

Standards and Guidelines for Rehabilitation and Design for Midway Historic Properties



In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Committee shall find that the project substantially complies with all of the following standards and guidelines that pertain to the application and that the decision is in the best interest of the City. These standards and guidelines apply to any structure built in whole or in part more than 75 years ago whether or not the property is listed on the Midway City Historic Register.

1. Standards of Rehabilitation and Design Guidelines:

- a. A property shall be used as it was historically or be given a new use that requires minimal change to the defining exterior characteristics, distinctive materials, features, spaces a spatial relationships.
- b. The historic exterior character of a property should be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property should be avoided.
- c. Each property shall be recognized as a physical record of its time, place, and use.
- d. Changes that have acquired historic significance in their own right should be retained and preserved.
- e. Distinctive exterior features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved or rehabilitated.
- f. Deteriorated historic exterior features should 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.
- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h. Significant archeological or geological resources that may be affected by a project should be protected and preserved where possible. If such resources must be disturbed, mitigation measures should be undertaken.
- i. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships which characterize the property. The new work shall be compatible with the historic materials, massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j. New additions, exterior alterations 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.

(2) Requirements:

- a. A signed copy of these standards must accompany the Certificate of Appropriateness application and checklist when submitted to the Building Safety Department.

Owner Name: _____
(please print)

Address: _____

Mailing Address: _____

Phone: _____ Fax: _____ E-mail: _____

By my signature below, I acknowledge receipt, and understand and am willing to abide by these standards:

Owner signature: _____ Date: _____

Planning Dept. signature: _____ Date: _____