

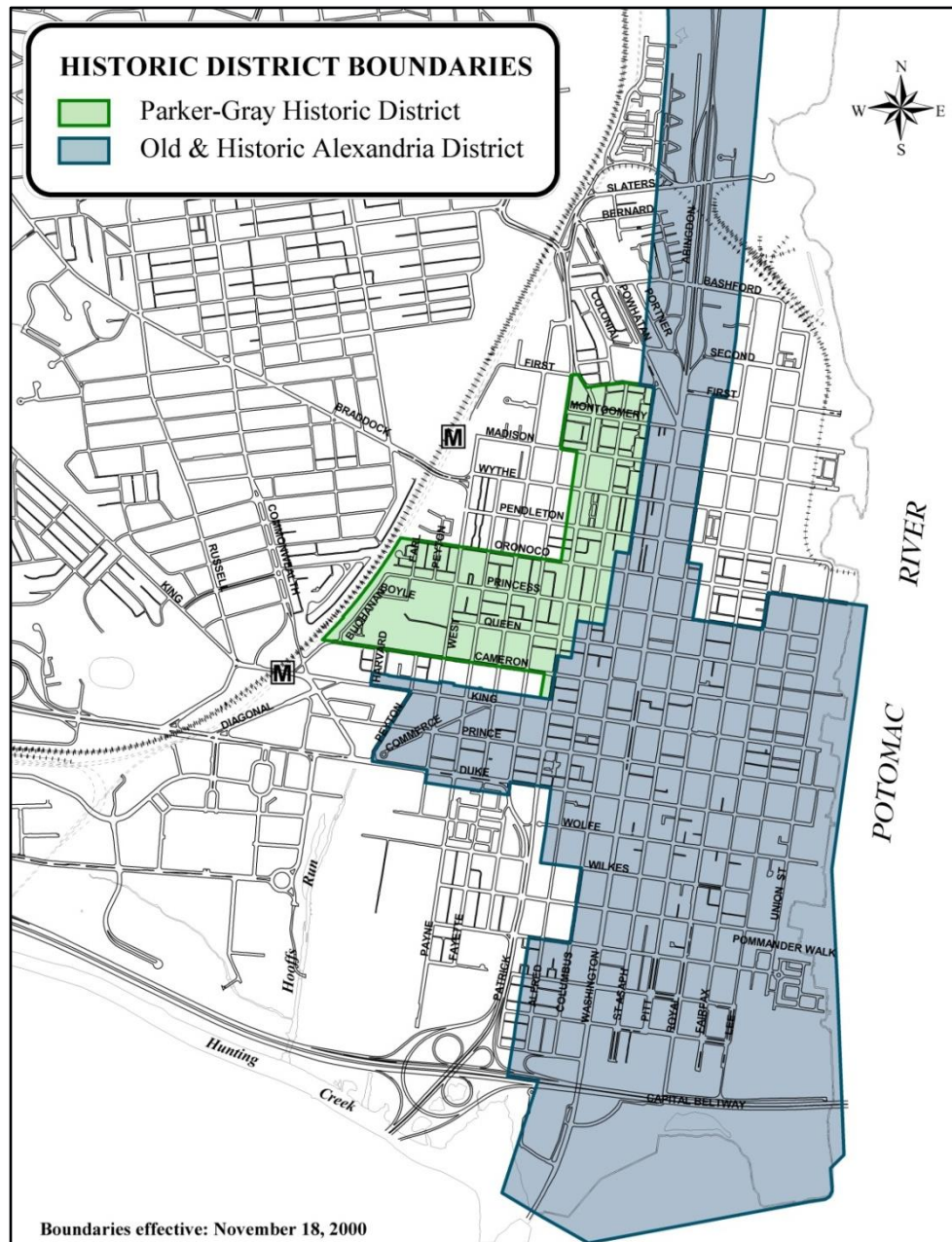
# Changes to the Parker-Gray Residential Regulations

Text Amendment #2013-0007  
City Council  
September 21, 2013



# Two Locally Regulated Historic Districts in Old Town

Uptown / Parker-Gray  
National Register  
Historic District



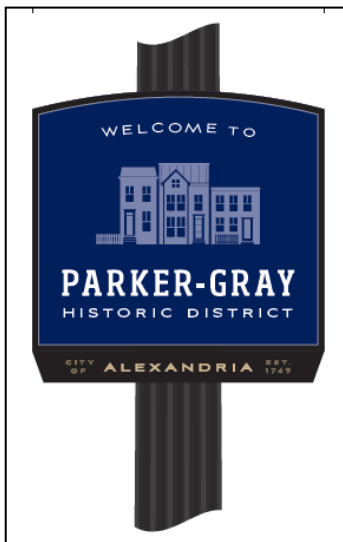
**2009-2011:** Streamlining the regulatory process

**November 2011:** Creation of the Parker-Gray Ad Hoc Design Guidelines Work Group

**June 2012:** BAR fees reduced for small residential projects

**December 2012:** BAR adopts Work Group Recommendations and Residential Reference Guide

**September 2013:** Zoning/Code changes to fully implement BAR recommendations and the Residential Reference Guide

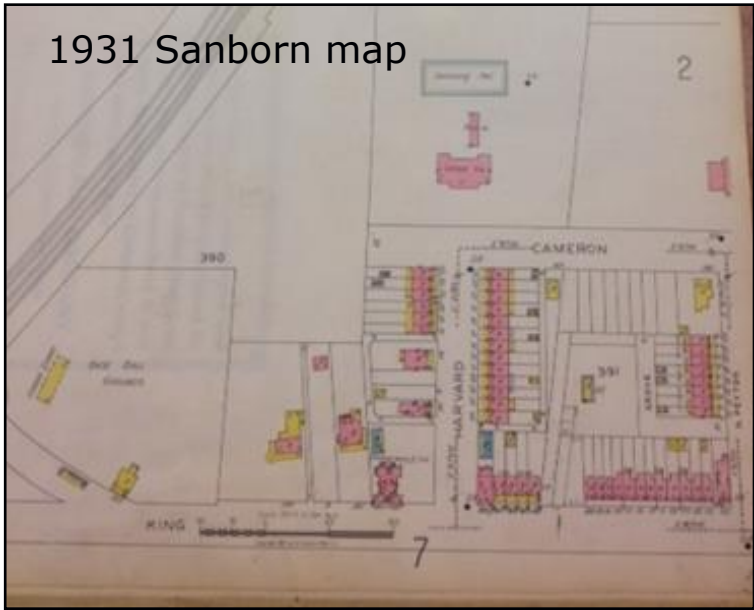
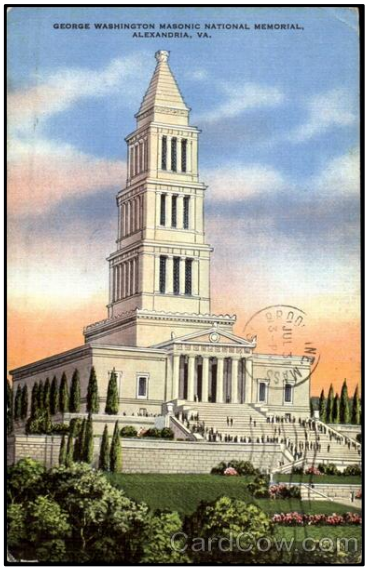
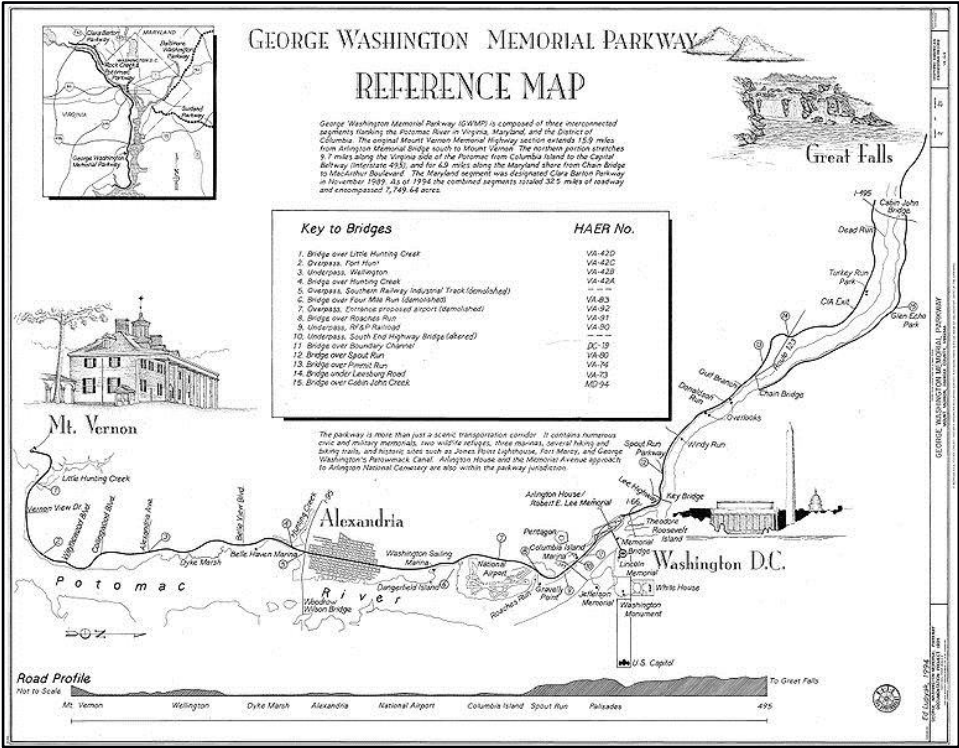


- 1. Architectural classification: Local period of architectural significance (pre/post 1932)**
- 2. Hierarchy of elevations**
- 3. Hierarchy of review**





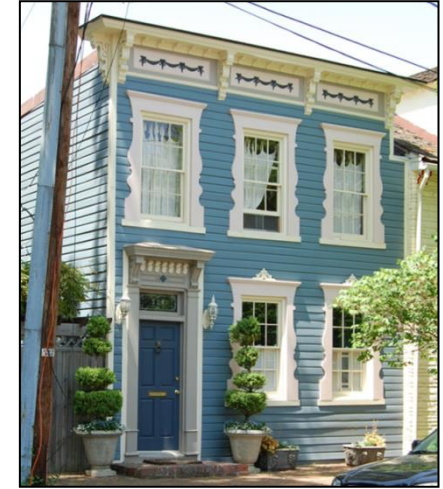
# 1. Local Period of Architectural Significance



**Why 1932?**











Mid-20<sup>th</sup> century brick townhouses





## 2. Hierarchy of Elevations



Non-street facing, **side** elevation



Non-street facing, **rear** elevations



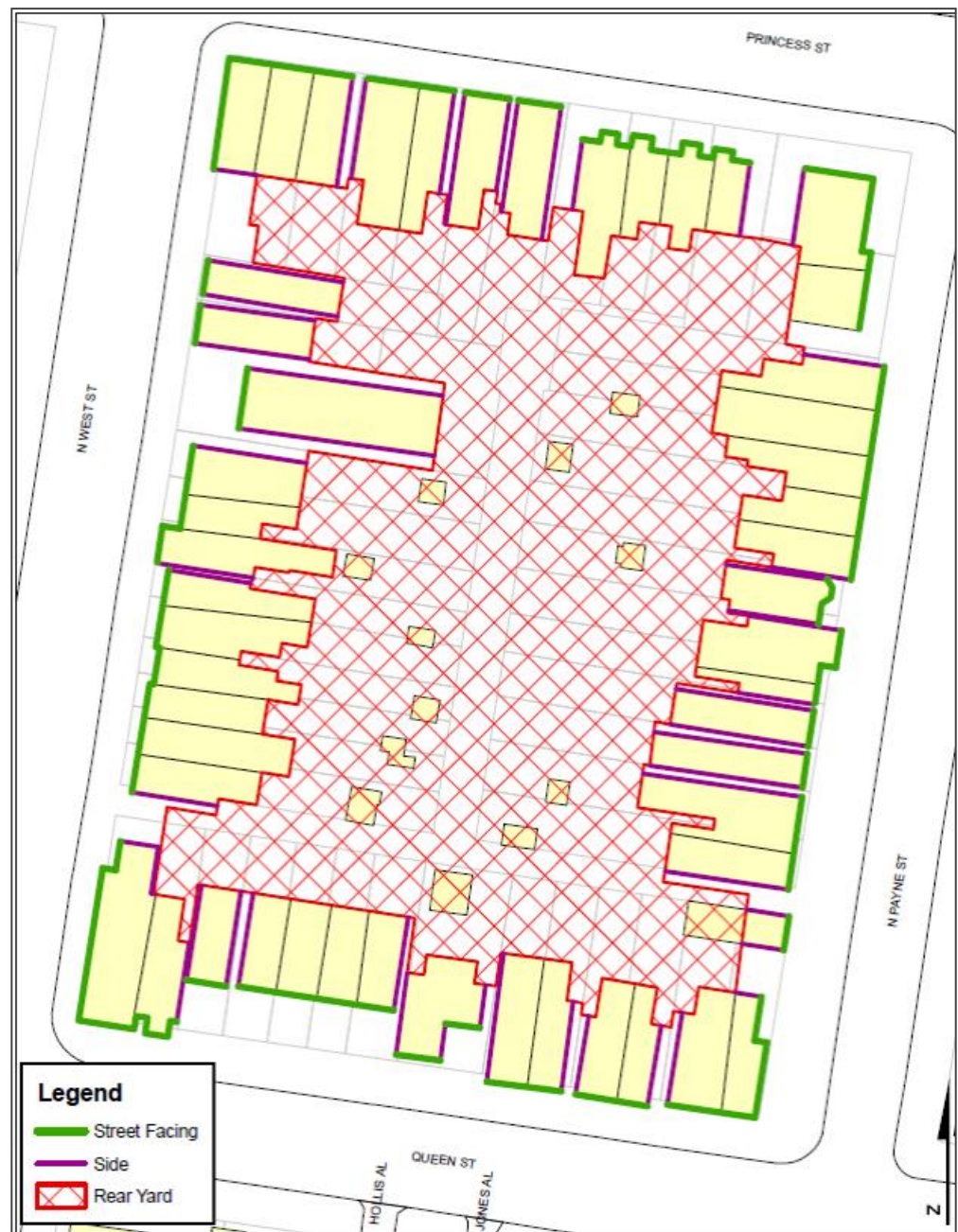
Corner house – two street-facing, **front** elevations



## 2. Hierarchy of Elevations

### Typical Parker-Gray Block

- street facing (front)
- non-street facing (side and rear)



## Early Residential Buildings

## FRONT (street facing)

## REAR (non-street facing)

### Demolition/Capsulation

Demolition of 19th century fences/walls (B)  
Demolition of chain link and non-historic fences (N)  
Demolition and capsulation of 250 or less square feet of rear wall area, below second floor window sills (N)  
Demolition and capsulation of 100 gross square feet of building area (e.g. existing one story additions) below second floor window sills and accessory structures (N)  
Accessibility features when no longer needed (N)

### Site elements

Fences, except hollow vinyl (S)  
Ground mounted HVAC (N)  
Decks/patios less than 2 ft. above grade (N)

Red:

## BAR review at a public hearing (B)

## Green:

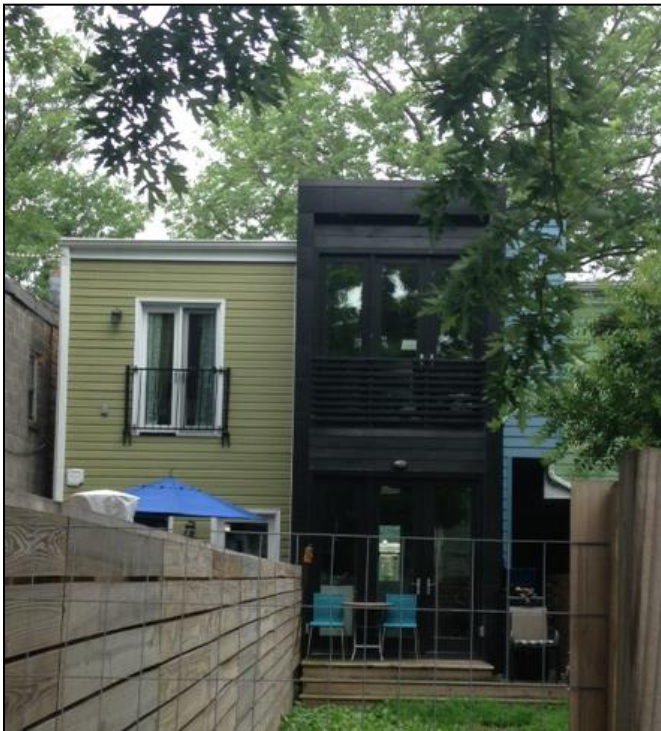
## BAR staff administrative review (S)

Blue:

## No BAR or staff review (N)



- Demolition on front, side elevations, or on rear above 1<sup>st</sup> floor
- New construction
- Two story rear additions
- Painting of unpainted masonry



2 story rear additions



New construction

## Staff Administrative Approval Required (S)

- Many alterations on pre-and-post 1932 buildings (doors, shutters, fences, windows, roofing, siding)
- Additional approvals and greater flexibility of materials on Later buildings





# No BAR Review Required (N)

- Small areas of demolition in the rear.
- Modest new construction below the second floor window sill in the rear.
- Small, one-story accessory buildings in the rear.
- Many alterations, especially for Later buildings and nearly all alterations on the sides and rear of Early buildings.



Garages/Sheds



Area of demolition/new construction:  
first floor, rear



400 block North Payne Street



# Questions ?

