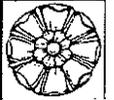


ART – Murals on Private Property

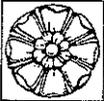


Mural projects are an investment in cultural capital that goes far beyond tourism, improved aesthetics, increased business traffic and building occupancy and eradication of blight. Murals are an investment in a City's unique identity and its cultural cohesiveness and contribute to its public art. They build a sense of community. They make it welcoming and walkable and they make you want to go there.

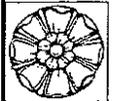


Mural art should provide a visual aesthetic of the historic district while allowing for creative expression in appropriate locations and designs. Mural size shall be determined by the wall surface to be covered. Smaller walls may be completely covered. On larger walls, murals should be large enough to dominate the wall surface, but not so large as to overwhelm the streetscape. The building's architecture should not be altered to accommodate the mural.

Murals cannot be interpreted as signage as defined in the City's Unified Development Ordinance and may not include trademarks, service marks, or other markings, colors, or patterns identifying or associated with a business, profession, trade, occupation, or calling. When an official interpretation is necessary, the Chief Zoning Administrator will determine if a proposal is a mural or a sign. Mural art that constitutes a sign shall conform to the signage regulations of the Unified Development Ordinance (UDO) and applicable design guidelines.



ART – Mural Guidelines



1. Murals painted directly on exterior walls of contributing structures are prohibited. Contributing refers to any building, object, or structure which adds to the historical integrity or architectural qualities that make the historic district significant, unless the wall has been previously painted.
2. Murals may be allowed on contributing structures provided they are mounted on panels that protect the building's masonry. Recommended materials for panels include marine plywood, sign painter's board (also known as Crezon), and aluminum skinned panels. The edges and joints of panels must be sealed and flashed to ensure water does not infiltrate. An armature or mounting system with rust and corrosion proof metal fasteners must be used to attach the mural panels to the wall. This sets the panels away from the building to allow air to circulate behind so that moisture issues are not created. Drilling into masonry can allow moisture to seep into the brick, and cause the brick, or even the wall, to fail, so fasteners should be installed only through the mortar joints of a masonry building.
3. A Certificate of Appropriateness is required prior to the installation of a mural. Upon receipt of an application, staff shall schedule the Applicant to present the request to the Historic Resources Commission (HRC). Upon consultation with the HRC, staff will act on the minor COA within 60 days.
4. The location, size, nature, or type of mural shall not create a hazard to the safe and efficient operation of vehicles, or create a condition that endangers the safety of persons or property thereon. Murals may not extend beyond the eaves, parapet, or sides of a building, nor project from the surface.
5. Murals shall not have electrical or mechanical components.
6. Murals shall be maintained at all times in a state of good repair by the owner of the building on which they are painted. Good repair includes no defacement, and no excessive fading.
7. The mural may not depict a commercial product, brand name or a symbolic logo that is currently available.
8. A development plan that includes a schematic design of the mural and its relationship with the building and surrounding properties is required. This plan must include mural location, dimensions, colors, materials, type of surface to be used for the mural, and techniques used to create the mural.
9. A maintenance plan that outlines the proper preservation, routine care, and restoration methods and techniques is required. The plan should list the parties responsible for the care of the mural and any maintenance contract between the agent, developer, and owner. The plan shall include methods of removal.