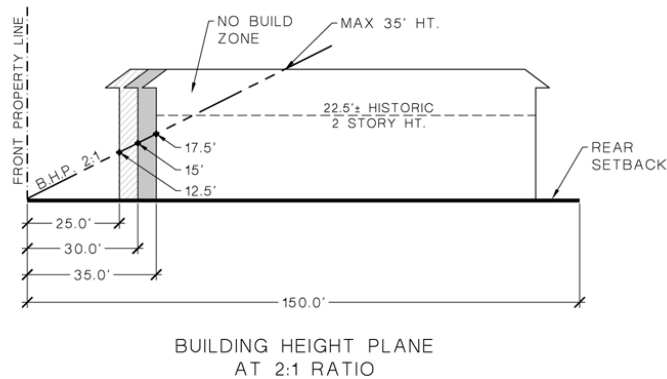


JUSTIFICATION STATMENT	
PROPERTIES WITHIN A HISTORIC DISTRICT OR INDIVIDUALLY DESIGNATED	
The following standards will be applied taking into consideration the economic and technical feasibility of each project. Please address each question separately as the answers provided will assist in reviewing the proposal and can be included as part of the staff report presented to the board	
SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION	
1.	<input type="checkbox"/> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2.	<input type="checkbox"/> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3.	<input type="checkbox"/> Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4.	<input type="checkbox"/> Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5.	<input type="checkbox"/> Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6.	<input type="checkbox"/> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7.	<input type="checkbox"/> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8.	<input type="checkbox"/> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9.	<input type="checkbox"/> New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10.	<input type="checkbox"/> New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

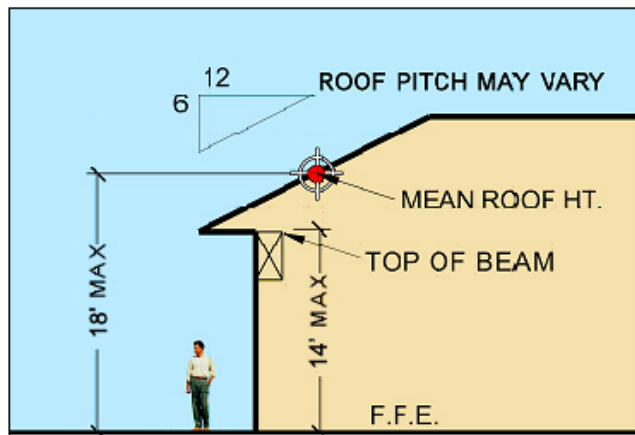
**JUSTIFICATION STATMENT**  
**VISUAL COMPATIBILITY STANDARDS**

- a) Height. The height of the proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by [4.5.1\(E\)\(2\)\(a\)](#), shall also be determined through application of the following:

1. Building Height Plane (BHP): The building height plane technique sets back the overall height of a building from the front property line.
  - a. The building height plane line is extended at an inclined angle from the intersection of the front yard property line and the average grade of the adjacent street along the lot frontage. The inclined angle shall be established at a two to one (2:1) ratio. See illustration below.



- b. A structure relocated to a historic district or to an individually designated historic site shall be exempt from this requirement.
2. **First floor maximum height.** Single-story or first floor limits shall be established by:
    - a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed 14 feet.
    - b. Mean Roof Height shall not exceed 18 feet.
    - c. If any portion of the building exceeds the dimensions described in a. and b. above, the building shall be considered a multi-story structure.
    - d. See illustration below:



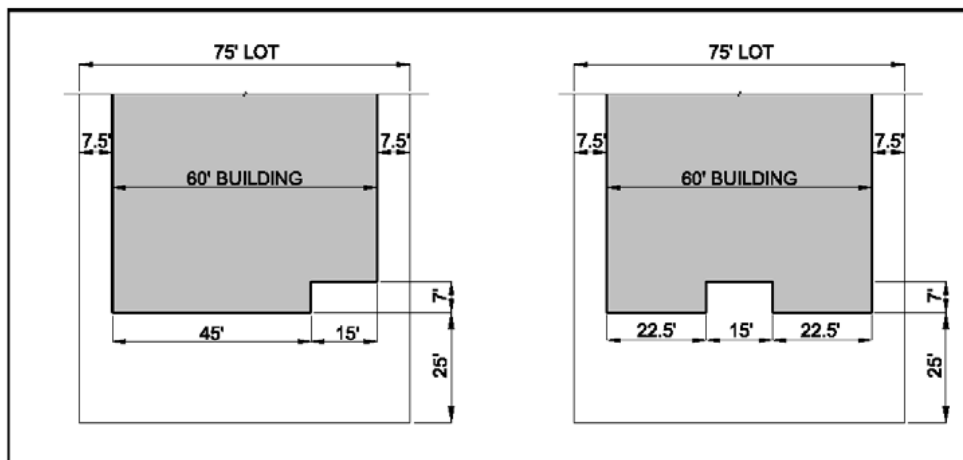
- e. Sections a., b., and c., above may be waived by the Historic Preservation Board when appropriate, based on the architectural style of the building.

<p>3. <b>Upper Story Height(s).</b> Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed 12 feet.</p>
<p>b) <b>Front façade proportion.</b> The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.</p>
<p>c) <b>Proportion of openings (windows and doors).</b> The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.</p>
<p>d) <b>Rhythm of solids to voids.</b> The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.</p>
<p>e) <b>Rhythm of buildings on streets.</b> The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.</p>
<p>f) <b>Rhythm of entrance and/or porch projections.</b> The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.</p>
<p>g) <b>Relationship of materials, texture, and color.</b> The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.</p>
<p>h) <b>Roof shapes.</b> The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.</p>

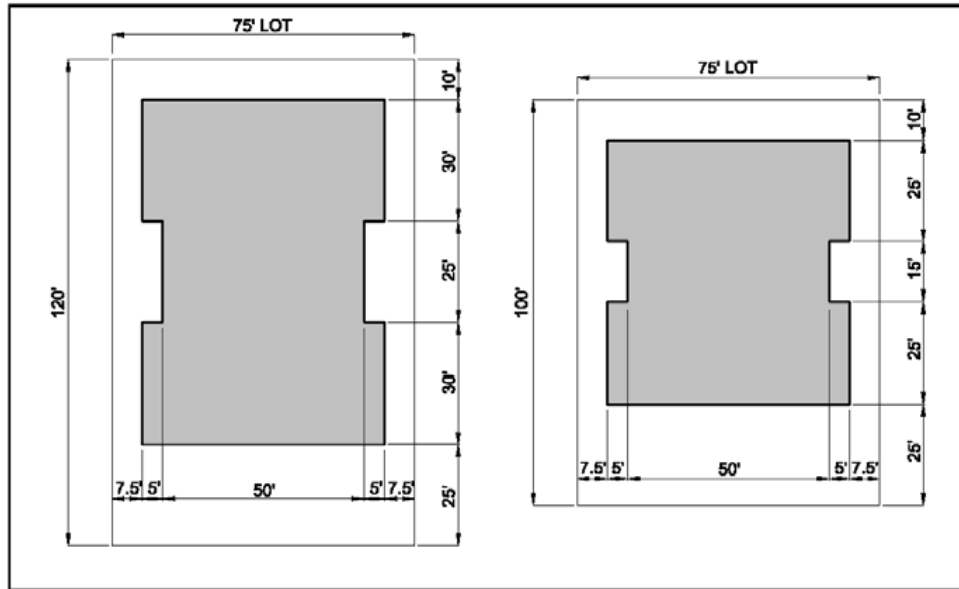
- i) **Walls of continuity.** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

- j) **Scale of building.** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:

1. For buildings wider than 60 percent of the lot width, a portion of the front façade must be setback a minimum of seven additional feet from the front setback line:
  - a) Lots 65 feet or less in width are exempt from this requirement.
  - b) To calculate how much of the building width must comply with this provision, multiply the lot width by 40 percent and subtract the required minimum side setbacks (example: 100' lot width x 40% = 40' - 15' side yard setbacks = 25').
  - c) Any part or parts of the front façade may be used to meet this requirement.
  - d) See illustration below:



- e) If the entire building is set back an additional seven (7) feet, no offset is required.
2. For buildings deeper than 50 percent of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five additional feet from the side setback line:
  - a) To calculate how much of the building depth must comply with this provision, multiply the lot depth by 50 percent and subtract the required minimum front and rear setbacks (example: 120' lot depth x 50% = 60' - 25' front yard setback - 10' rear setback = 25').
  - b) Any part or parts of the side façades may be used to meet this requirement.
  - c) See illustration below:



d) If the entire building is set back an additional five feet from the side, no offsets are required on that side.

3. Porches may be placed in the offset portion of the front or side façades, provided they are completely open except for supporting columns and/or railings.

k) **Directional expression of front elevation.** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

l) **Architectural style.** All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.

m) Additions to individually designated properties and contributing structures in all historic districts

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
3. Characteristic features of the original building shall not be destroyed or obscured.
4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.
6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

a) Whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register.
b) Whether the structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty or economically nonviable expense.
c) Whether the structure is one of the last remaining examples of its kind in the designated historic district within the city.
d) Whether retaining the structure would promote the general and value of a particular culture and heritage.
e) Whether there are approved plans for immediate reuse of the property if the proposed demolition is carried out, and what effect those plans will have on the historic district designation or the individual designation of the property.
<b>RELOCATION</b>
a) Whether the structure will be relocated within the same historic district, into a new historic district, or outside of a historic district;
b) Whether the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
c) Whether the proposed relocation would have a negative or positive effect on other historic sites, buildings, or structures within the originating historic district, at the new site;
d) Whether the new surroundings of the relocated structure would be compatible with its architectural character; and,
e) Whether the proposed relocation is the only practicable means of saving the structure from demolition.