Downtown

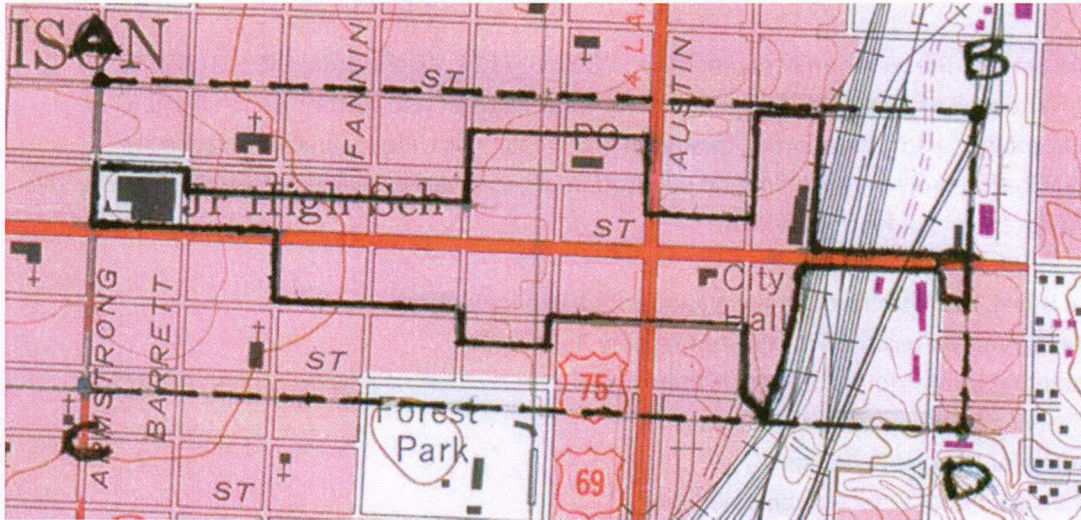


#### Zoning Key

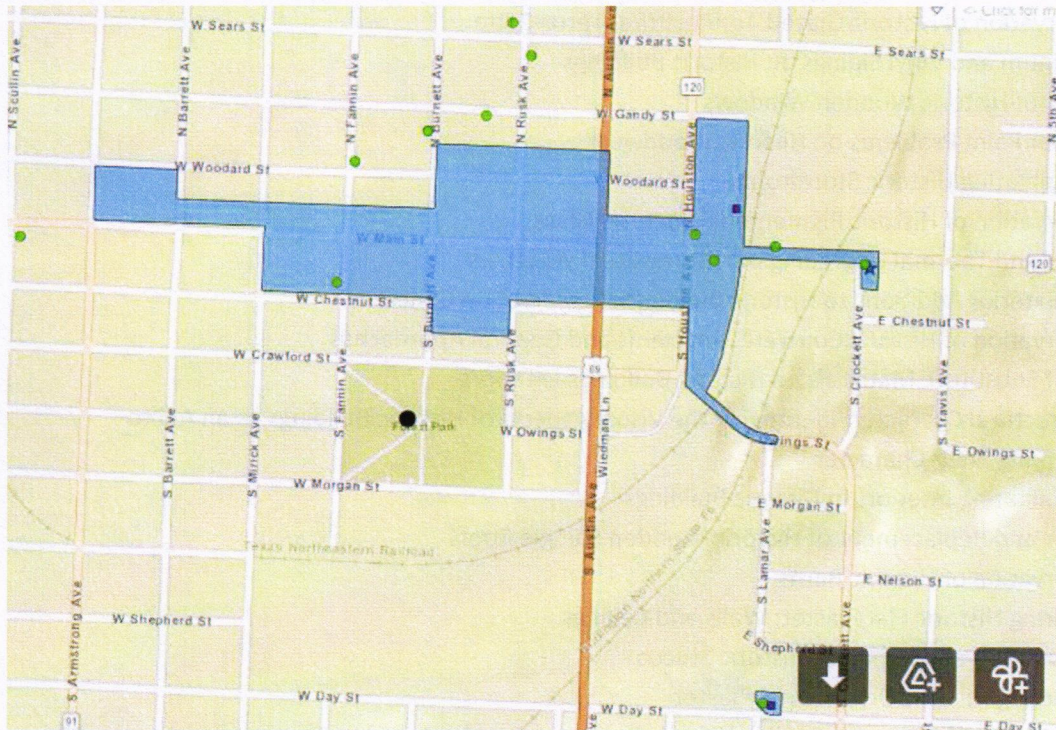
- CA Central Area (Primary Zoning in Historic Overlay District)
- C Commercial
- MF-1 Multi-Family 1
- LI Light Industrial
- Red Local Retail



Map from National Register Application



Map from Texas Historical Commission of Denison's National Register District





## Resources

National Park Service, Preservation Assistance Div., PO Box 37127, Washington, DC 20013-7127

The National Park Service administers the National Register and Historic Rehabilitation Tax Credit programs for the country. Their staff and website provide technical guidance for rehabilitation projects, including the publication of technical notes and preservation briefs. This is the foremost guidance provided.

Preservation Briefs, available through the National Park Service website:

- 1 Cleaning and Waterproof Coating of Masonry Buildings
- 2 Repointing Mortar Joints in Historic Buildings
- 3 Conserving Energy in Historic Buildings
- 4 Roofing for Historic Buildings
- 5 Preservation of Historic Adobe Buildings
- 6 Dangers of Abrasive Cleaning to Historic Buildings
- 7 Preservation of Historic Glazed Architectural Terra-Cotta
- 8 Aluminum and Vinyl Siding on Historic Buildings
- 9 Repair of Historic Wooden Windows
- 10 Exterior Paint Problems on Historic Woodwork
- 11 Rehabilitating Historic Storefronts
- 12 Preservation of Historic Pigmented Structural Glass
- 13 Repair and Thermal Upgrading of Historic Steel Windows
- 14 New Exterior Additions to Historic Buildings: Preservation Concerns
- 15 Preservation of Historic Concrete: Problems and General Approaches
- 16 Use of Substitute Materials on Historic Buildings Exteriors
- 17 Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18 Rehabilitating Interiors in Historic Buildings
- 19 Repair and Replacement of Historic Wooden Shingle Roofs
- 20 Preservation of Historic Barns
- 21 Repairing Historic Flat Plaster: Walls and Ceilings
- 22 Preservation and Repair of Historic Stucco
- 23 Preserving Historic Ornamental Plaster
- 24 Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 25 Preservation of Historic Signs
- 26 Preservation and Repair of Historic Log Buildings
- 27 Maintenance and Repair of Architectural Cast Iron
- 28 Painting Historic Interiors
- 29 Repair, Replacement, and Maintenance of Historic Slate Roofs
- 30 Preservation and Repair of Historic Clay Tile Roofs
- 31 Mothballing Historic Buildings
- 32 Making Historic Properties Accessible



- 33 Preservation and Repair of Historic Stained and Leaded Glass
- 34 Applied Decoration for Historic Interiors: Preserving Composition Ornament
- 35 Understanding Old Buildings: The Process of Architectural Investigation
- 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- 37 Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing
- 38 Removing Graffiti from Historic Masonry
- 39 Preserving Historic Brick Streets

Denison's National Register Nomination(s) are linked on the City's Historic Preservation section of the website. Additional documentation can be located at:

Sanborn Insurance Maps of Denison ([https://www.loc.gov/item/sanborn08498\\_007/](https://www.loc.gov/item/sanborn08498_007/))

Texas State Historical Agency  
<https://www.tshaonline.org/handbook/entries/denison-tx>

Texas Historical Commission, Texas Main Street.

As the State Historic Preservation Office, the THC administers the National Register, Certified Local Government, and Historic Tax Credit programs for the state of Texas. Both state and federal tax incentives are available for the rehabilitation of historic buildings. The THC also provides practical guidance on the best practices of historic rehabilitation in the state.

Main Street America

Supports preservation-based economic development in historic downtown commercial districts across the country.

National Trust for Historic Preservation, 1785 Massachusetts Ave, NW, Washington, D.C. 20036  
 The national advocacy organization for historic preservation.

Old-House Journal, Dovetail Publishers. 2 Main Street, Gloucester, MA 01930 800-234-3797  
 The Journal provides helpful information on the preservation and rehabilitation of historic buildings.

Traditional Building, Historical Trends Corp., 69A Seventh Ave., Brooklyn, NY 11217  
 The monthly publication provides a catalog of resources and services available to assist in rehabilitation projects.

Books on Local History (all available at the Denison Public Library under local history section):  
 Dr. Mavis Bryant's books (e.g. Industrial Denison; Little Stories of Frontier Denison, Texas; Images of America: Denison; Lives in Photography, 1872, 1999; Donald Mayes of Denison, Texas: An Architectural Legacy; My Life in Print, etc.)



Ms. Donna Hord Hunt (co-authored many of the above with Dr. Bryant, plus many newspaper articles available via the Portal of Texas History)

Jack Maquire's, "Katy's Baby"

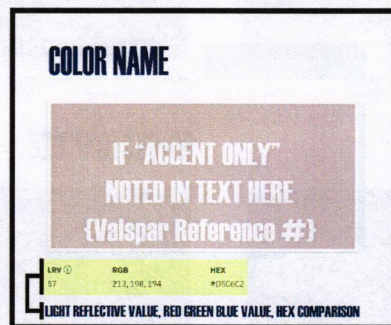
Brian Hander's self-published books (Downtown Denison, A History of Denison's Commercial District; Denison150: Celebrating Untold and Under-Told Stories from Denison's first 150 years [written with Dr. Bryant and Ms. Hunt]; The Serpentine)

Frontier Village's copies of the Denison City Directories (for names, by street address, of early owners); photographs; and other historic items that could point to what buildings looked like in our historic era.

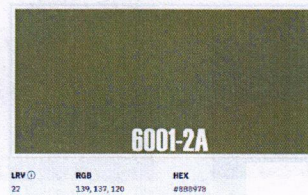


## DENISON, TEXAS | HISTORIC DISTRICT COLOR PALETTE

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### FOLKSTONE



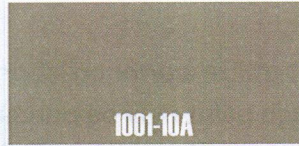


## HONEYSUCKLE DELIGHT



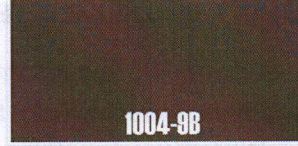
LRV 74 RGB 237, 222, 214 HEX #E3CDE6

## WESTERN SANDSTONE



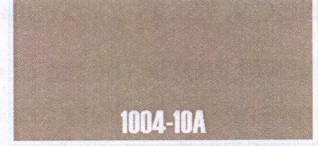
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## MARRON



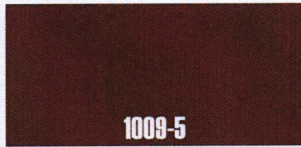
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## BERRY FROST



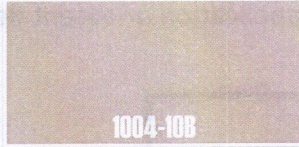
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## MOVING MELODY



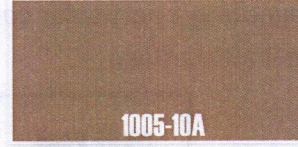
LRV 7 RGB 121, 74, 77 HEX #794A4D

## BERRY CREAM



LRV 57 RGB 211, 196, 194 HEX #D5C4C2

## CHERRY TAUPE



LRV 31 RGB 181, 151, 145 HEX #B57971

## LOVEBUG



LRV 45 RGB 202, 177, 174 HEX #C8A1AE

## STOIC



LRV 7 RGB 114, 78, 86 HEX #724E56

## BROWN PLUM



LRV 7 RGB 150, 77, 76 HEX #4E4D4C

## BRICKSTONE RED



LRV 11 RGB 130, 94, 87 HEX #825E57

## MAUVE BLUSH



LRV 33 RGB 164, 155, 145 HEX #B09B91

## DECADENT RED



LRV 9 RGB 144, 76, 60 HEX #914C44

## IN THE RED



LRV 8 RGB 127, 60, 61 HEX #7F5051

## EARTH ROUGE



LRV 9 RGB 130, 85, 81 HEX #A25551

## PLUM RIBBON



LRV 26 RGB 176, 134, 134 HEX #B08086

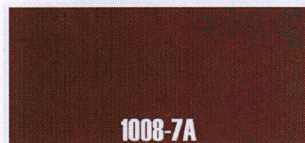


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HISTORIC DISTRICT COLOR PALETTE (2 of 14)

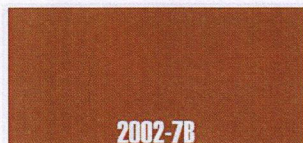


### RED HENNA



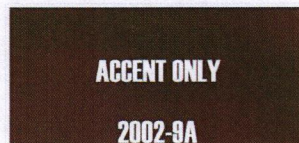
LRV 9 RGB 138, 81, 78 HEX #80514E

### TINY TULIP



LRV 18 RGB 168, 110, 94 HEX #A86E5E

### TAVERN MAHOGANY



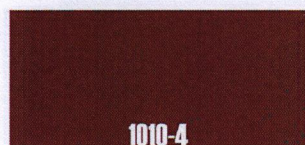
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### ISLAND SALSA



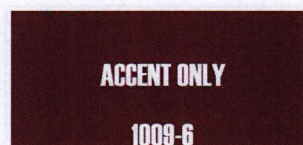
LRV 17 RGB 187, 93, 80 HEX #B86D50

### PERENNIAL RED



LRV 6 RGB 126, 64, 69 HEX #804365

### JAZZY RED



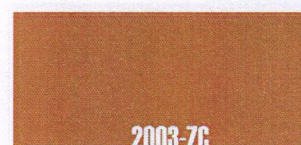
LRV 5 RGB 120, 55, 65 HEX #793741

### DEEP CLAY RED



LRV 17 RGB 165, 105, 91 HEX #A56C3D

### KITCHEN TERRA COTTA



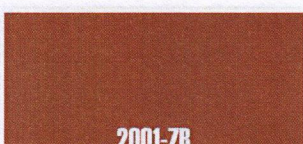
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### REMEMBER ME RED



LRV 9 RGB 126, 62, 72 HEX #8A5248

### PAJARITO RED



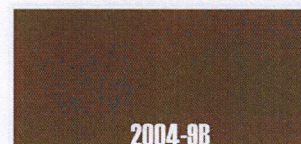
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### SPECIAL PEACH



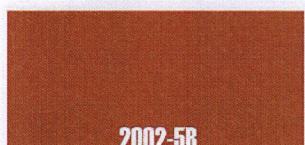
LRV 62 RGB 236, 201, 177 HEX #ECC8E1

### BROWN BARK



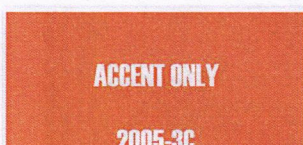
LRV 14 RGB 135, 110, 99 HEX #896C53

### KITCHEN TILE RED



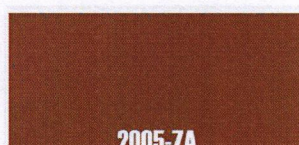
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### SWEETLY SINGING



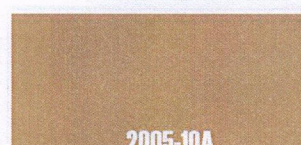
LRV 35 RGB 228, 142, 120 HEX #D1877D

### RIO GRANDE MUD



LRV 15 RGB 158, 105, 91 HEX #99695B

### MORNING COFFEE



LRV 41 RGB 195, 131, 113 HEX #C3A899

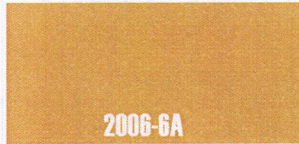


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HISTORIC DISTRICT COLOR PALETTE (3 of 14)



## PERFECT PEACH



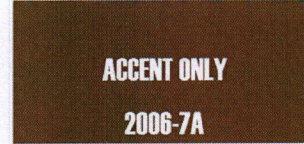
LRV 45 RGB 222, 171, 137 HEX #D6A889

## SOUTHERN PEACH



LRV 57 RGB 230, 193, 104 HEX #E6C1A4

## CHOCOLATE SAUCE



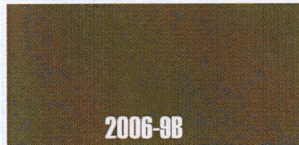
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## ESTATE PEACH



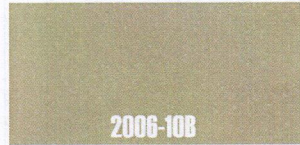
LRV 49 RGB 211, 183, 165 HEX #D8B7A5

## SCENTED CANDLE



LRV 56 RGB 134, 116, 101 HEX #887465

## GALLERY GREY



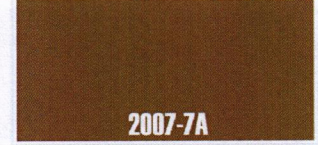
LRV 47 RGB 195, 184, 172 HEX #C8B8AC

## LOVELY LOVE SONG



LRV 15 RGB 195, 75, 68 HEX #C84944

## RUSTIC EARTH



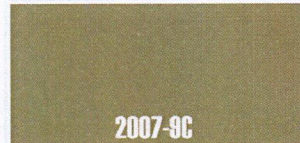
LRV 15 RGB 164, 107, 88 HEX #A68568

## COSY CHAIR



LRV 43 RGB 209, 170, 138 HEX #D1A884

## WOODLAND STONE



LRV 33 RGB 174, 158, 142 HEX #B09E8E

## CLEAN SWEEP



LRV 46 RGB 197, 183, 169 HEX #C5B7A9

## BASK IN THE GLOW



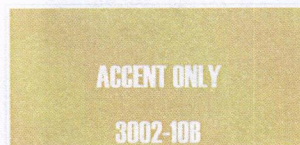
LRV 62 RGB 247, 204, 124 HEX #F7D07C

## FIESTA



LRV 19 RGB 192, 107, 70 HEX #B66D46

## WHEAT TOAST



LRV 58 RGB 221, 200, 171 HEX #DCC8A8

## STANDING STILL



LRV 15 RGB 243, 109, 82 HEX #F86052

## FRIENDLY TAN



LRV 95 RGB 194, 198, 127 HEX #C2E77F

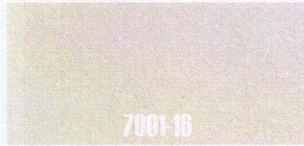


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HISTORIC DISTRICT COLOR PALETTE (4 of 14)

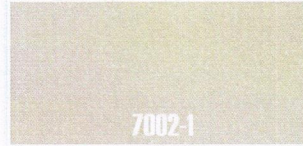


### BLANK CANVAS



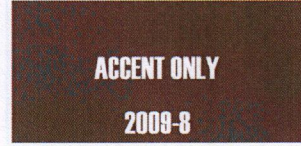
LRV 79 RGB 234, 224, 215 HEX #EAE0D7

### CLAY ANGEL



LRV 68 RGB 223, 215, 203 HEX #D9D7CB

### WESTERN CLAY



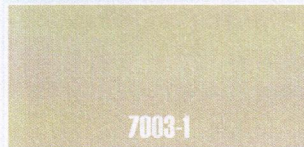
LRV 11 RGB 127, 96, 92 HEX #7F625C

### BERRY BUTTER



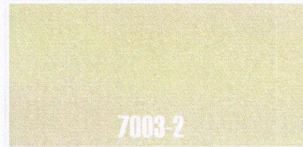
LRV 9 RGB 125, 89, 85 HEX #7D5955

### PARLOUR TAUPE



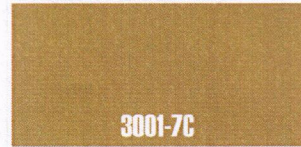
LRV 63 RGB 218, 208, 192 HEX #D4D0C0

### UNFORGETTABLE



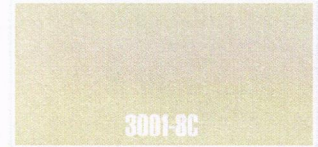
LRV 70 RGB 228, 220, 199 HEX #C4D0C7

### STURDY BRONZE



LRV 33 RGB 168, 154, 129 HEX #A09A81

### MANILA CREAM



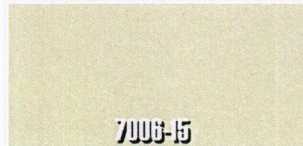
LRV 79 RGB 230, 219, 202 HEX #E6D8CA

### FROLIC



LRV 80 RGB 241, 231, 209 HEX #F1E7D3

### PRESIDENTIAL WHITE



LRV 74 RGB 231, 225, 206 HEX #E7E3CE

### SUN TAN



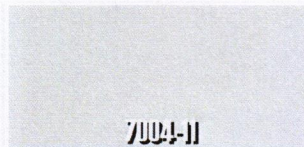
LRV 51 RGB 230, 185, 149 HEX #DCE995

### SUBTLE BLUSH



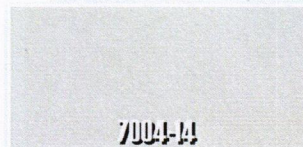
LRV 78 RGB 242, 227, 208 HEX #F2E3D0

### BLUE KISS



LRV 83 RGB 235, 227, 237 HEX #E9E0ED

### WHITE SASH



LRV 81 RGB 230, 224, 230 HEX #E6E6EA

### SAVOURY BEIGE



LRV 68 RGB 228, 226, 199 HEX #E4D9C4

### AUTUMN SPICE



LRV 34 RGB 205, 150, 92 HEX #CD965C



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HISTORIC DISTRICT COLOR PALETTE (5 of 14)



### IMPERIAL GOLD



LRV 48 RGB 220, 180, 130 HEX #DCB402

### PUMPKIN PIE OH MY!



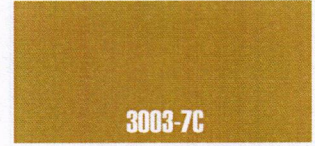
LRV 64 RGB 236, 207, 166 HEX #ECCFAB

### SIMPLE PLEASURES



LRV 73 RGB 241, 220, 191 HEX #F1DCEB

### CORNER CAFÉ



LRV 28 RGB 184, 141, 96 HEX #B58060

### YOUNG AT HEART



LRV 47 RGB 212, 180, 136 HEX #D4B408

### CHARM BRACELET



LRV 73 RGB 248, 220, 167 HEX #F8DCA7

### PRETTY PRETTY PICTURE



LRV 79 RGB 250, 220, 188 HEX #FAE1DC

### POSEIDON'S GOLD



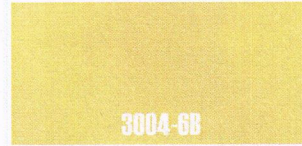
LRV 34 RGB 206, 150, 80 HEX #CE9650

### AFTERNOON STROLL



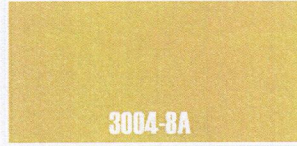
LRV 49 RGB 223, 182, 116 HEX #D9B874

### WARM SUNSHINE



LRV 67 RGB 240, 212, 168 HEX #F0D4A8

### PALOMINO PONY



LRV 56 RGB 224, 195, 137 HEX #E0C370

### HAZY YELLOW



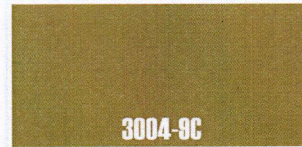
LRV 69 RGB 236, 216, 182 HEX #F0D8B6

### ESTATE VANILLA



LRV 79 RGB 243, 230, 205 HEX #F3E6CD

### RIVER OAK



LRV 27 RGB 168, 144, 113 HEX #A89071

### LEATHERBOUND



LRV 42 RGB 191, 173, 143 HEX #C8A08F

### WETLAND CLAY



LRV 41 RGB 192, 174, 147 HEX #C8A093



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HISTORIC DISTRICT COLOR PALETTE (6 of 14)



**GARDEN OCHRE****3005-5A**

LRV ⓘ 28    RGB 162, 125, 76    HEX #8D705C

**CREAMY ORANGE****3005-5B**

LRV ⓘ 44    RGB 236, 172, 111    HEX #DAAC6F

**AMBITIOUS****3005-5C**

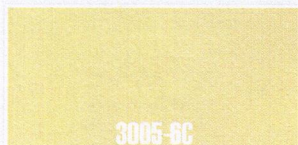
LRV ⓘ 45    RGB 216, 175, 119    HEX #D8AF77

**VERANDA YELLOW****3005-6A**

LRV ⓘ 55    RGB 228, 193, 139    HEX #E4C18B

**SWEET TREATS****3005-6B**

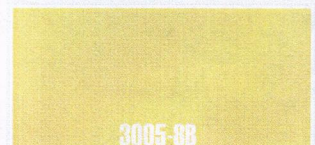
LRV ⓘ 62    RGB 233, 205, 161    HEX #E9CDA1

**SOFT CANDLELIGHT****3005-6C**

LRV ⓘ 71    RGB 239, 218, 187    HEX #EFD8E8

**LEWIS GOLD****3005-7C**

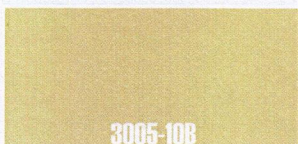
LRV ⓘ 39    RGB 203, 146, 107    HEX #CB856B

**CAPRICIOUS****3005-8B**

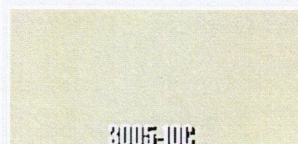
LRV ⓘ 68    RGB 239, 214, 172    HEX #EFD8AC

**PALE MAIZE****3005-8C**

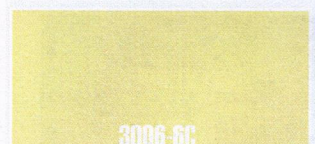
LRV ⓘ 79    RGB 243, 231, 193    HEX #F3E7C1

**GARDENIA****3005-10B**

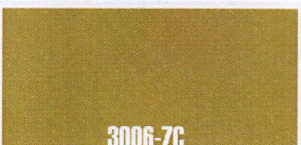
LRV ⓘ 58    RGB 217, 196, 171    HEX #D8C7AB

**SUMMER LINEN****3005-10C**

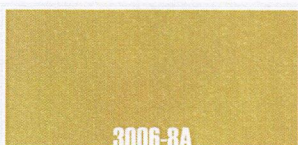
LRV ⓘ 29    RGB 237, 232, 215    HEX #EDEBD7

**DEMURE YELLOW****3006-6C**

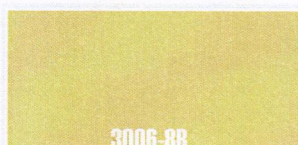
LRV ⓘ 76    RGB 242, 225, 106    HEX #F2E18A

**TIMELESS GOLD****3006-7C**

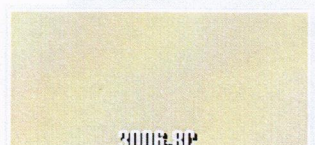
LRV ⓘ 32    RGB 182, 106, 112    HEX #B68D70

**DINING ROOM GOLD****3006-8A**

LRV ⓘ 47    RGB 207, 181, 139    HEX #CFB78D

**LIGHT AMBER****3006-8B**

LRV ⓘ 61    RGB 226, 206, 166    HEX #E2CEA4

**IVORY ESSENCE****3006-8C**

LRV ⓘ 76    RGB 236, 227, 206    HEX #E9E3CE



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HISTORIC DISTRICT COLOR PALETTE (7 of 14)



## INSPIRING HUE



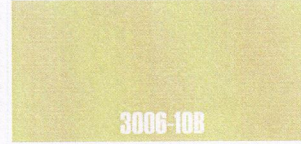
LRV 71 RGB 196, 226, 219 HEX #C6E4D8

## PRAIRIE PATH



LRV 22 RGB 254, 134, 104 HEX #9A664D

## CLASSIC BUFF



LRV 64 RGB 225, 230, 182 HEX #E1D0D4

## SHANIA'S LACE



LRV 79 RGB 236, 231, 217 HEX #E0E7D9

## IRONCLAD



LRV 16 RGB 127, 121, 90 HEX #7F7762

## TWEED JACKET



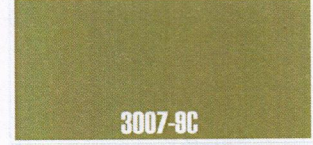
LRV 43 RGB 198, 176, 121 HEX #C4A983

## PAPER MOON



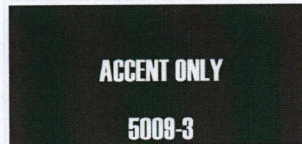
LRV 73 RGB 239, 222, 187 HEX #E7D8B0

## WILD MUSHROOM



LRV 32 RGB 171, 156, 131 HEX #A89C83

## DEEPEST RIVER



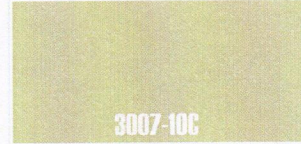
LRV 6 RGB 73, 86, 83 HEX #4B5453

## COUNTRY CHARM



LRV 53 RGB 209, 194, 166 HEX #D3C2A6

## RATTAN BASKET



LRV 61 RGB 216, 207, 187 HEX #D4C7B8

## 24 KARATS



LRV 56 RGB 223, 196, 134 HEX #D9C686

## GREYED



LRV 53 RGB 203, 196, 178 HEX #C9C4B2

## CANARY DIAMOND



LRV 68 RGB 236, 216, 162 HEX #E7D8A2

## HIDDEN PATH



LRV 70 RGB 231, 215, 192 HEX #E7D0C0

## FRESHLY BAKED



LRV 48 RGB 193, 164, 146 HEX #C7B8A5



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HISTORIC DISTRICT COLOR PALETTE (8 of 14)

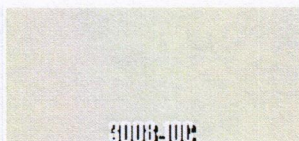


## DREAMY TEAL



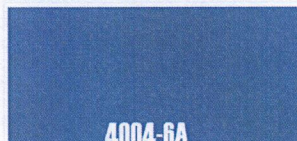
LRV 21 RGB 78, 151, 149 HEX #4E9795

## COZY WHITE



LRV 80 RGB 237, 232, 220 HEX #EDE8DC

## SPLENDID BLUE



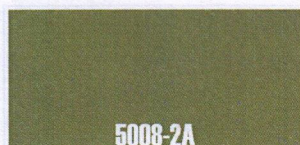
LRV 26 RGB 119, 149, 179 HEX #7795B3

## METROPOLIS LILAC



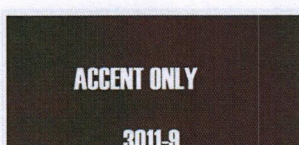
LRV 14 RGB 84, 69, 89 HEX #545659

## SWEET CAROLINA



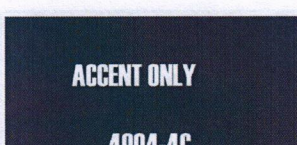
LRV 20 RGB 120, 147, 126 HEX #7B937E

## PORCH STEP



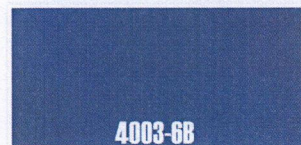
LRV 8 RGB 97, 92, 89 HEX #615C59

## MIDNIGHT SHADOW



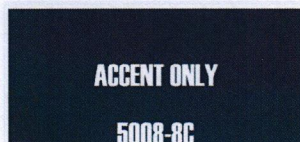
LRV 8 RGB 82, 84, 109 HEX #528EAD

## GUEST BLUE



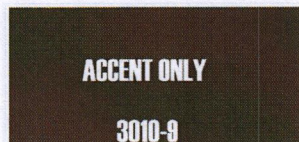
LRV 21 RGB 119, 133, 163 HEX #778EAB

## MOSAIC GREEN



LRV 5 RGB 55, 82, 100 HEX #375264

## GARDEN WALK



LRV 9 RGB 108, 95, 86 HEX #6C5F56

## BEDTIME STORY



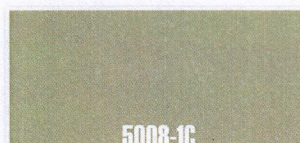
LRV 17 RGB 106, 127, 162 HEX #6A7BA2

## GREY SUIT



LRV 22 RGB 136, 136, 134 HEX #888886

## SANDY SAGE



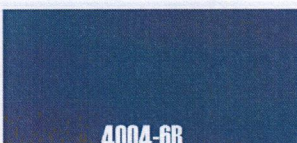
LRV 47 RGB 189, 185, 170 HEX #BCB9AA

## VIRGINIA SOIL



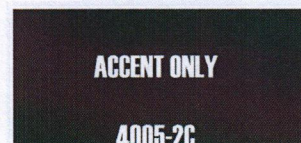
LRV 6 RGB 95, 79, 75 HEX #5F4F4C

## VERANDA BLUE



LRV 15 RGB 96, 111, 146 HEX #607992

## MUSKEG GREY



LRV 5 RGB 64, 65, 69 HEX #404040



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HISTORIC DISTRICT COLOR PALETTE (9 of 14)



### BLISSFUL BLUE



LRV 30 RGB 142, 157, 174 HEX #8E7DAE

### MEMORYBOOK BLUE



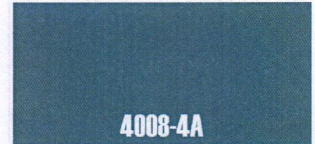
LRV 38 RGB 155, 170, 185 HEX #9E8C9E

### BOUNTIFUL BLUE



LRV 17 RGB 97, 126, 144 HEX #657E7D

### PULITZER BLUE



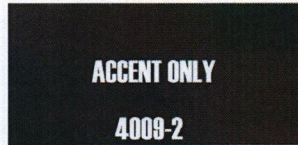
LRV 22 RGB 118, 141, 156 HEX #768D9C

### NORTHERN SKY BLUE



LRV 51 RGB 170, 197, 211 HEX #AAC1D3

### NOIR



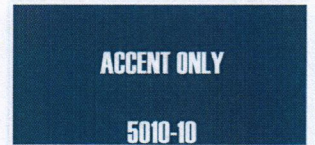
LRV 3 RGB 67, 68, 70 HEX #434546

### DARK IRIS



LRV 5 RGB 58, 88, 103 HEX #3A5367

### PHOTOGENIC



LRV 22 RGB 68, 122, 135 HEX #447067

### GREY BROOK



LRV 48 RGB 155, 165, 175 HEX #9E9E9E

### NORTHERN SKY



LRV 61 RGB 202, 231, 208 HEX #CAD2D0

### NORTHERN JUNIPER



LRV 21 RGB 118, 139, 140 HEX #768B8C

### VILLA BLUE



LRV 24 RGB 118, 146, 166 HEX #769292

### TURQUOISE PORCELAIN



LRV 36 RGB 140, 179, 179 HEX #8CB3B3

### SEA SERENADE



LRV 37 RGB 117, 179, 194 HEX #75B9C2

### MELLOW TUNE



LRV 57 RGB 198, 204, 194 HEX #C6C2C2

### COTTAGE LATTICE GREEN



LRV 22 RGB 134, 136, 125 HEX #86847D

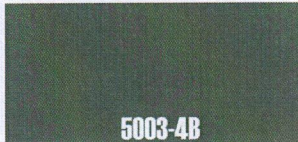


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HISTORIC DISTRICT COLOR PALETTE (10 of 14)



## TAIGA SPRUCE



LRV 29 RGB 118, 134, 127 HEX #76887F

## FOREST NIGHTFALL



LRV 8 RGB 84, 96, 92 HEX #54695C

## DESTINY



LRV 62 RGB 199, 214, 213 HEX #BEC6A5

## WATER'S EDGE



LRV 25 RGB 136, 151, 149 HEX #749795

## ANGELIC BLUE



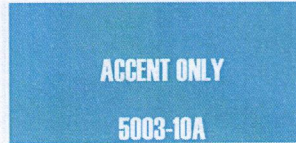
LRV 77 RGB 141, 161, 147 HEX #8DB89F

## INFINITY POOL



LRV 58 RGB 154, 213, 230 HEX #9CD5E6

## FIESTA BLUE



LRV 46 RGB 123, 197, 237 HEX #7BC3D9

## BURNT TILE



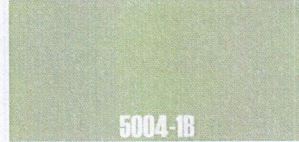
LRV 5 RGB 89, 78, 73 HEX #594E49

## GARDEN POOL



LRV 34 RGB 14, 130, 159 HEX #0E829F

## MINT GLAZE



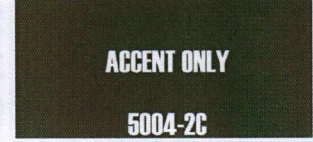
LRV 56 RGB 202, 205, 191 HEX #C9CDBF

## TUSCAN OLIVE



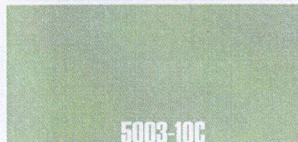
LRV 29 RGB 148, 154, 132 HEX #949A84

## FLORA



LRV 9 RGB 94, 99, 87 HEX #5E6357

## GARDEN FLOWER



LRV 56 RGB 193, 203, 192 HEX #C3D8C9

## FAVOURITE JADE



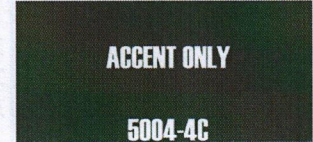
LRV 39 RGB 162, 176, 160 HEX #A2B8A0

## BLUERIDGE FIR



LRV 21 RGB 119, 139, 130 HEX #768B82

## CANADIAN FIR



LRV 9 RGB 81, 102, 94 HEX #51655E



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HISTORIC DISTRICT COLOR PALETTE (11 of 14)



## BLOWING BUBBLES



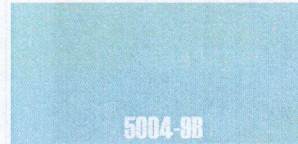
LRV 76 RGB 219, 230, 222 HEX #D9E0DE

## VALLEY HAZE



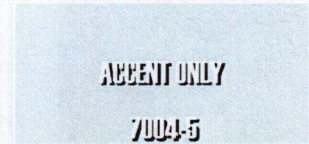
LRV 41 RGB 150, 181, 175 HEX #9AD7BF

## OUT OF THE BLUE



LRV 69 RGB 191, 226, 231 HEX #BFE2E7

## FLUFFY SLIPPERS



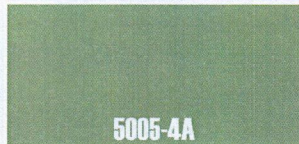
LRV 83 RGB 229, 239, 240 HEX #E9EFFD

## NUANCE



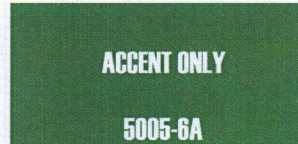
LRV 48 RGB 167, 189, 179 HEX #A6B0B3

## BALLROOM DANCING



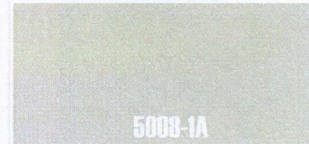
LRV 41 RGB 149, 180, 165 HEX #A9BAA5

## COOL BLUEGRASS



LRV 28 RGB 116, 147, 127 HEX #74927F

## MADISON WHITE



LRV 68 RGB 218, 217, 210 HEX #DAD0D2

## GINKGO TREE



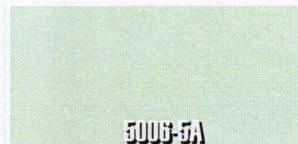
LRV 22 RGB 128, 140, 121 HEX #808C79

## TREELINE



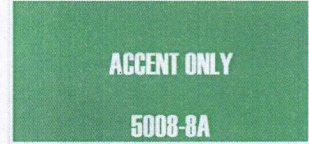
LRV 9 RGB 87, 95, 86 HEX #576356

## MINTY DELIGHT



LRV 76 RGB 220, 234, 224 HEX #DCEAD0

## GREEN CHARM



LRV 45 RGB 145, 164, 176 HEX #91C8D0

## BLUE TURQUOISE



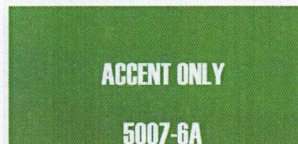
LRV 17 RGB 9, 130, 135 HEX #008487

## KISS OF MINT



LRV 60 RGB 198, 213, 185 HEX #C6D5B9

## MEADOWGRASS



LRV 33 RGB 140, 160, 133 HEX #8CAB85

## ARTISAN GREEN



LRV 11 RGB 53, 113, 108 HEX #35728C



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## WEDDING MINT



LRV 54 RGB 109, 200, 181 HEX #8DC8B5

## DEEP MINT



LRV 32 RGB 62, 119, 88 HEX #3E7759

## SUMPTUOUS SAGE



LRV 47 RGB 185, 188, 152 HEX #B9BC98

## SEPTEMBER FOG



LRV 68 RGB 222, 218, 204 HEX #DEBACC

## ALOE VERA



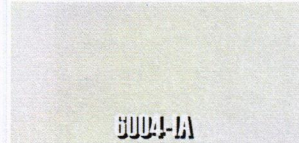
LRV 64 RGB 198, 216, 204 HEX #C6D9CC

## YOUNG WILLOW



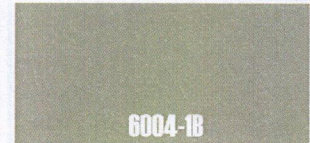
LRV 46 RGB 129, 185, 148 HEX #80B994

## SNOWED IN



LRV 80 RGB 235, 234, 228 HEX #E8EAE4

## SOULFUL GREY



LRV 48 RGB 187, 184, 179 HEX #B8B6AF

## CARRIAGE HOUSE



LRV 40 RGB 179, 175, 159 HEX #B3AF9F

## BACKWOODS



LRV 40 RGB 178, 170, 138 HEX #B2B09A

## TRUE BLISS



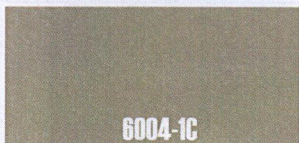
LRV 62 RGB 200, 235, 180 HEX #C9D7B4

## GOOD MORNING



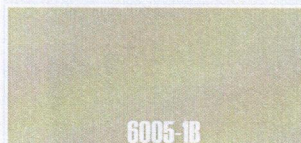
LRV 52 RGB 185, 194, 156 HEX #B9C79C

## ASHEN GRAY



LRV 39 RGB 179, 171, 161 HEX #B3B8A1

## VILLA GREY



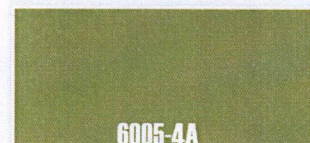
LRV 59 RGB 209, 204, 191 HEX #D1CCBF

## OAKMOSS



LRV 44 RGB 136, 151, 148 HEX #8A8594

## DUSTY OLIVE



LRV 34 RGB 167, 160, 134 HEX #A7A58A

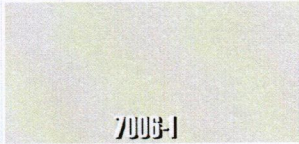


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## WISPY WHITE



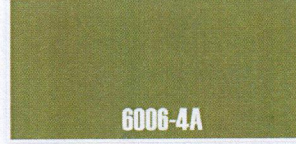
LRV 75 RGB 229, 224, 217 HEX #E3E0D9

## WARM PUTTY



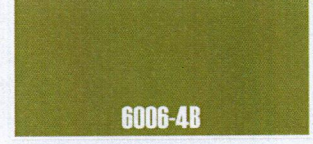
LRV 65 RGB 218, 212, 200 HEX #D4D4C8

## COOL MOSS



LRV 30 RGB 161, 159, 126 HEX #A39C7E

## SMOKED OLIVE



LRV 25 RGB 150, 141, 105 HEX #98F6F6

## PARLOUR SAGE



LRV 53 RGB 202, 197, 160 HEX #C4C5A0

## THROW RUG



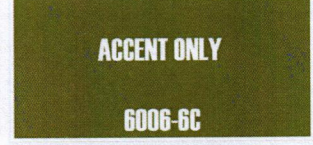
LRV 33 RGB 167, 163, 115 HEX #A7A373

## OLIVE RUSH



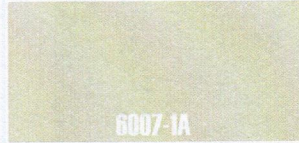
LRV 30 RGB 163, 155, 110 HEX #A39866

## OLIVITA



LRV 17 RGB 129, 122, 83 HEX #837A53

## GRACIOUS



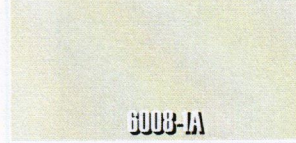
LRV 71 RGB 226, 221, 209 HEX #E7D0CF

## MOUNTAIN OLIVE



LRV 21 RGB 141, 132, 95 HEX #B0845F

## COUNTRY WHITEWASH



LRV 81 RGB 237, 234, 220 HEX #E6E6DC

## SOFT STONES



LRV 48 RGB 191, 187, 168 HEX #C5B0A8

## TRANSITIONAL TAN



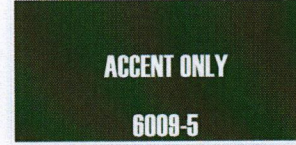
LRV 37 RGB 176, 167, 144 HEX #B0A796

## DAYBREAK



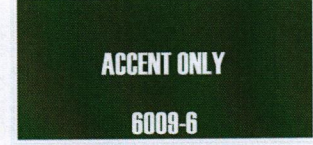
LRV 71 RGB 226, 221, 201 HEX #E5D0C9

## WILDERNESS



LRV 8 RGB 71, 97, 61 HEX #496151

## PALACE GREEN



LRV 7 RGB 60, 97, 79 HEX #5C814F



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