

All Historic Zones – Resource Checklist for Applicants and Review Boards

UDC 5.8 Historic Preservation Zones

HPZ Case No.: _____ Site Address: _____

Development Zone UDC 5.8.9.A	<input type="checkbox"/> Development zone properly defined	
Height UDC 5.8.9.B	<input type="checkbox"/> New additions no higher than tallest contributor in development zone <input type="checkbox"/> Generally conforms to typical height within development zone	
Setbacks UDC 5.8.9.C	<input type="checkbox"/> Maintains prevailing street and interior perimeter yard setbacks within its development zone	
Site Utilization UDC 5.8.9.G	<input type="checkbox"/> Consistent with site utilization (spacing between buildings) of contributors within the development zone	
Building Form UDC 5.8.9.J	<input type="checkbox"/> Size, scale and mass of additions compatible with existing structure and with contributors in development zone	
Rhythm UDC 5.8.9.K	<input type="checkbox"/> Proportion, patterns and rhythm of openings, additions, compatible with those of existing structure and those of contributors within development zone	
Color UDC 5.8.9.L.1	<input type="checkbox"/> Appropriate to architectural style of structure and historic period (May only be considered as part of a required HPZ review)	
Landscaping UDC 5.8.9.L.2	<input type="checkbox"/> Plantings and ornamental features reflect historic period of subject structure (May only be considered as part of a required HPZ review)	
Enclosures UDC 5.8.9.L.3	<input type="checkbox"/> Fences, walls, or other physical features compatible with architectural style of subject structure and contributing properties within the development zone	
Utilities UDC 5.8.9.L.4	<input type="checkbox"/> New aboveground power and telephone lines and utility connections are appropriate.	
Motor Vehicle & Parking Areas UDC 5.8.9.N	<input type="checkbox"/> Off-site parking spaces for uses within HPZ not more than 600 feet away <input type="checkbox"/> New and modified vehicular use areas landscaped and screened using compatible structural and plant materials	
Signs UDC 5.8.9.M	<input type="checkbox"/> Meets requirements (refer to Sign Code)	
	Contributing Property Modifications	New Construction or Non-Contributing Property Modifications
General UDC 5.8.9.A	<input type="checkbox"/> Changes reflect architectural style and characteristics of existing structure. (Renovation to earlier historic style of property is acceptable). <input type="checkbox"/> Changes conform to design standards of contributing properties within development zone	<input type="checkbox"/> Reflects architectural style of, and is compatible with contributing properties within development zone. (New construction is not to be mistaken for an original historic building).
Proportion UDC 5.8.9.D	<input type="checkbox"/> Changes are consistent with proportions of existing structure and with prevailing proportions of contributing properties within development zone	<input type="checkbox"/> Reflects prevailing proportions of contributing properties in development zone
Roof Types UDC 5.8.9.E	<input type="checkbox"/> Changes have a roof compatible in configuration, mass, and materials to that of the style of the existing structure	<input type="checkbox"/> Roof compatible in configuration, mass, and materials to the prevailing style and period of existing structures within the development zone.
Surface Texture UDC 5.8.9.F	<input type="checkbox"/> Appropriate to historical style of existing structure.	<input type="checkbox"/> Appropriate to the historic style of similar structures within the development zone and reflects historic periods existing within HPZ
Projections and Recessions UDC 5.8.9.H	<input type="checkbox"/> Appropriate to the style of the existing structure	<input type="checkbox"/> Compatible with existing historic styles in the development zone and reflecting historic periods of HPZ
Details UDC 5.8.9.I	<input type="checkbox"/> Appropriate to the style of the existing structure	<input type="checkbox"/> Compatible with existing historic styles in the development zone and reflecting historic periods of HPZ

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TSM 9-02.7.1 Specific Historic Preservation Zone Guidelines (General)

- A. Exterior alterations and changes are minimal;
- B. Alterations are compatible with the structure’s original design;
- C. New construction is compatible with surrounding properties, in terms of materials and architectural style and character;
- D. Alterations or renovations visible from the street are minimal;
- E. Alterations or changes to original roof form, building materials, and details (character-defining features) are minimal;
- F. All construction materials are appropriate to the building and to the neighborhood;
- G. The size, shape, and materials of window and door openings are maintained; and,
- H. Any historical and distinctive architectural details are to remain.

REVISED SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

- Property to be used as it was historically or given new use that requires minimal change to distinctive materials, features, spaces, and spatial relationships
- Historic character to be retained and preserved. Removal of distinctive materials is to be avoided.
- Building is a physical record of its time, place and use. No conjectural features or “false sense of history”
- Retain any alterations that have acquired historical significance in their own right
- Distinctive materials, features, finishes and, construction techniques or examples of craftsmanship preserved
- Repair options fully explored before replacement is considered; where replacement is the only option, the new features will match the old. Replacement of missing features substantiated by documentary and physical evidence.
- No chemical or physical treatments that would cause damage to historic materials
- If there are any known archaeological resources, they are to be preserved in place or mitigated
- New additions/exterior alterations may not destroy historic materials, features, and spatial relationships that characterize the property. New work must be differentiated from the old
- New additions, if removed in the future, would leave the essential form and integrity of the property and its environment unimpaired

Notes:
