

Parker-Gray Ad Hoc Design Guidelines Work Group Recommendations

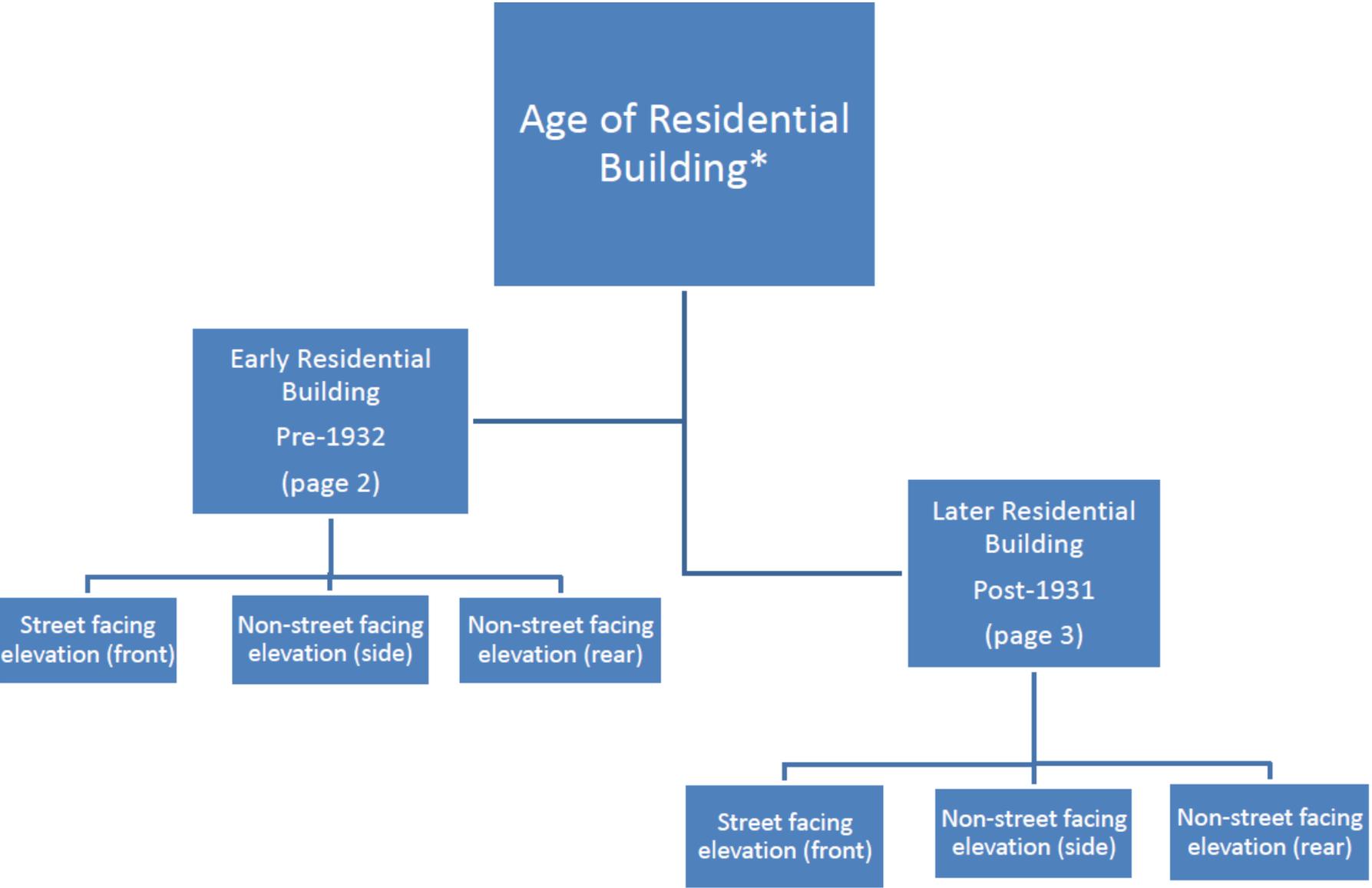
Parker-Gray BAR Meeting
November 28, 2012

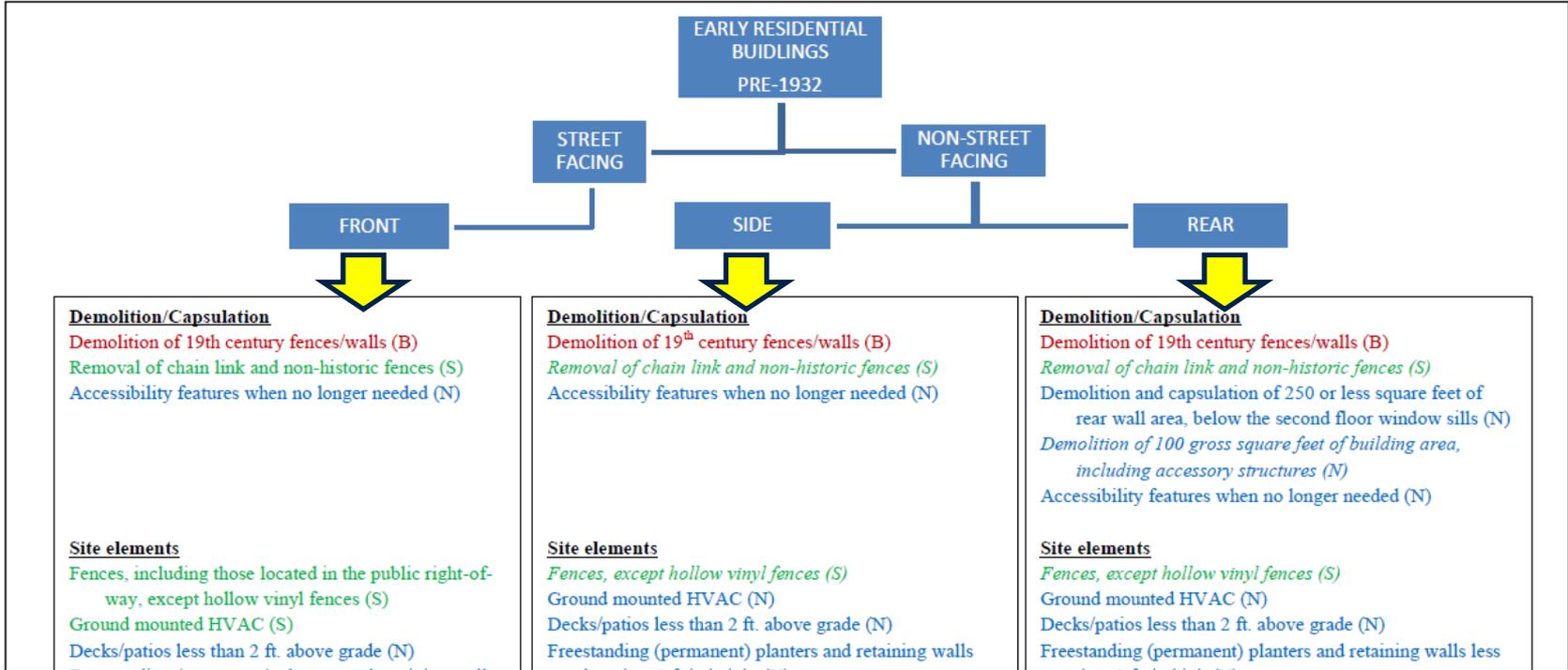


Three Fundamental Changes

1. Architectural classification (period of local architectural significance)
2. Hierarchy of elevations
3. Hierarchy of review (Board, BAR staff, no BAR review)







Red: BAR review at a public hearing (B)
 Green: BAR staff administrative review (S)
 Blue: No BAR or staff review (N)



Both Early and Later Buildings:

- Accessibility features (ramps/lifts)
- Fences
- Rooftop decks
- Permanent planters
- Demolition
- Alterations
- Synthetic trim

Early Buildings:

- Fiber cement siding on secondary fronts
- Chain-link and non-historic fencing

Later Buildings:

- Wood siding

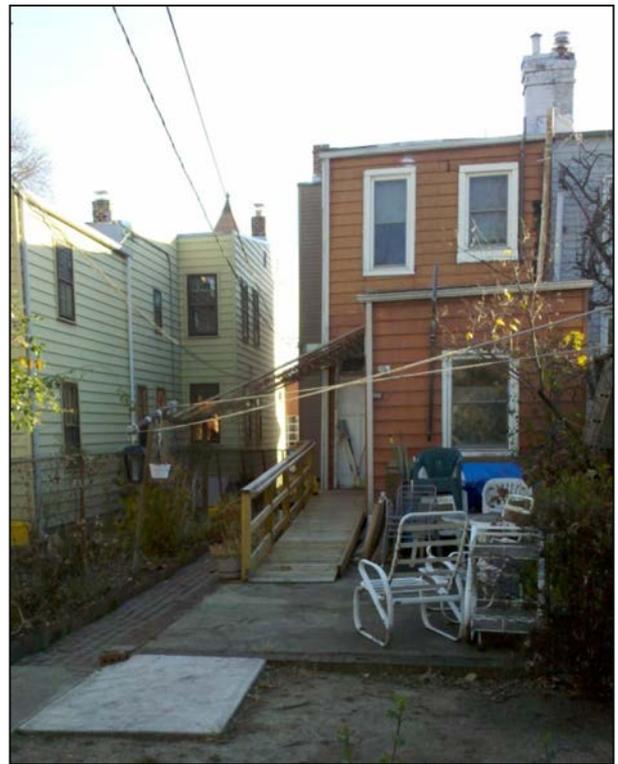
Early & later buildings: accessibility features

Work Group Recommendation:

The work group clarified that no Permit to Demolish would be required to remove the temporary accessibility feature.

Existing Policy - Minor Architectural Elements:

- Temporary ramps/lifts may be administratively approved by staff on **non-street facing elevations**
- They **may not permanently alter the Building**
- Materials must be **painted**
- They must be **removed when no longer needed**



Staff Suggestion:

(B) Board review of street facing accessibility features for early and later buildings

(N) No review of non-street facing accessibility features



Work Group Recommendation:

Staff review of **all fences** for early and late buildings, **except hollow vinyl fences**, which are not permitted anywhere.

Staff Suggestion:

(N) no review for fences in non-street facing yards of early or later buildings*

* Issue of hollow vinyl fencing



Work Group Recommendation:

BAR review of rooftop decks and **decks and balconies visible** on street facing elevations.

Staff Suggestion:

(N) No review of rooftop decks on non-street facing elevations.*

*Definition of street facing vs. non-street facing roof elevations needed



Work Group Recommendation:

BAR review of permanent **planters attached to the building** on all elevations of both early and later buildings.

Staff Suggestion:

- (B) BAR review of permanent planters attached to early buildings on the street facing elevations
- (S) Staff review of permanent planters attached to early buildings on non-street facing side elevations
- (N) No review of permanent planters on non-street facing elevations of later buildings, or rear elevations on early buildings.



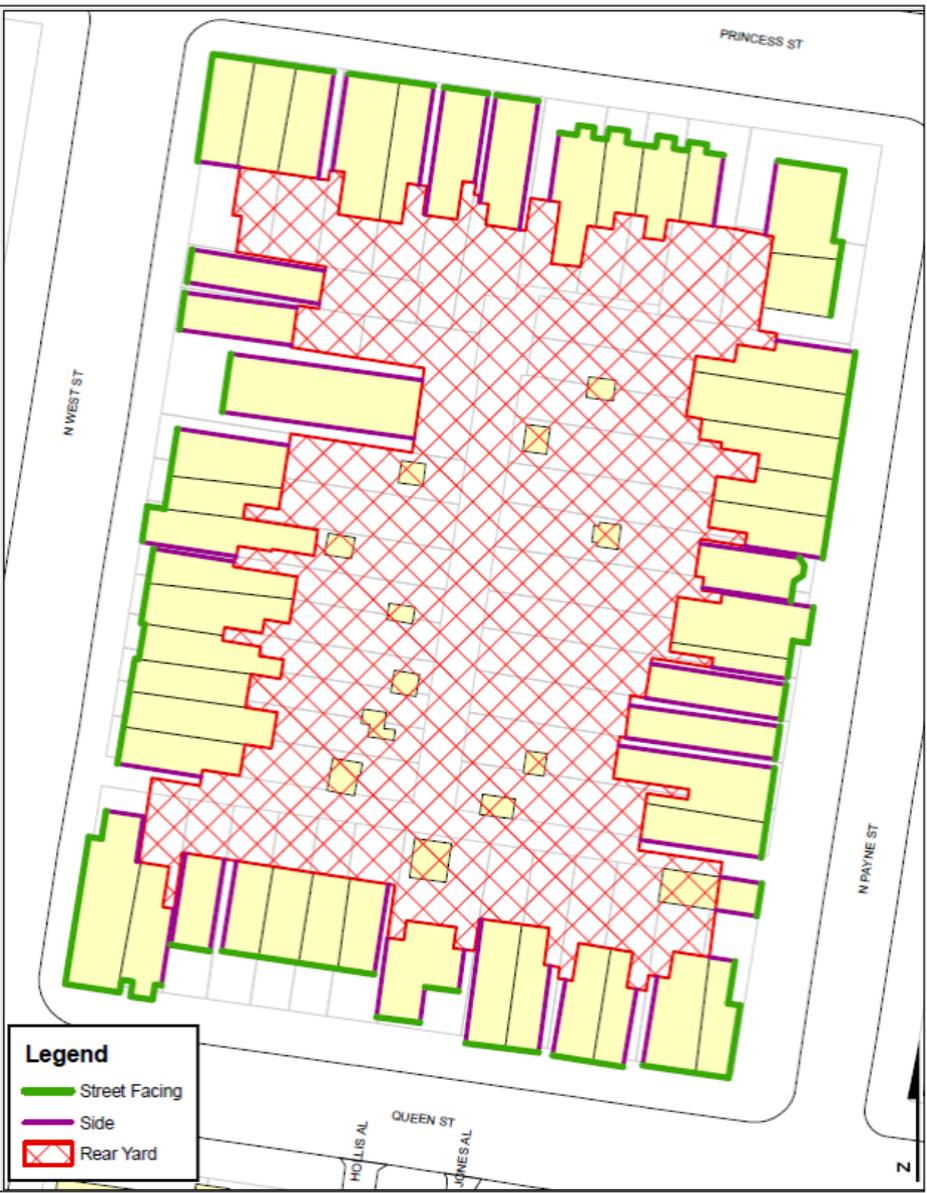
Early & later buildings: alterations

Work Group Recommendation:

Most alterations are addressed individually.

Staff Suggestion:

(N) No review of alterations *below the second floor window sill* of the rear elevation for both early and later buildings

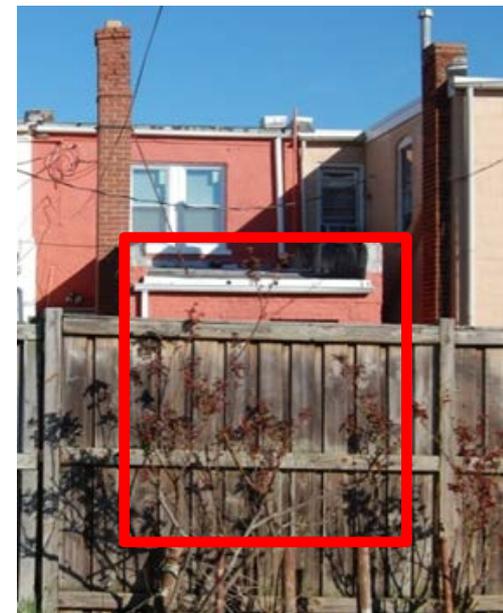


Work Group Recommendation:

Capsulation or demolition of up to 250 square feet of **rear wall surface**, below the second floor window sill and the demolition of non-historic accessory structures, such as metal or vinyl storage sheds.

Staff Suggestion:

(N) Demolition of 100 gross square feet of floor area, including accessory structures for both early and later buildings



Box shows building area – one story rear addition



Box shows wall area

Early & later buildings: synthetic trim

Work Group Recommendation:

Trim not specifically addressed.

Existing Policy - Minor Architectural Elements:

- Synthetic/composite trim may be used in buildings/additions **constructed after 1975**
- Synthetic/composite trim may be approved administratively in **certain limited locations on early buildings**, such as the fascia board behind gutters or water table near grade, where wood trim is consistently exposed to moisture.



Staff Suggestion:

- (S) on any elevation of later buildings
- (S) on the non-street facing elevations of early buildings.*

*pending outcome of discussion of fiber cement on corner houses



Early buildings: fiber cement siding on corner buildings

Work Group Recommendation:

Fiber cement siding is **permitted on secondary fronts** of corner buildings; primary fronts of corner buildings must have wood siding. (Primary front is defined by the elevation with the most decorative cornice).

Staff Suggestion:

That the proposed recommendation be ~~struck~~ so that corner buildings are considered to have two equally significant street facing (front) elevations.



Early buildings: chain link and non-historic fences

Work Group Recommendation:

Staff review required for the **demolition of chain-link and non-historic fencing** for early buildings.

Staff Suggestion:

(N) No review of the demolition of chain link and non-historic/modern fencing for the non-street facing elevations of early buildings.



Work Group Recommendation:

Staff review required **for fiber cement siding on later buildings.**

Staff Suggestion:

(N) No review for wood siding on later buildings.



From the Residential Reference Guide:

“Unless specifically exempted here, the BAR must approve any alterations, additions, demolition and/or capsulation. All projects must comply with zoning ordinance and building code requirements, as well as BAR Design Guidelines (as amended) and policies.”

Can a residential property owner/applicant appeal the Staff’s determination to the BAR?

Should the zoning ordinance be changed to give jurisdiction on appeal to the BAR instead of BZA?



That the BAR adopt, in whole or in part, the *Residential Reference Guide*, as amended.



Next Steps

- Staff amends the Design Guidelines for Parker Gray
- Zoning Ordinance amendment prepared (BAR, Planning Commission and City Council)
- Short term implementation of the *Residential Reference Guide* prior to adoption of the Zoning Ordinance amendments:
 1. Staff administrative approval for those things already delegated to staff through the Minor Architectural Elements policy residential accessibility structures; sheds; storm doors; gutters and downspouts; utility meters, vents and HVAC condensers; fences and gates; exterior lighting and shutters; siding and trim; railings; and, antennas) or are considered replacement-in-kind or permitted maintenance.
 2. BAR hearing or staff administrative review for those items in the *Residential Reference Guide* which require **no BAR or staff review**.
- Commercial buildings
- Return to the BAR after 6 months





