

General Design Guidelines

For

Designated Historic Preservation Districts and Landmarks in the City of Chandler



INTRODUCTION:

These guidelines are intended to supplement the provisions of the City of Chandler Historic Preservation Ordinance to establish the basis for guiding the preservation, rehabilitation, restoration and reconstruction of contributing historic structures in designated Historic Preservation Districts or Landmark properties in the City of Chandler. They are also intended to act as an aide in determining the appropriateness of new additions, new attached and detached construction, and alterations on these designated historic properties. They address the exterior of the historic structures. Interior alterations that do not affect the exterior appearance of the structure may be done in accordance with the City of Chandler City Code.

These guidelines are based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and best practices. The Secretary of the Interior's standards can be found at:

<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Each case is unique, and the City Historic Preservation Officer may exercise some professional discretion in the application of these guidelines to individual properties and in special cases in order to promote and ensure the preservation of the City's historic resources.

Individual Historic Preservation Districts or Landmarks may have additional design guidelines within their adoption ordinances that supplement or supersede these guidelines. Guidelines for four treatments of Preservation, Rehabilitation, Restoration and Reconstruction along with additional guidelines for additions to

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historic properties and architectural features are listed below. Where there are conflicts with other Chandler design standards and guidelines, these General Design Guidelines will govern.

DEFINITIONS:

For additional definitions, see Chandler City Code Chapter 35, Articles II and XXXIV.

Accessory Structure: A detached building which is subordinate and customarily incidental to and on the same lot with a main building, including a private garage but not involving any activity used for commercial purposes.

Addition: Any new exterior construction attached to the original historic building or structure.

Adjacent Elevation: The exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet and extend up to twice the height of the historic building.

Alignment: The linear or parallel placement of structure and/or primary facades within a row of adjacent properties or along a street scape.

Alteration: Any aesthetic, architectural, mechanical or structural change to the exterior of a designated property.

Architectural Feature: Any distinct or outstanding part or characteristic of a building or structure.

Chandler Construction Codes: Chandler City Code Chapter 29.

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Chandler Historic Preservation Ordinance: Chandler City Code Chapter 25, Article XXXIV.

Chandler Zoning Ordinance: Chandler City Code Chapter 35.

Character-defining: A distinctive architectural feature or combination of features or qualities that distinguish a building from another.

Construction Technique: The method used to assemble the parts of a building or structure.

Color: The combination of chromatic hues, values of light and darkness, intensity and saturation that create, define, ornament, or enhance the visual appearance of an exterior façade.

Compatible: In architecture, a material, element, quality or feature that is congruent or harmonious with existing historic materials, elements, qualities or features.

Cornice: A horizontal element that crowns or completes a wall or defines the roof and wall.

Craftsmanship: The combined effect of the quality of workmanship, skilled artistry or the conjunctive technique and appropriate installation and assembly of materials by which a building or structure is constructed or fabricated.

Design: The arrangement of parts and details that are part of an overall plan that governs the form and function of a building.

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Design Guidelines: A set of guiding principles that give direction on how historic structures should be preserved, rehabilitated, restored, reconstructed and maintained.

Elevation: A scale drawing of a front, side or rear of a building, the view of which is rendered in two dimensions.

Façade: An exterior face or elevation of a building.

Finishes: The characteristics of texture, gloss, sheen, coloration or patina that can articulate the character and appearance of an exposed material or surface.

Form: The overall shape or outline of a building.

Height: The vertical distance above grade adjacent to building to the top of the parapet or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof.

Historic Property: A property, structure, site, building, landmark or district designated as historic under Chandler City Code, Chapter 35, Article XXXIV.

Historic Fabric: Any original materials used in the construction of a historic building.

Hue: A particular shade or tint of a given color.

Materials: The physical substance that makes up the products used in the construction or ornamentation of a building.

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Mass: The three-dimensional qualities of a building that create its size and shape as seen from the outside.

Motif: A principal repeated element in an ornamental design.

Muntin: A bar or rigid supporting strip between adjacent panels of glass.

New Construction: Any construction that is not an original part of the building or structure.

Neutral Material: Any building material that does not visibly compete with existing materials or materials used in new construction.

Opening: A space that permits freedom of view or passage such as a door or window.

Orientation: The placement of a building or structure on a site as it relates to the physical conditions of the site, such as its geography and manmade features or a compass direction.

Ornamentation: In architecture, any detail of shape, texture, and color that is deliberately exploited or added to attract an observer or define the characteristics of an architectural style.

Pattern: An arrangement of form, the disposition of parts or elements.

Porte-Cochere: A roof projecting over a driveway supported by piers, columns, or arches.

Preservation: The act or process of applying measures necessary to preserve the existing form, materials and integrity of the historic property.

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Principal Façade: The front face of a building usually containing its entrance.

Primary Elevation: A scale drawing that shows the exterior elements of the main front or principal façade of the building.

Projection: An object or building form that juts out beyond a surface.

Proportion: The comparative relation between parts or elements with respect to size, dimension, ratio and quantity.

Reconstruction: The act or process of depicting, by means of new construction, the forms, features, and details of a partially or non-surviving site, landscape, building structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: The act or process of making possible a compatible use of a property through repair, alterations, and additions while preserving those portions or features that convey its historic, cultural or architectural values.

Restoration: The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Roof Form: The shape, outline or configuration of the roof of a building.

Roof Pitch: The steepness of the roof plane above horizontal. The slope of a roof is expressed as the ratio of the rise of the roof over the horizontal span. A 4/12 roof rises 4 feet in a 12-foot span.

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Scale: The proportional relationship of size and shape of buildings and elements to each other and their site, or a scale drawing would be a proportional representation with a defined ratio between the actual building or element and the drawing.

Secondary Façade: A side face of a historic building usually along the street of a corner property.

Setback: The distance between a building's façade and the related front, side or rear lot line.

Setting: The physical surrounding environment in which a building is located.

Shape: The physical form of a building.

Similar Scale New Construction: New construction in historic districts that generally matches the same size, height, shape and overall scale of the historic structures within the district. This can be new structures on vacant properties, additions to historic structures, or accessory buildings on lots with historic structures.

Size: The length, width, and height of a building or building feature.

Solid-to-Void: The relationship between openings (windows, doors, arches, spaces between walls, etc.) on the elevation of a building or buildings and the remaining wall surfaces.

Substantially Greater Scale New Construction: New construction adjacent to individually listed historic properties where buildings are greater in size,

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height, shape and overall scale that those of the historic buildings in the district.

Texture: The surface quality of any material or building product as it affects the appearance or tactile characteristics of a surface of a building.

Vernacular Structure: A residential structure that is domestic and functional and not including unique design features that contribute to the historic property.

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GENERAL GUIDELINES:

The four major approaches to preserving historic properties are Preservation, Restoration, Rehabilitation, and Reconstruction.

A historic property, and additions that also have historic significance in their own right, should be used as they were used historically or be given a new use that interprets the property and their historic periods.

When a historic property is undergoing evaluation for preservation, restoration or rehabilitation, it should be protected and stabilized as necessary until work is undertaken.

The historic character of a historic property shall be retained and preserved. The replacement of intact or repairable historic materials or the alteration of features, spaces, and spatial relationships that characterize a historic property should be avoided.

The upgrading of mechanical, electrical and plumbing systems and other code-required work to make a historic property safe and functional is appropriate and encouraged. This work should have a minimal impact on the exterior of the structure.

PRESERVATION:

Preservation is the appropriate treatment when the objective of the project is to retain the historic property as it currently exists. This means that not only the original historic materials and features will be preserved, but also later changes and additions to the original property. The goal is retention of the property's existing historic form, features and materials through maintenance or repair. Replacement is minimized. Specifically:

- A property should be used as it was historically or be given a new use that maximizes the retention of its distinctive materials, features, spaces and spatial relationships.

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- The historic character of a property should be retained and preserved. The replacement of intact or reparable historic materials or alteration of features, spaces and spatial relationships that characterize a property should be avoided.
 - Work needed to stabilize, consolidate, and conserve existing historic materials should be compatible with existing historic materials.
 - When the severity of deterioration requires repair or replacement of a distinctive historic feature, the new material should match the old in composition, design, color and texture.
 - Chemical or physical treatments, if needed, shall be done with the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - Changes to the property that have acquired historic significance in their own right will be retained and preserved.

RESTORATION:

Restoration is the treatment that should be followed when the expressed goal of the project is to make the historic property appear as it did at a particular, and at its most significant, time in history. The following guidelines shall be utilized when planning or undertaking the restoration of a historic property:

- A property should be used as it was historically or be given a new use that interprets the property and its restoration period.
- Materials and features from the restoration period should be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
- Each property should be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible.
- Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration and removal.

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- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
 - Deteriorated features from the restoration period will be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
 - Replacement of missing features from the restoration period should be substantiated by documentary and physical evidence. A false sense of history can be created by adding conjectural features or those that did not exist historically.
 - Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 - Archaeological resources affected by the project will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - Designs that were never executed historically will not be constructed.

RECONSTRUCTION:

Reconstruction is different from other historic property treatments in that it is usually undertaken when there are often no visible historic materials or only a foundation remains.

Reconstruction of a historic property in designated historic districts is appropriate when the recreation of the structure will stabilize, maintain, enhance or provide historic context for the district. Examples include properties that were totally demolished or severely damaged by fire, flood, storms, or accidents. Total reconstruction of a demolished or irreparable historic structure does not qualify it for historic preservation designation or as a contributor to a historic district.

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On a case-by-case basis, however, reconstruction of a portion of a historic property to restore it to its former historic appearance and usefulness can be considered a restoration project for a designated historic property. A historic property that was partially damaged and the damaged portion reconstructed and restored may retain its contributing status to a historic district.

The following guidelines shall be utilized when planning or undertaking the reconstruction of a historic property:

- Reconstruction may be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with a minimum of conjecture and such reconstruction is essential to either the public understanding of a property or the restoration of the property.
- Methods depicting a vanished property allows the public to experience and interpret that property may be utilized in a historic district.
- Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
- Reconstruction will include measures to preserve any remaining historic materials, features and special relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs of the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
- A totally reconstructed historic property will be clearly identified in the Chandler Historic Property Register as a contemporary recreation.
- Designs that were never executed historically will not be constructed.

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REHABILITATION:

General

Historic preservation provides methodology that guides rehabilitation projects. A successful rehabilitation:

- Is one that retains as much of the historic materials as possible;
- Preserves the historic architectural features that are the character defining elements of a particular historic style or method of construction;
- Repairs rather than replaces significant architectural elements and historic materials;
- When repair is not possible, replacement is done with matching or compatible materials.

The following guidelines shall be utilized when planning or undertaking the rehabilitation of an existing historic property:

- Rehabilitation of a historic property should minimize the alteration to the existing materials, architectural finishes, forms, and ornamentation of the property.
- Distinctive architectural features, finishes, materials and construction techniques and examples of skilled craftsmanship should be retained and preserved.
- Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. When repair is infeasible, replacement features shall match the original component in design, material, and texture.
- Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the property or its design. Additions can depict one or more historic eras.
- Features that are to be reconstructed should be reproduced according to physical evidence and/or archival documentation such as historic photographs or written descriptions.

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- Abrasive cleaning materials, such as sand blasting, shall be avoided as they can damage historic materials. Cleaning of historic properties shall be performed using the gentlest effective means possible.

Siding and Wall Materials

- Original brick, stucco or wood siding should be repaired and retained. A change of siding material will significantly detract from the historic integrity of the property and may make the property a non-contributor.
- If the original siding and wall materials have been changed to modern materials, the owner can replace the modern materials with those that restore the historic appearance to establish and/or enhance contributing status.

Windows

- Repair of the existing original window or repair/replacement of damaged members rather than replacing the entire window is the preferred method of window rehabilitation. Alternatives for weather proofing should be explored to retain existing original window.
- The original pattern of windows should be retained if the original must be replaced.
- Replacement windows should have true divided lights or have muntins on both the inside and outside of the glass with a spacer bar between the two panes of glass to give a profile more closely resembling a true divided light window. Internal muntins or muntins mounted on one side of the glass is discouraged.
- Replacement windows should retain the same architectural style as the original.

Roofing

- Original roofing should be retained or replaced in kind. Shingles should not be replaced with metal or tile. Dimensional composition shingles that

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simulate weathered wood may be used as a lower cost alternative to wood shingles.

Drainage:

- Rehabilitation should correct drainage problems by re-grading or sloping earth away from the foundation and incorporate downspouts and splash blocks to prevent erosion at the structure.

Fences and Walls:

A variety of fence styles have been utilized in the past. These include wood pickets, wrought iron, chain link, wire, masonry, brick adobe, and other materials. Fences and walls should not be placed so as to hide the historic facades of the structure.

- Fence and wall materials should reflect the era of the historic properties and district in which they are located.
- Fences and walls should not be placed so as to not hide or obscure the historic primary façade of the historic property. A wall along the side yard of a historic property should return to the property no less than three feet from the primary façade.

Solar Panels:

- Solar panels that generate electricity for domestic use can be installed on historic properties without reducing the historic integrity of the property.
- Panels installed on historic structures should be located so they will be minimally or not visible from the primary façade. If this is not practical due to sun angles, structural considerations, roof line design or other reasons determined by the Historic Preservation Officer, they may be located on roofs visible from the primary façade. The Historic Preservation Officer may require the applicant to provide documentation of the need to place solar panels on roofs visible on the primary façade.

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SIGNS

Signs that are stand-alone or attached to historic properties that demonstrate design and construction of signage of a historic era may be considered as historic properties and receive historic designation under the Chandler Historic Preservation Ordinance.

- A sign can be considered historic if it meets the criteria for eligibility per the Chandler Historic Preservation Ordinance.
- The historic character of a historic sign should be retained and preserved.
- The historic sign should be preserved and retain as much of the historic materials as possible.
- When the severity of deterioration requires repair or replacement of a historic feature or material, the new material should match the old in composition, design, color and texture.
- Updated copy in the historic sign may be allowed as long as the sign retains its historic character and fabric.
- For commercial historic properties, proposed new signage should follow the historic signage pattern as much as possible.
- For historic residences converted to commercial use, free standing monument signage in front yards is preferable to signage mounted on the building. Such signage will conform to Chandler City Code Chapter 39, except such signage is not to exceed four feet in height and shall be indirectly illuminated.
- For larger scale historic properties, a comprehensive sign package approved by the City Council is encouraged.

ADDITIONS:

When it is necessary to alter or expand an existing historic property, modifications should minimize the visual impact of the new construction on the property. The

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additions or alterations should also be compatible with the historic property through similarities in size, shape, materials, building elements, and detailing.

Another historic preservation principle that guides changes made to historic properties is that alterations or additions should be reflective of the time period in which they are built. Consequently, utilizing current construction methods and styling is encouraged and imitating or exactly copying the building of an earlier period is discouraged. In other words, new construction should not replicate or imitate the design of historic properties. To expand or alter a historic property successfully, the new construction should follow the basic design vocabulary of the historic property but be clearly distinguishable.

- Additions should be designed and located in such a manner that results in new construction that is subordinate to the primary historic property. Additions or changes to the primary historic facades are strongly discouraged. The location or alteration should conform to the setbacks, spacing, alignment and orientation of the historic building and/or historic buildings in its immediate vicinity.
- Additions should be similar in height and width to the historic property. Its form should correspond to the shape, ridge lines and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition's shape, size and openings should create a directional emphasis (horizontal and vertical) that is similar to the historic property.
- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (e.g., bricks, blocks, siding or shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.

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- Projecting elements, such as dormers, porches or bays, should be similar in location, size, shape, and type to those found on the historic property or in its vicinity in a historic district.

In the event a large addition must be constructed, the use of a transitional element between the old and new is strongly encouraged. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building

Automobile garages in historic residential neighborhoods traditionally were either separate accessory structures or attached to the main house and located in a rear side yard or rear yard of a property. Garage additions can be considered if they are located in a rear side yard or rear yard of a historic property and follow the guidelines below. They shall not be in front of or in the same plane as the primary façade.

NEW CONSTRUCTION:

New construction on vacant land within the boundaries of historic properties can be allowed if the design, density, and placement of the new construction respects the overall character of the historic property site. New construction also needs to be done in such a manner that the integrity of the historic properties and their setting is protected.

New construction should be clearly distinguishable as “new” and reflect the technology, building materials and design ideas of the present era. As with additions to existing buildings, however, the design of new construction should be compatible with and respect its historic setting. It is recognized that new construction can occur that is similar in scale to the pattern of historic buildings or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines are prepared to assist in the planning of new construction relative to historic properties and areas.

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Similar Scale New Construction:

- Within the historic residential areas, new construction should be similar in height, shape, and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from historic buildings.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte-cocheres or carports should resemble those related forms found on adjacent or surrounding historic structures.
- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of materials (i.e., bricks, blocks, siding, shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.
- Building detailing or ornamental trim should be made of matching or similar material but simplified in design so as to be distinguishable as a product of its own time.
- Primary new structures should correspond with the setbacks, spacing, alignment and orientation of adjacent primary structures.
- Secondary new structures, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located on the rear of lots.
- Mechanical, electrical, solar or other exterior equipment should be located in the least visible place possible. Depending on the location of this modern equipment, screening or boxing is encouraged. If the equipment is roof-mounted, it should be on the rear roof slope behind the roof's midpoint. Ground mounting is also acceptable.
- Access ramps and other accommodations for those with disabilities should be located to minimize the loss of historic features and provide reasonably convenient access without being visually intrusive.

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- New construction should be located and designed to accommodate distinctive natural or man-made site features.

Substantially Greater Scale New Construction:

Historic buildings located outside of residential districts may be in zoning districts where increased height and density is allowed. Achieving compatibility between historic buildings and new construction of substantially greater scale is dependent upon sensitive site planning and compatibility of the elevations of the new construction immediately adjacent to the historic buildings. For the purposes of these guidelines, the “adjacent elevations” of new construction, which the issues of compatibility should address, are defined as the adjacent exterior walls and treatments that extend twice the height of the historic building.

- The historic building should be a key element of the overall site plan and incorporated in a manner that maintains its visual prominence.
- New construction should be sited in a manner that retains the traditional placement and orientation of the historic building.
- The entrance location and primary façade of the historic building should be retained.
- The proportions of new construction should correspond to the width and depth of the historic building.
- The adjacent elevations of the new construction should be sheathed in an exterior material that matches or continues the proportional pattern of the unit size of the materials found on the historic building.
- The solid-to-void ratio of the historic building’s openings and exterior walls should be repeated in the new construction.
- The size, shape, and degree of articulation of the new construction’s exterior walls should follow the pattern established by the historic building’s construction.
- The pattern of architectural detailing of the historic building should be incorporated into the new construction in a simplified or abstracted form.

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- The color of the exterior materials of the new construction should be the same or a complementary hue of the color of the historic building's exterior materials.
 - Where the new construction abuts an existing historic building, a clear definition of the transition between the old and new should be established and maintained. The transitional elements may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.

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Projects Eligible for Certificates of No Effect

Upon Review and Concurrence by the Historic Preservation Office

The following project types can be approved over-the-counter with a Certificate of No Effect from the City of Chandler Historic Preservation Office when in compliance with the City's Codes and Ordinances. Projects not listed below may also be considered for Certificates of No Effect by the Historic Preservation Office. The applicant must obtain all necessary construction permits to perform the work.

1. Patios and patio covers in the rear yards that cannot be seen from the front façade.
2. Swimming pools in rear yards.
3. Window repairs and rehabilitations that retain the original materials and patterns of individual panes.
4. Window replacement that is in-kind with original materials and matching patterns of individual panes and that fully fit within the original wall openings.
5. Fences and walls in the rear yards and side yards and that conform to the City of Chandler General Design Guidelines for Historic Properties and other City Codes.
6. Minor changes to facades that will not be visible from street right-of-way.
7. Attic conversions at rear facades that will not be visible from the street right-of-way.
8. Restoration work in kind and that conforms to the City of Chandler General Design Guidelines for Historic Properties and other City Codes.
9. Miscellaneous small work items that do not affect the historic character of a property.
10. New accessory structures:
 - a. Located entirely behind the historic structure(s) and/or

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- b. Not visible from the street right-of-way and with a roof height lower than the roof of the historic structure(s) and;
 - c. Not greater than 50% of the footprint of the historic house but in no case greater than 600 square feet and;
 - d. That conform to the Chandler Zoning Ordinance and Chandler Construction Codes.
11. Demolition of existing accessory structures:
- a. A simple vernacular structure that does not contribute to the historic fabric of the historic property or district.
 - b. A simple vernacular structure that is not structurally sound or requires major repairs and is not a contributor to the historic property or district.
12. Additions:
- a. Located entirely behind the historic structure(s) and/or;
 - b. Will not be visible from the street right-of-way and with a roof height lower than the main roof of the historic structure(s) and;
 - c. No greater than 75% of the footprint of the historic house and;
 - d. That conform to the Chandler Zoning Ordinance and Construction Codes.
13. Conversion of existing detached garages into living space when:
- a. Infill of the exiting garage door opening continues to indicate the original opening;
 - b. The building size is not increased;
 - c. The original siding material is not changed;
 - d. The historic character defining features or major details will not be altered and;
 - e. Doors and windows are compatible with the main historic structure(s).
14. Roof mounted solar panels that meet the criteria for General Design Guidelines for Historic Preservation Districts.