

HISTORIC BUILDING SURVEY AND EVALUATION
WESTERVILLE ARCHITECTURAL REVIEW DISTRICT

FINAL REPORT

Prepared for
The City of Westerville, Ohio

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City of Westerville, Ohio
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Westerville Restoration Review Board
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1. INTRODUCTION

A comprehensive building survey and evaluation of properties in the Westerville Architectural Review District was undertaken from June to October, 1991, under the direction of the City of Westerville Planning, Engineering and Building Department. The intent of this report is to provide a summary of the project and to outline the results of the evaluation.

The purpose of the survey and evaluation was threefold:

1. To provide a written and photographic record of each building located within the boundaries of the Westerville Architectural Review District.
2. To classify each building in terms of its architectural, historical or community significance within the context of the existing district.
3. To determine the appropriateness of existing district boundaries and make recommendations for any changes.

This study was conducted for the primary use of the City of Westerville and the Westerville Restoration Review Board (WRRB), the City Council-appointed commission which has responsibility for reviewing changes to properties within the Review District. The information gathered through the building survey will provide the Board with a sound data base regarding district properties, including date of construction, architectural features, changes and additions, historical uses and local significance. The building classification provides the Board with an indication of the relative significance of all district buildings as a guide for decision-making. Finally, the boundary evaluation identifies weaknesses in the existing district and outlines boundary changes which more clearly reflect the character and development of the Old Westerville area.

An important goal of this study is to provide the Westerville Restoration Review Board with technical information that can form a basis for decisions regarding the future of the district. It is up to the WRRB to determine what, if any, changes should be recommended as a result of this project. While it is recognized that a variety of political and economic factors will have a bearing on whatever action is ultimately taken, it is hoped that the information provided here will ensure that such decisions are based upon a sound evaluation of architectural and historic character.

II. BACKGROUND AND HISTORY

The Westerville Architectural Review District was created in 1973 by City Council ordinance. City ordinance also established the Westerville Restoration Review Board as a city-appointed board with the responsibility to review exterior changes to properties within the boundaries of the Review District.

The boundaries of the Architectural Review District were drawn to be coterminous with the Uptown District, a special commercial zoning district which was created to encourage development and investment in the older section of Westerville. By establishing a process of architectural review, the City of Westerville helped to ensure that new commercial investment occurring in this part of the city would be sensitive to the area's existing historic and architectural character.

Largely because to its designation as an Architectural Review District, much of the historic commercial character of Uptown Westerville has been preserved, making it a desirable business location today. The Old Westerville area as a whole is characterized by a small town flavor which includes a central commercial district surrounded by residential neighborhoods and interspersed with churches, schools and institutions such as the library and city hall.

Description

The focus of old Westerville is the State Street commercial area, comprised of one-to four-story brick buildings which date from the mid-19th century to the mid-20th century. The area is anchored by several significant landmarks at important corner locations, including the Holmes Hotel, the Weyant Block, the Markley Block, and the Robinson Building. Many of the buildings on State Street retain their architectural character through the presence of decorative cornices, upper story window treatments, and original or early storefronts.

Fanning out from the commercial district are the residential neighborhoods which made up the original town of Westerville. Built with a mixture of types and styles, these areas are truly representative of Westerville's development over time. Houses are primarily single-family, built of both brick and frame, in styles that range from the Italianate of the 1860s to 1880s, Vernacular Victorian and Queen Anne from the 1890s, American Four Squares and Bungalows from the early 1900s, and Colonial Revivals from the 1920s. While many fine, high style residences exist in the Old Westerville area, many of the properties are examples of vernacular or "folk" architecture that is derived from simpler building traditions.

Also prominent in this area are the many important community institutions built to serve the residents. Some of these buildings were located on residential streets, such as the old Vine Street School (Emerson School) or First Presbyterian Church. Although formerly residential, South State Street became the location for many of these institutions in the early 20th century, including the Post Office, City Hall, Public Library, High School, and Masonic Temple. For many years in the early 1900s, the Anti-Saloon League had its headquarters on South State Street as well.

History

From the time that it was first platted in 1839 up until about 1960, the original area of Westerville remained a separate, self-contained community of northeastern Franklin County. It was connected by railroad and interurban to Columbus, but it remained a distinct community with an identity of its own.

Westerville began as a college town and farming community with an agrarian economic base. The focal point of the settlement was the state road, which reached from Columbus to Mount Vernon. An early commercial enterprise was the Stoner House, built about 1852 as a tavern, stagecoach stop and hotel. During Westerville's early period of development, commercial and residential uses were mixed together in small frame buildings where the existing commercial district is today. Farms and homes for local merchants were located on lots in scattered locations on the village's primary streets. By 1870, Westerville remained small with a population of 871, consisting mostly of shopkeepers, clerks, farmers and Otterbein College students.

The arrival of the railroad in Westerville in 1873 brought increased activity, and large scale business blocks began to be constructed on State Street. A reporter in 1875 found Westerville to be a cozy, pleasant village within 30 minutes of Columbus by train. He noted that new streets had been recently opened and new buildings constructed, including a town hall and four-room Union school. During the 1880s, with a population of 1200, Westerville gained telephone service, gas street lamps and its first bank, the Bank of Westerville. Several of the most important commercial buildings in the community were built during this period.

In 1890, farming remained as the primary economic base of the village. Some manufacturing activity existed, however, and local interests included a grist mill, sawmill, fence foundry, broom factory, tile factory, brick yard, dairy, flour mill, and a manufacturer of stump pullers. These industries were, for the most part, located along the railroad on the eastern edge of the village. During the 1890s, Westerville advanced by obtaining electric

streetlights and streetcar service to Columbus, providing greater convenience and accessibility for residents. Yet, it grew very little, reaching a population of only 1400 by the turn of the century.

During the early 20th century, Westerville saw increased business and manufacturing activity. The location of the headquarters of the Anti-Saloon League in Westerville in 1909 contributed to the village's prosperity and self-sufficiency during this period. With pride in its standing as the "dry capital of the world," Westerville remained a quiet and peaceful village with strong religious and fraternal organizations providing support for its residents. By 1920, its population had increased to 2400, with residents working in local stores, at Otterbein College, for the Anti-Saloon League and its publications, or in light manufacturing.

In 1924, the completion of the 3-C Highway contributed to the emergence of the automobile in Westerville life. Service stations and auto repair garages were built in the community. The first street light was installed at the intersection of State and Main Streets in 1926. In 1927, the State Theater was built, and Westerville joined many other communities in providing movie entertainment for the local population.

During the 1930s and 1940s, Westerville adapted to changing times, but still remained a closely-knit community. The 1930s saw a number of significant institutions built to serve local residents, including a new village hall, post office, and Masonic Temple. Still, more and more Westerville residents began to commute to work in Columbus, starting a trend that was to accelerate during the 1950s and 1960s.

In fact, the 1950s saw the most dramatic increase in population in Westerville's history. A 1950 population of 4,100 people increased to 7,000 in just 10 years. In 1961, Westerville had become large enough to become a city. In the 30 years since, Westerville has expanded at a tremendous rate as previously rural areas have been developed to provide new suburban housing for an ever-increasing metropolitan area population.

In many ways, the rapid pace of Westerville's development has allowed the older section of the community to remain relatively unchanged, as new housing activity has been focused in other areas of the city. In recent years, however, a combination of public improvements and private investment in the Old Westerville area has generated a renewed interest in this historic area as a place to live, to do business and to visit. Through such mechanisms as zoning and design review, the City of Westerville continues to support and protect the quality of life which this area has known for over 150 years.

III. HISTORIC BUILDING SURVEY

A total of 177 buildings in the Westerville Architectural Review District were identified for inclusion in the Historic Building Survey. This number includes the primary buildings within the district boundaries, but excludes garages or other subsidiary structures which may exist on a building lot. Individual buildings which have been grouped or connected with other structures sometime after their initial construction are counted as separate structures. The survey documented all buildings in the district, regardless of age or significance.

Information about each property was recorded on a Building Inventory Form which includes a site plan, color photograph, architectural description, and results of map and historical research. The two-sided forms will be kept in a notebook at the City of Westerville and will also be accessible for updating through the City's computer system. (Samples of completed inventory forms are included in the Appendix to this report; the full inventory will be available by the end of 1991.) In addition, a separate building file has been created, where necessary, to hold additional photographs along with copies of articles or documents which make reference to a given property.

Methodology

The survey included both physical evaluation and historic research. The physical evaluation was conducted during the summer, 1991, by the consultant and two planning interns from the City of Westerville. Structures were photographed and described on the building inventory form, including information about building materials and architectural details. Architectural style was identified where applicable. In addition, physical changes to the building were observed and noted on the inventory form wherever possible.

Physical changes to each building were also identified through three other sources: historic photographs, Sanborn insurance Map research and Westerville Restoration Review Board records. Historic photographs showing original or early appearance were valuable in understanding the changes made to district buildings over the years. The files of the Westerville Public Library produced many historic photographs which were copied for inclusion in the building inventory files. Insurance maps provided valuable information about dates of construction, building materials, construction of additions, and historic uses. Physical changes to buildings in the district were traced using Sanborn Insurance Maps of Westerville from the years 1894, 1900, 1913, 1922, 1933, 1942, and 1955. Finally, the files of the Restoration Review

Board were checked as far back as 1978 to see what they could reveal about more recent building alterations.

In addition to physical history, the survey sought to uncover information about the building's original use, original owners, date of construction, and contribution to the history and development of the Old Westerville area. The historic research was conducted using materials housed at the Local History Resource Center of the Westerville Public Library. Local histories, county histories, newspaper articles, historic photographs, and library files were all consulted for the information they could provide about the history of individual buildings and the area as a whole. Based on this research, a brief statement of history and significance was written for each building. A bibliography of major sources consulted is provided at the end of this report.

While each building is documented individually, some general characteristics of the district can be identified. The district contains a nearly even number of frame and masonry buildings. Residential buildings are predominantly of frame construction, while commercial buildings are built almost exclusively of brick or concrete block. In terms of age, approximately 48 percent of the buildings in the district were constructed prior to 1900, 39 percent between 1901 and 1955, and 13 percent after 1955. The period of greatest construction activity in the district was between about 1880 and 1925.

IV. BUILDING EVALUATION

Following the survey, each building in the Westerville Architectural Review District was evaluated for its architectural, historical and/or community significance within the context of the district. District buildings were judged in comparison to other buildings in the district, considering such factors as role in community history, age, architectural style, physical integrity, and location. Any one of these, or a combination, could be the determining factor in establishing level of significance. The result is a classification which provides an indication of the relative significance of buildings within the district.

This evaluation is intended to help guide the Review Board in its decision making, giving an indication of which buildings are most important to the history and character of the Old Westerville area. It is not meant to discount the importance of or eliminate certain buildings or sites from the Review Board's consideration. Every property included in the district, whether built upon or vacant, deserves careful and insightful review by the Board.

It is also important to recognize that properties in historic Westerville are not static, but subject to change. This evaluation will need to be revised as buildings are put to new uses and rehabilitated. For example, many of the buildings classified as "contributing" have the potential to become "significant" if inappropriate alterations are removed and earlier conditions are restored.

The following classifications were used for the Building Evaluation:

Significant Buildings (55% of total)

Buildings with a high degree of architectural integrity and/or buildings which may be altered but which have strong historical associations in the community. These are the character-defining structures in the district.

Contributing Buildings (37% of total)

Buildings that are characteristic of the district and its period of development, but have been altered or have weaker historical associations in the community. These are not the strongest buildings in the district, but they contribute to its overall character and development.

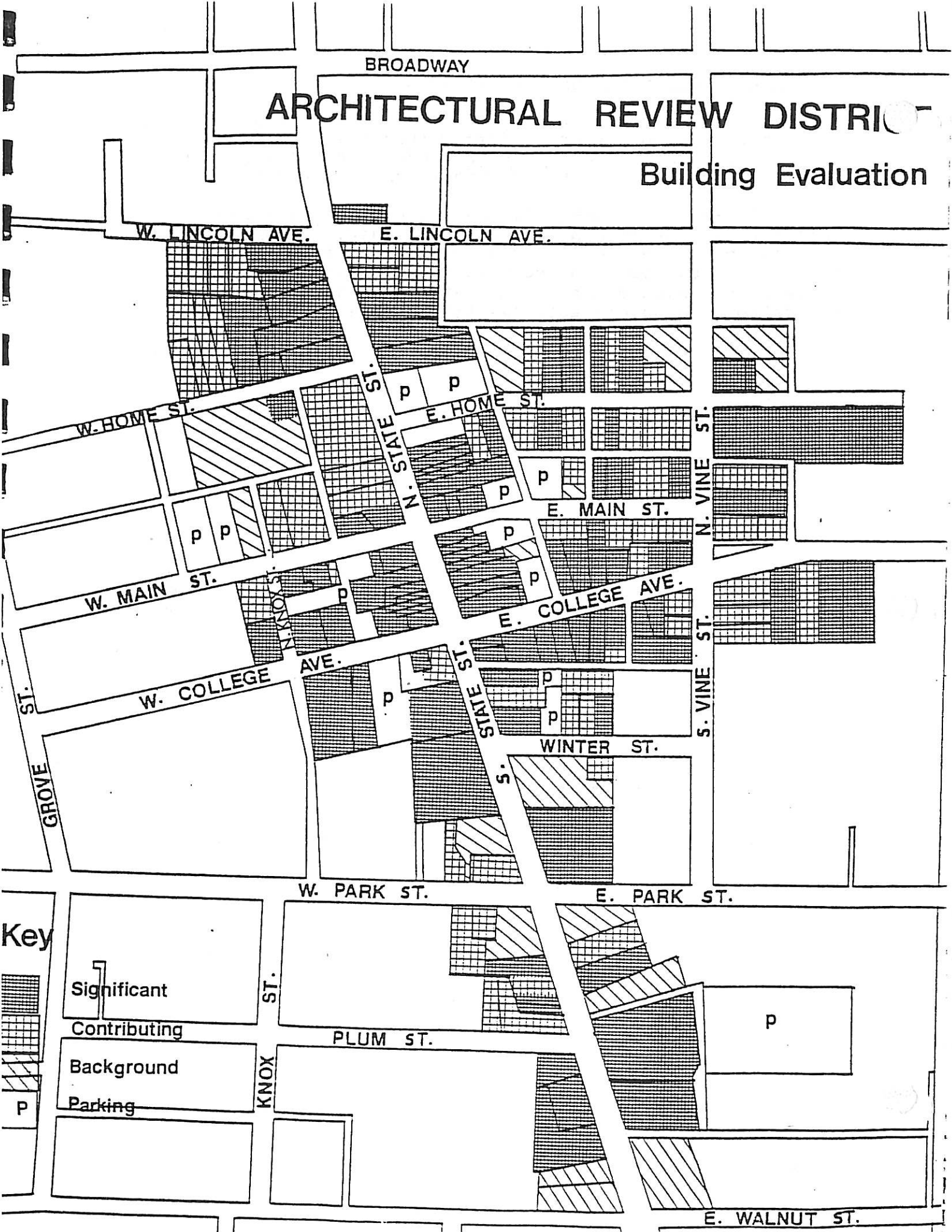
Background Buildings (8% of total)

Buildings which are of recent and modern construction or which are so severely altered that their architectural and historical character is diminished. These buildings contribute little to the character of the district.





The results of the building evaluation are shown on the Building Evaluation Map. As a further aid, properties within each category are identified by address in the lists which follow. It should be noted that those buildings which have an extremely high degree of architectural integrity are indicated by a double asterisk (**) on the property lists.

ARCHITECTURAL REVIEW DISTRICT

Building Evaluation



Key

-  Significant
-  Contributing
-  Background
-  Parking

E. WALNUT ST.

SIGNIFICANT BUILDINGS

Buildings with a high degree of architectural integrity and/or buildings which may be altered but which have strong historical associations in the community.

** indicates an extremely high degree of architectural integrity

11 E. College Avenue
13-19 E. College Avenue
14-18 E. College Avenue
23 E. College Avenue
27 E. College Avenue
30 E. College Avenue **
33 E. College Avenue
34 E. College Avenue
39 E. College Avenue **
40 E. College Avenue **
43 E. College Avenue **
46 E. College Avenue
49 E. College Avenue
55 E. College Avenue **
56 E. College Avenue
64 E. College Avenue **
87-89 E. College Avenue **
101 E. College Avenue **
107 E. College Avenue **
11 W. College Avenue
12-18 W. College Avenue
29 W. College Avenue
32 W. College Avenue
40 W. College Avenue
41 W. College Avenue **
48 W. College Avenue
27 E. Home Street **
43 E. Home Street **
46 E. Home Street
50 E. Home Street **
56 E. Home Street **
59 E. Home Street **
68 E. Home Street **
25 W. Home Street
26 W. Home Street **
32 W. Home Street **
8-12 E. Main Street **
16 E. Main Street
48 E. Main Street
51 E. Main Street **
54 E. Main Street
58 E. Main Street **
70 E. Main Street; 23 N. Vine Street **
18-24 W. Main Street

29 W. Main Street
39 W. Main Street
1 N. State Street; 2 W. College Avenue **
2-4 N. State Street; 10 E. College Avenue **
6-14 N. State Street **
7-9 N. State Street
11 N. State Street
15 N. State Street **
17 N. State Street **
18 N. State Street
20 N. State Street
21-25 N. State Street; 3-7 W. Main Street **
22 N. State Street
24-26 N. State Street **
30 N. State Street
31 N. State Street; 12 W. Main Street **
33-35 N. State Street **
34-36 N. State Street **
38-40 N. State Street
42 N. State Street
44 N. State Street **
46-48 N. State Street
50 N. State Street
74 N. State Street
77 N. State Street **
80 N. State Street
85 N. State Street **
86 N. State Street **
93-95 N. State Street
99 N. State Street
105 N. State Street ** 114 N. State Street **
2-4 S. State Street
6-10 S. State Street
14-16 S. State Street **
21 S. State Street
28 S. State Street **
29 S. State Street
56 S. State Street **
91 S. State Street
94 S. State Street
103-07 S. State Street
110 S. State Street
121 S. State Street **
126 S. State Street
130 S. State Street **
133 S. State Street **
141 S. State Street
18 N. Vine Street
44 N. Vine Street **
50 N. Vine Street **
17 S. Vine Street
32 Winter

CONTRIBUTING BUILDINGS

Buildings that are characteristic of the district and its period of development, but have been altered or have weaker historical associations in the community.

** indicates an extremely high degree of architectural integrity

43 E. College Avenue (rear)
52 E. College Avenue
79 E. College Avenue
88-90 E. College Avenue
93 E. College Avenue
21 E. Home Street
35 E. Home Street
40-42 E. Home Street
47 E. Home Street **
55 E. Home Street
60 E. Home Street
63 E. Home Street
70 E. Home Street
71 E. Home Street
79 E. Home Street
36 W. Home Street
40 W. Home Street
44 W. Home Street
46 W. Home Street **
66 N. Knox Street
19 E. Lincoln Avenue
27 E. Lincoln Avenue
17 W. Lincoln Avenue
21-23 W. Lincoln Avenue
25-27 W. Lincoln Avenue **
29-31 W. Lincoln Avenue **
31 E. Main Street
40 E. Main Street (rear)
57 E. Main Street
64 E. Main Street
66 E. Main Street **
27 W. Main Street
34 W. Main Street
40 W. Main Street
45 W. Main Street
15 W. Park Street
16-20 W. Park Street
19 W. Park Street
22 W. Park Street **
20 W. Plum Street (3 buildings)
24 W. Plum Street
37-39 N. State Street
41 N. State Street
43 N. State Street
51 N. State Street

90 N. State Street
104 N. State Street
1 S. State Street; 5 W. College Avenue
20 S. State Street
61-65 S. State Street
88 S. State Street
99 S. State Street **
13-15 N. Vine Street
14-16 N. Vine Street
26 N. Vine Street
5 S. Vine Street
14 S. Vine Street
15 S. Vine Street
16 S. Vine Street
24 Winter Street
25-27 Winter Street
28 Winter Street
32 Winter Street (rear)

BACKGROUND BUILDINGS

Buildings which are of recent and modern construction or which are so severely altered that their architectural and historical character is diminished.

20-24 Haywood Alley
32 E. Home Street
80 E. Home Street
100 E. Home Street
25 W. Home Street (nursing home)
40 E. Main Street (house)
44 W. Main Street
44 S. State Street
59 S. State Street
79 S. State Street
84 S. State Street
100 S. State Street
150 S. State Street
155 S. State Street
54-60 N. Vine Street

V. BOUNDARY EVALUATION

The existing boundaries of the Westerville Architectural Review District extend approximately from Walnut Street on the south to Lincoln Avenue on the north, including all of State Street and extending east and west on College Avenue, Main Street, Home Street and Lincoln Avenue. In addition to studying these boundaries, the boundary evaluation included a look at the entire area which comprises old Westerville -- from Walnut Street on the south to County Line Road on the north, and from West Street on the West to the former railroad tracks on the east.

Generally-accepted criteria for establishing historic district or architectural review district boundaries address such issues as architectural and historic cohesiveness. A district should possess a significant grouping of sites and structures that are united by historical or aesthetic development. In evaluating boundaries in the old Westerville area, the following criteria were used:

- A. Degree of architectural cohesiveness, or whether there exists a range of building types and styles which represents an area's development over time.
- B. Patterns of development which reflect the history of an area.
- C. The presence of visual barriers that break the continuity of the district, such as new construction or development of a different character.

The Existing District

It is well recognized that the creation of the Westerville Architectural Review District has played an important role in the success of the Uptown Westerville area over the past 20 years. The overall historic character of the district has been preserved and enhanced, resulting in an attractive commercial area which is also a desirable business location. The success of the architectural review process is seen in many of the sensitively rehabilitated facades of State Street commercial buildings and in the general preservation of residential character in a number of the shops on East College Avenue. Design review has also provided protection from demolition and has helped guide new construction such as the municipal complex and the public library expansion.

Nevertheless, important weaknesses in the district also exist, and these tend to undermine its potential. First, as noted earlier, the Architectural Review District boundaries were drawn to coincide with those of the Uptown District

commercial zoning area. Thus, formation of the district boundaries was guided by land use factors rather than by considerations of historical development and architectural character.

Using the criteria outlined above, the existing district boundaries are not appropriate as currently drawn. They are not based upon architectural or historical development, nor are they defined by a change in character or by new construction. Commercial property lines mark the boundaries in some instances, whereas other boundaries extend into the surrounding residential areas to include some, but not all, of the homes in a given area. The boundary lines are arbitrary, leaving out areas that are contiguous to the district which have a character similar to that which is included. For example, the district includes the residential neighborhood of East Home, East Main and North Vine Streets, but excludes equally significant areas on North State, East Lincoln, South Vine, West Main and West College.

A second major weakness in the existing district lies in the application of architectural review to buildings within its boundaries. A total of 80 buildings, representing 45 percent of the primary structures in the district, are excluded from the architectural review process because of their residential use. This is due to a clause in the Restoration Review Board ordinance (1107.05) which gives the Board power to review and approve or disapprove the appropriateness of exterior work "for all structures and premises within the Architectural Review District except buildings and structures used totally for residential purposes."

Without question, all properties included within the boundaries of the Westerville Architectural Review District should be included in the design review process, regardless of their use. The premise behind the creation of an architectural review district is protection of the cohesive historic and architectural character which exists within its boundaries. Exclusion of individual sites or buildings defeats this purpose, resulting in a district which is partially protected, partially not. This practice also raises legal questions which could result in court challenges to the existing ordinance.

BROADWAY

ARCHITECTURAL REVIEW DISTRICT

Existing Boundaries

W. LINCOLN AVE.

W. LINCOLN AVE.

W. HOME ST.

E. HOME ST.

W. MAIN ST.

E. MAIN ST.

W. COLLEGE AVE.

E. COLLEGE AVE.

GROVE ST.

N. STATE ST.

S. STATE ST.

N. VINE ST.

S. VINE ST.

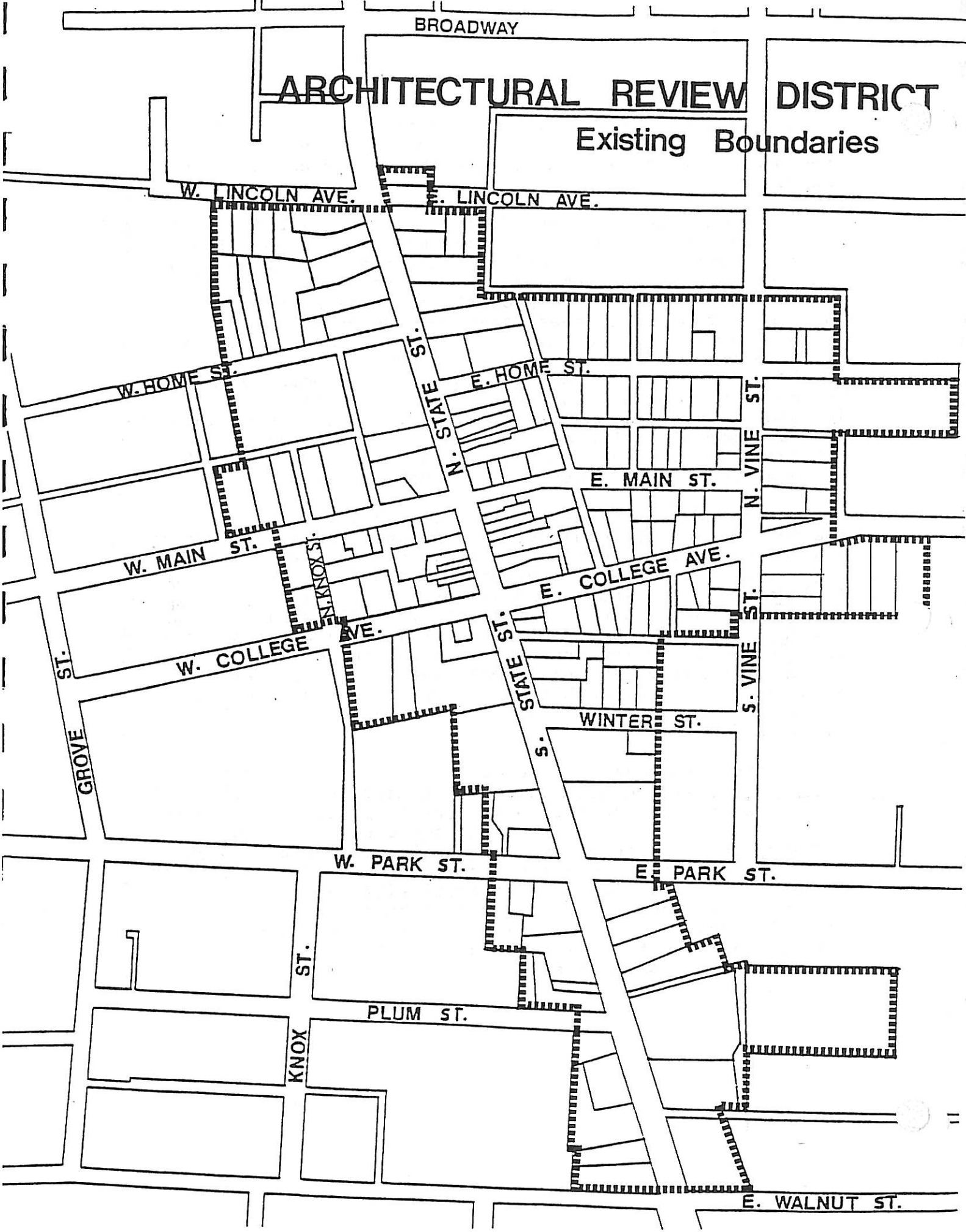
W. PARK ST.

E. PARK ST.

KNOX ST.

PLUM ST.

E. WALNUT ST.



Possible Revisions to the District Boundaries

In proposing new boundaries, it is important to make clear the distinction between the Uptown District (which deals with issues of land use) and the Architectural Review District (which deals with issues of architectural and aesthetic character). These are two separate districts, with two different purposes.

If the Architectural Review District boundaries are to be based upon architectural and historical character, two alternatives exist. The first is to expand the district to include the surrounding intact residential neighborhoods. The second is to redefine the district as a commercial area historic district. These alternatives are described below and illustrated on the accompanying maps.

1. Expanded Boundaries

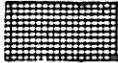


In this alternative, the architectural review district boundaries would be expanded to include the intact residential areas which are contiguous to the existing district. The areas of potential expansion, indicated on the accompanying map, were identified based upon both historic research and visual inspection of all streets in the Old Westerville area. The boundaries reflect historical patterns of development as well as changes in architectural character. For example, the eastern boundary is created by the presence of industrial-type uses along the former railroad line; other boundaries are marked by new construction associated with Otterbein College or by changing patterns of development.

The recommended additions to the Architectural Review District are divided into priorities to assist the city in expanding the district in phases. The areas marked priority no. 1 on the map represent a continuation of the district to the north, east and west in a manner which would give needed balance to the Westerville district. These areas have a high degree of architectural integrity and display a character that is very compatible with the area's overall development. The second priority is focused primarily on East and West Park Street and East Plum Street, with a small addition on West Home Street. While containing several significant buildings, these areas also are marked by interruptions which tend to make them a little weaker. Nevertheless, their eventual inclusion in an expanded Architectural Review District is certainly warranted.

Expanded district boundaries are justified for both architectural and historical reasons. The areas marked for expansion on the map are contiguous to the existing district and contain buildings and streetscapes which have a character very similar to areas already included. These streets are residential in character, with a mixture of brick and frame

ARCHITECTURAL REVIEW DISTRICT Possible Boundary Expansions

Key

-  Existing
-  Priority no.1
-  Priority no.2



homes built in a variety of styles from the mid-19th century to about 1940. The blocks included are remarkably intact, with no gaps or intruding structures that break the feeling of architectural continuity and cohesiveness (criterion A).

Perhaps even more important, the expanded district is representative of Westerville's unique development over a 120-year period as a self-contained small town with an identity and character of its own. Westerville's progress as it evolved from a farming community and college town of the mid-19th century to a small but prosperous village of the early 20th century can best be illustrated by a larger district (criterion B). Taken as a whole, Old Westerville is a remarkably intact and balanced area, with a distinctive commercial center, strong institutions (including historic churches, schools, college, city hall, library) and surrounding residential streets with a range of architectural styles representing the community's development over time.

As in a small town, the historic commercial area and surrounding residential streets of Old Westerville seem to function as one environment. Lines of demarcation between commercial and residential areas are blurred because barriers between them do not exist. This architectural inter-mingling continues on individual streets which may contain a church or a school in addition to residential buildings of varied types, styles and materials. The result is that a large, inclusive area of Old Westerville can be considered significant enough to warrant protection through a process of architectural review.

2. Reduced Boundaries

A Commercial Architectural Review District would be tightly drawn to include the State Street commercial core of old Westerville. The core commercial area extends from Park Street on the south to just north of Home Street on the north. A buffer commercial area, containing a mixture of commercial, institutional and residential buildings, exists further south on State Street from Park to Walnut Streets. The boundaries are drawn, as shown on the map, to include only those areas with commercial character, excluding residential streets altogether. Boundaries generally follow rear property lines or alleys.

This district has a high degree of architectural cohesiveness (criterion A) because it contains primarily commercial structures, one to four stories in height, generally of brick construction, in both vernacular and high styles, with dates that range from the mid-19th century to the mid-20th century. The district illustrates the community's commercial development (criterion B) over a 120-year period, as it developed from a farming community/college

BROADWAY

ARCHITECTURAL REVIEW DISTRICT

Possible Commercial District Boundaries

W. LINCOLN AVE.

E. LINCOLN AVE.

W. HOME ST.

E. HOME ST.

W. MAIN ST.

E. MAIN ST.

W. COLLEGE AVE.

COLLEGE AVE.

ST.

GROVE

W. COLLEGE AVE.

WINTER ST.

W. PARK ST.

E. PARK ST.

ST.

PLUM ST.

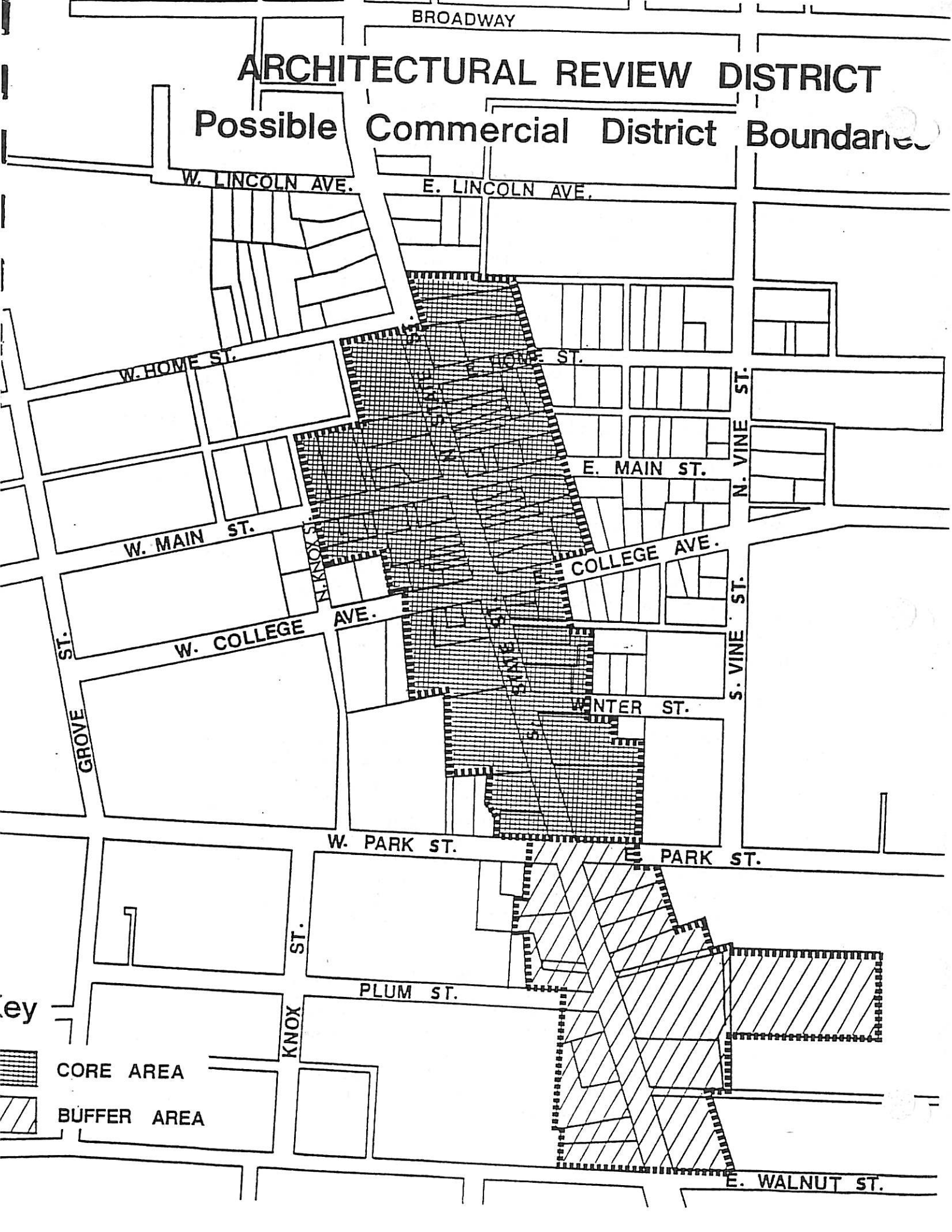
KNOX

CORE AREA

BUFFER AREA

E. WALNUT ST.

ey



town to a more suburban center. Finally, the district boundaries are marked by a change in character, from commercial to residential construction (criterion C).

Conclusions

As stated before, the intent of this study is to provide the Review Board with an evaluation of boundaries based on architectural and historic character. Both of the boundary alternatives presented here will meet the criteria set forth at the beginning of this section. At the same time, it is important to recognize that the Review Board should have latitude in determining the most appropriate boundaries, making adjustments or variations to meet local needs. While their decision should be guided by issues of architectural and historic character, it cannot be made in a vacuum -- without considering important factors such as zoning or development patterns which may have an impact on historic resources.

APPENDIX

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