

## REVIEW CRITERIA WORKSHEET

Sec. 230.035. - Standards for new construction in residential historic districts.

New buildings may be constructed in residential historic districts, subject to the following standards:

(a)Materials. Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.

**RESPONSE: The materials used will be similar in scale, proportion and texture. For instance the reveal on the horizontal siding will be approximately 7" which is in keeping with the design and look of many other homes in the district. In addition, the window and door trims will be constructed in a simple craftsman style similar to those constructed in the early 1900's.**

(b)Design.

(1)The design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:

(A)The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.

**RESPONSE: The size of the new home will be consistent with those used in similar historic contributing buildings in the district. Similar in height, width and shape.**

(B)The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship.

**RESPONSE: The new home is designed to fit well on the lot where it'll be planted. It'll look as natural there as the homes around it.**

(C)The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.

**RESPONSE: The home will be quite glaringly new. There's no way to pass it off as original, that's for sure. But the design will look quite at home among the historical buildings from which it draws its inspiration.**

(D)Architectural elements are used that are similar to those found on historic contributing buildings in the district.

**RESPONSE: Some of the architectural elements that will be used that are similar to those found on historic contributing buildings in the district are window trims, craftsman style headers, wood windows, simple cedar front porch and baluster design, etc.**

(E)Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.

**RESPONSE: The spacing, scale, orientation and proportion of the home will reflect the design of the majority of other homes in the district.**

(F)The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.

**RESPONSE: The front facade was designed by humans, for humans, and will be appreciated by most of the humans who pass by. I believe it's an "easy on the eyes" design that lends itself to the neighboring structures.**

(G)The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole.

**RESPONSE: Setbacks were chosen to orient the structure squarely on the site and with an appropriate, legal and polite distance from adjacent buildings and very much reflects those of others in the neighborhood.**

(H)Manufactured dwelling units are prohibited.

**RESPONSE: There will be NO mobile home, manufactured home, home on wheels, or home home on the range at this site. The only home that will be constructed here will be stick built in a very similar manner to the buildings of the period (with the noted exceptions of the lack of ballon framing and the inevitable usage of a crane to set the trusses.)**

(2)New buildings shall be designed so that the overall character of the site, including, but not limited to, its topography, special geologic features and trees are retained.

**RESPONSE: No topography, special geologic features or trees will be harmed in the making of this home.**