

Chapter 14.08
OLD WORLD BAVARIAN ARCHITECTURAL THEME*

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* Prior ordinance history: Ords. 810, 920, 983, 992 and 1155.

14.08.010 PURPOSE The purpose of this chapter is to assist all involved in the design of new buildings, structures, walkways or lighting, or the remodeling of existing buildings, structures, walkways or lighting in order to promote Leavenworth's old world alpine Bavarian village theme. (Ord. 1164 §1, 2001: Ord. 1157 §1(part), 2001)

14.08.020 APPLICABILITY

- A. Any and all buildings, structures, walkways or lighting in the tourist commercial district, general commercial district, and the central commercial district in the city, including all new construction or substantial alteration or remodeling of existing construction, except for existing single-family residence dwellings in said zones not used for commercial purposes, shall conform in exterior design to the Old World Bavarian architectural theme adopted by the city and as presently evidenced by the Bavarian architecture in the commercial zoning districts of the city.
- B. For purposes of subsection A of this section, the term "substantial alteration or remodeling" shall be defined as any interior and/or exterior alteration or remodeling the total cost of which (including but not limited to electrical, mechanical, plumbing and structural changes) for a building or structure within any eighteen-month period equals or exceeds sixty percent of the assessed value of that building or structure at the time the alteration or remodeling is commenced. The term "substantial alteration or remodeling" shall also mean any interior and/or exterior alteration or remodeling where three or more exterior elements of the building are altered within any eighteen-month period (including, but not limited to, doors, windows, wall finish, paint, roofing material, and structural changes) . Each door, window or other item shall count as one element. Visible exterior structural changes, including but not limited to removal or addition of walls, roof framing, and/or additions, shall count as two of the three elements for purposes of the definition.
- C. Where a substantial alteration or remodeling necessitates conformance with the Old

World Bavarian architectural theme, the entire building, including the existing structure and any new addition or remodeling must conform to such theme. (Ord. 1157 §1(part), 2001).

14.08.030 DESIGN REVIEW BOARD REVIEW

- A. No building or structure (regardless of the size) , walkway, or lighting shall be placed, constructed, changed, altered or remodeled in any commercial zoning district in the city without first obtaining design review board approval and a building permit. All applications for building permits for construction, changes, alterations or remodeling of buildings, structures, walkways or lighting in the tourist commercial district, general commercial district, and central commercial district in the city shall first be submitted to and approved by the design review board for compliance with this chapter for the Old World Bavarian architectural theme.
- B. All applications for building permits required by this chapter shall be accompanied by a complete set of plans and blueprints clearly defining the construction, changes, alterations, or remodeling and stating the proposed location, dimension, all colors accurately portrayed and types of construction and design. The plans and blueprints shall be drawn to scale and shall clearly define the roofing materials and siding materials to be used ad also the finish, paint or other materials to be used or applied on all exterior walls and trims and shall state a contemplated date of commencement and completion of such construction, change, alteration of remodeling, and shall become the property of the city upon submission of the application.
- C. The applicant shall submit a colored rendering of the proposal. The colored rendering shall be either done in a form of paint, colored pencils, colored pens, or be computer-generated. Paints chips or paint samples shall be submitted with the colored rendering for all colors included in the rendering.
- D. In determining whether the proposed construction, change, alteration or remodeling conforms to exterior design of the Old World Bavarian architectural theme, the design review board shall consider the compatibility of the proposed exterior design with the existing Bavarian structures and designs in the commercial zoning districts in the city and may, in addition, consult Bavarian design examples such as contained in the following publications:
 - 1. "Bayern in Bildern." Illustrations of Bavaria. Munchen, L. Muller (1971);
 - 2. "Hauser in den Alpen," by Viktor Proksch. Pinquin Verlag, Innsbruck, und Umschau Verlag, Frankfurt A.M. (1964) (This book is also available in an English/French version)
 - 3. "Bemalte Fassaden," by Margarete Baur-Heinbold. Verlag Georg D.W. Callwey, Munchen (1975);
 - 4. "Bayern Bavaria = La Baviere: e. Bildbd, von Otto Siegner." Munchen-Pullach: Simon, (1975) ;
 - 5. "Wohnen im Alpenland," by S. Staffa. Verlag, Kit zbuhel;
 - 6. "Die Schnosten Bavernhofe Oberbayems," by Ottmar Schuberth. Munchen (1999)
- E. Copies of the above publications and similar related reference works shall be kept on hand by the city clerk-treasurer for review by applicants and by members of the design review board.

- F. An applicant may submit a preliminary sketch prior to furnishing a complete set of plans and blueprints for review at a regularly scheduled design review board meeting. Upon review by the board, the applicant shall complete the application as directed by the board in accordance with Chapter 14.08 of this code.
- G. Design review applications shall be processed in accordance with the limited administrative review process, pursuant to Chapter 21.09 LMC. In order to schedule a design review board meeting, a complete application shall be received by the community development department at least seven days prior to the meeting.
- H. Changes to a design review board approved design, which are subsequently proposed during the construction phase of a project, shall be brought before the design review board of approval prior to construction of the design change.
- I. Supporting reference materials shall be supplied to the design review board by the applicant if the applicant's is challenged by the board.
- J. The community development director or designee may administratively approve the design of retaining walls, landscaping structures, landscaping planter sign bases, and similar structures, as well as fences or fence type walls to be located in the commercial zones of the city of Leavenworth, when they are not proposed in conjunction with a larger project that would require design review board review. Approval shall be subject to the standards contained in this chapter. At the discretion of the director, the application may be required to be required for approval by the design review board.
- K. The applicant or a representative of the applicant shall be in attendance at the design review board meeting for an application to be reviewed by the design review board. (Ord. 1164 §2, 2001: Ord. 1157 §1 (part), 2001).

14.08.040 DESIGN ELEMENTS

The design review board, in granting or denying approval of a design in accordance with this chapter, should consider the following criteria. This list is intended to serve as a guide for prospective developers of representative Old World Bavarian design features which have proven effective on commercial buildings in the city. The following design elements shall be incorporated, as applicable, in design proposals brought before the Leavenworth Design Review Board to implement the Old World Bavarian architectural theme in the city of Leavenworth. A minimum of three decorative design details (in addition to structural elements) shall be included on a building. Decorative design details include, but are not limited to, painted trim, decorative fascia, window treatments, balconies, and murals.

A. Shapes.

1. The single most defining shape of Bavarian Alpine architecture is the low pitched roof with expansive overhangs, regardless of building size. An alpine roof is designed to hold snow for insulation. The overhangs deal with ice buildup and help keep the area right next to the house free of snow. In the rainy regions of Germany where snow is not prevalent, the roofs are very steep in order to shed water.
2. Buildings are rectangular or are combinations of rectangles.
3. Very large "warehouse" or market type buildings pose special problems to this design theme. They must, however, include traditional Bavarian design elements and materials.

B. Roofs.

1. Roofs have a pitch of three and one-half to five and one-half.
 2. Roof overhangs are expansive on the front and sides and usually require rafter and lookout beams. Lookout beams shall be scrolled or have decorative faceplates. The scrolling shall be traditional Rococo, Baroque or folk designs. Lookout beams shall not extend beyond the fascia.
 3. Pitched roof materials.
 - a. Tile, simulated tile, standing seam metal, high profile asphalt shingles, or heavy shakes are acceptable.
 - b. Acceptable colors for standing seam metal are red, brown, green or gray. Galvanized metal is unacceptable. Tile or asphalt shingle colors should be red, gray, or brown earth tones.
 - c. Standard overlap metal, plain shingles and profile-less asphalt shingles are not acceptable.
 4. Fascia shall be scrolled or multiple profile.
 5. When snow guards are used or intended to be used, they shall be included in the overall design review approval.
 6. For zero lot line buildings, partial pitched roofs may be used if the pitched roof extends back a minimum of sixteen feet at the front and rear of the building, and the non-pitched part of the roof is not visible from the street or alley the building is fronting on. If a building is constructed to be freestanding, partial pitched roofs shall not be allowed.
 7. If roof rafters are exposed (open soffit), the underside of the roof covering shall be one of the following materials: resawn plywood, tongue and groove boards (beveled or plain), T-111 run lengthwise, solid wood, or exterior finish sheeting.
- C. Walls. Wall treatments shall consist of the following:
1. Stucco or stucco-like material;
 2. Wood, usually on the upper level of the wall;
 3. A combination of the above;
 4. Unacceptable materials or methods are:
 - a. Metal siding,
 - b. Stucco board, or panelized pre-applied stucco, except that the use of Hardipanel® may be allowed for zero lot line walls where there are no required side yard setbacks and where another building either has already been built to each side of the new building or is being built concurrently, and the walls being covered with Hardipanel® will not be generally visible.
 - c. Half timbering (See Section 14.08.100(K)),
 - d. Concrete block (cracked or plain). If concrete block is used, it shall be stuccoed.
 5. Retaining walls, landscaping structures, landscaping planter sign bases, and similar structures may be constructed of landscaping timbers (not railroad ties), stone, irregularly shaped rock, large boulders, poured concrete, split-faced concrete block landscaping stones, or other new materials as approved by the design review board. Cultured stone that has the appearance of stone, irregularly shaped rock or large boulders is acceptable. Round river rock is not

acceptable.

6. Fences or fence type walls may be constructed of decorative metal, wrought iron, wood, stone, stucco, irregularly shaped rock, poured concrete, split-faced concrete block stones, or other new materials as approved by the design review board. Cultured stone that has the appearance of stone, irregularly shaped rock or large boulders is acceptable. Round river rock is not acceptable. In the central commercial zoning district, chain link fencing is not acceptable.

D. **Balconies.** Balconies are optional. Where architectural balconies not intended for actual use are proposed, they shall have an apparent means of access, i.e., a door or false door, or large window. If balconies are present, they shall contain traditional design elements, such as:

1. Heavy beam supports;
2. Scrolled slats;
3. Flower boxes. This is the traditional location for them.

E. **Doorways.** Many doorways are arched. The arched doorway or entryway should be constructed of wood or stucco.

F. **Windows.** Window treatment options are:

1. Recessed, with or without painted decorative trim;
2. Shutters are desirable when painted trim is not applied;
3. Painted decorative trim;
4. Grid inserts in the glazing;
5. Flower boxes;
6. Windows may be arched;
7. A combination of the above is acceptable; however, one of the window treatment options in subparagraphs one through five of this subsection is mandatory;
8. Flush, unadorned windows are unacceptable.

G. **Trim.** Trim is the least of the design elements, not the focus of the design.

1. **Scrolling.** Decorative scroll work shall be required on fascia board and other trim. In general, scrolling follows traditional or Rococo designs. Design details for scroll work shall be included with the application.
2. Stone is used in rectangular linear forms for accents. River rock, concrete block (cracked or plain), and irregular stone slabs are unacceptable.
3. Wood shall not be used as trim over stucco.

H. **Decorative Painting.** Designs for murals or art work on exterior walls or around windows and doors shall be presented for design review board approval before application to the building.

1. Corner walls may be painted to simulate rectangular stone.
2. Three-dimensional painting is encouraged around windows and doors when shutters are not present. Classic as well as Rococo designs should be used.
3. Murals may be of a traditional Bavarian religious theme or secular in nature. Scenic murals are also acceptable. All murals are subject to design approval.

I. **Colors.** Color selection shall incorporate the following:

1. The predominant stucco color is white or off white. Pastels are acceptable, but only with white or off white accents on stucco trim. Bold bright colors are

unacceptable.

2. All wood trim (including beams, fascia and siding) shall be stained with transparent wood-tone stain. Very seldom is opaque stain or painted (color) trim used over wood. However, hunter green and other accent colors are sometimes used for shutters and flower boxes.
3. A paint chip or paint sample shall be submitted with the colored rendering of a design for all colors incorporated in the rendering. This requirement applies to the sign and architectural theme sections of this code. The sign portion of the mural is not exempt from this requirement, although the rest of the mural is. (Ord. 1164 §3, 2001: Ord. 1157 §1(part) , 2001)

14.08.050 SUPPLEMENTAL REGULATIONS

- A. The design review board may require the following structures or items to comply to the maximum extent practical and feasible with the Old World Bavarian architectural theme when they are located upon or used in conjunction with any commercial building or structure in any commercial zoning district in the city: (1) utility boxes, (2) meters, (3) garbage receptacles and dumpsters, (4) outside fuel containers, (5) outside vending machines, (6) newspaper dispensers; and (7) public telephone booths.
- B. Serving windows to outdoor, privately owned staging areas shall be set back a minimum of eight feet from the sidewalk or public right-of-way.
- C. The terms, provisions and requirements of this chapter shall be in addition to and not in lieu of the requirements set forth in the Uniform Building Code and other uniform codes adopted by the city or in any other ordinance, state statute or regulation governing the construction, building, zoning or other similar regulations applicable to the city.
- D. The painting of a new or existing commercial building in a color different from the color originally approved shall require approval by the design review board.
- E. Commercial buildings shall not be occupied or opened for business until the approved exterior design features of that building are finished. A temporary exemption may be granted by the design review board for not more than six months, provided that the reason for delayed completion is due to weather or other circumstances beyond the control of the owner.
- F. Rain gutters, downspouts, and heat tapes shall be required for all eaves to eliminate the possibility of drainage onto sidewalks. (Ord. 1157 §1(part), 2001)

14.08.060 SMALL COMMERCIAL BUILDINGS Single-story buildings, such as roadside stands, bratwurst stands, etc. that are under one hundred sixty square feet, follow the same low-angle Bavarian-Alpine roof construction as larger buildings. They may have all wood outside wall construction. If all wood siding is used, the siding must be tongue and groove cedar, pine, or squared log construction. Usually the siding is applied horizontally. Plywood siding is unacceptable. Stucco may be used. These buildings should have extensive overhangs front and back, with more modest overhangs on the sides. Natural wood tone stains predominate in Bavaria, with little or no painting of the trim. Most of the ornate features are scrolled trim with window shutter cutouts. Roofing materials are the same as for larger buildings. The overall feeling should be rustic in nature. (Ord. 1157 §1 (part), 2001).

14.08.070 MECHANICAL EQUIPMENT All mechanical equipment, e.g., heating and air conditioning equipment, air handling ducts, and compressors, shall be screened from view. False balconies, false chimneys, railings, and parapet walls may be utilized as long as they do not detract from the Bavarian Alpine theme. Screening plans/designs must be included in architectural elevations presented for board review and approval. (Ord. 1157 §1 (part), 2001).

14.08.080 SIGNS

- A. All signs must conform with the City sign ordinance.
- B. Examples of approved signs are found in Section
- C. 14.08.100(M)
- D. General locations for signing are to be indicated on the design review application drawings, with evidence that flowers and other features will not interfere. (Ord. 1157 §1(part), 2001).

14.08.090 ENFORCEMENT This chapter shall be enforced pursuant to Chapter 21.13. (Ord. 1157 §1 (part), 2001)

14.08.100 APPENDIX: Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth The community development director shall make color copies of the “Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth” available to the public to view. The “Portfolio of Photographs of Old World Bavarian Architecture and Signs for the City of Leavenworth” dated January 23, 2001, is incorporated herein by this reference and is hereby adopted as part of this chapter. A monetary deposit according to the city’s adopted fee schedule shall be required to check out the portfolio of photographs. The following are included in the portfolio:

- A. Typical building shapes;
- B. Roofs;
- C. Walls;
- D. Balconies;
- E. Doorways;
- F. Windows;
- G. Trim;
- H. Decorative painting;
- I. Colors;
- J. Small buildings;
- K. Inappropriate design elements;
- L. Local Bavarian-Alpine buildings;
- M. Signs;
- N. Regional Bavarian-Alpine building styles (Ord. 1157 §1 (part), 2001).