



City of North Tonawanda

Historic Preservation Commission Certificate of Appropriateness Evaluation

Referred property: _____

Property owner: _____

Guidelines for Building Design

The downtown district and its buildings are legally designated as historic, as are several individual properties in the city. The National Park Service publishes standards and guidelines for both the rehabilitation of historic buildings and new design in historic districts which serve as useful guidelines for building renovations. The checklist below indicates whether or not the proposal meets The Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior's Standards for Rehabilitation	YES	NO	N/A
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 is retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property is avoided.			
3. The property is recognized as a physical record of its time, place, and use. Changes do not create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings.			
4. Changes that have acquired historic significance in their own right are retained and preserved.			
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property are preserved.			

The Secretary of the Interior's Standards for Rehabilitation cont'	YES	NO	N/A
<p>6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature (s) match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features is substantiated by documentary, physical, or pictorial evidence.</p> <p>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials is not used. The surface cleaning of structures, if appropriate, is undertaken using the gentlest means possible.</p> <p>8. Significant archeological resources affected by a project is protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</p> <p>9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work is differentiated from the old and is compatible with the massing, size, scale, and architectural features and protects the historic integrity of the property and its environment.</p> <p>10. New additions and adjacent or related new construction is 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.</p>			

In the event of a denial, you have the right to an appeal within 30 days after the Commission's decision. You are encouraged to attend the Historic Preservation Commission hearing the third Monday of the month in the second floor conference room of City Hall, at 6:00 PM.

Your Certificate of Appropriateness has been:

- APPROVED.** Please release the building permit.
- APPROVED WITH CONDITIONS.** Please release the building permit in accordance with attached conditions.
- DENIED.** Please do not release the building permit or allow work.

Co-Chairperson of Historic Preservation Commission

Date