

Applications For Certificates Of Appropriateness (COA).

1.

A Certificate of Appropriateness shall be required before the following actions affecting the exterior architectural appearance of any Landmark or any Historic District Contributing Resource may be undertaken:

a.

Any construction, alteration or off-site relocation requiring a Building Permit;

b.

Any demolition in whole or in part requiring a Demolition Permit;

c.

Any alteration to a designated Landmark or a Historic District Contributing Resource as set forth in the ordinance designating the Landmark or a Historic District;

d.

Any off-site relocation of a Landmark or Historic District Contributing Resource;

e.

Any new construction of a principal building or accessory building on property of a designated Landmark or Historic District Contributing Resource;

f.

Any construction, alteration or removal involving earth-disturbing activities that affect designated archaeological resources.

2.

Applications for a Certificate of Appropriateness shall include proposed plans and specifications in sufficient detail for the LHDC to have full knowledge of the requested action, including how the proposed actions will affect the appearance, materials and architectural design of the Landmark or the buildings, structure or land of a Historic District Contributing Resource and the contemplated use of the building or land.

3.

Applications for a Building Permit shall be forwarded by the Building Commissioner to the LHDC within seven (7) days following receipt of the application and a Building Permit shall not be issued until a Certificate of Appropriateness has been issued by the LHDC. Any applicant may request a meeting with the LHDC before the application is reviewed by the LHDC or during the review of the application.

F.

General Standards For Review For Certificate Of Appropriateness. In considering an application for a Certificate of Appropriateness, the LHDC shall be guided in principle by the development plan and guidelines for the Historic District, the Secretary of Interior's standards and any design criteria or guidelines in the ordinance designating the Landmarks, Historic District Contributing Resources or a Historic District and the following general standards:

1.

A property shall be used for its historic purpose or be used for a purpose 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 should be avoided;

3.

All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture should be avoided;

4.

Alterations or additions that have acquired historic significance in their own right should be retained and preserved;

5.

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property should be preserved;

6.

Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials should be avoided. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;

8.

Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

9.

Additions or alterations to structures and objects should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

10.

Except to the extent otherwise permitted by the Secretary of the Interior's standards, certain building materials are prohibited on **Landmark** structures, including the following:

a.

Vinyl or aluminum siding. Masonite is accepted as long as it is not applied directly to the original or historic material.

b.

Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials.

11.

The construction, alteration, repair or maintenance of all signs within the "H" Historic District shall be governed by the Florissant Code of Ordinances pertaining to signage;

12.

Additional design standards adopted by the LHDC, Planning and Zoning Commission and City Council.

G.

Standards For Certificate Of Appropriateness Involving New Construction. In considering an application for a Certificate of Appropriateness involving new construction, it shall be determined whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in an design standards adopted by the LHDC and the City Council and is in the best interest of the City.

1.

Scale and form.

a.

Height and width. The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b.

Proportion of principal facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c.

Roof shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d.

Scale of a structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

2.

Composition of principal facades.

a.

Proportion of openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b.

Rhythm of solids to voids in facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c.

Rhythm of entrance porch and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d.

Relationship of materials. The relationship of the color and texture of materials of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3.

Relationship to street.

a.

Walls of continuity. Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b.

Rhythm of spacing and structures on streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c.

Directional expression of principal elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d.

Streetscape-pedestrian improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or "H" Historic District.

4.

Subdivision of lots. The Building Commissioner shall review plans and plats proposed for property within the Historic Districts and may require changes to ensure the proposed subdivision will be compatible with the historic character of the District and/or site(s).