

**RESOLUTION NO. 2013-20**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF TRINITY  
SETTING FORTH MINIMUM DESIGN GUIDELINES FOR THE CONSTRUCTION,  
REHABILITATION AND PRESERVATION OF "COMMERCIAL" BUILDINGS AND  
OTHER STRUCTURES WITHIN SPECIAL TREATMENT AREAS**

**WHEREAS**, the Board of Supervisors adopted Trinity County Zoning Ordinance (Ord. No. 315); and

**WHEREAS**, said Zoning Ordinance establishes an Architectural Review and Preservation Committee; and

**WHEREAS**, Section 29.5 of the Zoning Ordinance vests with the Architectural Review and Preservation Committee, subject to Board of Supervisors approval, the authority to adopt minimum Design Guidelines to use in its review of applications within Special Treatment Areas and Special Treatment Sites relating to new construction, rehabilitation, preservation, restoration or reconstruction of any improvements, signs, streetscapes, trees, buildings or structures; and

**NOW, THEREFORE, BE IT RESOLVED** that in reviewing all applications for permits relating to COMMERCIAL improvement, the following Design Guidelines shall be utilized to guide development activities within Special Treatment Areas or on a Special Treatment Site.

**A. DEFINITIONS**

The following words and phrases, for the purposes of this Resolution, shall have the meanings respectively ascribed to them in this Resolution; or, if not defined in this Resolution, as defined in Trinity County Zoning Code; or, if not therein defined, in accordance with the plain and ordinary meaning thereof:

1. "PRESERVATION" means the process of maintaining the form and extent of a structure essentially as it now exists. It aims at halting any further deterioration or change and provides for structural stability but does not contemplate significant rebuilding.
2. "REHABILITATION" means the process of returning a structure to a state of utility through repair or alteration which makes possible an efficient contemporary use. In rehabilitation those portions of the property which are important in illustrating historic, cultural and architectural values are preserved and restored.
3. "RESTORATION" means the process of accurately recovering the form and details of a property as it appeared at a specific period of time by means or removal of later alterations and the replacement of missing original work.
4. "RECONSTRUCTION" means the process of reproducing by new construction the exact form and detail of a vanished structure. This process should be undertaken only when the property to be rebuilt is essential for understanding and interpreting the value of a Historic District. It should be undertaken only

when sufficient documentation is available to ensure an exact reproduction of the original.

5. "NEW CONSTRUCTION ON OPEN SPACES" means a vacant space or parcel within the district which may exist, or which has become vacant because of destruction of a building by fire or the necessity of demolition because of health and safety rules, or other approved reasons.
6. "STREETSCAPE" means a view down a street which produces identities created by repetition of elements that produce an impression of relatedness and cohesion. These elements include setbacks, fences or walls, street furniture (e.g., benches, refuse receptacles, news racks) phone booths, porches, house entrances, roof profiles and landscaping, including shade trees and open space.
7. "SYMPATHETIC DESIGN" means blending certain historical architectural elements with good contemporary design and materials.

## B. NEW CONSTRUCTION

When a building or addition is proposed within a Special Treatment Area, the architectural design should be carefully and aesthetically considered so that a new structure reinforces the historic atmosphere within the Special Treatment Area. This should be done through sympathetic contemporary design or by designing a replica of a historic architectural style indigenous to the district or area.

A few of the elements mentioned will be focused upon by a sympathetic design. All of the elements below and others should be considered by the designer. A successful design should look like a product of its time, but should acknowledge the surrounding historic atmosphere.

If a replica of a historic architectural style is desired, great care should be taken to avoid mixing different architectural styles, and the chosen style should be well understood and applied. Elements such as siding types, roof types, ornamentation, balance of the porches, windows, projections, entrances, etc., should be considered carefully.

New construction shall be compatible with and complement the design, style, architecture, coloring and materials of historic structures in (on) the affected Historic District, Special Treatment Area, or Special Treatment Site. The purpose of this objective is to preserve the character of the district, area or site as it was circa 1900.

### 1. Design and Proportions

- (a) Where consistent with surrounding construction, storefronts with recessed entries should be organized into three bands: a transom band, a band of display windows and an enclosed band under the display windows. The proportions of the storefronts should be nine feet in height including the transom. Wood sash is the preferred material.

- (b) Awnings or shed roofs above the sidewalk and attached over the storefronts are encouraged. Design, colors and materials shall be reviewed on a case-by-case basis.
- (c) Storefront designs will resemble architectural styles found historically within the Special Treatment Area.
- (d) Facades of new buildings constructed within a Special Treatment Area should retain the continuity of existing buildings. Building setbacks from property lines should correspond with those setbacks historically used in the affected Special Treatment Area or Site. If historical setbacks are unknown, the applicant may propose for the Committee's approval appropriate setbacks which consider the streetscape of the affected area.
- (e) The scale of new construction should be consistent with the scale of adjacent historic buildings, materials, signs and other elements of new construction should be compatible with similar elements of surrounding historical buildings.
- (f) New facades shall be rectangular in shape and their proportions (width in relation to height) consistent with the proportions of adjacent historic structures.
- (g) Polygonal, circular or dome-shaped buildings are prohibited.
- (h) Buildings shall not exceed two (2) stories above street level..

2. Materials and Construction Methods

- (a) Details of construction such as corbelling, plinths, copings, etc., should follow those used on existing adjacent buildings and resemble the character of details on historic buildings within the Historic District or Special Treatment Area.
- (b) Brick should be the preferred exterior siding material for new construction in the Weaverville Historic District. If brick is used the color and texture of the new brick should resemble that of brick historically used in Weaverville.
- (c) In areas historically having wooden buildings, bevel boards, clapboard, shingles, board on board, cove rustic or shiplap siding patterns shall be considered as appropriate in the design. The use of plastic, vinyl, aluminum, masonite, or stucco is not allowed.
- (d) Use of plywood is not allowed for exterior applications unless it is 'resawn' with vertical battens. Fiber cement board with wood grain finish, (e.g.: Hardyplank) is an acceptable material.

3. Roofs

- (a) Contemporary roof materials are acceptable. If visible from a public street or way, roofing material should be dark and unobtrusive.
- (b) The color of a non-metal roof shall approximate the color of a wood shingle at some state of the aging process. Galvanized corrugated metal roofing is allowable. Corrugated metal roofing may be galvanized or an approved color.
- (c) Roof shapes shall complement the streetscape of the affected Historic District or Site. Roof shapes not historically used in the affected area or site are not allowed.
- (d) Gutters, downspouts, and flashings should be inconspicuous.

4. Windows and Doors

- (a) Windows and doors shall be vertical in their expression. Windows and doors shall be constructed of wood or wood and multi-pane glass, provided that anodized aluminum doors may be permitted for security if required by federal or state law.
- (b) Clear glass should be used in windows, doors and transoms. Plexiglas or other synthetic glazings are not allowed. Transoms should not be obscured from the exterior.
- (c) Windows should not be covered by being blocked, painted over, boarded up, latticed, or treated with any material giving such an appearance.
- (d) Fire shutters should be of a similar iron material and design as those originally used in the Area, and should be mounted in the same locations and manner as those originally used in the Area.

5. Foundations

- (a) When constructing foundations, areas of concrete or concrete masonry units shall not be exposed.
- (b) An alternative to exposed concrete or concrete masonry units on foundations would be the framing of the space from the floor joists down to the top of a low foundation wall (8" to 12" above grade) and finishing the space with siding to match the existing material, or embossed metal panels (cut stone pattern), or native rock.

6. Street Accessories

- (a) Street furniture, trash containers and planting beds or tree wells shall be compatible with the character of the historic district or Special Treatment Area. Vending machines are allowed on the side or rear of a building upon prior approval by the Committee, if screened and not internally illuminated. Newspaper stands and Fed Ex type drop boxes may be permitted anywhere upon Committee approval. Where possible, all parking lots should be landscaped; this should include ten percent (10%) of the total parking area.
- (b) All landscaping should consist of species commonly used in the Historic District circa 1900, or species native to the area.
- (c) Propane tanks and waste receptacles shall be screened from public view (e.g., fences, enclosures, earth berms, shrubbery).
- (d) If non-event specific portable vendors are allowed, then they must comply with architectural regulations if they are located within a Special Treatment Area.

7. Color

- (a) Color choices within a Special Treatment Area may express individual tastes, but shall always contribute to the historical character of the area. Color choices shall be based on historical precedence. Exterior colors shall blend with other colors on the same building and on the streetscape. (Preapproved color examples are available at the Planning Department.)
- (b) Bright and/or high gloss colors, and/or primary and secondary-colored pastels are not allowed.
- (c) Wood or metal surfaces on windows, doors, porches and other details may be painted. Colors include gray, dark brown, blue-gray, beige, brick red, and terra cotta. Lead white (off-white) is a suitable color for window sash and frames and other details.
- (d) The use of one or two auxiliary colors in addition to white, black or gray is acceptable. Auxiliary colors may be used on major design or structural elements.

8. Signs

- (a) All signs and graphics, including those placed in, on or near a window (such that the window acts as a medium for conveying messages to the exterior of the building and thereby affecting the exterior appearance of the building), shall be consistent in color, design, lettering and style traditionally used within the Special Treatment Area. A-board and I-board

signs within the Caltrans right-of-way require Caltrans approval and if approved by Caltrans, must meet applicable historic district guidelines. Roof signs are prohibited.

- (b) All signs shall be constructed of wood or other materials commonly used in the affected district or general area circa 1900; provided, however, composite board is an allowable sign material if painted.
- (c) Permanent informational signs placed on a window (e.g., "open", "closed", credit card acceptance, Chamber of Commerce membership or other affiliations) totaling less than three (3) square feet do not require Committee approval provided they are not illuminated in any manner, nor made of florescent or reflective materials.
- (d) Commercial promotional banners shall be allowed only for a period of thirty (30) days per year. For the purposes of this Ordinance, the thirty (30) day time limit shall apply to any combination of temporary signs and banners.
- (e) Community informational banners are allowed for a maximum of thirty (30) days. Banners shall be removed within seven (7) days after the event concludes.
- (f) Legally established non-conforming signs should be brought into conformance with these guidelines when replacement or maintenance is necessary.

9. Mechanical and Electrical Services

- (a) Electrical and telephone lines shall be underground or attached to the rear of the building if at all possible.
- (b) Colored exterior lighting (e.g.: parking lot, sidewalk, entry way or street lights) are not allowed. All exterior lighting shall be designed and installed to be shielded and downcast to direct light downward and not to extend beyond the property boundary. Lighting of ATM machines for security purposes is exempt.
- (c) Colored ornamental landscape lighting is not allowed.
- (d) Air conditioners, evaporative coolers, T.V. antennae (including satellite dishes), shall be made inconspicuous.

10. Fences, Walls and Railings

- (a) If a property owner wishes to erect a fence or wall, and evidence of an original fence or wall is unavailable, approval should be given in accordance

with the following: it is similar in size, design, materials, texture and color to fences or walls that existed in the surrounding area originally.

- (b) Metal rail, chain-link (of any kind), solid exposed concrete, and cement block are not allowed as fences. Concrete and concrete masonry are acceptable for retaining walls, provided they are screened by landscaping or faced with native rock.
  - (c) Type or style of fence and ornamentation shall conform to the period of time represented by the Special Treatment Area or of a particular building if documented evidence is available to identify a particular fence.
  - (d) Fence design or style basically should be wood board or wood picket fences with plain, capped or decorated corner, fence and gateway posts.
  - (e) Construction material should be predominately wood. Period appropriate wrought iron or brick is acceptable.
  - (f) Picket and post designs available for review at the Jake Jackson Museum should be used as a guide.
  - (g) Gates shall carry the theme of the main fence.
  - (h) Baseboard or bottom board, if used, should be one foot in height from ground level to lower fence rail and pickets should not extend lower than the top of the baseboard. It is suggested that baseboards be pressure treated, redwood or cedar.
  - (i) Preferred finishes for wooden fences should be natural wood, white or an approved color compatible with the residence. Iron fences should be black, white, gray, or an approved color compatible with the residence.
  - (j) Fence height should conform to established heights within the Special Treatment Area.
  - (k) The aesthetic side of the fence shall be exposed to the street.
  - (l) Railings stiles shall be vertical in orientation unless ADA (the Americans with Disabilities Act) requires something different.
11. Trees
- (a) The removal of trees (3 inches diameter at breast height, or larger) is prohibited without prior Committee approval, except where retention of such tree(s) is a clear and immediate threat to property or lives. The Committee may authorize the removal of trees larger than three inches diameter at breast height if one or more of the following criteria apply:

- (1) The tree(s) to be removed is not a species common to the area circa 1900; or
  - (2) The tree(s) is diseased such that it will not survive if using generally accepted procedures to minimize damage from such diseases. (Verification by a certified arborist that the tree is diseased beyond remedy and poses a threat to human life or property is required.); or
  - (3) The tree(s) will interfere with development of a vacant lot.
- (b) If the Committee authorizes the removal of a tree(s), the following shall be included as conditions of approval:
- (1) A replacement tree should be planted in the same location as the tree which was removed; or, if removed to facilitate development, at a different location on the same property as the tree to be removed (the location to be approved by the Committee).
  - (2) A replacement tree should be of the same species as the tree which was removed, or, if approved by the Committee, another species common to the area circa 1900 (e.g., Big Leaf Maple, Black Locust, Black Walnut, Chestnut, Native Ash).
  - (3) All replacement trees shall be maintained in a healthy condition.

12. Public Works Projects

All Federal, State and County Public Works Projects (e.g.: road improvements, stream bank protection, parking facilities, pedestrian and bicycle paths, street lights, traffic signals, tree maintenance or replacement) shall be subject to the review and approval of the Committee.

C. REHABILITATION/PRESERVATION

1. Storefronts

- (a) Original storefronts should not be changed and should be preserved in their entirety or in substantial parts. Storefronts that have been altered should be restored wherever possible, preserving original materials where they remain. Iron elements, circular stairs, wood or stone steps, stone sills and other elements which contribute to the character of storefront entries should be retained.
- (b) If existing building designs date from an interim remodeling and such remodeling adds to the historical significance of the district or area, then the restoration may conform to the remodeling and not to the original design. A storefront 'legally' built after 1900 may either be remodeled to



the building's original construction design or it may be remodeled to resemble circa 1900 architecture.

- (c) Where the original design of the building cannot be determined, or where complete restoration is not feasible, then a design of a storefront design shall be compatible with the rest of the building and consistent to adjacent historic buildings. In such cases, a storefront design that is consistent with the rest of the building and surrounding historic buildings in scale, proportions, materials, colors, repetition of design elements and vertical and horizontal expression is acceptable.
- (d) The use of materials which were not typically used in a given Special Treatment Area or which were not in existence when a storefront was built is discouraged, except as allowed in subsection B.2(d) regarding new materials.
- (e) Storefront designs that resemble architectural styles not found historically within the Special Treatment Area are prohibited, except as allowed in subsection B.1(b).

## 2. Foundations

- (a) When replacing foundations, areas of concrete or concrete masonry units shall not be exposed.
- (b) An alternative to exposed concrete or concrete masonry units on foundations would be the framing of the space from the floor joists down to the top of a low foundation wall (8' to 12" above grade) and finishing the space with siding to match the existing material, or embossed metal panels (cut stone pattern), or native rock.

## 3. Windows and Doors

- (a) Original sills, lintels, frames, sash, mullions, muntins, and glass or windows and transoms should be preserved and/or repaired. Original doorway elements should be preserved. Replacement of original materials should duplicate the original in design and materials.
- (b) Clear glass should be used in windows, doors and transoms. Plexiglass or other synthetic glazings are not allowed. Transoms should not be obscured from the exterior. Designs are acceptable if documentary evidence indicates the original to have colored or stained or bevel or frosted glass.
- (c) Blocking of existing wall openings to receive standard door frames, window sashes, and glass sizes or to hide lowered ceilings below the top of existing windows is discouraged. The original proportions of wall openings should be retained.

- (d) Ornamental wood or metal lintels, bracket and other window or doorway trims should be preserved and should be restored where possible.
- (e) Replacement of glass panes should copy the original design and materials.
- (f) Existing historic iron fire shutters within a Special Treatment Area shall be preserved. In restoration, where the presence of fire shutters can be documented, reinstallation is acceptable. Replacement fire shutters shall be of a similar iron material and design as the original, and shall be mounted in the same general locations and manner as the original.
- (g) Windows should not be covered by being blocked, painted over, boarded up, latticed, or treated with any material giving such an appearance.
- (h) Windows and doors shall be constructed of wood or wood and multi-pane glass. Anodized aluminum doors may be permitted for security purposes if required by federal law.
- (i) Any window pane larger than thirty-two (32) inches in height or width shall be divided in an approved manner.

4. Cornices

- (a) Cornices should be restored in original material if possible. Original materials were wood, metal or brick.
- (b) Where restoration using original materials is impossible, the use of materials which very closely mimic original materials-is acceptable.
- (c) Wood or metal cornices should be painted duplicating original colors where possible. If original colors cannot be determined, lead white, buff, or red sandstone are preferred colors.
- (d) Brick corbels shall be preserved and should be restored and treated in a like manner as brick wall surfaces.
- (e) Gutters, downspouts, and flashings shall be inconspicuous.

5. Roofs

- (a) The original shape of roofs should be maintained.
- (b) Contemporary roof materials are acceptable. If visible from a public street or way, roofing material should be dark and unobtrusive.

- (c) When re-roofing, the new material shall be matched as closely as possible. The new material shall not alter the appearance of the building. Partial re-roofing shall be compatible with the existing roof in color and texture.
- (d) The color of a non-metal roof shall approximate the color of a wood shingle at some stage of the aging process. Galvanized corrugated metal roofing is acceptable. Corrugated metal roofing may be galvanized or an approved color.

6. Siding

- (a) When installing new siding or when repairing or replacing siding, care should be taken to procure materials which match the original.
- (b) Where the existing siding is trimmed by corner boards, a corner board of the same width and style should be used on any addition to the structure.
- (c) The use of plastic, vinyl, aluminum, asbestos, masonite, or stucco siding is not allowed.
- (d) Use of plywood is not allowed for exterior applications unless it is 'resawn' with vertical battens.

7. Brick

- (a) Brick is the primary building material in the Weaverville Historic District. Brick shall not be treated in such a way as to accelerate deterioration. It shall not be covered by artificial brick or stone or by asbestos shingles or sidings, wood, plaster, or aluminum siding or any other synthetic material.
- (b) Sandblasting of brick accelerates its deterioration and shall not be used as a cleaning method on exteriors.
- (c) Brick shall be cleaned by scrubbing with non-ferrous wire brush, or by spraying with low pressure water and detergents.
- (d) New mortar shall be in proportions of lime and sand similar to that of the old mortar to assure proper color and texture.
- (e) When deteriorated brick is in need of replacement, the new brick shall match the old brick in color, texture, size and coursing styles. The replacement brick shall be placed flush with the existing brick and mortar joints pointed to match existing joints. Replacement bricks shall be laid in the same bond as the original.

- (f) Repainting of brick previously painted shall not be sandblasted, but repainted with an approved color. Brick which was not painted previously should be painted only when necessary to preserve it and shall be painted to the original color of brick.
- (g) The treatment for brick covered with a stucco surface shall be patching as needed and painting with an approved color.

8. Color

- (a) Color choices within a Special Treatment Area may express individual tastes, but should always contribute to the historical character of the area. Color choices should be based on the historical precedence. Exterior colors should blend with other colors on the same building and on the streetscape. Examples of pre-approved colors are available at the Trinity County Planning Department.
- (b) Bright and/or high gloss colors, and/or primary and secondary-colored pastels are not allowed.
- (c) Wood or metal surfaces on windows, doors, porches and other details may be painted. Colors include gray, dark brown, blue-gray, beige, brick red, and terra cotta. Lead white (off-white) is a suitable color for window sash and frames and other details.
- (d) Where brick has been painted, repainting of the brick in its natural color is preferred. Lead white (off-white) is an acceptable color for painted facades if the history of the building indicates a use of color other than brick red.
- (e) The use of one or two auxiliary colors in addition to white, black or gray is acceptable. Auxiliary colors may be used on major design or structural elements.

9. Street Accessories

- (a) Street furniture, trash containers and planting beds or tree wells shall be compatible with the character of the historic district or Special Treatment Area. Vending machines are allowed on the side or rear of a building upon prior approval by the Committee, if screened and not internally illuminated. Newspaper stands and Fed Ex type drop boxes may be permitted at any location upon Committee approval. Where possible, all parking lots should be landscaped; this should include ten percent (10%) of the total parking area.
- (b) All landscaping should consist of species commonly used in the Historic District circa 1900, or species native to the area.

- (c) Propane tanks and waste receptacles shall be screened from public view (e.g., fences, enclosures, earth berms, shrubbery).
- (d) If non-event specific portable vendors are allowed, then they must comply with architectural regulations if they are located within a Special Treatment Area.

10. Signs

- (a) All signs and graphics, including those placed in, on or near a window (such that the window acts as a medium for conveying messages to the exterior of the building and thereby affecting the exterior appearance of the building), shall be consistent in color, design, lettering and style traditionally used within the Special Treatment Area. A-board and I-board signs within the Caltrans right-of-way require Caltrans approval and if approved by Caltrans, must meet applicable historic district guidelines. Roof signs are prohibited.
- (b) All signs shall be constructed of wood or other materials commonly used in the affected district or general area circa 1900; provided, however, composite board is an allowable sign material if painted.
- (c) Permanent informational signs placed on a window (e.g., "open", "closed", credit card acceptance, Chamber of Commerce membership or other affiliations) totaling less than three (3) square feet do not require Committee approval provided they are not illuminated in any manner, nor made of florescent or reflective materials.
- (d) Commercial promotional banners shall be allowed only for a period of thirty (30) days per year. For the purposes of this Ordinance, the thirty (30) day time limit shall apply to any combination of temporary signs and banners.
- (e) Community banners may be allowed on a case-by-case basis, subject to Committee approval. Banners shall be removed within seven (7) days after the event concludes. The Committee shall establish time limits for the placement of community informational banners.
- (f) Legally established non-conforming signs should be brought into conformance with these guidelines when replacement or maintenance is necessary.

11. Mechanical and Electrical Services

- (a) Electrical services and telephone lines shall be underground or attached to the rear of the building if at all possible.

- (b) Colored exterior parking lot, sidewalk, landscape, entry way or street lights are not allowed. Lighting of ATM machines for security purposes is exempt.
- (c) Colored ornamental landscape lighting is not allowed.
- (d) Air conditioners, evaporative coolers, and T.V. antennae (including satellite dishes), shall be made inconspicuous.

12. Fences, Walls and Railings

- (a) If a property owner wishes to erect a fence or wall, and evidence of an original fence or wall is unavailable, approval should be given in accordance with the following: it is similar in size, design, materials, texture and color to fences or walls that existed in the surrounding area originally.
- (b) Metal rail, chain-link (of any kind), solid exposed concrete, and cement block are not allowed as fences. Concrete and concrete masonry are acceptable for retaining walls, provided they are screened by landscaping or faced with native rock.
- (c) Type or style of fence and ornamentation shall conform to the period of time represented by the Special Treatment Area or of a particular building if documented evidence is available to identify a particular fence.
- (d) Fence design or style basically should be wood board or wood picket fences with plain, capped or decorated corner, fence and gateway posts.
- (e) Construction material should be predominately wood. Period appropriate wrought iron or brick is acceptable.
- (f) Picket and post designs available for review at the Jake Jackson Museum should be used as a guide.
- (g) Gates shall carry the theme of the main fence.
- (h) Baseboard or bottom board, if used, should be one foot in height from ground level to lower fence rail and pickets should not extend lower than the top of the baseboard. It is suggested that baseboards be pressure treated, redwood or cedar.
- (i) Preferred finishes for wooden fences should be natural wood, white or an approved color compatible with the residence. Iron fences should be black, white, gray, or an approved color compatible with the residence.
- (j) Fence height should conform to established heights within the Special Treatment Area.

- (k) The aesthetic side of the fence shall be exposed to the street.
- (l) Railings stiles shall be vertical in orientation unless ADA (the Americans with Disabilities Act) requires something different.

13. Trees

- (a) The removal of trees (3 inches diameter at breast height, or larger) is prohibited without prior Committee approval, except where retention of such tree(s) is a clear and immediate threat to property or lives. The Committee may authorize the removal of trees larger than three inches diameter at breast height if one or more of the following criteria apply:

- (1) The tree(s) to be removed is not a species common to the area circa 1900; or
- (2) The tree(s) is diseased such that it will not survive if using generally accepted procedures to minimize damage from such diseases. (Verification from a certified arborist that the tree is diseased beyond remedy and poses a threat to human life or property is required.); or
- (3) The tree(s) will interfere with development of a vacant lot.

- (b) If the Committee authorizes the removal of a tree(s), the following shall be included as conditions of approval:

- (1) A replacement tree should be planted in the same location as the tree which was removed; or, if removed to facilitate development, at a different location on the same property as the tree to be removed (the location to be approved by the Committee).
- (2) A replacement tree should be of the same species as the tree which was removed, or, if approved by the Committee, another species common to the area circa 1900 (e.g., Big Leaf Maple, Black Locust, Black Walnut, Chestnut, Native Ash).
- (3) All replacement trees shall be maintained in a healthy condition.

14. Public Works Projects

All Federal, State, and County Public Works projects (e.g., road improvements, stream bank protection, parking facilities, pedestrian and bicycle paths, street lights, traffic signals, tree maintenance or replacement) shall be subject to the review and approval of the Committee.

D. AMBIGUITY

If any ambiguity arises concerning the interpretation or application of any portion of this Resolution, the Architectural Review and Preservation Committee shall ascertain all pertinent facts and by its own resolution set forth findings and interpretations and thereafter such interpretations shall govern.


E. MODIFICATION OF PERFORMANCE STANDARDS

The Architectural Review and Preservation Committee may grant, conditionally grant, or deny requests by an applicant for modifications to the requirements of standards of this Resolution, provided that the following findings are made and substantiated:

1. That the modification (specifically identify modification) will not detract from the architectural, artistic, cultural, engineering, aesthetic, historical, and social integrity of the Historic District (or site); and
2. That the modification (specifically identify modification) is compatible with the design, style, architecture, coloring, and materials used in the district (or on the site) circa 1900.

**DULY PASSED AND ADOPTED** this 26th day of March, 2013, by the Board of Supervisors of the County of Trinity by motion, second (Fenley/Pflueger), and the following vote:

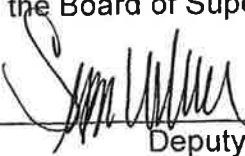
AYES: Supervisors Pflueger, Fenley, Fisher, and Chapman  
NOES: Supervisor Morris  
ABSENT: None  
ABSTAIN: None  
RECUSE: None

  
DEBRA CHAPMAN, CHAIRMAN  
Board of Supervisors  
County of Trinity  
State of California

ATTEST:

WENDY G. TYLER  
Clerk of the Board of Supervisors

By: \_\_\_\_\_

  
Deputy