



# MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

ALEX HINDS, DIRECTOR

## LOCAL COASTAL PROGRAM HISTORIC REVIEW CHECKLIST

This checklist must be completed for all new construction, alterations, and additions in historic areas designated in the Local Coastal Program and for individual pre-1930 structures located in the coastal zone but outside of the boundaries of the historic areas. The checklist applies to all structures, including signs. For more information, please consult the Marin County Local Coastal Program Historic Study.

Please check the appropriate box in applicable categories.

YES   NO   N/A

### A. NEW CONSTRUCTION, ALTERATIONS AND ADDITIONS

Does the Project:

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Preserve distinguishing original qualities or character of the structure or site and its environment?                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Retain or preserve any previous modifications that evidence the history and development of the structure or site?                           |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Retain or preserve distinctive stylistic features or examples of skilled craftsmanship which characterize the building's structure or site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Has every reasonable effort been made to provide a compatible use for the property in this community?                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Give consideration to harmonizing street furniture and signs?   |

### B. NEW CONSTRUCTION

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the roof shape similar to adjacent structures?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the building height consistent with surrounding structures?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Do the front facades give similar directional expressions (vertical or horizontal)?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Are building setbacks similar to adjacent structures?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Will new landscape features (including parks, gardens, fencing, benches, walkways and signs), be compatible with the character of the neighborhood? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Is the design compatible in scale, design, materials and texture with surrounding structures?   |

**YES**   **NO**   **N/A**

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Will a contemporary design that is compatible with the mood and character of the surrounding neighborhood be used? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Will mechanical equipment such as air conditioners and television antennae be placed in conspicuous locations?     |

**C. ALTERATIONS, RESTORATIONS**

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Has the applicant applied for designation of a historic structure? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Does the State Historic Building Code apply?                       |

Will the proposed project:

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Retain the front of the building to preserve the architectural and historic character of the building?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Retain distinctive features such as the size, scale, mass and building materials, including roofs, porches and stairways that give the community its character? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Retain landscape features (including parks, gardens, fencing, benches, signs walkways), that reflect the structure's development and history?                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Place new additions without destroying local point views?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Preserve or duplicate original details (such as cornices, brackets, windows, doors, shutters, siding, railing) of architectural significance)?                  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Repair or stabilize weakened structural members and systems?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Retain original materials where possible?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Preserve the original roof shape and material?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Retain or replace, where necessary, architectural features in the roof such as dormer windows, chimneys, cornices and brackets?                                |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Improve the thermal performance of the building through weather-stripping without damaging window and door frames?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Improve or repair drainage to prevent damage to the structure or foundation where necessary?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. Retain any previous modifications that evidence the history and development of the structure?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15. Make alterations and new additions in such manner that they can be removed in the future without impairing the essential form and integrity of the structure?  |

**YES**   **NO**   **N/A**

**D. RESTORATION**

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Are any deteriorated architectural features being repaired rather than replaced, where possible?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Where replacement of deteriorated architectural features is necessary, do new materials match the material being replaced in color, texture, composition and design? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Will cleaning methods undertaken damage the historic building materials?   |

**E. DEMOLITION**

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the building or structure of such architectural or historic interest that its removal would be to the detriment of public interests?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the building or structure of such interest or significance that it could be designated as a National, State or local historic landmark?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Is the building of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the County?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Would retention of the building or structure promote the general welfare of the community by encouraging study of local history, architecture and design or by developing an understanding of the importance and value of the local culture and heritage? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Can the structure be converted to another use?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Is the structure in a state of major disrepair?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Has the local historical group or society been contacted?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Has the State Historic Preservation Office been contacted?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Has an attempt been made to locate a purchaser for the property?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Has an alternative site for the structure been researched?   |