

(12) Standards for Certificates of Appropriateness

(a) For Exterior Alteration or Construction. The Landmarks Commission may approve a Certificate of Appropriateness for exterior alteration of a landmark of a structure within an historic district, or for construction on landmark site or in an historic district, only if:

- i. current
- ii. “
- iii. “

(b) For Demolition or Removal. In determining whether to approve a Certificate of Appropriateness for any demolition or removal of any landmark structure or structure within an historic district, the Landmarks Commission shall consider, and may give decisive weight to any or all of the following:

- i. current
 - ii. ”
 - iii. “
- etc., etc.

(c) For Signs. The commission shall approve a CoA for a sign subject to sec. (11)(a)4. of this ordinance, unless it finds that the size, number, design or placement of the sign(s) would adversely affect a significant architectural feature of the structure or degrade the historic fabric of the district.

(d) For alterations under an Additional Preservation Restriction. The commission shall approve a Certificate of Appropriateness for an alteration under an additional historic preservation restriction unless it finds the alteration would adversely affect a significant architectural feature of the structure.

(e) For land divisions and combinations. The commission shall approve a Certificate of Appropriateness for a land division or combination involving a landmark site or in an historic district unless it finds that the action would adversely affect a significant architectural feature of the structure or degrade the historic fabric of the district.

(f) Standard for abrasive cleaning methods. The commission may approve the use of abrasive cleaning methods on a landmark or in an historic district only if it finds the action would not adversely affect a significant architectural feature of the structure or degrade the historic fabric of the district.

Delete (13)

Delete (14)

Add to (17)(b) the following:

"The commission may waive a standard only upon its determination that doing so would not destroy a significant architectural feature of an existing structure or adversely affect the historic character of the visually related area."

[Probably as second sentence after the "owner-occupied" reference.]