

### **Brief Statement of Proposal**

We have taken into consideration and have been guided by the sections 5.8.9. Design Standards in this section and the Technical Standards Manual when evaluating our proposed development applications within the HPZ. Our Proposed development within the HPZ shall be in compliance with the following standards and the standards of the applicable HPZ.

In addition to facilitating compliance with development criteria required by the Historic Preservation Zone we have followed the guidelines that are used by individual HPZ Advisory Boards to evaluate proposed projects within those HPZs.

Our Buildings and structures designated have minimal changes made, with alterations compatible with the existing architectural style and character. Our renovation offers an opportunity to restore the historic character with alterations that are compatible with contributing buildings and structures within the development zone. Our new construction in our HPZ, is within the overall character of the HPZ, particularly with site design and architectural features within the development zone. We have ensured that our new construction projects are compatible with, and contribute to, the character of the HPZ.

This part was crucial in the following list that was a guide when considering exterior renovation or construction:

- A. Generally: Exterior alterations and changes are minimal; basically painting.
- B. Height: Alterations are compatible with the structure's original design
- C. Setbacks: We have maintained the prevailing street and perimeter yard setbacks existing in the development zone. New construction is compatible with surrounding properties. We have maintained the original front setback of the existing structure or the prevailing setback existing within its development zone.
- D. Proportion: Alterations or renovations visible from the street are minimal and reflect the proportions of the existing structure
- E. Roof Types: Alterations or changes to original roof form, building materials and details are minimal as no changes have been made.
- F. Surface Texture: All construction materials are appropriate to the building and to the neighborhood; especially the roofing that was spot on. Specifically, we have removed the exterior cedar shake shingles that have been destroyed over time and replaced them with exact same like for like products. While doing this we installed foam insulation, tar paper for a barrier and finally Tyvek as a vapor barrier. Shingles have been preserved with the highest quality stain by Cabot.
- G. Site Utilization: The size, shape, and materials of window and door openings were maintained with the original objects that were there.
- H. Projections and Recessions: All historical and distinctive architectural details are there to remain.

1. We are properly preserving the historic and architectural characteristics that make our home unique. We are conforming to the intrinsic and unique character of our home by changing like for like materials where needed. Specifically, we have primed and painted overhangs, entrances, and windows. Another example, we removed paint from the oak front door.
2. Contributing Property: All porches, steps, awnings, overhangs, entrances, and windows are appropriate to the style of the existing structure and the historic period in which it was built. The Alterations and addition to our home shall reflect the proportions of the existing structure. Our new roof is compatible in configuration, mass, and materials to that of the architectural style of the existing structure. Surface texture, our cedar shake shingles are an exact like for like and appropriate to the historic style of the existing structure and the period in which it was constructed.

3. Our Guesthouse/Garage a Noncontributing Property within an HPZ shall reflect the architectural style and characteristics of the existing structure. Re-stuccoing the building is an exact like for like and conform to the design standards of Contributing Properties within the development zone of the site.

Our addition, new construction to the west side of our home within the HPZ shall reflect the architectural style of and be compatible with, the Contributing Properties located within the development zone. Height has been taken into account on the proposed new construction of, our additions and principal structures. Likewise, the height of proposed accessory structures is compared to other accessory structure heights in the development zone. Surface texture of our Guest house/Garage a Contributing Property is an exact like for like and appropriate to the historic style of the existing structure.

New construction of our addition to a contributing Property shall have a surface texture that is an exact like for like to the historic style of our existing structures of our home. and shall reflect the historic periods existing within the HPZ. By placing cedar shake shingles, we fully preserve the integrity of our home to its original character.

The spacing between the sides of buildings shall be appropriate to the historic period in which the existing structure was built. Projections and recessions of our home, such as porches, steps, awnings, overhangs, entrances, and windows, shall be appropriate to the style of the existing structure and the historic period in which it was built including **Contributing Property and New Construction and** reflect the historic periods of the HPZ.

I. Details: Architectural details of our home, such as cornices, lintels, arches, grill work, shutters, window, and door trim, and canales, are keeping with the historic style of the existing structure and the historic period in which it was built.

J. Building form: Size, mass, and scale of alterations or additions to a Historic Landmark shall be compatible with those of the existing structure.

K. Rhythm: The proportion, pattern, and rhythm of openings of additions or alterations to a Historic Landmark shall be compatible with those of the existing structure.

L. Additional Review Standards:

1. Color: We may not reflect the diverse and unique characteristics of the various HPZs. As in our color scheme is exact to its historic period. Our Color of our home, including trim, roof, and other details, is exact to the architectural style of the subject structure and its historic period unlike so many.

2. Landscaping: Plantings of our fruit trees and Tacoma bushes and other ornamental features reflect the historic period of the subject structure and surroundings.
  3. Enclosures: Fences, walls, or other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and with Contributing Properties within the development zone and shall reflect the historic period of the HPZ.
  4. New internet utility connections shall be installed like everyone on the back street has done.
- M. **Permitted Signs** N/A
- N. Motor Vehicle and Bicycle Parking Areas: Parking will be on- and off-site with zoning that allows parking as a principal use.

**Sincerely,**

**Andrew and Andrea Pongratz**

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