



COMMERCIAL USE OF RESIDENTIAL BUILDINGS

In the commercial areas of Old Orland along Union and Beacon Avenues some of the commercial buildings are residential in form. Some of them were originally built for commercial uses such as offices at the front of the house and living quarters to the rear or above, while others are recent conversions of former houses. In much of Old Orland, the residential and small-town scale and character have been preserved. The commercial conversions of some of these homes, mostly along Beacon, have not resulted in major changes to the residential structures.

It is likely that some buildings still in residential use could be converted to commercial uses in the future; or that owners of residential buildings currently in commercial uses will want to make improvements to their buildings. If either of these should happen, it is important that the buildings' residential character be retained, since this character is such an important part of what makes Old Orland visually attractive and desirable as a place to live and work.

RECOMMENDATIONS

1. Avoid alterations to windows and doors on residential buildings used for commercial purposes. Retain existing residential-scale windows and doors.
2. Be sure that commercial signage is in scale with the building and that it uses a design and materials compatible with the building's design. Make sure that signs do not obstruct or overwhelm architectural details. For further reference to signs in the Historic District, go to Section 6-209 of the Land Development Code.
3. Use signs as the primary means of indicating that a building has a commercial use. Avoid using incompatible colors or applied materials to draw attention to the commercial use (like neon signs, flashing signs, digital signs etc.).
4. Any additions to buildings to accommodate growing businesses should respect the character and scale of the original building.
5. Think carefully about the location and size of mechanical systems. Rooftop equipment and ventilation hoods should be screened from the right-of-way and located in unobtrusive places as much as possible (either to side and screened or to the rear). Wherever feasible, try to locate such equipment somewhere else on the site instead of on the building.