

Supplemental information to original 11.1 review application submitted.

I am asking for both options to be approved, not one or the other chosen, without an indication that one is preferred over the other. Historic Review and approval is the first step in the process. The other factors of design/code review/construction/engineering/financing will ultimately determine which option, if any, is feasible.

I understand that this is technically a roof-top addition, but one could also see it as finishing a project that was never fully completed. We don't have the original building designs, but evidence suggests that a full 4th floor was intended (see previous documentation provided.) Even if I did discover the original plans, a review process would still be required and the same scrutiny/standards would be applied before a building permit could be issued.

The Secretary of the Interior's Standards for Rehabilitation

<https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm>

- 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.**

Property was originally a hospital and converted to offices at some point. Original portion of building will continue to be offices, the proposed addition will be residential. Building is located in a Residential Historic District and zoned correctly for this purpose.

- 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.**

The original building will not be molested, the only feature that may be removed is the chimney which is no longer functioning. According to the Site Survey from the State Historical Society, the chimney is not a feature that contributes to the significance of the district.

- 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.**

Additional features will not be added to the original building to alter it. Standards 9 and 10 address new additions.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

This building was originally designed for 4 floors but only 3 were built. See other documentation. The new 4th floor will be the “change over time” that is anticipated for buildings, and could be a historically significant part of the building in the future.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No distinctive features of existing building will be disturbed.

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.

The only deteriorated part of the building exterior to be replaced is the roof material. The current roof is not original nor listed as having historical significance to the building.

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.

No chemical or direct abrasive cleaning treatments will be used on building.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 8 does not seem applicable to this project. No excavation will be performed.

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.

See attached plans and renderings. The building was designed for an additional floor, we are continuing the intent of the original building constructors. The new floor will be differentiated from the original building. The entire footprint of building will be used, as it was designed, for the 4th floor. The existing roof parapet on the building will be retained. The design size is compatible with the building, 25% of the finished building will be the addition. The original building will still be dominant.

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.

This addition could be removed in the future and no historical features of the original building would need to be recreated.