

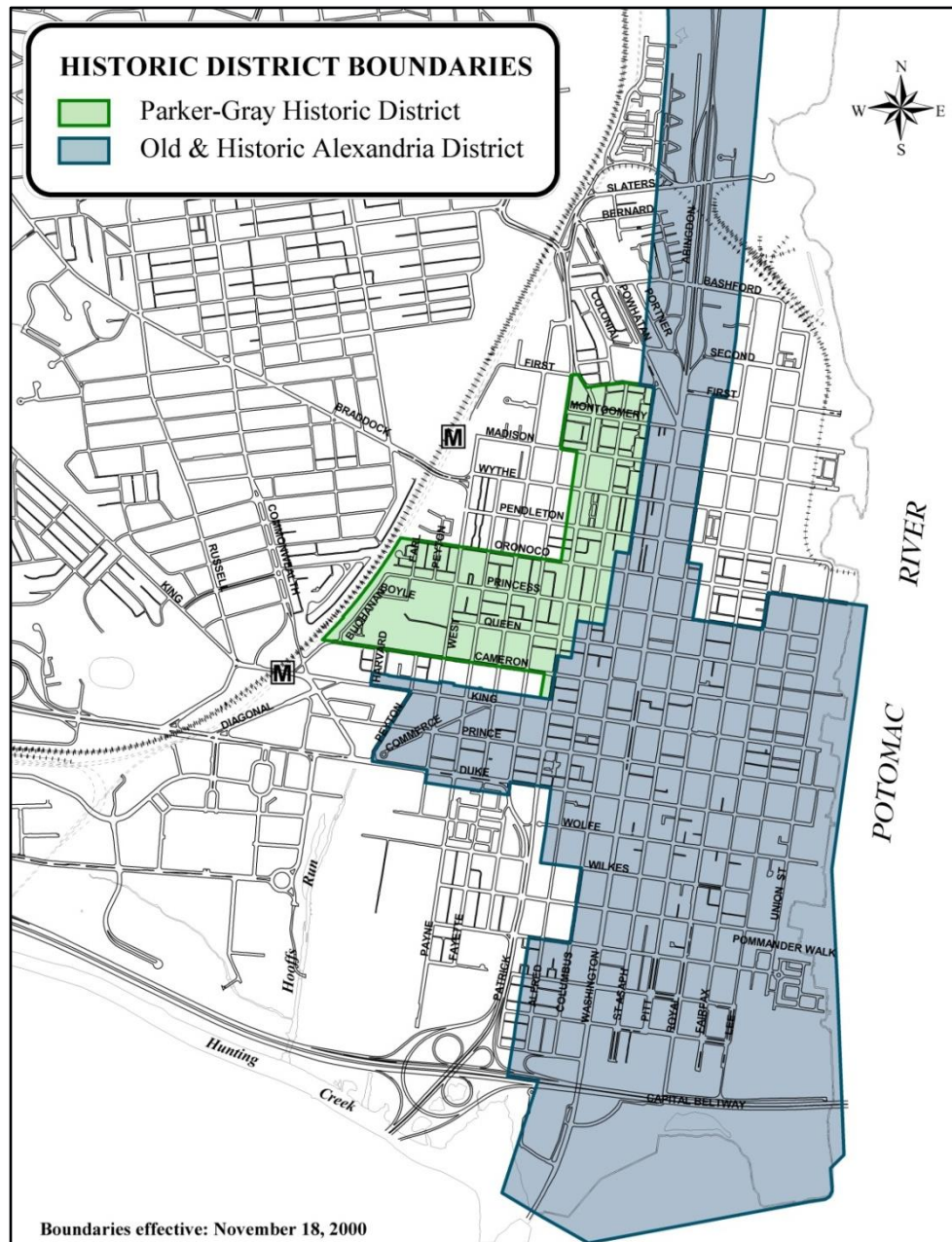
Changes to the Parker-Gray Residential Regulations

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



Two Locally Regulated Historic Districts in Old Town

Uptown / Parker-Gray
National Register
Historic District



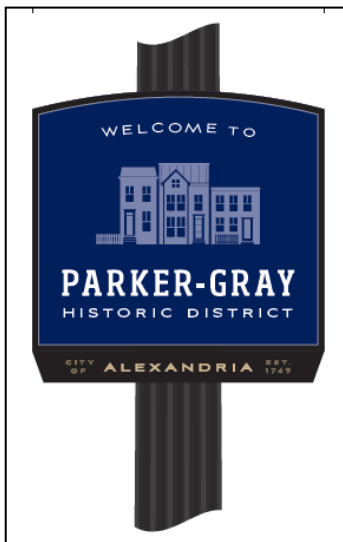
2009-2011: Streamlining the regulatory process

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

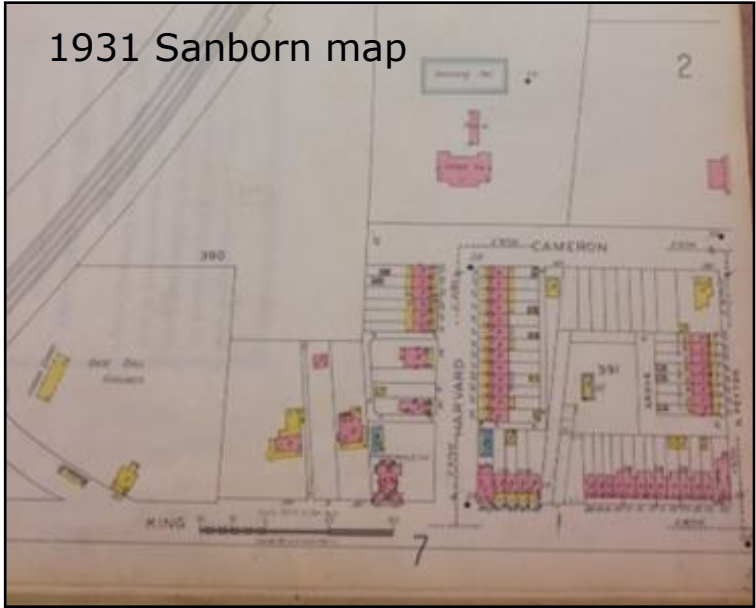
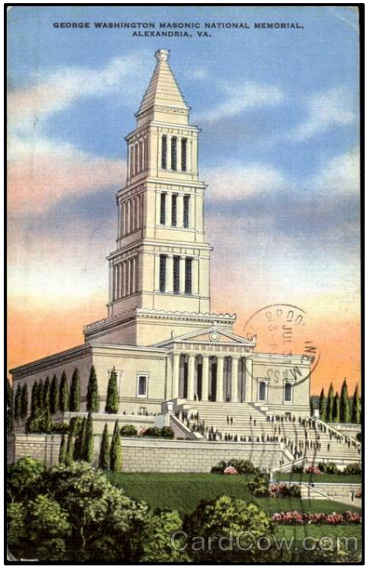
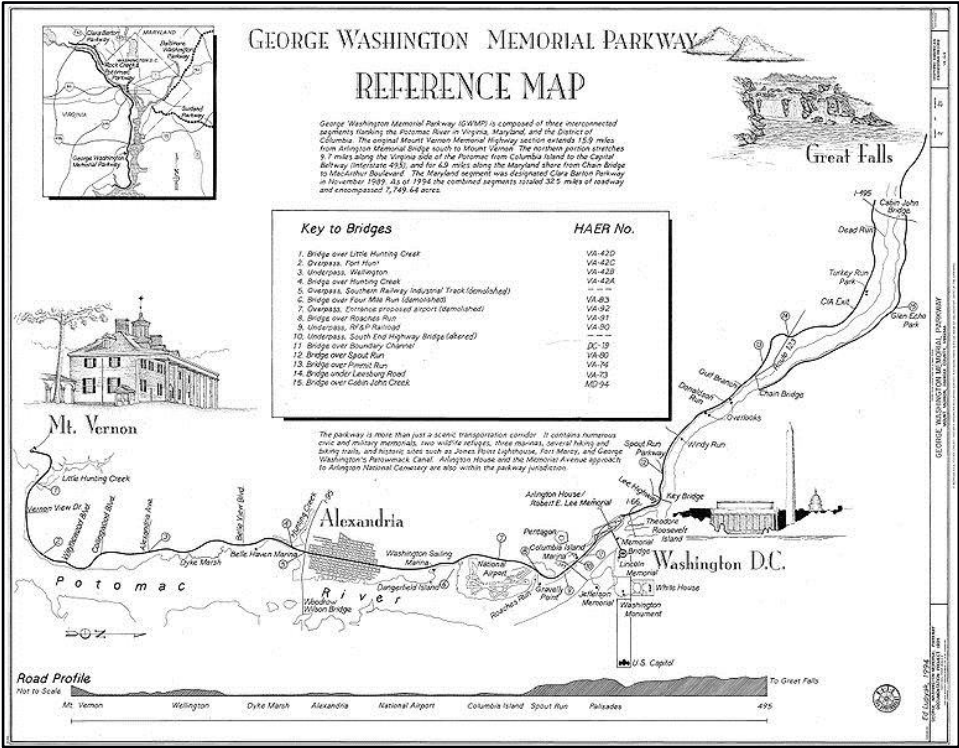
September 2013: Zoning/Code changes to fully implement BAR recommendations and the Residential Reference Guide



- 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-20th century brick townhouses



2. Hierarchy of Elevations



Non-street facing, **side** elevation



Non-street facing, **rear** elevations

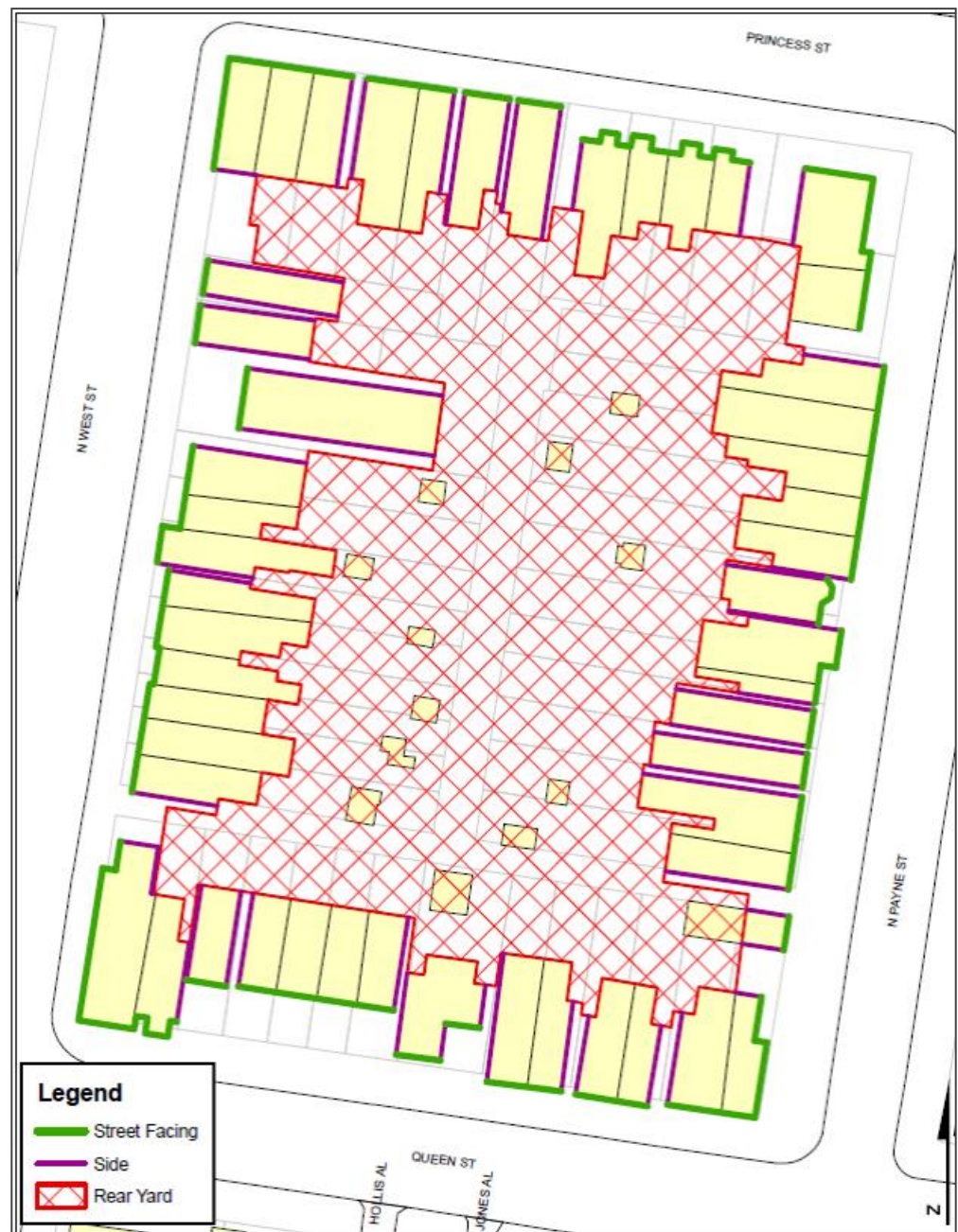


Corner house – two street-facing, **front** elevations

2. Hierarchy of Elevations

Typical Parker-Gray Block

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



Early Residential Buildings

FRONT (street facing)

SIDE (non-street facing)

REAR (non-street facing)

Demolition of 19th century fences/walls (B)
Demolition of chain link and non-historic fences (S)
Accessibility features when no longer needed (N)

Fences, except hollow vinyl fences, and those located in the right-of-way (S)
Ground mounted HVAC (S)

Demolition of 19th century fences/walls (B)
Demolition of chain link and non-historic fences (N)
Accessibility features when no longer needed (N)

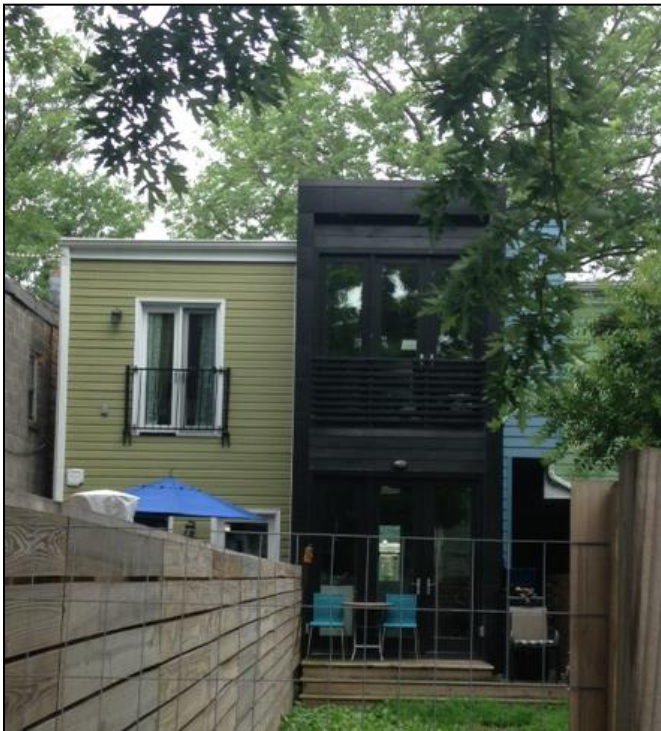
Fences, except hollow vinyl (S)
Ground mounted HVAC (N)
Decks/patios less than 2 ft. above grade (N)

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)

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 1st 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 ?

