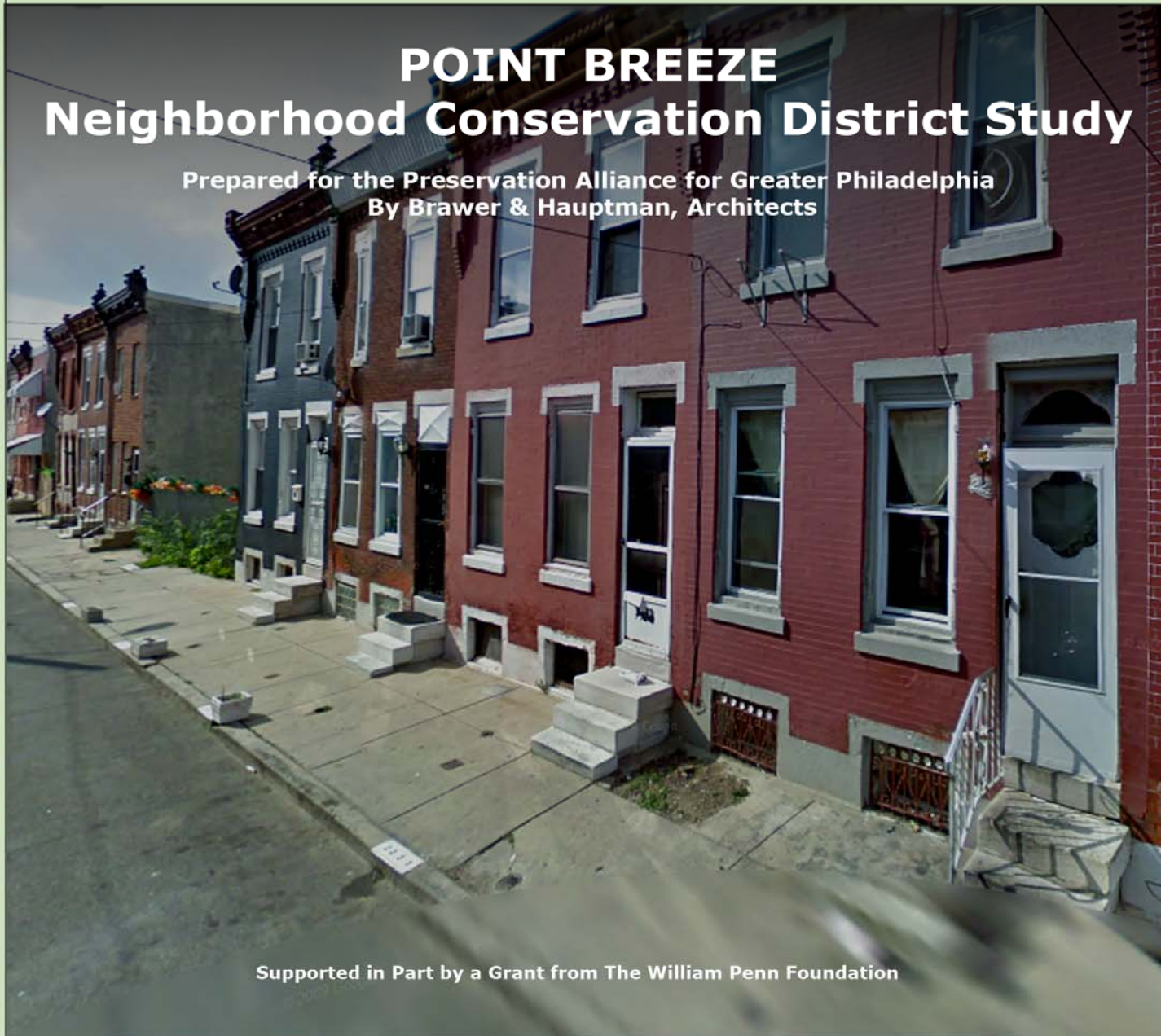


POINT BREEZE Neighborhood Conservation District Study

Prepared for the Preservation Alliance for Greater Philadelphia
By Brawer & Hauptman, Architects



Supported in Part by a Grant from The William Penn Foundation



PRESERVATION ALLIANCE

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FORWARD

Forward

In 2011, the Preservation Alliance for Greater Philadelphia became aware of the concern of many residents of the Point Breeze neighborhood that new development was adversely altering the character of the neighborhood and that other residents saw new development as a positive sign of revitalization. Since the issue seemed to be the compatibility of new three story infill housing with the predominantly two story character of the neighborhood, it appeared that the creation of a Point Breeze Neighborhood Conservation District might be a way to address these issues in a manner that might be satisfactory to both points of view.

To explore interest in a Conservation District approach, the Alliance met with residents of Point Breeze interested in preserving neighborhood character, with then Council President Anna Verna, and discussed the Conservation District concept with the City Planning Commission staff and the Commission Chair, Alan Greenberger, Deputy Mayor. All parties felt that the idea was worth exploring. The Preservation Alliance therefore hired the firm of Brawer & Hauptman to prepare a study and recommendations for a potential Conservation District. Principals of Brawer & Hauptman had participated in the development of the Queen Village Conservation District and were therefore familiar with the concept, requirements and approach. This report is the result of their work.

The report is intended to promote discussion among residents and community organizations in the Point Breeze neighborhood about the pros and cons of Conservation District designation in managing change and preserving neighborhood character. Any decision to pursue a Conservation District designation for Point Breeze will have to be a decision of the residents; the Alliance is providing this report to foster discussion of this concept and approach, which we believe is relevant to the issues in Point Breeze.

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POINT BREEZE

NEIGHBORHOOD CONSERVATION DISTRICT STUDY



FORWARD

It is ironic that when the Preservation Coalition (a predecessor of the Alliance) was promoting the concept of conservation districts nearly 15 years ago, it chose Point Breeze as the study area to illustrate the conservation district concepts. The Preservation Alliance hopes that this current report will contribute to community discussion and may lead to a proposal to create a Conservation District for Point Breeze.

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Point Breeze Neighborhood Conservation District Study INTRODUCTION

The Point Breeze neighborhood of Philadelphia is a unique area comprised of blocks of late 19th century and early 20th century two-story single-family row homes that present a uniform appearance within an urban grid of large major streets and smaller minor streets. Many blocks show deterioration of the structures, inappropriate façade modifications and vacant lots, while other blocks are intact, well-maintained and retain their original character. Due to its proximity to Center City with its vibrant residential housing market, Point Breeze has experienced its share of gentrification and new development. Unfortunately, some of the new market-driven construction includes contemporary, three-story homes that do not fit within the character of the neighborhood and tend to disrupt the uniformity that makes the neighborhood significant. These architectural anomalies are sprouting at an alarming rate and many residents have become increasingly concerned that their historic neighborhood will lose its distinctive character unless steps are taken to regulate new construction.

The Preservation Alliance for Greater Philadelphia has engaged the architectural firm of Brawer & Hauptman to prepare a study, exploring the process by which Point Breeze can become a Neighborhood Conservation District. This legislation allows individual neighborhoods to “provide a reasonable degree of control over alteration and improvement of exterior façades of existing buildings and the design of new construction to preserve the aesthetic fabric of these areas...” The legislation requires that boundaries for the district be determined, design guidelines be adopted and that a process be established for neighborhood deliberation and approval.

INTRODUCTION



INTRODUCTION

This study explores these issues and, through a methodology that examines a number of specific existing conditions, makes recommendations regarding district boundaries and design guidelines that will allow for neighborhood development without jeopardizing its architectural character. This methodology involved the following:

The area studied was from Washington Avenue to Morris Street and from Broad Street to 25th Street. Every block within the study area was evaluated for its degree of integrity (whether there was an abundance of vacant lots), its conformity to the neighborhood's distinguishing character (whether the buildings maintained a consistent height and had with facades with uniform architectural features) and for the physical condition of the individual buildings. The degree by which these conditions occurred determined whether those blocks were candidates for inclusion in the district. Blocks that were completely intact and uniform were excluded from the district because their condition ensured their stability. Blocks that were in poor condition with intrusive, non-compliant development were excluded because they had little left to conserve. Blocks that were mostly industrial, commercial or primarily three-story were excluded as were individual blocks that were outside the contiguous area. Blocks that had viable remnants of typical houses with a small to moderate number of vacant lots were the best candidates for inclusion in the district because of their high potential for conservation within a protective overlay.



INTRODUCTION

As part of the ordinance to create a Point Breeze Conservation District, architectural design guidelines will be established for all new construction and renovation projects. These guidelines will become part of the City Zoning Code. Projects submitted for building permits will be reviewed by the City Planning Commission for compliance with the guidelines. This study makes guideline recommendations that attempt to reinforce the uniformity of the individual blocks, to identify architectural elements that contribute to the block's coherent appearance, and to provide opportunities for compatible new development.

The recommendations that result from the study's block-by-block analysis offers a 35 block conservation district split approximately in half by Point Breeze Avenue, a commercial corridor excluded from the district. This proposed area, which comprises the heart of the neighborhood, contains the most representative urban fabric that has the most potential for stability and conservation while allowing for reasonable and controlled new development. If adopted, the Neighborhood Conservation District Ordinance will prevent intrusive, non-compliant development while allowing growth, rehabilitation and vibrancy in an appropriate and beneficial manner.



METHODOLOGY FOR DEFINING CONSERVATION DISTRICT CRITERIA

As an effective and coherent way to establish the boundaries of the proposed Conservation District, it was important to evaluate the conditions and characteristic of the neighborhood and determine criteria for inclusion in or exclusion from the district. Every street in the designated area was reviewed for integrity (occupied vs. vacant land) and condition (quality of architectural features). This data determined whether an individual residential block was stable enough to not require further protection, vulnerable to disruptive intrusion or too deteriorated to salvage. Reasonably contiguous locks that were vulnerable but salvageable were the primary candidates for inclusion in the district. The following narratives and maps describe this process.

POINT BREEZE

NEIGHBORHOOD CONSERVATION DISTRICT STUDY

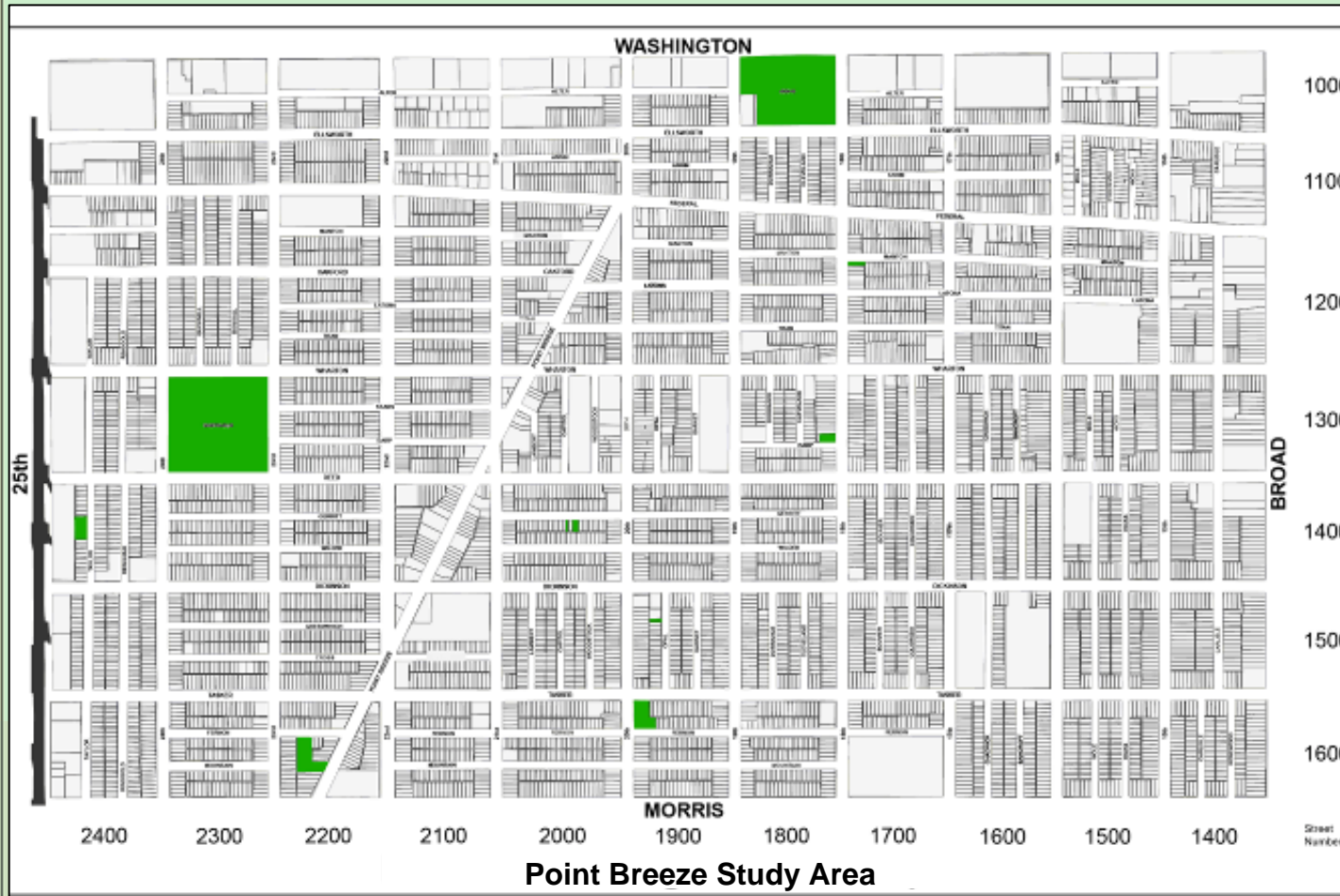


Neighborhood Map

KEY

 Parks

2400 Block Number/ Address



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Block Integrity

Block integrity is based upon vacant versus occupied lots. The integrity levels within the study area were determined by evaluating each block. A block being defined as the area bound by primary streets that run continuous through the city north/south and east/west (for example 22nd, 23rd Streets and Dickinson and Reed Streets define block 15 as denoted on the NCD Map).

Each block was evaluated based on its integrity to provide continuity within the NCD. If the integrity was evaluated on a smaller scale, street by street for example, the NCD would have a number of half blocks excluded from the NCD creating numerous disconnected areas that could be developed outside the Guidelines.

In some instances streets within NCD blocks have vacancy levels higher than 20% and will need to be evaluated on a case by case basis in order to best to understand how the NCD Guidelines apply.






Block Integrity

KEY

Integrity

-  Parks
-  Vacant Lot

Occupied Lots

-  2 Story Residential
-  3 Story Residential
-  Religious & Educational
-  Commercial Light Industrial
-  Mid-rise Residential

POINT BREEZE

NEIGHBORHOOD CONSERVATION DISTRICT STUDY



Block Conditions Map

KEY

Integrity

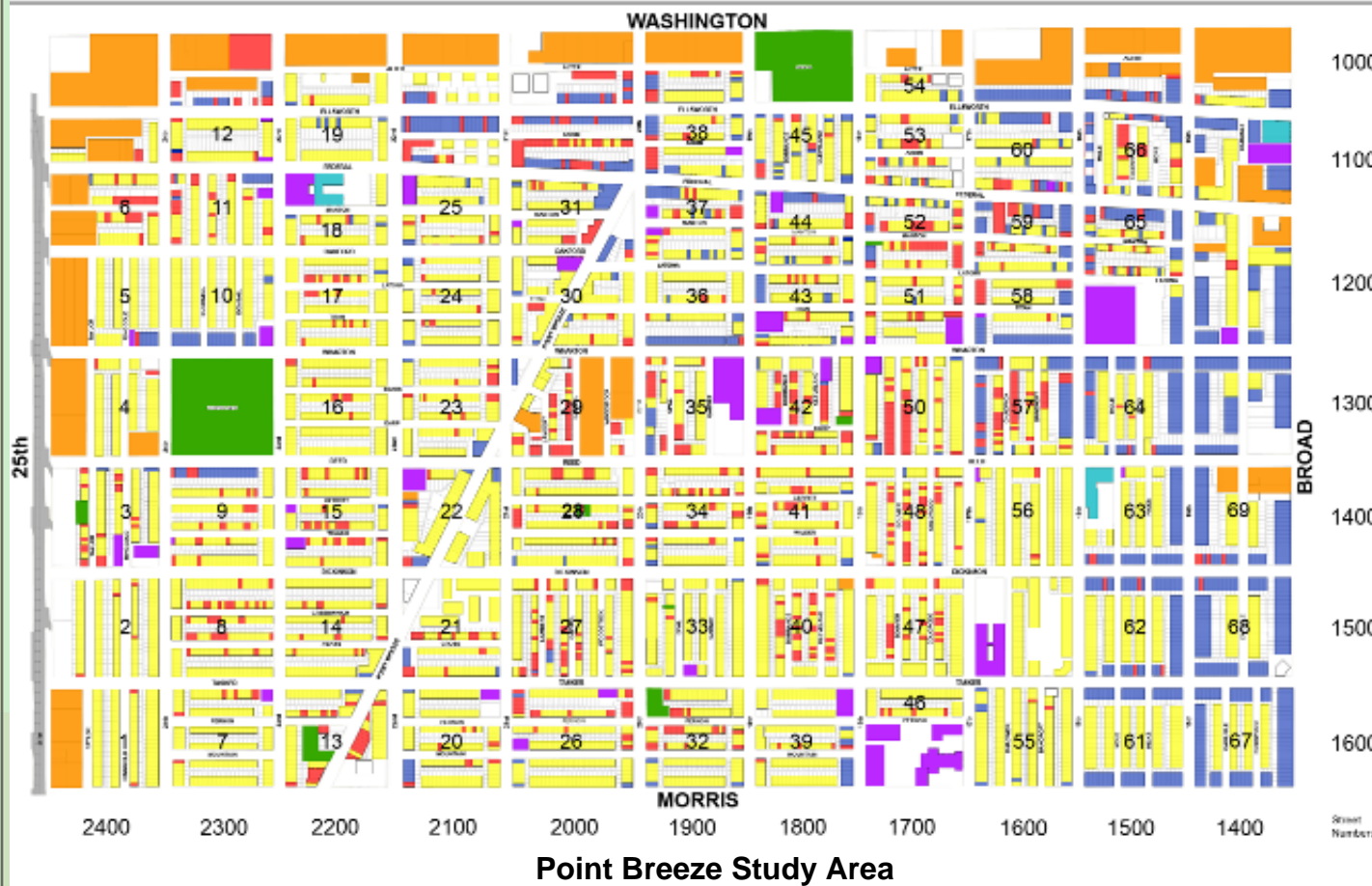
- Parks
- Vacant Lot

Occupied Lots

- 2 Story Residential
- 3 Story Residential
- Religious & Educational
- Commercial Light Industrial
- Mid-rise Residential

2400 Block Number/ Address

15 Block Designation per Study



Point Breeze Study Area

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Existing Block Conditions

- The original detailing remains on most row houses.
- The original fenestration remains intact in most row houses.
- The original materials remain intact in most row houses.
- The street retains most of its original character.

- The original detailing remains on some row houses.
- The original fenestration remains intact in some row houses.
- Some of the original materials have been removed and changed on some row houses.
- The street has some of its original character and still maintains a sense of cohesiveness.

- The original detailing remains only on a few row houses.
- The original fenestration remains only on a few row houses.
- Nearly all the row houses have new exterior materials that are not in keeping with the original fabric.
- New 3 and 2 story row houses have been erected that are not compatible to the original fabric.
- The street no longer has a cohesiveness and has little housing stock to conserve.

POINT BREEZE

NEIGHBORHOOD CONSERVATION DISTRICT STUDY



Street Condition Map

KEY

Street Condition

- Good Condition
- Fair Condition
- Poor Condition

NCD

- NCD Outline

2400 Block Number/ Address

15 Block Designation per Study



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2230 Gerritt Street | View: East



2244 Gerritt Street | View: South



2240 Reed Street | View: South



2212 Reed Street | View: South



1420 23rd | View: East



1407 23rd | View: East

Good

- Original detailing remains on nearly all the homes.
- The original fenestration remains intact in almost all the homes.
- The original exterior material is prevalent in most of the homes.
- The street retains nearly all of its original character.

Fair

- Original detailing remains on some houses.
- The original fenestration remains intact in some houses.
- Some homes have changed exterior material.
- The street is losing its sense of cohesiveness.

Fair

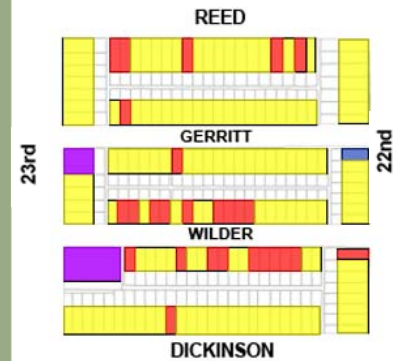
- Original detailing remains on some houses.
- The original fenestration remains intact in some houses.
- Most homes have changed exterior material.
- The street has lost most of its cohesiveness.

Block 15

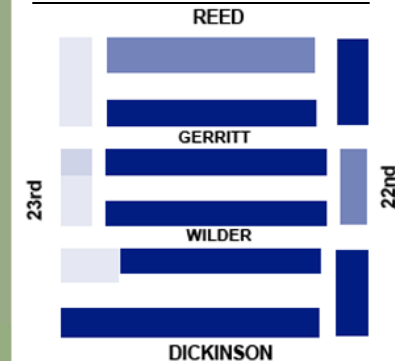
Included in NCD

17 % Vacant Lots

Integrity



Street Condition



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1565 Opal Street | View: North



1541 Opal Street | View: North



1545 Garnet Street | View: North



1519 Garnet Street | View: North



1942 Dickinson Street | View: South-East



1908 Dickinson Street | View: South-East

Fair - Good

- Original detailing remains on most houses.
- Much of the original fenestration remains in place.
- Street has the sense of a cohesive place.
- Some homes have changed exterior material.

Good - Fair

- Original detailing remains on most houses. (Left Side)
- Much of the original fenestration remains in place.
- Street has sense of a cohesive place.
- Some homes have changed exterior material. (Right Side)
- Some homes no longer have historical detailing. (Right Side)

Fair/ Poor

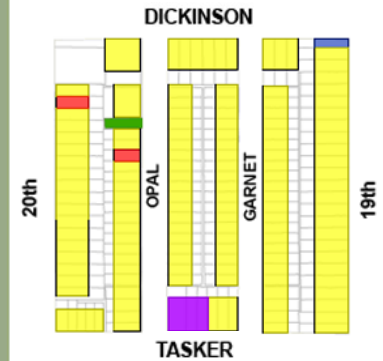
- Some of the original fenestration remains in place.
- Street has lost the sense of a cohesive unit.
- Many homes have changed exterior material.
- Some homes no longer have historical detailing.
- Varying front porches have been added to some homes.

Block 33

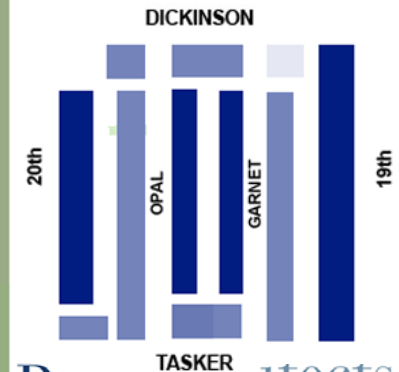
Included in NCD

1 % Vacant Lots

Integrity



Street Condition



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Block 53

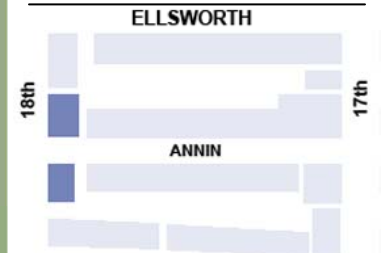
Excluded From NCD

17 % Vacant Lots

Integrity



Street Condition



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Poor

- Some of the original fenestration remains in place.
- Some homes have changed exterior material.
- Some homes no longer have historical detailing.
- Varying front porches have been added to some homes.
- No longer a cohesive street.



1733 Ellsworth Street | View: South

Poor

- Some of the original fenestration remains in place.
- Some homes have changed exterior material.
- Some homes no longer have original detailing.
- New three story houses have already been constructed on the street.
- No longer a cohesive street.



1734 Annin Street | View: West

Poor

- Very little of the original fenestration remains in place.
- Many homes have changed exterior material.
- Some homes no longer have original detailing.
- Newly constructed three and two story homes that do not fit the characteristics of the neighborhood.
- No longer a cohesive street.



1737 Federal Street | View: North



1701 Ellsworth Street | View: South



1706 Annin Street | View: West



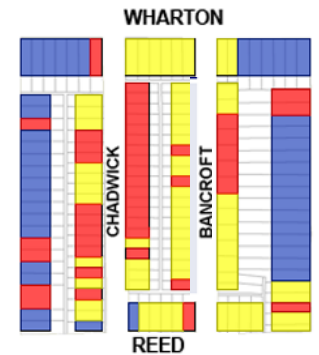
1729 Federal Street | View: North

Block 57

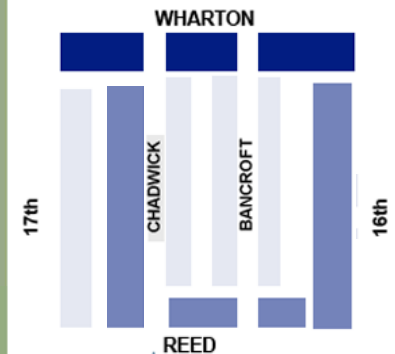
Excluded From NCD

Vacant lots exceeds 20% of the total number of lots on block

Integrity



Street Condition



1340 Bancroft Street | View: North-West



1328 Bancroft Street | View: North-East



Reed St. at Chadwick St. | View: North-East



1621 Reed Street | View: North-East



1311 Chadwick Street | View: South



1321 Chadwick Street | View: South-West

Poor

- Numerous vacant lots.
- Few remaining original details.
- Varying façade materials.
- Not a cohesive street.

Fair

- Excessive number of vacant lots.
- Few remaining original details.
- Varying façade materials.
- Not a cohesive street.

Poor - Fair

- Some vacant lots.
- Some remaining original details.
- Varying façade materials.
- A somewhat cohesive street.

Point Breeze Study Area- Bounded by Washington Avenue on the north, Morris to the south, Broad Street to the east and 25th Street to the west.

Proposed area for the NCD- Excluding the mixed use area along Point Breeze Avenue, to allow for future commercial development. The district is bounded by Federal & Reed Streets to the north, 16th and 17th Streets to the east, Morris to the south, and Taylor to the west.

Proposed area for the NCD- Includes almost 34 city blocks

NCD to include the area South of Federal Street & the area East of Taylor Street

- This area has already undergone little new development and many homes exhibit the characteristics desired to include in the NCD.
- This area primarily consists of residential houses and is not mixed with light industrial/ heavy commercialized areas. Which would deem them not suitable to include in the NCD.

NCD to include the area South of Reed Street when East of Point Breeze Avenue.

- This area is made up of buildings that retain defining characteristics of the Point Breeze Neighborhood.
- Streets have seen little new development with only a few 3 story buildings in between existing 2 story homes.
- Most blocks have avoided development with houses that do not match the typical Point Breeze residential structure.
- This area consists primarily of blocks with a low number of vacant lots and houses that are in fair or good condition, providing the best opportunity for knitting the area back together with quality compatible infill construction.

Neighborhood Analysis

POINT BREEZE

NEIGHBORHOOD CONSERVATION DISTRICT STUDY



Proposed District Boundaries

KEY

Integrity

- Parks
- Vacant Lot

Occupied Lots

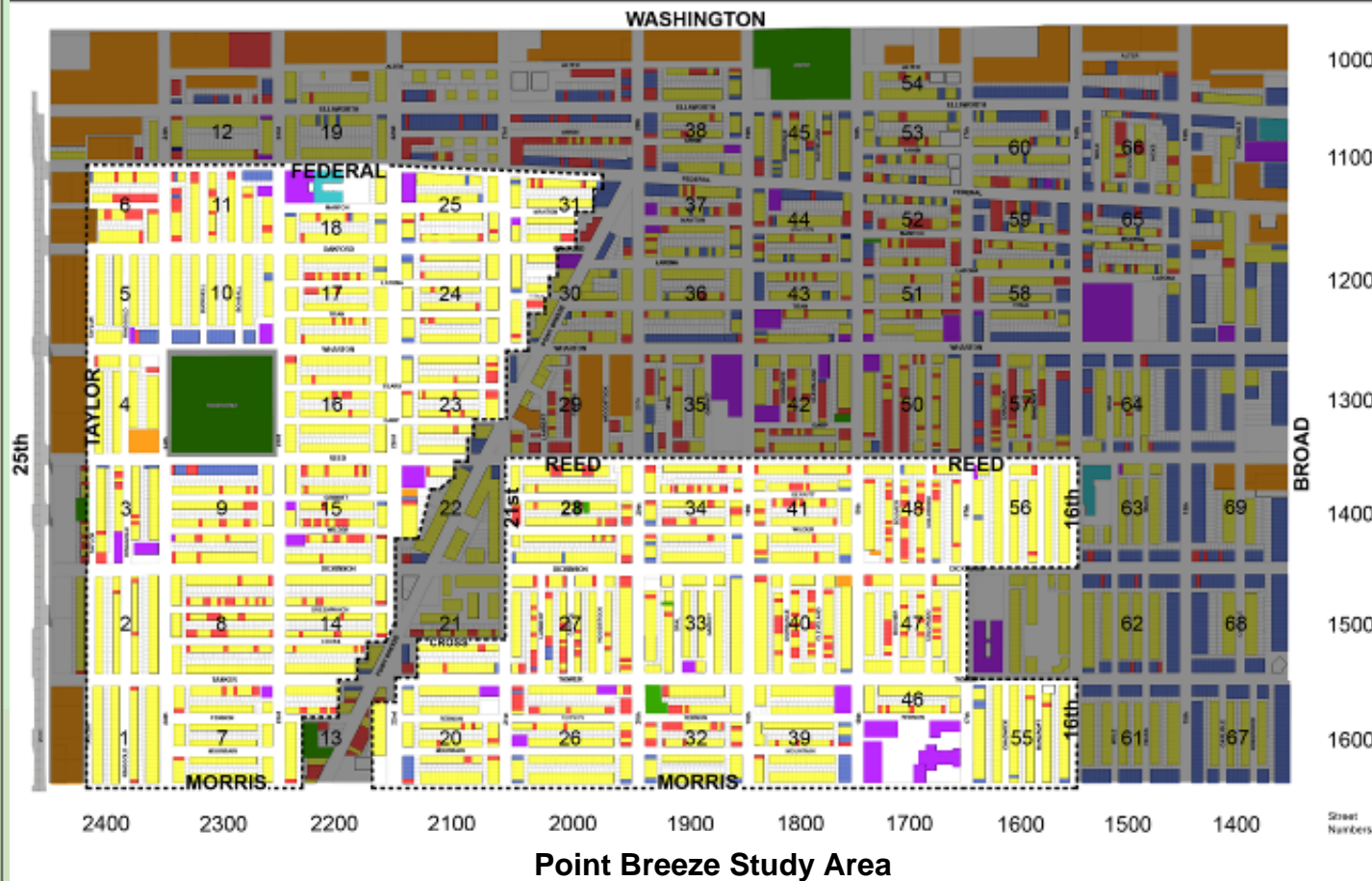
- 2 Story Residential
- 3 Story Residential
- Religious & Educational
- Commercial Light Industrial
- Mid-rise Residential

2400 Block Number/ Address

15 Block Designation per Study

NCD

- NCD Outline
- Area Excluded from NCD



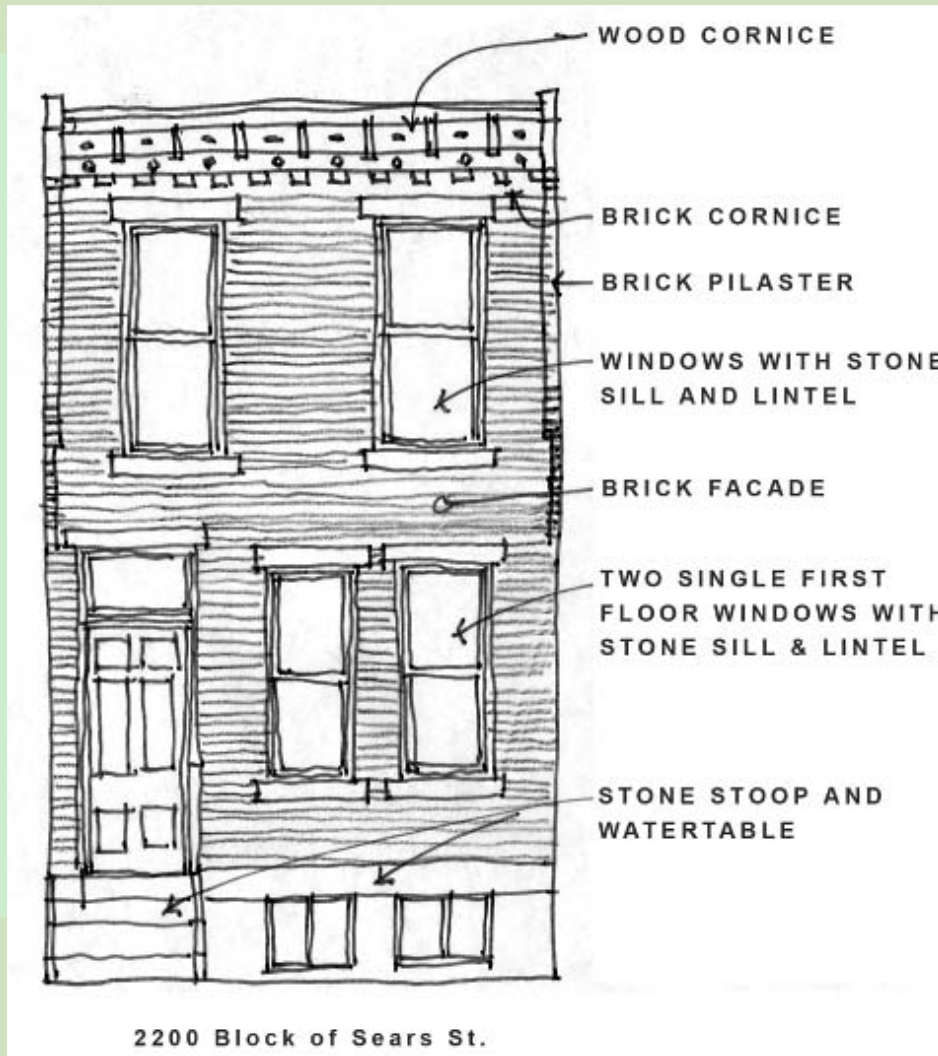
Point Breeze Study Area



DEFINING CHARACTERISTICS

Within the Point Breeze neighborhood, despite the appearance of uniformity, there are actually a number of architectural styles and a variety of architectural features as a result of changing tastes and builder options over the period of time during which the neighborhood was developed. Materials, window sizes, cornice details, water tables, stoops, bays and porches vary from block to block. The following drawings illustrate some of the more common and more unique architectural prototypes.

Defining Characteristics of Point Breeze Two-Story Home



DEFINING CHARACTERISTICS

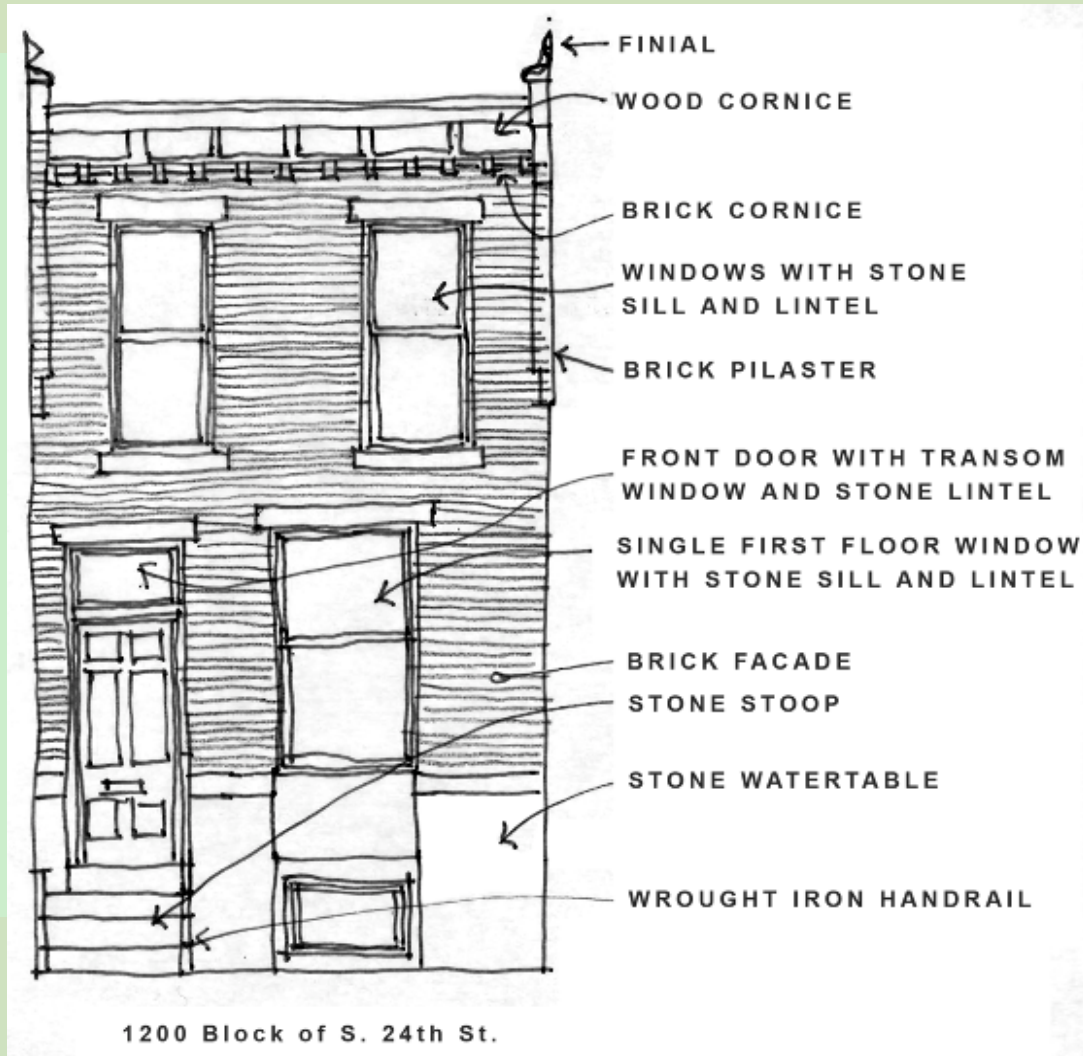
Primary Locations
(Most Common)

- S. 24th St.
- Reed St.
- Dickinson St.
- Wharton St.

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Defining Characteristics of Point Breeze Two-Story Home



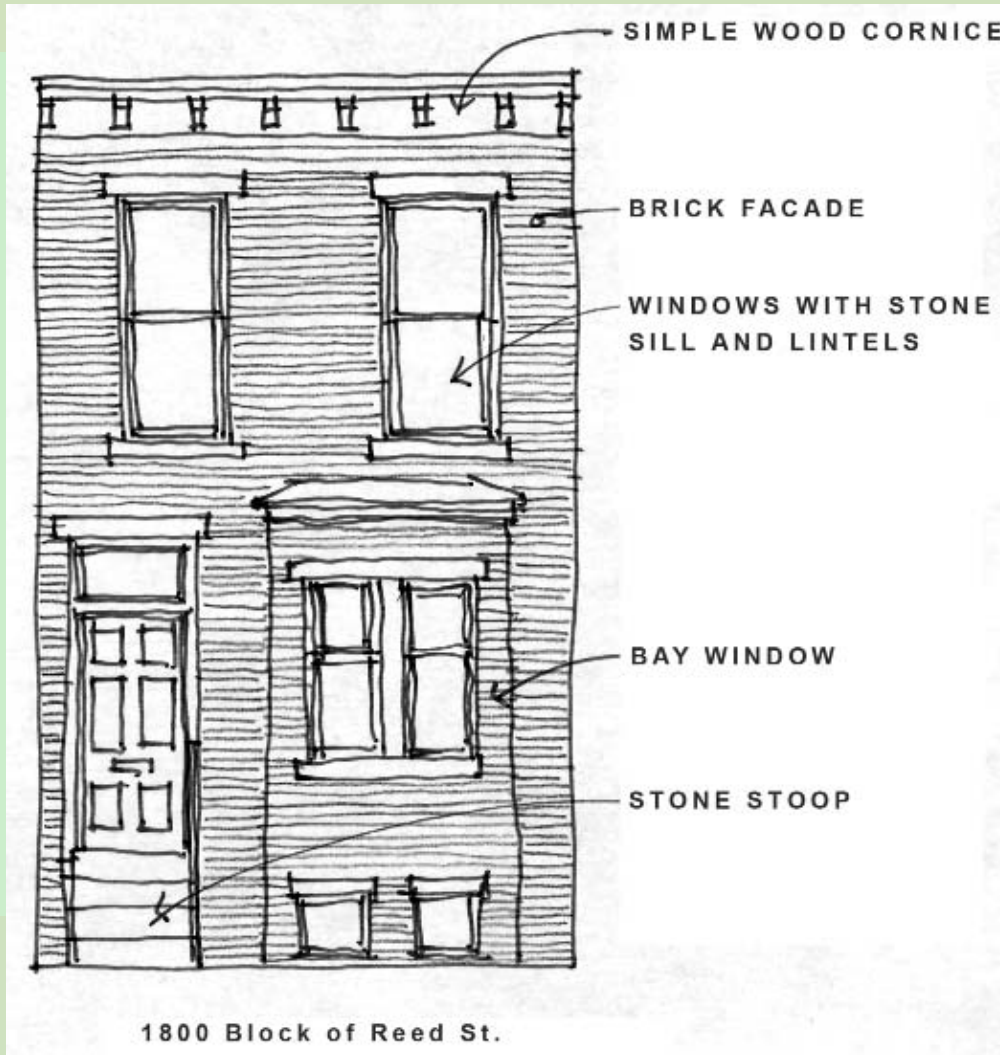
DEFINING CHARACTERISTICS

Primary Locations
-1200 Block of S. 24th St.

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Defining Characteristics of Point Breeze Two-Story Home



DEFINING CHARACTERISTICS

Primary Locations

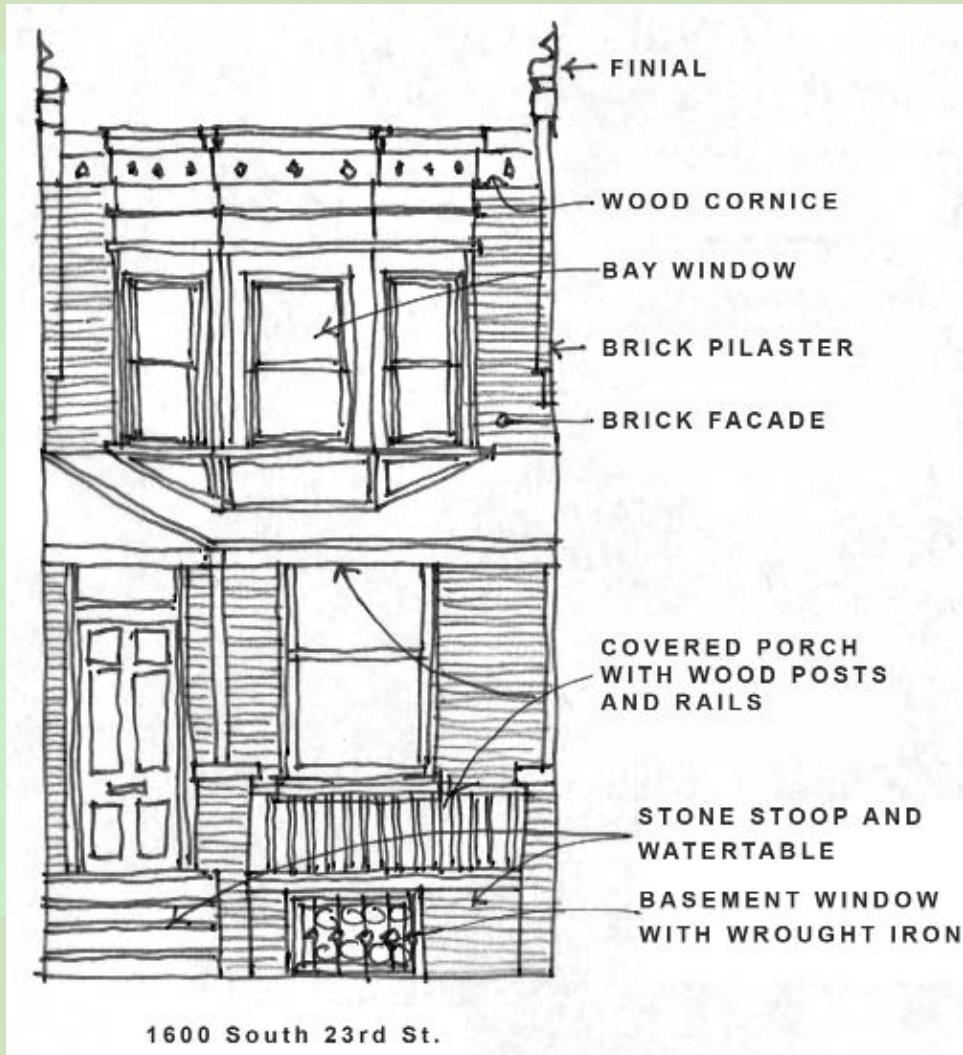
Bay Windows
(Uncommon)

- 1800 Block of Reed St.

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Defining Characteristics of Point Breeze Two-Story Home



DEFINING CHARACTERISTICS

Primary Locations
Bay Window/Porch
(Uncommon)
- 1600 Block of 23rd St.

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CONSERVATION DISTRICT GUIDELINES

The design guidelines by which new construction and alterations will be reviewed for compliance include eight specific categories: height, materials, first floor elevations, fenestration, bay windows, porches, flat roofs and front stoops. This study has determined that it is adherence to these characteristics that gives Point Breeze its unique, uniform appearance. The following narrative describes each guideline in detail.

NCD
GUIDELINES
New
Construction

1. Height



The three story homes do **not** maintain the street's established house height, or cornice line giving the street an inconstant appearance.

Proposed buildings adjoining three or more houses with a uniform cornice line that defines a building height should maintain the same cornice and roof elevation. Row Houses are predominantly 2 Stories in Point Breeze. Below are descriptions of both 2 and 3 story row houses and where each apply:

2 Story Row Houses – If the existing row houses along a street are 2 stories the proposed row house must also be 2 stories, unless the proposed row house meets the exceptions described below under *3 Story Row Houses*.



Typical block with 2 story row houses.

NCD GUIDELINES New Construction

1. Height (Cont.)

3 Story Row Houses – If the existing row houses along a street are 3 stories the proposed row house must also be 3 stories. A proposed 3 story row house can be built along a street that has 2 story row houses if the following conditions apply:

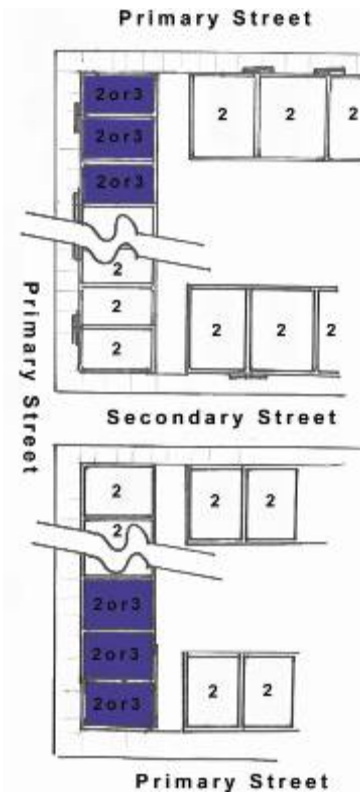
Corner Row Houses - The last three row houses at the corner of primary streets (i.e. 19th and Reed Streets) can be either a 2 story or 3 story row house as long as the adjacent row house (starting from the corner) is 3 stories. Therefore, if the corner row house is a 2 story structure, the 2nd and/or 3rd row house(s) from the corner cannot be 3 stories (see corner row house sketch).

Corner Row House Sketch



NCD GUIDELINES New Construction

Corner Row House Plan



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1. Height (Cont.)

Missing Row Houses

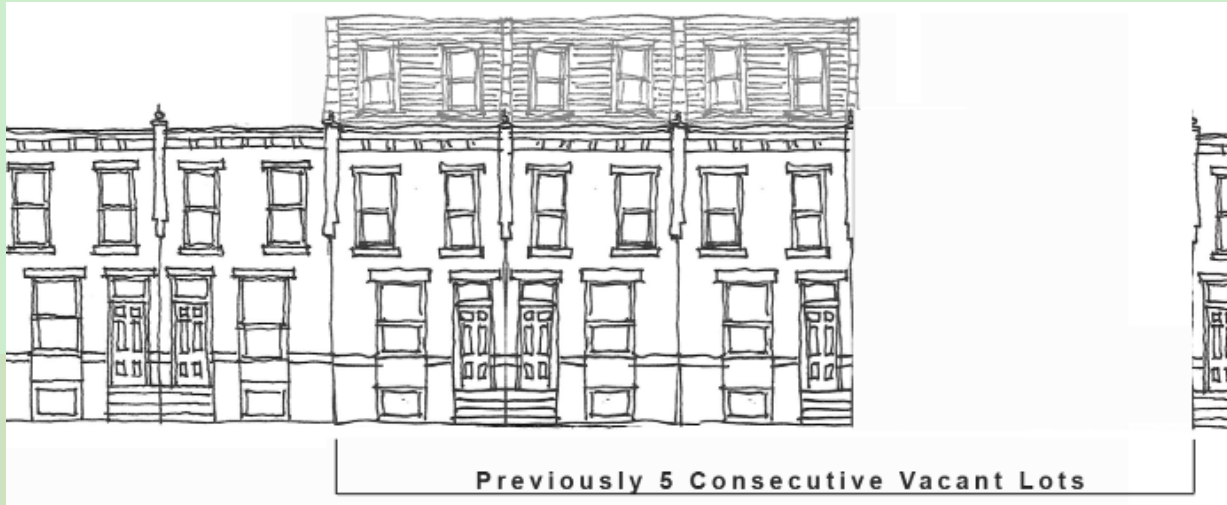
A 3 story row house can only be built when 5 or more consecutive row houses are missing on one side of the street within the NCD and at least 3 consecutive 3 story row houses are proposed to be developed at the same time. The third story street façade must have a sloped mansard roof with a cornice that aligns with the established 2 story cornices on the street with windows of similar proportion to the second floor windows (See Sketch), Or a 3rd story cornice line (see sketch). The 3 story Row House must also meet the NCD Guidelines including, but not limited to, elevation of first floor, and fenestration proportion, pattern and scale.

NCD
GUIDELINES
New
Construction

1. Height (Cont.)



3rd Story Cornice Line Sketch



Missing Row Houses Sketch

NCD
GUIDELINES
New
Construction



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2. Building Materials



These homes are all constructed of brick, of a similar type, helping to give the street a cohesive look.



These homes use stucco, vinyl and simulated stone veneer. Materials that are **not** characteristic of the Point Breeze neighborhood.

A. Brick Walls as described in the Defining Characteristics is the primary material used for the exterior street facades in Point Breeze. Brick must be used on all street facades within the NCD.

B. Cornices, Lintels, Stoops, Window & Door Casings and Watertables as described in the Defining Characteristics can be achieved using materials sympathetic to the existing adjacent facades. (acceptable examples would be: painted wood, fiberglass, and metal for Cornices and Window and Door Casings; limestone and cast stone for Watertables and Lintels and Sills).

C. Bay Windows as described in the Defining Characteristics can be achieved using materials sympathetic to the existing adjacent facades. (acceptable examples would be: painted wood, fiberglass, and metal). No stucco or vinyl should be used on bay windows.

NCD
GUIDELINES
New
Construction

3. Elevation of First Floor

Proposed buildings must align their first floor elevation with its neighbors floor elevation when three or more adjoining homes have the same floor elevation. Aligning the first floor elevations allows for the Defining Characteristics of the stoop water table and first floor windows to align with adjacent existing facades within the Point Breeze neighborhood. The only exceptions are for corner properties that are neighborhood retail spaces and properties that must meet ADA requirements.

NCD
GUIDELINES
New
Construction



4. Fenestration

Proposed buildings in blocks where there is a consistent fenestration pattern established the following must be followed:



The center left home has windows replaced with windows that are **incompatible** with windows in Point Breeze.

A. Windows & Doors – A proposed building’s windows and doors shall have the same operating characteristics and sizes as its adjoining building’s windows and doors when three or more adjacent buildings have the same window and door type.

(Typically, the windows in the Point Breeze neighborhood are vertically oriented rectangular shaped and are fixed, casement, and/or double hung).



The green home does **not** maintain the same size/ scaled fenestration as its neighbors.

B. Proportion, Pattern and Scale – Proposed buildings in blocks where there is uniform fenestration [three or more houses] must maintain the same door and window spacing and dimensions to continue the same rhythmic pattern and proportions established on the street.

NCD
GUIDELINES
New
Construction

5. Bay Windows

For proposed buildings on a block where there is a continuous pattern of bay windows on the street, a bay window of the same size and shape with consistent window openings must be constructed on the proposed façade so the existing Point Breeze neighborhood fabric is conserved. Bay windows may not be stucco. They must be sympathetic to the character of the original bay windows in the neighborhood.



The row house on the left does **not** maintain the street pattern or having a centered second floor bay window.



The row house on the left does **not** maintain the street pattern having first floor bay windows.

NCD
GUIDELINES
New
Construction

6. Porches

Proposed buildings adjoining three or more houses with a similar style front porch, must include a front porch of the same size and shape in its design. The porch must be constructed using compatible materials in order to conserve the existing Point Breeze neighborhood fabric. For renovations of existing houses these principals apply.



The left porch does not maintain similar styles or materials to the original porches on this block.



A porch on a street with no front porches, disrupts the stoop pattern of the street.

7. Flat Roofs

Proposed buildings must have flat or low pitched roofs, (4/12 Slope or Lower) which are in keeping with the existing fabric of the Point Breeze Neighborhood



Side view of a row house with a standard low pitch roof, that under normal conditions would not be visible from the street.

8. Front Stoops

Proposed front stoops must be constructed of similar materials and maintain the same size, shape, orientation and pattern as the existing front stoops when established with three or more homes on the street.

NCD
GUIDELINES
New
Construction



The brick stoop does **not** maintain the same stoop orientation that has been established on this street.

9. Corner Properties/Ground Floor Commercial

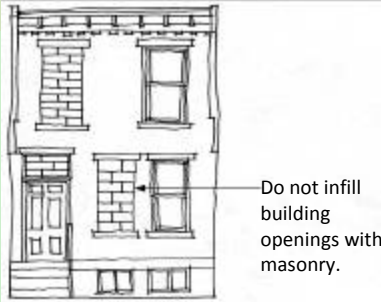
When the Philadelphia Zoning Code Permits commercial uses on the ground floor of corner lots the following guideline requirements must be met:

- A. The building may be 2 or 3 stories
- B. 3 story buildings must be located on primary streets
- C. Public commercial entrances must be located at sidewalk elevation or so they are accessible according to ADA requirements
- D. 2nd and 3rd floor windows must align with adjacent properties



NCD
GUIDELINES
New
Construction

1. Masonry (Alterations)



A. Masonry Openings – No original masonry openings shall be in-filled or changed.



B. Covering Masonry – No masonry facades shall be covered or clad with stucco, siding, or other materials.

NCD
GUIDELINES
Alterations
(Requiring Building Permit)

2. Fenestration (Alterations)



- A. Windows & Doors – Replacement windows and doors shall have the same operating characteristics and size as the original (Typically, the windows in the Point Breeze neighborhood are rectangular in shape and are fixed, casement, and/or double hung).

The house on the right replaced two first floor windows with one smaller window of a different operation type that is **incompatible** with the windows in the Point Breeze Neighborhood.

The second floor windows were replaced by two smaller windows that do **not** maintain the size and scale of its neighbor's windows.

NCD Guidelines Alterations (Requiring Building Permit)



NCD GUIDELINES

AN EXAMPLE OF A SUCCESSFUL CONSTRUCTION PROJECT

While some of the new development in Point Breeze has threatened to disrupt the character of the neighborhood, there have been a few notable infill projects that illustrate how thoughtful design can enhance and contribute to the neighborhood's appearance while remaining a viable financial model for the developer.



New Construction Precedent in the Point Breeze Neighborhood



Newly constructed houses on the 1300 block of 22nd St.

NCD GUIDELINES

Successful Row Houses Where:

1. **Height** – Cornice aligns with adjacent row houses.
2. **Building Materials**
 - Brick walls
 - Painted Wood Cornice
 - Stone Lintels
 - Stone Stoops
 - Painted Wood Windows and Door Casings
3. **Elevation of First Floor**
4. **Fenestration**
7. **Flat Roofs**
8. **Front Stoop**

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NEXT STEPS

Next Steps

The purpose of the Point Breeze Conservation District Study is to promote discussion among residents and community organizations in the Point Breeze neighborhood about the creation of a conservation district. To begin that process, copies of this report are being made available to the City Planning Commission, to Councilman Kenyatta Johnson, and to the major community organizations in Point Breeze. Additional copies of the report can be obtained from the Preservation Alliance; the report is also available from the Alliance's website www.preservationalliance.com under Publications/Alliance Publications.

The following is a suggested outline of next steps that could lead to the creation of a Conservation District if that is what residents of the neighborhood decide

1. COMMUNITY DISCUSSION OF THIS REPORT

This report is intended to foster community discussion about the Neighborhood Conservation District concept. The next step is therefore to organize discussions among residents and community organizations about the ideas and recommendations in this report. This might include the following:

- Review and comment on the report by civic associations and community organizations, including CDCs, in the neighborhood.



NEXT STEPS

- Organization of meetings for residents in the proposed Conservation District areas to review and discuss the recommendations in the report. We would suggest that these consist of three or four meetings in each of the two proposed Conservation District areas rather than one large meeting so that residents can fully understand the ideas and have the opportunity to ask questions.
- Two larger community meetings, one in each area, might be held after the smaller meetings are completed.

2. DOCUMENTATION OF COMMUNITY INTEREST

The community meetings and reviews outlined above might lead to some suggested modifications in the recommendations in the report. These should be documented. In addition, community interest (pro and con) should be documented as well. This could be done by petitions available for residents to sign at the end of each community meeting or in a similar Way.

3. APPLICATION TO THE CITY PLANNING COMMISSION

Once there is an agreement on the guidelines and the District boundaries, a petition is sent to the City Planning Commission by a neighborhood association or by 30% of the property owners within the proposed District.



NEXT STEPS

The City Planning Commission has six months to draft and review the guidelines and prepare the Ordinance with the assistance of residents, the neighborhood association(s) and the Councilperson representing the District.

The Councilperson will convene at least one public meeting to seek comments on the proposed Ordinance.

The Councilperson will introduce the Ordinance in City Council for adoption. The City Planning Commission and the Historical Commission may submit non-binding recommendations.

At least 60 days before a public hearing is held regarding the proposed Ordinance, City Council will send a written notice to all property owners in the District. Council will not enact the Ordinance to create the District if 51% or more of the property owners send letters objecting to the adoption of the Ordinance.

Council may change the guidelines or the boundaries. Once the District is established, Council will notify all of the property owners in the District.



APPENDIX

Draft Ordinance for Point Breeze Neighborhood Conservation District

1. District Boundaries

For the purposes of this Chapter, The Point Breeze Neighborhood Conservation District shall be bounded by: the north side of Morris Street, the properties on the east side of S. Taylor Street, the properties on the south side of Federal Street up to Point Breeze Avenue, the properties along the south side of Reed Street from Point Breeze Avenue to the west side of S. 16th Street, except for any properties along Point Breeze Avenue, the properties bounded by Point Breeze Avenue, Reed Street and S. 20th Street, the block bounded by Dickenson Street, S. 17th Street, Tasker Street and S. 16th Street and the block bounded by Fernon Street, S. 18th Street, S. 17th Street and Morris Street.

2. Area Regulations – Residential Structures

These regulations shall apply to properties residentially zoned, regardless of use, and to properties that are permitted by the Department for exclusive residential use.

a. Height Regulations. All new buildings within the District shall be limited to two stories with the following exceptions:

1. On a street where there are only 3-story houses, the new house must also be three stories.
2. A 3-story row house may be built only when 5 or more consecutive row houses are missing on one side of the street within the District and at least three consecutive 3-story row houses are proposed to be developed at the same time. The third story street facade must have a sloped mansard roof with a cornice that aligns with the established 2-story cornices on the street.
3. The last three row houses at the corner of primary streets may be either 2 or 3 stories as long as the adjacent row house (starting from the corner) is three stories. Therefore, if the corner house is two stories, the second or third house from the corner cannot be three stories.
4. Three story houses must meet the other District guidelines described herein regarding windows, materials and other required alignments.

3. Design Guidelines – Residential Structures

These regulations shall apply to properties residentially zoned, regardless of use, and to properties that are permitted by the Department for exclusive residential use.

a. Requirements for both New Construction and Alterations

.1 Building Materials

- a. Brick must be used on all street facades within the District.
- b. Cornices, lintels, stoops, window and door casings and watertables must all be of materials sympathetic to similar elements of the adjacent original facades. These materials include painted wood, fiberglass, metal, limestone and cast stone.
- c. Bay windows must be of materials sympathetic to similar elements of the adjacent original facades. No stucco or vinyl shall be permitted on bay windows.
- d. No existing masonry street facades may be covered or clad with stucco, siding or other materials.



APPENDIX

.2 First Floor Elevations

- a. Proposed buildings must align their first floor elevation with the adjacent existing buildings when three or more adjoining homes have the same floor elevation. The only exceptions are for corner properties that are neighborhood retail spaces and properties that must meet ADA requirements.

.3 Fenestration

- a. **Windows and Doors.** Windows and doors in new buildings or replacement windows in existing building shall have the same operating characteristics and sizes as its adjoining buildings' windows and doors when three or more adjacent buildings have the same window and door type.
- b. **Proportion, Pattern and Scale.** Proposed buildings in blocks where there is uniform fenestration in three or more houses, door and window spacing, dimensions and rhythm must be maintained.
- c. **Bay Windows.** Where there is a continuous pattern of bay windows on a street, a bay window of the same size, shape and window configuration must be constructed. Stucco is not permitted as a material. Bay windows are not permitted on a street where there are no bay windows.
- d. **Alterations.** When altering existing buildings, no original masonry openings shall be in-filled or changed on street facades.

.4 Porches

- a. Proposed buildings in blocks where there is a uniform pattern of front porches, the proposed house must include a porch of similar design and dimension with compatible architectural elements. Porches are not permitted on a street where there are no porches.

.5 Flat Roofs

- a. Proposed buildings must have flat or low-pitched roofs, 4:12 slope or lower.

.6 Front Stoops

- a. Front stoops must be constructed of similar materials and maintain the same size, shape, orientation and pattern as the existing front stoops when established by three or more adjoining homes on the street.

4 Design Guidelines – Commercial Structures

These regulations shall apply to properties commercially zoned and of commercial use within the District.

a. Requirements for both New Construction and Alterations

.1 Corner Properties with Ground Floor Commercial

- a. When ground floor commercial uses are permitted at corner lots, the following guidelines shall be met:
 1. The building may be either 2 or 3 stories.
 2. 3-story buildings must be located on primary streets
 3. Public commercial entrances must be located at sidewalk elevation or so they are accessible according to ADA requirements.
 4. Second and third floor windows must align with adjacent properties.

