

---

# CHAPTER 6

## PLANNING FOR REHABILITATION, REPAIRS, ADDITIONS, NEW CONSTRUCTION, OR LANDSCAPING

### 6.1 CONDUCT RESEARCH ON THE HISTORY OF THE PROPERTY

The houses in Historic Districts should be researched before alteration, addition, or rehabilitation designs are prepared. Research should include:

- Investigation of the original appearance of the house
- Identification of additions/alterations which have been completed over time
- Determination of the location of original outbuildings that have been removed

Research sources include historic photographs and maps, architectural drawings, architectural style books and journals. A great deal of information can also be obtained by closely inspecting similar houses within the neighborhood. The Historic Preservation Specialist in the Planning Department can assist with historical research.

### 6.2 ANALYZE EXISTING CONDITIONS

Consideration of existing conditions and features are essential to the design and planning of any repairs, rehabilitation, additions, new construction or landscape improvements. The property owner should have an understanding of specific “on-site” information including:

- The architectural style of the residence and its character-defining features. An on-site assessment of the property will help to determine if the significant historic features have been altered and are recoverable or restorable. Proposed changes to the building should be based on a clear understanding of the importance of the building and the feasibility of retaining or restoring its significant architectural features.
- Whether previous alterations/additions to the residence contribute to the significance of the property
- Any prevailing architectural or landscape styles in the neighborhood or along the street
- The location of lot boundaries
- Any significant existing structures, features, trees, fences, walls, or special paved

areas, and the relationship of the front of the house to the street

- Location of any consistent hardscape features in the neighborhood or along the street such as fences or paving materials