

GLOBE, ARIZONA

HISTORIC PRESERVATION DISTRICT DESIGN GUIDELINES



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Al Gameros, Mayor
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James Perry
Delores Ward

CITY OF GLOBE STAFF

Linda Oddonetto
Chris Collopy
Shelly Salazar
Dana Burkhardt

STATE HISTORIC PRESERVATION OFFICE

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COVER PHOTOGRAPHY

Thea Wilshire

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CHAPTER 1: INTRODUCTION

These Design Guidelines have been developed to help preserve the Globe Historic Downtown District's ("Downtown District" or "District") character and historic resources. This document provides guidance to assist in the preservation, treatment, and maintenance of historic properties in the District. In addition, this document provides design guidelines for new buildings and signage that are compatible with the District.

Why Have Design Guidelines?

These design guidelines promote preservation of historic, cultural and architectural heritage within Globe. They seek to maintain Globe as a cohesive, livable place and avoid the inappropriate alteration or demolition of historic properties. Maintaining historic fabric and the context is a fundamental concept found to promote the city's unique identity, create visual interest, and enhance the overall character of the downtown.

The design guidelines provide a basis for making consistent decisions about the appropriateness of improvements that are subject to approval in the City's design review process. In addition, they serve as educational and planning tools for property owners and design professionals who wish to improve a historic property or who propose new construction in the Downtown District.

While the design guidelines are written for use by the layperson to plan improvements, property owners are strongly encouraged to enlist the assistance of a qualified design professional and building contractors before beginning a project in the District.

Background for the Design Guidelines

The City of Globe adopted Ordinance No. 593 on June 2nd, 1986 to establish historic preservation as a goal for the City and to qualify the City for the Certified Local Government (CLG) Program administered by the State of Arizona. The first design guidelines were established in 2000, after the adoption of the Historic Preservation Overlay Zoning District and the formation of the Historic Preservation Advisory Commission (HPAC). The intent of the update is to provide a contemporary, user-friendly set of design guidelines for the treatment of historic properties, alterations to non-historic buildings and the design of new infill structures within the District. This document also brings Globe into alignment with historic preservation "best practices." The following documents provide the basis for these design guidelines.



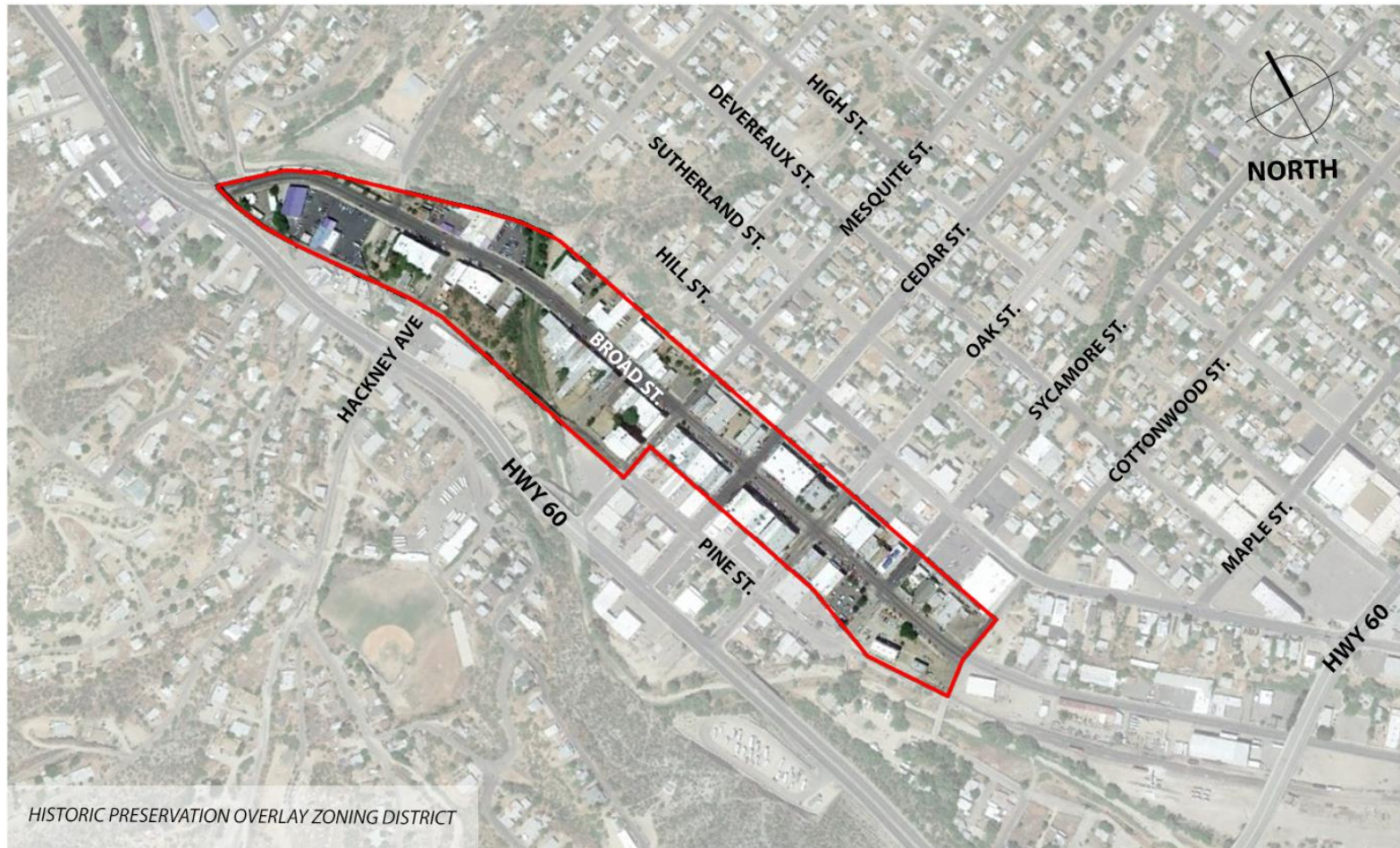
Broad Street Gateway Entry Feature, Photo by Thea Willshire

Globe Historic Downtown Plan

The current Globe Historic Downtown Plan (GHDP) was adopted in 2011 to guide the future development and alterations to existing structures in the Downtown District.

Vision *"We envision our historic downtown as a place people enjoy and want to come to; a space that builds community, provides a sense of place, and allows connection that enhances well-being; a district that celebrates history, beauty, art, economic vibrancy, and culture..."*

Mission *"Our mission for Globe's historic downtown is to preserve and enhance the character of the area and adjacent neighborhoods; to sustain the downtown's small town atmosphere and its role as the "hub" of the greater community where people congregate for commercial, social, cultural and recreational activities; and to create a destination space that encourages economic vitality."*



Globe Zoning Code

The Globe Zoning Code (GZC) establishes the Historic Preservation Overlay Zoning District (HP) and sets a regulatory framework for the establishment of a historic district, designation of a historic landmark, procedures for demolition and design review, and a requirement to maintain designated structures. The GZC also sets parameters for land use and site development that are applied in combination with the design guidelines in the Historic Downtown District. These Design Guidelines are applicable to properties within the HP Overlay boundary, shown on the map. To review the Historic Preservation Overlay Zoning District regulations, refer to the GZC, Article 14-5-17, as amended.

Benefits of Historic Preservation

Globe's Historic Downtown District tells the story of its past and is central to the community identity. The benefits of preserving historical character not only tell the story of the City's cultural history, but also reinforce the economic balance and health of the community. Historic buildings represent a substantial economic investment by previous generations. The economic benefits of protecting historic resources are well documented across the nation. These include higher property values, job creation in rehabilitation industries, and increased heritage tourism. Quality of life improvements associated with living in historic neighborhoods may also help communities recruit desirable businesses.

Rehabilitation and good design will extend the life of buildings that chronicle the history of the community. It also will reduce long-term maintenance costs, improve the market image of the business housed inside, and enhance the overall character of downtown. Consciously or unconsciously, people react to the visual quality of their environment and downtown, where a primary function is commerce.

Who Uses the Design Guidelines?

Property Owners

Owners should use the guidelines when planning improvements to properties in the Downtown District. For owners of historic properties, the guidelines also provide information that will help promote good stewardship of these resources.

City Staff and the Historic Preservation Advisory Commission

City Staff and the HPAC use the design guidelines to review improvements to historic properties and new construction projects. In doing so, they consider how each project meets the guidelines and promotes the design objectives for the Downtown District.

The Community

The guidelines also convey the City's expectations to the public so they can better understand the vision for Downtown Globe and what types of improvements are appropriate.

Application of the Design Guidelines

Projects will be reviewed for their conformance with the design guidelines and will be evaluated on their own merits. The design guidelines are intended to guide appropriate building projects in the historic district that are consistent with the community objectives.

Compliance with the intent of the applicable guidelines is expected, to the greatest extent feasible. Topics that are not part of a project are not applicable. Flexibility in applying the guidelines may be available; where a project includes a new approach not addressed by the guidelines, the HPAC should consider the merits of the proposal to satisfy the intent of the applicable guideline(s).

How to Use This Document

These Design Guidelines are intended to be read and used as a whole, but the individual sections can be used independently for projects of limited scope. The guidelines are used by property owners and developers in the preservation, renovation, rehabilitation, and reuse of historic structures and other buildings within the HP District. The HPAC shall review and make recommendations on any development application and require the plans and materials submitted for the City's "Design and Site Plan Review" process, plus applicable elevations drawings and details.

Procedure for Projects in the HP Overlay Zoning District

- 1) §14-5-17(F), "Mandatory Review of Building and Demolition Permit Application," of the Globe Zoning Code provides the process for review of building and demolition requests in the Historic District.
- 2) Prior to any exterior alteration, restoration, reconstruction, removal, or demolition of any building, or new construction of a non-historic structure within a designated HP District, or any material change in the exterior appearance of such property, its signs, light fixtures, fences, steps, sidewalks, paving, landscaping, paint, or other exterior elements visible from a public street or alley which affects the appearance and cohesiveness of the District, plans for the proposed project must be submitted to the City of Globe. This submittal must include all information required by the application and any other information deemed necessary by city staff or HPAC to review the project.
- 3) These Design Guidelines identify three separate "tracks" for projects within the HP Zoning District, depending on the type of improvements proposed:
 - a. Historic Building Rehabilitation Track, Chapters 2 & 3;
 - b. Non-Contributing Structures and New Building Track, Chapters 2 & 4; or
 - c. Other Improvements Track (e.g., site improvements or signage), Chapters 2& 5.
- 4) The HPAC will review the project and determine if the project is appropriate for the District and make a recommendation to City Council. If the project is approved by City Council, the applicant may then apply for any necessary construction permits for the project.

Although this procedure is expected to cause a minor increase in the review time for projects in the HP District, it should be remembered that the HPAC and city staff exist to work with property owners and developers to assure that their projects conform to and enhance the existing architectural character which is so important to our community.

These Design Guidelines are intended to ensure the HPAC makes consistent decisions on the appropriateness of proposed changes. Interpretation should neither be overly strict nor too permissive. In making its decision, the HPAC will consider the historic value of the

building, its prominence and significance to the District, the state of physical deterioration, and the economic factors of repair, replacement, or renovation.

Contributing vs. Non-Contributing Buildings

Buildings within the City have been classified as either “contributing” or “noncontributing” to the historic character of the District in the *National Register of Historic Places Inventory*. This distinction is pertinent for the following reasons:

- The emphasis for contributing buildings is preservation and rehabilitation. These are buildings that contribute to the historic value of the District and are important to the Federal designation of the National Register district and/or individual property listings. Maintaining or restoring the historic integrity of contributing buildings is the highest policy objective of these Guidelines.
- Contributing buildings and cultural resources within the Historic District are defined as adding to the historic associations, historic architectural qualities, or archaeological value of the area as expressed in the National Register. Buildings and resources are designated contributing for a variety of reasons including National Register eligibility, period of significance, and sufficient integrity.
- Noncontributing buildings and cultural resources within the Historic District are those that do not add to the historic associations, historic architectural qualities, or archaeological value of the area. Buildings and resources are designated noncontributing for a variety of reasons including National Register ineligibility, irrelevance to the period of significance, and insufficient integrity.

Planning a Project for A Historic Property

Historic property projects may include a range of activities, such as maintenance of existing historic elements, repair of deteriorated materials, replacement of missing features and construction of new additions. When planning a project, it is important to determine historic significance, assess integrity and understand how the building is going to be used prior to outlining an appropriate treatment strategy that will inform the overall project scope. This section summarizes important steps and approaches to consider when planning a project.

Accepted Treatments for Historic Properties

The Secretary of the Interior’s Standards for the Treatment of Historic Properties identify four distinct approaches to the

To form a plan to improve a historic property, follow this sequence:

Step 1. Preserve: *If a historic feature is intact and in good condition, maintain it as such.*



Step 2. Repair: *If the feature is deteriorated or damaged, repair it accurately to its historic condition, based on historic evidence.*



Step 3. Replace: *If it is not feasible to repair the historic feature, then replace it in-kind (e.g., the same historic materials, dimension, detail, finish). Replace only that portion which is beyond repair.*



Step 4. Reconstruct: *If the historic feature is missing entirely, reconstruct it from appropriate evidence. If a portion of a feature is missing, it can also be reconstructed.*



Step 5. Compatible Alterations: *If a new feature (one that did not exist previously) or an addition is necessary, design it in such a way as to minimize the impact on historic features. It is also important to distinguish a new feature on a historic building from the historic feature and/or building, in subtle ways.*

treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction. Please refer to web site for the most current description of these treatments (<https://www.nps.gov/tps/standards.htm>).

The following list describes permitted treatments for historic resources that may be considered when planning a preservation project. Much of the language addresses buildings; however, sites, objects and structures are also relevant.

Preservation

“Preservation” is the act of applying measures to sustain the existing form, integrity, and material of a building. The foundation of preservation is proper maintenance, such as painting or cleaning. Work focuses on keeping a property in good working condition.

Restoration

“Restoration” is the act or process of accurately depicting the form, features and character of a property as it appeared in a particular time period. Features from later periods must be removed for an accurate restoration. This may apply to an entire building, or to restoring a particular missing feature.

Rehabilitation

“Rehabilitation” is the process of returning a property to a state that makes a contemporary use possible while still preserving those portions or features of the property which are significant to its historical, architectural and cultural values. Rehabilitation may include a change in use of the building or the construction of an addition. This term is the broadest of the permitted treatments and applies to most work on historic properties. Some common types of rehabilitation projects include:

- A change in exterior materials
- Window replacement, including transom windows
- Replacing or removing design features such as molding and cornices

Reconstruction

“Reconstruction” is the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific time and in its historic location. This has limited application, in terms of an entire building, but may apply to a missing feature on a building. Reconstruction can only be initiated when physical evidence of the feature is available. This may include photographs and/or historic prints of the building. The reconstruction must be accurate in its replication.

Combining Treatments

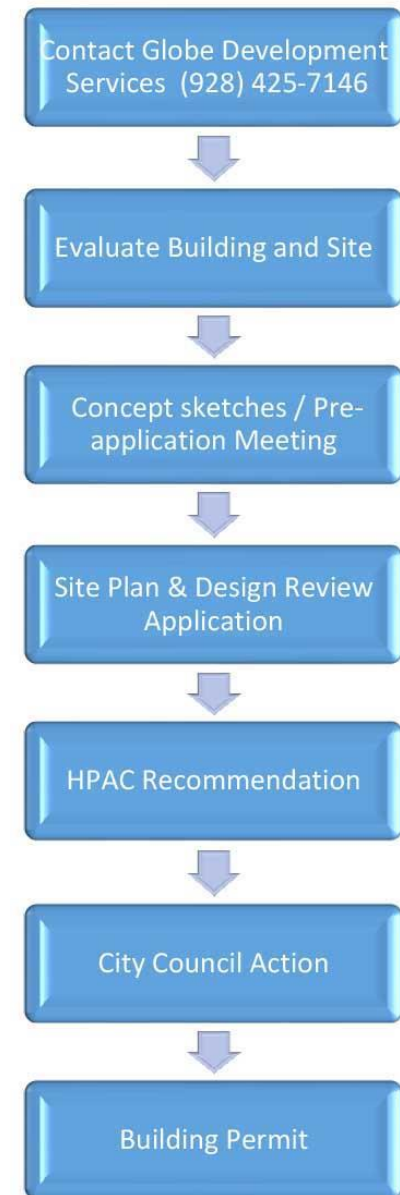
For many projects a “rehabilitation” approach will be the overall strategy, because this term reflects the broadest, most flexible of the approaches. Within that, however, there may be a combination of treatments used as they relate to specific building components. For example, a surviving cornice may be preserved, a storefront base that has been altered may be restored, and a missing kickplate may be reconstructed.

Project Planning Steps

- 1) **Contact the City of Globe** City Manager or designee to discuss the scope and necessary steps for your project. They will direct you to current resources for historic photos and historical documents of many downtown buildings.
- 2) **Critical Maintenance or Safety Issues.** If the roof leaks, if floors are sagging, repairs to the structure or weather-protective systems may be a priority before façade or other building renovations.
- 3) **Evaluate the Condition of the Building Front and Historic Qualities.** If the building is historically significant, the HPAC will expect special precaution and care to be taken to preserve the original architectural features.

Have the pilasters and/or the ornamental cornice been removed? Are upper story windows, clerestory windows, or display windows altered or intact? Does the Sign obscure the window details, is the molding and transom intact or original door missing?

- a. If the original design has survived intact, Preservation and Maintenance of the existing design should be your overall approach.
 - b. If original design has survived with some alterations, Rehabilitation should be your overall approach.
 - c. If the façade was significantly altered or totally lacks detail you may consider one of two options: The first is to Reconstruct the original design, if it has merits and historic design information is available. The second option may be used where there is less information available about the historic design: you can either Rehabilitate with a simplified historic interpretation or Rehabilitate with a contemporary interpretation.
- 4) **Review the Design Guidelines** to ascertain what design features and elements are critical to preserving the architectural style of the site.
- 5) **Schedule a Pre-application Review Meeting.** Contact the City of Globe Development Services Department to request the initial fact-finding "Pre-application" review meeting. The applicant is encouraged to bring ideas and conceptual drawings to the City Staff for review and discussion, early in the design stage.
- 6) **Conceptual Design Plans & Design Review Application.** Based on feedback provided from City staff during the pre-application review, plans should be prepared, and an application should be filed with the Development Services Department for Design Review.
- 7) **Application Review.** After staff receives an application for Design Review, an initial review by City Staff will be conducted and the applicant will be notified of any deficiencies in the plans that may need to be addressed prior to a recommendation by the HPAC.



- 8) **HPAC Review.** The HPAC shall review the application forwarded from City staff along with a staff evaluation report for compliance to the Historic Preservation Design Guidelines and a recommendation. The HPAC may take action at their meeting to recommend the City Council approve, deny, approve with conditions, or to continue the matter for further discussion. The HPAC will issue a "Certificate of Appropriateness" to explain the action taken and for City Council's consideration.
- 9) **City Council Approval.** The City Council shall review the recommendation of the HPAC and vote to approve, approve with conditions, or deny the proposed design.
- 10) **Building Permits.** If approved, the applicant may then submit a building permit and accompanying plan documents for review and approval by City Staff, in compliance with all applicable City Codes and the approved Design Review.

CHAPTER 2: GENERAL DESIGN GUIDELINES FOR ALL PROJECTS

Site Design

This section provides site design guidelines for historic properties and new construction projects in the Downtown District. Site planning involves any work not directly related to a primary or ancillary structure on a site. Important site considerations include building location, pedestrian and vehicular movement, hardscape and landscape, outdoor areas and service areas, for example.

2.1 General

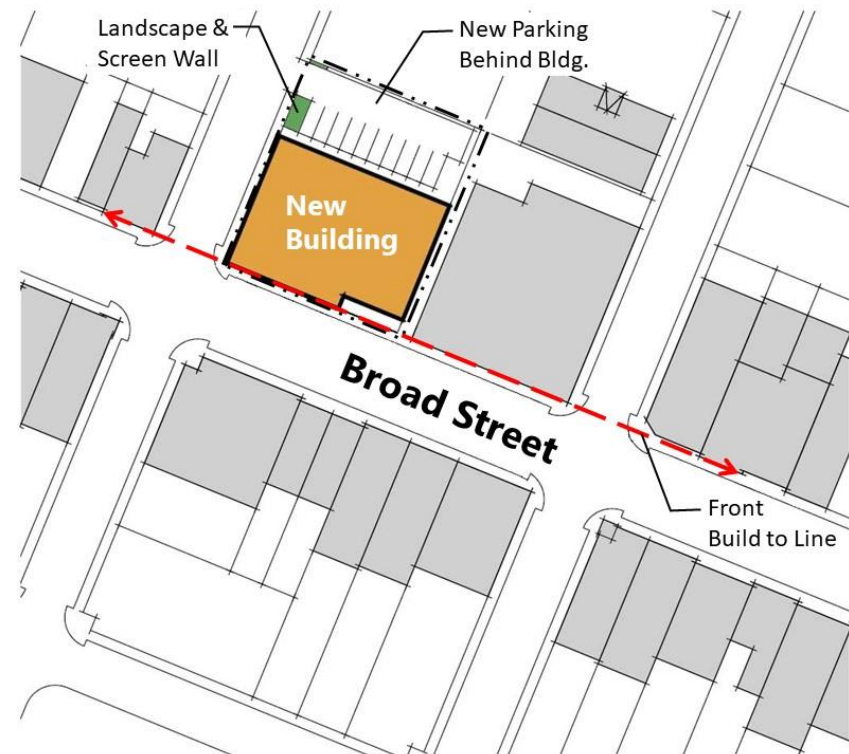
- a. Site design should be sensitive to the surrounding context.
- b. Sites should be designed to preserve and accentuate elements that contribute to the historic character.

2.2 Setbacks, Building Height, and Lot Coverage

For new development, the maximum density, maximum building height, maximum lot coverage, and minimum building setbacks should not exceed the less restrictive of either the existing development on the site or an average of the existing development standards for lawfully developed parcels located on the same side of the street within two hundred (200) feet and located in the same zone designation. All adopted building and fire codes shall apply. Refer to GZC §14-5-17(E) for zoning requirements and applicable amendments.

2.3 Access & Parking

- a. Vehicular access should be visually complementary to the site and building design; it should be secondary to the visual appearance of the building and not dominating its design. Minimize the visual impact of off-street parking.
- b. Pedestrian and bicycle access and storage should be incorporated into the site design.
- c. Parking should be accessed from a side street or an alley rather than from the main street. New parking areas should be located to the rear of buildings to allow



a continuous streetscape of building façades. Parking lots or curb cuts in front of a building at the sidewalk should not be introduced on the street frontage.

- d. The visual impacts of service and loading areas should be minimized. They should be located to the rear of the building and screened from public rights-of-way.
- e. Alley frontages must be maintained free of weeds and debris and kept in an organized manner. No outdoor storage is allowed with the exception of patio furniture and related outdoor features. Outdoor storage should be located inconspicuously, when not in use.
- f. If a building provides pedestrian or vehicular access from an alley, the alley frontage and access area should be enhanced to complement the surrounding architecture and outdoor space. Lighting should be established to illuminate dark spaces for public safety.
- g. Where existing surface parking on a site directly abuts the right-of-way, a minimum sidewalk width of eight feet (unless otherwise required by the City Engineer) should be provided as measured from the back of street curb with a parallel landscape strip not less than five feet in width behind the sidewalk, which may be penetrated by pedestrian and vehicular ingress/egress.
- h. All on-site parking areas visible from the roadway, excluding alleys, shall be screened by a wall no less than three feet tall.

2.4 Sidewalks

- a. Where feasible, provide a minimum sidewalk width of ten feet on Broad St. All other sidewalk widths shall be as determined by the City Engineer.

2.5 Fences and Walls

- a. Original fences or walls should be retained.
- b. Encourage the use of wood fencing, brick walls, stone walls or adobe walls.
- c. All fencing visible from the street frontage should be compatible with the building on which it is located and should not detract from the building facade and streetscape. All chain-link and wire type fencing should be removed subject to receiving a Certificate of Appropriateness for all non-signage related façade improvements.
- d. All trash containers used for collection by a solid waste service provider shall be surrounded by an enclosure and screened from public view, with exception to alleyways, where screening may not be feasible. Trash barrels (wooden or iron) that are complementary to the adjacent architecture are acceptable for on-site private trash collection and should be located out of sight whenever possible. Concrete or modern metal and plastic receptacles inconsistent with the surrounding architecture are not acceptable.
- e. Consider the impact of fencing and walls to adjacent property. If the impact is negative and compromises the integrity of the historic character, then the use must be discouraged, and an alternative use should be considered.



Fencing to be compatible with architecture

2.6 Landscaping

- a. Existing characteristics such as trees, walls, stairs, paving materials, fencing, walkways, and other site features that reflect a properties historical significance shall be retained and protected from demolition or alteration.

- b. Landscaping shall be appropriate to the scale and features of the property. All planter boxes and pots should be constructed of a durable, quality materials and have a complementary appearance to the building architecture.
- c. Comply with the City of Globe's adopted policies for street trees and minimum landscape requirements.
- d. Plant materials should be traditional species native to the region.
- e. Trees should be preserved, whenever practicable.
- f. Buildings, accessory structures, and impervious paving should be sited outside of the critical root zone of mature trees.
- g. Trees (over 24 caliper inches) on historic district properties should be maintained in good health and protected from harm.

2.7 Lighting

- a. Lighting should enhance the site and building design in a way that reflects the character of the District.
- b. Lighting devices should be simple in design and complementary to the building architecture.
- c. Lighting should be sensitive to surrounding properties and fixtures should be scaled appropriately based on the use and character of surrounding properties.

2.8 Accessory Structures

- a. Accessory structures shall be appropriate to and compatible with the architectural features of the primary structure. Non-contributory structures shall not distract or detract from the surrounding historic district properties.

2.9 Utilities and Mechanical Equipment

- a. Whenever possible, relocate or screen outdoor utilities and mechanical equipment from public view.
- b. Mechanical equipment, utility equipment, and waste facilities should be screened from view of any public right-of-way, and located to the rear of the building. Such equipment should be screened from view with landscaping or screen walls from rights-of-way and adjacent properties.
- c. For structures with rooftop equipment or ventilation, the equipment should be centrally located and fully screened from view using a primary building material and integrated with the building architecture.
- d. Locate satellite dishes, solar panels and appurtenances, and mechanical equipment out of public view. Do not locate equipment on a front façade.

Topography

Site work should be planned to protect the existing topography on Broad and the surrounding properties. This section is provided to address residential and commercial rehabilitation and infill projects in the Historic Downtown District.

2.10 Maintain historic topographic features of a site.

- a. Minor changes in grade that will improve site drainage or that will direct moisture away from a structure are appropriate.
- b. Minor changes in grade for the purpose of site or landscape improvements or restoration are appropriate.
- c. Avoid a change in grade that would alter the visual relationship of historic buildings to the site.

- d. Avoid a change in grade that would have an adverse effect on the site's structures or neighboring structures through the redirection of moisture or stormwater.

2.11 Design a new building foundation to conform to the existing topography.

- a. Divide large grade changes into a series of benches or terraces, when necessary. Step the foundation of a building to follow site contours, when feasible.
- b. Where stepping a foundation is not possible, disguise the cut with building placement and/ or building walls, and provide a terraced landscape system to beautify and conceal the cut.

Outdoor Areas

Outdoor areas occur as accents along the street in several conditions: as a front yard in a residential setting, as an outdoor dining area, a small plaza or as a forecourt in a commercial setting. The character and setting of the site of a historic building will influence the form, location or appropriateness of such a space. These shall be integrated with the design of the site and the building. Where feasible, outdoor areas should be anticipated in the design of new construction or rehabilitation and provide a transition between the public and private realm. Where a public outdoor area is present, it should be designed to be active and inviting to pedestrians.

Small Plazas, Courtyards and Patios on Commercial Sites

Small plazas and courtyards may be considered in commercial settings and for institutional buildings. However, within the heart of Broad Street, where the greatest concentration of storefronts align, creating numerous gaps in the street wall is discouraged.

2.12 Design a small plaza or courtyard to include features to promote and enhance its use.

- a. The space should be directly accessible to the public way.
- b. The space must have at least one of the following:
 - Street furniture or seating areas
 - Public art
 - Historical/interpretive marker
 - Trees/landscaping

2.13 Locate and design an outdoor dining area to be functional, to minimize negative impacts on the streetscape and to encourage lively, active spaces.

- a. Set back a rooftop deck from the building façade so that structural framing, serving stations and other fixed building components are not visible from the street.
- b. Design a new dining area to provide a functional outdoor space. Specific dimensions of an outdoor dining area will vary case by case; however, the design of outdoor dining areas for new construction should typically range between 8' and 12' minimum depth to provide adequate space for furniture and circulation.
- c. Design all new outdoor spaces to drain to the right-of-way or an on-site retention area, when required.

2.14 Design a railing that surrounds an outdoor space to be simple in design.

- a. Simple metal work is most appropriate for permanent railings. Heavy ornate metal, plastic or wood is inappropriate, but may be approved for temporary purposes.
- b. Design a railing to be mostly transparent so that the building fabric is visible.

Awnings, Canopies, Balconies and Galleries

2.15 Design an awning or canopy to be in character and proportion to the building.

- a. Design an awning or canopy to fit over the opening it covers.
- b. Choose colors that are compatible with the façade.
- c. Awnings and canopies should not hide a building façade, distort its proportions, or cover architectural features.
- d. Choose a simple shape. A shed shape is preferred.
- e. Design an awning or canopy to accentuate the architectural features of the façade.
- f. Do not internally illuminate or backlight an awning.
- g. Plastic and vinyl awnings are not allowed.
- h. The support system for a canopy should be simple in design.
- i. Select awnings that are complementary to the style and color of adjacent storefronts, particularly on a single building with multiple storefronts.

2.16 Repair an original balcony where possible.

- a. Use a material that matches the original materials in profile, shape and appearance.
- b. Choose a material that has proven durability in the Globe climate.

2.17 Color

- a. Exterior paint colors for historic buildings and contributing structures should be selected based on documented research of a building's original paint colors. If original colors cannot be identified or are unacceptable to the applicant, alternate colors should be selected according to the time-period of building construction. Contact the City of Globe for historic documentation resources, refer to page ten (10), Project Planning - Step One of this document.
- b. Exterior paint colors for new construction and non-contributing structures should be compatible with the color schemes of adjacent historic buildings and contributing structures.
- c. Refer to Appendix A for the Historic Preservation Overlay District recommended color palette. All exterior paint colors in the Overlay District require a review by the HPAC before submission for approval by City Council.

Art

Art celebrates Globe's active artist community and is welcomed as an amenity to the downtown setting. It should be designed as an integral component of the urban environment. Art must be strategically located to serve as an accent to a streetscape, plaza, park or other

public or private area. All art, including statues and murals, to be located in the HP Overlay District are subject to the review and recommendation by the HPAC.

2.18 Incorporate art where feasible and where appropriate.

- a. Incorporate art that complements the surrounding context and character and may accentuate adjacent historic building elements and other unique features in the downtown.
- b. Strategically place art at civic facilities to serve as accents.
- c. Consider locating art at gateways, parks, plazas and points where views terminate at a public space, without interrupting an important view corridor or vista.

2.19 Art should be compatible with the historic context.

- a. Locate art such that the ability to perceive the character of nearby historic buildings is maintained.
- b. Art should be placed in locations that will enhance one's ability to interpret the historic character of the downtown.

2.20 Locate art installations to enhance the urban environment.

- a. Locate new art installations in strategic locations such as gateways or as focal points in public and private plazas or parks.
- b. Integrate art within the urban environment, such as decorative patterns in the Broad Street sidewalk and in rights-of-way.
- c. Incorporate art at key locations along the Pinal Creek path in the downtown.
- d. Art located in a manner that it is visible from secondary pedestrian corridors, such as alleys, is encouraged.

Murals

A mural is a type of art located on the side or rear of a building or other structure, whose content reflects a cultural, historic or environmental event(s) or subject matter from the historic Downtown District. Other subject matter may also be considered. All affixed art, including statues and murals, to be located in the HP Overlay District in a manner visible from public property are subject to the review and recommendation of the HPAC.

2.21 Design a mural to focus on content that is appropriate to the District and the surrounding context.

- a. Do not design a mural to depict a commercial product brand name or symbolic logo.
- b. All murals and art in the HP Overlay District should only contain content appropriate for all ages and void of obscenities, violence, or suggestive sexual content.

2.22 Design a mural to be incorporated as an element of the overall site and building design.

- a. Design a mural to complement the wall and property on which it is located.
- b. Do not locate or design a mural to obscure key character-defining features of a historic building.

CHAPTER 3: DESIGN GUIDELINES FOR HISTORIC STRUCTURES

Historic and Contributing Structures and Property

The City seeks to preserve the historic integrity of historic properties in the Downtown District. This means employing best practices in property stewardship to maintain the key character defining features of individual historic resources. This chapter provides design guidelines for the rehabilitation of properties defined as historic structures or contributors to the District.

Architectural Styles

Downtown Globe contains a rich variety of building styles that spans a period of over two centuries, which contributes to the architectural variety of the historic Downtown District. The buildings in Downtown Globe can be categorized by their predominate architectural style and type. A building's architectural style is based on design details and ornamentation. A building's type is defined by its form, including the building's function, footprint, floor plan, configuration or shape, and height.

Each architectural style has a unique set of characteristics that distinguish it from the other styles, and within each style there are a series of principal subtypes. Only the styles and subtypes representative of styles found within the Historic Downtown District properties are included, below. The architectural styles are arranged chronologically and highlight the styles represented on the subsequent pages. Each style includes a general description, design characteristics, a graphic of the general building form, a list of properties identified as the particular style, and photo examples.

Character-Defining Features of Historic Structures

Each architectural style has a unique set of characteristics that distinguish it from the other styles, and within each style there are a series of principal subtypes. Only the styles and subtypes representative of styles found within Historic Globe are represented below. Each style includes a list of common design characteristics and photo examples of properties identified as the particular style. This is not all inclusive but highlights some of the most prominent Downtown Historic District architecture.

Gothic Revival – 1840 to 1900

First Baptist Church (1917); and St. John's Episcopal Church (1907)

- Pointed arches over windows, doors, and decorative elements
- Steeply pitched gabled roofs
- Oriel windows



First Baptist Church



St. John's Episcopal Church



Elks Building



Holy Angels Roman Catholic Church

Romanesque Revival – 1870 to 1900

Elks Building (1910); and Holy Angels Church (1916)

- Low broad round arches over windows and doors
- Thick masonry walls
- Multi-story
- Columns and pilasters with spirals and leaf designs

Neoclassical Revival – 1900 to 1940's

Gila County Courthouse (1906); Trust Building / European Building 1906; Old Dominion Commercial company (1905-06); Gila Valley Bank & Trust (1909); and Arizona Eastern / Railroad Depot / Wells Fargo Express Office (1916)

- Classical symmetry with columns and full height porch
- Triangular front pediment
- Classical ornament such as dentil cornices
- Entablatures and Greek and Roman forms



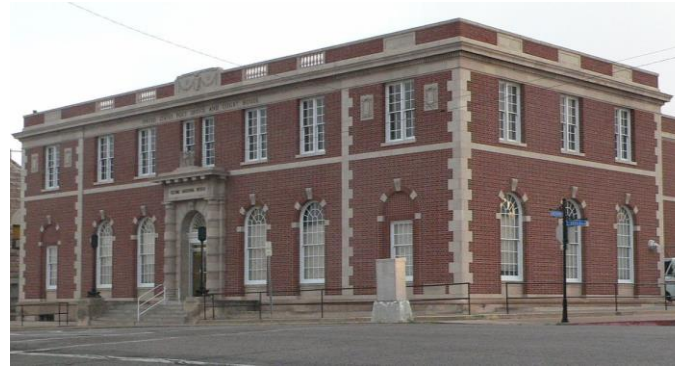
Gila County Courthouse – Italian Renaissance



Gila County Bank & Trust



Amster Building



US Post Office & Court House

Georgian Revival – 1900 to 1950

Hamil Building (1906); Amster Building (1909); and U.S. Post Office and Court House (1926)

- Symmetrical in proportion
- Masonry in a classic colonial shape
- Two-three stories tall with hipped or gabled roof
- Elaborate entry doorway is usual, with pilasters and sidelights

Spanish Colonial Revival – 1915 to 1935

St. Paul's Methodist Episcopal Church (1928)

- Thick white adobe or stucco walls
- Very few and small windows
- Red Clay tile roof
- Exposed wooden support beams



St. Paul's Methodist Church

Other Styles



Van Wagenen/Fisk Building – Queen Anne Style



El Rey Motel - Art Deco



Globe Medical Center - Mid-Century Modern



Sultan/Woolworth Building – Art Deco



Butler Building - Eclectic



Old Dominion Mercantile – Neoclassical Revival

3.1 General

The following design guidelines translate the general principles for historic preservation, especially the treatment of individual historic buildings, buildings found to contribute to the historic district and associated site features. These design principles should be considered when making improvements to a historic property.

- a. Preservation of original architectural features and materials are the first preference in rehabilitation. Such features and materials should be retained in place and/or repaired.

- b. Repair of existing features (or replacement when supported by the Commission) should be based on an accurate replication of the materials or features, and where possible substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- c. If it is not practical to retain the original materials or features due to the condition, unavailability, safety, or energy efficiency of original materials, then quality contemporary substitute materials, when approved by the Commission, should replicate the material being replaced in composition, design, color, texture, and other visual qualities.

3.2 Maintenance and Construction

Following are common considerations regarding property maintenance and construction. The recommendations are not comprehensive in nature. Property owners should refer to the Secretary of the Interiors Standards with regard to appropriate maintenance and construction standards.

- a. Brick and stone masonry should be tuckpointed every 20 to 30 years, or when holes, gaps, or cracks form in the mortar. Pointing of masonry should be done in a way that duplicates the color, texture, and joint tooling of the building's historic pointing.
- b. Foundations should be kept free of moisture retaining materials such as the storage of wood, mulch and landscape plantings that require excessive water.
- c. Avoid harmful abrasive cleaning of historic masonry and siding specifically power washing, sandblasting, and harsh detergents.
- d. Flashing, gutters, and downspouts should be in good repair. Aging roofs should be replaced if there are significant bulges, dips, or gaps.

3.3 Exterior Materials

- a. Original wood siding should not be covered over.
- b. Wood siding should be used in one of the traditional forms as found on the building (e.g. shingle, Board-and-batten, shiplap, or beveled siding).
- c. Masonry walls that have not previously been painted should remain unpainted. Masonry which has been painted in the past should remain painted.
- d. Pointing of masonry should match the color, texture, joint tooling, and physical composition of the building's historic pointing.
- e. Historically stuccoed surfaces should remain stuccoed. Stucco should not be applied to a wall which has not been previously stuccoed.

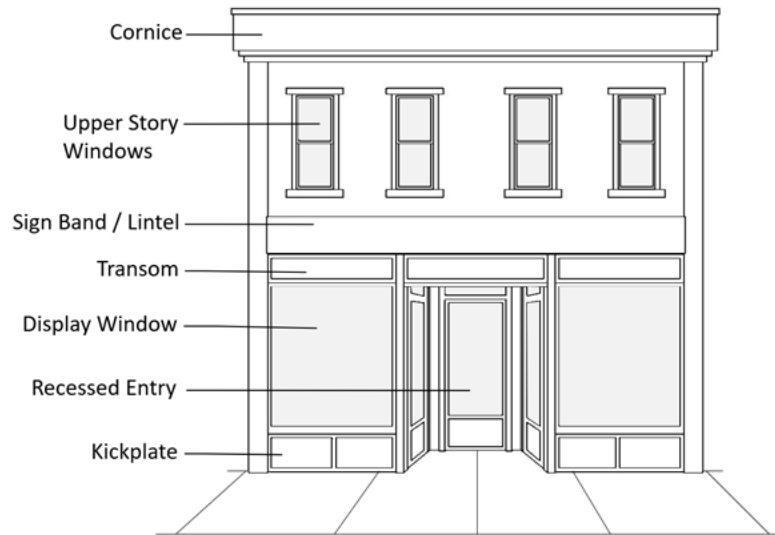
3.4 Architectural Details

- a. Significant architectural elements that have deteriorated should be repaired rather than replaced.
- b. Avoid adding cornice or frieze elements as extra ornamentation on a building if not originally present on the building.
- c. Original architectural elements should not be covered, especially when located on a front elevation.

3.5 Foundations

- a. Avoid cutting openings in foundation walls to create basement windows or doors on elevations visible from a street.

- b. Avoid painting or stuccoing the exterior of a foundation.
- c. Previously-painted or stuccoed foundations should be kept that way, as long as they do not show evidence of moisture retention.
- d. If original basement windows are to be covered, avoid filling them permanently.



Character-Defining Features of a Commercial Facade

3.6 Doors and Entrances

- a. The functional, proportional, and decorative features of a primary entrance should be preserved.
- b. Avoid removing, downsizing, or expanding storefront windows and features.
- c. Avoid applying trim or ornamentation that a commercial storefront would not have originally had.
- d. Avoid "theme" restorations (e.g. Colonial, Western, Bavarian, Art Deco, Post Modern, etc.).
- e. Avoid the addition of materials that are inappropriate, such as diagonal wood siding, vinyl or aluminum siding, mansards, and fixed metal canopies.
- f. If interior alterations make an existing entrance redundant, the door and entrance should be left intact on the exterior.

3.7 Windows

- a. The position, number, and arrangement of original windows in a building should be preserved.
- b. If original windows are extensively deteriorated, only the

deteriorated windows should be replaced. Avoid removing any that are still repairable.

- c. Avoid enlarging or downsizing window openings to accommodate stock replacement window sizes.
- d. Replacement windows should match the appearance of the historic originals in number of panes, dimensions of sash members, and profile of sash members and muntins. Windows should simulate the operating characteristics of the originals. The same material, as the original windows, usually wood, should be used.
- e. Real through-the-glass exterior and interior muntins with spacer bar (simulated divided lite) should be used. Windows should not use sandwiched, applied, or snap-in artificial muntins.
- f. Windows that have an original storm sash should be repaired and retained.

3.8 Porches & Balconies

- a. Wrought or cast-iron supports should not be used to replace original porch columns unless such iron elements were part of the original design; the same is true for wrought iron railings.
- b. Avoid enclosing porches to create permanent interior space, particularly on front elevations.

- c. If a porch is proposed to replace an original, missing porch, the characteristics of original porches on similar buildings such as height, materials, roof slope, and width of original porches are preferred.
- d. If a porch is to be added where a porch never existed, a simple design should be used.
- e. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on the porches of similar buildings.
- f. Preserve original balconies and galleries where they exist on historic buildings.

3.9 Roof, Gutter, and Downspout

- a. Re-roofing a building that currently has asphalt shingles should be simple in design.
- b. Avoid staggered-butt or other shingle patterns that try to create an older look.
- c. If a building does not have gutters and downspouts and is to have them installed, design and color should be compatible with the design and color of the building.
- d. On existing structures, avoid roofline additions such as dormers, skylights, or penthouses. However, these features may be appropriate on a new addition. If such elements are proposed, they should be placed toward the rear or along a rear slope where visibility is minimal. Skylights should be flat and low in profile.

3.10 Building Additions

- a. Additions should be clearly distinguishable from the original structure by designing additions to be secondary to the primary structure. If the additions or alterations were removed, the essential form and integrity of the original structure should be unimpaired.
- b. Additions should be located to the rear of the original building so that the most significant and visible faces (e.g. front elevations) of historic properties are given priority. If space needs or lot conditions require that the addition be placed farther forward, the façade of the addition should be set back from the original façade.
- c. A break or reveal should be provided between the original building and the addition, so it is apparent that they are two separate structures.
- d. The design for additions to existing properties should not destroy significant historical, architectural or cultural materials. The design should be compatible with the size, scale, color, material, and character of the property.
- e. Avoid duplicating the original building's architecture and design in the addition. The addition should take its major design cues such as form, massing, roof shape, window proportions and spacing, door types, and level and kind of ornamentation from the original building, but it should be a simplified structure.
- f. Materials for additions should be consistent with those identified in 3.1.c and complementary to the District, but need not match those of the original structure to which the addition is attached. Avoid materials that are not typically from the mid-19th to the early 20th century (e.g. concrete block, rough-sawn siding, or logs). Brick, stucco, and beveled siding or Board-and-batten all may be appropriate, depending upon the materials in the original building.
- g. Roofline additions should be placed and designed to have the least amount of visual impact.
- h. The height and roofline of the addition should be below those of the original building.

CHAPTER 4: GUIDELINES FOR NEW CONSTRUCTION

New Construction and Non-contributing Structures

4.1 Applicability

The following Guidelines are applicable to both residential and commercial properties in the Globe Historic Downtown District, except where otherwise noted. New construction differs from the construction of new additions to historic structures.

4.2 General

- a. New construction should be differentiated from existing historic buildings, but should be compatible with the established character of the District.
- b. New construction should not be a replica of historic buildings, but also should not be taken to the extreme of modern architecture. There are places in Globe where modern architecture is appropriate and desired, but within the historic district it is important to provide a sense of continuity and compatibility so that both a sense of historic place and historic time is respected. Continuity and compatibility are more valued than making a bold design statement.
- c. The operative principle for these Guidelines is that new construction should be similar to existing contributing buildings in the district in which it is located. New buildings should be obviously new to the observer, but there should be continuity and compatibility. They should share underlying principles of design, form, mass, height, scale and lot coverage as prevails on adjacent lots.

4.3 Building Placement

- a. The building site should be designed to be consistent with the original block, street, and site patterns of the adjacent properties on the same street frontage.
- b. The placement of the building should be similar to the placement, orientation, and setbacks of adjacent structures. The placement should reinforce the street wall.
- c. The building should be situated on the site in a manner similar to the development pattern of surrounding properties.

4.4 Form and Mass

- a. The building should be similar in form, mass, and lot coverage; and, in proportion and scale to other surrounding buildings.



Hollis Cinemas 4 - New construction should complement historic forms and pedestrian scale

- b. Roof pitch and form should be similar to surrounding buildings.
- c. The building should reinforce a sense of human scale through the design of pedestrian entrances, porches, door and window openings, and façades.

4.5 Building Width

- a. The building width should be similar to other buildings in the District.
- b. If a building is wider than other structures in the District, the façade should be divided into subordinate sizes that are similar to the width of other structures in the District. Sections of the wall should be stepped to further reinforce the visual impression of widths similar to other structures in the District.

4.6 Façade

- a. Façade proportions, including width to height ratio, should be similar to other buildings in the District.
- b. The primary entrance to the building should front the street.
- c. Avoid blank façades and monotony of materials. Avoid large surfaces of glass.
- d. Avoid concrete block foundations or exposed poured concrete. Foundations should be clad with brick or stone.
- e. Where multi-story buildings are permitted, the façade should incorporate a three-part composition including a base, a middle, and a top.

4.7 Doors and Windows

- a. The pattern and proportions of window and door openings should be proportional to the building façade and reflect the pattern of other buildings.
- b. The window-to-wall ratios should be similar to other buildings in the District.
- c. Windows and doors should be framed in materials that are similar in scale and character with other buildings in the District.

4.8 Architectural Details

- a. Architectural elements such as eaves, window design and moldings, door surrounds, porches, soffits, should be modern interpretations of historic details, not replications of historic styles.
- b. Skylights should be flat and low in profile and placed toward the rear where visibility is minimal.

4.9 Locate a new gallery or balcony on a non-contributing building or a new building to align with similar features along the street.

4.10 Materials

- a. The building should use materials traditional to historic Globe: wood, brick, and stone.
- b. Contemporary materials, visually similar to wood, stone, and brick, may be used as an alternative, as approved by the Commission.
- c. Materials that have a proven durability for Globe's climate should be used.

4.11 Outbuildings

- a. Detached garages are encouraged and should be located to the rear and side of the primary structure.
- b. Newly-constructed outbuildings should be compatible and subordinate in scale to the main building using design cues from contributing outbuildings and nearby structures, but especially the principal building on the site.
- c. Forms, massing, roof shape, roof pitch and height, materials, window and door types, and detailing similar to those found on nearby historic or traditional outbuildings should be used.

CHAPTER 5: SIGN DESIGN GUIDELINES FOR ALL PROJECTS

Historic District Signage

5.1 General

- a. Signs should be in scale with the proportions of the wall it is located and complementary to the building architecture.
- b. Graphics and messages should be simple.
- c. New signs should be pedestrian in scale. Signs should relate more to the sidewalk than to the street and should be intended for viewing by people who are walking rather than driving.

5.2 Color and Relief

- a. Sign colors should complement the colors of the building. Corporate identity colors and logos should be used judiciously, and such colors should be coordinated with overall building colors.
- b. Color should be used both to accentuate the sign design and message, and also to integrate the sign or lettering with the building and its context.
- c. Letter sizes and styles should be selected that will be compatible with the building elevation on which it is located.
- d. Dimensionally routed signs are preferred.

5.3 Materials and Lighting

- a. Signs should be constructed of durable natural materials.
- b. Signs should be externally illuminated in a way that is subordinate to the design of the building.
- c. Reverse halo illuminated lettering is acceptable, internally illuminated channel letters should be avoided.

5.4 Avoid

- a. Signs intended to only draw attention rather than add visual interest to the tenant space.
- b. Thin, flat signs that appear flimsy and temporary.
- c. Square or rectangular sign cabinets or raceways with no architectural character.
- d. Homemade signs and designs without professional guidance.
- e. Vacuumed-formed (molded) plastic panels.



Photo by Thea Wilshire

5.5 Context Sensitive

- a. Signs should coordinate with the architectural character of the building and of the District.



Photo by Thea Wilshire

5.6 Quality and Character

- a. Signs should contribute to the character of the District by providing interest to the pedestrian realm.
- b. Signs should be constructed of high-quality materials and finished with attention to design details.

5.7 Freestanding Signs

- a. Freestanding signs should be compact and highly coordinated with their surroundings in terms of materials, architectural character, color, and details.
- b. Signs should have three-dimensional elements. Flat designs are discouraged.
- c. Sign bases should be structurally integrated and coordinate with the overall design of the sign.

5.8 Wall Signs

- a. Wall signs in pedestrian environments should be interesting to look at, adding vibrancy to the streetscape.
- b. Wall signs should be three dimensional, with routed letters.
- c. Letters should be individually pin-mounted or incorporated into a sign panel. Reverse halo illuminated lettering is acceptable, internally illuminated channel letters should be avoided.
- d. Signs should be illuminated in a way that is subordinate to the design of the building. External illumination is preferred.

5.9 Window Signs

- a. Window signs should ensure visibility through the window into the tenant space beyond.
- b. Views through doors and windows should not be obscured by signs.
- c. Thoughtful, neat and attractive signs are encouraged.

5.10 Projecting (Shingle) Signs

- a. Three-dimensional elements are strongly encouraged, along with the creative use of textures and shadows to give the sign dimensionality and interest.
- b. The bracket or attachment device should be architecturally appropriate to the building design. Only use traditional brackets with traditional architecture.

5.11 Awning Signs

- a. Awning sign designs should be coordinated with the architectural character of the storefront. The use of stripes and scalloped edges should be minimized unless there is substantial evidence that the detail is historically appropriate.
- b. Awning signs should include simple text and logos on a solid color background from the historic pallet or as otherwise acceptable to the HPAC.

5.12 Sandwich Board (A-frame) Signs

- a. Sandwich Board signs should be constructed of a high-quality wood or metal frame with chalkboard and white-board elements. The frame should not be constructed of plastic.
- b. Signs should have a clean, simple frame without a handle or additional ornamentation.
- c. Signs should have visually appealing designs that cater to pedestrians.
- d. Sandwich Board signs should be maintained in good, working condition.
- e. Signs should be brought inside at night and during inclement weather.

APPENDIX A

Welcome to

Historic Globe, Arizona!

City of Globe
Historic Preservation Advisory Commission

Approval Process

The Development Services Department

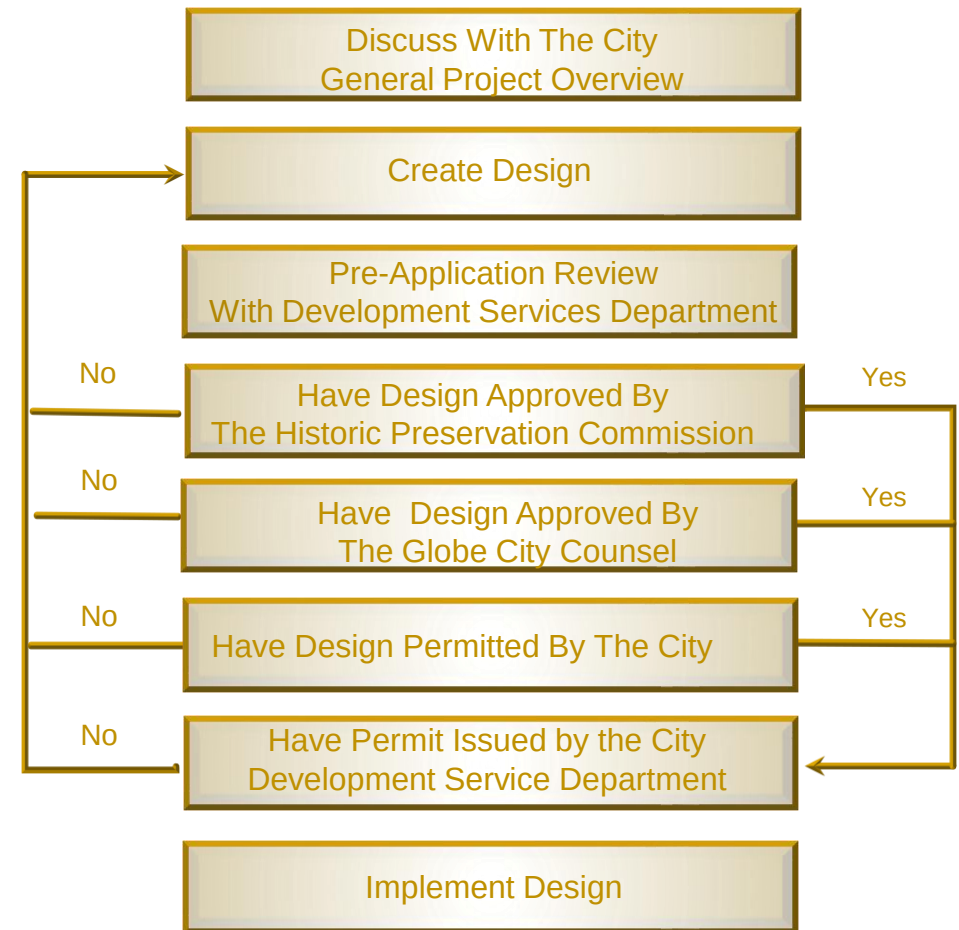
The Planning and Zoning Department is
located in the City's Municipal Building
150 N Pine St, Globe Arizona

Economic Development Director

Linda Oddonetto

Cell: 928-961-3382

Email: loddonetto@globeaz.gov



Globe Historic Color Palette



Black Tie



Carrara



Pewter Patter



Grapes of Wrath



Singing the Blues



Country Air



Berry Mojito



Summer Night



Greener Pastures



Huntington Garden



Sonoma Chardonnay



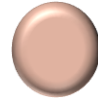
Viva Las Vegas



City of Pink Angels



Jazz Berry Jam



La Vie en Rose

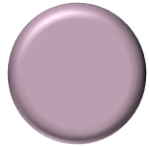


Rocky Mountain Red

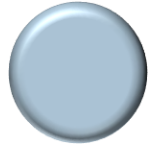
Globe Historic Committee Color Palette



Carrara



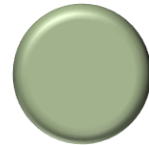
Grapevine



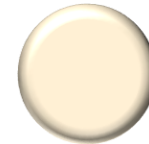
Country
Air



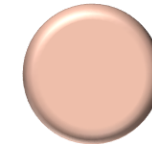
Berry
Mojito



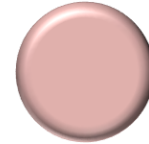
Huntington
Garden



Jefferson
Cream



City of Pink
Angels



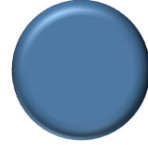
La Vie en
Rose



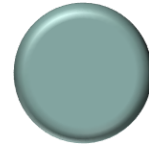
Pewter
Patter



Grapes of
Wrath



Postwar
Boom



Avalon



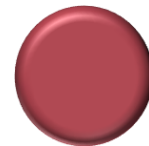
Greener
Pastures



Sonoma
Chardonnay



Rocky Mountain
Red



Floriography



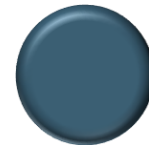
Black Tie



Night
Shade



Singing the
Blues



Summer
Night



Moss
Cottage



Viva Las
Vegas



Espresso
Macchiato



Jazz Berry
Jam

Looking for More Colors

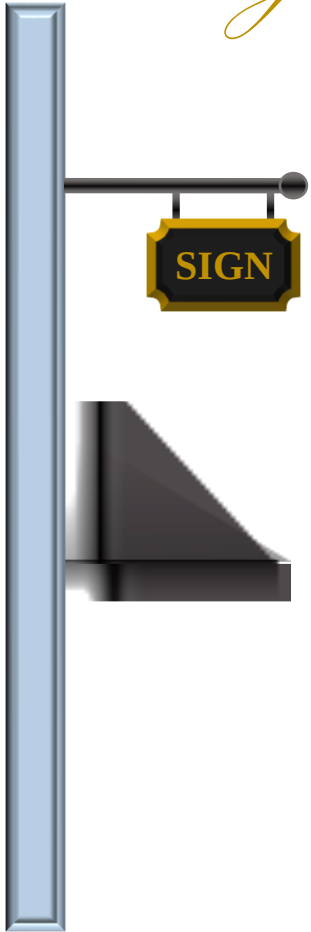
The color suggestions provided are select examples of approved historic paint palettes, all of which come from the Dunn-Edwards Paints.

Benjamin Moore and Dunn-Edward paints are available locally at ACE Hardware, 1930 E Ash St., Globe.

For expanded color choices refer to Benjamin Moore Paints, and Sherwin Williams Paints Historic Palettes. All have historically accurate paint selections.

Tip: Exterior paint pigments in the lighter color tones hold their durability versus vibrant color tones.

Signage Location



Failure to comply with local codes and ordinances can cost your business money—and its reputation. Know the rules before you begin your next project!

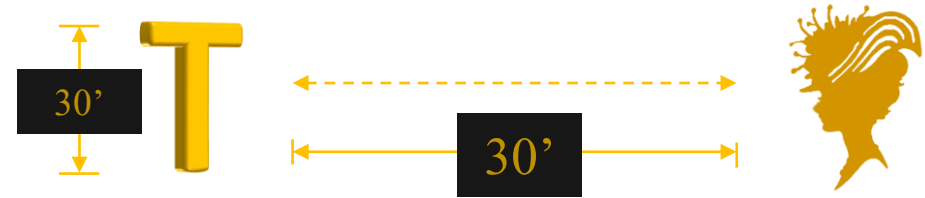
See City of Globe Sign Regulations (Article 14-13).



Letter Visibility

Cursive and heavily scripted font styles are wonderful on printed materials or for interior signage viewed at close proximity.

Exterior signage font styles should be bolder, considered for distance readability and visibility.



Letter Height (inches)	Distance for Best Impact (feet)	Max. Readable Distance (feet)
3"	30'	100'
4"	40'	150'
6"	60'	200'
8"	80'	350'
9"	90'	400'
10"	100'	450'
12"	120'	525'
15"	150'	630'
18"	180'	750'
24"	240'	1000'
30"	300'	1250'
36"	360'	1500'
42"	420'	1750'
48"	480'	2000'
54"	540'	2250'
60"	600'	2500'

By International Sign Association

Grant Programs for Historic Buildings

There are many grant programs available to building owners.

For more information on current grants contact the City of
Globe's Economic Development Department.

[Insert link here]

Let's Paint The Town!



All the building renderings for the color palette are based on actual buildings here in historic downtown Globe, Arizona.