

URBAN RENEWAL PLAN

WASHINGTON-SOUTH MAIN STREET IMPROVEMENT AREA II

Norwalk Redevelopment Agency

Norwalk, Connecticut

January 21, 1981

A. TABLE OF CONTENTS

B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Project
2. Urban Renewal Plan Objectives
3. Types of Proposed Renewal Actions

C. LAND USE PLAN

1. Land Use Plan
2. Land Use Provisions and Building Requirements
 - a. Regulations and Controls Applying To All Sections
 - (1) Urban Design Objectives
 - (2) Development Plan Review
 - (3) Other Regulations and Controls Applying to All Portions Of The Project Area
 - b. Regulations and Controls Applying To Use and Development Within The Project Area
 - c. Duration and Effective Date of Regulations and Controls
 - d. Controls on Parcels Not-To-Be-Acquired

D. PROJECT PROPOSALS

1. Land Acquisition
 - a. Properties To Be Acquired
 - b. Properties Not Designated For Acquisition That May Be Acquired
2. Rehabilitation
3. Redevelopers' Obligations
4. Statement on Underground Utility Lines
5. Temporary Project Improvements and Facilities

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

G. EXHIBITS AND MAPS

Exhibit A - Boundary Description dated January 21, 1981

Exhibit B - Property Rehabilitation Standards dated January 21, 1981

Exhibit C - Standards For Rehabilitation and Guidelines For Rehabilitating Historic Buildings dated January 21, 1981

Exhibit D - Boundary Description Washington-South Main Street Improvement Area I

G. EXHIBITS AND MAPS (continued)

Map No. B-1 - Project Boundary dated January 21, 1981

Map No. B-2 - Land Use Plan dated January 21, 1981

Map No. B-3 - Land Acquisition Map dated January 21, 1981

Map No. B-4 - Zoning Map dated January 21, 1981

Map No. B-5 - Rights-of-Way Adjustment Plan
dated January 21, 1981

All references in the Urban Renewal Plan to Exhibits A, B, and C and Maps Numbers 1 through 5 shall include all of the dates set forth above.

H. AMENDMENTS TO URBAN RENEWAL PLAN

I. REVOCATION OF WASHINGTON-SOUTH MAIN STREET IMPROVEMENT AREA I URBAN RENEWAL PLAN dated January 18, 1979.

B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Project

The boundaries of the Washington-South Main Street Improvement Area II, hereinafter referred to as the "Project Area", are as shown on Map No. B-1, Project Boundary, and as described in the attached Boundary Description, Exhibit A.

2. Urban Renewal Plan Objectives

The Washington-South Main Street Improvement Area II is a designated National Register Historic District under criteria established by the U.S. Department of the Interior. The project boundary envelopes the Washington-South Main Street Improvement Area I which contains National Register historic properties and which urban renewal plan objectives are compatible with the urban renewal plan objectives set forth herein. This Urban Renewal Plan will incorporate and supercede the Urban Renewal Plan for the Washington-South Main Street Improvement Area I. The objectives of this plan are as follows:

- a. The retention and/or rehabilitation of structures which are compatible with the long term plans for the area and which meet or can be feasibly restored to the standards established by this Plan, including the preservation of properties of historic or architectural value wherever possible through public acquisition and disposition and/or through action of private parties.
- b. The achievement of full utilization of the building stock in the project area by creation of a viable business district at street level and the generation of a healthy residential community through upgrading of the existing housing stock and conversion of vacant or underutilized space into new residential housing opportunities.

- c. The provision of necessary public facilities, including assembly of land as necessary; the removal of impediments to land disposition and development wherever possible; including the creation of the critical mass necessary to effectuate such development through the encouragement of coordinated ownership and development, as opposed to the piecemeal pattern which presently exists; and provision of opportunities for new commercial/multi-use development where feasible.
- d. The elimination of structurally substandard buildings and other deteriorated and obsolete structures, and elimination of blighting influences and environmental deficiencies.
- e. The overall improvement of traffic circulation, improvement of access to and egress from the Project Area, and provision of amenities within the street rights-of-way where required.
- f. The development of a comprehensive system of community facilities and supporting parking to serve the needs of the business/residential district.

3. Types of Proposed Renewal Actions

It is proposed that the Norwalk Redevelopment Agency (hereinafter also referred to as the Redevelopment Agency or Agency) will acquire and offer for redevelopment those areas in the Project Area in which blighted buildings, incompatible land uses, or environmental deficiencies have developed to a degree warranting acquisition of structures. Structures so acquired will be offered for rehabilitation and reuse in accordance with the provisions of this Plan. In those areas indicated as "not to be acquired" on Map No. B-1, Project Boundary, a program of rehabilitation is proposed to rejuvenate the areas and maintain or restore existing structures to long term usefulness. It is proposed to preserve structures of historic or architectural significance wherever possible. Other renewal actions proposed are the provision of public parking, pro-

vision of amenities within the public right-of-way, and the realignment undergrounding or construction of utilities which are necessary for the effectuation of the Urban Renewal Plan proposals.

C. LAND USE PLAN

1. Land Use Plan

Proposed land uses and thoroughfares and street rights-of-way shall be as shown on Map No. B-2, Land Use Plan.

2. Land Use Provisions and Building Requirements

In order to achieve the objectives of this Urban Renewal Plan, the use of land in the Project Area shall be subject to the regulations and controls specified in this section. The locations of permitted land use categories are shown on Map No. B-2, Land Use Plan.

a. Regulations and Controls Applying To All Sections of the Project Area

(1) Urban Design Objectives

The design objectives which follow are set forth as a guide to both public and private agencies which will be engaged in development and/or rehabilitation of properties in this Project Area. Their intent is the establishment of a total environment, blending existing and new or rehabilitation developments into a harmoniously functioning area. These objectives will be a major consideration of the Redevelopment Agency during its review of development proposals.

(a) Integrated Design

Buildings within the Project Area should be considered as integral parts of an overall development area and development with appropriate consideration for both pro-

posed and existing buildings with respect to height, mass, siting, circulation patterns, location, materials, orientation, signs, lighting, and use. The Building Exterior Guidelines of the Washington Street Urban Design Study, dated June, 1978, shall be the guideline used by the Redevelopment Agency in making these determinations.

(b) Appropriateness of Design and Materials

Designs and materials for all development should reflect the traditions and style of South Norwalk's heritage. Particular care should be taken in the design and choice of materials for buildings adjacent to existing historic or architecturally significant buildings and in the rehabilitation of the same.

(c) Development Objectives

Land uses should be developed with an urban character. Washington-South Main Streets are important city arteries and the character of development along these streets should not be overly assertive with respect to size and shape of buildings, signs, colors and materials. Individual developments within the Project Area should be designed so as to respect the character of the area and the integrity of the historic and architecturally significant buildings which comprise the area. Mixed use of property within the limits imposed by this Plan is to be encouraged.

(d) Liberal Landscaping

Planting of trees and liberal landscaping appropriate to the overall landscape, drainage pattern and character of the area should be encouraged. Existing trees should be preserved wherever possible. New trees should be of the largest practical diameter.

(e) Pedestrian Circulation

Ease of pedestrian circulation is a major objective. Where natural routes cross development sites, developers and redevelopers are encouraged to provide controlled easements and access. These routes should serve to tie together both public and private development.

(f) Street Furniture and Pavement

Special attention should be given to location and design of street furniture. Where appropriate, space shall be allocated for sculpture, benches, planters, bollards and similar features. Areas of flagstones, brick or paving blocks should be used to provide contrast from the usual asphalt or concrete pavements. Public and private open space should be compatible in appearance.

(g) Signs

The design and use of signs shall be in keeping with the area's overall architectural character. Coordination of the type, size and location of signs shall be required.

(h) Existing Development

Existing buildings and site development to remain should be rehabilitated to fit within the general design framework.

(2) Development Plan Review

- (a) The Redevelopment Agency shall review all developers' and rehabilitation proposals for compatibility with the urban design objectives. In such review, the Agency may draw upon such technical assistance as it deems necessary. All developers' proposals shall be reviewed by the Norwalk Planning and Zoning Commission prior to approval by the Redevelopment Agency. If comments are not received by the Agency within thirty days of referral of the developers proposal, the Agency shall consider the proposal acceptable to the Commission.
- (b) The Agency shall inform all proposed developers and re-developers of the urban design requirements and objectives prior to the disposition of any project land or buildings.
- (c) For all proposed project development or rehabilitation work, the site plan, exterior design of all buildings, architectural treatment, landscaping, design of all signs and other items related to design objectives shall be subject to the approval of the Redevelopment Agency, which shall determine that the standards set forth in Sections C.2, D.2 and the urban design objectives have been substantially complied with.

(d) Review procedures of the Agency shall be such that there is a continuing review of the redeveloper's proposals at various stages of the design process. The process shall be such as to preclude the possibility that a redeveloper might devote considerable time and cost to a plan only to find that it is completely unacceptable to the Agency.

(e) The site plan and exterior design of all buildings and development proposed for the project area shall be subject to final approval of the Redevelopment Agency.

(3) Other Regulations and Controls Applying To All Portions of the Project Area

(a) Unless appropriately paved with a dust free and reasonably durable material, all areas which are visible from the street or from adjoining or nearby uses shall be landscaped and adequately maintained.

(b) No use shall be permitted, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, obnoxious dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety or general welfare.

- (c) There shall be no restriction of occupancy or use of any part of the Project Area on the basis of race, color, religion, sex, or national origin.
- (d) All parking areas shall be graded, paved with a durable dust free surface, adequately drained, well landscaped, and appropriately lighted. All access points to parking lots shall be clearly defined and limited.
- (e) All signs shall be incidental, customary to, and commonly associated with the principal use. Signs which extend above the building facade and roof top, flashing, moving or intermittently illuminated signs shall not be permitted.

Signs must blend with the project as a whole and be an integral part of the architectural design of the individual parcel.

All sign proposals shall be submitted to the Redevelopment Agency for review and approval.

- (f) Servicing of all proposed commercial buildings shall be off-street. Developers and redevelopers shall demonstrate that sufficient off-street loading will be provided to meet the needs of the specific reuse proposed.

Off-street loading facilities shall be designed to discourage vehicles from backing into and servicing from public streets and across sidewalks, and shall be screened from adjacent streets and uses to the extent possible given the limitations established by the developed nature of the area.

- (g) All driveway curb cuts shall be approved by the Redevelopment Agency.
- (h) The Redevelopment Agency may establish such interim uses as permitted in the Urban Renewal Plan as it deems feasible and desirable in the public interest on property which has been acquired and not yet sold to a developer, provided such interim use does not have an adverse effect upon the surrounding area.
- (i) In the event of any question regarding the meaning of the controls or other provisions of this Urban Renewal Plan, the interpretation placed thereon by the Redevelopment Agency shall be final and binding.

b. Regulations and Controls Applying to Use and Development

Within the Project Area

(1) Permitted Uses

Primary Uses

- a. Retail stores and personal service shops such as bakeries, laundries, and dry cleaning establishments, where all storage and operations are conducted within an enclosed building.
- b. Business and professional offices.
- c. Theaters, auditoriums, and similar public recreational facilities.
- d. Residential dwelling units when located above a commercial use.
- e. Banks and financial institutions.
- f. Restaurants and taverns.
- g. Commercially operated schools.
- h. Marina supply and service.
- i. Public transportation terminals
- j. Municipally owned or operated facilities.

Other Permitted Uses

- a. Public garages and public or private parking lots.
- b. Accessory uses customary or incidental to a permitted use.

(2) Development Controls

a. Zoning:

Existing zoning is Business No. 2 for properties fronting on Washington Street and South Main Street, Light Industrial No. 1 for properties fronting on Haviland and Water Streets, and Heavy Industrial for North Water Street properties. All development shall be in accordance with existing zoning except as more stringent standards are set forth herein.

b. Maximum Height:

	<u>Use</u>
6 stories or 60 feet:	Business
4 stories or 45 feet:	Residential

c. Maximum Building Area:

On interior lots, 90%, beginning at second story sill level or not more than 20 feet above curb level.

d. Required Setbacks:

Front: 35 feet from the center line of street or if existing adjacent buildings to remain, then the same front setback as the existing adjacent buildings

Side: None.

Rear: On interior lots, 10% of the lot depth but need not exceed 10 feet beginning at second story sill level or more than 20 feet above curb. None required on corner lots.

If demolition of the two structures on Block 43 Lots 20 and 21 becomes necessary, no off-street parking facilities shall be located within 100 feet of the southerly line of Washington Street and its extension of the easterly line of South Main Street. Such area shall be appropriately developed with pedestrian walkways, landscaping, street furniture and lighting. The maintenance and ownership of said area shall be the responsibility of the adjacent property owner within the Project Area, unless the City of Norwalk agrees to retain ownership of said area.

No parking of motor vehicles shall be permitted within 10 feet of the easterly right-of-way of South Main Street. Such area between the street right-of-way and the parking area shall be appropriately paved and landscaped.

e. Off-Street Parking Requirements:

Parking requirements shall be as defined by the Zoning Ordinance of the City of Norwalk. The required parking facilities need not be developed on the same lot as the principal use provided such facilities are located on land or structures in the same ownership or leased by the principal use and are within 500 feet of the principal use. The required parking may be reduced or waived for a principal use which is within 500 feet of a public off-street parking facility. Distances to parking facilities are to be measured along the shortest publically accessible route to points of entrance and exit.

f. Required Loading

It shall be the responsibility of the developer to demonstrate to the Redevelopment Agency the adequacy of loading facilities for the intended use of the property.

c. Duration and Effective Date of Regulations and Controls

- (1) The foregoing regulations and controls contained in this Plan shall be binding and effective by deed or lease upon all purchasers or lessees of land and their heirs or assigns, in the area of the City of Norwalk, Connecticut, covered by this Plan, from the original date of approval of this Plan by the Common Council of Norwalk, Connecticut, for forty (40) years, unless amended as provided in Section F.

(2) At no time shall the acquisition, use, disposal, or conveyance of land or improvements within the Project Area to or by any persons be denied, restricted or abridged, nor occupancy or possession thereof preferred, segregated or refused because of race, color, religion, sex, or national origin. Further, all redevelopers shall comply with all federal, state and local laws in effect from time to time, prohibiting discrimination or segregation by reason of race, color, religion, sex or national origin in the sale, lease or occupancy of any project property.

d. Controls on Parcels "not-to-be-acquired"

(1) All properties designated as "not-to-be-acquired", as identified on Map No. 1, Project Boundary, shall be subject to the applicable controls and regulations of the use district of which they are a part, with such exceptions as are hereinafter noted, and shall comply with the Property Rehabilitation Standards set forth in Section D.2. hereof. Failure to comply with applicable controls may result in the acquisition of said property by the Redevelopment Agency.

(2) A structure which is non-conforming in regard to meeting the coverage, setbacks or height requirements of this Plan may continue, provided that if it is enlarged, altered or reconstructed, non-conformity with the applicable regulations of this Plan shall not be increased. A structure which is non-conforming as to off-street parking or loading requirements may continue if the shape or size of the lot or location of the building prevent conformity with said requirements. Where a structure is non-conforming and Project Area land is made available which is sufficient for the removal or reduction of said non-conformity, the owner shall be required to purchase said land at its fair market value.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Properties To Be Acquired

All real property other than that indicated on Map No. B-3, Land Acquisition Map, as "not-to-be-acquired" is to be acquired for redevelopment, for purposes specified in this Urban Renewal Plan.

b. Properties Not Designated for Acquisition That May Be Acquired

- (1) Properties designated as "not-to-be-acquired" may be acquired per the provision of paragraph C.2.d. of this Plan.
- (2) Those properties designated as "not-to-be-acquired" which are not rehabilitated in conformance with the Property, Rehabilitation Standards set forth in Exhibit B may be subject to acquisition by the Redevelopment Agency. Upon the acquisition of such properties and based upon studies and data available, the Redevelopment Agency will either:

- (a) Rehabilitate the property in conformance with the Property Rehabilitation Standards and objectives of this Urban Renewal Plan and dispose of said property at its fair value in accordance with applicable regulations. If a sale cannot be consummated by the time rehabilitation is accomplished, the property shall be rented pending continuing sale efforts;

 - (b) Sell or lease the property at its fair value subject to rehabilitation in conformance with the Property Rehabilitation Standards and objectives of this Urban Renewal Plan; or

 - (c) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with the Urban Renewal Plan.
- (3) Property information and final engineering design to be obtained during the execution stage may indicate the need for minor revisions in taking lines, thus requiring the acquisition of property not at this time designated for acquisition.

2. Rehabilitation

Property Rehabilitation Standards

Standards have been developed to serve as the basis for rehabilitation of existing structures to provide an environment and accommodations which are decent, safe, sanitary, livable and designed to have continuing appeal. These standards, as set forth in Exhibit B, attached hereto and made part hereof, are directed to the rehabilitation of structures on a long term basis with an estimated mortgage life of 25 years, except for normal replacement items.

The requirements set forth supplement all State and local codes adopted by the City of Norwalk and all ordinances applicable to the regulation and control of building construction and renovation, and constitute additional controls and requirements.

The rehabilitation of any building under the standards must also be in compliance with all such applicable codes and ordinances. These include, but are not limited to:

- a. Norwalk Housing Code.
- b. Connecticut Building Code.
- c. Norwalk Electric Code.
- d. Norwalk Plumbing Code
- e. Norwalk Fire Prevention Code
- f. Norwalk Building Zone Ordinance

lower standards than those required, the Property Rehabilitation Standards shall apply. Referral or failure to comply with the Property Rehabilitation Standards within a reasonable period of time, as determined by the Agency, shall subject the property owner to the penalties imposed by the Housing Code of the City of Norwalk.

As the properties affected by this Urban Renewal Plan are considered to be historically and architecturally significant, the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings published by the Department of Interior, dated January, 1980 as contained in Exhibit C attached hereto and made part hereof, shall also be applicable to the rehabilitation of all property within the Project Area.

3. Redevelopers' Obligations

- a. To prevent speculation in land holding in the Project Area, all private redevelopers will be required to commence and complete the building of all proposed improvements within a prescribed time following their acquisition of the land including the rehabilitation of any improved properties disposed of by the Redevelopment Agency.
- b. A developer may not sell, without prior approval of the governing body of the City of Norwalk and the Redevelopment Agency, any or all of the developer's interest in the Project Area property prior to the completion of the developer's redevelopment activities, except that sale of condominium units contemplated as part of the approved development proposal shall be exempted.
- c. In order to prevent racial discrimination by redevelopers in the use of property in the project, each conveyance (or lease) will

contain a covenant binding the purchasers (or lessees), and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the Project Area on the basis of race, color, religion, sex or national origin.

4. Statement on Underground Utility Lines

All utility lines, including service connections thereto, shall be located underground wherever possible.

5. Temporary Project Improvements and Facilities

The temporary construction or reconstruction work on existing publically-owned streets and utility lines will only be undertaken as necessary to provide necessary services to the Project Area during execution and to allow for the staging of relocation and disposition activities.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Section 8-142 of Chapter 130 of the General Statutes, 1959 Revision, as amended, states:

"...As used in this part, an urban renewal plan means a plan, as it exists from time to time, for an urban renewal project, which plan: (1) shall conform to the general plan for the municipality as a whole, and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation as may be proposed to be carried out in the area of urban renewal project, zoning and planning changes, if any, land uses, maximum densities, building requirements and the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements..."

To meet this State requirement, the following is added:

1. Proposed land acquisition, redevelopment and rehabilitation is shown on Map No. B-3, Land Acquisition Map, and is described in this Urban Renewal Plan.

2. Existing and proposed zoning is shown on Map No. B-4, Zoning Map
3. Land uses, maximum densities and building requirements are described in Section C. of this Urban Renewal Plan and illustrated on Map No. B-2, Land Use Plan.
4. Proposed street changes are shown on Map No. B-5, Rights-of-Way Adjustment Plan.
5. The Urban Renewal Plan is based on local objectives as set forth in the Plan of Development.
6. The implementation of this Plan would be financed with local state or federal funds.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Urban Renewal Plan may be amended at any time by the Norwalk Redevelopment Agency provided: if amended after the lease or sale of real property in the Project Area, the amendment must be consented to by the redeveloper or redevelopers of such real property or his successor or their successors in interest affected by the proposed amendment. Where the proposed amendment will substantially change said Plan, the approval of the proposed amendment shall follow the same procedures as that which governed the adoption of this Plan. All amendments to said Plan shall be recorded in Section H herein.

G. EXHIBITS AND MAPS

Attached hereto and part of this Urban Renewal Plan are the following:

- Exhibit A - Boundary Description dated January 21, 1981
- Exhibit B - Property Rehabilitation Standards dated January 21, 1981
- Exhibit C - Standards For Rehabilitation and Guidelines For Rehabilitating Historic Buildings dated January, 1980
- Exhibit D - Boundary Description Washington-South Main Street Improvement Area I
- Map No. B-1 - Project Boundary dated January 21, 1981
- Map No. B-2 - Land Use Plan dated January 21, 1981
- Map No. B-3 - Land Acquisition Map dated January 21, 1981
- Map No. B-4 - Proposed Zoning Map dated January 21, 1981
- Map No. B-5 - Rights-of-Way Adjustment Plan dated January 21, 1981

H. AMENDMENTS TO URBAN RENEWAL PLAN

<u>Amendment No.</u>	<u>Date of Approval</u>		<u>Section or Maps Revised as part of Amendment</u>
	<u>Redevelopment Agency</u>	<u>Common Council</u>	

I. REVOCATION OF WASHINGTON-SOUTH MAIN STREET IMPROVEMENT AREA I URBAN
RENEWAL PLAN

Upon the adoption of the Urban Renewal Plan for Washington-South Main Street Improvement Area II, the urban renewal plan for Washington-South Main Street Improvement Area I, dated January 18, 1979 and described on Exhibit D hereof will become part and parcel of the Washington-South Main Street Improvement Area II Urban Renewal Plan as bounded and described on Exhibit A. The Washington-South Main Street Improvement Area I Urban Renewal Plan is hereby revoked and is no longer in existence.

EXHIBIT A

Boundary Description
Washington-South Main Street Improvement Area II
Urban Renewal Plan
January 21, 1981

(Refer to Project Boundary Map No. B-1)

BEGINNING at a point, said point being the southeasterly corner of the intersection of South Main and Haviland Street;

Thence proceeding easterly along the southerly right-of-way line of Haviland Street crossing Water Street to its intersection with the easterly right-of-way line of Water Street;

Thence proceeding northerly along the easterly right-of-way of Water Street to its intersection with the southerly property line of a parcel known as Block 84 Parcel 20.

Thence proceeding easterly along the southerly property line of a parcel known as Block 84 Parcel 20 to its intersection with the westerly bulkhead line of Norwalk Harbor;

Thence proceeding northerly along the westerly bulkhead line of Norwalk Harbor to its intersection with the southerly property line of Conrail;

Thence proceeding westerly along the southerly right-of-way line of Conrail crossing North Water Street and the intersection of South Main Street and Washington Street to its intersection with the southerly property line of a parcel known as Block 45 lot 13;

Thence proceeding easterly along the southerly property line of a parcel known as Block 45 lot 13 to its intersection with the westerly right-of-way line of South Main Street;

Thence proceeding southerly along the westerly right-of-way line of South Main Street to its intersection with an extension of the southerly right-of-way line of Haviland Street;

Thence proceeding easterly crossing South Main Street to the point and Place of Beginning.

EXHIBIT B

January 21, 1981
PROPERTY REHABILITATION STANDARDS

1. The overall objective of rehabilitation activities within the Washington-South Main Street Improvement Area II is the creation of a sound, attractive business and residential district. Deteriorating or blighting influences are to be removed, and area stability and viability encouraged. This will require the blending of old and new structures, provision of public and quasi-public facilities, taking advantage of the nature of the site, and the creation of a visually attractive environment.
2. The revitalization program will require, on the one hand, expenditure of public funds for new streets, parking and utilities, and, on the other hand, expenditures by property owners to significantly upgrade or maintain existing structures. Thus, all properties are to be improved, restored, or maintained at a level necessary to accomplish satisfactorily the distribution of goods and services, provide safe, healthy, working conditions for employees and visitors, and where appropriate, provide sound, attractive residential dwelling units.
3. All buildings which are restored or rehabilitated must provide a quality of environment and structural integrity which is fully compatible with existing buildings of historic or architectural significance and new structures which are to be built in the area.

4. The rehabilitation of the exterior facades, including side and rear facades of buildings near structures of historic or architectural significance shall be in keeping with the overall character of such structures. Exhibit C will more specifically provide standards and guidelines for rehabilitation of historic and architecturally significant properties. In addition, the Building Exterior Guidelines of the Washington Street Urban Design Study dated June, 1978, shall be the guideline used by the Redevelopment Agency in making these determinations.
5. Owners of properties to be rehabilitated will be requested to prepare or have prepared plans for design improvement generally in accord with the suggestions of the Agency, and in harmony with the architectural character of the surrounding area and the objectives of the Urban Renewal Plan. Every effort will be made to assure that improvements over and above required structural changes are made in as many cases as possible, so that the quality of design achieved will help contribute to the long-term stability of the area.
6. New structures or additions must comply with local standards and requirements for new structures, except that where limitations are presented by existing construction which is to remain, reasonable modification will be permitted where the resulting conditions are deemed consistent with the objectives of the standards and requirements.

The extent to which existing work may be used or new work required, the characteristics of living unit arrangement, if any, design, finish, equipment and other building features must be suitable for the rehabilitated property, appeal to the determined market segment, and conform to the established standards. The property at the completion of rehabili-

tation must be safe and sound in all physical respects and be refurbished or altered to bring the property to a desirable and marketable condition.

7. Materials, techniques and colors must conform to and harmonize with original materials and techniques. To this end, the emphasis should be on correct period sash, doors, cornices, wall materials and signs and the removal of present day anachronisms, such as defacing or out-of-scale 20th century features or additions to 19th century buildings. Colors shall be appropriate to the period and style of the building. These general requirements shall apply particularly to visible surfaces both exterior and interior. New work adjoining old must be carefully blended to minimize the separation, unless in the opinion of qualified architectural experts it is better to make the joining areas obvious and thereby emphasize the qualities of the original work.
8. Hardware and lighting fixtures shall be selected with care to conform to authentic work of the period, and to match remaining originals where such exist.
9. All alterations, repairs, extensions or additions, and all other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.
10. All exterior facades, including side and rear facades, shall be remodeled or refurbished in keeping with the preservation of the structures of historical-architectural significance.

STANDARDS FOR REHABILITATION

All structures in the Washington-South Main Street Improvement Area II which are not acquired shall be rehabilitated by their owners; said structures shall conform to the standards of the Norwalk Building, Housing, Electrical, Plumbing and Fire Codes and to the Zoning Ordinance of the City of Norwalk, as amended, and such other local, federal and state regulations or standards as may be applicable. In addition, the following project standards shall also be followed:

1. An inspection by the Norwalk Redevelopment Agency shall be made of the interior and exterior condition, appearance and layout of all structures in the Project Area which are to remain. Based on this inspection, the Agency will provide the owner of the property with a list of required structural repairs and improvements and required improvements for elements affecting appearance and layout. The owner will be requested to prepare or have prepared plans for design improvement generally in accord with the suggestions of the Redevelopment Agency, and in harmony with the architectural character of the surrounding areas. In addition to the presentation of improvement plans, the owner will demonstrate to the agency's satisfaction, the financial capability and timetable to implement said plans.

All improvement and modernization plans will be subject to the review and approval of the Agency. The Agency is prepared to offer advice and suggestions to owners preparing such improvement plans. Aesthetic improvements, over and above structural changes, will be required so that the quality of design achieved will help contribute to the long term stability of the area. Refusal or failure to comply with the Property Rehabilitation Standards within a reasonable period of time, as determined by the Agency, shall subject the property owner to the penalties imposed by the Housing Code of the City of Norwalk.

2. Structural Standards

The construction standards and requirements set forth herein are designed to achieve a structurally sound building with a minimum live of twenty-five years exclusive of normal replacement items. The standards and requirements apply to principal buildings, extensions and additions to such buildings, and accessory buildings or structures. Any reference to removal or demolition of all or a portion of a building shall meet with the approval of the Redevelopment Agency.

- a. All structures shall be of adequate framing and construction, be weather-tight, clean, contain adequate protection from corrosion, decay, insects and other destructive forces, be of an acceptable quality of workmanship, and provide utilities and services sufficient to permit safe and healthful year-round usage.
- b. Any deterioration or failure of material, as evidenced by settlement, sagging, rotting, cracks, dampness, holes, leakage, missing materials, improper fit or closure, inadequate drainage, rodents, insects, or other conditions impairing the safety, sanitation or comfort of the building shall be repaired, replaced, or otherwise corrected in a workmanlike manner with durable materials of good quality.
- c. Where such repair or replacement is deemed uneconomical, such building or portion of a building shall be removed or demolished. All integral structural components shall be in sound condition and serviceable for the expected useful life of the rehabilitated building. Sagging of floors, roofs, partitions, stairs, and chimneys, or bulging of exterior walls shall be restored as nearly as practical to an acceptable level or plumb position, and supported or braced so as to prevent a recurrence of the condition. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

- d. All exterior surfaces shall be sound and clean. All exterior wood surfaces shall be protected from the elements against decay with paint or other protective coverings. All exterior masonry which is cracked, spalled or otherwise deteriorated shall be repaired. All scaled and chipped paint or shabby material on any surface shall be removed and replaced. Any missing or defective material, jointing or flashing shall be replaced or repaired.
- e. Leaking, cracked, sagging, wavy or otherwise deteriorated roofs shall be repaired, reinforced, or rebuilt as required. Means shall be provided for the satisfactory removal of rainwater. Roofing materials shall be appropriate to the age and original design of the structure.
- f. All structures shall have a complete and structurally sound masonry foundation, with footings below the frost level, adequate water-proofing, and termite protection. Any cracks, settlement, or missing material shall be repaired or replaced.
- g. Cellars shall be adequately vented and free of dampness.
- h. All inside and outside stairways, rails and porches shall be safely constructed and maintained in good repair.
- i. Wherever possible, all cornices, lintels, posts, porches, chimneys, decorative brickwork or other decorative architectural elements shall be retained. They shall be cleaned, repaired as necessary, and adequately weather-protected.
- j. All floors shall be smooth, even, sound, and free from holes, cracks, loose boards or excessive deflection.
- k. Walls and ceilings shall be smooth, even, sound and free from holes and cracks. Before repainting or repairing, old paint and paper

shall be removed and surfaces shall be sanded smooth. All unsound or rotted plaster shall be replaced. All sagging walls shall be repaired or replaced.

- l. Wherever structurally feasible, later artificial wall coverings and/or accumulated grime shall be removed and exterior walls restored as closely as possible to original materials.
 - m. Wherever structurally feasible, later additions which substantially modify the appearance of a structure shall be removed, and the building restored, as nearly as possible, to its original condition.
 - n. Wood trim doors and windows shall be scraped and sanded to a smooth finish before painting, or shall be replaced. Windows and doors shall be easily operable and fit properly. Wood sash shall be weather-tight and resistant to excessive infiltration or wind rattling. Surfaces shall be scraped and sanded smooth and all defective glass or putty shall be replaced before painting. Rotted, weak, or broken sash and sash cords shall be replaced. New windows and doors shall relate harmoniously to the facade in which they are placed.
 - o. Lavatories, sinks, and bathrooms shall have waterproof floors.
-
- p. Exterior colors of all walls, doors, windows, trim, roofs, cornices, signs, lintels and other architectural elements shall be subject to the review and approval of the Redevelopment Agency.
 - q. Structures along the south side of Washington Street shall improve the rear facades facing onto the public parking facility in order to provide an attractive rear facade. New access from the parking facility to these structures will be encouraged, as will the development of improved pedestrian access between parking area and Washington Street.

3. Utility and Service System Standards

a. Each structure shall provide sanitary facilities and adequate hot and cold running water. All drainage systems shall operate without clogging. The plumbing system shall be adequately and properly vented. All new hot and cold water supply piping shall be of non-ferrous materials. All piping shall be adequately sized to supply, drain, and vent all fixtures attached thereto, and shall be sound, tight, and free of mineral deposits or corrosion. Pipes not meeting these requirements shall be replaced. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air and sound or harborages for vermin or rodents.

b. Heat shall be supplied to all non-storage floor areas through a system capable of maintaining 70 degrees F. when the outdoor temperature is zero degrees fahrenheit.

The heating plant shall be properly installed in a separately enclosed space and shall be properly connected to an approved flue. The system shall be durable and quiet in operation, with all mains, branch piping, and duct work safely placed in adequate concealments.

c. Each structure shall provide adequate and safe electrical services of sufficient capacity to meet modern service requirements. All electrical installations shall be safe and in good repair; existing facilities which are inadequate or unsafe shall be replaced or increased as required.

- d. All mechanical equipment, including elevators, dumbwaiters, refrigerators, air conditioning, ventilating, cooling, plumbing, and heating shall be properly installed, adequate in capacity, not worn, shabby or dangerous. Equipment not meeting these standards shall be repaired or replaced.
4. All properties shall be graded in such a way as to provide satisfactory drainage for water runoff to a public street or drainage easement.
5. Halls, alleys, yards, and entranceways shall be free of all debris and properly maintained. No subsidiary structures, fences or similar accessory items shall be permitted which:
 - a. Obstruct a safe means of access to, or egress from, the building, or any municipal parking area;
 - b. Create fire hazards, attract or harbor rodents, or create unhealthy conditions;
 - c. Are structurally unsafe; or
 - d. Create objectionable odors, noises or view.
6. Refuse shall be kept in rodent and odor proof containers, which shall be placed behind or within suitable visual barriers.
7. All service structures, facilities, yards, parking and loading areas which are visible from residential areas or public parking areas shall be appropriately screened with suitable walls, fences and/or landscaping.
8. All driveways, parking areas, walks and plazas shall be adequately drained and suitably surfaced with dustless material. All other areas shall be landscaped and provided with appropriate trees and shrubbery.

9. Adequate lighting for night-time use shall be provided.
10. Where existing flooring in the display area of a store or other public commercial space is deemed to be worn or shabby, new, heavy duty flooring shall be laid.

Where the existing ceiling in the display area of a store or other public commercial space is deemed to be worn, inadequate or shabby, new ceiling material shall be installed. It shall be hung or attached in such a manner as to assure that there be neither warpage or sagging. The ceiling pattern shall be consistent throughout the retailing space, and be designed with the location and size of air conditioning registers and lighting fixtures in mind.

Where existing interior walls are deemed to be worn, cracked, or shabby, they shall be cleaned, patched, painted or otherwise appropriately modernized.

Where display cabinets are worn or shabby they shall be refurbished or new cabinets and counters shall be installed.

Where existing show windows, signs or awnings are worn or shabby they shall be replaced utilizing materials and designs which are deemed to be compatible with adjacent sound development.

Where existing lighting fixtures are deemed to be outmoded or inadequate, modern attractive lighting fixtures shall be installed.

11. Store fronts and all exterior facades shall be remodeled or refurbished to provide compatibility with adjacent or remodeled development.

Roof line, sign treatment, display windows and exterior facing material shall all be considered. Architectural treatment of front, side, and

rear facades shall be in keeping with the rehabilitation objectives expressed above.

Masonry facing shall be cleaned and pointed up as necessary.

EXCEPTIONS

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardships, a variance to such requirements may be permitted by the Norwalk Redevelopment Agency, providing that no variance shall be permitted which is less restrictive than applicable state and local codes and ordinances.

EXHIBIT C

Department of Interior
Standards For Rehabilitation And Guidelines For
Rehabilitating Historic Buildings
January, 1980

"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976 and the Revenue Act of 1978. These standards are a section of the Secretary's "Standards for Historic Preservation Projects" and appear in Title 36 of the Code of Federal Regulations, Part 1208 (formerly 36 CFR Part 67).

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of historic buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation" are listed in the "recommended" column on the left. Not all recommendations listed under a treatment will apply to each project proposal. Rehabilitation approaches, materials, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, Heritage Conservation and Recreation Service, U.S. Department of the Interior, Washington, D.C. 20243, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and archeologists skilled in the preservation, restoration, and rehabilitation of old buildings.

THE ENVIRONMENT

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.

BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

BUILDING SITE--continued

RecommendedNot Recommended

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Archeological featuresRecommendedNot Recommended

Leaving known archeological resources intact.

Installing inderground utilities, pavements, and other modern features that disturb archeological resources.

Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.

BUILDING: STRUCTURAL SYSTEMS

RecommendedNot Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Undertaking stabilization and repair of weakened structural members and systems.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

BUILDING: EXTERIOR FEATURES--continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended *

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Not Recommended

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

* For more information consult Preservation Briefs: 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Briefs: 2: "Repointing Mortar Joints in Historic Brick Buildings" (Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976). Both are available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES--continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortarRecommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Not Recommended

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Wood: Clapboard, weatherboard, shingles and other wooden sidingRecommended

Retaining and preserving significant architectural features, wherever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zincRecommended

Retaining original material, whenever possible.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

BUILDING: EXTERIOR FEATURES--continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum and zincRecommended

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Not Recommended

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and RoofingRecommended

Preserving the original roof shape.

Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Providing adequate roof drainage and insuring that the roofing materials provide a weathertight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Stripping the roof of architectural features important to its character.

Windows and DoorsRecommended*

Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

Not Recommended

Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building.

BUILDING: EXTERIOR FEATURES--continued

Windows and DoorsRecommended*

Improving the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.

Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Not Recommended

Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.

Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.

Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.

Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

*For more information consult Preservation Briefs: 3: "Conserving Energy in Historic Buildings" (Washington, D.C. Heritage Conservation and Recreation Service, 1978). It is available from the Government Printing Office or State Historic Preservation Officers.

BUILDING: EXTERIOR FEATURES--continued

Windows and DoorsRecommendedNot Recommended

Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

StorefrontsRecommendedNot Recommended

Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.

Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric.

Using materials which detract from the historic or architectural character of the building, such as mirrored glass.

Altering the entrance through a significant storefront.

Entrances, porches, and stepsRecommendedNot Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Removing or altering porches and steps that are appropriate to the building's development and style.

BUILDING: EXTERIOR FEATURES--continued

Entrances, porches, and stepsRecommended

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Not Recommended

Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior FinishesRecommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

BUILDING: INTERIOR FEATURES

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Not Recommended

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.

Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

BUILDING: INTERIOR FEATURES--continued

Recommended

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Not Recommended

Removing plaster to expose brick to give the wall an appearance it never had.

Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.

Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

NEW CONSTRUCTION--continued

Recommended

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Protecting architectural details and features that contribute to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,
FIRE PROTECTION

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING,
FIRE PROTECTION--continued

Recommended

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

SAFETY AND CODE REQUIREMENTS

Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.

Investigating variances for historic properties allowed under some local codes.

Not Recommended

SAFETY AND CODE REQUIREMENTS--continued

Recommended

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.

Not Recommended

Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

Heritage Conservation and Recreation Service
U.S. Department of the Interior
Washington, D.C. 20243

January 1980 (rev.)

EXHIBIT D

BOUNDARY DESCRIPTION

WASHINGTON - SOUTH MAIN STREET IMPROVEMENT AREA I

(Refer to Project Boundary Map, Map No. WSM-1)

BEGINNING at a point said point being the intersection of the northerly line of Haviland Street and the easterly line of South Main Street;

Thence northerly along the easterly line of South Main Street to the intersection of the southerly line of Washington Street;

Thence easterly along the southerly line of Washington Street to the intersection of the easterly line of Block 43, Parcel 20;

Thence southerly along the easterly line of Block 43, Parcels 20 and 21 to the intersection of the northerly line of Block 43, Parcel 22;

Thence easterly along the northerly line of Block 43, Parcel 22 to the intersection of the easterly line of Block 43, Parcel 22;

Thence southerly along the easterly line of Block 43; Parcel 22 to the intersection of the northerly line of Block 43, Parcel 24;

Thence easterly along the northerly line of Block 43, Parcel 24 to the intersection of the easterly line of Block 43, Parcel 24;

Thence southerly along the easterly line of Block 43, Parcel 24 to the intersection of the southerly line of Block 43, Parcel 24;

Thence westerly along the southerly line of Block 43, Parcel 24 to the intersection of the easterly line of Block 43, Parcel 23;

Thence southerly along the easterly line of Block 43, Parcels 23 and 1 to the intersection of the northerly line of Haviland Street;

Thence westerly along the northerly line of Haviland Street to the intersection of the easterly line of South Main Street and the POINT OF BEGINNING.



MAP B-1

PROJECT BOUNDARY

WASHINGTON-SOUTH MAIN STREET IMPROVEMENT AREA II

NORWALK REDEVELOPMENT AGENCY - NORWALK, CONNECTICUT
 RAYMOND J. WASHBURN, P.E., & ASSOCIATES, INC. PLANNING AND COMMUNITY DEVELOPMENT CONSULTANTS - HAMDEN, CONNECTICUT - TARRYTOWN, N.Y.
 DATE: JAN. 21, 1998 REV. 05/98

- * POINT OF BEGINNING OF BOUNDARY DESCRIPTION
- (43) BLOCK NUMBER
- (20) LOT NUMBER
- ▨ PARCELS PREVIOUSLY ACQUIRED BY NRA
- PROJECT AREA BOUNDARY



-  COMMERCIAL/RESIDENTIAL
-  INDUSTRIAL
-  PUBLIC PARKING
-  PARCELS PREVIOUSLY ACQUIRED BY NRA
-  PROJECT AREA BOUNDARY

MAP B-2

LAND USE PLAN

WASHINGTON-SOUTH MAIN STREET IMPROVEMENT AREA II

NORWALK REDEVELOPMENT AGENCY - NORWALK, CONNECTICUT
 RAYMOND, KISH, P-E & KEINER, INC., PLANNING AND COMMUNITY DEVELOPMENT CONSULTANTS - HARTFORD, CONNECTICUT-TARRYTOWN, N.Y.
 DATE: JAN 21, 1988 REVISED



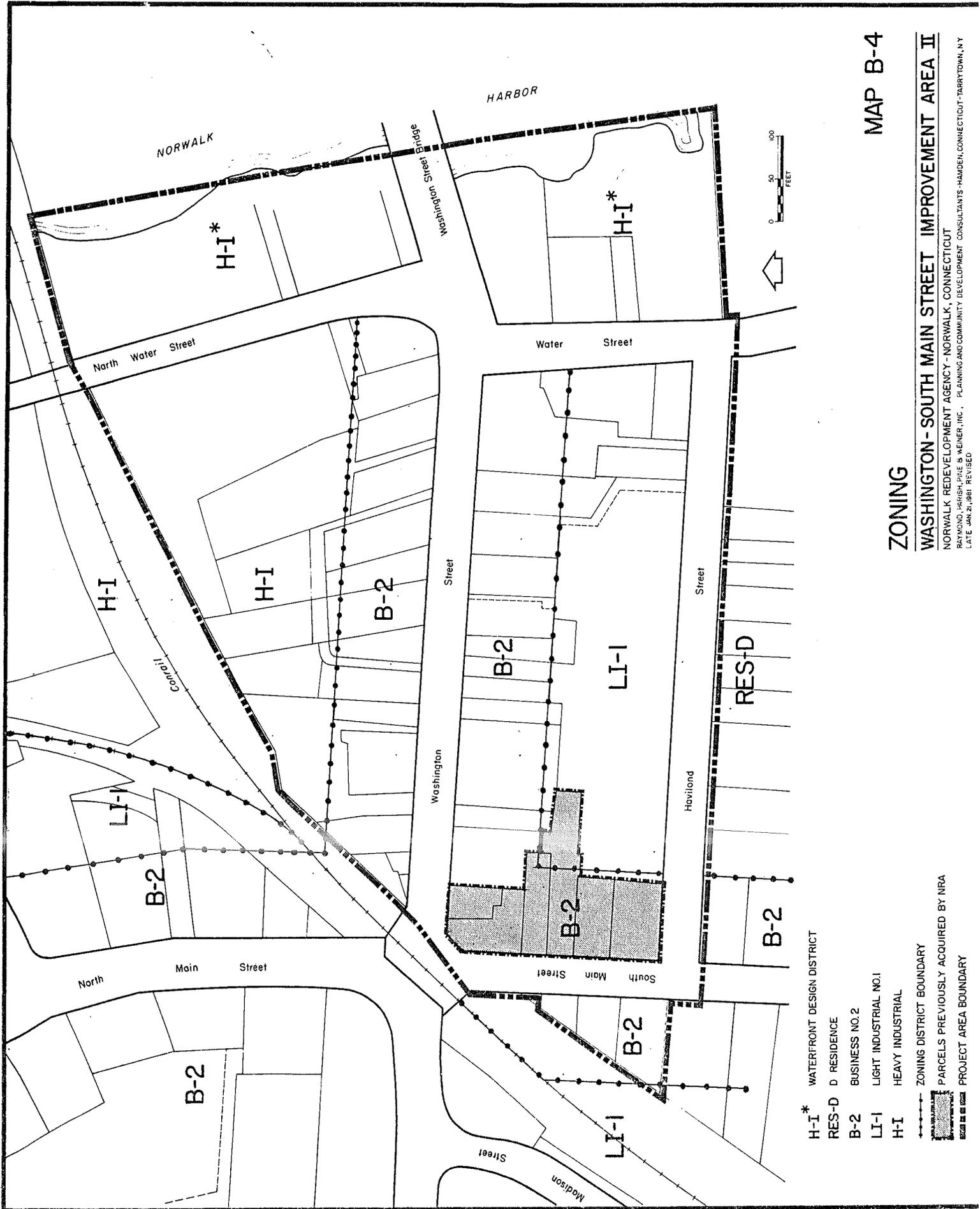
MAP B-3

LAND ACQUISITION

WASHINGTON-SOUTH MAIN STREET IMPROVEMENT AREA II

NORWALK REDEVELOPMENT AGENCY - NORWALK, CONNECTICUT
 RAYMOND, PAUL & WEINER, INC. - PLANNING AND COMMUNITY DEVELOPMENT CONSULTANTS - HAMDEN, CONNECTICUT - TARRYTOWN, N.Y.
 DATE: JAN. 21, 1988. REVISED

-  PARCEL NOT TO BE ACQUIRED
-  PARCEL TO BE ACQUIRED
-  BLOCK NUMBER
-  LOT NUMBER
-  PARCELS PREVIOUSLY ACQUIRED BY NRA
-  PROJECT AREA BOUNDARY



MAP B-4

ZONING

WASHINGTON - SOUTH MAIN STREET IMPROVEMENT AREA II

NORWALK REDEVELOPMENT AGENCY - NORWALK, CONNECTICUT
 RAYMOND PARISH, PIKE & WEINER, INC. - PLANNING AND COMMUNITY DEVELOPMENT CONSULTANTS - HAMDEN, CONNECTICUT - TARRYTOWN, NY
 LATE JAN. 21, 1981, REVISED

- H-I* WATERFRONT DESIGN DISTRICT
- RES-D D RESIDENCE
- B-2 BUSINESS NO. 2
- LI-1 LIGHT INDUSTRIAL NO. 1
- H-I HEAVY INDUSTRIAL
- ZONING DISTRICT BOUNDARY
- ▨ PARCELS PREVIOUSLY ACQUIRED BY NRA
- ▤ PROJECT AREA BOUNDARY



MAP B-5
RIGHTS-OF-WAY ADJUSTMENT PLAN

WASHINGTON - SOUTH MAIN STREET IMPROVEMENT AREA II

NORWALK REDEVELOPMENT AGENCY - NORWALK, CONNECTICUT
 RAYMOND, PARISH, PRICE & WEINER, INC. - PLANNING AND COMMUNITY DEVELOPMENT CONSULTANTS - HARTFORD, CONNECTICUT - TARRYTOWN, N.Y.
 DATE: JAN. 21, 1981 REVISED

RIGHTS-OF-WAY TO REMAIN
 PARCELS PREVIOUSLY ACQUIRED BY NRA
 PROJECT AREA BOUNDARY

**URBAN RENEWAL PLAN – WASHINGTON – SOUTH MAIN ST.
IMPROVEMENT AREA II (January 21, 1981) (Rev. Feb. 10, 2006) (Rev. 7-12-06)**

SUMMARY OF PROPOSED AMENDMENT

B. DESCRIPTION OF PROJECT

3. Types of Proposed Renewal Actions (P.2)

(Correct Map Reference)

In the second sentence of this paragraph, Revise reference to Map No. B-1, Project Boundary to refer to Map No. B-3 Land Acquisition so that the sentence reads as follows:

In those areas indicated as “not to be acquired” on Map No. B-3, Land Acquisition, a program of rehabilitation is proposed to rejuvenate the areas and maintain or restore existing structures to long term usefulness.

C. LAND USE PLAN

1. Land Use Provisions and Building Requirements (P. #3)

Throughout the section entitled The Land Use Plan, reference is made to Map B-2 Land Use Plan identifying the locations of permitted land uses. Map B-2, Land Use Plan should be revised to:

- (a) change the designation for the property located at District 2/Block 24/Lot 10 (former Norwalk Company parcel) from *Industrial Use* designation to *Commercial/Residential Use* designation
- (b) change the designation for the property located at District 2/Block 19/Lot 2 from *Commercial/Residential* to Parking
- (c) add new use designations for *Institutional Use* and *Park Use* to reflect the uses by the Maritime Aquarium/IMAX and the waterfront walkway at the edge of the parking area.

(a) (2) Development Plan Review (P.6)

(a) This section describes the process for review of developer’s proposals. It requires (third sentence) that all developer’s proposals shall be reviewed by the Norwalk Planning and Zoning Commission prior to approval by the Redevelopment Agency. Change Norwalk Planning and Zoning Commission to Norwalk Zoning Commission.. **(NOTE: Agency may want to delete this part of the process altogether insofar as Agency may wish to review the design prior to consideration for Zoning approval)**

(a)(3) Other Regulations and Controls Applying to all Portions of the Project Area (p.7)

(d) There shall be no restriction of occupancy or use of any part of the Project Area on the basis of race, color, religion, sex, or national origin. This language needs to be revised and updated to reflect current laws and language regarding discrimination and protected classes.

(g) All driveway curb cuts shall be approved by the Redevelopment Agency..... add “*and the Norwalk Department of Public Works.*”

(b) Regulations and Controls Applying to Use and Development Within the Project Area (p10)

1. Permitted Uses: Primary and Other Permitted Uses

The Plan lists the types of uses that are permitted as “Primary” and “Accessory” uses. When the Plan was approved (1981) the permitted uses were those uses permitted under the then applicable *Business No. 2 (B-2) Zoning Regulation*. The B-2 zoning regulation no longer applies to the project area, insofar as the Zoning Commission approved the *Washington Street Design District* zoning regulation shortly after the Urban Renewal Plan was approved. The permitted uses should follow the, now applicable *Washington Street Design District*, zoning for the project area. These are the only uses allowed with no exception allowed through use variance. Therefore it is recommended that the existing section of the Plan listing permitted uses be replaced with those uses permitted under the *Washington Street Design District Zoning regulation*.

2. Development Controls

a. Zoning – revise previous reference to *Business No. 2* zoning to reference *Washington Street Design District Zone (WSDD)*, however retain language that states that, all development shall be in accordance with existing zoning except as more stringent standards are set forth herein.

b. Maximum Height of Buildings

The *Washington Street Design District (WSDD)* currently allows a maximum height of 4 stories (50 feet) for all structures. It also provides for a minimum height of 2 stories (25 feet). This is in contrast to the former *Business No. 2 Zoning*, which was in place at the time the Plan was adopted) that allowed 6 stories (60 feet) for business uses and 4 stories (45 feet) for residential uses.

It is recommended that the height limitations of the *Washington Street Design District* prevail throughout the project area except in the case of a building that qualifies for the “Amenity Bonus Provisions” provided herein. It is recommended that the Urban Renewal Plan incorporate an “Amenity Bonus

Provision” similar to that now incorporated into the Central Business Design District zoning regulation, in order to recognize and to encourage the desirability of certain amenities within the context of proposed new development that are beneficial to the City and the Plan area.. Such provisions serve to encourage desired amenities by enhancing the potential return to redevelopers of property through greater rentable or saleable floor space. It is proposed to allow a maximum of one additional story which shall be set back a minimum of ten (10) feet from the vertical plane of the street facing façade, and a maximum building height of 72 feet.

Amenity incentive provisions.

(1) Eligibility criteria. A project shall be eligible to receive a bonus of additional building height if space is provided within the project for the public amenities, improvements or facilities set forth herein subject to approval by the Redevelopment Agency and subject to the project's compliance with the provisions of this section, including the following criteria:

(a) The overall design of the project and the specific amenities proposed are appropriate to the site, consistent with the Washington Street Design District Design Guidelines and contribute to the improvement of the downtown pedestrian environment.

(b) The applicant records a covenant on the land records which ensures the continuous operation and maintenance of the amenity and that such covenant shall run with the land.

(c) The project conforms to all other provisions of these regulations.

(d) The amenity must be clearly identified as a public benefit.

(2) Amenity specifications. The following site amenities are hereby deemed to be required to obtain the amenity bonus provisions:

(a) Pedestrian plaza: a continuous open space no more than three (3) feet above or below the center-line elevation of the street and abutting a designated pedestrian right-of-way, which is open to the public at all times, provides a minimum of one (1) linear foot of seating space per seventy five (75) square feet of plaza and a minimum area of three thousand (3,000) square feet. At least twenty percent (20%) of the plaza area shall be landscaped with shrubbery and trees, and the remaining area shall be hard-surfaced pavements which conform to the streetscape standard. The

applicant shall demonstrate that the plaza has adequate sun exposure.

(b) **Historic Façade Preservation:** The substantial rehabilitation, and preservation of a façade of a building listed on the Norwalk Historic Resources Inventory, shall be consistent with the Connecticut Historical Commission - Secretary of the Interior's Standards for Rehabilitation, provided said structure had not previously undergone a rehabilitation for which it received Federal Historic Rehabilitation tax credits.

(c) **Public parking facilities:** a minimum of 10 parking spaces provided **in excess** of those required for the approved project and dedicated for use by the general public for short-term (transient) parking. These spaces should be located on the level of a parking garage closest to the street and/or primary entrance to the projects and should be clearly designated as available for public parking.

(d) **Fountain/water feature:** a fountain, cascade, stream or other water display which is located in an unenclosed, publicly accessible space and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.

(e) Affordable Housing: The project must address the need for affordable housing either through the inclusion of units on-site or provision of units off-site. Such units shall, at a minimum meet the income and affordability requirements of the Connecticut Affordable Housing Appeals Act (Section 8-30(g)) so as to maintain the inventory of affordable housing in Norwalk above the 10 percent threshold of the Connecticut Affordable Housing Appeals Act. The Redevelopment Agency shall review each project at application to determine the appropriate number and location of such units. In the event that the number of such units represents less than 10 percent of the total number of residential units to be constructed in the project, the Redevelopment Agency will submit the proposed project to the Common Council for further review and for approval or disapproval of the number of such units recommended for the project.

Note: Highlighted sections represent new language

(3) Setbacks requirements for buildings seeking to be developed under the provisions of the amenity bonus section :

In instances where application of the amenity bonus provision results in the construction of an additional fifth story resulting in a building greater than 50 feet in height, it is required that such fifth story shall be set back a minimum of 30 feet from the street line on all Washington Street elevations, and a minimum of 10 feet from the street line on all Water Street elevations. All new construction situated directly above the existing historic structure being preserved under the density bonus provision, shall be set back a minimum of 5 feet from the plane of the existing historic structure for the entire length of the façade of the historic structure. Additionally, the fourth story of any buildings located at the intersection of two streets shall be set back not less than 8 feet from the street line of the two intersecting streets for a minimum distance of 25 feet along the length of each of the intersecting streets

(4) Building Facades

The architectural styles, color and materials of the building façade along the street shall vary, (with the exception of the existing historic building to be preserved), and the new construction directly above it, no façade shall be more than 100 feet in length without changing façade treatment, architectural style or roof line of the structure.

- (c.) WSDD allows 90% lot coverage , generally the same as before
Required Setbacks (where Amenity Bonus Provision is Not Applicable):
Front setback was formerly 35 feet from centerline of road and is now 0 feet.
Add requirement that any story permitted through the application of the amenity bonus shall be set back a minimum of 10 feet from the vertical plane of the front elevation of the building.
Side Setbacks were not required and are not required under WSDD
Rear setback was 10% of lot depth is now 10 feet under WSDD

Delete Page 11 (b) – refers to possible demolition of the buildings located at the corner of Washington Street and South Main Street

(d) Controls on Parcels “not to be acquired”

1. Reference to Map No. 1 Project Boundary is incorrect and should be revised to map No. B-3 Land Acquisition Map

Appendix

Map B-4 Zoning – revise to reflect Washington Street Design District Zoning as applicable to Project Area