



HD Historic District Overlay

Excerpts from Land Use Code Chapter 20.12, Article III

Last Updated: July 1, 2023

Purpose

The purpose of the HD Overlay is to preserve, maintain and enhance the historic integrity of designated areas within the City that are of historic significance or contain significant historic structures.

The HD Overlay provides a process for review of proposed alterations and/or restorations of historic significant structures. It also provides encouragement of public and private enhancement of historic districts through placement of compatible street furnishings, restorations of privately owned buildings and public landmarks.

Permitted Uses

All permitted and conditionally-permitted uses in the base zoning district are allowed.

Required Design Review

Review by the Planning Director and Staff is required for the following:

1. Any new construction less than 25 percent of the existing floor area.
2. Exterior alterations, repair and rehabilitation of a primary structure. (Ord. 1172 § 2, 2018.)

Review by the Historic Committee (Planning Commission) is required for the following:

1. Construction of buildings and structures within a HD Overlay area, including accessory buildings over 400 square feet in floor area
2. Demolition of any designated historic building and any building or structure within a HD Overlay area
3. Any alteration to an existing building within a HD Overlay area that results in a permanent physical change in such a manner as to increase the floor area more than 25 percent; or adds a second story; or a significant change to the front elevation(s) which is not consistent with the design guidelines for historic properties.

Design, material and exterior appearance

All designs for any construction, repair, or replacement purposes within a HD Overlay shall be in harmony with the general architectural characteristics of the area, including windows and doors and associated trim, use of exterior building materials, roof types and profiles and general size and massing of the building and shall be in conformance with Chapter 8 of the [Citywide Design Guidelines](#).

Safety

Fire prevention, safety ordinances and other applicable ordinances establishing structural regulations for the safety of the public or the users of the building shall be fully in force and applicable. The Historic Building Code may be applied to any designated historic structure.

Maintenance and repair required

Neither the owner nor the person in charge of a designated historic building or of a designated landmark shall permit the structure or landmark to fall into a state of disrepair, which may result in the deterioration

of any exterior appurtenance or architectural feature so as to produce or tend to produce in the judgment of the Historic Committee, a detrimental effect upon the character of the district as a whole or the life and character of the landmark or structure in question, including but not limited to:

1. The deterioration of exterior walls or other vertical supports.
2. The deterioration of roofs or other horizontal members.
3. The deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior plaster or mortar.
5. The ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
6. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition.

Boundaries of Historic Overlay Districts

The following areas are hereby incorporated into the HD Overlay:

- Johnson Street, both sides, between Piper Street and Powell Avenue.
- Matheson Street, both sides, between East Street and First Street.

Designated Historic Structures

The following existing structures have been designated as historic buildings:

- Gobbi Building: 310-316 Center Street.
- Carnegie Library Building: 221 Matheson Street.
- Ransome Powell House: 211 North Street
- First Christian Church: 321 East Street
- George Alexander House: 423 Matheson Street
- Calderwood Inn: 25 W. Grant Street
- Sunset Manor (Patchett House): 410 Matheson Street
- Villa Chanticleer: 1248 Fitch Mountain Road
- Swisher Mansion: 642 Johnson Street
- 726 Fitch Street
- Healdsburg Plaza

Figure 1
 Citywide Design Guidelines
 Character Area 1 & Historic District Overlay

