



Renea Vincent, AICP, CPM  
Director

# *City of Tarpon Springs, Florida*

PLANNING AND ZONING DEPARTMENT  
324 EAST PINE STREET  
P.O. BOX 5004  
TARPON SPRINGS, FLORIDA 34688-5004  
(727) 942-5611  
FAX (727) 943-4651

**HERITAGE PRESERVATION BOARD  
October 2, 2023, AT 6:30 PM  
CITY HALL AUDITORIUM  
324 EAST PINE STREET, TARPON SPRINGS, FLORIDA**

## **A G E N D A**

- 1. CALL TO ORDER, ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 4. APPLICATION 23-105: 150 N. Spring Boulevard: Replace windows. (APPLICATION DEFERRED, TO BE READVERTISED)**
- 5. APPLICATION 23-114: 451 E. Tarpon Avenue: Addition to primary structure. (APPLICATION DEFERRED, TO BE READVERTISED)**
- 6. APPLICATION 23-115: 316 W. Lemon Street: New patio.**
- 7. STAFF COMMENTS**
- 8. BOARD COMMENTS**
- 9. ADJOURNMENT**

If a person decides to appeal any decision made by the Heritage Preservation Board with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend that meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida 34688-5004, and will become part of the record. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611. Said hearing may be continued from time to time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to [kyothers@ctsfl.us](mailto:kyothers@ctsfl.us).

## SECRETARY OF THE INTERIOR'S STANDARDS

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additional, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*



**CITY OF TARPON SPRINGS**  
**HERITAGE PRESERVATION BOARD**  
**October 2, 2023**

**STAFF REPORT, September 26, 2023**

**Application No. / Project Title:** 23-115 / Stamper  
**Staff:** Caroline Lanford, AICP CTP  
Principal Planner  
**Applicant / Owner:** John Stamper, Owner  
**Property Size:** 23,000 square feet  
**Current Zoning:** R-60-One- and Two-Family Residential District  
**Current Land Use:** Residential Urban  
**Location / Parcel ID:** 316 W. Lemon Street / 12-27-15-95940-001-0070  
**Architectural Type/District Status:** Frame Vernacular / Contributing-Altered

**BACKGROUND SUMMARY:**

The applicant is seeking a Certificate of Approval to construct a new at-grade concrete patio to the east of the contributing-altered structure at the subject property. This circa 1905, frame vernacular bungalow features fluted pilasters and pediment at the entry door, a steep-pitched side gable roof with wide eaves supported by brackets. The property also includes a contributing garage outbuilding. The property is accessible and visible from an alley in addition to Lemon Street. The Florida Master Site File (FMSF) 8PI11790 notes that historic integrity of the structure has been compromised; however, this structure is considered a contributing-altered structure in the local historic district.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** of the project with the following conditions:

1. The patio be relocated closer to the rear of the property.
2. The patio must continue to be screened from view with landscaping or vegetation.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

**HISTORIC DISTRICT CONSIDERATIONS:**

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 19. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>  
Guideline 19.c. states: "New decks, patios, swimming pools, pool cages, and playground equipment requiring a permanent foundation should be situated in the rear yard of properties



out of sight from the public right-of-way. If placement in a side yard is the only viable option, these additions should be screened from view with landscaping or vegetation.”

## **REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL**

At grade Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

***(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.***

**ANALYSIS:** The dimensions of the proposed patio is inconsistent with other similar features at adjacent contributing structures. There are no patios of similar scale in the immediate vicinity of the subject property.

***(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.***

**ANALYSIS:** Not applicable to this project.

***(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.***

**ANALYSIS:** The patio would be visible from the Lemon Street and the alley and would alter the relationship of the subject property to the existing open space. Existing vegetation would screen the patio. The Heritage Preservation Board (HPB) must determine if this alteration is significantly adverse.

***(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.***

**ANALYSIS:** Not applicable to this project.

***(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately***





*surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.*

**ANALYSIS:** Not applicable to this project.

***(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.***

**ANALYSIS:** Landscaping currently screens the proposed patio area and mitigates the alteration to the streetscape. The HPB should satisfy themselves that this screening is sufficient.

***(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.***

**ANALYSIS:** Not applicable to this project.

***(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.***

**ANALYSIS:** Not applicable to this project.

***(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.***

**ANALYSIS:** The following standards are applicable to this project:

***2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.***

***9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

***(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.***



**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**

---

**ANALYSIS:** The project generally complies with the Comprehensive Plan and the Comprehensive Zoning and Land Development Code.

***(11) The impact upon archaeological sites shall preserve the integrity of the site.***

**ANALYSIS:** No archaeological sites will be impacted.

**PUBLIC CORRESPONDENCE:**

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

**ATTACHMENTS:**

1. Slide Presentation
2. Florida Master Site File Form #8PI11790
3. Application and supporting materials

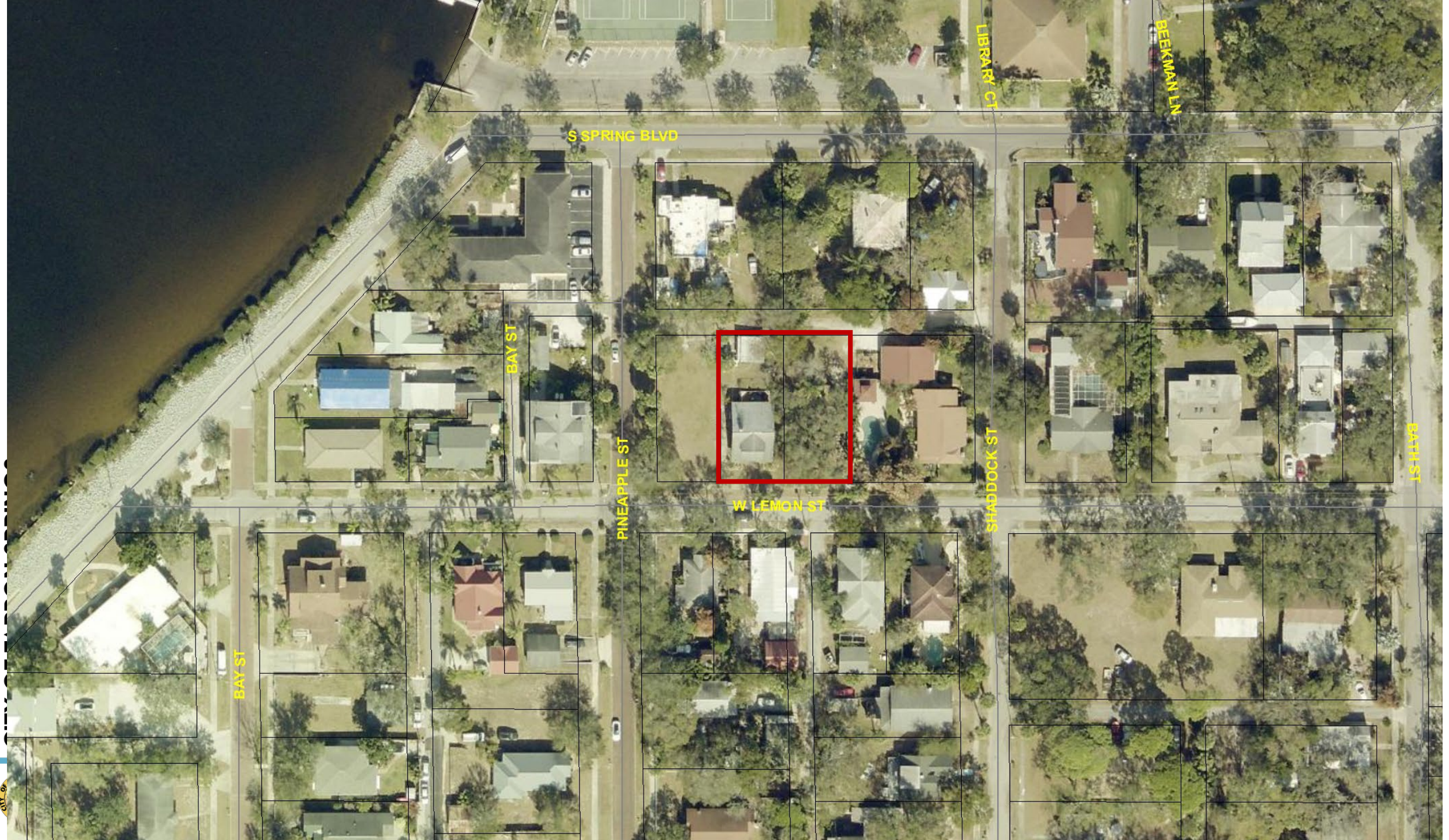
# **STAMPER APPLICATION #23-115**

---

Heritage Preservation Board, October 2, 2023







BECKMAN LN

LIBRARY CT

S SPRING BLVD

BAY ST

PINEAPPLE ST

W LEMON ST

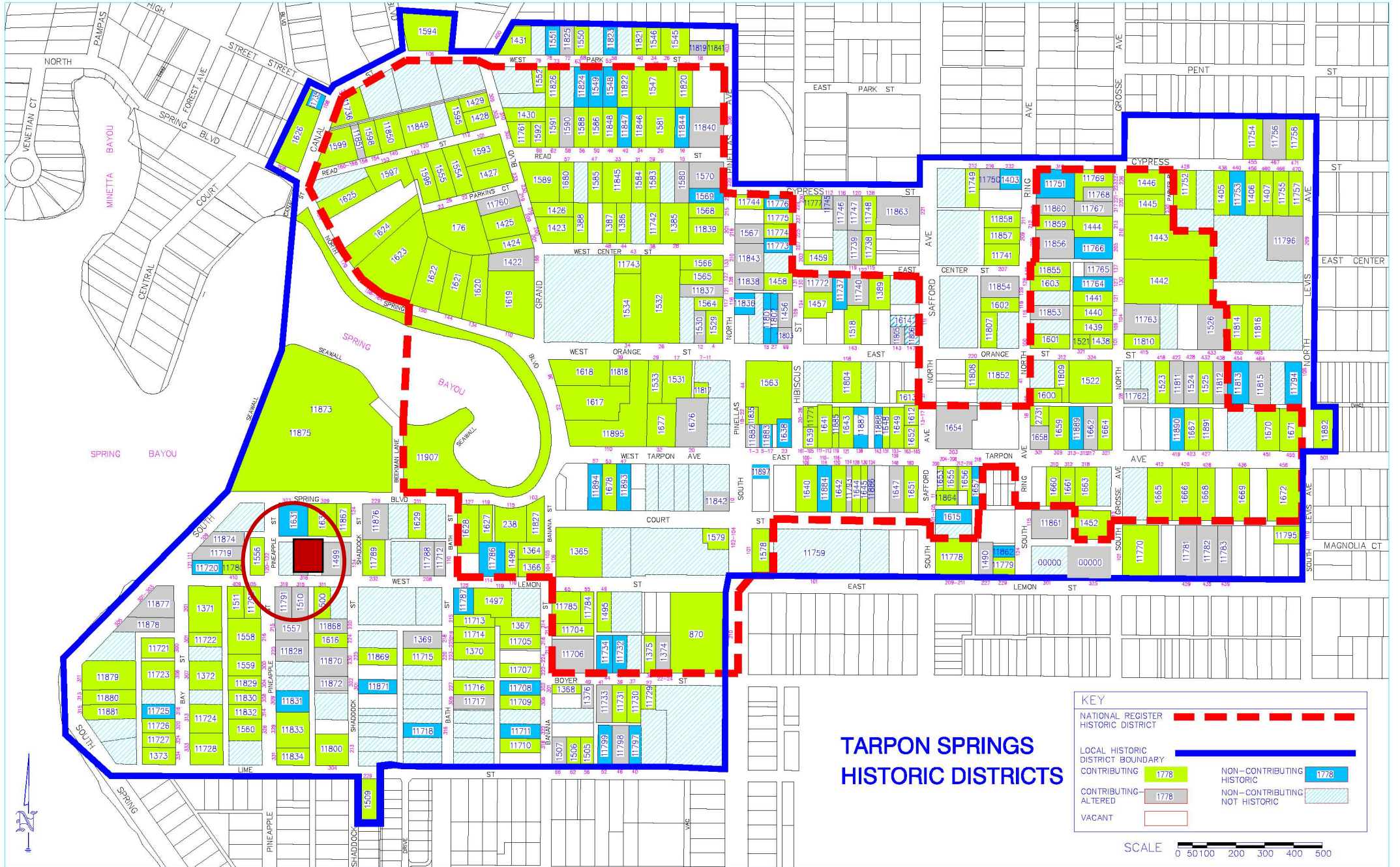
SHADDOCK ST

BATH ST

BAY ST

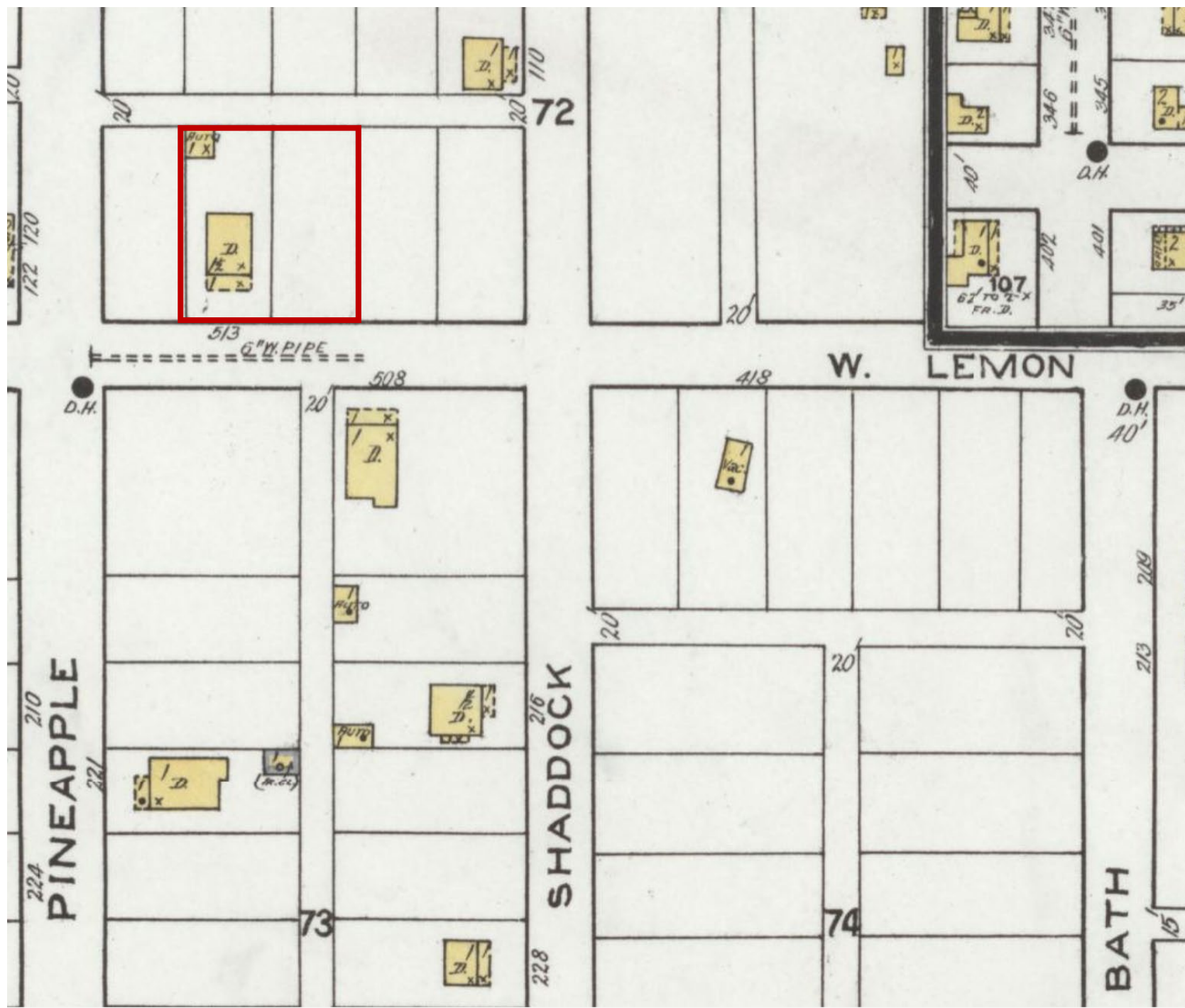
QTY 0







# 1919 SANBORN





# REQUEST

- Certificate of Approval for:
  - 44' x 20' at-grade concrete patio
- Lot Size: 23,000 square feet
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing-Altered
- Florida Master Site File: 8PI11790
- Property Owner / Applicant: John Stamper

























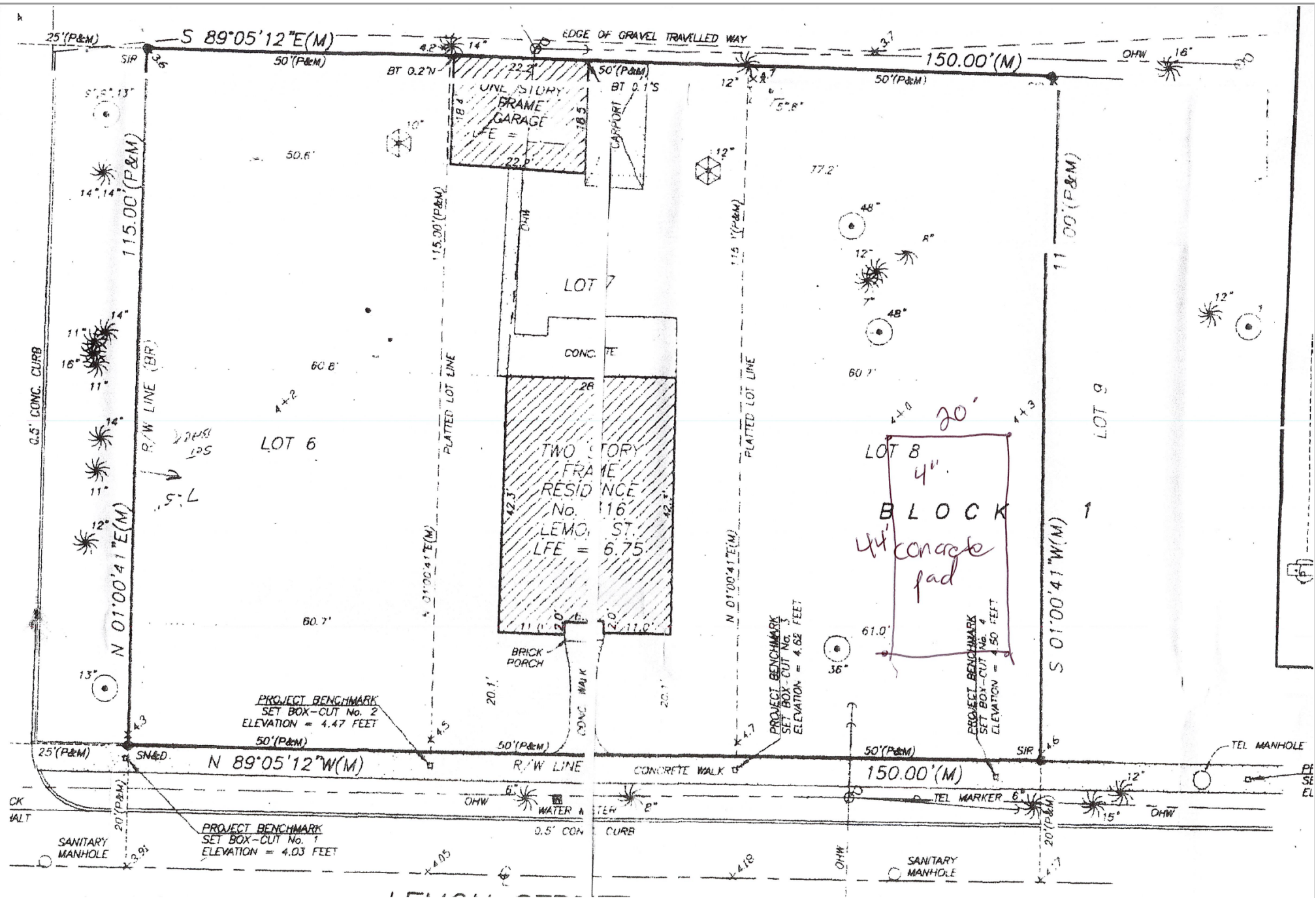








# SITE PLAN









# STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

Especially Applicable Guideline 19

## 4.8 Universal Guidelines for Docks and other Accessory Structures

Please see General Guidelines at the beginning of this chapter, for additional guidance.

### Guideline 19. Locating Accessory Structures

- a. Accessory structures such as a shed shall be located in the rear yard or the side yard closest to the rear yard.
- b. Accessory structures that are permitted to be located along the public right-of-way or within the public view shall be designed in the same architectural style as the principal building.
- c. New decks, patios, swimming pools, pool cages, and playground equipment requiring a permanent foundation should be situated in the rear yard of properties out of sight from the public right-of-way. If placement in a side yard is the only viable option, these additions should be screened from view with landscaping or vegetation.
- d. Bathhouses associated with pools should be in rear yards.
- e. Bike racks located throughout the historic district shall comply with the architectural standards set for bike racks within the City's Special Area Plan Infill district.





# PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of the project with the following conditions:

1. The patio be relocated closer to the rear of the property.
2. The patio must continue to be screened from view with landscaping or vegetation.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11790

Recorder # 327

Recorder Date 2/23/09

Original ☒Update ☐

Site Name 316 W Lemon Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

### LOCATION and IDENTIFICATION

Address 316 W Lemon Street

Vicinity of N side of Lemon between Shaddock and Pineapple

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

### MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327039 Northing 3114536 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

### HISTORY

Architect/Builder Unknown Construction Date 1905 Circa ☒Alterations ☒ Date c.1980 Type/Location front porch enclosed, brick veneer added, fluted door surroundAdditions ☐ Date Type/LocationMoved ☐ Original Location

Use Original Private residence Use Present Private residence

### DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1.5

Structural System Wood frame Exterior Fabric Aluminum siding; Brick

Foundation Piers Foundation Materials Brick Foundation Infill None

No. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details): center recessed entry

Outbldgs. ☒ Number 1 Nature/Location (Describe below)

one story, shed roof, wood framed, single car garage to rear of property (contributing)

Roof Type Gable Roofing Materials Composition shingles; Stamped metal shingle

Secondary Structures ☒ Comments Gable dormer Location centered on south elevationChimneys ☒ Number 1 Orientation North Location Ridge/Exterior Material BrickWood Windows ☐ Type Light #Metal Windows ☐ Type Light #

Exterior Ornament knee braces, vents (metal louvres), wood surrounds, shutters (faux paneled)

Condition Good Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

This 1-1/2 story bungalow features fluted pilasters and pediment at the entry door. The side gable roof has a steep pitch and wide eaves supported by brackets. The historic integrity has been compromised by the enclosed porch, aluminum siding and front windows. The sidewalk out front is stamped "316 West Lemon Built 1905".

Archaeological Remains Present ☐ FMSF Archaeological Site Form Completed (if yes, attach) ☐

Consult Guide To Historical Structure Forms for detailed instructions

## RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☐ No ☒ Likely, Need Information ☐ Insufficient Information ☐Potential Contributor to Nat. Reg. District? Yes ☐ No ☒ Likely, Need Information ☐ Insufficient Information ☐

## Areas of Significance

Community planning &amp; development

## Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. However, this building has inappropriate alterations that compromise its overall architectural integrity. Therefore, this resource is considered non-contributing to the NRHP Tarpon Springs Historic District and ineligible as an individual resource in the NRHP. The modifications to the building could possibly be removed or reversed, and subsequently, it may retain enough historic integrity to be considered contributing to the Local Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

## DOCUMENTATION

**Research Methods** Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

**Bibliographic References** \_\_\_\_\_

**Location of Negatives** Janus Research

**Negative Numbers** Roll 2885, #180, Facing NW

## RECORDER INFORMATION

**Recorder Name** Janus Research

**Recorder Affiliation** JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
  2. LARGE SCALE STREET OR PLAT MAP
  3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5

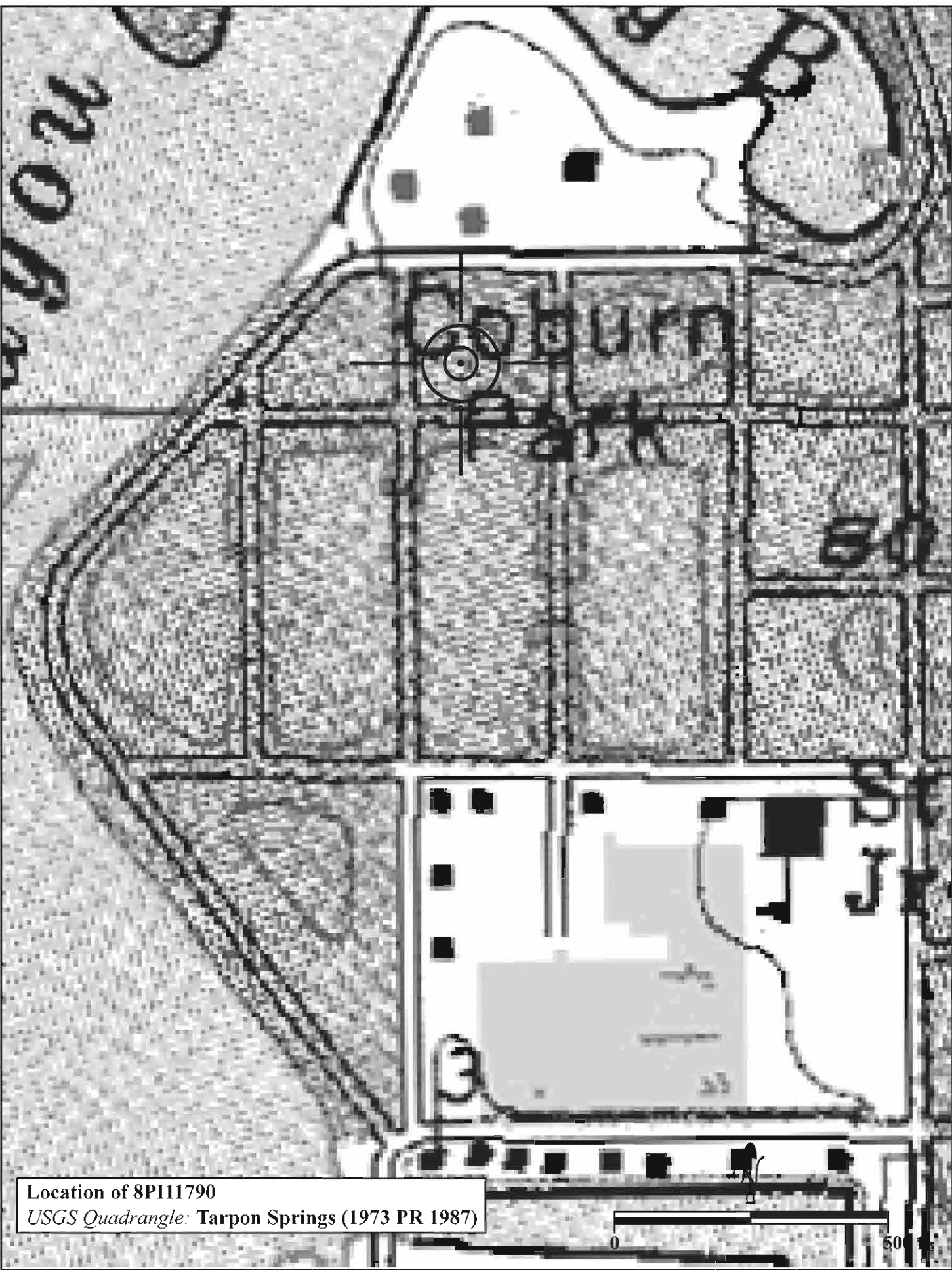


SKETCH MAP





USGS QUADRANGLE MAP



Location of 8PI11790

USGS Quadrangle: Tarpon Springs (1973 PR 1987)





**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

Return to:  
Planning & Zoning Department  
324 E. Pine Street  
Tarpon Springs, FL 34689  
(727) 942-5611

(Please type or print clearly)

**Property Owner(s)**

Name <u>John Stumper</u>		Email <u>jgeiger66@gmail.com</u>	
Address <u>316 W. Lemon</u>			
City <u>Tarpon Springs</u>	State <u>FL</u>	Zip <u>34688</u>	
Phone <u>970 208 2132</u>	Fax <u>-</u>	Cellular <u>same</u>	

**Applicant**

Name <u>John Stumper</u>		Email <u>jgeiger66@gmail.com</u>	
Address <u>316 W. Lemon St.</u>			
City <u>Tarpon Springs</u>	State <u>FL</u>	Zip <u>34688</u>	
Phone <u>970 208 2132</u>	Fax <u>-</u>	Cellular <u>-</u>	

**Agent (if applicable)**

Name <u>John Geiger</u>		Email <u>jgeiger66@gmail.com</u>	
Address <u>2007 Hawthall Ct</u>			
City <u>Clearwater</u>	State <u>FL</u>	Zip <u>33761</u>	
Phone <u>727 647 3106</u>	Fax <u>-</u>	Cellular <u>-</u>	

**General Information**

Property Location or Address <u>316 W. Lemon St, Tarpon Springs, FL</u>	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	<b>Current Designations of Property</b>
	Land Use Category      Zoning District
Current Use of Property <u>Residential House</u>	Contributing Structure? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

**Type of Proposed Activity:** [please check all that apply]

- |                                     |   |  |   |
|-------------------------------------|---|--|---|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation *     | <input type="checkbox"/> Structural Addition | <input type="checkbox"/> Driveway                             |
| <input type="checkbox"/> Renovation | <input type="checkbox"/> New Construction | <input type="checkbox"/> New Roof            | <input checked="" type="checkbox"/> Other <u>Concrete Pad</u> |

\* If Relocation, please indicate new location:

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	<b>Current Designations of Property</b>
	Land Use Category      Zoning District

**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

**General Building Information**

Year Built <div style="text-align: center; font-size: 1.2em;">1915</div>	Architectural Style	Porches? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Original Use	Present Use	Proposed Use
Roof Type & Material		Exterior Siding Material

**Previous Additions or Modifications:** [please describe and include dates]

---

---

---

---

---

---

---

---

**Description of Proposed Work:**

44 x 20 concrete pad for  
patio use

---

---

---

---

---

---

---

---

**For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible:**

---

---

---

---

---

---

---

---

**Requirements for Submission:**

Please submit those items which have been checked by City staff:

- ☐ **Completed original application with digital copies of all application documents**
- ☐ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications

**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

**AFFIDAVIT**

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that John Geiger is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 9.8.23

Title Holder/Property Owner: [Signature]

Date: \_\_\_\_\_

Title Holder/Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Title Holder/Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Title Holder/Property Owner: \_\_\_\_\_

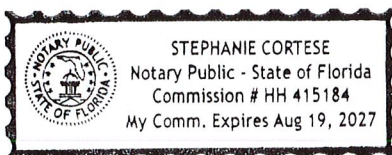
STATE OF FLORIDA )

COUNTY OF PINELLAS )

The foregoing instrument was acknowledged before me this 8 day of September, A.D., 2023

by John Stamper, who is personally known to me or who has produced

Driver's License as identification and who did (did not) take an oath.



NOTARY PUBLIC

Name: \_\_\_\_\_

Signature: [Signature]

Stamp: \_\_\_\_\_



**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.*
- (2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- (3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.*
- (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.*
- (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.*
- (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.*
- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.*
- (8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.*
- (9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

