

The Arts and Historic Preservation Committee (“Committee”) has been tasked with providing recommendations to the CPIC for the Knightville Fore & Aft project regarding Design and Historic Preservation Standards. Below is a summary of the committee discussions on these topics to date.

### Historic Preservation

There are currently no specific historic preservation requirements. However, any project that goes through a site plan review is required to address and preserve (if financially feasible) historic resources in the proposal as one of the performance standards. Currently, the only two ways to establish historic significance are either through a listing on the National Register of Historic Places, or by identifying resources through the City’s Comprehensive Plan or a list adopted by City Council. The Committee has been developing and refining a list of resources, some of which would be located in the Knightville area, and is interested in requesting that the City Council adopt the list. This would provide a list of identified resources that would automatically require consideration under the site plan performance standard requirement.

The requirement described above is not applicable to improvements that only require a building permit and do not need to go through a site plan review. The Committee suggested adding a staff level neighborhood compatibility sign-off form requirement for these type of projects as a way to ensure that historic preservation is being addressed for all projects.

The Committee discussed whether a historic district should be adopted for the area. A historic district serves as a blanket technique to provide some level of heightened review to the entire neighborhood. However, there is concern that this may not be desirable, as it could bear additional burden and expense on the generally working class property owners.

The Committee also mentioned there is opportunity to arrange for technical assistance to be made available for Knightville property owners as a way to encourage preservation of historic structures and/or details and design that is more compatible with the neighborhood.

### Design Standards

The current Knightville District Design Standards only apply to the lots with frontage on Ocean Street north of E street (about 25 lots), and lots in the Village Commercial (VC) zoning district with frontage on Waterman Drive (currently one lot). The Committee suggested that these standards should be adjusted to ensure development includes materials and windows that mimic traditional development and a human scale.

The Committee suggested there should also be design standards for the “lettered streets”, or generally the Village Residential (VR) zone district. These could either be an extension of the existing Knightville District Design Standards or entirely new ones that are specific to these properties. Depending on which option is appropriate, the Committee wants the standards to honor the shape and size of existing buildings and their relationship to each other. Additionally, it was suggested that the traditional and desired form of multi-family residential units is flats (vertical arrangement) instead of townhouses (horizontal arrangement).