

### **Justification Statement: Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards for Rehabilitation are met as follows:

1. The property will be used as a residence, which is how it was historically used.
2. The historic character of the property will be retained and preserved. There will be no removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property.
3. None of the changes create a false sense of historical development.
4. No changes that have acquired historic significance are impacted.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.
6. There are no deteriorated historic features involved.
7. There are no chemical or physical treatments involved.
8. Archeological resources will be protected and preserved in place.
9. The new addition 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. The new addition 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. The addition is being added to a portion of the structure which was a garage addition in 1989.

**Justification Statement: Setback Variance- 2.4.11(A) (6)**

The variance would allow for the side setback of this addition to match the side setback of the existing structure. The current structure has a side setback of 9'-10" and the current requirement is 15'-0".

Granting a variance meets the criteria in Section 2.4.11(A)(6) as follows:

(a) The variance is necessary to maintain the historic character of property and would not be contrary to the public interest, safety, or welfare. The setback would remain consistent and there would be no negative impact on the historic character, public interest, safety, or welfare.

(b) Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places. The location requires the variance in order to fit the addition in the least conspicuous place possible.

(c) Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site. The location has been chosen to best preserve the historic character.

(d) The variance requested will not significantly diminish the historic character of a historic site or of a historic district. This is a small addition at the rear, which will match the main structure and will maintain the same setback. It is located in a place that makes it as inconspicuous as possible.

(e) This is not an adaptive reuse.

**Justification Statement: FEMA Variance- 2.4.11(A)(6)**

The variance would allow for the addition to be built at the same level as the existing structure as opposed to being raised. It meets the criteria in Section 2.4.11(A)(6) as follows:

(a)The variance is necessary to maintain the historic character of property. The addition will be at the same level as the existing structure, which will ensure consistency in the appearance.

Granting the variance would not be contrary to the public interest, safety, or welfare. The height is at the same level, as mentioned above. The addition is at the rear of the property and will not have any negative impact on public interest, safety, or welfare.

(b) Special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places. Given the location and size of the structure, as well as the size and location of the addition, it creates more consistency to keep the level the same. This is also a change that FEMA would allow to proceed.

(c)Literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site. The height should remain consistent, and granting the variance would allow this.

(d)The variance requested will not significantly diminish the historic character of a historic site or of a historic district. This is a small addition at the rear of the property, and it will be similar to the existing structure. It is as inconspicuous as possible and is being added to a portion of the structure which was a garage addition in 1989.

(e)This is not an adaptive reuse.

**Justification Statement: Visual Compatibility Standards- LDR Section 4.5.1(E)(7) and (8)**

The improvements to the structure meet the criteria specified in Section 4.5.1(E)(7) as follows:

a) Height: The height of the proposed modification is compatible to the height of the existing structure. The existing structure is 13'-9" and the addition maintains this height with no change.

b) Front façade proportion: No change to the front façade.

c) Proportion of openings (windows and doors): No change to the windows/doors.

d) Rhythm of solids to voids: No change to the front façade.

e) Rhythm of buildings on streets: No change to the front façade.

f) Rhythm of entrance and/or porch projections: No change to the entrance/porch.

g) Relationship of materials, texture, and color: Addition will match the roof tile and paint colors for the existing structure which were approved at the previous historic board meeting.

h) Roof shapes: No change to existing roof shape.

i) Walls of continuity: No change to existing design along the street.

j) Scale of a building: With the addition, the scale of the building remains appropriate. The modified structure will be visually compatible with the building size and mass of buildings and structures within the district.

k) Directional expression of front elevation: No change.

l) Architectural style: No change to existing structure.

m) Additions to individually designated properties and contributing structures in all historic districts: The visual compatibility standards are met as follows:

1. The addition is located to the rear/least public side of the property and is as inconspicuous as possible.
2. The addition is not located in front of the established front wall plane.
3. Characteristic features of the original building will not be destroyed or obscured.
4. The addition is designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed. The addition is being added to the portion of the structure which was a garage addition in 1989.
5. The addition is coherent in design with the original building.
6. The addition is secondary and subordinate to the main mass of the building and does not overwhelm the original building.

No visual compatibility incentives as detailed in Section 4.5.1(E)(8) are required for this addition.