

SUMMARY OF CHANGES TO INDIVIDUAL DISTRICT CHAPTERS IN PART II OF THE DRAFT OF CONSOLIDATED DESIGN GUIDELINES

As of 8/28/19

EXPLANATION: The current proposal is to combine all the neighborhood conservation zoning overlay design guidelines. The majority of each set is similar to each other; however, some districts have additional design guidelines that are specific to its historic context. Those existing guidelines are captured in Part II of the draft which also includes each district's "short history" and boundary map. Some additional changes are proposed for individual districts. This document is a summary of those proposed changes.

ALL INDIVIDUAL DISTRICT CHAPTERS

All chapters have the addition of a "summary of historic context," revised maps, and grammatical and factual corrections to short histories. Some italicized guidance is now not italicized.

BELMONT HILLSBORO

Added the following language: *For new two-story primary (infill) buildings, hipped roofs are the most appropriate, as they are the dominant roof form for two story homes on historic buildings in the neighborhood.*

BOWLING HOUSE DISTRICT

Added the following language: *For new two-story primary (infill) buildings, hipped roofs are the most appropriate, as they are the dominant roof form for two story homes on historic buildings in the neighborhood.*

CHEROKEE PARK

The current design guidelines require that infill be 80% brick as 82% of the district has brick as a primary cladding material. The current draft adds stone as a possible primary cladding material. (10% of the historic homes have stone as a primary cladding material.)

ELMINGTON

New "short history."

GREENWOOD

States that the maximum number of stories for infill is 1.5 stories as there are only a handful of historic 2 story buildings in the district.

New “short history.”

LOCKELAND SPRINGS-EAST END

Removed information and map relating to MDHA Five-Points district as this redevelopment district is set to expire in 2020.

For years there has been italicized information specifying that on the 1400-1600 blocks of Boscobel flat-roofed 2-story buildings can be appropriate because of low historic context and the new context created prior to the establishment of the overlay. That is now un-italicized.

MAXWELL HOUSE

New “short history.”

WOODLAWN WEST

The guidance recently added for attached garages as currently italicized but it is not italicized in the draft.