

Justification Statement addressing the Secretary of the Interior's Standards for Rehabilitation and LDR Section 4.5.1 (E)(7) Visual Compatibility Standards.

- a. **Height.** The height of 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.

The Height of the newly constructed shed is visually compatible within the OSS Historic Districts. It is within the Building Height Plan (BHP) ratio as described in Section 4.5.1(E)(7) a.

- b. **Front facade proportion.** 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

The front façade is visually compatible because it is a scaled down version of the 1926 Bungalow.

- c. **Proportion of openings (windows and doors).** 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 door of the shed will not be visible from the western elevation. The window will be visible from Swinton and is visually compatible in that it is proportionate to the building and the other windows in the Cason and the Bungalow.

- d. **Rhythm of solids to voids.** 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

Our shed conforms to this standard. Solids to voids ratio is approximately 3:1 and this is approximately the same ratio seen in the other building on our campus and in the OSS district.

- e. **Rhythm of buildings on streets.** 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.

The shed will be set back considerably from the two buildings it's in between so the rhythm of the building in relation to other building on the street will not be affected.

- f. **Rhythm of entrance and/or porch projections.** 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.

This standard is not applicable. No porch or entrance exists or is visible.

- g. **Relationship of materials, texture, and color.** 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.

The same materials, textures and colors will be used on the shed that are currently existing on the 1926 Bungalow.

- h. **Roof shapes.** 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.

The shed roof has 12/6 slope. This mimics The ESW building and other roofs in the OOS District.

- 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.

The building façade will match that of the 1926 bungalow

- j. **Scale of a 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.

The scale of the shed in relation to the three buildings on site is visually compatible.

- 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.

The shed is parallel and set back from the other two cottages, thus the directional expression of the front elevation is visually compatible.

- 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.

The Esther Sterling Williams building and the 1926 Bungalow are both examples of the American Craftsman style. The shed will also be in the American Craftsman style.

- m. **Additions to individually designated properties and contributing structures in all historic districts.**

This is not an addi