

BUILDING PERMIT

DEUEL CREEK HISTORIC DISTRICT DESIGN STANDARDS & INCENTIVES

My House is:

- On the **Official Historic Landmark Register** – found on the National Register of Historic Places
- A **Contributing Property** – Constructed over 50 years in the past and contributes to the historic character of the neighborhood. Includes all properties listed on the Significant Sites Historic List.
- A **Non-Contributing Property** - All properties that do not contribute to the historic character of the Centerville Deuel Creek Historic District, structures older than 50 years that have been significantly altered as to not resemble the original appearance, new development constructed less than 50 years in the past, and future development on vacant ground.

Criteria for Historic Register Properties:

- Maintain historic integrity
- Receive approval by the Landmarks Commission
- Meet the review standards found in Section 12.61.100(e)

Criteria for Contributing Properties:

- Maintain the Historic integrity
- Receive approval by Zoning Administrator
- Meet the review standards found in Section 12.61.100 (e)

For all Non-Contributing Properties / New Development

Which design standards are you following? You need at least FOUR to qualify for incentives.

DESIGN STANDARDS:	DESCRIPTION	Approval by Comm. Dev.
<input type="checkbox"/> Façade material consisting of 80% of one of the following: brick, rock, wood, cement fiberboard. The remaining 20% shall consist of like material that is consistent with contributing properties		
<input type="checkbox"/> Detached garage		
<input type="checkbox"/> Garage setback from the front facing building line of the main structure at 18 feet		
<input type="checkbox"/> Construction of a two-car garage, instead of three-car garage or larger		
<input type="checkbox"/> Front porch of at least 25 square feet		
<input type="checkbox"/> Gable accents consistent with those found within the District		
<input type="checkbox"/> A driveway curb cut no larger than 18 feet and driveway at its widest point at 20 feet		
<input type="checkbox"/> Traditional exterior details (such as pillars, shutters, ornamental designs, etc.)		
<input type="checkbox"/> Bay window		
<input type="checkbox"/> Dormer windows		
<input type="checkbox"/> Historic paint colors		
<input type="checkbox"/> Other architectural features as found throughout the District (this criteria must include a photograph of the inspirational feature)		

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INCENTIVES

All incentives are for exterior projects only, such as new development, alteration/ additions, and general exterior repairs or rehabilitation that requires a building permit.

NO INCENTIVES ARE GIVEN UNLESS ALL REQUIRED CRITERIA HAVE BEEN COMPLETED AND REVIEWED BY STAFF. Please see CZC 12.49 -- 090, 100, & 110 for full details on incentives.

PROPERTY LOCATED ON MAIN STREET:

- **Building Permit Review Fee Reduction.**
 - 100% reduction for Historic Landmark Register Property
 - 50% reduction for construction involving Contributing Property
- All Non-Contributing Properties and new construction must follow Chapter 12-48, South Main Street Corridor Zone and will not receive incentives.

PROPERTY LOCATED OFF MAIN STREET

- **Setback reduction.** Setback shall be measured from the building line and a property or designated right-of-way line. Setback standards in relation to decks and patios shall still apply and follow standards found in CZC 12.55.130(g), except for approved front porches as indicated in this Section.
 - Front Yard Setback: 20 Feet
 - Front Yard Setback from Porch: 15 Feet
 - Side Yard Setback (each side yard): 7 Feet
 - Street Side Setback: 18 Feet
 - Rear Yard Setback: 18 Feet
- **Building Permit Review Fee Reduction.** All applicants who meet the above criteria found in CZC 12.49.090 shall be allowed a tiered reduction on the building permit review fees depending upon the classification of the property and the proposed construction or alteration as follows:
 - 100% reduction for Historic Landmark Register Property so long as the Historic Landmark Register Property retains such classification and designation after the new construction or alteration;
 - 50% reduction for construction involving Contributing Property so long as the Contributing Property retains such classification after the new construction or alterations;
 - 25% reduction for new construction (not involving the demolition of a Contributing Property or an Historic Landmark Register Property) or construction involving a Noncontributing Property; and
 - 0% reduction for new construction involving the demolition of a Contributing Property or an Historic Landmark Register Property.