

HISTORIC DISTRICT DESIGN STANDARDS

SUMMARY OF UPDATES

December 2021

Suggested additional edits to incorporate based on public input:

1. **Chapter 3.** Dilworth Overview: Update to include information about historic commercial, institutional (non-residential) and multi-family structures as these are key contributors to the character of the Dilworth District.
2. **Chapter 6 and 7.** Add language to emphasize that new infill multifamily and commercial buildings need to have “modulated facades through step-backs and material/architectural changes to create a break in the wall plane to give the appearance of separate structures.” For Chapter 6 this will be incorporated as part of Context, 6.3 #4; Spacing, 6.6, #2; Massing and Complexity of Form, 6.8. For Chapter 7 this will be incorporated in Context, 7.3, and Massing and Complexity of Form, 7.7.
3. **Chapter 6.** Clarify 6.6 #2 to read: “New multi-family buildings should respect historic lot lines and parcel sizes. For multi-family buildings that are more than one lot width on the primary elevation and street, the mass of the building should be modulated with a step-back that creates a break in the wall plane to emulate the spacing of existing historic buildings”
4. **Chapter 7.** Re-name the “Commercial” chapter “Non-Residential”.
5. **Chapter 8.** Clarify the difference between 8.6 #3 and #12.
 - #3 references original, historic retaining walls.
 - #12 references new retaining walls, which include any wall that is not historic including those that were built during the 1980s, 1990s and early 2000s.
 - Clarify that existing, non-historic retaining walls may be replaced and updated with the same or better historically appropriate materials.
6. **Glossary.** Add a definition of “Scale Reducing Techniques”.
7. **Scrivener's errors.** Corrections throughout the document, as needed.