

## **Exhibit 1      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 auxillary 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.

## **Auxiliary Structures**

### **Applicable Standards**

9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

10. *New additions and adjacent or related new construction shall 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.*

### **New Garages, Carport, Accessory and Other Structures**

Attaching a new garage to a historic house or enclosing a historic porte cochere or carport to accommodate the function is discouraged.

New garages should not be placed to the front of a house. The garage should be compatible with the materials, design, and architectural features of the principal building.

If proposed, garages should be detached, placed at the rear of the property, and accessible from mid-block alleyways when possible.

Garages, tool sheds, and other structures should be compatible with the design of the major buildings on the site. Newer buildings should take their design clues from other existing (contributing) outbuildings. The use of traditional roof slope and traditional materials are two important criteria.

### **Recommended**

1. Use materials similar in size, proportion, and detail to the original.
2. If additional interior space is needed or desired, place the addition at the rear of the building site.

### **Not Recommended**

1. Obscuring important features of the property with new auxiliary structures.
2. Designs that, through their scale, detail and materials detract from the principal buildings or settings.

### **Staff Approval Guidelines**

Decks that meet all of the following conditions can be approved by staff:

*Historic building on which deck is to be built does not front on two or more streets;*

*Sited to the rear or rear side yard of building (i.e., behind the point midway between front and back of building); and*

*Utilize simple designs that are mostly open;*

New garages and carports that meet all of the following conditions can be approved by staff:

*Structure does not front on two or more streets;*

*Is not attached to the historic building;*

*Does not exceed 1-story in height and 400 sq. ft. in area;*

*Sited to the rear or rear side yard of the building (i.e., behind the point midway between front and back of building);*

*Utilize materials and textures consistent with the principal building;*

*Roof type and pitch is similar to principal building.*

Sheds that meet the italicized conditions can be approved by staff:

*Is not to be attached to structure;*

*Does not exceed 8 feet in wall height and 200 sq. ft. in area.*

*Sited behind the rear wall line of the principal building; and comprised of materials compatible with main structure.*

### **Board Approval Guidelines**

Auxiliary structures that exceed the staff approval guidelines can be approved by the board on a case-by-case basis.

In the University Heights Historic Districts, the board can approve new auxiliary or secondary structures that exceed the size of existing principal structures if they are compatible in materials, design details and scale with the existing contributing structure.

## **Design Guidelines for New Construction (*Northeast, Southeast, & Pleasant Street Historic Districts*)**

### **Maintaining the Historic Character of the Districts**

New construction should complement historic architecture. Through sound planning and design, it can respect and reinforce the existing patterns of a historic district. Good infill design does not have to imitate demolished or extant buildings to be successful. Rather, it utilizes significant patterns, such as height, materials, roof form, massing, setbacks and the rhythm of openings and materials to insure that a new building fits with the context.

While the Secretary of the Interior's Standards are oriented toward rehabilitation of existing historic buildings, Standards 2, 3, and 9 apply to new construction in historic districts and near individual landmarks. Under Standard 2, the setting of historic buildings should be preserved when new construction is undertaken. The relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces should also be considered. New construction adjacent to historic buildings can dramatically alter the historic setting of neighboring buildings or the district. Such construction should not create a false sense of historical development through the use of conjectural features or stylistic elements drawn from other buildings under Standard 3. Under Standard 9, new construction is appropriate as long as it does not destroy significant historic features, including designed landscapes, and complements the size, color, material, and character of adjacent buildings and their historic setting. This allows for considerable interpretation in the design of new structures.

The architectural character of buildings often varies considerably from one street or block to another, even within the same district. This diversity makes the design of compatible new structures a challenge for designers, builders, staff and the review board. Since almost every street in the three districts has a different pattern of building, it is impossible to show every design scenario. The guidelines illustrate the Standards of Visual Compatibility established to preserve the historic districts as a strategy of thinking about compatibility rather than a set of stylistic recipes.

### **Defining the Criteria**

Without careful attention to overall design, materials, scale, massing, and setbacks, contemporary construction in an Historic District can threaten the coherence of the historic context. As often the case, context has been sacrificed through ignorance, indifference, and in the effort to make new projects absolutely cost efficient.

The following criteria are used to evaluate the compatibility of new construction proposed for the historic districts. These criteria should be considered during the design process to ensure compatibility and to avoid unnecessary conflicts in the review process. The terms are adapted from the eleven standards of visual compatibility found in the City's Land Development Code.

Please note, however, that "Scale" is broken up into two parts, Scale of the Street and Building Scale emphasizing the importance of these two related but very different issues of scale.

Each criteria is explained in a text and illustrated with an analytical drawing of selected buildings, streets and lots found throughout the three districts.

1. Rhythm of the Street. The relationship of the buildings, structures and open spaces along a street that creates a discernible visual and spatial pattern.
2. Setbacks. The size of buildings, structures and open spaces and their placement on a lot relative to the street and block.
3. Height. The overall height of buildings and structures related to those sharing the same street or block.
4. Roof Forms. The shape of a building or its roof system in relationship to its neighbors.
5. Rhythm of Entrances and Porches. The relationship of entrance elements and porch projections to the street.
6. Walls of Continuity. Appurtenances of a building or structure such as walls, fences, landscape elements that form linked walls of enclosure along a street and serve to make a street into a cohesive whole.
7. Scale of Building. Relative size and composition of openings, roof forms and details to the building mass and its configuration.
8. Directional Expression. The major orientation of the principle facade of a building or structure to the street.
9. Proportion of the Front Facade. The width of the building, structure, or object to the height of the front elevation in relationship to its immediate context.
10. Proportion of Openings. The width and height relationship of the windows and doors in a building or structure to the principle facade.
11. Rhythm of Solids to Voids. The pattern and overall composition of openings such as windows and doors in the front facade.
12. Details and Materials. The relationship of details, materials, texture and color of building facades, structures, objects and landscaped areas to the existing context.

## **Recommended**

1. Keep new construction to a minimum through rehabilitation and adaptive use of existing structures and landscapes.
2. Design new buildings to be compatible in scale, size, materials, color, and texture with the surrounding buildings.

3. Employ contemporary design that is compatible with the character and feel of the historic district.

**Not Recommended**

1. Designing new buildings whose massing and scale is inappropriate and whose materials and texture are not compatible with the character of the district.

2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.