

ZONING

27 Attachment 1

Town of Bloomsburg

APPENDIX A

CRITERIA FOR EVALUATING APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

The HARB may recommend to the Bloomsburg Town Council against the issuance of a certificate of appropriateness for the erection, reconstruction, alteration, restoration, rehabilitation, demolition or razing of all or part of any building in the Historic District which would be detrimental to the distinctive historic and architectural character of the property or the district or the public interest of the Town.

- A. The HARB and the Town Council shall consider the development history of the building and its components, the historic period most represented in the structure's existing condition and the historic period or periods the applicant proposes to use as the exterior appearance objective.
- B. The HARB and the Town Council shall consider the following guidelines in making decisions about the appropriateness of the proposed actions:
 - (1) Proportion of the building's elements, openings and details of the facade and the historic integrity of each.
 - (2) The proposed and original locations of openings in the building.
 - (3) Location, scale and materials of original and proposed porches.
 - (4) The impact of the proposed materials or cleaning methods on the existing materials and the historic integrity of the structure.
 - (5) Compatibility of the proposed changes with the architectural period represented in the building's appearance, including the size and shape of doorways, windows and other openings, the roofline and chimneys, architectural detailing, materials, porch design, the placement and design of additions and materials.
 - (6) The scale and relationship of the structure to existing building heights, setbacks and materials.
 - (7) The impact of the changes on the historic integrity of the neighborhood.
 - (8) The existence of alternatives to the proposed changes and the economic feasibility of these alternatives.

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- C. In addition to the guidelines for existing buildings applicable for new construction, the HARB shall evaluate:
- (1) The extent to which the proposed constructions conforms to the existing building setbacks and yard widths predominating in the immediate area.
 - (2) The relationship of the height, width and materials to the buildings in the immediate area.
 - (3) The degree to which the proposed construction is compatible with other buildings in the immediate area.
 - (4) The degree to which historic features of the existing building are altered or removed.
 - (5) The degree to which the installation of the addition damages the integrity of the original building.

(Ord. 710, 11/28/1988)