

ARCHITECTURAL REVIEW BOARD

A G E N D A

February 27, 2024 – 5:30 p.m.

Council Auditorium, City Hall

(103 North Perry Street)

ARCHITECTURAL REVIEW BOARD MEMBERS

Ms. Elizabeth Brown, Chair

Ms. Katie Williams, Vice-Chair

Ms. Kahlia Bell

Mr. Cedric Campbell

Mr. Jon Hayden

Mr. Jake Johnson

Ms. Hillary Morgan

Mr. Barry G. Robinson

Mr. Sam Youse

LAND USE DIVISION

Warren Adams

Executive Secretary



- I. **Approval of the Actions from the January 24, 2023, meeting**
- II. **Administrative Actions**
- III. **Full Review Items**
- IV. **Discussion and formal comments from the board on Section 1 (Forward and Introduction) of draft revised ARB guidelines**

<u>Item</u>	<u>Petitioner</u>	<u>Historic District</u>	<u>Location</u>
1.	Beverly Allen	Garden District	1324 S. Perry Street
2.	Bethany and Will Knowlton	Cloverdale-Idlewild	3360 Montezuma Road
3.	Trudie Walker, Mike Allen	Old Cloverdale	529 Felder Avenue

**The next meeting of the Architectural Review Board will be on
Tuesday, March 26, 2024, at 5:30 p.m.**

II. Administrative Actions

Date	Address	Historic District	Request/Violation	Action
1/8/2024	29 Linden St	Garden District	Request to remove popcorn tree in front yard (public right of way)	UF gave admin approval to remove the tree w/fee in lieu of a replacement tree
1/11/2024	1324 S. Perry St	Garden District	Request to pave driveway, which is currently made of gravel, with concrete in the same footprint	Issued COA on expedited review basis
1/18/2024	29 Linden St	Garden District	Request to repave driveway with concrete in existing footprint	Admin approval given for in-kind repair
1/23/2024	3311 Wellington Rd	Cloverdale-Idlewild	Request for new shutters denied & they have not yet been removed	Sent 30-day violation letter
1/23/2024	1945 Graham St	Old Cloverdale	Request for partial replacement of rear yard fence	Issued expedited COA based on expedited review of rear yard fence criteria
1/25/2024	365 Felder Ave.	Garden District	Faux leaves added to south façade of residence without COA	S/w owner, Bob Champion, who said that a tenant applied the leaves without owner approval. He's having the leaves removed ASAP. Will f/u by 03/01/24
1/31/2024	1008 S. Perry St.	Garden District	Open/Vacant--Demo. by Neglect	Vrfy boards have been reapplied and residence no longer open/vacant. Sent letter advising violation is resolved.
1/31/2024	1009 S. Perry St	Garden District	Open/Vacant--Demo. by Neglect	Sent 15-day violation letter. Next f/u 02/16
1/31/2024	620 Ponce de Leon	Cloverdale-Idlewild	Vacant residence, overgrown lot, hole in roof--demo by neglect	Lanscaping taken care of; sent letter advising violation is resolved.
2/2/2024	1203 S. Perry St	Garden District	Request to improve stepping stone walkway by adding cement base	Granted Admin COA under expedited review procedure for walkway that will be widened no more than 20"
2/13/2024	529 Felder Ave	Old Cloverdale	Request to widen driveway by about 1' and change from concrete to pea gravel	Granted admin COA under expedited review procedure
2/13/2024	2631 Girard St	Old Cloverdale	Request to restore enclosed porch to original open configuration by tearing down the enclosed walls	Granted admin COA for restoration work

III. Full Review of Items.

OLD BUSINESS

1. PRESENTED BY: Beverly Allen

SUBJECT: Request for approval to change the front door and keep an exterior brick wall at a maximum height of 7.5’ for the property located at 1324 S. Perry Street (Garden District).
PARTIAL VIOLATION

REMARKS: Last month, Ms. Allen requested (i.) to change the front door. No action was taken; therefore, we need to decide on this. The current door is wood paneled with an inset lite and two side panels with inset lites above each. There is also a fanlight above the door with three lites—the left one is infilled. The inset lites and fanlight are stained glass and Ms. Allen says they are all broken. The replacement door would be a double wrought iron configuration with gothic-inspired ornamental pattern and three inset lites—two on each door and one arched fanlight, above; it would fit within the existing frame, replacing the current door, side panels, and fanlight. This month, Ms. Allen requests approval (ii.) to keep a brick wall, that was previously approved to a height not exceeding 6’, at a maximum of 7.5’ H. The wall was requested at 8’ H on October 27, 2021, but the board approved it to a maximum height of 6’. The former owner, Mr. Sam Sewell, built the columns of the wall to 7.5’ H and thereby out of compliance with the COA. Mrs. Christy Anderson advised Mr. Sewell of the violation and requested the wall be reduced to 6’ H. Mrs. Anderson subsequently filed the case in court; however, it appears the case was not heard. Since there is a new owner, we would normally have the prior case dismissed and the enforcement process restarts. Mr. Rose advised the new owner on 01/05/2024 that the wall was out of compliance and needed to be reduced to 6’. Ms. Allen indicated that she felt it was unfair for her to be held responsible for the prior owner’s actions; Mr. Rose advised her that violations run with the property, not the owner.

STANDARD OF REVIEW: Section 15-127 of the City Code states that “the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

Zoning: R-75-s

DEPARTMENT COMMENTS and RECOMMENDATION:

- Since the portion of the wall that is over 6’ in height are limited to columns at the rear, several nearby properties appear to have walls over this height, and the current wall fits within the scale of the two-story residence, we recommend approving the wall as part of the overall scope of renovations considered in January and February of this year.
- If the wall is approved, a variance from the Board of Adjustment will also be required.

NOTES _____

ACTION _____



1324 S. Perry Street east façade, Garden District, 01/12/24



1324 S. Perry Street, Garden District, west elevation (rear) context and wall, 01/04/24

1B



1412 S. Perry Street, Garden District, wall over 6' tall along north property boundary, 01/22/24; and 1412 and 1324 S. Perry St., Garden District, walls, in context across from each other, 01/22/24



1506 S. Perry Street, Garden District, walls over 6' tall



133 Felder Ave, Garden District, Fence over 6' tall



1704 S. Perry Street, Garden District, wall over 6' tall with driveway gap similar to 1324 S. Perry St.,
01/22/24

1F

NEW BUSINESS

2. PRESENTED BY: Bethany and Will Knowlton

SUBJECT: Request for approval to remove a crepe myrtle tree for the property located at 3360 Montezuma Road (Cloverdale-Idlewild).

REMARKS: The petitioner is requesting approval to remove a Lagerstroemia (Crepe Myrtle) tree from the northern property boundary, adjacent to the driveway. The petitioners would like to remove the tree, which is 5' in diameter, because it has grown taller than their house and continuously drops leaves that require daily cleanup to prevent them from clogging the residence's gutters and because merely trimming the branches would make the trunk appear strange. Furthermore, the tree roots are lifting and shifting a brick retaining wall and edging around the driveway. If a replacement tree is required, the petitioners propose planting a 3-5' columnar evergreen tree variety such as emerald, green arborvitae in the location of the existing Crepe Myrtle within 6 months of its removal.

STANDARD OF REVIEW: Section 15-127 of the City Code states that "the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district."

Zoning: R-75-s

DEPARTMENT COMMENTS and RECOMMENDATION:

- Per Urban Forestry, the tree is substantial, has good form, and contributes to the character of the property. Therefore, staff recommend denial.

NOTES _____

ACTION _____



3360 Montezuma Road, Cloverdale-Idlewild, east façade and subject tree (at right), 02/13/24

Tree Location,
North side of property,
on property line with
3354 Montezuma.



2B

3360 Montezuma Road

Removal of overgrown
crepe myrtle



20

Crepe myrtle is in close proximity to two homes, two driveways, tea olive bushes, and cypress tree. Tree is taller than our home.



Leaves and other droppings from the tree continuously clog the gutter above the carport and cover the vehicles which park below it.



Branches and near by
cypress. Trimming
branches would leave
overgrown trunk looking
unusual.



Branches hang over adjacent property's home, and driveway

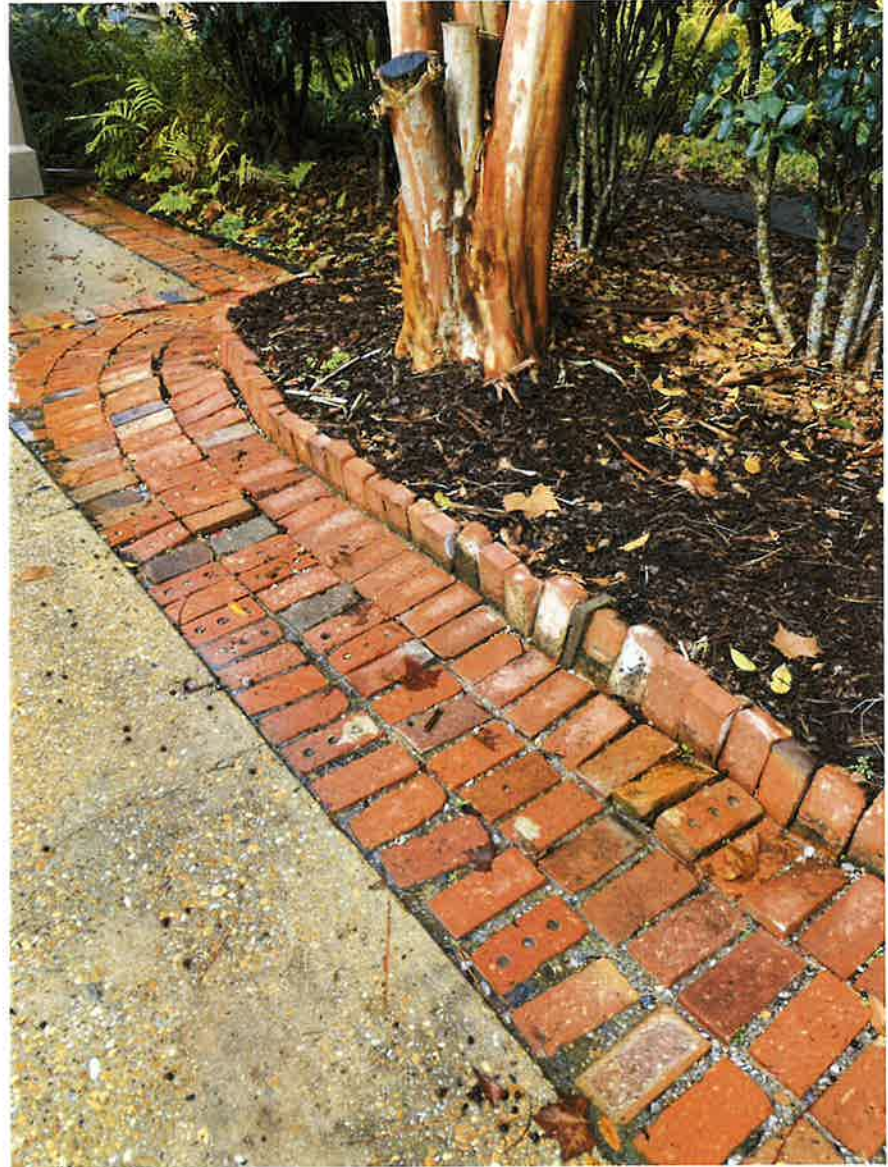


5 Feet in circumference



2H

Roots of overgrown crepe myrtle lifting-up and shifting brick work.



3. PRESENTED BY: Trudie Walker, Mike Allen

SUBJECT: Request for approval to install a new walkway in the front yard and a new lamp on the front porch for the property located at 529 Felder Avenue (Old Cloverdale).

REMARKS: The petitioner is requesting permission to (i.) add a walkway to the front yard, leading to the main entrance, and to (ii.) change the porch light to a newer style. For (i.), the petitioner would remove sod in the front yard to create a gravel walkway from the sidewalk to the front steps of the residence. The walkway would be 5' wide by approximately 38' in length. There will be a base layer of crusher run and top layer of pea gravel, which was previously approved for use in the rear yard. The materials would be packed and tamped down and there would be monkey grass edging installed along the sides of the walkway. For (ii.), the proposed light is a Charleston 3 outdoor hanging lantern that does not match, exactly, the current lamp but is of a similar design.

STANDARD OF REVIEW: Section 15-127 of the City Code states that “the board shall approve an application and issue a certificate of appropriateness if it finds that the proposed change, erection or demolition conforms to the general design standards established by the board, is compatible with the character of the historic property or historic district and does not materially impair the architectural or historic value of the historic property or historic district.”

Zoning: R-60-m

DEPARTMENT COMMENTS and RECOMMENDATION:

- No objection; staff recommend approval of the walkway and lantern change.

NOTES _____

ACTION _____



529 Felder Avenue, Old Cloverdale, South façade, west and east elevations, 01/04/24



**3/4 INCH CRUSHER RUN
LIMESTONE**

3/4" crushed limestone with powder that packs down for driveways and parking pads.



RIVER ROCK - PEA GRAVEL

3/8" small gravel used for walkways and for french drains to improve drainage.

529 Felder Avenue, Old Cloverdale, proposed crusher run base and pea gravel top layer



529 Felder Avenue, Old Cloverdale, example walkway and monkey grass edging



Charleston 3 - Light Outdoor Hanging Lantern

By Sol 72 Outdoor™

★★★★★ 4.9 262 Reviews

529 Felder Avenue, Old Cloverdale, Current lantern, and proposed replacement

- IV. Section 1 (Forward and Introduction) of draft revised guidelines. Please review prior to the meeting and come ready to provide any comments/revisions that you may have. This is just the text, so please review content, only, and not formatting. The final version will have photos, captions, etc. to make it more readable. Next month, we'll move to Section 2—Site and Setting.**

Draft Design Guidelines for Montgomery's Historic Districts

Foreword

“If what has been said on the subject...is sufficient to awaken an intelligent interest in the mind of the reader, the purpose of the authors will have been fulfilled.”

E.K. Rossiter and F.A. Wright

Authentic Color Schemes for Victorian Houses: Comstock's Modern House Painting 1883.

The needs of an older house, because of their design and construction, differ from newer houses. Built before the widespread use of central heating and air systems, older houses were designed to breathe in the southern climate. Common elements include construction on brick pier foundation with an air space underneath (stand in front of a vent in the curtain wall on a hot day, you'll feel a cool breeze), high ceilings, operable attic windows and vents to draw hot air out, double hung windows where top sashes could be dropped to draw heat out, and no insulation in the walls or attics. Houses were efficient in how they operated without the central systems we have today. Neighborhood settings also contribute to this natural heating and cooling system, particularly through the planting of deciduous trees that provide shade in summer and allow sunlight through in winter. Over time, some of these houses have experienced sealing up with vinyl siding, windows painted shut or replaced, and foundations enclosed.

The design guidelines for Montgomery's Historic Districts are intended to meet several needs. For property owners, residents, and contractors, the guidelines provide primary guidance in planning projects in ways that are sympathetic to older buildings and the special character of each of Montgomery's historic districts. For Architectural Review Board (ARB) members and Land Use staff, the guidelines offer a basis for evaluating proposed changes. The guidelines are not a comprehensive restoration or rehabilitation manual, nor do they provide a method for preparing individual applications, but they do provide a series of best practices as you approach a project.

Each application will be unique and have its own set of considerations based on location, setting, and scope of project. Some changes may be appropriate in one district because of its overall character, but not in others. In reviewing applications, the ARB and staff consider the property itself, the street context within which it is located, and the special character of the entire historic district. As such, the design guidelines achieve several goals: to provide a series of best practices for different types of projects; to help applicants understand the ARB review process; to provide applicants, the ARB, and staff, a basis from which to reach decisions and an assurance that consistent procedures and standards will be adhered to.

1. Introduction

The historic districts and individual buildings addressed in these guidelines are locally designated. Local historic designation means an individual structure or neighborhood has been recognized by the City of Montgomery as being architecturally or historically significant to the community. These resources are characteristic of architectural styles prevalent during a certain period of the City's history or are important within the history and social heritage of Montgomery. Designation also helps protect the structure or area

from unnecessary or undesirable exterior changes that would alter its unique qualities by requiring changes to undergo a design review process.

Development that enhances the character of Montgomery's historic districts is encouraged. The design review process that historic districts fall under is defined by City Ordinance No. 28-2004. This ordinance, in accordance with the Code of Alabama, §11-68-1, et. seq., establishes two bodies: a Historic Preservation Commission and an Architectural Review Board. One of the duties the Historic Preservation Commission is charged with is recommending districts and buildings for local historic designation to the City Council.

The cumulative effects of small, inappropriate changes over time can be as detrimental to the historic character as one large change. Local historic designation helps to preserve the character and stability of older neighborhoods, which in effect can have a beneficial impact on the property values in each area. All major changes to the exterior of historic properties are carefully reviewed by the Montgomery Architectural Review Board, which helps ensure that the distinctive qualities and appearance of the neighborhood are maintained. Local historic designation provides the mechanism of a design review process for exterior changes, but it does NOT affect the uses of properties as permitted by existing zoning. Where vacant land exists within districts, sensitive development is encouraged. The ARB reviews new construction to determine its compatibility with the surrounding area.

The National Register of Historic Places, administered through the Alabama Historical Commission for the U.S. Department of the Interior, requires full documentation of the history and significance of resources that retain their historic integrity. A National Register listing renders income producing properties eligible for a 20% federal rehabilitation tax credit if the rehabilitation of the interior and exterior follows the Secretary of the Interior's Standards for Rehabilitation. Projects must be approved before any work begins to qualify for the credits. A state property tax reduction is also available under the Wallace Property Relief Constitutional Amendment under the Code of Alabama 40-8-1 Section 2 for income producing properties that are listed in the National Register of Historic Places or determined eligible for listing by the Alabama Historical Commission.

Architectural Review Board

In 1967, the Architectural Review Board (ARB) was established to monitor any exterior changes to locally designated historic structures. The purpose of this review is to prevent the overall historic and architectural character of the historic district from changing through many small, or a few large, detrimental changes. Each case is considered separately and on its own merits.

The Architectural Review Board (ARB), comprised of nine members, hears all requests for repairs, additions, new construction, tree removals, and major landscaping changes in historic districts. Its primary goal is to ensure that exterior changes to structures and landscaping in historic districts are consistent with the architectural and historical character of the structure and the neighborhood. Structural changes that alter the front of the building, or which can be seen from the street (on a corner lot, from either street) are more carefully considered.

1. The ARB meets on the fourth Tuesday of each month, except November and December when the meeting will be scheduled around holidays. The deadline for application to the ARB for renovation or construction in an historic district is 22 days before the next scheduled meeting. Supporting materials such as paint samples, site plans and drawings are required to be submitted with the application to the Land Use Division, 25 Washington Avenue, 4th Floor. Proposals will be advertised in the Legal Notices section of the Montgomery Advertiser and the Montgomery Independent.

2. Advisory opinions are issued by the ARB upon the request of the property owner but are not binding and do not give the applicant approval to proceed with new construction or demolition.
3. A Certificate of Appropriateness (COA) shall be issued for a period of 18 months and is renewable; however, COAs are void if work has not commenced within one year from the date of issuance.
4. If you need assistance in preparing your application, or if you have any questions about the process, please call the Land Use Division at (334) 625-2722 between 8:00 AM and 4:00 PM, Monday through Friday.
5. A BUILDING PERMIT must be obtained in the Building Department, 25 Washington Avenue, 1st Floor before actual construction or repair can begin. Painting of exterior surfaces does not require a BUILDING PERMIT but does require ARB approval unless repainting an existing color or the new color is on the pre-approved palette.

Design Review Process/Procedures

Historic districts are not created to prevent changes. Land Use staff and the ARB help property owners in shaping changes while meeting the requirements of the Code. Anyone wishing to alter, renovate or demolish a locally designated historic building must obtain approval (Certificate of Appropriateness) from the Montgomery Architectural Review Board prior to commencing work. Often, routine maintenance such as minor repairs, painting, and re-roofing may be approved through an expedited procedure that does not require ARB approval.

Minor work and maintenance include:

1. Repairs, ordinary maintenance, and painting that do not change the character or style of the house, building or structure to be rehabilitated. The rule on painting shall include painting structures where the paint being used is included in an "Historic Color Palette" adopted by the ARB. Property owners and tenants are allowed to repaint their buildings in identical colors, including off-palette colors, without an application to the ARB.
2. Reroofing of any building, house or structure using materials that will not change the appearance or style of the architecture such as: black, grey, or weather blend (or similar color), three-tab shingles.
3. Repair or replacement of fencing and walls that are in harmony with the character and architectural style of the structure and historic district in which it is located; or the repair of fencing and walls that will not be visible from any street.
4. Repair of an accessory structure (carport, garage, or storage building) located in the rear yard that is not visible from the street and is in harmony with the character and architectural style of the main structure and the historic district in which it is located.
5. Minor landscaping and site alteration, including sodding, pruning, planning of shrubbery around existing structures, construction of retaining walls and terraces, and small tree (less than 12 inches in diameter measured at the base) removal.

If you are uncertain if your project is minor, call us: we're here to help.

For all other work, an application to appear before the ARB needs to be made. The nature of the project will determine what type of information must be submitted with the application. For all submissions, current photographs must be included.

For new construction (including outbuildings), additions, or for extensive renovation or repair to existing structures

1. Scaled drawings which shall include:

- a. A site plan illustrating location, with dimensions, required setbacks, landscaping, trees, and other site facilities (i.e., proposed fences, accessory buildings, parking facilities, exterior lighting, etc.)
 - b. A floor plan, with dimensions, as it impacts the exterior of the building
 - c. A drawing, with dimensions, or all affected exterior elevations
 - d. Notes describing materials to be used on the exterior (i.e., walls, roof, trim, cornice, windows, doors etc.). In some cases, sample material may be required
 - e. Detailed drawings or photographs of decorative architectural details (i.e., columns, balustrades, modillions, etc.)
 - f. For exterior finishing with non-palette colors, paint color samples and plan keyed to location of each color
2. Photographs of the subject property to be worked on and surrounding buildings are required:
 - a. Subject property photographs
 - b. Surrounding buildings photographs
 3. The moving of an older house into a designated neighborhood shall be treated by the ARB as new construction and is subject to the same criteria and standards as new construction

For minor renovation or repair to existing buildings

For work that includes changes to the exterior of existing buildings, the following is required:

1. Elevations
2. Floor plans
3. Photographs of each face of the building to be renovated with details of the areas of work

Exterior Painting

Period color schemes are encouraged, and the City has a pre-approved color palette. However, other colors may be acceptable.

1. Submit color samples for:
 - a. Main building
 - b. Trim or decorative features
 - c. Accent areas such as shutters, foundation walls, etc.
2. Photographs of the building

New Signs

1. Site plan showing proposed location of sign on lot
2. Length, width, and depth of sign
3. Sample of lettering to be used
4. Colors to be used
5. Type of support for sign
6. Proposed lighting, if any

Fences, drives, and gates

1. A drawing or a photograph of the type of fence, wall, or gate with the height and scale noted
2. A scaled site plan, with dimensions, showing the placement of any proposed of the fence, drive, or gate and any change to the property as it relates to property boundaries, all other building or site facilities, and trees on the lot
3. A description of materials to be used
4. Paint samples if the fence, wall, or gate is to be painted
5. Photographs of street view and proposed location of fence, drive, and gate

Demolition Permits

1. Photograph of the building to be demolished

2. Statement of purpose of the demolition, with reference to the future land use of the site. It is the policy of the ARB to require the submission of plans for any building or other project that will be constructed on the site before the issuance of a demolition permit. Site plans should include locations of existing trees. The applicant shall present evidence on the present condition of the building and the cost of rehabilitating and maintaining it. The applicant shall also provide proof of the financial ability to complete the demolition, disposal, and reconstruction project. If the ARB determines the building to be of architectural or historic value, it may delay demolition for up to 6 months while alternatives such as adaptive reuse, resale, or moving the building are explored.
3. Requests for the relocation of a designated house, even if the relocation is in the same district, shall be subject to the same criteria as if the house were to be demolished.

The following permits are also required to proceed with a demolition:

1. A health clearance must be obtained from the Environmental Division, Montgomery County Health Department, 3060 Mobile Highway, phone (334) 293-6400.
2. A clearance must also be obtained from the Water Works Board, 2000 Interstate Park Drive, phone (334) 206-1600.
3. It is necessary to post a \$200.00 bond with the Finance Department, City Hall for residential and commercial structure demolition. Small accessory buildings and residential garages do not require this deposit.
4. Next, a Demolition Permit is required. This can be obtained from the Permit Section of the Building Department, 25 Washington Avenue, 1st Floor. This permit can only be issued to a licensed contractor or the owner. If an agent comes in for the licensed contractor, a written request is required.
5. Demolition must be completed within thirty days from the date of permit.

Appeals and Compliance

The decisions of the ARB are binding and final. Anyone whose request for a Certificate of Appropriateness has been denied by the Board may appeal the denial to the Montgomery County Circuit Court. An appeal must be filed within thirty days after the receipt of written notice of the Board's decision. Violations of the ordinance, whether through non-compliance with the review process or acting directly against the Board's decision, are subject to fines set forth in Section 1-6 of the Code of the City of Montgomery. The City may file a suit on behalf of the ARB or HPC to prevent changes to a historic building's exterior, to prevent any illegal act or conduct, or to recover any damages which may have been caused by the violation of the ordinance.

The Secretary of the Interior's (SOD) Standards for Rehabilitation

The Historic Ordinance (28-2004, Part IV, Section 1-h) requires the Board to adopt design standards that are consistent with the Secretary of the Interior's Standards for Rehabilitation and that consider local characteristics and goals. Rehabilitation assumes that some repair or alteration of a historic building may be needed to provide for an efficient contemporary use; however, repairs and alterations must not damage or destroy historic materials, finishes, or features that are important in defining a building's historic character. Maintain first, repair second, or, if necessary, replace in kind.

Routine maintenance does not require approval unless it constitutes a change in paint color, material, or general appearance. For example, if there is a wooden picket fence in the front yard that requires a section to be replaced, replacing that section with a matching wooden picket fence, aligned, and painted to match the existing fence does not require ARB approval. Removal of the entire fence and replacing it with an iron fence is a material change and requires approval.

The following standards provide the foundation for the guidelines:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent 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.

The Standards provide the foundation of an approach and methodology in the treatment of historic buildings. The ten basic tenants of the Standards will be repeated throughout the guidelines as they relate to different issues and elements.