

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 proposed plan includes the installation of wood windows, matching the wood windows used in the original historic homes of this neighborhood. The exterior trim for the windows and doors will be constructed in a simple craftsman style similar to those constructed in the early 1900’s contributing to the overall historic craftsman style of the home and blending in with the design and style of neighboring homes in the district.

(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. The proposed residence will be two stories tall, with the main facade being 26’ wide. The design will be compatible with the neighboring buildings in the district, as typical contributing historic houses are also two stories tall with a similar proportionally scaled facade.

(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 proposed residence is designed to fit well on the lot, as well as reflect a similar design and scale of other residences in the neighborhood. The proposed residence will be two stories tall, with the main facade being 26 feet wide. Typical neighboring homes are also two stories tall with similarly proportionate facades, therefore the proposed residence will form a harmonious relationship within the neighborhood. The design is compatible with existing neighborhood houses and will blend in well with the current craftsmen style homes so predominant in the vicinity.

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

RESPONSE: The design of the proposed residence will look quite at home among the historical buildings from which it draws its inspiration. Most of the houses in the district are craftsman

style with deep overhangs, clapboard siding, covered front porches, and eave bracketry. The proposed design uses the same siding profile, exterior trim style, and some eave overhang, but does not use the bracketry so that the proposed house, while it will blend in harmoniously with the style of the neighborhood, will not be confused with a historically built home.

(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 proposed house design will reflect the style of the majority of other homes in the district. It has a covered front porch leading to the front door with a large front window next to it. There is a single front dormer in the roof above. The combination of these elements creates a front entrance design that appears symmetrical, balanced and welcoming as you approach the front of the house. These design elements are similar to those on existing historic houses 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 proposed house is of a pedestrian scale. It is a two story home, with a covered front porch that brings proportion and balance to the overall approach to the front entrance of the home. The balanced design of the porch, front door and front window, as well as the upper centered dormer window bring a proportion to the home that is comfortable and fits in with the scale and proportions of surrounding homes. Like many neighboring homes in the district, it is three steps up the covered porch in order to approach the front door.

(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: The proposed house faces Court Street and is centered on the lot between an existing driveway and set-back 5 feet from the neighboring lot on the east. The front of the house, including the front porch, is set-back 14 feet from the right-of-way, similar to the lot placement of historic buildings in the vicinity.

(H)Manufactured dwelling units are prohibited.

RESPONSE: There will be NO mobile home, manufactured home, home on wheels, or 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 balloon 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.