

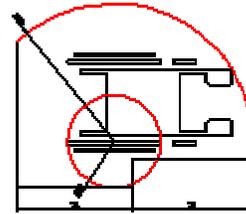
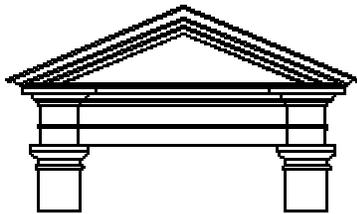
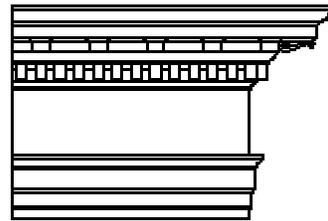
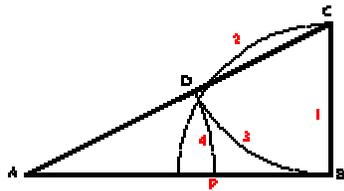
Design Standards for the Central Business District



City of Lubbock, Texas

June 1999

Design Standards



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TABLE OF CONTENTS

Introduction

Background	5
Goal of the Standards	5
Objectives of the Standards	5
Mandated by Zoning Ordinance	6
Improvements Not Required	6
Using the Standards	6

CB-1 West Broadway

Site and Building Orientation	7
Building Mass and Scale	7
Proportion and Shape of Elements	8
Building Materials	8
Security	9
Awnings and Canopies	9
Finishes	10
Use of Color	10
Parking Areas	10
Screening	10
Landscape Areas	11
Exterior Lighting	11
Signage	12
Encroachments into Right-of-Way	12

CB-2 Downtown

Site and Building Orientation	13
Building Mass and Scale	13
Proportion and Shape of Elements	14
Building Materials	14
Security	15
Awnings and Canopies	15
Finishes	16
Use of Color	16
Parking Areas	16
Screening	17
Landscape Areas	17
Exterior Lighting	17
Signage	18
Encroachments into Right-of-Way	18

CB-3 General CBD

Site and Building Orientation	19
Building Mass and Scale	19
Proportion and Shape of Elements	20
Building Materials	20
Security	21
Awnings and Canopies	21
Finishes	21
Use of Color	21
Parking Areas	22
Screening	22
Landscape Areas	22
Exterior Lighting	23
Signage	23
Encroachments into Right-of-Way	24

CB-4 Depot District

Site and Building Orientation	25
Building Mass and Scale	25
Proportion and Shape of Elements	26
Building Materials	26
Security	27
Awnings and Canopies	27
Finishes	28
Use of Color	28
Parking Areas	28
Screening	28
Landscape Areas	29
Exterior Lighting	29
Signage	30
Encroachments into Right-of-Way	30

Appendix

Community Goals Relating to Urban Design	33
Standards for the Repair and Replacement of Building Materials and Features	35
Appropriate Plant Materials	43
Parkway Planting Standard	45
Definitions	47

Introduction

BACKGROUND

The need for guidance for projects in downtown Lubbock was first considered in the 1989 *Central Business District Revitalization Plan*. As the Urban Design and Historic Preservation Commission set goals for its activities and made recommendations to the *Goals for the 21st Century* committee in the early 1990s, the issue of design guidelines in Central Lubbock and accompanying zoning ordinance revision resurfaced. The resulting goals relating to urban design standards are included in the appendix of this document.

In 1995, the Lubbock City Council authorized the Urban Design and Historic Preservation Commission to develop design guidelines and zoning ordinance revisions for the Central Business District and Broadway Corridor that would address the specific needs of downtown Lubbock. The Commission invited interested groups, including the Lubbock AIA, the Lubbock Heritage Society, Lubbock Chamber of Commerce, Broadway Festivals, Inc., the Committee of Churches, Lubbock Commercial Realtors, the Depot District, CenterCorp, and Overton neighborhood associations, to join in the process.



The group's study included careful review of all applicable codes, and resulted in the development of four new zoning districts to specifically address the needs of Central Lubbock. This document, *Design Standards for the Central Business District*, is incorporated in each of those zoning districts by reference. The standards and ordinances are among the tools for implementation of the community goals concerning downtown Lubbock.

GOAL OF THE STANDARDS

This document presents design standards for four historically significant areas of downtown Lubbock. The standards are not meant to dictate solutions, but rather to provide a common basis for making decisions about design that may affect individual properties and the overall character of these distinctive areas. They are designed to provide a consistent yet flexible approach for the preparation and review of development and redevelopment plans by defining a range of appropriate responses to a variety of specific design issues.

OBJECTIVES OF THE STANDARDS

The standards in this document are intended to aid in the preservation of Lubbock's cultural and historic resources within the Central Business Districts, and to promote new construction that is compatible with the character of the architecture within the surrounding area. A further intent is to provide information for property owners to use in making design decisions about their buildings.

The standards inform the community about the exterior design policies for these districts. They also reflect an approach to design that will help sustain the character of the area and build the Central Business District into a strong, identifiable area which will attract investment and reinvestment in properties.

This document provides City staff, the Urban Design and Historic Preservation Commission (UDHPC), the Planning and Zoning Commission, Zoning Board of Adjustment and the City Council with a basis for making informed, consistent decisions about proposed projects in the central Lubbock area.

Specifically, it is the intent of these standards to:

- Protect and enhance the sense of time and place conveyed by the historic downtown area by preserving and enhancing its architectural integrity and identity,
- Preserve, enhance and reuse significant existing architectural assets in downtown Lubbock,
- Encourage new construction that is compatible in design, materials, color and texture with existing historic structures,
- Minimize negative impacts on adjacent properties from incompatible development, thus protecting property values and investments, and
- Convey a sense of human scale that will encourage pedestrian activity.

MANDATED BY THE ZONING ORDINANCE

The standards in this document are incorporated by reference in the City of Lubbock Zoning Ordinance, and are intended to guide development in the CB-1, CB-2, CB-3 and CB-4 zoning districts. The Zoning Ordinance sets out the authority of the Senior Planner to review and approve development plans under the CB zoning districts.

The standards address all exterior construction changes in the CB zoning districts. All buildings, structures, objects and sites must go through the design review process outlined in the Zoning Ordinance for that district before any alteration may be made to the building, structure, object, or site. The review process only applies to exterior additions, renovations, and new construction.

IMPROVEMENTS NOT REQUIRED

It is important to note that neither the standards in this document nor the Zoning Ordinance requires property owners or tenants to initiate repairs or modifications to existing developments; and there is no deadline by which properties must come into "compliance." The *Design Standards* are meant to be used when a construction project is initiated by a property owner or tenant, either to alter the exterior of an existing structure or to construct a new one. Though the standards are intended as a guide for any development or renovation project, enforcement by the city will be initiated when a construction permit is required.

USING THE STANDARDS

Property owners, real estate agents, tenants, contractors and architects should use the standards when planning projects in the CB zoning districts. This will help establish an appropriate direction for the design.

All projects with exterior renovations are subject to review. Applicants should hold a pre-application conference with the Senior Planner and/or city staff. When an application for a construction permit in one of the CB zones is submitted, it must contain all information required by the CB zoning districts in addition to that required by the construction permit process and other ordinances. Prior to issuance of a permit, the Senior Planner will determine if the proposed project meets the intent of the zoning ordinance and the *Design Standards for the Central Business District*.

If the Senior Planner determines that a proposal contains "unique circumstances which cannot be accommodated" by the standards of a zoning district or the *Design Standards for the Central Business District*, the plans will be referred to the Urban Design and Historic Preservation Commission (UDHPC). The Commission shall use the CB zoning ordinances and the *Design Standards* to make recommendations. Upon recommendation by the Commission, the Senior Planner may vary the requirements of the *Design Standards* so long as the requirements of Section 29-19 of the Zoning Ordinance, the CB zoning districts, are not altered. Variances from the requirements of Section 29-19, even if recommended by the UDHPC, must be approved by the Zoning Board of Adjustment.



CB-1 West Broadway

West Broadway is historically a residential area, and many formerly residential buildings have been converted to other land uses over the last 50 years. The residential development pattern and building style provides the district with a distinctive character. New buildings and exterior renovations should apply the form and materials common in the original residential neighborhood.

The design standards below reflect some of the essential characteristics of this district—building setback, roof shape and materials, landscaping and window styles.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial or mixed use.



Landscaped front yards with parking to the side and rear of the main building are an important feature of the West Broadway District

Building Setbacks. West Broadway's many original residential yards maintain a unifying characteristic in spite of changes in land use over the last 50 years. Typically, buildings are oriented parallel to the adjacent streets and set back from the street with a landscaped front yard. New buildings should be set back similarly.

Building Entrances. The primary building entrance should be similar in scale to those of neighboring structures. Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of neighboring historic structures.

Location of Parking. Parking on-site in front of buildings is undesirable. Off-street parking should be placed adjacent to the alley at the rear of the property, or situated on another property in accordance with the CB-1 District of the City of Lubbock Zoning Ordinance.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form and other features.



This new structure is large, but the form is articulated like a residential building in terms of form, detail and roof shape.

Buildings in the West Broadway District should be residential in scale, with walls that are articulated into different planes. New construction should be similar in mass and scale to other structures found in the district, particularly neighboring historic buildings.

Building Width. Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements

should reduce the visual width of the building. Examples of those elements that give the impression of multiple structures include varying parapet or roof heights, alternating projecting and recessed sections of wall and window arrangements.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the district's historic buildings—especially any neighboring historic structures. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

Building Roofs. Pitched roofs are encouraged, and should be either hipped or gabled. Roofs should have a rise of at least four inches to a run of twelve inches.

Flat roofs should be avoided unless they are indicative of a particular style which is common in the district.

Single-slope shed roofs and roof styles such as onion domes, mansard or vaulted roofs are inappropriate as they are styles not common to the architecture of the district.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the District. Different architectural styles contain distinctly different proportions and shapes.



This structure maintains the residential shape of windows and doors, and the “solid-to-void” ratio.

Solid to Void Ratio. New construction should approach the same ratio of solid (walls) to void (window and door openings) as neighboring structures. Facades of tradi-

tional housing had a relatively small ratio of window and door openings to total wall area (30 to 35%) on both floors. The design and composition of these elements in new and renovated facades should be similar to this proportion.

Shape of Windows. Historic windows common to this district are vertical in form, rather than horizontal; have rectangular shapes; and have divided glass, rather than large expanses of plate glass. The design of new windows should be consistent with these characteristics.

Historic upper-story windows are typically vertical in form and have rectangular tops.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Also, certain materials like brick, stone and certain types of stucco require little maintenance, while others require a lot of attention to keep the project in a state of good repair.



Building materials are typically brick with stone, brick or wood trim.

Exterior building materials for new construction must be durable and similar in size, scale, color and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure, or a new structure adjacent to an older one.

Facade Materials. Materials for primary faces of all new buildings and renovated exteriors shall include one or more of the following materials: unpainted clay or concrete brick, natural stone, cast stone, stucco, wood lap siding. Accent materials may include architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials, or other similar materials that do not require painting). Traditional brick sizes (3 5/8" x 7 5/8" x 2 5/8") and

materials are encouraged as a complement to the existing historic structures.

Paneled materials in large sections are out of scale with materials used traditionally in this previously residential neighborhood, and are inappropriate. Corrugated metal siding, plywood, or other composite sheet or panel materials may not be used. In addition, imitation sidings of vinyl, aluminum, steel and other materials are inconsistent with traditional facades and should not be used.

Roofing Materials. Roofing materials exposed to view from the street are limited to unpainted wood shingles, composition shingles in a muted or natural wood color, prefinished metal roofing panels in a muted color, clay, concrete and architectural metal tiles, or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of ½ inch in 12 inches shall not be exposed above the fascia or parapet walls.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal or architectural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows must be finished in a color typical of historic windows or in a color that complements other finished materials.

Reflective Glass. Mirrored or reflective glass, dark tinted glass and glass block units are inconsistent with the historic architecture of this District. The maximum allowable daylight reflectance of glass used as an exterior building material should not exceed fifteen (15) percent. Dark tinted glass is any single pane glass that at one-quarter-inch (1/4") thickness has an average daylight transmittance of less than seventy-four (74) percent, or any insulated glass with an average daylight transmittance of less than sixty-five (65) percent.

Fences. Fencing materials shall be limited to wood pickets (painted or natural), painted wrought iron, smooth to medium coarse stucco over concrete masonry units, clay or concrete brick, and stone. No chain link fencing shall be visible from Broadway.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use of them can detract from property values in an

area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Care should be taken that such security hardware should be compatible with the style of the building.

Wrought iron bars placed over the storefront windows are particularly detrimental to the facade's appearance and promote feelings of vulnerability. Wrought iron security grills are acceptable only if installed on the interior of the glass in this district.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings and canopies should be consistent with the style and materials of the main structure

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Residential Buildings. Awnings should not be continuous along the entire face of the structure. Place individual awnings over single windows or other openings.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be used.

Materials. Acceptable materials are canvas or woven acrylic over painted steel or anodized aluminum frames. Shiny vinyl or plastic fabrics are prohibited, as are prefabricated metal awnings. Canopies should be constructed of a material consistent with the building's style.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the section on “Use of Color” for more information.)

Lighting. Internally illuminated awnings are prohibited.

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be accented with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.



Colors should reflect the building style and be muted.

Compatible Colors. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If the entire wall surface or “body” of the structure is painted, one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, porch framing and columns and window framing, should be painted in a color that compliments the base shade.

Window sash, doors and/or shutters may be painted in a third color.

Bright Colors. Fluorescent exterior colors are prohibited. Extremely bright colors should be used in small amounts and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is necessary, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Parking areas should be unobtrusive, attractive and secure.

Appearance and Security. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user. See the Exterior Lighting section for information on parking lot lighting.

Parking Lot Screen. When parking can not be placed to the rear of the main building, the parking areas shall be screened by a three (3) foot high fence set back at least six (6) feet from the front property line. The required solid fencing should be constructed of brick, stone, wood, stuccoed concrete masonry units or wrought iron. All fencing which is visible from a public area should be architecturally compatible with the primary structure. The area between the fence and property line must be landscaped.

SCREENING

Unattractive features of a building should be screened from public view, such as dumpsters, utilities, air conditioner compressors and solar energy devices. Outdoor dining must have low level screening to protect from wind blown trash, yet

preserve visibility.

Outdoor Dining. Outdoor dining areas must be completely surrounded by “an architecturally compatible” fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units, or metal (wrought iron, steel or aluminum bars).

Rooftop Equipment. All roof-mounted mechanical equipment more than three (3) feet in height should be screened from view from any street. Screening materials must be architecturally compatible with materials used elsewhere on the structure. Mansard roofs may not be used.

(See the “Parking Areas” section for parking screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development, and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Landscaping softens development and reduces wind and dust in the area.

Minimum Required. Landscaping enhances both the pedestrian experience and the historic character of this formerly residential neighborhood. The front yard shall be landscaped according to the standards of the CB-1 zoning district.

Highlight Architectural Features. Plant materials should be used to highlight building features. Avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2”) caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic underground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the “Parking Areas” section for parking lot landscaping.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambiance of a district. In addition, lighting provides safety for vehicular and pedestrian traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should be shielded to focus light where it is needed.

Types of Lighting. Incandescent is “warm” in appearance and metal halide is a truly “white” light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Building Light Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the District. Fully recessed downlights, pole lights and gooseneck lights are encouraged since these are consistent with the historic character of the area.

In the West Broadway District, lighting fixtures should be coordinated with plantings, buildings, utilities, and the Broadway Streetscape Plan in terms of their location, size and height.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. Lamp heights should be between fifteen (15) and thirty (30) feet, and metal halide and mercury vapor lamps are acceptable.

Other Lighting. Landscape and facade lighting is encouraged.

SIGNAGE

Signage serves two functions—to convey information and to attract attention. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.



Signage should respect the architecture, materials and colors of the main building.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should be low-key in order to avoid competition with the architecture of the structure. Materials and design should be compatible with the building's materials and style.

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms, and accent architectural details when placed appropriately.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses in a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials are discouraged. Plastic is only allowed as individual three dimensional letters applied to a sign or building, or where the face of an existing sign is to be replaced with like materials.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is prohibited. Neon lighting should be used only in small amounts and where appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are "unique circumstances" that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for:

- Canopies/Awnings
- Outdoor dining
- Pedestrian street lights
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb) shall not require a license provided they are shown on an approved site plan.



CB-2 Downtown

Downtown Lubbock has always been a business and government district containing a broad variety of types and styles of development and will continue largely as an office district. The key objective is compatibility of new construction with adjacent buildings and the district's historic development.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial, or mixed use.



Buildings should be located adjacent to the sidewalk with clearly identified front-facing entries.

Building Location and Orientation. New buildings in the Downtown District should be visually and physically compatible in their siting and orientation with their neighbors, particularly those that are significant historic structures. Buildings should be set near or on the front property line to maintain a consistent “street wall.”

Buildings should be oriented parallel to the adjacent streets, not angled.

Building Entrances. The primary building entrance should be similar in scale to those of neighboring structures. Although a building may be large, entries should be scaled to the pedestrian level, thus making the building more appealing and the interior space more inviting.

Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of historic structures.

Parking Location. Parking on-site in front of buildings is undesirable. Where large amounts of off-street parking is required in the CB-2 District, it should be placed adjacent to the alley at the rear of the property, or similarly situated on another property in accordance with the CB-2 Section of the Zoning Code.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form and other features. New construction should be similar in mass and scale to other structures found in the district— particularly neighboring historic buildings.



Articulation and detail should blend with historic buildings, as in this addition to an existing building.

Building Height and Width. Structures in the Downtown District are usually large—often more than two floors in height—and extend across the width of the lot. Their facades are generally flat and rectangular in form. New buildings should be developed in a similar manner.

Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements should reduce

the visual width of the building. Examples of those elements that give the impression of multiple structures include varying parapet heights, alternating projecting and recessed sections of wall and window arrangements.

New offices and stores need not match the height of neighboring structures exactly, but should be similar to adjacent building heights at the street facade.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the district's historic buildings, especially any neighboring historic structures.

Building Roofs. Most of the historic commercial structures in the downtown area have flat roofs with parapet walls that extend above the roof. This treatment is encouraged for new structures.

A projected cornice at the top of the parapet (a common historic feature), should be considered in the design of new buildings. A cornice serves to screen roofs and mechanical equipment and to provide architectural interest and historic character.

Single-slope shed roofs, mansard and vaulted roofs, and exotic roofs such as onion domes are inappropriate, since they are styles not common to the architecture of downtown Lubbock.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the district. Different architectural styles contain distinctly different proportions and shapes.



Windows at grade make a building attractive to pedestrians.

Windows. Historically, urban storefront buildings had a large amount of window area on the first floor to appeal to pedestrian traffic. First floor facades generally consist of between 80 and 90% glass, usually a series of large windows extending nearly the width of the building. New and renovated facades should attempt to achieve a similar style and amount of ground floor window area.

Historic upper story windows in urban areas are vertical in form rather than horizontal, have rectangular tops, and have multi-paned, divided glass. The upper floor windows of a street-facing facade are smaller proportionally than the first floor windows.

Exotic Building Styles. Imitation of exotic building styles— i.e. Chinese, Polynesian, Alpine, etc.— is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Certain materials, like brick, stone and certain types of stucco, require little maintenance, while others require attention to keep the project in a state of good repair.



Facade materials are mainly brick and stone in the Downtown District.

Exterior building materials for new construction should be durable and similar in size, scale, color

and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure or a new structure that abuts an older one.

Facade Materials. Facade materials for all new buildings and exterior renovations should include one or more of the following materials—unpainted clay or concrete brick, terra-cotta, natural stone, cast stone, granite, marble, travertine or architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel or other similar materials that do not require painting).

Paneled materials in large sections are out of scale with materials used traditionally, and are inappropriate in this district. Metal siding, plywood or other composite sheet or panel materials may not be used.

In addition, imitation siding comprised of vinyl, aluminum, steel and other materials, are inconsistent with traditional commercial facades and are not allowed.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal, or architectural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows must be finished in a color typical of historic windows or in a color that complements the colors of other finished materials.

Reflective Glass. Mirrored or reflective glass, dark tinted glass and glass block units are inconsistent with the historic architecture of this district. The maximum allowable daylight reflectance of glass used as an exterior building material should not exceed fifteen (15) percent. Dark tinted glass is any single pane glass that at one-quarter inch (1/4") thickness has an average daylight transmittance of less than seventy-four (74) percent, or any insulated glass with an average daylight transmittance of less than sixty-five (65) percent.

Roof Materials. Roofing materials which are visible from the street are limited to clay, concrete or metal tiles, prefinished metal roofing panels in a muted color, or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of 1/2 inch in 12 inches shall not be

exposed above the fascia or parapet walls.

Fences. Fencing materials shall be limited to wood pickets (painted or natural), painted wrought iron, smooth to medium coarse stucco over concrete masonry units, clay or concrete brick, and stone. Chain link fences may not be visible from Broadway.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use of them can detract from property values in an area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Security hardware should be compatible with the style of the building.

Wrought iron bars placed over the storefront windows are particularly detrimental to the facade's appearance and promote feelings of vulnerability. Wrought iron security grills are acceptable only if installed on the interior of the glass in this district.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings and canopies should be appropriate for the style and materials of the main building.

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over

rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be considered.

Materials. Acceptable awning materials are canvas or woven acrylic over painted steel or anodized aluminum frames. Shiny vinyl or plastic fabrics should be avoided, as should prefabricated metal awnings. Canopies should be constructed of a material consistent with the architecture.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the “Use of Color” section for more information.)

Lighting. Internally illuminated awnings are prohibited.

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color—either paint or prefinished.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be dramatized with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.

Compatible Trim Color. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If

the entire wall surface or “body” of the structure is painted, one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, window framing, porch framing and columns should be painted in a color that complements the base shade. Window sashes, doors and/or shutters may be painted in a third color.

Bright Colors. Extremely bright or fluorescent exterior colors are discouraged. Bright colors should be used in small amounts, and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is necessary, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Screening and landscaping make parking areas attractive and unobtrusive.

Appearance and Security. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user.

Curb Cuts. No new curb cuts are allowed on Broadway. New access shall be from alleys or side streets.

Parking Lot Screen. When parking can not be placed to the rear of the main building, the parking areas shall be screened by a two and one-half foot (2 1/2') high fence set at the property line. The required solid fencing should be constructed of brick, stone, wood, stuccoed concrete masonry units, or wrought iron. All fencing which is visible from a public area should be architecturally compatible with the primary structure. The area be-

tween the fence and property line must be landscaped. See the “Exterior Lighting” section for parking lot lighting information.)

SCREENING

Unattractive features of a building, such as dumpsters, utilities, air conditioner compressors and solar energy devices, should be screened from public view. Outdoor dining must have low level screening to protect from wind blown trash, yet preserve visibility.



Outdoor dining should be screened from adjacent roadways.

Outdoor Dining. Outdoor dining areas must be completely surrounded by “an architecturally compatible” fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units or metal (wrought iron, steel or aluminum bars).

Rooftop Equipment. All roof-mounted mechanical equipment more than three (3) feet in height should be screened from view from any street. Screening materials for rooftop equipment must be of a material architecturally compatible with the materials used elsewhere on the structure.

(See the section on Parking Areas for parking screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Landscaping can make pedestrian areas comfortable and make projects attractive.

Required Landscaping. Though facades placed directly on the front property line are encouraged in this area, any front yard must be landscaped according to the standards of the CB-2 zoning district.

Highlight Architectural Features. Plant materials should be used to highlight building features. Avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2”) caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic under ground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the “Parking Areas” section for parking lot landscaping.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambiance of a district. In addition, lighting provides safety for vehicular and pedestrian traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should

be shielded to focus light where it is needed.

Types of Lighting. Incandescent is “warm” in appearance and metal halide is a truly “white” light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Lighting Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the district. Fully recessed downlights, pole lights and gooseneck lights are encouraged since they are consistent with the historic character of the area.

In the Downtown District, lighting fixtures should be coordinated with plantings, buildings, utilities, and the Broadway Streetscape Plan in terms of location, size and height.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. Lamp heights should be between fifteen (15) and thirty (30) feet and metal halide and mercury vapor lamps are acceptable.

Other Lighting. Lighting of facades and landscaping is encouraged.

SIGNAGE

Signage serves two functions—to convey information and to attract attention. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should be low-key to avoid competing with the architecture of the structure.



Signage should be appropriate for the architecture of the building.

Materials should be compatible with the building’s materials and style.

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms and accent architectural details when placed appropriately.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses on a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials, are discouraged. Plastic is only allowed as individual three dimensional letters applied to a sign or building.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is prohibited. Neon decoration and signs should be used only in small amounts, and where appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are “unique circumstances” that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for—

- Pedestrian street lights
- Projecting wall signs
- Canopies/Awnings
- Outdoor dining
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb) shall not require a license provided they are shown on an approved site plan.



CB-3 General CBD

The General CBD (CB-3) District is located south of the Downtown (CB-2) District. This historically residential area has changed considerably over the years—evolving into commercial, industrial, residential, and civic structures. Although the area is diverse in character, new buildings in this District should respect their surroundings by being visually and physically compatible with their neighbors—particularly those that are historic structures. The guidelines for the CB-3 District respect that diversity by giving building owners, developers and architects more freedom in design than other Downtown districts while trying to maintain the ambiance of this historic area of the city.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial, or mixed use.



Front facing buildings with no parking lots in front contribute to the area.

Building Location and Orientation. New buildings in the General CBD District should be visually and physically compatible in their siting and orientation with their neighbors.

Buildings should be oriented parallel to the adjacent streets, not angled.

Building Entrances. The primary building entrance

should be similar in scale to those of neighboring structures. Although a building may be large, entries should be scaled to the pedestrian level, thus making the building more appealing and the interior space more inviting.

Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of historic structures.

Parking Location. Parking on-site in front of buildings is generally undesirable. However, it may be acceptable if this feature is consistent with neighboring properties. If a large amount of off-street parking is required, consider placing it adjacent to the alley at the rear of the property, or on another property according to the standards of the CB-3 Zoning District.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form, and other features. New construction should be similar in mass and scale to other structures found in the district, particularly neighboring historic buildings.



Height, mass, materials and detailing build on the special character of the district.

Building Width. Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements should reduce the visual width of the building. Examples

of those elements that give the impression of multiple structures include varying parapet heights, alternating projecting and recessed sections of wall and window arrangements.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the district's historic buildings—especially any neighboring historic structures.

Building Roofs. Single-slope shed roofs, mansard and vaulted roofs and exotic roofs such as onion domes are inappropriate, as they are styles not common to the architecture of downtown Lubbock.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the district. Different architectural styles contain distinctly different proportions and shapes.



The proportion and shape of buildings are important to blending with existing buildings to create a unified district.

Solid to Void Ratios. New construction should approach the same ratio of solid (walls) to void (window and door openings) as neighboring structures. A great amount of variation in the characteristic ratio of wall to window and door openings is inappropriate.

Windows. Large storefront windows are inappropriate alongside neighboring buildings with small, vertically shaped single windows.

Historic upper-story windows are typically vertical in form and have rectangular tops.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Also, certain materials like brick, stone and certain types of stucco require little maintenance, while others require of attention to keep the building in good repair.



Building materials are largely brick and stone.

Exterior building materials for new construction should be similar in size, scale, color and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure, or a new structure that abuts an older one.

Facade Materials. On each wall adjacent to a street, all new buildings and those proposed for exterior renovation should have an exterior facade that is predominantly masonry (such as brick, stone, stucco, exposed aggregate, finished concrete or decorative concrete block), wood, glass or architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting). However, vinyl siding is discouraged for potentially historic buildings.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal, or architectural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows should be finished in a color typical of historic windows or in a color that complements the colors of other finished materials.

Roof Materials. Roofing materials which are visible

from the street are limited to wood shingles, prefinished metal roofing panels in a muted color, clay, concrete or metal tiles or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of ½ inch in 12 inches shall not be exposed above the fascia or parapet walls.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use of them can detract from property values in an area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Care should be taken that such security hardware should be compatible with the style of the building.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings and canopies can serve functional purposes as well as adding style.

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be considered.

Materials. Acceptable awning materials are canvas or woven acrylic over painted steel or anodized aluminum

frames. Shiny vinyl or plastic fabrics should be avoided, as should prefabricated metal awnings. Canopies should be constructed of a material consistent with the architecture.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the “Use of Color” section for more information.)

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color—either paint or prefinished.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be dramatized with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.

Compatible Trim Color. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If the entire wall surface or “body” of the structure is painted, one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, window framing, porch framing and columns, and should be painted in a color that complements the base shade. Window sash, doors and/or shutters may be painted in a third color.

Bright Colors. Extremely bright or fluorescent exterior

colors are discouraged. Bright colors should be used in small amounts and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is necessary, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Parking lots can be attractive and safe.

Appearance and Security. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user.

Parking Lot Screen. Although not required, consider screening off-street parking which is located immediately adjacent to any street by a solid fence two and one-half feet (2 1/2') in height. Any area between a fence and the property line should be landscaped. Fencing should be architecturally compatible with the primary structure.

(See the "Exterior Lighting" section for information on parking lot lighting.)

SCREENING

Unattractive features of a building, such as dumpsters, utilities, air conditioner compressors and solar energy devices, should be screened from public view. Outdoor dining must have low level screening to protect from wind blown trash, yet preserve visibility.

Outdoor Dining. Outdoor dining areas must be completely surrounded by "an architecturally compatible" fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units or metal (wrought iron, steel or aluminum bars).

Rooftop Equipment. All roof mounted mechanical equipment more than three (3) feet in height should be screened from view from any street. Screening materials must be architecturally compatible with materials used elsewhere on the structure.

(See the "Parking Areas" section for parking screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development, and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Landscaping contributes to the attractiveness of a project and of an area.

Required Landscaping. Landscape areas enhance a building's facade, as well as the character of the entire district. Front yards must be landscaped according to the CB-3 zoning district standards.

Highlight Architectural Features. Plant materials should be used to highlight building features; however, avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2") caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic under ground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the "Parking Areas" section for landscape treatment of parking lots.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambiance of a district. In addition, lighting provides safety for vehicular and pedestrian

traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should be shielded to focus light where it is needed.

Types of Lighting. Incandescent is “warm” in appearance and metal halide is a truly “white” light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Lighting Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the district. Fully recessed downlights, pole lights and gooseneck lights are encouraged since they are consistent with the historic character of the area.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. Lamp heights should be between fifteen (15) and thirty (30) feet, and metal halide and mercury vapor lamps are acceptable.

Lighting of Buildings. When it is desired by the property owner to light their building, it should be accomplished using a concealed source of lighting which is screened from pedestrian areas and any adjacent residential buildings.

SIGNAGE

Signage serves two functions—to convey information and to attract attention. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should be low-key to avoid competition with the architecture of the structure. Materials and design should be compatible with the building’s materials and style.



Signs should primarily identify the business

Locate signs so that they emphasize design elements of the facade, but do not

obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms and accent architectural details.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses on a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials, are discouraged. Plastic is not recommended, other than as individual three dimensional letters applied to a sign or building or where the face of an existing sign is to be replaced with like materials.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is discouraged. Neon decoration and signage should be used only in small amounts, and where appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are “unique circumstances” that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for:

- Pedestrian street lights
- Projecting wall signs

CB-3
General CBD

- Canopies and awnings
- Outdoor dining areas
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb) shall not require a license provided they are shown on an approved site plan.



CB-4 Depot District

The CB-4 zoning district, which contains a variety of land uses, comprises the southeast portion of the downtown area. Included within its boundary is the Depot District, an entertainment venue enjoying considerable success with the opening of several restaurants, nightclubs, commercial businesses, and the reopening of the Cactus Theater. The most significant structure in this area is the Ft. Worth and Denver South Plains Railroad Depot, now known as the Buddy Holly Center.

Although this district is diverse in character, new buildings in CB-4 should respect their surroundings by being visually and physically compatible with their mostly small industrial and commercial neighbors, particularly if they are potentially significant structures. The guidelines for CB-4 are intended to promote that diversity by giving building owners, developers and architects freedom in design, while trying to maintain the ambiance of this historic area of the city.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial or mixed use.



Buildings should be adjacent to the sidewalk with a clearly defined entry.

Building Location and Orientation. New buildings in the Depot District should be visually and physically compatible in their siting and orientation with their neighbors, particularly those that are significant historic structures. Buildings should be set near or on the front property line to maintain a consistent “street wall.” Buildings should be oriented parallel to the adjacent streets, not angled.

Building Entrances. The primary building entrance should be similar in scale to those of neighboring structures. Entries should be scaled to the pedestrian level, thus making the building more appealing, and the interior space more inviting.

Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of historic structures.

Parking Location. Where on-site parking is provided, it should not be located in front of the principal building.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form and other features. New construction in the Depot District should be similar in mass and scale to other structures found in the district, particularly neighboring historic buildings.



A building's mass and scale can be modified using pilasters, parapet details and changes in materials.

Building Width. Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements should reduce the visual width of the building. Examples of those elements that give the impression of multiple structures include varying parapet heights, alternating projecting and recessed sections of wall and window arrangements.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the District's historic buildings, especially any neighboring historic structures.

Building Height. New buildings need not match the height of neighboring structures exactly, but should be similar to adjacent building heights at the street facade.

Building Roofs. Roof types in this district are mostly flat, usually with parapets. For this reason, mansard roofs, A-frame structures and steeply pitched or exotic styled roofs are inappropriate.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the District. Different architectural styles contain distinctly different proportions and shapes.

Solid to Void Ratios. New construction should approach the same ratio of solid (walls) to void (window and door openings) as neighboring structures. A great amount of variation in the characteristic ratio of wall to window and door openings is inappropriate.

Windows. Large, rectangular storefront windows are



Articulation to parapets contribute to the district.

prevalent in this district, although upper floor windows may be much smaller. Small, vertically shaped single windows, pointed windows, and round windows are inconsistent with the character of these simple structures.

Historic upper-story windows are typically vertical in form and have rectangular tops.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Also, certain materials like brick, stone and certain types of stucco require little maintenance, while others require attention to keep the project in a state of good repair.



Facade materials are primarily brick with some stucco facades.

Exterior building materials for new construction must be durable and similar in size, scale, color and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure or a new structure that abuts an older one.

Facade Materials. On each wall adjacent to a street, all new buildings and those proposed for exterior renovation shall have an exterior facade of not less than seventy-five (75) percent masonry (such as brick, stone, stucco, exposed aggregate, finished concrete or decorative concrete block), wood, glass or architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting). However, vinyl siding is discouraged for potentially historic buildings.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal or architect-

tural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows should be finished in a color typical of historic windows or in a color that complements the colors of other finished materials. Storm windows should be compatible with the windows they are covering.

Reflective Glass. Mirrored or reflective glass, dark tinted glass and glass block units are inconsistent with the historic architecture of this district. The maximum allowable daylight reflectance of glass used as an exterior building material should not exceed fifteen (15) percent. Dark tinted glass is any single pane glass that at one-quarter inch (1/4") thickness has an average daylight transmittance of less than seventy-four (74) percent, or any insulated glass with an average daylight transmittance of less than sixty-five (65) percent.

Roof Materials. Roofing materials exposed to view from the street shall be limited to clay, concrete or metal tiles; prefinished metal roofing panels in a muted color; or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of 1/2 inch in 12 inches shall not be exposed above the fascia or parapet walls.

Fences. Recommended fencing materials are painted wrought iron, smooth to medium coarse stucco over concrete masonry units, clay or concrete brick, and stone.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use can detract from property values in an area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Security hardware should be compatible with the style of the building.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings add shelter for pedestrians and provide an opportunity for business identification

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate for residential and historic structures.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be considered.

Materials. Acceptable awning materials are canvas or woven acrylic over painted steel or anodized aluminum frames. Shiny vinyl or plastic fabrics should be avoided, as should prefabricated metal awnings. Canopies should be constructed of a material consistent with the architecture.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the "Use of Color" section for more information.)

Lighting. Internally illuminated awnings are discouraged.

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be dramatized with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.

Compatible Trim Color. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If the entire wall surface or “body” of the structure is painted, only one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, window framing, porch framing and columns, should be painted in a color that complements the base shade. Window sash, doors and/or shutters may be painted in a third color.

Bright Colors. Extremely bright or fluorescent exterior colors are discouraged. Bright colors should be used in small amounts and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is provided, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Trees in a parking lot provide comfort and soften the view of cars.

Appearance and Safety. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user.

Parking Lot Screening. Although not required, consider screening off-street parking which is located immediately adjacent to any street by a solid fence two and one-half feet (2 1/2') in height. Fencing should be architecturally compatible with the primary structure.

(See the “Exterior Lighting” section for parking lot lighting information.)

SCREENING

Unattractive features of a building, such as dumpsters, utilities, air conditioner compressors and solar energy devices, should be screened from public view. Outdoor dining must have low level screening to protect from wind blown trash, yet preserve visibility.



Architecturally compatible screening of outdoor dining.

Outdoor Dining. Outdoor dining areas must be completely surrounded by “an architecturally compatible” fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units or metal (wrought iron, steel or aluminum bars).

Rooftop Screening. All roof mounted mechanical equipment more than three (3) feet in height, should be screened from view from any street. Screening materials must be architecturally compatible with the materials used elsewhere on the structure.

(See the "Parking Areas" section for parking lot screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Street trees attract pedestrians.

Although landscape areas can dramatically enhance a building's appearance, this district never had an abundance of plant materials, particularly in front of the building line. The focus for landscaping in this district should include parking lots, dining patios and courtyards. In addition, street trees should be planted in the public right-of-way along the sidewalk to provide an attractive pedestrian environment.

Highlight Architectural Features. Plant materials should be used to highlight building features. Avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2") caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic underground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the "Parking Areas" section for landscape treatment of parking lots.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambience of a district. In addition, lighting provides safety for vehicular and pedestrian traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.



Neon lighting is compatible with the Depot District.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should be shielded to focus light where it is needed.

Types of Lighting. Incandescent is "warm" in appearance and metal halide is a truly "white" light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Lighting Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the District. Fully recessed downlights, pole lights and gooseneck lights are encouraged since they are consistent with the historic character of the area.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. In the CB-4 District, parking area lamps should be between fifteen (15) and thirty (30) feet above the ground, and florescent, metal halide and mercury vapor lamps are acceptable. Parking lighting should be compatible in style with pedestrian area lighting and parking lot landscape design.

Lighting of Buildings. Lighting of buildings and landscape areas is encouraged.

SIGNAGE

In the Depot District, signage serves three functions—to convey information, to attract attention and to add to the ambiance of the entertainment district. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should complement, rather than compete with the architecture of the structure. Materials and design should be compatible with the building's materials and style.

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms, and accent architectural details when placed appropriately.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses on a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials, are discouraged. Plastic is only allowed as individual three dimensional letters applied to a sign or building.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is discouraged. Neon decoration and signage is consistent with the Depot District, but should be used only where



Neon signs are compatible with the Depot District.

appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are “unique circumstances” that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for:

- Pedestrian street lights
- Projecting wall signs
- Canopies and awnings
- Outdoor dining areas
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb), shall not require a license, provided they are shown on an approved site plan.

Appendix

**COMMUNITY GOALS RELATED TO
URBAN DESIGN**

**STANDARDS FOR THE REPAIR AND
REPLACEMENT OF BUILDING MATERIALS
AND FEATURES**

APPROPRIATE PLANT MATERIALS

PARKWAY PLANTING STANDARD

DEFINITIONS



Community Goals Relating to Urban Design

The following are from ***Goals for Lubbock: A Vision Into The 21st Century***, adopted by the Lubbock City Council in 1995 on the recommendation of a 100 member citizen committee:

- *Ensure a high quality visual image and compatible land uses for Lubbock through developmental standards and codes enforcement. (Land Use and Urban Design, Goal 1)*
- *Ensure quality urban design. (Land Use and Urban Design, Goal 3)*
- *Promote the preservation and revitalization of older buildings, neighborhoods and commercial areas and the development of vacant land within the current city limits. (Land Use and Urban Design, Goal 4)*
- *Establish a positive identity for downtown Lubbock, including the Central Business District, Broadway Corridor and the Depot District, as the civic, cultural, entertainment, governmental and financial center of the City. (Land Use and Urban Design, Goal 5)*
- *Enhance the visual and architectural character of unique areas of downtown Lubbock by preparing architectural and landscape design standards that address restoration, renovation, new construction, traffic circulation and pedestrian scale streetscape for each specific area. (Land Use and Urban Design, Objective 5.2)*
- *Recognize, preserve and protect Lubbock's heritage and historic resources. (Land Use and Urban Design, Goal 7)*
- *Revitalize Downtown Lubbock as a focal point for entertainment, arts and business. (Recreation, Parks, Entertainment, Cultural Affairs, Goal 1)*
- *Position the visual and performing arts as a vital part of Lubbock's quality of life, to establish the City as a regional center for the arts. (Recreation, Parks, Entertainment, Cultural Affairs, Goal 6)*

Standards for the Repair and Replacement of Building Materials and Features

When existing buildings are being altered, added to, or repaired, the standards set out in this section should be considered. They include standards established by the Secretary of the Interior for repair and replacement of historic building materials and features, but are applicable to most renovation projects. The word historic, when used in this context, does not mean that a building has been listed on the National Register of Historic Places or designated as a Lubbock Historic Landmark. Instead, it refers to the place of a building in history as a product of the time at which it was built.

GENERAL

Contemporary Design. Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, or when such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

New Additions. New additions should be compatible with the main building, but should be recognized as products of their own time and not hinder the ability to interpret the design character of the original building. They should not compete with the original structure in detail or size. Whenever possible, new additions or alterations should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building, structure, object, or site would be unimpaired.

Deteriorated Features. Wherever possible, deteriorated architectural features, including porches, gutters and downspouts, should be repaired rather than replaced. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features. Their design should be substantiated by historical, physical, or pictorial evidence rather than be based upon con-

jectural designs or the availability of different architectural elements from other buildings or structures.

EXTERIOR BUILDING FEATURES

The "CB" districts contain a wealth of architecture remaining from Lubbock's early years. Such structures are filled with character-defining features that, collectively, establish a sense of place, a sense of human scale and add rich detail to the buildings. These elements draw pedestrian activity to the street, making it lively and economically viable. Because of these attributes, it is crucial that these important architectural artifacts be preserved and enhanced.

Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, object, or site should be kept, protected, and maintained, where possible. The removal or alteration of any historic material or significant architectural features that would diminish the overall historic character of the building should be avoided.

For example, in the CB-1 district, typical residential features that should be preserved include vertically oriented windows, entrances, decorative architectural detailing, front porches, cornice molding, original glass, and well-kept lawns. In other areas, commercial or retail structures have features such as large first floor display windows; smaller, vertically oriented upper windows; clerestory or transom windows; kickplates, base, or bulkhead panels below display windows; original glass; cornices; entrances; and sidewalk canopies.

The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood as much, and sometimes more, than the buildings themselves. The relationship between buildings and landscape features on a site should be an integral part of planning for every work project.

Building Site

Identifying, retaining, and preserving features of the site are important in defining a building's overall historic character. Site features may include circulation systems such as walks, paths or parking; vegetation such as trees, shrubs or herbaceous plant material; furnishings such as lights, fences or benches; and decorative elements such as sculpture, statuary or monuments.

Recommended Treatments for Sites

- √ Protect and maintain buildings and sites by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.
- √ Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features.
- √ Preserve important landscape features, including ongoing maintenance of historic plant material.

Not Recommended for Sites

- X Altering buildings and their features or site features which are important in defining the overall historic character of the property so that the character is diminished.
- X Removing or relocating buildings, landscape features, fencing, or plant material, thus destroying the historic relationship between buildings and the landscape.
- X Allowing important landscape features to be lost or damaged due to a lack of maintenance.
- X Using replacement material that does not match the building site feature.

Entrances and Porches

Entrances and porches are often the focus of historic building, particularly on primary elevations. Along with functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, entrances can be extremely important in defining the overall character of a building.

Recommended Treatments for Entrances and Porches

- √ Protect and maintain masonry, wood, and metal components of entrances and porches through appropriate surface treatments such as cleaning, rust

and paint removal, and reapplication of paint or other finish.

- √ Replace extensively deteriorated or missing parts of repeated entrance and porch features, such as balustrades, cornices, entablatures, columns, side-lights, and stairs, when there are surviving prototypes. The new work should match the old in material, design, color, and texture.

Not Recommended for Entrances and Porches

- X Changing the position, design, and/or proportions of historic entrances and porches and that are visible from public streets and sidewalks. Obscuring features with awnings, coverings or signage.
- X Altering entrances and porches which are important in defining the overall historic character of the building so that the character is diminished.
- X Removing material that could be repaired or using improper repair techniques.

Windows

The character of a building is strongly affected by the size, shape, proportion and division of panes in its windows. Trim colors can further accentuate window character.

Mass-produced windows, mail-order distribution, and changing architectural styles made it possible to obtain a wide range of window designs and light patterns in sash. The size, shape and pattern of windows and type of glass contribute greatly to the overall appearance of the building.

Recommended Treatments for Windows

- √ Retaining historic glass panes, an important historic feature, is encouraged in all cases, except where safety glass or wire glass is required by code. Glass used in windows should appear similar to that use historically. Transparent, clear glass is appropriate, while opaque, tinted or mirror glass is not appropriate. If replacement is necessary, owners are encouraged to use insulated glass due to its performance qualities.

- √ Protect and maintain the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating

systems. Re-caulk and replace or install weatherstripping to improve thermal efficiency.

√ If necessary, repair window frames and sash by patching, piecing-in, or reinforcing. If replacement of deteriorated or missing parts is required, new work should match old in material, design, color, and texture.

Not Recommended for Windows

X Altering windows or windows features which are important in defining the historic character of the building.

X Changing the historic appearance of windows by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

X Peeling paint, broken glass, stuck sash, and high air infiltration are no indication that windows are beyond repair. Replacing an entire window when limited replacement of deteriorated and missing parts would repair it is inappropriate.

Storefronts

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy—particularly for pedestrians. The rest of the building is often visually related to the storefront through a unity of form and detail. Thus, window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained.

Early storefronts featured bay windows with multiple panes or lights and small display areas. Recessed entrances provided shelter for sidewalk patrons and further enlarged the amount of window display. In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced.

Recommended Treatments for Storefronts

√ Protect and maintain masonry, wood, and metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of paint or finishes.

√ Repair storefronts by reinforcing the historic materials and by employing recognized preservation methods.

√ Replacement of extensively deteriorated or missing parts of storefronts should match the old in materials, design, color, and texture.

√ Install awnings or canopies in original locations when historic evidence demonstrates that an awning or canopy once existed.

Not Recommended for Storefronts

X Altering storefronts or their features which are important in defining the overall historic character of the building so that the character is diminished.

X Stripping storefronts of historic materials such as wood, cast iron, terra cotta, carrara glass, and brick.

X Installation of awnings or canopies that are different in basic form from the original awnings or canopies.

X Installation of awnings or canopies that cover or damage important architectural details or elements.

Roofs

The shape of a roof and the size, color and patterning of the roofing material are important design elements of many historic buildings. In addition, a weather tight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects the availability of materials, levels of construction technology, weather conditions, and cost.

Although wood shingles were the most common roofing materials in early Lubbock, they were rapidly replaced by other materials, particularly for commercial structures. Early Lubbock buildings may include a variety of 20th century building materials, including clay tile, slate, and metal roofing materials such as corrugated metal, galvanized metal, tin-plate, copper, lead, and zinc. New roofing materials such as built-up roll roofing, and concrete, asbestos, and asphalt shingles were developed in the 20th century and are found on many Lubbock buildings.

Recommended Treatments for Roofs

√ Repair damaged or deteriorated roofing, flashing, sheathing, and framing to insure structural integrity and waterproofing.

√ Clean gutters and downspouts on a regular basis.

√ Where roofs are visible, consider repair and replacement with identical materials, if possible. New materials should match the old in material, design,

color, and texture.

Not Recommended for Roofs

X Changing the style, color or construction of an existing, historic roof. Altering a roof may destroy the architectural integrity of a structure.

X Changing the profile of an existing parapet.

X Locating rooftop mechanical and security equipment in a conspicuous place and in a way that diminishes the historic character of the building.

EXTERIOR BUILDING MATERIALS

Masonry

Masonry building materials, including stone, brick, and terra cotta, are among the more durable materials used in construction. The most common masonry used in the CB districts is brick. Because of the relatively recent construction date of Lubbock's brick buildings, their brick quality is very high. This is due to the 20th century perfection of the extrusion process, which made brick modules uniform and durable. The kinds of stone most commonly encountered on historic buildings include various types of sandstone, limestone, marble, granite, slate and fieldstone. Terra cotta is a kiln-dried clay product popular from the late 19th century until the 1930s. It was used primarily for trim and details, and only one Lubbock facade, the Kress Building, is entirely sheathed in terra cotta.

Recommended Methods for the Cleaning and Repair of Masonry

√ Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

√ While masonry is extremely durable, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

- Seek professional advice before cleaning any masonry material, including mortar.
- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- Surface cleaning should be undertaken with

the gentlest means possible using preferred techniques such as low pressure water and detergents, and using natural bristle brushes.

- Carry out masonry surface cleaning tests in unobtrusive locations after it has been determined that cleaning is appropriate.
- Sandblasting and other cleaning methods that will damage the historic building materials should not be used.

√ Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

- Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
- Duplicate old mortar in strength, composition, color and texture.
- Replicate the old mortar joints in both width and in profile.

√ Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

√ Cut damaged concrete back to remove the source of deterioration. The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.

Not Recommended for the Cleaning and Repair of Masonry

X Altering masonry features which are important in defining the overall historic character of the building so that the character is diminished.

X Applying paint, stucco or other coatings to masonry that has been historically unpainted or uncoated.

X Removing paint from historically painted masonry.

X Removing sound mortar from sound joints, then repointing the entire building for a uniform appearance.

X Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can result in damage to the historic material as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

- X Repointing with a synthetic caulking compound.
- X Changing the width or joint profile when repointing.
- X Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
- X Applying waterproof, water repellent, or non-historic coatings as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of masonry as well as accelerate its deterioration.
- X Replacing an entire masonry feature such as a column or stairway when limited replacement of deteriorated and missing parts is appropriate.
- X Using replacement material that does not match the historic masonry feature.

Wood and Paint

Wood has played a central role in American building during every period and in every style, particularly in a region like the South Plains where heavier materials made transportation difficult and expensive until the arrival of the railroad in 1907. Whether as structural members, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic buildings.

Because it can be easily shaped, wood is used for architectural features such as clapboard siding, cornices, brackets, entablatures, shutters, doors and window sash and frames, columns, and balustrades. These wooden features, both functional and decorative, are often important in defining the character of the building.

Recommended Methods for the Cleaning and Repair of Wood

- √ Preserve and repair wood features that are important in defining the overall historic character of the building.
- √ Apply chemical preservatives to wood features such as beam ends that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
- √ Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting

or the application of other protective coatings. Use compatible paints following proper surface preparation, as some latex paints will not bond well to earlier oil-base paints without an appropriate primer and peeling may occur soon after painting.

√ Evaluate the condition of the wood to determine whether more than protection and maintenance are required, such as repairs or replacement. Always determine the presence of wood rot and termites or other pests and take appropriate action. Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods.

√ If replacement is necessary, reproduce the original element in material, design, color, texture, and detailing.

Not Recommended for the Cleaning and Repair of Wood

- X Altering wood features which are important in defining the overall historic character of the building so that the character is diminished.
- X Replacing historic wood features instead of repairing or replacing only the deteriorated wood.
- X Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.
- X Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.
- X Using destructive paint removal methods such as thermal devices, torches, sandblasting and waterblasting which can irreversibly damage historic woodwork.
- X Using new colors that are out of character with the historic building or district.
- X Using replacement material that does not match the historic wood feature.

Metal

Architectural metal features—such as sheet metal cornices, siding, roofs, storefronts, rolled metal doors, window sash, entablatures, and hardware—are often decorative and may be important in defining the overall character of historic structures. Metals commonly used include lead, tin, zinc, copper, bronze, brass, iron, steel, and aluminum. Identification is critical to differentiate between metals prior to work as each metal has unique

properties and requires different treatments. Preserve architectural metal features such as columns, roofs, window hoods, storefronts, and smoke stacks.

Recommended Methods for the Cleaning and Repair of Metal

√ Use methods appropriate to the particular metal when cleaning architectural metals to remove corrosion prior to repainting or applying other appropriate protective coatings. Avoid harsh and abrasive cleaning methods when removing paint or rust.

√ Keep joints soldered or caulked, and maintain protective coatings. Apply appropriate paint or other coating systems after cleaning to decrease the material's corrosion rate.

√ Repair architectural metal features by patching, piecing-in, or otherwise reinforcing the metal using recognized preservation methods. Replace deteriorated metal features with matching elements. If this is not feasible, consider a simplified version that expresses the basic lines of the original. Alternative materials may be considered if they convey a texture and finish similar to that of the original metal.

√ Replace corroded flashing around chimneys, vents, dormers, and other projections. Avoid combining metals in roof repairs as this can cause additional corrosion.

Not Recommended for the Cleaning and Repair of Metal

X Altering architectural metal features which are important in defining the overall historic character of the building so that the character is diminished.

X Changing the type of finish or its historic color or accent scheme.

X Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion—e.g., copper will corrode cast iron, steel, tin, and aluminum.

X Exposing metals which were intended to be protected from the environment.

X Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.

X Using cleaning methods which alter or damage the historic color, texture, and finish of the metal, or

cleaning when and with methods that are inappropriate for the metal.

X Removing the patina of historic metal.

X Cleaning soft metals such as lead, tin, copper, and zinc with grit blasting which will abrade the surface of the metal.

X Removing architectural metals that could be repaired or using improper repair techniques.

X Using replacement material that does not match the historic metal feature.

SPECIAL REQUIREMENTS

Accessibility Standards

The Americans with Disabilities Act (ADA) mandates that all places of public accommodation be accessible to all users. These standards should not prevent or inhibit compliance with accessibility laws, however, work on a historic property must be carefully planned and undertaken so that it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact. Note that special provisions for historic buildings exist in the law that allow some alternatives in meeting the ADA standards. Consult the Texas Historical Commission for recommendations.

Recommended Treatments for Accessibility

√ Identify the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

√ Comply with barrier-free access requirements in such a manner that character-defining spaces, features, and finishes are preserved.

√ Find solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths, and lifts.

Not Recommended for Accessibility

X Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.

X Making modifications for accessibility without considering the impact on the historic building and its site.

Energy Efficiency

The use of energy conservation methods in building design is encouraged. Prior to retrofitting historic buildings to make them more energy efficient, identify and evaluate existing historic features to assess their inherent energy-conserving potential. These features include shutters, transoms, skylights, canopies, porches, and plantings.

Recommended Treatments for Energy Efficiency

- √ Storm windows should be installed on the interior of windows so that the exterior appearance is unchanged. However, if exterior storm windows must be used, they should complement the sash treatment.
- √ Energy conservation should be compatible with the historic building.
- √ Solar collection devices should not alter roof lines, nor should they detract from or obscure distinctive architectural features.

Not Recommended for Energy Efficiency

- X Removing existing window sashes and glass and replacing with windows of a different design, or partially or entirely closed up with solid materials.
- X Removing historic shading devices rather than keeping them in an operable condition.
- X Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
- X Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.
- X Installing interior storm windows that allow moisture to accumulate and damage the window.
- X Installing new exterior storm windows which are incongruous with the existing sash in size or color.
- X Removing plant materials, trees, and landscape features that perform passive solar energy functions.

HEALTH AND SAFETY CONSIDERATIONS

Some historic building materials (urea formaldehyde, asbestos, lead paint, etc.) contain toxic substances that are potentially hazardous to building occupants. Following careful investigation and analysis, some form of abatement may be required.

Recommended Treatments for Health and Safety

- √ Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
- √ Comply with health and safety codes in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended for Health and Safety

- X Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.
- X Removing unhealthful building materials without regard to personal and environmental safety.

APPROPRIATE PLANT MATERIALS

The following plant materials are suited to Lubbock’s climate, and shall be used for all planting required by the CB ordinances. Other materials may be used, but must be part of an approved landscape plan.

Trees

<i>Carya illinoensis</i>	Pecan
<i>Cercis canadensis</i>	Texas Redbud
<i>Cercocarpus montanus</i> var. <i>Argenteus</i>	Silverleaf Mountain Mahogany
<i>Chilopsis linearis</i>	Desert Willow
<i>Gleditsia triacanthos</i>	Thornless Honey Locust
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Leucophyllum frutescens</i>	Texas Sage, Cenizo
<i>Magnolia grandiflora</i> 'Majestic Beauty'	Magnolia
<i>Malus</i>	Flowering Crabapple
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus caroliniana</i>	Carolina Cherry Laurel
<i>Pyracantha</i>	Firebush
<i>Pyrus Calleryana</i> 'Bradford'	Bradford Pear
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus shumardii</i>	Shumard Red Oak
<i>Quercus texana</i>	Texas Red Oak
<i>Quercus virginiana</i>	Live Oak
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i>	Little Leaf or Chinese Elm
<i>Ulmus parvifolia</i> 'allee'	Allee Lacebark Elm
<i>Vitex agnus-castus</i>	Chaste Tree
<i>X-cupressocyparis leyland</i>	Leyland Cypress

Evergreen Trees

<i>Pinus edulis</i>	Pinon Pine
<i>Pinus ularica</i>	Eldarica Pine
<i>Pinus thunbergiana</i>	Japanese Black Pine
<i>Quercus fusiformis</i>	Live Oak

Shrubs

<i>Abelia grandiflora</i> 'Edward Goucher'	Abelia
<i>Berberis thunbergii</i> 'Crimson Pygmy'	Dwarf Barberry
<i>Buddleia davidii</i>	Butterfly Bush
<i>Buxus microphylla asiatica</i>	Boxwood
<i>Buxus microphylla japonica</i>	Japanese Boxwood
<i>Cacti</i>	Many varieties
<i>Cotoneaster glaucophyllus</i>	Cotoneaster
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Euonymus kiautschovica</i>	Manhattan Euonymus
<i>Fallugia paradoxa</i>	Apache Plume
<i>Forsythia intermedia</i>	Border Forsythia
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Hibiscus syriacus</i>	Rose of Sharon, Althaea
<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly
<i>Ilex</i> 'Nellie R. Stevens'	Nellie Stevens Holly
<i>Juniperus procumbens</i> 'Nana'	Procumbent Juniper
<i>Lagerstromia</i>	Crepe Myrtle
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Mahonia aquifolium</i> 'Compact'	Oregon Grape
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Photinia frazeri</i>	Frazer Photinia
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rosa</i>	Rose, many varieties
<i>Spiraea vanhouttei</i>	Spiraea
<i>Taxus media</i> 'Densiflora'	Dense Yew

Vines

<i>Clematis</i>	Clematis
<i>Dolichos lablab</i>	Hyacinth Bean
<i>Lonicera sempervirens</i>	Coral Honeysuckle
<i>Wisteria macrostachya</i>	Texas Wisteria

Ground Covers

<i>Euonymus fortunei</i>	Wintercreeper
<i>Euonymus fortunei 'Colorata'</i>	Purpleleaf Euonymous
<i>Hedera helix</i>	English Ivy
<i>Juniperus horizontalis</i>	Creeper Juniper
<i>Juniperus horizontalis 'Blue Rug'</i>	Blue Rug Juniper
<i>Liriope muscari</i>	Lilyturf, "Monkeygrass"
<i>Lonicera japonica 'Hall's Japanese'</i>	Honeysuckle
<i>Lonicera japonica 'Purple-leaf'</i>	Purple Honeysuckle
<i>Parthenocisus quinquefolia</i>	Virginia Creeper
<i>Vinca major</i>	Periwinkle, Vinca

Parkway Planting Standard

The following diagram, produced for the Broadway Streetscape Plan by Schrickel, Rollins and Associates, Inc., is the standard for planting trees in the parkway (the area within the street right-of-way).

Definitions

Adaptive Use: Converting a building to a use other than that for which it was originally designed. Every reasonable effort should be made to adapt a property in a manner that requires minimal alteration of the building, structure or site and its environment. Building uses that are closely related to the original or a new use that requires minimal changes to the existing structure are preferred and should prove to be more cost effective.

Architectural Decorative Material: Materials such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting.

Articulation: The treatment of a building or other object such that the parts are highlighted three dimensionally. Typically, walls are stepped back or forward, windows are inset into the wall, roof lines are changed and entries are highlighted.

Awning: Any structure attached to the wall of a building which was built and designed for the purpose of cosmetics or for shading a window, door or sidewalk. Awnings are not integral to the building, are typically triangular or curved in cross section and are generally comprised of a metal frame and canvas or other fabric.



Canopy: Any structure of a permanent fixed nature attached to or independent of the main structure, built and designed for the purpose of shielding from the elements, or a roof-like structure of a permanent nature which is supported by or projects from the wall of a structure. The typical form of a canopy is flat, and in historic architecture, the outer edges are often suspended by chain, metal cable or columns.

Mansard Roof: A mainly stylistic treatment, of French derivation, of the top edge of a building. Contemporary mansard roofs typically screen flat roofs by employing modified treatments of a parapet wall.

Preservation: Applying measures to sustain the existing form, integrity and material of a building or structure. This treatment requires retention of the greatest amount of historic fabric, along with the building's historic form, features and detailing as they have evolved over time.

Reconstruction: Reproducing by new construction the exact form and detail of a vanished building, structure or object as it appeared at a specific period of time, primarily for interpretive purposes.

Rehabilitation: Returning a property to a state which makes a contemporary use possible, while still preserving those portions or features of the property which are significant to its historic, architectural or cultural values. Rehabilitation may include the adaptive use of the building and major or minor additions may also occur.

Renovation: Improving by repair. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may occur. Alterations should be reversible so that future owners may restore the building to its original design.

Restoration: Reproducing the appearance of a building exactly as it looked at a particular moment in time; reproducing a pure style, either interior or exterior. This process may include removal of later work or the replacement of missing historic features. Use a restoration approach for missing details or features of a historic building when the features have been determined to be particularly significant to the character of the structure and when the original configuration is accurately and adequately documented.