

detailing. The dwelling appears to be minimally altered with the exception of a small rear sleeping area that was added prior to 1975.

ISSUE:

A Certificate of Alteration is required for any alteration to a landmarked property or a property within a local historic district.

FISCAL IMPACT:

Approval of a Certificate of Alteration waives all permit fees associated with the building permit.

RECOMMENDATION:

Staff recommends approval of the Certificate of Alteration based on criteria 1, 2, 9, and 10 of Chapter 66-58 Criteria for approval of an alteration certificate.

1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

The proposed addition is clearly secondary to the primary form of the historic dwelling. The diminished scale does not have the effect of "overshadowing" the defining folk Victorian characteristics of the main house. The additions secondary status, diminished size, and location at the side and rear of the historic dwelling are all recommended guidelines endorsed by the Secretary of the Interior's Standards for Rehabilitation.

2) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

None of the folk Victorian character defining architectural features will be irreplaceably destroyed by the proposed addition.

9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The applicant has proposed custom millwork for the additions siding, and as noted in criteria 1 and 2, the additions secondary size and scale is an appropriate new use of space.

10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

While removing the addition in the future would be impracticable, it could theoretically be done without significantly altering the overall form of the historic structure. Furthermore, the addition is located on the side and rear of the existing historic structure, removal would not affect the primary façade of the building.

ATTACHMENTS:

A. Location Map

B. Application

- C. Submittal Documents
- D. Supplemental Documents
- E. Sec. 66-58 Criteria for Approval of an Alteration Certificate