

Part V: Additional Guideline Considerations (A Prefix)

Section 1: Utilities and Energy Retrofit

It is important to balance the need for modern, energy efficient elements of a building against a respect for the historic materials, design and workmanship. Often, creative approaches must be taken to minimize the impact of intrusive upgrades that are intended to improve the building energy and thermal efficiency.

- A1.0** Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- A1.1** Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- A1.2** Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- A1.3** Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- A1.4** Locate exposed exterior pipes, raceways, wires, meters, conduit, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- A1.5** Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- A1.6** It is not appropriate to install large antennas and satellite dishes on primary elevations. Small, digital satellite dishes must not be visible from a public street and must be screened from view.

Part 5: Additional Guideline Considerations

Section 2: Demolition

In the interest of controlling the long-term effects of demolition within the Historic District, careful thought should be given to a project before the option of demolition is exercised. In reviewing alternatives for treatment of a particular building or site, demolition should be considered a 'last measure. It is the responsibility of the property owner to demonstrate to the HDC that a building meets all of the criteria for demolition before a COA will be issued, with emphasis on guidelines A2.2 and A2.3.

The HDC will consider a permit for demolition after considering the following factors:

- A2.0** The importance of the building to the history and character of the district.
- A2.1** The documented physical condition of the building.
- A2.2** The cost of renovation of the building.
- A2.3** The existing and/or potential usefulness of the building including the potential economic return from the building.
- A2.4** If the current owner cannot finance the reuse of the building and it is found to be economically feasible, the commission will endeavor to assist the owner in locating a new owner who will be capable of maintaining the building(s).

Note: In some cases, the HDC may request that the owner provide an evaluation or building condition assessment from a qualified professional who can help substantiate the request for a building's demolition and/or its structural integrity.

Part 5: Additional Guideline Considerations

Section 3: Pavement and Landscape Elements

Landscaping is critical in promoting a pleasing aesthetic that enhances the quality of life for us all. It softens the hard lines introduced by paving and defines transitions from property to property or from street to curb, etc.

- A3.0** If an area exists between the sidewalk and the building, this area shall be planted with ground cover and plantings. In no case shall this area be used as a storefront parking space.
- A3.1** Parking Spaces: Parking shall be located behind or to the side of commercial structures and shall not be allowed in front of the building.
- A3.2** Curb Space: The space between the curb and the sidewalk, if any, shall be planted with ground cover or paved with an approved paving material.
- A3.4** Parking Lots: Areas exposed to public street traffic that is used for parking shall be landscaped with ground cover and plantings. Plans shall be submitted to the HDC for approval. Any existing parking lots or parking areas shall be landscaped according to this condition if there is any new construction or repaving of the lot or area.
- A3.5** In all cases of new construction a complete landscape plan shall be submitted as part of the proposal for review.
- A3.6** Existing landscape elements should be maintained. The necessary cutting of limbs or trimming of trees, shrubs, or bushes need not be reviewed by the HDC.
- A3.7** The removal of any established tree which is visible to the public must be approved by the HDC. When considering the removal of a tree(s) the HDC will consider the age, size, and location of the tree(s).
- A3.8** When a tree is approved for removal, a replacement tree will be required unless the applicant can show cause for relief from such a requirement. The replacement tree should be installed within the period of 1 year after the issuance of the COA.