

29-5.C.

e. Preservation and/or Restoration

- (1) A structure which is eligible for Adaptive Use may be preserved if evidence shall be presented which clearly demonstrates that existing conditions are unsafe and that replacement of materials shall be required to meet life safety or building code requirements.
- (2) Restoration of a structure shall be limited to the replacement of damaged or unsafe architectural or structural elements. When practical, existing materials shall be preserved.
- (3) New materials shall be appropriate in color, texture, scale and general appearance. and shall conform to the provisions of Section 29-5.C.5d.(3) of these regulations.

f. Landscape Treatment: The following shall be required, in addition to the requirements of 29-8.C.

- (1) As part of the Adaptive Use review, the Commission shall take care to ensure that no site elements of noteworthy or historical value such as stone walls, outstanding vegetation or other similar site features shall be damaged, removed or altered significantly.
- (2) A landscape plan shall be designed so as to enhance the appearance of the existing structure(s) and surrounding property and appropriate to the historical character of the property. The Commission shall take care to ensure that the selection and siting of plantings, lighting, paving, site furnishings, signage and parking shall be harmonious with the surrounding environment.
- (3) Planting shall be provided for their beauty, appropriateness and functional value. Vegetation such as hedgerow, shrubs and small trees shall be provided as screens and buffers which help reduce visual clutter, aid in unifying the landscape and screen objectionable views. **Indigenous plant materials shall be used.** Planting species shall be varied in their texture, color and size.