

DRAFT ORDINANCE

Sec. 58-___. Parkwood District.

(a) The district known as the Parkwood District is designated as a historic district under the provisions of this chapter.

(b) The Parkwood District includes the properties at the following addresses and owned by the following persons:

Parkwood Historic District Property Owners List

130 PARKWOOD RD	QAMRUDDIN MANSOOR OR	15 237 08 013
136 PARKWOOD RD	STEWART ROBERT G OR	15 237 08 012
140 PARKWOOD RD	BROWN BOBBY C	15 237 08 011
146 PARKWOOD RD	BROWN BOBBY C	15 237 08 004
150 PARKWOOD RD	NARDIN FREDERIC W III	15 237 08 005
154 PARKWOOD RD	GARNER MARY B	15 237 07 001
158 PARKWOOD RD	GRAMLING VERNON R OR	15 237 07 002
160 PARKWOOD RD	PRUETT SEAN K	15 237 07 003
164 PARKWOOD RD	KENNEDY JAMES P	15 237 07 004
168 PARKWOOD RD	WEINZIERL TIMOTHY J OR	15 237 07 005
176 PARKWOOD RD	BLISS CHARLES R OR	15 237 07 006
177 PARKWOOD RD	GILMORE WILLIAM JOEL	15 237 06 019
184 PARKWOOD RD	PERRY ALICIA M	15 237 07 007
185 PARKWOOD RD	BECK COREY ALLEN	15 237 06 018
192 PARKWOOD RD	DICKS ANNE H	15 237 07 008
198 PARKWOOD RD	GORDON J SCOTT OR	15 237 07 009
201 PARKWOOD RD	GODFREY JAMES MICHAEL OR	15 237 06 017
207 PARKWOOD RD	HILL THOMAS R OR	15 237 06 016
209 PARKWOOD RD	THIGPEN CYNTHIA M	15 237 06 015

219 PARKWOOD RD	RUSSELL GEORGE L	15 237 06 021
225 PARKWOOD RD	PUGH GENE L JR OR	15 237 06 022
225 PARKWOOD RD	KATZ DAVID OR	15 237 06 020
229 PARKWOOD RD	POTTS, DEAN OR	15 237 06 023
233 PARKWOOD RD	GEORGE H EMILY	15 237 06 024
237 PARKWOOD RD	WOODRING LARRY D	15 237 06 012
238 PARKWOOD RD	PIVAR BENJAMIN L OR	15 236 04 042
241 PARKWOOD RD	ROESEL ELIZABETH R OR	15 237 06 011
245 PARKWOOD RD	FALLON MICHAEL T	15 237 06 010
255 PARKWOOD RD	LEAKE JOHN M JR OR	15 237 06 008
264 PARKWOOD RD	DORAGE STEPHEN J OR	15 237 05 030
268 PARKWOOD RD	CRUM DAVID L	15 237 05 028
271 PARKWOOD RD	BELL BRYAN DAVID	15 237 06 007
276 PARKWOOD RD	ORDWAY MARK D OR	15 237 05 027
284 PARKWOOD RD	HARVEY PRENTISS A	15 237 05 026
285 PARKWOOD RD	DAY STEPHEN D	15 237 06 006
292 PARKWOOD RD	RODRIGUEZ SHERRY W	15 237 05 025
300 PARKWOOD RD	CLIFFORD LOY LUTTON REVOCABLE	15 237 05 024
308 PARKWOOD RD	LOHMEIER GREGORY L OR	15 237 05 023
316 PARKWOOD RD	THOMPSON PAUL K	15 237 05 022
317 PARKWOOD RD	KERIMBAEV BOLOT	15 237 06 005
324 PARKWOOD RD	TRAPKIN PHILIP H OR	15 237 05 021
327 PARKWOOD RD	SHUMAN EMILY	15 237 06 004
328 PARKWOOD RD	ELMORE STEVEN TIMOTHY	15 237 05 020
342 PARKWOOD RD	WILLIS RICHARD A	15 237 05 019
349 PARKWOOD RD	FEDERAL NATIONAL MORTGAGE ASSO	15 237 06 003

351 PARKWOOD RD	ARKO ROBERT J	15 237 06 002
352 PARKWOOD RD	THOMAS JEFFERSON FOUNTAIN III	15 237 05 018
364 PARKWOOD RD	DOWNEY ROBERT EMMETT	15 237 05 017
371 PARKWOOD RD	VOCARIE ANDREW	15 237 06 001
374 PARKWOOD RD	MARGIASSO NICHOLAS E	15 237 05 016
388 PARKWOOD RD	HILL CAROL M	15 237 05 015
400 PARKWOOD RD	WICHMANN THOMAS OR	15 237 05 014
416 PARKWOOD RD	SOVINE MELANIE L	15 237 05 013
430 PARKWOOD RD	FOLEY JOSEPH B JR	15 237 05 012
440 PARKWOOD RD	BAEZ SANTIAGO MADELYN A	15 237 05 011
452 PARKWOOD RD	JARBOE JAMES M	15 237 05 010
462 PARKWOOD RD	BENTON STEPHANIE	15 237 05 009
464 PARKWOOD RD	POWELL JAMES B III	15 237 05 008
471 PARKWOOD RD	GALIFIANAKIS MANUEL III	15 237 05 007
498 PARKWOOD RD	CARTER CHAD	15 237 05 006
500 PARKWOOD RD	PARKWOOD GARDEN CLUB	15 237 10 001
120 PARKWOOD LN	LANDOW EDEN J	15 237 07 010
124 PARKWOOD LN	GREEN SHULI L	15 237 07 013
125 PARKWOOD LN	HENRICH CHRISTOPHER C	15 237 08 007
127 PARKWOOD LN	DEMILLE HARRY L	15 237 08 006
128 PARKWOOD LN	KUHNER TIMOTHY	15 237 07 012
227 UPLAND RD	OCONNELL DAVID OR	15 237 07 015
235 UPLAND RD	PAULINO PATRICIA FIELDS	15 237 07 016

(c) A certificate of appropriateness shall be obtained from the preservation commission prior to any material change in appearance of a property located in the designated district. This shall apply to all four side of the principal structure and any accessory structure on the lot. Consideration of applications for certificates of appropriateness shall be based on the Secretary of the Interior's Standard's for Rehabilitation for the Parkwood District.

(d) Design criteria for the Parkwood District. The following guidelines shall be used to determine to determine whether a certificate of appropriateness shall be approved:

(1) *New Construction*. Any project that calls for the construction of a new structure(s) on vacant property located within the district boundaries.

a. New structures should respect the existing setback, massing and building materials of historic properties in adjacent blocks and be compatible in design with surrounding historic properties.

b. Outbuildings. Any new building over 100 square feet, including garages, must be reviewed and receive a Certificate of Appropriateness.

(2) *Additions*. Any additions that change the footprint or roof line of existing structures within the historic district will require full review and a certificate of appropriateness.

(3) *Demolition or Relocation*. Any plans for the demolition or relocation of a structure over 100 square feet of gross floor area within the historic district requires the full review of the preservation commission and a certificate of appropriateness. A request for demolition or relocation must include a post-project plan for the property.

(4) *Alterations to Existing Properties within the District*.

a. Doorways. Change in opening size or location only. Replacing an exterior door will not require review. However, property owners are strongly encouraged to repair and retain original doors. If replacement is necessary, the new door should be as close in design to the original door as possible.

b. Windows. Any change in window openings to include the addition of window openings, the removal of window openings or a change in the size of existing openings will require full review.

c. Roofs. Any change in the roof shape visible from the street requires full review. Replacement or repair of roof materials would require an

administrative review.

d. Exterior Cladding. Any proposed change in existing exterior cladding requires the full review of the Commission.

e. Porches. The addition of any new porch structure visible from the street requires full review. Any proposed changes to historic design elements on existing porches (e.g., replacement of columns or glassing in) visible from the street will require a full review. Changing an open porch to a screened porch would be excluded from review as long as existing design elements are not damaged, removed or covered.

(5) *Certificate of Exemption*. A certificate of exemption shall be obtained from the preservation commission or its designee for the following projects:

a. Replacement of Windows(in kind)

b. Hardscape. Changes in landscape, landscape and hardscape features can have an impact on the character of a property. The following projects apply to all properties within a district including historic, non-historic and intrusions:

1. Fences and Walls. Planned changes or additions of fences and walls in the front yard area are generally discouraged. However, any proposed changes or additions must meet existing city codes governing this category.
2. Driveways.

(e) The designated district shall be shown on the official zoning map of the city.