

Comments received as of 8/25/21

Aileen & David Ullman
3103 North 13th Street
Tacoma, Washington 98406
August 17, 2021

Jeffrey J. Ryan, Architect
College Park Historic District Association
3017 N. 13th Street
Tacoma, Washington 98406

Good afternoon Jeff...

Many thanks for the information about our house. Knowing something about its architect certainly adds to our understanding of the era and area in which it was built. Even by today's terms, our house is really quite something. In fact, as we walk our dogs through the neighborhood Aileen and I are continually impressed with the houses and garden we pass. All of which is a reflection of the people contributing daily to the quality of life here.

We're also impressed with your efforts to help ensure that the College Park Historic District retains its sense of architectural integrity and appeal ... which, we believe is the foundation for all the things that make this neighborhood a great place for people, kids and even dogs.

You have our full support for your continuing efforts. And, if we can be of help please feel free to let us know.

Warmest regards...

Aileen Ullman

David Ullman

Jeffrey J. Ryan

From: William Morse <wemorse@gmail.com>
Sent: Sunday, August 08, 2021 7:54 PM
To: Jeff Ryan
Subject: Re: Historic District Plaque:

Jeff,

I hope you are well...

Yes, you have my support for the nomination. All my very best!

--

William E. Morse, Jr.
wemorse@gmail.com

On Aug 8, 2021, at 7:47 PM, Jeff Ryan <jjryan@harboret.com> wrote:

Hi,

Thank you for the note, we are trying to get a new batch of plaques and I will add you to the list, but we currently are out of stock. We have been working with a local artist but he is a little slow on the delivery, which has been an issue until now. I hope to have a set soon. May I ask if you support the local nomination?

Thank you for the support,

Jeff

Jeff Ryan, Architect

On Aug 8, 2021, at 2:31 PM, William Morse <wemorse@gmail.com> wrote:

Jeff,

I hope you are well...

I am a new neighbor and am interested in a historic district plaque. My home is 3424 N 21st Street.

Thank you!

--

William E. Morse, Jr. J.D.
wemorse@gmail.com

From: [Peggy Ross](#)
To: [Hoogkamer, Lauren](#)
Subject: Fwd: In Opposition to the College Park Historic Special Review District
Date: Tuesday, August 24, 2021 12:17:13 PM

Lauren,

I sent the below email to Reuben McKnight to be passed on to the Landmarks Preservation Commission in regards to the proposal they are reviewing for a College Park Historic Special Review District, but it seems he is out of the office and listed you as a contact while he is gone.

Can you please pass on my comments below to the Commission? If not, please let me know where they should be submitted instead.

Thanks very much and best regards,
Peggy Ross

----- Forwarded message -----

From: **Peggy Ross** <the.peg@gmail.com>
Date: Tue, Aug 24, 2021, 12:05 PM
Subject: In Opposition to the College Park Historic Special Review District
To: McKnight, Reuben <rmcknigh@cityoftacoma.org>

Dear Members of the Landmarks Preservation Commission:

My name is Peggy Ross and I am a homeowner at 2907 N 20th St, just inside the boundaries of the proposed "College Park Historic Special Review District." I am writing today to let you know that I strongly oppose the establishment of this district, and, if possible, would like to have my property excluded if the district does happen to move forward. I would also strongly advise you not to support the proposal, as it is likely to significantly impact poor and marginalized families and lead to displacement in our neighborhood through rising rents, taxes and maintenance costs—all in the name of preserving a certain small group's idea of what constitutes "history."

While the City has never done any sort of equity and inclusion analysis on historic districts (a gross oversight, in my opinion), we already know that historic districts increase home values and costs. During the information session hosted by the Landmarks Commission on August 11, which I attended, a realtor shared that historic districts increase home prices by an average of 12%. Assuming this is correct, it would amount to a huge increase that will affect property taxes and thus rent amounts in the many multi-unit buildings peppered throughout our neighborhood. This 12% would be on top of an already out-of-control housing market that has seen the value of my own home increase over 100% since 2013, in spite of our making zero changes or renovations to the structure.

While many people would envy such leaps and bounds in equity, it puts a strain on a growing family in a small house. Long story short: we need more space. But unfortunately, all of the houses in Tacoma have appreciated significantly in value, and it is hard to find something

affordable that would be a "step up." As a result our best option to stay in our home and our community (close to our child's school, friends, and our place of worship) is to expand, and we have been making plans to build an addition. However, the special review district would make this process more difficult and add to the cost burden on our family by requiring extra permitting and review, limiting materials allowed, etc. I know we cannot be the only family facing this dilemma in our neighborhood, and establishment of the review district will force some families to relocate from homes that were once affordable but no longer can be maintained by the families in them. This begs the question: if rising housing costs from this proposal force families to leave their homes, is that "preserving neighborhood character?"

Neighborhoods aren't houses, they are people. Yes, there are many excellent examples of fine American architecture in this neighborhood. I often enjoy walking up and down our neighborhood sidewalks, admiring Craftsmans, Tudors and Foursquares. They are beautiful, but are they history all by themselves?

I couldn't help noticing as I looked over the inventory of structures in the proposal, that the organizers generally don't know a lot about the homes listed beyond what they can find in public records. They call homes like mine "the [Surname] house" after whatever family built it--but they don't know that family or any of its descendants. They don't know why *this* house was built rather than some other model. They don't know who else has lived here or what has been done to the inside of the home since it was built (a lot!). I have learned more about the history of my home from my elderly neighbor down the street (whose home is ironically "non-contributing" due to its being too "new" as a 1960s construction) than I have from this proposal. And that is because the organizers of this proposal are not interested in preserving history, and they have not been shy about advertising it.

It is explicitly stated on the College Park Historic District wordpress website that organizers are seeking the district to stop "inappropriate infill." And when a gentleman came to my door asking for signatures in support of the review district, he made it sound as though the district already existed--that this was a petition to stop changes to zoning and setbacks, versus a proposal to limit changes that could be made to homes, or even to preserve the look of the neighborhood. Leaving aside the argument as to what constitutes "inappropriate" infill (and why we should all be beholden to a certain cadre's idea of what that is), it is hard to see this as anything other than an attempt to flout the City's plan for creating more affordable housing in all the neighborhoods of Tacoma, including desirable North End neighborhoods like ours.

This campaign has been based on fear--fear of change and fear of "others" like new renters and developers, but organizers have done very little to make the case that a review district is warranted, and I believe that forcing the district through would actually create more opportunities for development as landlords and families with small homes and smaller incomes "cash out." To me, the best way to preserve our neighborhood is to keep people in their homes, whether they are owners or renters, and that makes projects to increase inventory, like Home in Tacoma, essential.

The historic homes of this neighborhood have collectively weathered over 100 years of zoning changes and growth in our city. There is no reason to believe they will not continue to do so as long as we can keep our local communities intact.

I appreciate your time and attention to this important issue.

Best regards,
Peggy Ross

**The following are draft
suggestions and examples
provided by the applicant.
This is not a Commission
working document.**

Rough Draft: *Design Guideline Amendments for College Park*
August 23, 2021

Suggested updates and changes to current Design Guidelines for North Slope and Wedge Neighborhoods for use in the College Park Historic District. Exemptions & Amendments and or suggested changes to individual sections of the guidelines.

Goals for an historic district:

(Based on the Comprehensive Plan, see attached "Pattern 3 Area: Pre-War Compact" map)

- Protect and preserve Tacoma's historic and cultural character. (DD-13)
- Encourage the protection and restoration of historic buildings and places that contribute to the distinctive character and history of Tacoma's evolving urban environment. (DD-13.1)
- Encourage infill development in vacant parcels within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns. (DD-13.2)
- Protect contributing historic structures from demolition and provide opportunities for public comment throughout the review process (DD-13.3)
- Build upon Tacoma's unique historic neighborhoods and resources in order to improve the lives of its residents. (DD-13)

Suggested revisions to the Design Guidelines by Section:

Section II: Preservation and Sustainability

This section could be expanded for a more in-depth discussion of the issues and the reasons why the preservation of existing homes of fifty or more years of age are the Greenest solution. The Cities preservation plan, although dated, has some good notations in this regard, but the design guidelines may have a bigger impact since they are being used on a daily basis for review and permitting of new projects.

Interesting reference for the TLPC discussion: City of Boise, ID, Residential District guidelines. Boise has fairly good information on Sustainability and Energy efficient retrofits and additions and it might be worth a reviewing as part of an update to the City of Tacoma Guidelines. They have also covered renewable energy topics like Solar and wind.

Section III, Guidelines for the Alteration of Existing Buildings

Guidelines for Windows:

6. Sustainability and Thermal Retrofitting:

I would like to suggest adding wooden storm windows to this section as a specific way of improving energy efficiency. Wooden storm windows are an acceptable and preferred solution over window replacements. Use of storm windows in addition to historic windows can achieve similar thermal performance to replacement windows, per 2002 Lawrence Berkeley National Laboratory report, with 10 year or better payback period with un-insulated glass and weather stripping. (Energy Star rating) a payback period that can be reduced further with low-E lamed glazing.

Historic Siding and Exteriors

5. Maintenance of Historic Masonry

Add; match “Permeability” to the Mortar description. *It’s possible to match the strength of the original mortar but with less permeability; lime base mortars are more permeable. Reduced permeability can lock in moisture causing deterioration and efflorescence as the moisture migrates though the brick. It can also lead to spalling of the brick face.*

Accessory Structures and Parking

3. Attached Garages and Carports are Inappropriate may be used depending on the age and style of the home. While generally not appropriate for homes built before 1940, mid-century architecture did incorporate these elements into their design and character. Use of attached garages and carports shall be based on style and age of historic home.

Section IV: Guidelines for New Construction

Suggested items to be added to the list or added to the Amendment page for College Park

- New construction and infill shall be architecturally compatible within surrounding contexts through appropriate use of form, scale, design and materials. (H.I.T. reference)
- Maintain the districts character through preservation of open space, light and ventilation between homes, maintaining traditional setbacks from the street and adjacent properties. Align the facades of new construction with the facades of existing buildings. Build new structures with similar spacing relative to the other buildings along the street. If larger structures are built adjacent to historic homes, break up the massing of the new structure to reduce its visual impact and mass.

- Building entries in new construction shall be oriented towards the primary street adjacent to the property under review; vehicular parking and site access shall be off the alley.
- Limit heights of new structures to 25 feet (similar to view sensitive overlay areas of the city) or the maximum height of the contributing historic home or adjacent contributing historic home, whichever is greater. Possibly listing the height limit as a Historic and Cultural Preservation overlay zone similar to the View Sensitive area within the city. Applications for new construction would follow the same requires for review as a view sensitive overlay district.
- The use of the term “Historic and Cultural Preservation” would bring the policy in line with the language of SEPA and Washington State Environmental Policy, section B, 13 Historic and Cultural Preservation and Section 106 of the National Historic Preservation Act.
- New buildings should appear similar in height, width and scale to historic homes and structures.

Roof Shapes and Materials

Guidelines

3. Clarification on the use of “Tile” needs to be addressed for certain architectural styles.

Is there typo in the first word of the second sentence? Should the correct word be “Standing or flat Seam Roofs”? This statement may need further clarification

Exterior Materials

2. Stucco: this needs to be amended to include styles that used this material in the neighborhood. *Exterior Insulated Finish Systems (EIFS) is not stucco and needs to be listed accordingly. EIFS is an assembly of faux stucco over rigid insulation.*
4. I am not in support of banning Board and Batten outright as a finish material?
5. Add thickness to the Cement/ engineered siding requirements. *Hardi has a newer profile that is thicker and a shadow line that is closer to historic profiles. You may also want to broaden your description to include other mineral based / composite products. Boral's, Tru-exterior is made of pot ash (burn coal by product) and it can be cut to form moldings profiles, paintable and will not absorb water or rot.*

Windows and Rhythm of Openings

4. *I am not a fan of Vinyl windows on many levels but you may want to consider reducing the level of restriction on Accessory and non-visible windows.*

Section V: Street Improvements / Standards

2. Sidewalks shall match the historic pattern of the district; generally they are 5 feet in width with saw-cut or tooled joints without change to surface finish, which produces a 30 inch square pattern. No 6 inch edge border as shown for the wider sidewalks in the NS. & Wedge districts. Concrete color shall be added to match historic lamp black finish (dark grey) and the finish texture is Sand or Sand Wash finishes not a boomed finish.
4. Street lights shall match the neo-historic concrete post found within the district with matching acorn light fixture. LED Lamp color shall be warm white (2800 Kelvins). Cobra headed fixtures are not allowed.
6. Sidewalks shall be stamped with street names per historic examples found within district, matching original font, size and description.
7. Contractor stamps found in existing sidewalks shall be preserve. Saw cut 16" Sq. containing stamp and reinstall center in 39 inch square of new work.
8. New ADA ramps truncated dome material shall be a contrasting color, dark brown, cast iron truncated dome plates (unfinished) set into new work preferred.
9. Brick gutters and granite curbs shall be retained in place to the greatest extent possible. Granite curbs and bricks if removed shall be reused as public benches and landscape boarders within district.
10. Retain historic and champion trees, trees that add character to the district.

Section VI: Commercial Construction

There are currently no commercial structures within the neighborhood but if that changed I am not opposed to the guidelines suggested by the Wedge.

Section VII: Exemptions & Amendments (suggested Draft Changes from Wedge Neighborhood)

~~WEDGE NEIGHBORHOOD~~ **College Park Historic District**

The following actions are exempt from the requirements for Design Review:

1. Any alterations to noncontributing properties within the ~~Wedge Historic~~ **College Park Historic District** Special Review District, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office ~~and any alterations to properties within the designated Conservation District~~, are exempt from the design review requirements; provided, that alterations to accessory structures within the Historic District and the demolition of any structures in the Historic District ~~and Conservation District~~, including noncontributing and accessory structures or the construction of new buildings, are not exempt from the provisions of this chapter;
2. Historically nonresidential and commercial use structures; provided, that the demolition of noncontributing or accessory structures are not exempt from the provisions of this chapter;
3. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;
4. Changes to the exteriors of contributing structures that are not visible from adjacent public rights-of-way may be granted an administrative Certificate of Approval by the Historic Preservation Officer, provided that staff is able to determine that the proposed project is consistent with the district design guidelines and applicable Secretary of the Interior's Standards, all without prejudice to the right of the owner at any time to apply directly to the Commission for its consideration and action on such matters;
5. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);
6. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no right-of-way restoration is required;
7. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems; provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;
8. The landscaping of private residences;

9. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission);
10. Signs not exceeding the limitations for a home occupation permit (TMC 13.06.100.E: one nonilluminated nameplate not exceeding one and one-half square feet in area placed flat against the building) and those installed by the City for directional and locational purposes;
11. The following types of projects within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic-signaling equipment, utility

The following actions are Amendments to the design requirements for Design Review:

1. *T. B. D. thru further discussion. See Section IV for suggestions*

General Notes / Comments:

- Document will need to be revised to include College Park Historic District within text along with the other two districts. (find and auto correct to add)
- City Website: It is hard to find the Design Standards on the City of Tacoma Website, suggest adding a new tab under Historic District to provide direct access to the guidelines, rather than under specific Districts.

Comprehensive Plan Policy statements for reference / incorporation into Design Guidelines:

Policy DD–1.5 Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma’s centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter

Policy DD–4.1 Preserve and enhance the quality, character and function of Tacoma’s residential neighborhoods

Policy DD–7.1 Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

Policy DD–7.2 Promote seismic and energy efficiency retrofits of historic buildings and other existing structures to reduce carbon emissions, save money, and improve public safety.

GOAL UF–13 Promote the unique physical, social and cultural character Historic Residential Pattern Areas as integral to Tacoma’s sense of place

Policy UF–13.2 Promote infill development within the residential pattern areas that respects the context of the area and contributes to the overall quality of design.

Pattern Area 3: Pre-War Compact (Refer to attachment)

This is Tacoma’s most historic section of residential development, and also some of the densest neighborhoods in Tacoma, containing homes ranging from pre-1900 to the current era. The street grid is very well connected and blocks tend to be fairly short, supporting a highly walkable environment. This area has a variety of pre-zoning non-conforming lot sizes, prevalent alleyways, many large historic homes, and a mix of residential types and non-residential uses blended within the historic fabric. A significant portion of this area is built on dramatic slopes with home designs emphasizing views of Commencement Bay and Puget Sound.

- Policy UF–13.18 Maintain and enhance the streetcar era pattern of street-oriented buildings.
- Policy UF–13.19 Preserve the area’s urban fabric of compact blocks and highly interconnected grid of streets.
- Policy UF–13.20 Fill gaps in the urban fabric through infill development on vacant and underutilized sites.
- Policy UF–13.21 Integrate new development into the districts’ historic development patterns.
- Policy UF–13.22 Continue the pattern of small, connected blocks and the regular lot patterns.
- Policy UF–13.23 Maintain and enhance the quality and character of the business districts, with good street frontages and pedestrian amenities.

- Policy UF-13.24 Promote the retention of the existing tree canopy. Retain large, mature trees, except when they block views or pose a hazard.
- Policy UF-13.25 Use the extensive street, sidewalk, and trail system to make connections to Downtown Tacoma and other major destinations. Enhance the gulches along Ruston Way to provide a respite from the built environment and to promote connectivity between the neighborhoods and the shoreline
- Policy UF-13.26 Preserve historic bridges that cross the gulches. In particular, maintain the lighting standards and plaques on the North Proctor Bridge that crosses over Puget Gulch.
- Policy UF-13.27 Preserve and expand historic street lighting along both arterial and neighborhood streets in historic districts.
- Policy UF-13.28 Encourage the conversion of electrical substations for recreational purposes if the sites are no longer needed for their intended purpose.
- Policy UF-13.29 Protect the residential integrity of the Wedge and North Slope neighborhoods.

Applicant Draft



Street Names stamped into sidewalks



Home addresses stamped into entry walks



Makers marks, dated contractor stamps



Character defining historic trees

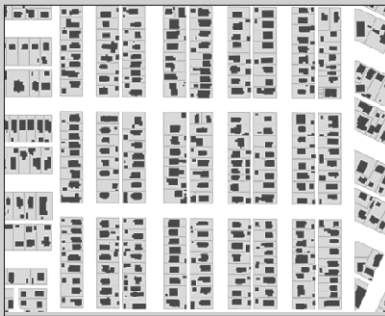
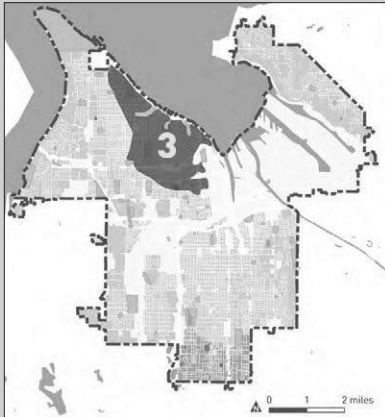
Streetscape Features COLLEGE PARK NATIONAL HISTORIC DISTRICT.



Fluted concrete street light with acorn globe



Brick gutter detailing



QUALITIES:

Topography

Sloped

Block Structure

Straight

Intersection Density

Connected

Era of Development

Pre-war

Land Use

High Intensity

*Source: TacHOMEa:
Infill Tools for a
Happy City, 2015.*

Pattern Area 3: Pre-War Compact

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3.3 Sustainability

Purpose of this Section

This section of the preservation guidelines focuses on green building design and other aspects of sustainability as it relates to historically significant buildings, sites and districts. Promoting a more sustainable community is an important objective in Boise, and the city's preservation program plays a key role in it.

The guidelines in this section demonstrate how historic resources can meet sustainability objectives while also adhering to the city's policies for historic preservation. They address many design features and building components that are also discussed in other sections of the preservation guidelines, so it is important to use these guidelines in conjunction with others found throughout this document.

Overview of Sustainability and Historic Preservation

The Sustainable Benefits of Preservation

The benefits of preserving historic resources and conserving older buildings and neighborhoods in Boise can be described in the three basic categories of sustainability which are: (1) Cultural/Social, (2) Environment and (3) Economics.



Cultural/Social Component

Historic landscapes, sites, structures, buildings and features are essential components of the city's identity. Preserving historic places, including both individual landmarks and neighborhoods, helps maintain a connection to the community's heritage. When historic buildings occur in sets within a block, they create a street scene that is "pedestrian friendly," thus encouraging walking and neighborly interaction. This enhances the livability of the community and also helps to sustain its cultural values.



Preserving historic places promotes the three basic categories of sustainability.



Environmental Component

Sensitive stewardship of the existing building stock significantly reduces environmental impacts. Re-using a building preserves the energy and resources invested in its construction, reduces demand on landfill space and eliminates the need for producing new construction materials. Manufacturing of many new building materials uses substantial levels of energy. This can be reduced significantly if historic structures are retained rather than demolished.

Building Materials

Many historic building materials have long life cycles, which contribute to their sustainability. Buildings constructed with wood, stone, and brick were built for longevity in a manner that also allows for repairs.



Building Energy Savings

An older window is often falsely accused of being a major source of heat loss, when other parts of a building are typically the major sources. For example, as much as 50% of the energy lost from a house is from air infiltration through the attic, uninsulated walls, and around the windows and door cavities, not through the glass in a window itself. Repairing, weather-stripping and insulating an original window is typically more efficient and much less expensive than new windows, as well as sound preservation practice.

Adding 3.5 inches of insulation in the attic has three times the R value benefit compared with moving from the least energy efficient single pane window with no storm to the most efficient new window. Other techniques to improve efficiency without replacing historic features include adding weather stripping to windows and doors, interior storm windows, and the installation of insulated window shades.

Embodied Energy

Embodied energy is the total energy expended to create and maintain the original building and its components. Preserving a historic structure retains this energy. If demolished, this energy investment is lost and significant new energy demands are required to replace it.

Construction Quality

As a rule, the quality of early construction and materials was higher than those used in many late 20th Century buildings. Lumber used in early Boise came from mature trees, was properly seasoned and typically milled to "full dimensions," providing stronger framing and construction.

Local Climatic Design Solutions

The majority of historic buildings were designed to respond to their local climate. The building and its components were located and designed to allow occupants to control levels of natural daylighting, passive solar heating, and cross-ventilation. These climatic responses in the design of a building allow an occupant to operate the building and its components in a manner which maintains comfortable interior conditions without modern mechanical systems for air conditioning and heating.

Economic Component

Historic buildings represent substantial investment made by previous generations. Using these existing assets yields economic benefit and adds value. Protecting local historic districts can lead to higher property values for the individual historic resource and for the historic district in which it is located. Other benefits include increased heritage tourism and job creation in rehabilitation industries. These industries often include more local jobs than new construction industries.



Basic Sustainability Principles for Historic Properties

With an understanding of the basic sustainability benefits of historic preservation in Boise, it is now important to review the key principles which underlie the more specific design guidelines that appear later in this section.

The following principles apply to all projects:

1. Think big, act small

To achieve a historically and environmentally sensitive project, it is important to understand the over arching goals of that improvement project. When planning any project, first determine its overall goal, then consider which method of achieving that goal will use the least resources and have the least impact to the historic resource.

2. Make best use of inherent conservation features

Optimizing a building's inherent sustainability features is a key step in any energy conservation project. Managing effectively the existing energy saving features of a historic structure both conserves resources and is sound preservation practice.

3. Minimize negative impacts on the historic resource when installing a new component

When installing new components on a historic structure, such as those for energy collection, it is important that they leave no permanent negative impacts to the structure. Locate a new component where it will not damage, obscure or cause removal of significant features or materials. Maintain the ability to interpret the historic character of the building when retrofitting for energy conservation or generation.

4. Use materials that minimize environmental impacts in their manufacture and maintenance

When new materials are needed, use those which avoid negative environmental impacts.

Such materials include those which are produced locally, are manufactured without use of harsh chemicals, have long life-cycles, are durable in the local climate and which are designed to be repairable and recyclable.

5. Use construction methods that minimize impacts on landfill and reduce waste

Preserving the maximum amount of existing building features feasible reduces demolition waste as well as reduces construction waste generated by replacement building materials. When planning a project, remove only what is necessary and reuse as much material as feasible on-site. Utilize deconstruction strategies and repurpose as much of the remaining building materials and components as possible to minimize waste and demand for landfill space.

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