

Exhibit 11 Historic Preservation Rehabilitation and Design Guidelines

THE *HISTORIC PRESERVATION REHABILITATION AND DESIGN GUIDELINES*, BASED ON THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION, WHICH HAS BECOME THE AUTHORITATIVE GUIDELINES FOR REHABILITATION STATE:

Demolition

Applicable Secretary Standards

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Demolition is an important issue in historic districts. The main reasons for demolition are institutional and commercial expansion, and condemnation by cities, principally due to fire damage and deterioration.

Demolition exerts a negative impact on historic districts. In many historic districts, zoning, land-use regulations, and market conditions, compatible new construction is often not feasible. Furthermore, eliminating a building from a streetscape leaves a conspicuous void, or the replacement is usually insensitive to the existing historic context.

Demolition of significant buildings, outbuildings, and individual features conflicts with Standards 2 and 4. Demolition alters the essential character and integrity of a building and the district in which it is located in violation of Standard 2. Standard 4 recommends the retention of significant later additions to historic buildings.

In some instances demolition may be appropriate and may even enhance a historic district, building, or site. Non-historic buildings whose designs are not in character with its surroundings can be removed with no negative impact. Likewise, under certain circumstances, non-historic or nonsignificant components of a building complex can be removed. There are several factors to consider in the removal of such components. These include whether the components are secondary structures; lack historical, engineering, or architectural significance; do not comprise a major portion of a historical site; or the absence of persuasive evidence to show that retention of the components is not technically or economically feasible.

Demolition of nonsignificant additions may also be appropriate. Demolition may be undertaken if the addition is less than fifty years old, does not exhibit stylistic details or fine workmanship or materials, was added after the period of significance of the building or district; is so deteriorated it would require reconstruction; or obscures earlier significant features.

Avoid demolition of significant outbuildings and additions. Carriage houses and garages can be significant components of building complexes. Many buildings in a district have had additions, new ornaments, storefronts, porches, windows, wings, and additional stories. These changes might have gained significance in their own right and should be retained under Standard 4. Assessing significance of later additions requires careful professional review and should be done on a case-by case-basis.

Recommended

1. Identify, retain, and preserve buildings which are important in defining the overall historic character of a historic district or neighborhood.
2. Retain the historic relationship between buildings and landscape and streetscape features.
3. Remove nonsignificant buildings, additions, or site features which detract from the historic character of a site or the surrounding district or neighborhood.

Not Recommended

1. Removing buildings which are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
2. Removing historic buildings thus destroying the historic relationship between buildings, features and open space.
3. Removing a historic building in a complex, a building feature, or significant later addition which is important in defining the historic character of a site or the surrounding district or neighborhood.

Staff Approval Guidelines

Staff can approve demolition requests meeting the following conditions:

Selective removal on non-contributing additions, features, or materials that have obscured historic elements;

The structures are shown to be non-contributing axillary structures, garages or carports.

Board Approval Guidelines

Historic or contributing structures in an advanced state of deterioration can be demolished if evidence is presented showing that rehabilitation is unfeasible.