



## TOPIC 3. DEVELOPMENT REVIEW

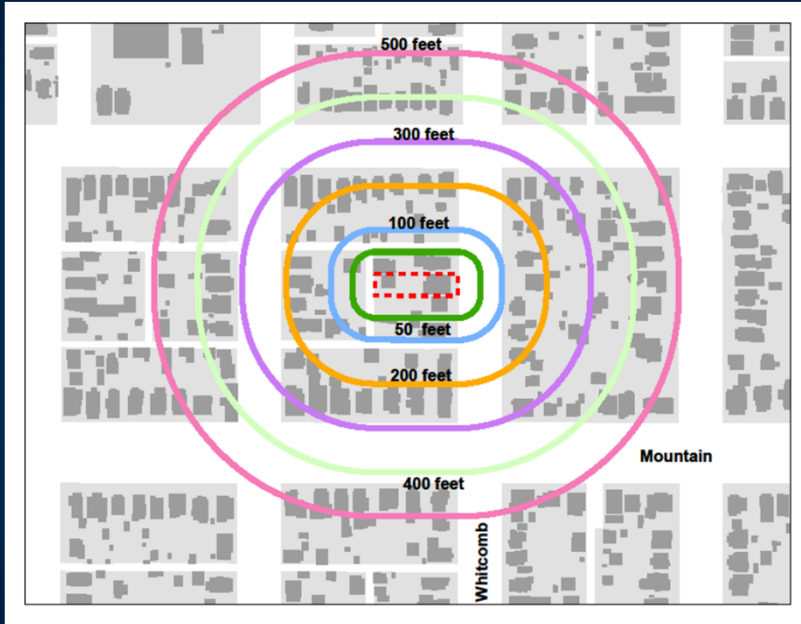
**Area of Adjacency = Radius + Height + Designation Status**

Radius:

- Abutting (touching)
- Adjacent within 200 feet
- Adjacent between 200 and 500 feet

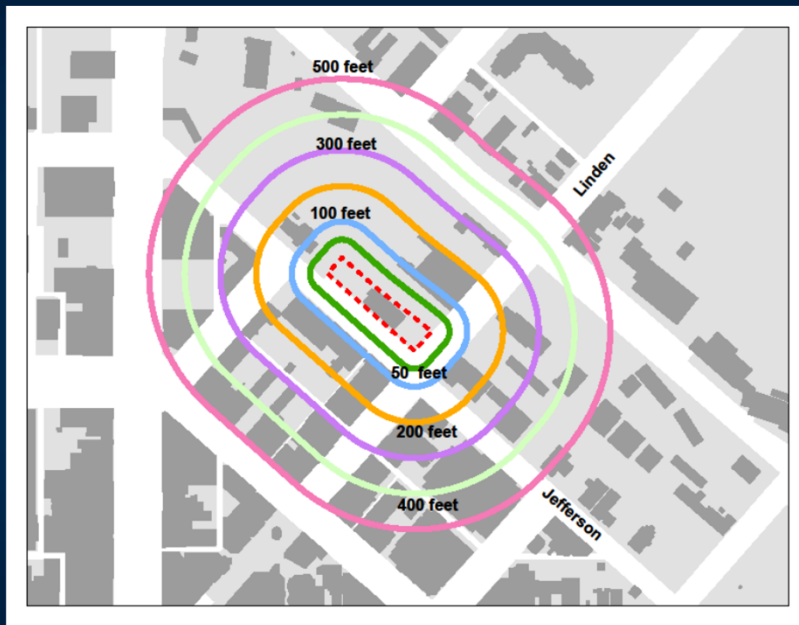
Height: 3 or more stories

Status: Designated vs Individually Eligible



Radius example:  
OT residential  
neighborhood.  
(typical blocks  
are 580 x 400,  
or 400 x 400,  
about evenly  
split)

3



Radius example:  
OT Commercial  
(typical blocks  
are 580 x 400, or  
400 x 400, with  
more 400 x 400)

4

## **Goal #1: Protecting Historic Integrity/Eligibility**

*Review using Sec. of Interior's 7 Aspects of Integrity:*

- Location: where historic property was constructed or event occurred
- Design: the form, plan, space, structure & style
- Setting: the physical environment/character; how the building is situated and its relationship to surroundings
- Materials: the physical elements

## ***7 Aspects of Integrity (cont.):***

- Workmanship: the detailing, finishes, methods of construction
- Feeling: property's expression of the aesthetic or historic sense of a particular time
- Association: direct link between historic event/person and historic property--place where event occurred and is sufficiently intact to convey that relationship

### Goal #1: Protecting Historic Resource's Integrity:

- **Abutting** an Individually Eligible or Designated Resource: Review for tangible impact to the historic building's *design, materials, workmanship, setting, feeling* (not likely to affect association and location)
- **Within 500 feet** of an Individually Eligible or Designated Resource: Review for tangible impact to the historic building's *setting and feeling* (not likely to affect design, materials, workmanship, location and association)

### Questions re: Protecting Integrity:

- Should designated and individually eligible properties be treated differently?
  - No difference in historic significance between designated and individually eligible resource
  - Both presumed to be here for the long term and to provide context
- What's appropriate radius for reviewing retention of integrity?

## Goal #2: Compatible Infill Development: Respect historic character/be a good neighbor

*Review using context-sensitive zoning standards*

- General compatibility standards for each character area
- Specific compatibility standards for projects abutting/ adjacent to historic resources; standards tailored to each character area

### GOAL #2 COMPATIBILITY | PROTECTING CHARACTER

DISTANCE			DESIGNATED	ELIGIBLE
ABUTTING			HEIGHT MASSING SETBACK STEPBACK DATUM LINES MATERIALS SOLID/VOID RATIO FENESTRATION CHARACTER	HEIGHT MASSING SETBACK STEPBACK
0'-200'	STORIES	1-2	HEIGHT MASSING	—
		3+	HEIGHT MASSING SETBACK STEPBACK	—
200'-500'	STORIES	1-2	—	—
		3+	MASSING STEPBACK	—

### **Questions re: Reviewing for Compatibility:**

- Should designated and individually eligible properties be treated differently?
- What's appropriate radius for reviewing compatibility?
- Are the heights (less than 3 stories/3+ stories) best?
- Are the criteria correct?

### **1. Treat designated and individually eligible the same**

### **2. Reviewing for Integrity:**

Review abutting (on all sides) only; little chance that farther development will impact historic resource's integrity

### **3. Reviewing for Compatibility:**

Have two categories: Abutting and 200 foot radius

Review 4+ stories; or

Review based on combination of building height and massing