

5. Factors For Consideration Of A Certificate Of Appropriateness Application as noted below

5.1. Compatibility With District Character: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.

The new home design is designed to be in character with other nearby homes in the historic district and also characters of the existing home on the site by designing the home to have the following characters:

Farm house style with gable front

Scaling the home to 1 ½ stories

Massing of the home is rectangular and parallel with the property lines

Garage is detached

Placement of the home is in close line from street to porch as with the adjacent homes

Roof style is a gable roof style as with many within the historic district

Windows are a single hung or double hung style and we are open to having or not having grids in the glass as many of the homes in the historic district do not have grids

Porch style is a wrap around porch to be consistent with others

Column style is round with no brick or stone piers and has railings tied into the columns and the railing style is simple and consistent with other railing styles found in the historic district

Exterior siding millwork will have horizontal trim to be similar in design to the current home

Other exterior siding characters and materials proposed

Hardie board horizontal siding with a 4" exposer in a painted white finish

Horizontal and vertical 4", 6" and 8" band boards to be consistent with the existing home in a painted white finish

Porch railings will be wood painted white

Porch ceiling to be wood bead board with a stained finish

Porch floor surface to be cedar 5 ½" deck boards

Stairs from private walkway to the porch to be cedar deck board to match porch surface with white risers and white railings to match the porch railings

Material under the porch surface from the top of the foundation to the underside of the decking boards is preferred as stone but have shown renderings showing the preferred stone and a white lattice option

Gutters and downspouts to be aluminum in a white finish to match the siding color

5.2. Compatibility With Architectural Style: The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.

We believe the compatibility of the proposed residence within the historic district fits well and is a big improvement to the site from what is existing

5.3. Economic Reasonableness: The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.

We have hired 2 separate professionals to inspect the current home and evaluate it to see if the structure can be saved and if so at what costs. Both professionals have inspected and provided reports (see attached reports) and they both came to the same overall statement of they recommend the home be demolished and rebuilt.

5.4. Energy Conservation Effect: In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.

With the approved demo and rebuild of the proposed residence the energy savings the new residence will have on the community will be substantial as the new residence would incorporate many energy saving features the existing does not such as.

Proper insulation in walls and ceilings

Foam wrapped exterior for a continuous thermal envelope

Energy star rated windows

98% efficient hvac equipment

ERV system for improved indoor air quality

5.5. Application Of Regulations: The Commission and Zoning Administrator shall not impose specific regulations, limitations, or restrictions as to the height and bulk of buildings, or the area of yards or setbacks, or other open spaces, density of population, land use, or location of buildings designed for conditional uses except as applicable for compliance with the underlying zoning district.

The proposed residence is designed with all setbacks to meet the zoning district

5.5.1. The Commission however, may consider the height and bulk of buildings and area of yards or setbacks within the context of existing neighborhoods in making its determinations. The Commission shall be permitted to deny a certificate of appropriateness on the basis of height and bulk of buildings and the area of yards or setbacks only upon finding that the approval of such a request would be detrimental to the existing or historical character of its surrounding neighborhood. The Commission may adopt procedural rules concerning the type of information that it considers necessary to make such a finding.

The proposed residence was designed to be well within the zoning districts height restriction and to be inline with the heights of other similar type home styles within the historic district. The bulk of the residence was designed to be similar to the other residences within the historic district and adjacent to the residence so from a street scape the home looks and feels like it belongs.

5.5.2.

The Commission's consideration of height and bulk of buildings and area of yards or setbacks shall not exempt the applicant from compliance with the provisions of this [Title 6](#) (Zoning Regulations).

We designed the residence to meet the zoning district setbacks

5.6. The City's Historic Building Design and Resource Manual may be used as a resource in consideration of the above.

We did in-fact use the design manual as a guide to design a home that fits well in the community