

CLARIFICATIONS FOR BLUE BONNET HILLS LHD DESIGN STANDARDS (draft as of 6/5/15)

LEGAL LANGUAGE CLARIFICATIONS:

The words "**should**" and "**may**" indicate that a property owner is **encouraged** to meet the standard and are recommendations for best practices, but **are not obligatory**.

The words "**shall**" and "**must**" denote **requirements** to meet the standard.

The term "compatible design" refers to height, setback, massing and scale of a building; it does not refer to style.

EXCEPTIONS ALLOWED p. 23:

Each property is unique and lot size/shape can vary; therefore, each property will be reviewed individually and exceptions to the Design Standards may be allowed by the Historic Landmark Commission if it determines the proposed design will maintain the relevant character-defining features of the property and/or District.

NON-CONTRIBUTING BUILDINGS NOT AFFECTED BY DESIGN STANDARDS, p. 23:

A Certificate of Appropriateness is not necessary for work proposed to a non-contributing building within the District, and these Design Standards do not apply to non-contributing buildings. However, the owners of a non-contributing building (especially if it is of historic age) may want to consider these standards as guidelines for considering design options that reflect the architectural character of the neighborhood.

WINDOWS AND DOORS p. 29-30:

Design— Per the Secretary of Interior Standards, original windows and doors are significant features of historic structures so whenever possible, homeowners should maintain original windows and doors of contributing structures. However, if windows and doors are replaced, homeowners must install new windows to match the historic or original windows in terms of size, type, configuration, material, form, appearance, and detail. Note that replacement of windows does not reflect best practices for historic preservation nor for **sustainable design**.

Muntins— These are the parts of the window that divide panes of glass and can affect the historic appearance of a house significantly. Homeowners shall use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary, and should not use internal muntins located between layers of glass **which can give a historic house, especially from the streetscape, an unauthentic appearance**.

CORNER LOTS AFFECTED BY FRONT STREET-SCAPE ONLY, p. 25:

All houses within the District will be reviewed with primary reference to the front street appearance of the house. Houses located on corner lots will be treated the same as houses on interior lots for the purposes of these Standards.

ADDITIONS (from the existing design standards) and Corner Lots:

Homeowners shall minimize the appearance of the addition from the public right-of-way facing the front façade parallel to the front lot line. The historic building's overall shape **as viewed from the front lot line** shall appear relatively unaltered. Whenever possible, an addition including any upstairs addition, shall be set back so it does not overwhelm the original house from the front street-view.

ADDITIONS - STYLE:

Contemporary interpretations— Additions should be compatible but differentiated from the existing, historic building. Additions need not mirror or replicate the historic architecture of the existing house, and may reflect contemporary interpretations of traditional designs and details. **For example, homeowner may choose different siding, vertical board, connectors, or other means of differentiating the addition from the original structure.**

SOLAR COLLECTORS

Location—Homeowners should locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, homeowners should locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited. However, if solar collectors cannot be located on a side or rear roof pitch, or outbuilding due to the orientation not allowing sufficient solar access, **they may be located on a front roof pitch.**

Mounting (sloped roof surfaces)—Homeowners should mount solar collectors flush with the surface of a sloped roof whenever possible, and select collectors that are similar in color to the roof surface to reduce visibility.

Mounting (flat roof surfaces)—Homeowners should mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, homeowners should locate panels towards the rear of the roof **whenever possible**, where visibility from the public right-of-way will be minimized.

Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

NEW CONSTRUCTION

Contemporary interpretations— New construction shall be compatible **in scale and massing with surrounding historic buildings.** New construction need not mirror or replicate the historic architecture of existing houses, and may reflect contemporary interpretations of traditional designs and details.