

- 9.8175** **Historic Property Alteration Approval Criteria.** The planning director shall approve, approve with conditions or deny an application for historic property alteration. Approval, or conditional approval shall be granted if all of the following criteria for historic rehabilitation or historic restoration work are met:
- (1) The historic significance of the property is retained and preserved by minimizing the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the historic property.
 - (2) The historic property remains recognizable as a physical record of its time, place, and use. The alteration will not create a false sense of historical development by adding conjectural features or elements from other historic properties or time periods.
 - (3) Changes to the property that have acquired historic significance in their own right are retained and preserved to the extent possible.
 - (4) Distinctive materials, features, finishes, construction techniques, or examples of skilled craftsmanship that characterize the property are retained to the extent possible.
 - (5) Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and where possible, materials. Whenever possible replacement of missing features, including identified historic landscape features, is substantiated by historic, pictorial, or physical evidence rather than on conjectural designs.
 - (6) New additions, exterior alterations, or related new construction do not unnecessarily destroy historic materials, features, and spatial relationships that characterize the property. The new work is differentiated from the old and is compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. If a historic property alteration is removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired to the extent possible.
 - (7) If applicable, the proposed alteration is consistent with development standards or design guidelines adopted by the historic review board.
 - (8) Every reasonable effort is made to protect known archeological resources affected by and adjacent to any alteration project. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (9) The proposed alteration complies with all applicable standards or adjustments thereto made pursuant to provisions beginning at EC 9.8015 of this land use code.

(Section 9.8175, see chart at front of Chapter 9 for legislative history from 2/26/01 through 6/1/02.)