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# DEVELOPMENT APPLICATION REVIEW CRITERIA

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## 7.5.1602: DEFINITIONS:

For the purposes of this part and of section [7.3.505](#) of this chapter, the following terms shall have the meanings indicated:

**ACQUISITION:** The act or process of acquiring fee title or interest other than fee title of real property including the acquisition of development rights or remainder interest.

**ALTERATION:** Any act or process which changes one or more of the exterior architectural features of a structure in a historic preservation zone.

**DEMOLITION:** Any act or process that destroys in part or in whole a structure in a historic preservation zone.

**DESIGN GUIDELINES:** Written statements, explanatory material, graphic renderings, and/or photographs which are intended to inform property owners and the public of historic characteristics suitable for preservation, and techniques and materials appropriate to achieve that goal.

**DESIGN STANDARDS:** Written statements adopted by City Council resolution as criteria for use by the Board in the consideration of an application for a report of acceptability for properties with historic preservation overlay zoning.

**HISTORIC, HISTORIC AREA, LANDMARK OR DISTRICT:** Any Council designated site, structure, object or improvement and its surrounding environs or a group of sites, structures, objects or improvements, or both, and their surrounding environs:

- A. Which has a special character or special historic or aesthetic interest or value as part of the development, heritage or cultural characteristics of the City, State or nation, or
- B. Wherein any event of major historic significance with a measurable effect upon society took place, or
- C. Which is closely identified with a person or group of persons who have had some measurable influence on society, or
- D. Wherein the broad cultural, political, economic or social heritage of the community is exemplified, or

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E. Which faithfully portrays the environment of a group of people in an era of history characterized by a distinctive architectural style or which embodies those distinguishing characteristics of an architecturally recognized detail or which is the work of an architect or builder whose individual work has influenced the development of the City, or

F. Which, because of being a part of or related to a park, square, or other distinctive area should be developed or preserved according to a plan based upon its historic, cultural, or architectural significance, or

G. Which, due to the unique location or singular physical characteristic, represents an established, familiar and significant visual feature of the neighborhood, community or City, and

H. Which is officially zoned historic preservation overlay pursuant to the provisions of this Zoning Code.

**MAJOR WORK:** Any work that will alter any distinctive feature or improvement of the historic structure.

**MINOR WORK:** Any work that will not alter any distinctive feature or improvement of the historic structure.

**NATIONAL HISTORIC LANDMARK:** Buildings, historic districts, structures, sites and objects which possess exceptional value or quality in illustrating or interpreting the heritage of the United States and as such are maintained by the Secretary of the Interior.

**NATIONAL REGISTER:** The National Register of Historic Places. It is a register of districts, sites, buildings, structures, and objects of national, State, or local significance in American history, architecture, archaeology, and culture that is expanded and maintained by the Secretary of the Interior under authority of section 2(b) of the Historic Sites Act of 1935 (49 Stat. 666, 16 USC 461) and section 101(a)(1) of the National Historic Preservation Act implemented through 36 CFR part 60. The national register is published in its entirety in the federal register each year in February. Addenda are usually published on the first Tuesday of each month.

**PRESERVATION:** The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work where necessary, as well as ongoing

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maintenance of the historic building materials.

**PROTECTION:** The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss, or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment.

**RECONSTRUCTION:** The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

**REHABILITATION:** The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

**REPAIR AND MAINTENANCE:** Work done on a structure or object in order to correct any deterioration, decay or damage to any part thereof in order to restore the same, as nearly as practical, to its condition prior to such deterioration, decay or damage.

**RESTORATION:** The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**STABILIZATION:** The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

**STRUCTURE:** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. (Ord. 88-228; Ord. 90-9; Ord. 91-30; Ord. 94-107; Ord. 01-42)