

Progress Toward Consolidated Guidelines

Drawing on community input and working with Historic Zoning Commission (HZC) staff, RWENA's Historic Preservation and Zoning Committee has made significant progress on language for a RWENA specific chapter that would accompany consolidated design guidelines for our neighborhood's historic overlay. In fact, we could be ready for HZC commissioners to consider RWENA specific language by May 2024, as shown in the timeline.

A few issues raised by the community in August will not be included in the RWENA specific section, either because the concerns are outside HZC purview or because existing consolidated guideline language is sufficient. Currently

proposed language, shown on the facing page, addresses the issues raised by committee members, board members, and residents:

- Outbuilding height
- Alley views
- Additions: rear and side

Communication since the well-attended community meeting in August has included monthly updates at RWENA board meetings, creation of a Consolidated Guidelines group on Engage (join if you're not yet part of the group!), community discussion at RWENA's Annual meeting, posts on Engage, and info in every issue of RWENA News.

RWENA COMMUNITY MEETING! Tuesday February 20, 2024 • 5:30 pm The Otter Creek Church

Goal: consensus on language specific to
RWENA needs within consolidated design guidelines



SHARE YOUR OPINION

We want to hear from you! Please share your thoughts about any aspect of the guidelines or proposed language, ask questions, or make suggestions by:

1. **Contacting** Michelle Ganon, mganon1@gmail.com, 504.376.3649 or Jeff Rodman, JeffRodman3@gmail.com, 414.559.6891
2. **Posting** to the Consolidated Guidelines group on the Consolidated Engage app
3. **Attending** the February community meeting

Consolidated Guidelines proposed language

RWA-A. NEW CONSTRUCTION-ADDITIONS-MASS SCALE & CONNECTION

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| <p>1. Side additions to historic buildings do not meet the historic context of this neighborhood and are not allowed.</p> | <p>historic house. For corner lots, an additional condition shall be that the addition may only be wider on the side-street side of the lot and not the interior lot line. Based on historic context, additions that are wider than the primary</p> | <p>building should be rare, and only implemented in unusual conditions and where the project meets all the conditions of Part I of these design guidelines.</p> |
| <p>2. The design guidelines provide conditions that are required for a rear addition to be wider than the</p> | | |

RWA-B. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES-MASSING & FORM

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| <p>1. Ridge heights shall not exceed the height of the primary structure, as measured from the top of</p> | <p>foundation to the tallest point of the primary building's ridge, or 23' as measured from the tallest</p> | <p>corner-point of grade of the outbuilding, whichever is less.</p> |
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RWA-C. NEW CONSTRUCTION-DETACHED OUTBUILDINGS & GARDEN STRUCTURES-SIGHTING AND SETBACKS

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| <p>1. Rear setbacks for outbuildings are based on the height of the outbuilding. If the height of the outbuilding is 15' or less, as measured from highest corner-</p> | <p>point of existing grade facing the rear property line, the rear setback shall be a minimum of 5'. Taller outbuildings do not meet the general historic context</p> | <p>for outbuildings so shall have a minimum rear setback of 10', to lessen the visual impact.</p> |
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Note: These design guidelines are proposed along with the existing consolidated design guidelines for the turn-of-the-century neighborhood conservation overlays. Where there is conflict, these guidelines would prevail.

Timeline for Consolidated Guidelines Adoption

