



# Springwood-Whistleville / Lexington Avenue Historic Preservation Strategy

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# 1. INTRODUCTION AND SUMMARY

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The Springwood-Whistleville Historic Preservation Strategy is aimed at fulfilling the City of Norwalk's goals for historic preservation and community planning for the neighborhood that is called "Whistleville" and is located along Lexington Avenue and adjacent streets in South Norwalk, Connecticut.

The overall purpose of this study is to provide documentation and recommendations concerning programs and initiatives that would:

- Preserve the historic resources of the study area
- Provide support and incentives for renovations and adaptive reuse
- Enhance the quality and value of life for the neighborhood residents and businesses

Specific objectives include:

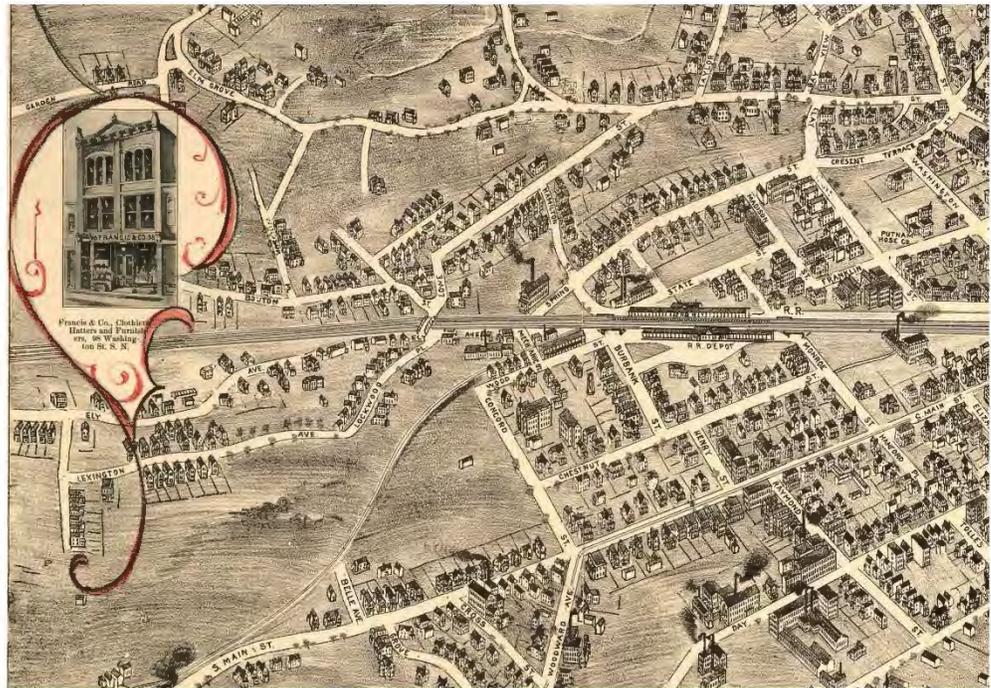
- Preparing documentation to support a National Register District nomination for submission to the State Historic Preservation Office (SHPO)
- Analyzing the current zoning regulations and recommending alternative zoning provisions aimed at preserving the historic character of the district (e.g. Village District zoning strategy and associated design guidelines)
- Illustrating the potential for rehabilitation of historic properties taking advantage of historic tax credits and other programs for 2 structures

The resulting assessment and historic preservation strategy is being funded through a grant from the Connecticut Trust for Historic Preservation as part of their Vibrant Communities Initiative. This study has been prepared by The Cecil Group for the Norwalk Redevelopment Agency, with Heritage Resources as the historic consultant.

The main conclusions of this study can be summarized as follows:

- There are multiple neighborhood characteristics and historic resources in the study area to support a National Register District nomination (see *pages 3-5* and *Appendix A*)
- The analysis of redevelopment potential for two (2) historic properties in the neighborhood indicate that historic buildings are at risk of demolition and replacement by new construction. Zoning changes such as the proposed Village District and Design Guidelines could increase the possibilities that existing historic buildings be rehabilitated through the use of historic tax credits (see *pages 6-20, Appendix B* and *Appendix C*)

- Changing the current zoning regulations to a Village District building zone is recommended to “protect the distinctive character, landscape and historic structures”, consistent with Section 8-2j of Chapter 124 of the Connecticut General Statutes (see *pages 21-32, Appendix D and Appendix E*)
- There are tax incentives and financial assistance programs available to property owners to help them finance historic rehabilitation and property improvements (see *pages 33-36*)



*Figure 1. Bird's-eye-view of Norwalk in 1899 (Cropped). The Whistleville / Lexington Avenue neighborhood is visible on the lower left portion of the image.*

## 2. HISTORIC PRESERVATION STRATEGY

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A primary objective of this historic preservation strategy is the preparation of documentation to support a National Register District nomination for submission to the Connecticut State Historic Preservation Office.

A National Park Service / National Register of Historic Places Registration Form and a Historic Resource Inventory have been submitted *under separate cover*. Each building considered for inclusion in the National Register and its physical condition has been recorded on a typical form supplied by the State Historic Preservation Office.

The following excerpts from the narrative descriptions submitted as part of the Registration Form highlight the reasons that support the nomination of the Whistleville / Lexington Avenue neighborhood to National Register District.

### Summary Paragraph

The Springwood-Whistleville neighborhood is a densely-built late nineteenth and early twentieth century neighborhood located in Norwalk in southwestern Fairfield County, Connecticut. It dates to a period of rapid industrialization and associated population growth in Norwalk. The district encompasses approximately 84 acres and its boundaries are consistent with the development patterns of the district. The district is roughly bounded by Ely Avenue on the north, an abandoned railroad right-of-way and South Main Street on the east Tito Court on the south and Martin Luther King, Jr. Drive on the west. The district is generally characterized by narrow, urban lots with varied setbacks and densely packed houses along Lexington Avenue and its side streets (Photos 1 and 2) (see *Figure 2* on *pages 4-5*). Homes on the residential section of Ely Avenue are often larger and on larger lots. Houses are constructed in several late nineteenth and early twentieth century architectural styles. A section of Ely Avenue and Mulvoy Street between Laura Street and Henry Street Extension is almost entirely commercial with several three story brick commercial buildings constructed in the late nineteenth and early twentieth centuries (Photo 3). The district is located less than one half mile from the former industrial center of South Norwalk. Many of the early twentieth century residents of the district were immigrants from Italy and Hungary who came to Norwalk to work in its factories. The district includes 288 contributing and 54 noncontributing resources. The contributing resources include houses, domestic outbuildings, churches and commercial buildings. The non-contributing properties consist primarily of single-family houses and garages built later than 1966. The district maintains its feeling and association as an early twentieth century neighborhood, as expressed through the retention of the original street pattern, landscape features, setbacks, views, and historic architectural character. It is easily identifiable as a coherent neighborhood. Intrusions

and alterations within the district are minimal. The buildings retain their historic massing, design features, and the majority of their historic materials. The most prevalent alterations in the district are the installation of vinyl siding and replacement windows.



Photo 1. View north of the west side of Lexington Avenue from 58 Lexington Avenue.



Photo 2. View east of the north side of Olean Street from Lexington Avenue.

*Figure 2. Photos 1, 2 and 3 from the National Register of Historic Places Registration Form. (Photo 3 on next page)*

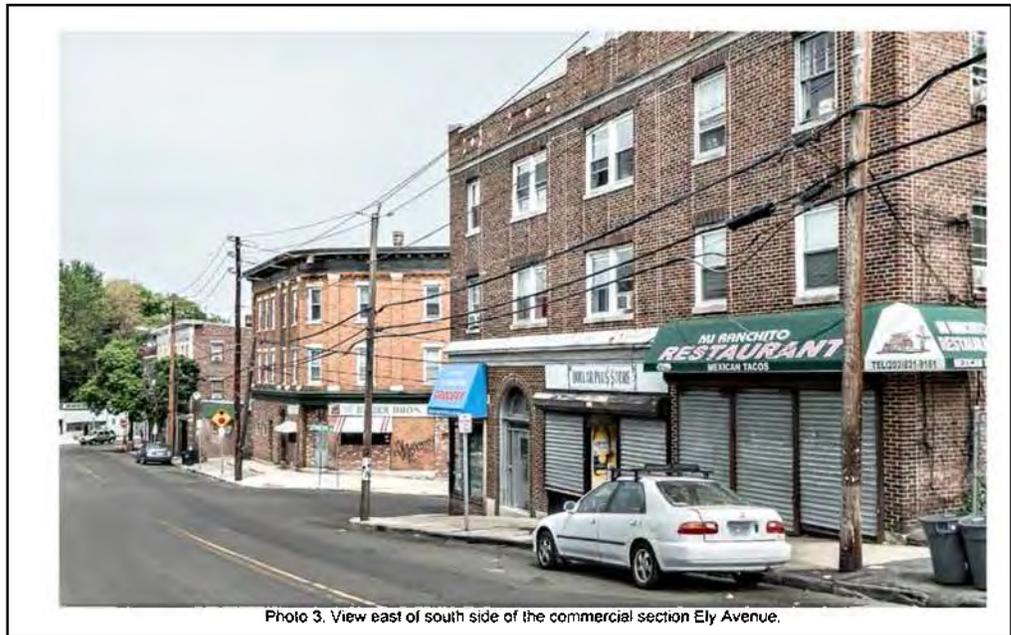


Photo 3. View east of south side of the commercial section Ely Avenue.

## Architectural Character

All streets in the district, except for the commercial section of Ely Avenue, are lined almost entirely with wood framed, single family dwellings built in the late nineteenth and early twentieth centuries. There are a few masonry buildings and a few multi-family houses that were built in the 1980s and 1990s. The overwhelming majority of the houses are in the Gable-front Vernacular and Gable-front and Wing Vernacular style, with some examples of Prairie/American Foursquare, Colonial Revival, Queen Ann and Italianate styles, as well as one Second Empire house and a few Cape Cod Cottages. There are two churches, one in the Gothic Revival style and one in the Romanesque style. The three story brick commercial buildings on the northern section of Ely Avenue are in the Art Deco and Colonial Revival styles. Some of them are earlier buildings that have been renovated, probably in the 1920s. There is also an auto repair shop in a vernacular Commercial style on the south end of Ely Avenue and two construction company offices that are also in a vernacular Commercial style at 38 and Hemlock Place. Most houses in the district are one or two story, wood-frame buildings with common late nineteenth and early twentieth-century exterior materials. Most roofs are sheathed with asphalt shingle and walls are typically clad with wood, stone, brick or synthetic siding. Foundations are typically made of stone, brick, or concrete. Notable architectural features common throughout the district that contribute to the expression of various styles include dormers, crossed gables and entrance or full-width front porches. Outbuildings consist of detached garages, most of which are stylistically compatible with the residence on the property.

### 3. PROTO-TYPE REDEVELOPMENT STUDIES

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Several properties within the study area have been considered as potential candidates for redevelopment studies due to their design character and condition. All of them have buildings that contribute to the historic character of the district. The purpose of these redevelopment studies is to analyze the redevelopment potential of prototypical parcels and estimate their possible range of redevelopment costs and revenue. The results of this analysis will then be used to estimate the redevelopment potential of other comparable properties and inform the consideration of financial mechanisms that will be proposed to protect the historic character of the Springwood-Whistleville neighborhood as part of this historic preservation strategy.

In addition, these studies represent a valuable opportunity to test the applicability of the proposed regulatory planning recommendations, and compare the financial feasibility of potential redevelopment under the current Building Zone requirements and the proposed new Village District zone (see *Section 4. Regulatory Strategy on page 21*). What could happen to these proto-typical parcels should the zoning changes recommended by this strategy be adopted? These redevelopment studies will help to test and illustrate the proposed zoning changes.

Two properties were selected for detailed analysis as part of these studies – 87 Lexington Avenue and 97 Lexington Avenue. Findings and conclusions are described below.

#### **87 Lexington Avenue**

This property is occupied by a typical historic single-family home built on or prior to 1905. The building is a good example of the Queen Ann style that characterizes many of the historic buildings in the neighborhood. This style as found in the district is represented by a full front gable roof with a triangular pediment and a one story porch with a decorative railing. The building is currently vacant, and it is in need of substantial renovation and repair. However, the main design characteristics of its style are still visible and could possibly be restored through renovation.

An important reason for selecting this property for analysis is to investigate and hopefully demonstrate the financial feasibility of redeveloping this property, adding more residential units that would result in a higher return-on-investment, while retaining the existing building and preserving its historic design character. We will follow up this analysis with a consideration of changes to the current building zone that would allow the development of additional residential units subject to the retention and renovation of the existing historic building.



*Figure 3. 87 Lexington Avenue*

### Building Zone Requirements

87 Lexington Avenue comprises an area of 12,462.81 sq ft (0.286 acres), which makes it an unusually large parcel within the study area, and is divided by a zone boundary. As a result portions of the lot are located in two different building zones<sup>1</sup>:

- 4,960.78 sf. are located within the Neighborhood Business zone, with direct frontage on Lexington Avenue.
- 7,502.03 sf. are located within the Industrial #1 zone, and have street access through the portion of the lot located in the Neighborhood Business zone.

Lots divided by a zone boundary are subject to the corresponding designated zone on each side of the boundary according to the Norwalk Building Zone Regulations. In the case of 87 Lexington Avenue, the following building zones apply:

**Neighborhood Business Zone** (NB) allows single-family, two-family or multifamily dwellings containing fewer than twelve (12) units (residential density: 1.650 sf. of lot area per dwelling unit).

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<sup>1</sup> Source: Improvement Location Survey and Topographic Survey, 15 January 2015.

**Industrial Zone No.1** (I1) allows all uses permitted in the C Residence Zone (single-family or two-family dwellings only, multifamily dwelling is not allowed).

Additional zoning requirements are listed on the Schedule Limiting Height and Bulk of Buildings, City of Norwalk<sup>2</sup>.

The owner would like to redevelop the site by maximizing its building volume capacity according to current zoning. He has considered demolishing the existing building to build a new 3-unit dwelling in the front portion of the lot (NB zone) and add a 2-family on the back portion of the lot as allowed by current zoning (I1 zone). The purpose of this analysis is to explore and test site and building layouts that would allow the owner to maintain and renovate the existing historic building while getting a similar or even better return-on-investment.

The owner has expressed that if the existing building is kept, he would like to add a shed dormer on both sides of the roof to create additional living space on the third floor. While the construction of dormers is supported by building zone regulations within certain limitations<sup>3</sup>, it would probably not be supported by Federal and State historic preservation requirements should the owner seek the use of historic tax credits to help finance the building rehabilitation. Instead of building dormers, the construction of an addition on the back of the building to increase rentable area was considered part of potential redevelopment scenarios for analysis.

#### Building Layout Options

Conceptual layout plans of the existing two-and-a-half (2 ½) building stories were prepared using information recorded during a site visit to the house<sup>4</sup>.

The analysis of layout options to convert the existing single-family into a two-family dwelling indicates that it is possible to optimize building capacity if an addition of approximately 300 sq ft is built on the back of the house<sup>5</sup>. This addition would follow

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<sup>2</sup> Source: <http://www.norwalkct.org/DocumentView.aspx?DID=372> for Commercial and Industrial uses and <http://www.norwalkct.org/DocumentView.aspx?DID=371> for Residential use.

<sup>3</sup> Zoning Article 10, Definitions, establishes that “when the gabled end of the structure faces the street, dormers on both roof faces shall occupy no more than fifty percent (50%) of the length of the second story roof and shall comply with the story definition criteria”.

<sup>4</sup> According to Subsection B of the STORY definition, “Any “story” between a pitched roof and the uppermost full story, the floor of which is not more than two (2) feet below the plate, shall be counted as a half story, provided that not more than sixty percent (60%) of the gross floor area is finished for use or occupancy”.

<sup>5</sup> This potential square footage represents finished space and does not include the necessary addition of a secondary means of egress for the upper floor, which in this case has been assumed as an exterior staircase (approximately 200 sq ft in plan area for each floor it would serve).

special design guidelines that are recommended for the historic district as part of this historic preservation strategy (see *Appendix E*). The guidelines will be aimed at protecting the historic character of the neighborhood by identifying design elements and materials that are consistent with the architecture of the existing contributing buildings.

Building layout explorations for 87 Lexington Avenue indicate that there is a potential to create a 2-bedroom apartment on the ground floor (approximately 860 sq. ft.) and a 3-bedroom apartment on the second floor and attic (approximately 1,300 sq. ft.)

It might also be possible to accommodate three (3) residential units within the same building volume (existing building plus addition on back), but they would be smaller units – a 2-bedroom on the first floor (approximately 860 sq. ft.), a 2-bedroom on the second floor (approximately 900 sq. ft.) and a 1-bedroom on the attic (approximately 400 sq. ft.) This would be supported by the current NB zone, which allows multifamily dwellings as long as residential density does not exceed 1,650 sq ft of lot area per dwelling unit.

Understanding that the purpose of this analysis is to generate economic data to support the rehabilitation of the existing building, we also aim to show through the analysis that this would be an option as profitable or more than demolishing the existing building and replacing it with a new three-unit multifamily dwelling. The final choice between having two large apartments or three smaller ones should probably be driven by cost and market considerations rather than design, since it appears that it is possible to reconfigure the existing building either way.

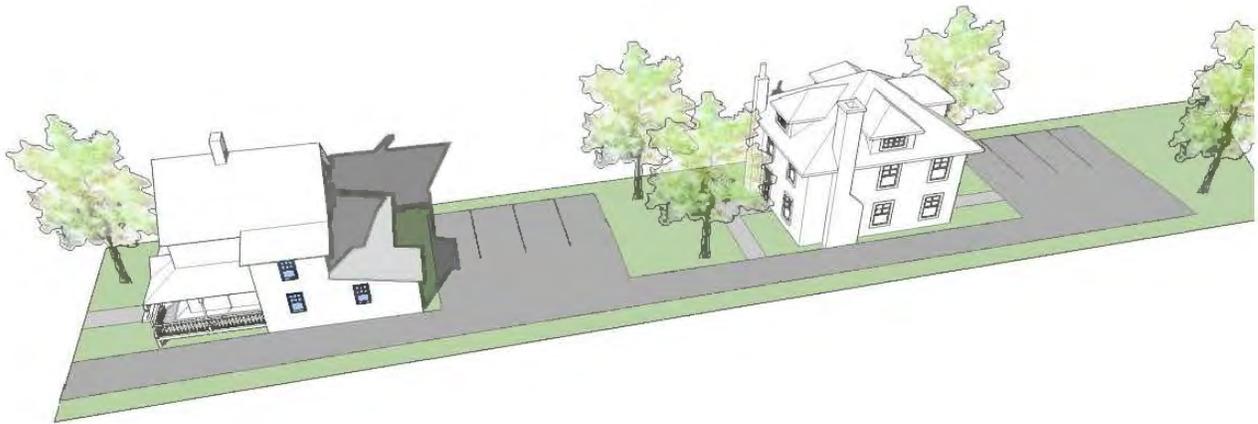
Parking could become a constraint when attempting to accommodate a 3-unit multifamily dwelling on the NB portion of the lot, requiring 2 parking spaces per unit by current regulations. According to the investigation of potentials site layouts, it is possible to fit four (4) parking spaces together with the existing building and the required front yard dimensions on the NB portion of the lot, which complies with the building zone parking requirements for a two-family dwelling. However, a total of six (6) parking spaces would be required if the building is converted into a 3-unit multifamily dwelling. These would not fit within the portion on the site located in the NB zone boundary if the existing historic building is retained. In order to meet this requirement, some of the parking spaces would need to be located beyond the NB zone boundary, on the I1 zone portion of the lot.

Based on the results of this analysis, it is recommended that parking requirements be reconsidered as part of future zoning recommendations for the creation of a new Village District zone for this area (see *page 32* for proposed changes to parking requirements).

#### Site Layout Options

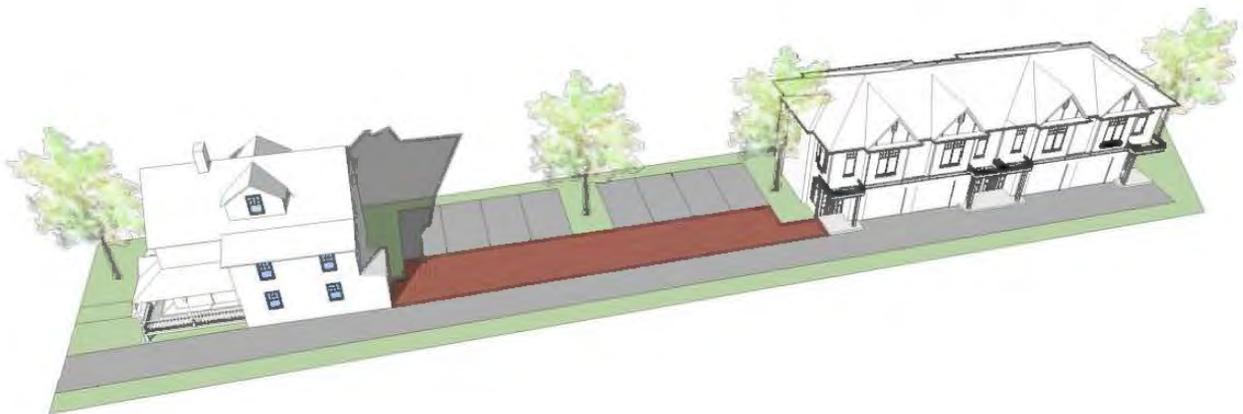
Two site layout options have been explored and documented in more detail (see representative illustrations below):

- Site Layout Option 1 illustrates potential redevelopment as allowed by current zoning, retaining the existing historic building on the NB portion of the lot, and adding a new two-family dwelling on the I1 portion of the lot.
- Site Layout Option 2 represents a hypothetical situation, in which the site capacity to accommodate residential units is maximized without necessarily conforming to the existing building zone regulations, while retaining the existing historic building.



*Figure 4. 87 Lexington Ave. Site Layout Option 1*

Option 1 confirms that retaining and renovating the existing building, either as a single-family or a two-family dwelling, and building a new two-family on the back portion of the lot (currently zoned as I1, in which residential use should follow the C Residential schedule of height and bulk limitations) is possible and results in a balanced proportion of built areas and open space.



*Figure 5. 87 Lexington Ave. Site Layout Option 2*

Option 2 illustrates the potential development of a 4-unit multifamily building on the back portion of the lot, and the renovation of the existing historic building as a two-family dwelling. Each unit in the multi-family dwelling would have its own entrance and would encompass an area of approximately 1,200 sq ft, including a one-car garage on the ground floor and finished space on the attic. The entire building could be designed within the 35-foot / two-and-a-half (2 ½) building height limit that characterizes the majority of the existing buildings in the neighborhood.

This option also illustrates the potential to accommodate eight (8) parking spaces at grade, in order to complete the required amount of twelve (12) parking spaces for 6 residential units.

In order to support Option 2, zoning would need to be changed to allow multifamily residential dwellings on the portions of the study area that are currently zoned as Industrial #1 (I1). The additional density that would be generated over the current two-family limit could be used as incentive to protect existing historic buildings by allowing a higher residential density only if the existing buildings are renovated. These findings have been used to inform proposed zoning changes for the study area, which are aimed at promoting the rehabilitation and historic preservation of existing historic buildings (see *Section 4. Regulatory Strategy* on page 21).

#### Proforma Analysis

Real estate development proformas on *Appendix B* analyze and compare estimated redevelopment costs and potential revenue for the following redevelopment options:

- *Scenario 1:* Replace the existing historic building with a new three-family dwelling and build a new two-family dwelling on the back portion of the lot (current zoning).
- *Scenario 2:* Convert the existing historic building into a three-family dwelling (small addition) and build a new two-family dwelling on the back portion of the lot (current zoning).
- *Scenario 3:* Convert the existing historic building into a three-family dwelling (small addition) and build a new four-family dwelling on the back portion of the lot (proposed Village District zone).
- *Scenario 4:* Preserve the existing building as a single-family dwelling and build a new four-family dwelling on the back portion of the lot (proposed Village District zone).
- *Scenario 5:* Convert the existing historic building into a three-family dwelling (large addition) and build a new two-family dwelling on the back portion of the lot (current zoning).

- *Scenario 6:* Convert the existing historic building into a three-family dwelling (large addition) and build a new four-family dwelling on the back portion of the lot (proposed Village District zone).

The proforma analysis indicates that Scenario 6 – converting the existing historic building into a three-family dwelling by building an addition behind the building, and adding a new four-unit multifamily dwelling on the back portion of the lot is the option that may result in the highest annual revenue and the most advantageous capitalization rate (6.0%). In comparison, demolition and replacement of the existing historic building under current zoning would result in a lower annual capitalization rate of 5.4%. Scenario 6 is not allowed by the current Building Zone regulations, but it would become possible if zoning changes proposed as part of this historic preservation strategy were adopted by the City.

## **97 Lexington Avenue**

The second property studied is 97 Lexington Avenue, another representative property due to the distinctive architecture of its historic buildings and its ample lot size. This property is one of the largest parcels in the study area (0.96 acres or 41,613 sf.)

In contrast to 87 Lexington, where the planning team was able to contact the property owner and obtain information about existing conditions and redevelopment prospects, it was not possible to establish contact with the owner of 97 Lexington Avenue. This analysis and its conclusions are based on data available at the City’s tax assessor’s office and GIS mapping information.

This property is occupied by three buildings:

- A brick masonry structure built in 1902, with two stories of living area (3,940 sf.) and an unfinished basement (1,904 sf.) The Gross Building Area also includes enclosed porches and utility space (6,053 sf.) There are 6 residential units in this building, which is the largest building on the property and is also identified as 103 Lexington Avenue.
- A wood-frame dwelling built in 1890, with two stories of living area (2,248 sf.), an unfinished basement and a framed open porch (Gross Building Area of 3,386 sf.) This building stands out by its mansard roof, the only one representative of the Second Empire architectural style in the neighborhood. There are 2 residential units in this building, also identified as 95 Lexington Avenue.
- A two-story wood frame structure located on the rear portion of the lot, which and also dates back to 1890. This building is recorded as having a stone foundation, two stories of living area (2,216 sf.) and no basement (Gross Building Area of 2,216 sf.) There are 4 residential units in this building.



*Figure 6. 97 Lexington Ave, brick masonry building (103 Lexington address)*



*Figure 7. 97 Lexington Ave, wood frame building with mansard roof (95 Lexington address)*

Although the three buildings exhibit different street addresses, they are recorded as being part of the same parcel, 97 Lexington Avenue. This property is also characterized by its distinctive stone walls along the front property line, which appear to be in fair condition as seen from the street.

### Building Zone Requirements

As previously mentioned, 97 Lexington Avenue comprises an area of 41,613 sq ft (0.9553 acres), which makes it one of the largest lots within the study area. The property is divided by a zone boundary, in a similar way to previously studied 87 Lexington. As a result, portions of the lot are located in two different building zones<sup>6</sup>:

- An estimated 18,000 sf. are located within the Neighborhood Business zone, with direct frontage on Lexington Avenue.
- The rest of the lot (approximately 23,613 sf.) is located within the Industrial #1 zone, and have street access through the portion of the lot located on the Neighborhood Business zone.

As previously seen in the study of 87 Lexington, lots divided by a zone boundary are subject to the corresponding designated zone on each side of the boundary.

**Neighborhood Business Zone** (NB) allows single-family, two-family or multifamily dwellings containing fewer than twelve (12) units (residential density: 1.650 sf. of lot area per dwelling unit).

**Industrial Zone No.1** (I1) allows all uses permitted in the C Residence Zone (single-family or two-family dwellings only, multifamily dwelling is not allowed).

Additional zoning requirements are listed on the Schedule Limiting Height and Bulk of Buildings, City of Norwalk<sup>7</sup>.

The purpose of this analysis is to explore and test site and building layouts that would allow the owner to maintain and rehabilitate the existing historic buildings while getting a competitive or higher return-on-investment than the one which would result from maximizing residential density on the lot under current zoning. Since it has not been possible to establish contact with the owner(s), it has not been possible to visit the property and there is no awareness of existing plans for future redevelopment. Consequently, layout plans of the existing buildings have not been studied.

However, it has been possible to conduct an overview of site conditions based on observations of the property from the street and GIS mapping, aerials and bird's-eye

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<sup>6</sup> As shown on the City's Building Zone Map.

<sup>7</sup> Source: <http://www.norwalkct.org/DocumentView.aspx?DID=372> for Commercial and Industrial uses and <http://www.norwalkct.org/DocumentView.aspx?DID=371> for Residential use.

views available online through Google and Bing. Consistent with the analysis of 87 Lexington Avenue, possible redevelopment scenarios have been envisioned and investigated by applying current Building Zone provisions and proposed Village District dimensional requirements, in order to test the economic feasibility of alternative redevelopment options.

As in the case of 87 Lexington, an important objective of these studies is to test the economic feasibility of historic rehabilitation in the planning area, and hopefully demonstrate that the rehabilitation of historic properties generates a higher return on investment than demolishing and replacing existing historic buildings with new construction.

### Site Layout Options

Six potential redevelopment scenarios have been identified for 97 Lexington Avenue based on the available information. Three scenarios represent possible options as allowed by current zoning; the other three are potential redevelopment opportunities that could become possible under the proposed Village District building zone:

- *Scenario 1:* Demolish the existing historic buildings and replace with new buildings using the maximum Residential Density allowed (current zoning).
- *Scenario 2:* Rehabilitate the existing historic buildings with the maximum Residential Density allowed (current zoning).
- *Scenario 3:* Rehabilitate the existing historic buildings with the maximum Residential Density allowed, and subdivide lot to build a three-family dwelling on the front portion of the new lot and a two-family dwelling on the back portion of the new lot (current zoning).
- *Scenario 4:* Rehabilitate the existing historic buildings with larger units (approximately 1,000 sf. each) and build new multifamily dwellings on the back portion of the lot (proposed Village District zone with bonus incentive).
- *Scenario 5:* Rehabilitate the existing historic buildings on the front portion of the lot with larger units (approximately 1,000 sf. each), demolish the historic building on the back portion of the lot and build new multifamily dwellings (proposed Village District zone without bonus incentive).
- *Scenario 6:* Rehabilitate existing historic buildings with larger units (approximately 1,000 sf. each), build new multifamily dwellings on the back portion of the lot, and subdivide parcel to build a new two-family unit on the front portion of the lot (proposed Village District with bonus incentive).



Figure 8. 97 Lexington Ave. Site Layout – Existing Conditions and Scenario 2



Figure 9. 97 Lexington Ave. Site Layout – Scenario 3



Figure 10. 97 Lexington Ave. Site Layout – Scenario 4



Figure 11. 97 Lexington Ave. Site Layout – Scenario 5



Figure 12. 97 Lexington Ave. Site Layout – Scenario 6

### Proforma Analysis

Real estate development proformas on *Appendix C* analyze and compare estimated redevelopment costs and potential revenue for the identified redevelopment scenarios.

The proforma analysis indicates that the scenarios that rehabilitate the existing historic buildings and build new multifamily dwellings on the back portion of the lot are the ones that may result in the highest annual revenue and the most advantageous capitalization rates (Scenarios 4, 5 and 6, which represent site layout options that would become possible under the proposed Village District zone). This is made possible in part by the use of historic tax credits to offset part of the historic rehabilitation costs. In comparison, the three scenarios that explore potential redevelopment under the current zoning provisions would result in lower annual revenues and less advantageous capitalization rates (Scenarios 1, 2 and 3). This comparison is illustrated by the difference between capitalization rates in Scenario 4, which rehabilitates the existing buildings (6.9%), and Scenario 1, which demolishes and replaces the historic buildings with new construction (6.2%).

This confirms the initial findings from the analysis of redevelopment potential for 87 Lexington Avenue – if building zone requirements would be changed to allow multifamily dwellings on the portions of the study area that are currently zoned as Industrial #1 (I1), the additional density that would be generated over the currently allowed two-family limit could enhance the return on investment for these proto-typical

properties. The potential increase on annual revenue and capitalization rates that would result from the proposed zoning changes could set the basis for a density bonus incentive aimed at preserving existing historic buildings. The incentive would be provided by allowing a higher residential density on the back of the parcel *only* if the existing historic buildings on the site are retained and rehabilitated (see *Section 4. Regulatory Strategy* on *page 21* for more details on proposed zoning changes).

As indicated by the redevelopment study for 87 Lexington, parking requirements of the current building zone regulations could become a constraint to the possibility of implementing a density bonus incentive to historic preservation. In the case of 97 Lexington Avenue, Scenario 4 would require the construction of more parking spaces that could possibly fit on the site. In order to facilitate the implementation of density bonus provisions, a reduction of parking requirements from 2 spaces to 1.5 spaces per unit is proposed as part of recommended zoning changes (see *page 32*).

*Figures 12-13* illustrate a possible site layout option in which new multifamily units are built on the back portion of 97 Lexington Avenue, while retaining and rehabilitating the existing historic buildings (Scenario 4). Some of the parking is accommodated below the new multifamily dwellings taking advantage of the existing topography.



*Figure 12. 97 Lexington Ave. Site Layout – Scenario 4 Bird's Eye View*



*Figure 13. 97 Lexington Ave. Site Layout – Scenario 4 Bird's Eye View (Detail)*

## 4. REGULATORY STRATEGY

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The current Building Zone Regulations that apply to the Whistleville / Lexington Avenue planning area were analyzed as part of the review of existing conditions, and are described in *Appendix A – Existing Conditions Summary (page A-14)*.

Important findings from the review indicate that the existing C Residence and D Residence zones are compatible with the existing land use, building types and urban design character of the areas to which they apply. However, the Neighborhood Business (NB) and Industrial No.1 (I1) zones are intended to promote the development of multifamily residential, mixed-use and commercial buildings, which runs contrary to the goal of preserving the historic character of the neighborhood at many locations. These zones extend along Lexington Avenue and other streets where some of oldest historic buildings are located, and they could result in the demolition and replacement of many of them if property owners seek to obtain higher returns on investment, especially in those cases where the property is not owner occupied and used for rental purposes.

As a result, this historic preservation proposes zoning recommendations to address these vulnerabilities. The recommended zoning changes include the creation of a Village District building zone encompassing the entire planning area. The proposed Village District zone is intended “to protect and enhance the distinctive character, landscape, historic structures, density and development pattern within this historic neighborhood, and to ensure that the unique character of this district is maintained for future generations in accordance with Connecticut General Statutes Section 8-2j Village districts.” (See *page 23* for proposed draft regulatory language). The new Village District will be named after two original designations that have been applied to the neighborhood surrounding Lexington Avenue through the years – Springwood and Whistleville.

A summary of zoning goals and proposed changes is attached in *Appendix D*.

Village Districts have been implemented in other neighborhoods of Norwalk and Connecticut, and are aimed at protecting the design character of distinctive areas by requiring the compliance with design principles and standards, and special provisions to ensure the compatibility of new construction with the existing buildings and character.

The proposed draft regulatory language for the Springwood-Whistleville Village District is also complemented by draft Design Guidelines, which include provisions for design review and recommendation for approval (attached as *Appendix E*).

### Proposed Zoning Map

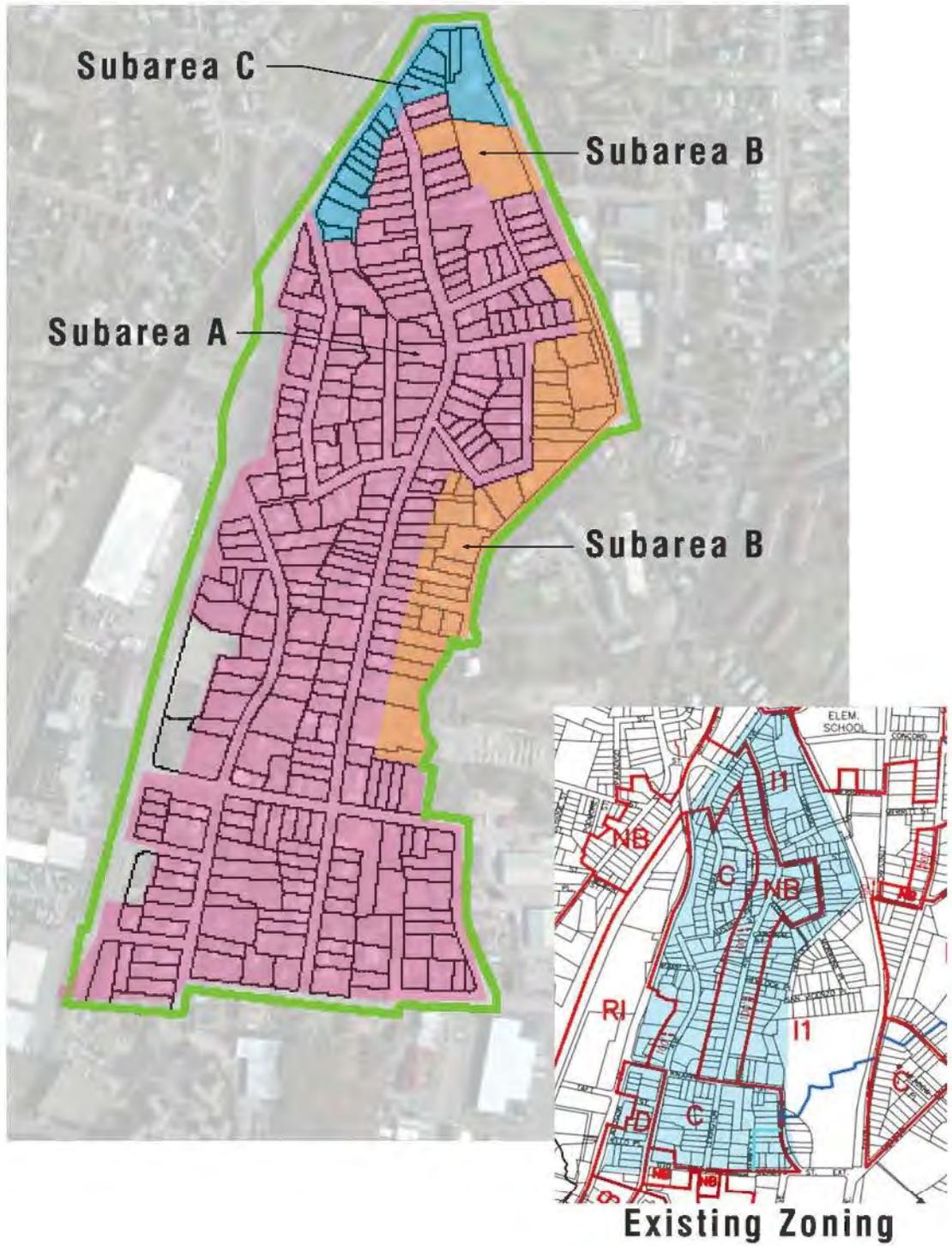


Figure 14. Proposed Springwood-Whistleville Village District Map

## Proposed Draft Regulatory Language

### § 118-XXX.SPRINGWOOD-WHISTLEVILLE VILLAGE DISTRICT

#### A. Purpose and intent.

(1) The purpose of this zone is to protect and enhance the distinctive character, landscape, historic structures, density and development pattern within this historic neighborhood, and to ensure that the unique character of this district is maintained for future generations in accordance with Connecticut General Statutes Section 8-2j Village districts. It is intended that this zone will encourage residential use while at the same time permitting other uses which fulfill a neighborhood need at an appropriate scale. It is further intended that all uses and structures be compatible with one another and with the established character of the district, reinforcing both the existing development patterns and natural topography.

(2) This district has been divided into three (3) subareas reflecting differences in use, height and bulk of buildings, depending upon location.

#### B. Use regulations.

##### (1) Subarea A.

(a) Principal uses and structures. In the Springwood-Whistleville Village District, Subarea A, premises shall be used and buildings shall be erected which are used, designed or intended to be used for (1) or more of the following uses and no others:

[1] Single-family detached dwelling.

[2] Two-family detached dwelling.

[3] Parks and playgrounds.

[4] Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming. If an existing clubhouse is destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Commission. The owners of such property shall document by A-2 Survey or other means, the height, bulk, location and use of the building as it had previously existed.

(b) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, §118-1450,

Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, and any other additional standards set forth herein:

- [1] Farms, truck gardens and nurseries, provided that all produce is cultivated on the premises, are located on a parcel having a minimum area of twelve thousand five hundred (12,500) square feet and that there are no more than two (2) beehives per one quarter (1/4) acre. No roadside stands shall be permitted.
- [2] Public museums.
- [3] Places of worship, churches and church buildings.
- [4] Public or nonprofit community center.
- [5] Nursery schools or child day-care centers, subject to a maximum occupancy of thirty-five (35) children, with no less than five hundred (500) square feet of lot area per child.
- [6] Artist workspace shall be allowed as an accessory use to a permitted use, up to a maximum of twenty percent (20%) of the total permitted gross floor area.

(2) Subarea B.

- (a) Principal uses and structures. In the Springwood-Whistleville Village District, Subarea B, premises shall be used and buildings shall be erected which are used, designed or intended to be used for (1) or more of the following uses and no others. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of §118-1451, Site plan review.

- [1] Single-family detached dwelling.
- [2] Two-family detached dwelling.
- [3] Multifamily dwelling containing less than twelve (12) dwelling units. A defined recreation area of not less than one hundred (100) square feet per dwelling unit shall be provided, and located with due concern for the safety and convenience of the residents for whose use it is intended.
- [4] Parks and playgrounds.

- (b) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, §118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, and any other additional standards set forth herein:

- [1] Farms, truck gardens and nurseries, provided that all produce is cultivated on the premises, are located on a parcel having a minimum

area of twelve thousand five hundred (12,500) square feet and that there are no more than two (2) beehives per one quarter (1/4) acre. No roadside stands shall be permitted.

[2] Public museums.

[3] Places of worship, churches and church buildings.

[4] Public or nonprofit community center.

[5] Artist workspace shall be allowed as an accessory use to a permitted use, up to a maximum of twenty percent (20%) of the total permitted gross floor area.

(3) Subarea C.

(a) Principal uses and structures. In the Springwood-Whistleville Village District, Subarea C, premises shall be used and buildings shall be erected which are used, designed or intended to be used for (1) or more of the following uses and no others. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of §118-1451, Site plan review.

[1] Mixed-use development, subject to § 118-750.

[2] Dwellings, when located above any principal or Special Permit use.

[3] Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet.

[4] Offices having a gross floor area of fewer than eight thousand (8,000) square feet, including medical offices.

[5] Banks and financial institutions, excluding drive-in facilities.

[6] Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet, excluding drive-in facilities.

[7] Health clubs.

[8] Boutique manufacturing shall be allowed as an accessory use to a permitted retail use, subject to compliance with the following requirements:

[a] Such boutique manufacturing shall not exceed three thousand (3,000) square feet in area and shall be directly related to the principal permitted retail use; and

[b] All manufacturing activity, including the storage of all equipment, materials and products, shall occur inside the building; no outside storage of any kind is permitted; and

[c] Only manufacturing processes that are not offensive with regard to noise, light, dust and odors, and which have the same or lesser impact that the principal retail use are permitted; and

- [d] The manufacturing activity shall occupy an area of no more than sixty percent (60%) of the gross floor area occupied by the associated retail establishment; and
- [e] The manufacturing process is principally artisan or fabrication by hand, and shall not include mass production or assembly line operations; and
- [f] The manufacturing operations will not generate excessive traffic volumes or truck traffic in excess of that typically occurring in the adjacent district or neighborhood; all loading activity shall occur during daytime hours only.

(b) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, §118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, and any other additional standards set forth herein:

- [1] Public museums.
- [2] Places of worship, churches and church buildings.
- [3] Public or nonprofit community center.

(4) Uses which are not permitted in Subsections X-X (B)(1), X-X (B)(2) and X-X (B)(3) above shall not be permitted by variance in the Springwood-Whistleville Village District.

(5) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the provisions of §118-910, and subject to the following restrictions:

- (a) Home occupations shall be conducted entirely within the dwelling and shall be limited to no more than one (1) per dwelling. The home occupation shall not alter the residential character of the dwelling, provided furthermore that such home occupations:
  - [1] Shall employ not more than one (1) person not residing in such dwelling unit.
  - [2] Shall not involve storage of a stock-in-trade or sale of commodities in the premises.
  - [3] Shall use an area equal to not more than fifty percent (50%) of the floor area of the first floor of such dwelling, up to a maximum of five hundred (500) square feet.
- (b) Garage for motor vehicles owned by the occupants of the dwelling.
- (c) Lodging and rooming for not more than two (2) paying guests of the occupant of the dwelling.

- (d) Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.
- (e) Storage of no more than one (1) commercial vehicle, as defined in Chapter 246, Section 14-1, of the Connecticut General Statutes, which does not exceed one-ton rated capacity.
- (f) Family day-care homes in single-family and two-family dwellings and group day-care homes in single-family dwellings, subject to the conditions that a state license or registration is obtained by the provider and the outdoor play areas shall be fenced and/or adequately screened from adjacent properties to the satisfaction of the Zoning Inspector.
- (g) Greenhouses, provided that any structures are clearly accessory to the main dwelling unit. No roadside stands shall be permitted.
- (h) Tag sales, not to exceed three (3) per calendar per year per property, shall be allowed as an accessory use to a permitted residential use, provided that each tag sale event shall be limited to a maximum of three (3) days and is operated during daytime hours only by a resident of the property. This is inclusive of tag sales, garage sales, yard sales and other similar types of sales.
- (i) Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time, and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size.
- (j) Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side and rear yard requirements of this zone.
- (k) Outdoor storage shall be prohibited. Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot fence enclosure or year-round landscaped screening, subject to zoning inspector approval.
- (l) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use. Such entertainment shall be restricted to the interior of the restaurant.

C. Demolition permit.

- (1) No demolition permit for a building's exterior shall be issued for any building within the Springwood-Whistleville Village design District until the

Commission has granted final approval for the reuse of the subject property.

- (2) A structure deemed unsafe according to Section 123.0 of the State of Connecticut Basic Building Code shall be exempt from the requirements of this section.

D. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, and all other applicable sections of these regulations and in addition:

- (1) The height, bulk, location and use of all buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that if such buildings are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is exactly as it had previously existed. The owners of such properties shall document, by an A-2 Survey or other means, the height, bulk, location and use of the building as it had previously existed.
- (2) All new construction, rehabilitation and substantial alterations to existing buildings shall comply with the following dimensional standards: (see table on next page)

<b>Springwood-Whistleville Village District</b>	<b>Subarea A</b>	<b>Subarea B</b>	<b>Subarea C</b>
Maximum Height	2 ½ stories and 35 feet, maximum of 38 feet to peak	3 ½ stories and 40 feet, maximum of 48 feet to peak	3 ½ stories and 40 feet, maximum of 48 feet to peak
Minimum Height	-	-	2 stories and 25 feet
Minimum Size of Lot Area	5,000 sq. ft. 1 dwelling unit; 6,000 sq. ft. 2 dwelling units	5,000 sq. ft.	None
Minimum Lot Width	50 ft.	50 ft.	None
Front Yard	35 feet from centerline along Lexington Avenue, Kossuth and Olean Streets; 30 feet along other streets, subject to Section 118-900F(1)	30 feet, subject to Section 118-900F(1)	None
Side Yard	6 feet	6 feet	None
Aggregate Side Yard	None	None	None
Rear Yard	15 feet	15 feet	10 feet
Maximum Building Area	35%	35% for buildings, 80% for buildings and parking, 20% open space	90% for buildings and parking, 10% open space
Floor Area Ratio Maximum	0.4	0.5; with bonus: 0.7	3
Recreation Area	-	100 sq. ft. per dwelling unit	-
Residential Density	-	2,500 sq. ft.; with bonus: 1,650 sq. ft. per dwelling unit	-

### (3) Village District Review Standards

- (a) The Commission hereby designates the Norwalk Redevelopment Agency as the architectural review board responsible for the design review and recommendation of all applications for new construction and substantial reconstruction within the district and in view from public roadways. The architectural review board members shall include at least one architect specialized in historic preservation or an architectural historian. If a third party design professional is required to review the design, an architect specialized in historic preservation or an architectural historian, with pertinent experience, shall be hired as the Village Design Consultant. The report of such consultant and/or the architectural review board shall be entered into the public hearing record and considered by the Commission in making its decision.
- (b) Criteria: New construction and substantial rehabilitation to existing structures, including those listed on the Norwalk Historic Resources Inventory and the Springwood-Whistleville National Register District shall be harmoniously related to their surroundings and shall be consistent with the Village District Design Guidelines and the Connecticut Historical Commission - Secretary of the Interior's Standards for Rehabilitation, as applicable. All such development shall be consistent with the criteria defined in the Connecticut General Statutes section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:
- [1] Building design, scale and compatibility: The color, size, height, location, proportion of openings, roof treatments, building materials, and any proposed signs and lighting shall be consistent with the local architectural motif and with the unique elements of the district, including maintenance of historic buildings, monuments and landscaping. The removal or disruption of historic or significant structures or architectural elements shall be minimized.
- [2] Streetscape standards and landscaping: All spaces, structures and related site improvements visible from public roadways shall be designed to be consistent with the elements of the district in and around the proposed modification.

- (4) Historically significant buildings constructed on or before 1965, said year to be

determined by the records of the Office of the Tax Assessor of the City of Norwalk, are hereby declared to be in compliance with the height and bulk requirements of this section. Modifications and additions to such buildings shall conform to and be compliant with the height and bulk requirements of this section and the Village District Review Standards. However, the Zoning Commission may, upon written request, waive up to twenty (20%) percent of the height and bulk requirements for modifications and additions to such buildings, where it is determined that such waiver(s) would assist in the preservation and reuse of historic structures, unless the architectural integrity of the building would be lost or damaged. External building modifications to such structures shall conform to the Village District Design Guidelines.

- (5) Bonus floor area: Multifamily residential buildings in Subarea B shall be permitted to increase the allowable floor area ratio (FAR) from 0.5 to 0.7 provided that the principal historic building and historic stone walls on the premises are retained and rehabilitated.
- (6) An unenclosed front porch may be exempt from building area calculations where such structure is designed to promote pedestrian activity along the street and enhance the residential character of the building and neighborhood, subject to design review and approval.

E. Off-street parking and loading requirements. Notwithstanding the requirements of §§ 118-1200 through 118-1260, the following parking regulations apply within the Springwood-Whistleville Village District.

- (1) A building in existence at the time of adoption of this regulation may continue to be used without adequate parking and loading as required by §§ 118-1210 through 118-1260 of these regulations. However, should such building be increased in area or changed in use so as to require additional parking or loading, such additional parking or loading shall be determined by applying the standards set forth in this Section D and in §§ 118-1210 through 118-1260.
- (2) The principal use and structure shall be located between the street and all parking facilities.
- (3) In new multifamily development, no garage openings shall be placed directly facing the street.
- (4) Parking facilities shall be required as follows:

- (a) There are no minimum parking requirements for the redevelopment of a building listed on, or eligible for the National Register as a mixed use building.
- (b) For all other buildings, the applicant must provide:
  - [1] One and a half (1 ½) parking spaces per dwelling unit for two-family and multifamily dwellings.
  - [2] One (1) parking space per dwelling unit for mixed-use development.
  - [3] One (1) parking space per two hundred (200) square feet of active commercial floor area for restaurant.
  - [4] One (1) parking space per seven hundred fifty (750) square feet of active commercial floor area for commercial (including office, banks, and personal and business services) and retail space, including boutique manufacturing.
  - [5] Parking for all other uses as determined by §§ 118-1220 Off-street Motor Vehicle Parking Requirements.

(5) Notwithstanding any other parking requirements set forth in §§ 118-1200 through 118-1260 for individual land uses, when any land or building is used for two or more distinguishable purposes in a mixed use development, the minimum total number of parking spaces required to serve the combination of all uses shall be determined as follows:

- (a) Calculate the parking requirement for each use.
- (b) The largest single parking requirement will be reduced by the percentage for the matching use as shown in the table in § 118-1220.E.
- (c) For more than two uses, the largest single parking requirement will be reduced by the percentage for each matching use as shown in the table in § 118-1220.E.

F. Signs. See §§ 118-1290 through 118-1295.

## 5. FINANCIAL IMPLEMENTATION

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In addition to inclusion in the National Register of Historic Places and changes to the existing Building Zone Regulations, financial mechanisms are needed to support historic preservation. In general, the cost of rehabilitating historic properties is higher than the standard cost of construction due to the employment of special materials and construction techniques aimed at preserving the historic design qualities of the building. Federal and state government agencies have developed tax incentive mechanisms and financial assistance programs to help property owners overcome the cost differential gap. Incentives and programs available to owners in the Whistleville / Lexington Avenue area include the following:

### **Tax Incentives for Historic Buildings**

The following tax incentives are available to buildings listed in the National or State Register of Historic Places:

#### Connecticut Historic Homes Rehabilitation Tax Credit

**This program is available to individual homeowners** for the rehabilitation of 1-4 family buildings. It provides a 30% state tax credit, up to \$30,000 per dwelling unit, and requires a minimum of \$15,000 in qualified rehabilitation expenditures (labor and materials) to qualify. All work must comply with the Secretary of the Interior's Standards for Rehabilitation. After completion of rehabilitation work, one unit must be owner-occupied for a period of at least five years.

The tax credit is awarded in the form of a certificate which must be sold for cash. Buyers are easily found and assistance in selling the certificate is available.

Contact: Julie Carmelich

Phone: 860-256-2762

Email: [Julie.Carmelich@ct.gov](mailto:Julie.Carmelich@ct.gov)

*Historic Tax Credit Coordinator*

#### Connecticut Historic Rehabilitation Tax Credit

**This program is available only for income-producing properties**, including rental housing of 5 units or more that is not the primary residence of the applicant. It provides a 25% tax state tax credit for all qualified rehabilitation expenditures (labor and materials) or a 30% tax credit of the total qualified rehabilitation expenditures if the project includes an affordable housing component provided at least 20% of the rental units or 10% of for sale units qualify under CGS Section 8-39a.

The tax credit is awarded in the form of a certificate which must be sold for cash. Buyers are easily found and assistance in selling the certificate is available.

Contact: Julie Carmelich Phone: 860-256-2762  
Email: [Julie.Carmelich@ct.gov](mailto:Julie.Carmelich@ct.gov)  
*Historic Tax Credit Coordinator*

#### Federal Historic Rehabilitation Tax Credit

**This program is available only for income-producing properties**, including rental housing that is not the primary residence of the applicant. It provides a 20% federal income tax credit for all hard and soft costs of rehabilitation. All work must comply with the Secretary of the Interior's Standards for Rehabilitation. After completion of rehabilitation work, no changes can be made in the building or the building's ownership for a period of at least five years. This incentive can be taken directly by the individual or corporate owner as a credit toward federal income tax owed. It can be carried back 1 year and carried forward 20 years.

Contact: Julie Carmelich Phone: 860-256-2762  
Email: [Julie.Carmelich@ct.gov](mailto:Julie.Carmelich@ct.gov)  
*Historic Tax Credit Coordinator*

### **Programs that Apply to All Properties**

#### City Property Tax Abatement

Whistleville is in an Enterprise Zone as established in Chapter 36 of the City of Norwalk Code. This chapter states:

- A. All real property in the Enterprise Zone which is improved during the period when such area is designated as an Enterprise Zone shall have its real estate assessment fixed. Such fixed assessment shall be for a period of seven years from the time of such improvement and shall defer any increase in assessment attributable to such improvement, according to the following schedule:

<b>Year</b>	<b>Percentage of Increase Deferred</b>
First	100
Second	100
Third	50
Fourth	40
Fifth	30

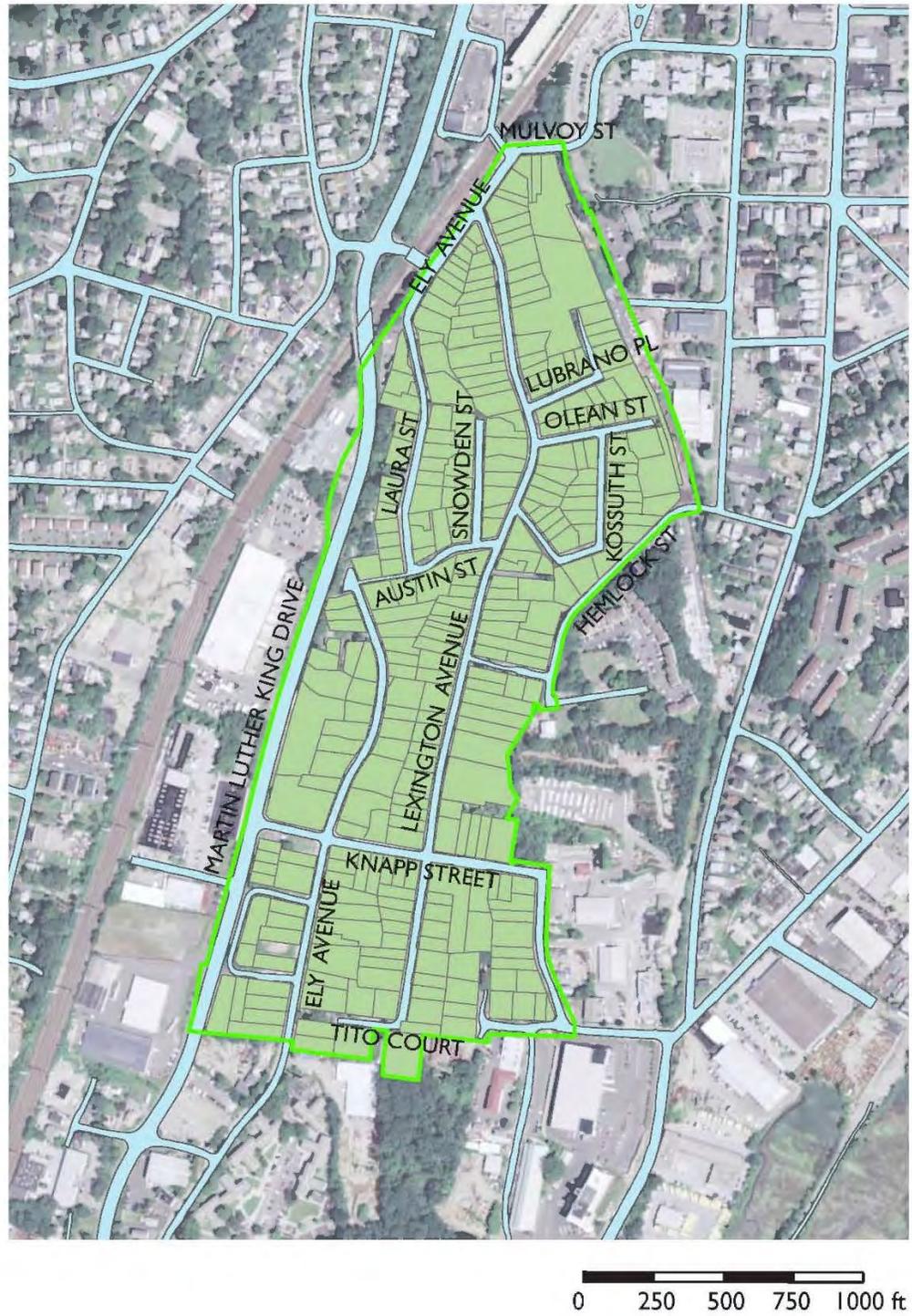




## **APPENDIX A – EXISTING CONDITIONS SUMMARY**

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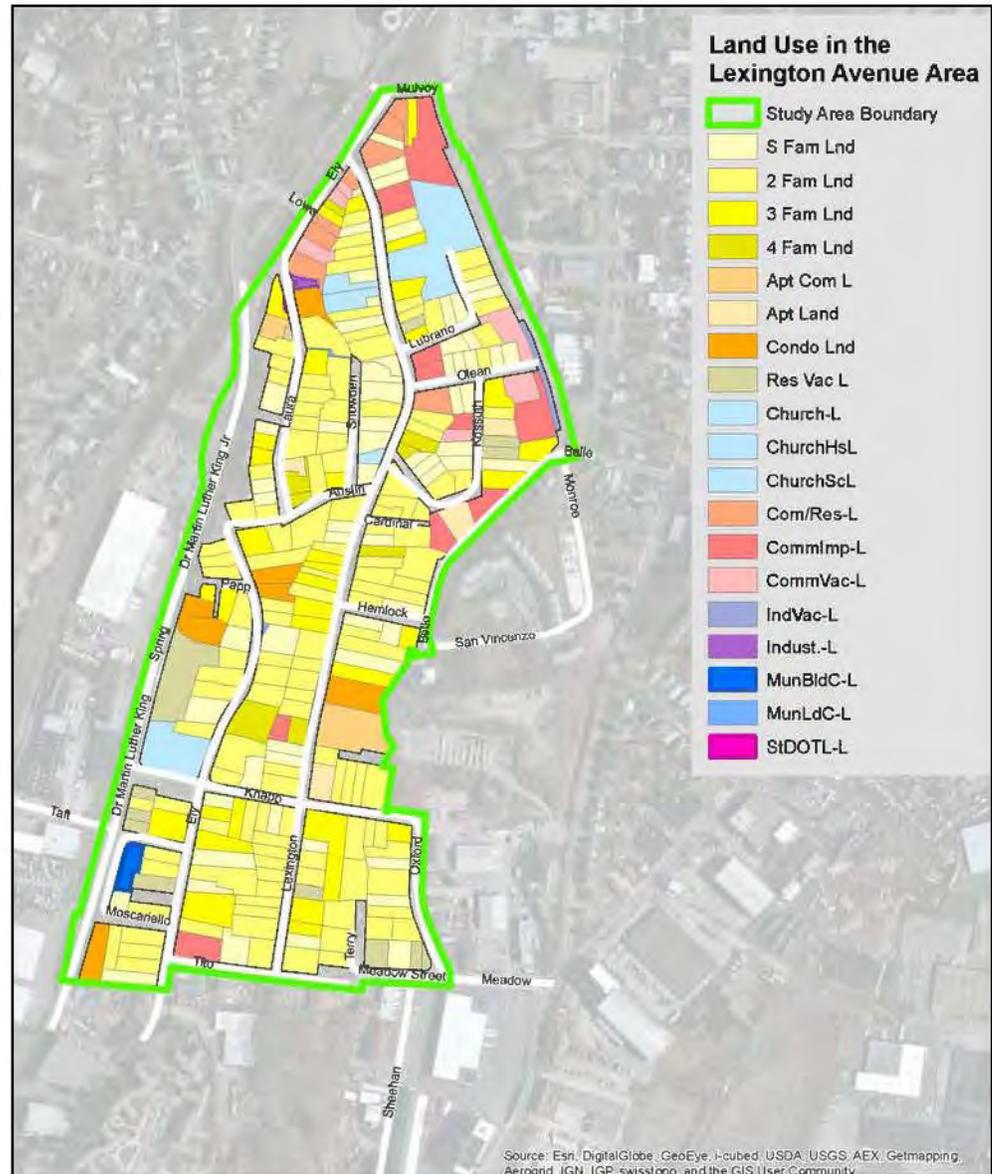
## Planning Area



*Figure A-1. Whistleville / Lexington Avenue Planning Area Boundaries*

The Whistleville / Lexington Avenue planning area is limited by Mulvoy Street on the north; a former rail alignment, Hemlock Place and Oxford Street on the east; Meadow Street Extension and Tito Court on the south; and Dr. Martin Luther King Drive and the Amtrak rail alignment on the west (shown on *Figure A-1, page A-2*).

### Existing Land Use



*Figure A-2. Existing Land Use*

Land use in the planning area is largely residential, with commercial / residential mixed-use buildings grouped along the northern portion of Ely Avenue and several church properties located along Lexington Avenue and the southern portion of Ely Avenue.

## Historic Building Inventory

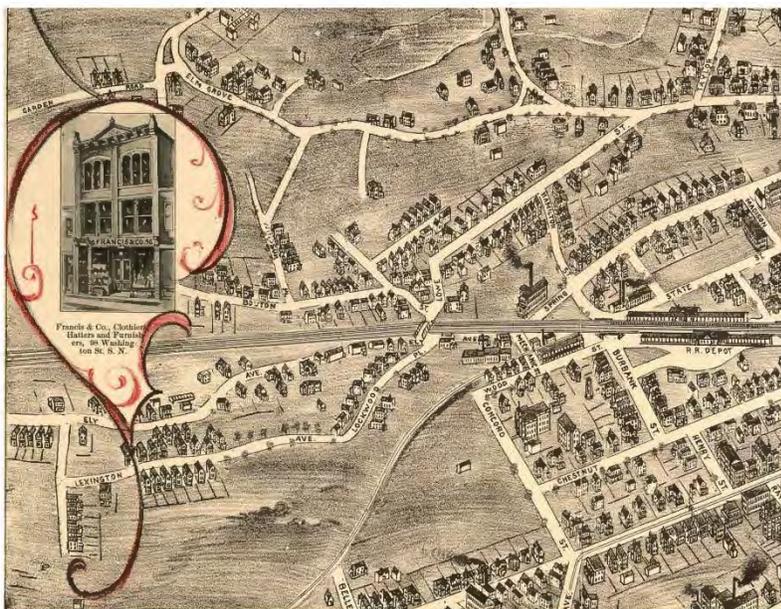
This section contains a preliminary inventory and summary of existing historic buildings in the Whistleville / Lexington Avenue planning area. This preliminary inventory is focused on the assessment of the buildings' architectural design elements and qualities that contribute to the distinctive historic character of the neighborhood, based on an analysis of building types and year of construction. The main source of information for this analysis is the data from the City of Norwalk Assessor's Office as recorded in its Geographic Information System (GIS) database.

A comprehensive analysis and inventory of the individual building characteristics that would qualify them to support historic district designation is being submitted under separate cover as part of the documentation to support a National Register District nomination. Each building considered for inclusion in the National Register and its physical condition will be recorded on a typical form supplied by the Connecticut State Historic Preservation Office.

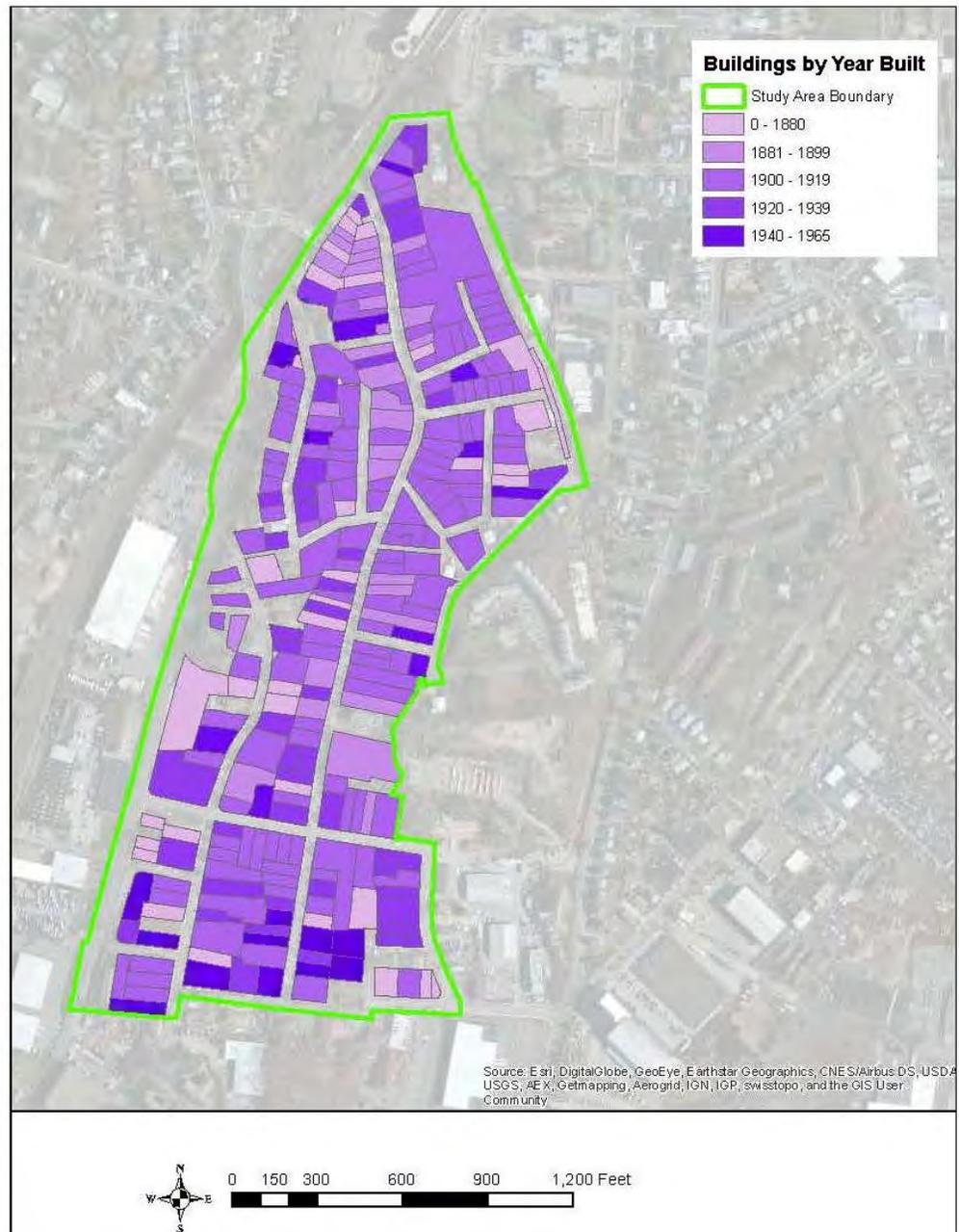
There are 270 built properties within the planning area according to GIS, of which 246 were built before 1965. For the purposes of this historic preservation strategy, buildings older than 50 years (in this case, buildings constructed prior to 1965) are considered as candidates for historic designation or buildings that may contribute to the historic character of the district, and they are herein referred to as "historic." *Figure A-4* (on *page A-5*) identifies historic buildings in the planning area by year built.

As the map shows, the majority of the buildings in Whistleville / Lexington Avenue were constructed between 1880 and 1920, following two significant periods of development

and construction. The first period took place after the Civil War, when Lexington Avenue first appears recorded on maps under the name Lockwood Avenue (see *Figure A-3, page A-4*). The second period of significant development and construction coincides with the arrival of large numbers of European immigrants to South Norwalk and the development of industrial mills in the vicinity of the rail station.



*Figure A-3. Bird's-eye-view of Norwalk in 1899 (cropped). Lexington Avenue is visible on the lower left portion of the image.*



*Figure A-4. Buildings Constructed before 1965 By Year Built*

Most of historic buildings in the planning area are residential in use and design character (226 buildings) ranging from single family homes to multi-family buildings (5-8 unit apartments). *Table A-1* (on page A-6) summarizes the existing buildings by type, breaking down residential buildings by the number of units and providing information on representative properties.

Table A-1. Summary of Building Types (1965 and Older)

Bldg Type	Number of Bldgs	Year Built	Representative Address	Notes
Single Family	64	1890-1963	5-9 Kossuth, 13 Lexington, 5 Lubrano, 6 Lubrano, 2-4 Olean, 7 Snowden	Bungalow/ Cape Cod/ Colonial / Conventional in GIS
2 Family	117	1850-1963	9 Hemlock, 3 Laura, 6 Laura, 14 Lexington, 30 Lexington, 32 Lexington, 117 Lexington, 125 Lexington	Colonial / Conventional/ Family Duplex in GIS
3 Family	32	1855-1947	4 Laura, 25 Lexington, 70 Lexington, 127 Lexington, 6 Mulvoy	Colonial / Conventional in GIS
4 Family	8	1885-1923	24 Laura, 69 Lexington	Colonial / Conventional in GIS
5-8 Unit Apt	5	1890-1959	15 Kossuth, 18 Laura	
Commercial/Apt	9	1870-1940	25 Ely, 45 Ely, 35 Lexington, 39 Lexington	Off/Ret/Apt/ Commercial in GIS
Church	4	1900-1923	19 Lexington, 50 Lexington, 4 Tito	Calvin Reformed Church, Faith Lighthouse Church, New Jerusalem Missionary Baptist Church
Church/Community	3	1940-1954	22 Lexington, 25 Kossuth, 218 Ely	New Light Missionary Baptist Church, Gethsemane Outreach Ministries, Macedonia Church
Club/Lodge	1	1937	92-94 Lexington	William Moore Lodge - 1533
Light Industrial	1	1921	7 Lexington	
Service Shop/ Garage	2	1924-1955	109 Lexington, 245 Ely	Service Shop/ Outbuilding in GIS

Table A-1 indicates that the majority of buildings in the planning area are distributed among three predominant building types: 2-family homes (117 buildings), single family homes (64 buildings) and 3-family homes (32 buildings). Altogether, these building types account for 86% of the historic buildings and 79% of all the buildings in the planning area. These facts are mapped on Figure A-5 below. Photographs of representative buildings are presented in Table A-2 (on pages A-8 to A-10).

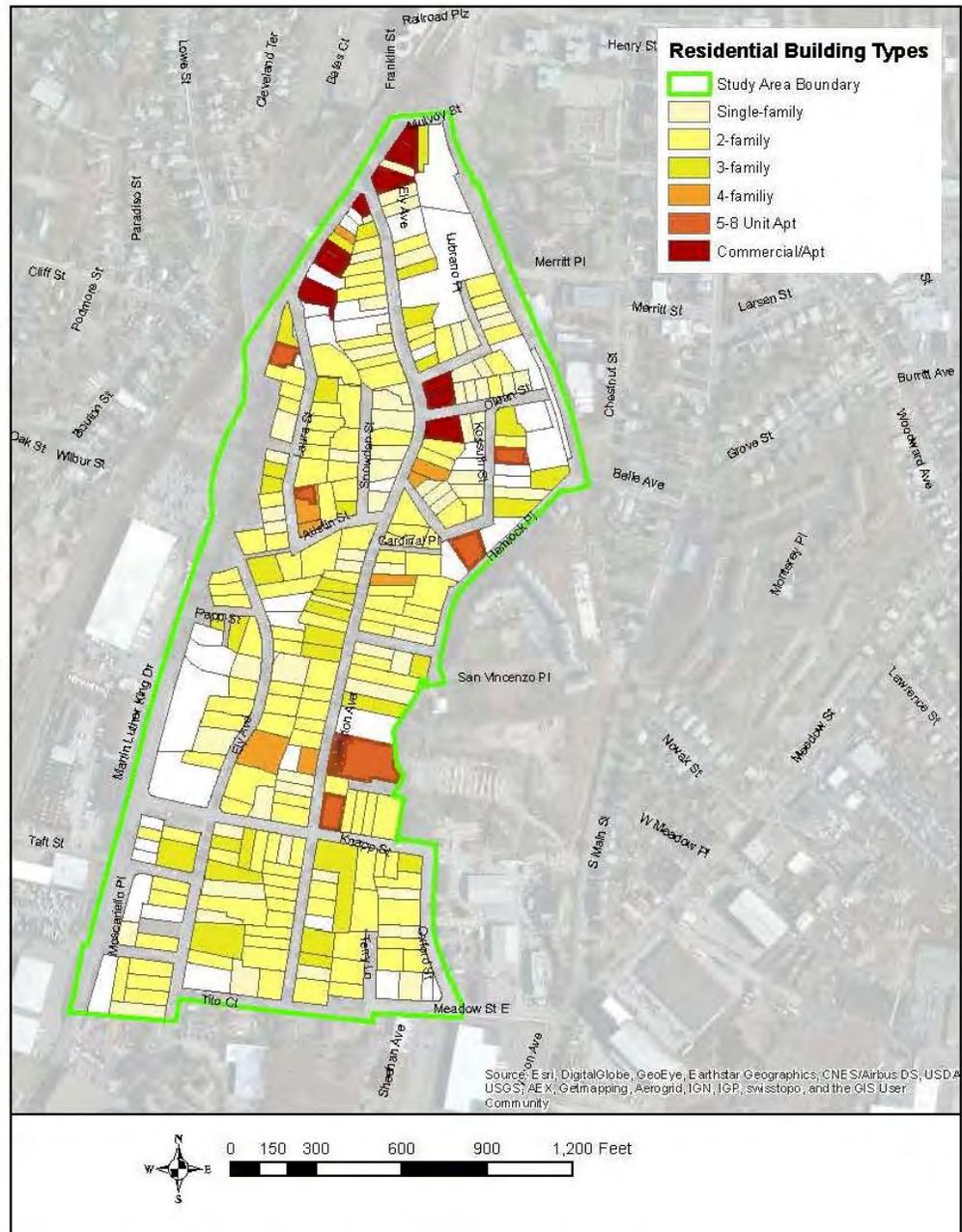


Figure A-5. Location of Historic Residential Buildings by Type (Built Prior to 1965)

Table A-2. Photographs of Representative Historic Building Types

	
<p>7 Kossuth Street [Single Family]</p>	<p>5 Lubrano Place [Single Family]</p>
	
<p>13 Lexington Avenue [Single Family]</p>	<p>14 Lexington Avenue [2-Family]</p>
	
<p>30 Lexington Avenue [2-Family]</p>	<p>9 Hemlock Place [2-Family]</p>
	
<p>4 Laura Avenue [3-Family]</p>	<p>127 Lexington Avenue [3-Family]</p>

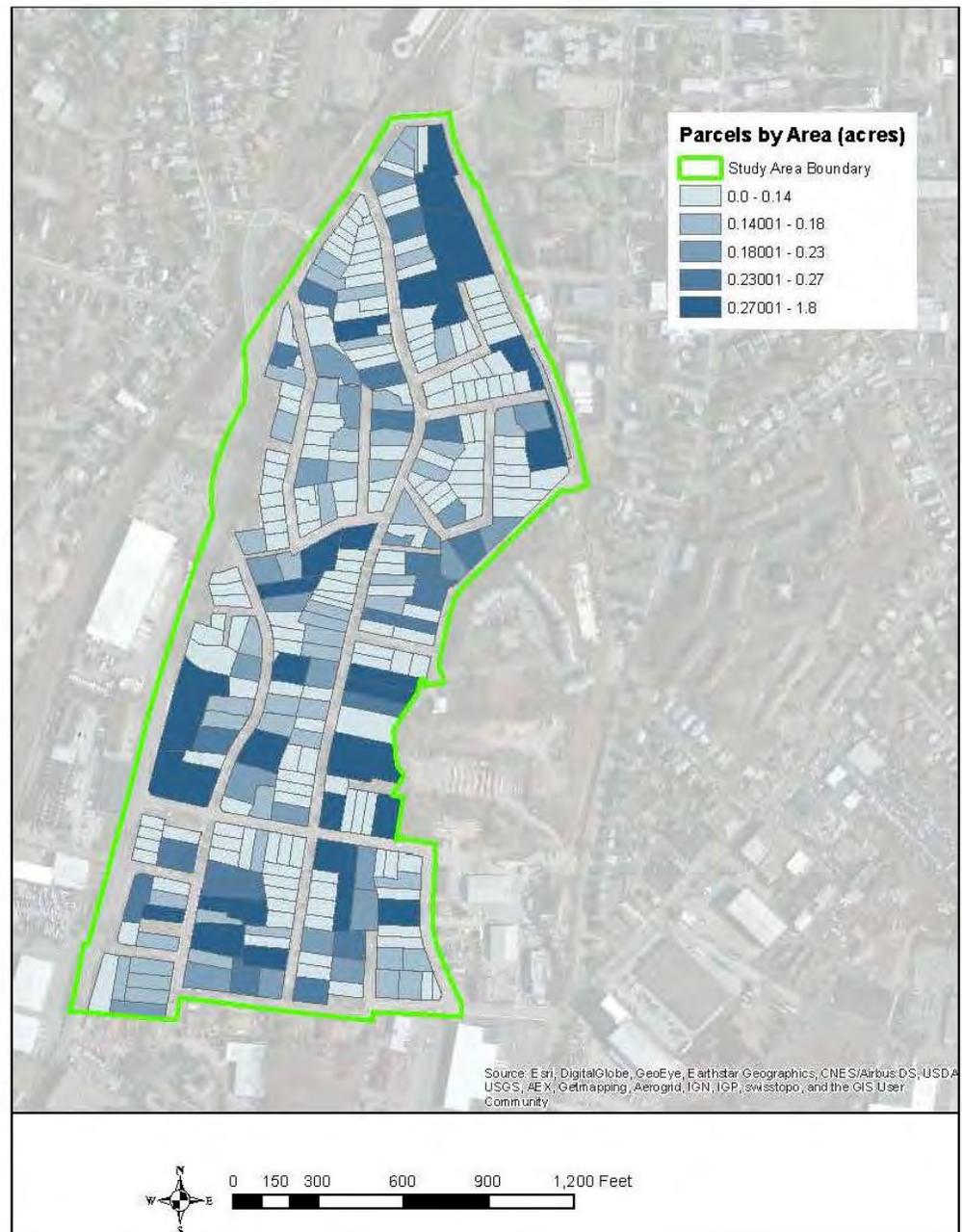
Table A-2. Photographs of Representative Historic Building Types (continued)

	
<p>24 Laura Avenue [4-Family]</p>	<p>69 Lexington Avenue [4-Family]</p>
	
<p>18 Laura Avenue [5-8 Unit Apt]</p>	<p>15 Kossuth Street [5-8 Unit Apt]</p>
	
<p>39 Lexington Avenue [Commercial/Apt]</p>	<p>25 Ely Avenue [Commercial/Apt]</p>
	
<p>45 Ely Avenue [Commercial/Apt]</p>	<p>59-65 Ely Avenue [Commercial/Apt]</p>

Table A-2. Photographs of Representative Historic Building Types (continued)

<p>19 Lexington Avenue [Church]</p>	<p>50 Lexington Avenue [Church]</p>
<p>22 Lexington Ave. [Church/Community]</p>	<p>25 Kossuth Street [Church/Community]</p>
<p>92-94 Lexington Avenue [Club/Lodge]</p>	<p>92-94 Lexington Avenue [Club/Lodge]</p>
<p>7 Lexington Avenue [Light Industrial]</p>	<p>7 Lexington Avenue [Light Industrial]</p>

## Parcel Structure



*Figure A-6. Parcel Distribution by Size*

Parcels in the Whistleville / Lexington Avenue neighborhood are generally small in area; most of them are less than 0.27 acres (18,000 square feet). This is consistent with the predominant residential land use of 2-family and single-family homes.

Only 22 parcels are larger than 0.27 acres and only 6 parcels are larger than 0.5 acres or 22,000 square feet, with the largest parcel measuring 1.76 acres (76,665 square feet).

## Ownership and Occupancy Patterns

A review of the assessor's data for the planning area indicates that approximately 51 % of the existing properties (including condominium units) are owner-occupied. This estimate has been obtained by comparing tax billing addresses and street addresses, and assuming that buildings where both addresses are the same are owner-occupied.

Restricting the comparison and analysis to those buildings that could qualify for historic designation (those constructed prior to 1965) indicates that 123 out of 270 buildings are owner-occupied. This represents 45% of the historic buildings.

Of the historic buildings occupied by owners, approximately half of them are 2-family homes (60 buildings) while one-third are single-family homes (37 buildings). This may be an important consideration at the time of outlining strategies to encourage and promote the preservation of historic resources.

Property owners of large parcels include businesses and religious institutions. A few businesses own clusters of adjacent parcels that often share a common access, with a similar land use. *Table A-3* summarizes parcels larger than 0.5 acres and clusters of adjacent parcels that share use and ownership.

*Table A-3. Large Parcels and Clusters of Parcels with Shared Use and Ownership*

<b>Street Address / Addresses</b>	<b>Total Acreage</b>	<b>Use</b>
10 Lubrano Pl / 12 Lubrano Pl / 26 Hemlock Pl / 7 Olean St / 9 Olean St / 13 Olean St 15 / Olean St	2.03	Commercial / Light Industrial / Warehouse
19 Lexington Ave	1.76	Church, ancillary building, parking
111 Lexington Ave / 117 Lexington Ave/ 119 Lexington Ave / 18 Knapp St / 24 Knapp St	1.11	Apt [5-8 Unit] / Commercial
215 Martin Luther King Blvd	1	Vacant
97 Lexington	0.96	Apt [5-8 Unit] / Commercial
218 Ely Ave	0.7	Church Historic Land / Single- family
8 Mulvoy St	0.7	Commercial / Nurseries

## Building Conditions

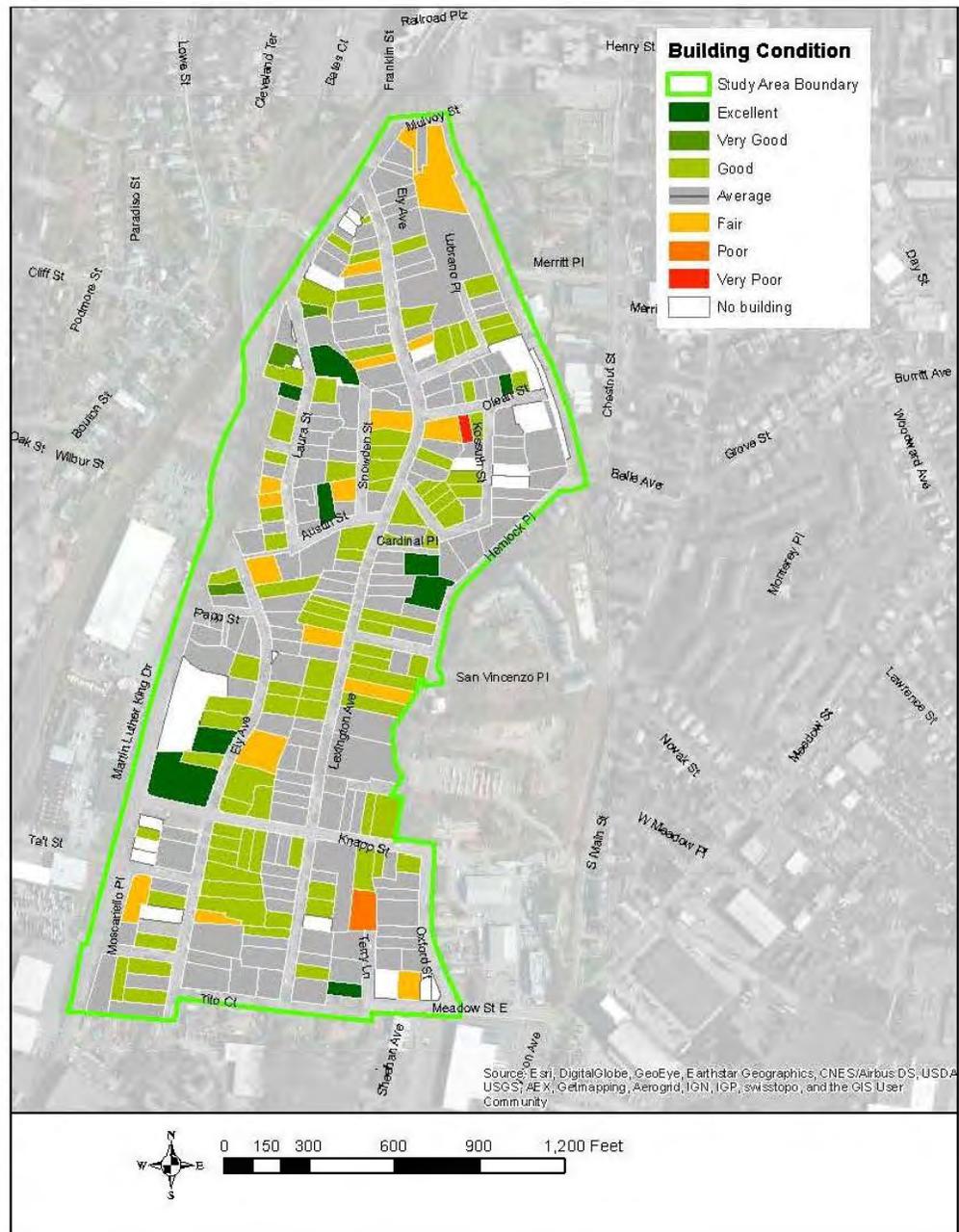


Figure A-7. Building Conditions per Assessor's Data

Figure A-7 represents existing building conditions as recorded by the City's assessor's data base. This will be complemented by a more detailed assessment on a building-by-building basis, which is currently underway as part of the Historic Resources Inventory required for National Register District nomination.

## **Assessment of Redevelopment Conditions**

*Figure A-7* above indicates that the majority of the buildings are in Average or Good condition (49% and 31% of total historic buildings respectively). However, it is noticeable that many buildings are in need of exterior repairs. There also are buildings that have been altered or expanded through the years without necessarily maintaining the original design qualities that would correspond to their historic character. These particular building conditions will be recorded in detail as part of the Historic Resources Inventory.

The need for exterior repairs, however, would not be conducive to a significant redevelopment of the majority of small residential properties unless they could be assembled into larger parcels that could support larger buildings. A review of ownership patterns indicates that only 30 property owners in the planning area own more than one parcel, and of those, only 7 owners are registered as owning 2 adjacent parcels or more.

Parcels that individually or as a result being adjacent to each other and having the same owner are larger than 0.27 acres (18,000 square feet) may be more susceptible to change according to their redevelopment potential. As a result, historic buildings on these parcels may be at a higher risk of demolition unless efforts are made to promote historic preservation.

### Crime Statistics

Crime statistics for the year 2014 indicate that there were 212 incidents reported in the planning area. Of these, 162 incidents were on Ely Avenue (76% of the total), 38 on Lexington Avenue (18%) and 12 on Mulvoy Street/Henry Street Extension (5%). There were no incidents reported on other streets. Most of these incidents were recorded as assault, destruction of property/vandalism, or trespass of real property.

Although these incidents have little or no relation to the historic character of the neighborhood, they may have a negative impact on the overall quality of living in the community. These conditions may provide a basis for the consideration of community development and revitalization strategies aimed at improving the image and public safety of the affected locations.

## Regulatory Conditions

The Building Zone Regulations for the City of Norwalk apply to the planning area.

There are currently five zones in the Whistleville / Lexington Avenue planning area, distributed as shown in *Figure A-8* (on *page A-16*).

- C Residence (C)
- D Residence (D)
- Industrial No. 1 (I1)
- Neighborhood Business (NB)
- Restricted Industrial (RI)

### C Residence (C)

This zone provides areas for single-family dwellings on lots with an area of 5,000 square feet or more and two-family dwellings on lots with an area of 6,000 square feet or more, and other compatible uses.

Certain other uses consistent with the allowed density may be permitted by Special Permit. It is intended that all uses be harmonious with local street characteristics and the limitation of available utilities and other public services.

### D Residence (D)

This zone provides areas for multifamily dwellings (less than 12 units), as well as single- and two-family dwellings and other compatible uses.

Certain other uses consistent with the allowed density may be permitted by Special Permit. It is intended that all uses be harmonious with local street characteristics and the limitation of available utilities and other public services.

### Neighborhood Business (NB)

This zone permits a diversity of uses which serve neighborhood retail and service needs at a scale appropriate to the residential areas which surround it. The intent of this zone is to encourage mixed-use development in neighborhood commercial areas. The provisions of this zone are designed to ensure that all permitted uses and structures will be compatible with each other and will provide protection to adjacent residential areas.

Multifamily dwellings, retail, office, banks, restaurants, and boutique manufacturing are all permitted.

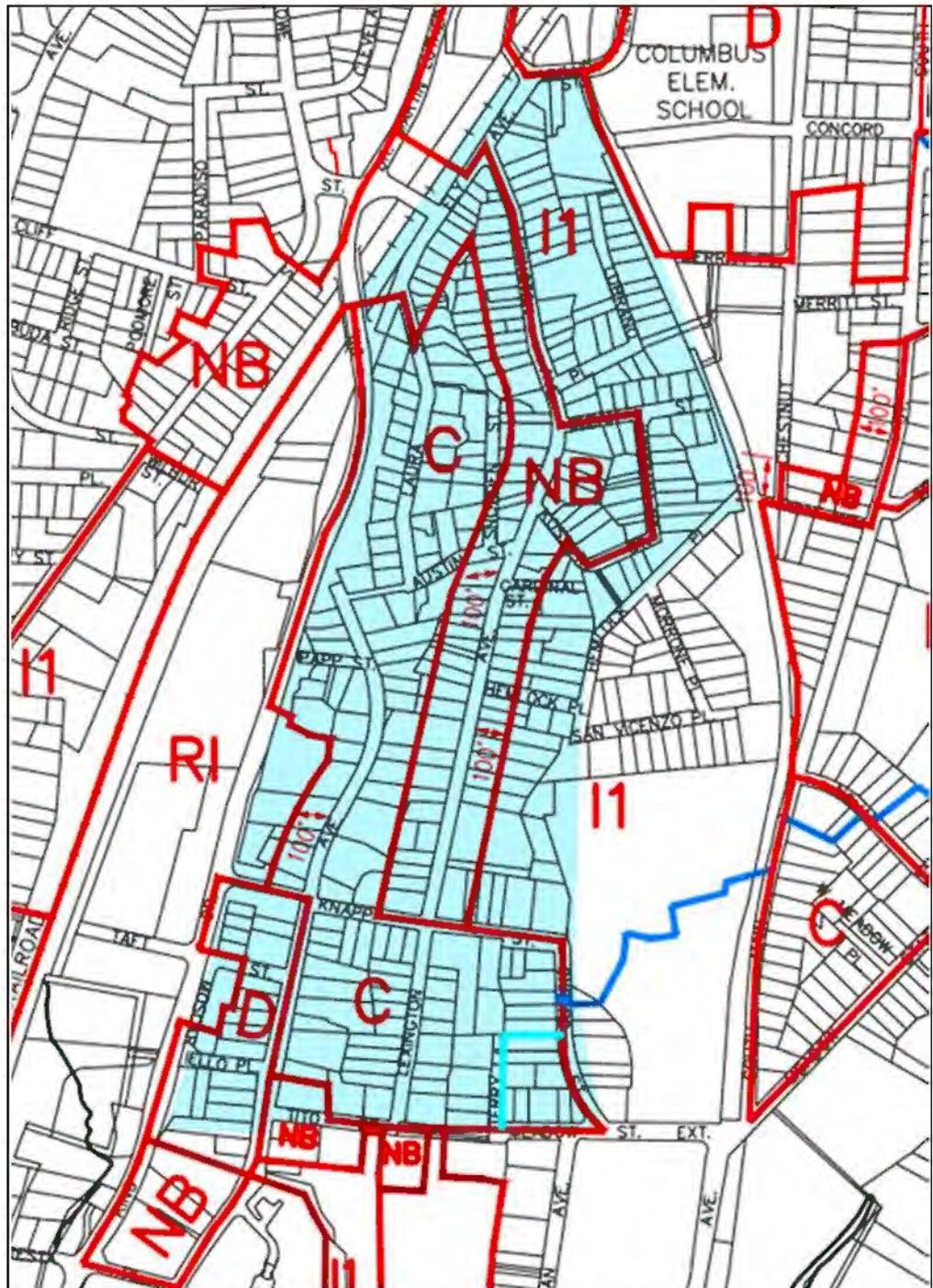


Figure A-8. Existing Zoning

### Industrial No. 1 (I1)

This zone provides areas for manufacturing and related uses - warehouse, office, retail and single- and two-family housing. Heavy industrial uses are allowed by Special Permit.

The district is intended to provide low-scale industrial facilities interspersed with other uses and with the utilities and infrastructure necessary to support such industrial operations. Provisions of this zone recognize the need for manufacturing space while setting standards for compatibility with residential areas.

This zone allows all uses permitted in the C Residence Zone, as well as multifamily buildings, and a large variety of light industrial and manufacturing uses.

### Restricted Industrial (RI)

This zone provides areas exclusively for light industrial manufacturing uses and other compatible uses, including single- and multi-family residential uses with recreational facilities, on a parcel containing 25 acres or more, as well as limited areas of artist workspace, non-accessory office, college or university use, which will contribute to the economic base of the city and which will constitute a harmonious and appropriate part of the physical development of the city.

## **Regulatory Findings and Recommendations**

The existing C Residence and D Residence zones are compatible with the existing land use, building types and urban design character of the areas to which they apply.

The same cannot be said for the Neighborhood Business (NB) and Industrial No.1 (I1) zones, however. Although these zones allow for the presence of single family, 2-family, 3-family and 4-family buildings, they are intended to promote the development of multifamily residential, mixed-use and commercial buildings, which runs contrary to the goal of preserving the historic character of the neighborhood at many locations.

The development pressures and opportunities for redevelopment that the NB and I1 zones could promote could be devastating to the urban design and historic character of the properties located along Lexington Avenue, and in particular to the prevalent single family and 2-family homes that constitute the most characteristic historic buildings.

Historic preservation strategies for the Whistleville / Lexington Avenue planning area need to include zoning recommendations that address these vulnerabilities. This could be achieved by either proposing direct changes to the current, including specific design standards and guidelines aimed at protecting buildings that contribute to the historic character of the neighborhood from demolition or substantial change.

## **APPENDIX B – 87 LEXINGTON AVE PROFORMA ANALYSIS**

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**Pro Forma for 87 Lexington Avenue**

**Scenario Summary**

*Last updated July 9, 2015*

	Capitalization Rate	Gross Annual Revenue	Building	Type	Footage (Gross)	Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
<b>Scenario 1</b>											
<i>Replace the existing historic building with a new three-family dwelling and a new two-family dwelling on the back portion of the lot.</i>	<b>5.4%</b>	<b>\$ 111,000</b>	1	3-family	4,200	3,000	New	3	6	4,961	1,200
			2	2-family	3,000	2,000	New	2	4	7,502	1,000
<b>Scenario 2</b>											
<i>Convert the existing historic building in a three-family dwelling (small addition) and build a new two-family dwelling on the back portion of the lot.</i>	<b>4.2%</b>	<b>\$ 92,130</b>	1	3-family	3,391	2,150	Conversion	3	6	4,961	1,106
			2	2-family	3,000	2,000	New	2	4	7,502	1,000
<b>Scenario 3</b>											
<i>Convert the existing historic building into a three-family dwelling (small addition) and build a new four-family dwelling on the back portion of the lot.</i>	<b>5.4%</b>	<b>\$ 154,290</b>	1	3-family	3,391	2,150	Conversion	3	6	4,961	1,106
			2	4-family	6,720	4,800	New	4	6	7,502	1,920
<b>Scenario 4</b>											
<i>Preserve the existing historic building as a single-family dwelling and building a new four-family dwelling on the back portion of the lot.</i>	<b>5.3%</b>	<b>\$ 137,152</b>	1	1-family	2,991	1,378	Rehabilitation	1	2	4,961	1,106
			2	4-family	6,720	4,800	New	4	6	7,502	1,920
<b>Scenario 5</b>											
<i>Convert the existing historic building in a three-family dwelling (large addition) and build a new two-family dwelling on the back portion of the lot.</i>	<b>5.1%</b>	<b>\$ 113,220</b>	1	3-family	4,391	3,100	Conversion	3	6	4,961	1,606
			2	2-family	3,000	2,000	New	2	4	7,502	1,000
<b>Scenario 6</b>											
<i>Convert the existing historic building into a three-family dwelling (large addition) and build a new four-family dwelling on the back portion of the lot.</i>	<b>6.0%</b>	<b>\$ 175,380</b>	1	3-family	4,391	3,100	Conversion	3	6	4,961	1,606
			2	4-family	6,720	4,800	New	4	6	7,502	1,920

Pro Forma for 87 Lexington Avenue

**Scenario 1**

Last updated July 9, 2015

Scenario: Replace the existing historic building with a new three-family dwelling and a new two-family dwelling on the back portion of the lot.

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	3-family	4,200	3,000	New	3	6	4,961	1,200
2	2-family	3,000	2,000	New	2	4	7,502	1,000

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,000	\$ 1.85	\$ 5,550
Building 2	2,000	\$ 1.85	\$ 3,700
<b>Gross Revenue</b>			<u>\$ 9,250</u>
<b>Annual Gross Revenue</b>			\$ 111,000
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 11,100
Maint/Ins/Mgmt			\$ 25,000
<b>Annual Operating</b>			<u>\$ 36,100</u>
<b>Annual Net Revenue</b>			\$ 74,900
<b>Capitalization Rate</b>			<b>5.4%</b>

	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation		\$ 200	\$ -
New construction	7,200	\$ 125	\$ 900,000
Demolition	2,991	\$ 5	\$ 14,955
<b>Site Costs</b>			
Demolition	1,000	\$ 10	\$ 10,000
Landscape including parking	10,263	\$ 15	\$ 153,945
<b>Soft Costs</b>			
20% Soft Costs and Contingency			\$ 215,780
<b>Summary</b>			
Hard Costs			\$ 914,955
Soft Costs			\$ 215,780
Site Work (landscaping, parking)			\$ 163,945
<b>Development Costs</b>			<u>\$ 1,294,680</u>
<b>Purchase Price</b>			\$ 90,000
<b>Total Development Costs</b>			<u><b>\$ 1,384,680</b></u>

Pro Forma for 87 Lexington Avenue

**Scenario 2**

Last updated July 9, 2015

Scenario: Convert the existing historic building into a three-family dwelling (small addition) and build a new two-family dwelling on the back portion of the lot.

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	3-family	3,391	2,150	Conversion	3	6	4,961	1,106
2	2-family	3,000	2,000	New	2	4	7,502	1,000

Note: Option 1 in draft analysis

Includes a 400-square foot addition to allow conversion of upper floors into apartments  
 Skylights could be used instead of dormers in order to create a 1-bedroom apartment on the attic. Skylights would qualify for historic tax credits.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	2,150	\$ 1.85	\$ 3,978
Building 2	2,000	\$ 1.85	\$ 3,700
<b>Total Revenue</b>			<u>\$ 7,678</u>
<b>Annual Gross Revenue</b>			\$ 92,130
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 9,213
Maint/Ins/Mgmt			\$ 25,000
<b>Annual Operating</b>			<u>\$ 34,213</u>
<b>Annual Net Revenue</b>			\$ 57,917

<b>Capitalization Rate</b>	<b>4.2%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	2,991	\$ 200	\$ 598,200
New construction	3,400	\$ 125	\$ 425,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	1,000	\$ 10	\$ 10,000
Landscape including parking	10,357	\$ 15	\$ 155,355
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 237,711
<b>Summary</b>			
Hard Costs			\$ 1,023,200
Soft Costs			\$ 237,711
Site Work (landscaping, parking)			\$ 165,355
<b>Development Costs</b>			<u>\$ 1,426,266</u>
<b>Purchase Price</b>			\$ 90,000
<b>Total Development Costs</b>			<u>\$ 1,516,266</u>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 143,568
			<u>\$ 143,568</u>
<b>Total Development Costs After Credits</b>			<u>\$ 1,372,698</u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

Pro Forma for 87 Lexington Avenue

**Scenario 3**

Last updated July 9, 2015

Scenario: Convert the existing historic building into a three-family dwelling (small addition) and build a new four-family dwelling on the back portion of the lot.

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	3-family	3,391	2,150	Conversion	3	6	4,961	1,106
2	4-family	6,720	4,800	New	4	6	7,502	1,920

Notes: Option 2 in draft analysis

Includes a 400-square foot addition to allow conversion of upper floors into apartments

Skylights could be used instead of dormers in order to create a 1-bedroom apartment on the attic. Skylights would qualify for historic tax credits.

Considers that potential new zoning could allow 1.5 parking spaces per unit in multifamily dwellings

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	2,150	\$ 1.85	\$ 3,978
Building 2	4,800	\$ 1.85	\$ 8,880
<b>Total Revenue</b>			<u>\$ 12,858</u>
<b>Annual Gross Revenue</b>			\$ 154,290
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 15,429
Maint/Ins/Mgmt			\$ 35,000
<b>Annual Operating</b>			<u>\$ 50,429</u>
<b>Annual Net Revenue</b>			\$ 103,861

<b>Capitalization Rate</b>	<b>5.4%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	2,991	\$ 200	\$ 598,200
New construction	7,120	\$ 125	\$ 890,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	1,000	\$ 10	\$ 10,000
Landscape including parking	9,437	\$ 15	\$ 141,555
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 327,951
<b>Summary</b>			
Hard Costs			\$ 1,488,200
Soft Costs			\$ 327,951
Site Work (landscaping, parking)			\$ 151,555
<b>Development Costs</b>			<u>\$ 1,967,706</u>
<b>Purchase Price</b>			\$ 90,000
<b>Total Development Costs</b>			<u>\$ 2,057,706</u>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 143,568
			<u>\$ 143,568</u>
<b>Total Development Costs After Credits</b>			<u>\$ 1,914,138</u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

Pro Forma for 87 Lexington Avenue

**Scenario 4**

Last updated July 9, 2015

Scenario: Preserve the existing historic building as a single-family dwelling and building a new four-family dwelling on the back portion of the lot.

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	1-family	2,991	1,378	Renovation	1	2	4,961	1,106
2	4-family	6,720	4,800	New	4	6	7,502	1,920

Note:

Considers that potential new zoning could allow 1.5 parking spaces per unit in multifamily dwellings

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	1,378	\$ 1.85	\$ 2,549
Building 2	4,800	\$ 1.85	\$ 8,880
<b>Total Revenue</b>			<u>\$ 11,429</u>
<b>Annual Gross Revenue</b>			\$ 137,152
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 13,715
Maint/Ins/Mgmt			\$ 25,000
<b>Annual Operating</b>			<u>\$ 38,715</u>
<b>Annual Net Revenue</b>			\$ 98,436

<b>Capitalization Rate</b>	<b>5.3%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	2,991	\$ 200	\$ 598,200
New construction	6,720	\$ 125	\$ 840,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	1,000	\$ 10	\$ 10,000
Landscape including parking	9,437	\$ 15	\$ 141,555
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 317,951
<b>Summary</b>			
Hard Costs			\$ 1,438,200
Soft Costs			\$ 317,951
Site Work (landscaping, parking)			\$ 151,555
<b>Development Costs</b>			<u>\$ 1,907,706</u>
<b>Purchase Price</b>			\$ 90,000
<b>Total Development Costs</b>			<u>\$ 1,997,706</u>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 143,568
			<u>\$ 143,568</u>
<b>Total Development Costs After Credits</b>			<u><b>\$ 1,854,138</b></u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

Pro Forma for 87 Lexington Avenue

Scenario 5

Last updated July 9, 2015

Scenario: Convert the existing historic building into a three-family dwelling (large addition) and build a new two-family dwelling on the back portion of the lot.

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	3-family	4,391	3,100	Conversion	3	6	4,961	1,606
2	2-family	3,000	2,000	New	2	4	7,502	1,000

Notes:

Includes a 1,400-square foot addition to allow conversion into large apartments (2- and 3-bedroom units)  
 Skylights could be used instead of dormers in order to rehabilitate the attic in the existing building. Skylights would qualify for historic tax credits.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,100	\$ 1.85	\$ 5,735
Building 2	2,000	\$ 1.85	\$ 3,700
<b>Total Revenue</b>			<u>\$ 9,435</u>
<b>Annual Gross Revenue</b>			\$ 113,220
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 11,322
Maint/Ins/Mgmt			\$ 25,000
<b>Annual Operating</b>			<u>\$ 36,322</u>
<b>Annual Net Revenue</b>			\$ 76,898
<b>Capitalization Rate</b>			<b>5.1%</b>

	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	2,991	\$ 200	\$ 598,200
New construction	4,400	\$ 125	\$ 550,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	1,000	\$ 10	\$ 10,000
Landscape including parking	9,857	\$ 15	\$ 147,855
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 261,211
<b>Summary</b>			
Hard Costs			\$ 1,148,200
Soft Costs			\$ 261,211
Site Work (landscaping, parking)			\$ 157,855
<b>Development Costs</b>			<u>\$ 1,567,266</u>
<b>Purchase Price</b>			\$ 90,000
<b>Total Development Costs</b>			<u>\$ 1,657,266</u>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 143,568
			<u>\$ 143,568</u>
<b>Total Development Costs After Credits</b>			<u>\$ 1,513,698</u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

Pro Forma for 87 Lexington Avenue

**Scenario 6**

Last updated July 9, 2015

Scenario: Convert the existing historic building into a three-family dwelling (large addition) and build a new four-family dwelling on the back portion of the lot.

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	3-family	4,391	3,100	Conversion	3	6	4,961	1,606
2	4-family	6,720	4,800	New	4	6	7,502	1,920

Notes:

Includes a 1,400-square foot addition to allow conversion into large apartments (2- and 3-bedroom units)  
 Skylights could be used instead of dormers in order to rehabilitate the attic in the existing building. Skylights would qualify for historic tax credits.

Considers that potential new zoning could allow 1.5 parking spaces per unit in multifamily dwellings

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,100	\$ 1.85	\$ 5,735
Building 2	4,800	\$ 1.85	\$ 8,880
<b>Total Revenue</b>			<u>\$ 14,615</u>
<b>Annual Gross Revenue</b>			\$ 175,380
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 17,538
Maint/Ins/Mgmt			\$ 35,000
<b>Annual Operating</b>			<u>\$ 52,538</u>
<b>Annual Net Revenue</b>			\$ 122,842

<b>Capitalization Rate</b>	<b>6.0%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	2,991	\$ 200	\$ 598,200
New construction	8,120	\$ 125	\$ 1,015,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	1,000	\$ 10	\$ 10,000
Landscape including parking	8,937	\$ 15	\$ 134,055
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 351,451
<b>Summary</b>			
Hard Costs			\$ 1,613,200
Soft Costs			\$ 351,451
Site Work (landscaping, parking)			\$ 144,055
<b>Development Costs</b>			<u>\$ 2,108,706</u>
<b>Purchase Price</b>			\$ 90,000
<b>Total Development Costs</b>			<u>\$ 2,198,706</u>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 143,568
			<u>\$ 143,568</u>
<b>Total Development Costs After Credits</b>			<u>\$ 2,055,138</u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

## **APPENDIX C – 97 LEXINGTON AVE PROFORMA ANALYSIS**

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**Pro Forma for 97 Lexington Avenue**

**Scenario Summary**

*Last updated September 3, 2015*

	Capitalization Rate	Gross Annual Revenue	Building	Type	Footage (Gross)	Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
<b>Scenario 1</b>											
<i>Demolish the existing historic buildings and replace with new buildings using the maximum Residential Density allowed ( current zoning ).</i>											
	<b>6.2%</b>	<b>\$ 266,400</b>	1	10-family	12,000	10,000	New	10	20	18,000	4,800
			2	2-family	2,400	2,000	New	2	4	23,613	960
<b>Scenario 2</b>											
<i>Rehabilitate the existing historic buildings with the maximum Residential Density allowed ( current zoning ).</i>											
	<b>4.6%</b>	<b>\$ 186,569</b>	1	7-family	6,053	3,940	Rehabilitation	7	14	12,000	2,018
			2	3-family	3,386	2,248	Rehabilitation	3	6	6,000	967
			3	2-family	2,216	2,216	Rehabilitation	2	4	23,613	1,108
<b>Scenario 3</b>											
<i>Rehabilitate the existing historic buildings with the maximum Residential Density allowed, and subdivide lot to build a three-family dwelling on the front portion of the new lot and a two-family dwelling on the back portion of the new lot ( current zoning ).</i>											
	<b>6.1%</b>	<b>\$ 297,569</b>	1	5-family	6,053	3,940	Rehabilitation	5	10	6,000	2,018
			2	2-family	3,386	2,248	Rehabilitation	2	4	6,000	967
			3	2-family	2,216	2,216	Rehabilitation	2	4	18,613	1,108
			4	3-family	3,600	3,000	New	3	6	5,000	1,440
			5	2-family	2,400	2,000	New	2	4	6,000	960
<b>Scenario 4</b>											
<i>Rehabilitate the existing historic buildings with larger units (approximately 1,000 sf each) and build new multifamily dwellings on the back portion of the lot ( proposed Village District zone <u>with</u> bonus incentive ).</i>											
	<b>6.9%</b>	<b>\$ 452,969</b>	1	4-family	6,053	3,940	Rehabilitation	4	6	12,000	2,018
			2	2-family	3,386	2,248	Rehabilitation	2	3	6,000	967
			3	2-family	2,216	2,216	Rehabilitation	2	3	7,871	1,108
			4	6-family	7,200	6,000	New	6	9	7,871	2,057
			5	6-family	7,200	6,000	New	6	9	7,871	2,057
<b>Scenario 5</b>											
<i>Rehabilitate the existing historic buildings on the front portion of the lot with larger units (approximately 1,000 sf each) , demolish the historic building on the back portion of the lot and build new multifamily dwellings ( proposed Village District zone <u>without</u> bonus incentive ).</i>											
	<b>6.3%</b>	<b>\$ 337,174</b>	1	4-family	6,053	3,940	Rehabilitation	4	6	12,000	2,018
			2	2-family	3,386	2,248	Rehabilitation	2	3	6,000	967
			3	2-family	2,216	2,216	Demolition	0	0	-	-
			4	5-family	6,000	5,000	New	5	8	11,806	1,714
			5	4-family	4,800	4,000	New	4	6	11,806	1,371
<b>Scenario 6</b>											
<i>Rehabilitate the existing historic buildings with larger units (approximately 1,000 sf each), build new multifamily dwellings on the back portion of the lot, and subdivide lot to build a new two-family unit on the new lot ( proposed Village District <u>with</u> bonus incentive ).</i>											
	<b>7.0%</b>	<b>\$ 497,369</b>	1	4-family	6,053	3,940	Rehabilitation	4	6	6,000	2,018
			2	2-family	3,386	2,248	Rehabilitation	2	3	6,000	967
			3	2-family	2,216	2,216	Rehabilitation	2	3	7,871	1,108
			4	6-family	7,200	6,000	New	6	9	7,871	2,057
			5	6-family	7,200	6,000	New	6	9	7,871	2,057
			6	2-family	2,400	2,000	New	2	4	6,000	960

**Pro Forma for 97 Lexington Avenue**

**Scenario 1**

*Last updated September 3, 2015*

Scenario: Demolish the existing historic buildings and replace with new buildings using the maximum Residential Density allowed (current zoning).

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	10-family	12,000	10,000	New	10	20	18,000	4,800
2	2-family	2,400	2,000	New	2	4	23,613	960

**Note:**

This scenario is based on current Floor Area Ratio and Residential Density standards for the Neighborhood Business (NB) and Industrial #1 (I1) zones. In this case, the existing historic buildings are demolished and replaced by new multifamily dwellings.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	10,000	\$ 1.85	\$ 18,500
Building 2	2,000	\$ 1.85	\$ 3,700
<b>Gross Revenue</b>			<u>\$ 22,200</u>
<b>Annual Gross Revenue</b>			\$ 266,400
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 26,640
Maint/Ins/Mgmt			\$ 60,000
<b>Annual Operating</b>			<u>\$ 86,640</u>
<b>Annual Net Revenue</b>			\$ 179,760

<b>Capitalization Rate</b>	<b>6.2%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation		\$ 200	\$ -
New construction	14,400	\$ 125	\$ 1,800,000
Demolition	11,655	\$ 5	\$ 58,275
<b>Site Costs</b>			
Demolition	3,000	\$ 10	\$ 30,000
Landscape including parking	35,853	\$ 15	\$ 537,793
<b>Soft Costs</b>			
20% Soft Costs and Contingency			\$ 485,214
<b>Summary</b>			
Hard Costs			\$ 1,858,275
Soft Costs			\$ 485,214
Site Work (landscaping, parking)			\$ 567,793
<b>Development Costs</b>			<u>\$ 2,911,282</u>
<b>Purchase Price</b>			\$ -
<b>Total Development Costs</b>			<u>\$ 2,911,282</u>

**Pro Forma for 97 Lexington Avenue**

**Scenario 2**

*Last updated September 3, 2015*

Scenario: *Rehabilitate the existing historic buildings with the maximum Residential Density allowed (current zoning).*

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	7-family	6,053	3,940	Rehabilitation	7	14	12,000	2,018
2	3-family	3,386	2,248	Rehabilitation	3	6	6,000	967
3	2-family	2,216	2,216	Rehabilitation	2	4	23,613	1,108

Note:  
This scenario is based on current Floor Area Ratio and Residential Density standards for the Neighborhood Business (NB) and Industrial #1 (I1) zones. In this case, all the existing historic buildings are rehabilitated.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,940	\$ 1.85	\$ 7,289
Building 2	2,248	\$ 1.85	\$ 4,159
Building 3	2,216	\$ 1.85	\$ 4,100
<b>Total Revenue</b>			<u>\$ 15,547</u>
<b>Annual Gross Revenue</b>			\$ 186,569
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 18,657
Maint/Ins/Mgmt			\$ 60,000
<b>Annual Operating</b>			<u>\$ 78,657</u>
<b>Annual Net Revenue</b>			\$ 107,912

<b>Capitalization Rate</b>	<b>4.6%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	11,655	\$ 200	\$ 2,331,000
New construction	-	\$ 125	\$ -
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	3,000	\$ 10	\$ 30,000
Landscape including parking	37,520	\$ 15	\$ 562,797
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 584,759
<b>Summary</b>			
Hard Costs			\$ 2,331,000
Soft Costs			\$ 584,759
Site Work (landscaping, parking)			\$ 592,797
<b>Development Costs</b>			<u>\$ 3,508,556</u>
<b>Purchase Price</b>			\$ -
<b>Total Development Costs</b>			<u>\$ 3,508,556</u>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 559,440
State Historic Tax Credits for 25% of rehabilitation costs			\$ 582,750
			<u>\$ 1,142,190</u>
<b>Total Development Costs After Credits</b>			<u>\$ 2,366,366</u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

**Pro Forma for 97 Lexington Avenue**

**Scenario 3**

*Last updated September 3, 2015*

Scenario: *Rehabilitate the existing historic buildings with the maximum Residential Density allowed, and subdivide lot to build a three-family dwelling on the front portion of the new lot and a two-family dwelling on the back portion of the new lot (current zoning).*

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	5-family	6,053	3,940	Rehabilitation	5	10	6,000	2,018
2	2-family	3,386	2,248	Rehabilitation	2	4	6,000	967
3	2-family	2,216	2,216	Rehabilitation	2	4	18,613	1,108
4	3-family	3,600	3,000	New	3	6	5,000	1,440
5	2-family	2,400	2,000	New	2	4	6,000	960

Note:

This scenario is based on current Floor Area Ratio and Residential Density standards for the Neighborhood Business (NB) and Industrial #1 (I1) zones. In this case, the existing historic buildings are preserved, the parcel is subdivided to add a new three-family dwelling on the front of the new lot and a new two-family dwelling on the back of the new lot, in order to maximize Residential Density as allowed by the current zones.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,940	\$ 1.85	\$ 7,289
Building 2	2,248	\$ 1.85	\$ 4,159
Building 3	2,216	\$ 1.85	\$ 4,100
Building 4	3,000	\$ 1.85	\$ 5,550
Building 5	2,000	\$ 1.85	\$ 3,700
<b>Total Revenue</b>			<b>\$ 24,797</b>
<b>Annual Gross Revenue</b>			<b>\$ 297,569</b>
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 29,757
Maint/Ins/Mgmt			\$ 70,000
<b>Annual Operating</b>			<b>\$ 99,757</b>
<b>Annual Net Revenue</b>			<b>\$ 197,812</b>

<b>Capitalization Rate</b>	<b>6.1%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	11,655	\$ 200	\$ 2,331,000
New construction	6,000	\$ 125	\$ 750,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	3,000	\$ 10	\$ 30,000
Landscape including parking	35,120	\$ 15	\$ 526,797
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 727,559
<b>Summary</b>			
Hard Costs			\$ 3,081,000
Soft Costs			\$ 727,559
Site Work (landscaping, parking)			\$ 556,797
<b>Development Costs</b>			<b>\$ 4,365,356</b>
<b>Purchase Price</b>			\$ -
<b>Total Development Costs</b>			<b>\$ 4,365,356</b>
<b>Less Tax Credits</b>			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 559,440
State Historic Tax Credits for 25% of rehabilitation costs			\$ 582,750
			<b>\$ 1,142,190</b>
<b>Total Development Costs After Credits</b>			<b>\$ 3,223,166</b>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

**Pro Forma for 97 Lexington Avenue**

**Scenario 4**

*Last updated September 3, 2015*

Scenario: Rehabilitate the existing historic buildings with larger units (approximately 1,000 sf each) and build new multifamily dwellings on the back portion of the lot (proposed Village District zone with bonus incentive).

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	4-family	6,053	3,940	Rehabilitation	4	6	12,000	2,018
2	2-family	3,386	2,248	Rehabilitation	2	3	6,000	967
3	2-family	2,216	2,216	Rehabilitation	2	3	7,871	1,108
4	6-family	7,200	6,000	New	6	9	7,871	2,057
5	6-family	7,200	6,000	New	6	9	7,871	2,057

**Note:**

This scenario is based on the proposed Floor Area Ratio and Residential Density standards for the Village District zone, **with bonus incentive** (implying that all the historic buildings on the site are preserved). In this case, new multifamily dwellings are added on the back portion of the lot to maximize Residential Density as allowed in Subarea B of the proposed Village District.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,940	\$ 1.85	\$ 7,289
Building 2	2,248	\$ 1.85	\$ 4,159
Building 3	2,216	\$ 1.85	\$ 4,100
Building 4	6,000	\$ 1.85	\$ 11,100
Building 5	6,000	\$ 1.85	\$ 11,100
<b>Total Revenue</b>			<b>\$ 37,747</b>
<b>Annual Gross Revenue</b>			<b>\$ 452,969</b>
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 45,297
Maint/Ins/Mgmt			\$ 100,000
<b>Annual Operating</b>			<b>\$ 145,297</b>
<b>Annual Net Revenue</b>			<b>\$ 307,672</b>

**Capitalization Rate** **6.9%**

	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	11,655	\$ 200	\$ 2,331,000
New construction	14,400	\$ 125	\$ 1,800,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	3,000	\$ 10	\$ 30,000
Landscape including parking	33,405	\$ 15	\$ 501,082
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 932,416
<b>Summary</b>			
Hard Costs			\$ 4,131,000
Soft Costs			\$ 932,416
Site Work (landscaping, parking)			\$ 531,082
<b>Development Costs</b>			<b>\$ 5,594,499</b>
<b>Purchase Price</b>			<b>\$ -</b>
<b>Total Development Costs</b>			<b>\$ 5,594,499</b>
<b>Less Tax Credits</b>			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 559,440
State Historic Tax Credits for 25% of rehabilitation costs			\$ 582,750
			<b>\$ 1,142,190</b>
<b>Total Development Costs After Credits</b>			<b>\$ 4,452,309</b>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

**Pro Forma for 97 Lexington Avenue**  
**Scenario 5**

Last updated September 3, 2015

Scenario: Rehabilitate the existing historic buildings on the front portion of the lot with larger units (approximately 1,000 sf each), demolish the historic building on the back portion of the lot and build new multifamily dwellings (proposed Village District zone without bonus incentive).

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	4-family	6,053	3,940	Rehabilitation	4	6	12,000	2,018
2	2-family	3,386	2,248	Rehabilitation	2	3	6,000	967
3	2-family	2,216	2,216	Demolition	0	0	-	-
4	5-family	6,000	5,000	New	5	8	11,806	1,714
5	4-family	4,800	4,000	New	4	6	11,806	1,371

Note:

This scenario is based on the proposed Floor Area Ratio and Residential Density standards for the Village District zone, **without bonus incentive** (implying that not all the historic buildings on the site are preserved). In this case, the historic two-story building on the back portion of the lot is demolished and replaced by new multifamily dwellings to maximize Residential Density as allowed in Subarea B of the proposed Village District.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,940	\$ 1.85	\$ 7,289
Building 2	2,248	\$ 1.85	\$ 4,159
Building 3	-	\$ 1.85	\$ -
Building 4	5,000	\$ 1.85	\$ 9,250
Building 5	4,000	\$ 1.85	\$ 7,400
<b>Total Revenue</b>			<b>\$ 28,098</b>
<b>Annual Gross Revenue</b>			<b>\$ 337,174</b>
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 33,717
Maint/Ins/Mgmt			\$ 75,000
<b>Annual Operating</b>			<b>\$ 108,717</b>
<b>Annual Net Revenue</b>			<b>\$ 228,456</b>

<b>Capitalization Rate</b>	<b>6.3%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	9,439	\$ 200	\$ 1,887,800
New construction	10,800	\$ 125	\$ 1,350,000
Demolition	2,216	\$ 5	\$ 11,080
<b>Site Costs</b>			
Demolition	3,000	\$ 10	\$ 30,000
Landscape including parking	35,542	\$ 15	\$ 533,131
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 762,402
<b>Summary</b>			
Hard Costs			\$ 3,248,880
Soft Costs			\$ 762,402
Site Work (landscaping, parking)			\$ 563,131
<b>Development Costs</b>			<b>\$ 4,574,413</b>
<b>Purchase Price</b>			<b>\$ -</b>
<b>Total Development Costs</b>			<b>\$ 4,574,413</b>
Less Tax Credits			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 453,072
State Historic Tax Credits for 25% of rehabilitation costs			\$ 471,950
			<b>\$ 925,022</b>
<b>Total Development Costs After Credits</b>			<b>\$ 3,649,391</b>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

**Pro Forma for 97 Lexington Avenue**

**Scenario 6**

*Last updated September 3, 2015*

Scenario: *Rehabilitate existing historic buildings with larger units (approximately 1,000 sf each), build new multifamily dwellings on the back portion of the lot, and subdivide parcel to build a new two-family unit on the front portion of the lot (proposed Village District with bonus incentive).*

Building	Type	Square Footage (Gross)	Square Footage (Net)	Status	Units	Parking Spaces	Lot Area	Building Footprint
1	4-family	6,053	3,940	Rehabilitation	4	6	6,000	2,018
2	2-family	3,386	2,248	Rehabilitation	2	3	6,000	967
3	2-family	2,216	2,216	Rehabilitation	2	3	7,871	1,108
4	6-family	7,200	6,000	New	6	9	7,871	2,057
5	6-family	7,200	6,000	New	6	9	7,871	2,057
6	2-family	2,400	2,000	New	2	4	6,000	960

**Note:**

This scenario is based on the proposed Floor Area Ratio and Residential Density standards for the Village District zone, **with bonus incentive** (implying that all the historic buildings on the site are preserved). In this case, new multifamily dwellings are added on the portion of the lot located in Subarea B of the proposed Village District. A new two-family dwelling is built on a new parcel created on the front of the lot to maximize Residential Density as allowed in Subarea A.

	Leasable SF	\$/SF	Revenue
<b>Revenue</b>			
Building 1	3,940	\$ 1.85	\$ 7,289
Building 2	2,248	\$ 1.85	\$ 4,159
Building 3	2,216	\$ 1.85	\$ 4,100
Building 4	6,000	\$ 1.85	\$ 11,100
Building 5	6,000	\$ 1.85	\$ 11,100
Building 6	2,000	\$ 1.85	\$ 3,700
<b>Total Revenue</b>			<u>\$ 41,447</u>
<b>Annual Gross Revenue</b>			\$ 497,369
<b>Operating Expenses</b>			
10% Vacancy Rate			\$ 49,737
Maint/Ins/Mgmt			\$ 110,000
<b>Annual Operating</b>			<u>\$ 159,737</u>
<b>Annual Net Revenue</b>			\$ 337,632

<b>Capitalization Rate</b>	<b>7.0%</b>
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	Gross SF	\$/SF	Cost
<b>Construction Costs</b>			
Historic Rehabilitation	11,655	\$ 200	\$ 2,331,000
New construction	16,800	\$ 125	\$ 2,100,000
Demolition		\$ 5	\$ -
<b>Site Costs</b>			
Demolition	3,000	\$ 10	\$ 30,000
Landscape including parking	32,445	\$ 15	\$ 486,682
<b>Soft Costs</b>			
20% Soft costs and Contingency			\$ 989,536
<b>Summary</b>			
Hard Costs			\$ 4,431,000
Soft Costs			\$ 989,536
Site Work (landscaping, parking)			\$ 516,682
<b>Development Costs</b>			<u>\$ 5,937,219</u>
<b>Purchase Price</b>			\$ -
<b>Total Development Costs</b>			<u>\$ 5,937,219</u>
<b>Less Tax Credits</b>			
Federal Historic Tax Credits for 20% of hard and soft costs			\$ 559,440
State Historic Tax Credits for 25% of rehabilitation costs			\$ 582,750
			<u>\$ 1,142,190</u>
<b>Total Development Costs After Credits</b>			<u>\$ 4,795,029</u>

Note that 25% state tax credit and other state and local programs are available for AFFORDABLE housing or for 5+ units/mixed res non-res/ non-res only

## **APPENDIX D – ZONING GOALS AND PROPOSED CHANGES**

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**ZONING GOALS AND PROPOSED CHANGES** (July 16, 2015)

Overarching Goal: Protect the historic character of the neighborhood by promoting residential use at a scale compatible with the historic building fabric, and prevent the demolition and replacement of historic buildings by larger structures, outdoor storage or parking.

Zoning Goal	Objective	Current Zone	Principal Uses Currently Allowed	Proposed Zone	Proposed Principal Uses and Changes
Protect the historic character of the neighborhood by promoting residential uses at a scale compatible with the existing building fabric.	Protect historic residential character along Ely Avenue and Laura Street by supporting the preservation of existing single-family and two-family dwellings (typically 2½ stories).	C	(a) Single-family detached dwelling. (b) Two-family detached dwelling. (c) Parks and playgrounds. (d) Farms, truck gardens and nurseries... (e) Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming...	<b>Village District Subarea A</b>	(a) Single-family detached dwelling. (b) Two-family detached dwelling. (c) Parks and playgrounds. (d) Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming... <b>USES ADDED:</b> (j) Artist workspace as an accessory use to a permitted use... (by Special Permit) <b>USES CHANGED:</b> (e) Farms, truck gardens and nurseries...(changed to Special Permit) (f) Public museums (changed to Special permit) (g) Places of worship, churches and church buildings. (changed to Special Permit) (h) Public or nonprofit community center (changed to Special Permit) <b>USES REMOVED:</b> (b) Multifamily dwellings containing fewer than twelve (12) units, including elderly and congregate housing. (c) Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet. (d) Offices having a gross floor area of fewer than eight thousand (8,000) square feet... (e) Banks and financial institutions. (f) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet. (g) Schools, including nursery schools and child day-care centers. (h) Schools, including nursery schools and child day-care centers. (i) Marinas, including the sale, repair and servicing of boats... (k) Museums and libraries. (l) Off-street parking facilities. (m) Fire stations. (n) Boutique manufacturing... (a) Manufacture, processing or assembly of goods which are not noxious or offensive... (b) Warehouse, storage and wholesale distribution facilities. (c) Transportation and bus storage terminals. (d) Public utility supply and storage facilities. (e) Building materials sale and storage yards, including contractor's storage yards. (f) Offices, including banks and financial institutions and contractor's offices. (g) All principal uses permitted in the Marine Commercial Zone. (i) Printing establishments. (j) Municipal sewage treatment facilities. (k) Research and development facilities. (n) Oil or petroleum storage facilities... (o) Indoor contractor parking facility...
		D	(a) Single-family detached dwelling. (b) Two-family detached dwelling. (c) Multifamily dwelling containing less than twelve (12) dwelling units, subject to Section 118-360 (C)(6)... (d) Parks and playgrounds. (e) Farms, truck gardens and nurseries... (f) Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming...		
	NB	(a) Single- and two-family dwellings. (b) Multifamily dwellings containing fewer than twelve (12) units, including elderly and congregate housing. (c) Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet. (d) Offices having a gross floor area of fewer than eight thousand (8,000) square feet... (e) Banks and financial institutions. (f) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet. (g) Places of worship, churches and church buildings. (h) Schools, including nursery schools and child day-care centers. (i) Marinas, including the sale, repair and servicing of boats... (j) Parks, playgrounds and community centers. (k) Museums and libraries. (l) Off-street parking facilities. (m) Fire stations. (n) Boutique manufacturing shall be allowed as an accessory use to a permitted retail...			
	Protect historic residential character along Lexington Avenue by supporting the preservation of existing single-family and two-family dwellings (typically 2½ stories).	I1	(a) Manufacture, processing or assembly of goods which are not noxious or offensive... (b) Warehouse, storage and wholesale distribution facilities. (c) Transportation and bus storage terminals. (d) Public utility supply and storage facilities. (e) Building materials sale and storage yards, including contractor's storage yards. (f) Offices, including banks and financial institutions and contractor's offices. (g) All principal uses permitted in the Marine Commercial Zone. (h) Retail stores, personal and business service establishments, including restaurants and taverns. (i) Printing establishments. (j) Municipal sewage treatment facilities. (k) Research and development facilities. (l) All uses permitted in the C Residence Zone. (m) Off-street parking facilities. (n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less... (o) Indoor contractor parking facility, subject to submittal of environmental impact statement...		

**ZONING GOALS AND PROPOSED CHANGES** (July 16, 2015)

Overarching Goal: Protect the historic character of the neighborhood by promoting residential use at a scale compatible with the historic building fabric, and prevent the demolition and replacement of historic buildings by larger structures, outdoor storage or parking.

Zoning Goal	Objective	Current Zone	Principal Uses Currently Allowed	Proposed Zone	Proposed Principal Uses and Changes
Prevent the demolition and replacement of historic buildings by commercial/industrial uses, outdoor storage or parking.	Provide incentives for multifamily residential development on commercial/industrial areas along Hemlock Place if the existing historic buildings are preserved.	I1	(a) Manufacture, processing or assembly of goods which are not noxious or offensive... (b) Warehouse, storage and wholesale distribution facilities. (c) Transportation and bus storage terminals. (d) Public utility supply and storage facilities. (e) Building materials sale and storage yards, including contractor's storage yards. (f) Offices, including banks and financial institutions and contractor's offices. (g) All principal uses permitted in the Marine Commercial Zone. (h) Retail stores, personal and business service establishments, including restaurants and taverns. (i) Printing establishments. (j) Municipal sewage treatment facilities. (k) Research and development facilities. (l) All uses permitted in the C Residence Zone. (m) Off-street parking facilities. (n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less... (o) Indoor contractor parking facility, subject to submittal of environmental impact statement...	<b>Village District Subarea B</b>	(a) Single-family detached dwelling. (b) Two-family detached dwelling. (c) Multifamily dwelling containing less than twelve (12) dwelling units... (d) Parks and playgrounds. <u><b>USES ADDED:</b></u> (c) Multifamily dwelling containing less than twelve (12) dwelling units ... (d) Parks and playgrounds. (e) Public museums (by Special permit) (f) Public or nonprofit community center (by Special Permit) (g) Artist workspace as an accessory use to a permitted use... (by Special Permit) <u><b>USES REMOVED:</b></u> (a) Manufacture, processing or assembly of goods which are not noxious or offensive... (b) Warehouse, storage and wholesale distribution facilities. (c) Transportation and bus storage terminals. (d) Public utility supply and storage facilities. (e) Building materials sale and storage yards, including contractor's storage yards. (f) Offices, including banks and financial institutions and contractor's offices. (g) All principal uses permitted in the Marine Commercial Zone. (h) Retail stores, personal and business service establishments, including restaurants and taverns. (i) Printing establishments. (j) Municipal sewage treatment facilities. (k) Research and development facilities. (n) Oil or petroleum storage facilities... (o) Indoor contractor parking facility...

**ZONING GOALS AND PROPOSED CHANGES** (July 16, 2015)

Overarching Goal: Protect the historic character of the neighborhood by promoting residential use at a scale compatible with the historic building fabric, and prevent the demolition and replacement of historic buildings by larger structures, outdoor storage or parking.

Zoning Goal	Objective	Current Zone	Principal Uses Currently Allowed	Proposed Zone	Proposed Principal Uses and Changes
Protect the historic commercial character along the northern edge of the neighborhood.	Protect historic commercial and mixed-use character along Ely Avenue (typically 3 or 3½ stories).	NB	<ul style="list-style-type: none"> <li>(a) Single- and two-family dwellings.</li> <li>(b) Multifamily dwellings containing fewer than twelve (12) units, including elderly and congregate housing.</li> <li>(c) Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet.</li> <li>(d) Offices having a gross floor area of fewer than eight thousand (8,000) square feet...</li> <li>(e) Banks and financial institutions.</li> <li>(f) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet.</li> <li>(g) Places of worship, churches and church buildings.</li> <li>(h) Schools, including nursery schools and child day-care centers.</li> <li>(i) Marinas, including the sale, repair and servicing of boats...</li> <li>(j) Parks, playgrounds and community centers.</li> <li>(k) Museums and libraries.</li> <li>(l) Off-street parking facilities.</li> <li>(m) Fire stations.</li> <li>(n) Boutique manufacturing shall be allowed as an accessory use to a permitted retail...</li> </ul>	<b>Village District Subarea C</b>	<ul style="list-style-type: none"> <li>(a) Mixed-use development, subject to § 118-750.</li> <li>(b) Dwellings, when located above any principal or Special Permit use.</li> <li>(c) Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet.</li> <li>(d) Offices having a gross floor area of fewer than eight thousand (8,000) square feet...</li> <li>(e) Banks and financial institutions, excluding drive-in facilities.</li> <li>(f) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet, excluding drive-in facilities.</li> <li>(g) Health clubs.</li> <li>(h) Boutique manufacturing as an accessory use to a permitted retail...</li> </ul> <p><u>USES ADDED:</u></p> <ul style="list-style-type: none"> <li>(a) Mixed-use development, subject to § 118-750.</li> <li>(b) Dwellings, when located above any principal or Special Permit use.</li> <li>(g) Health clubs.</li> </ul> <p><u>USES CHANGED:</u></p> <ul style="list-style-type: none"> <li>(e) Banks and financial institutions...(excluding drive-in facilities.)</li> <li>(f) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet...(excluding drive-in facilities.)</li> <li>(g) Places of worship, churches and church buildings. (changed to Special Permit)</li> <li>(k) Public museums (changed to Special permit)</li> <li>(l) Public or nonprofit community center (changed to Special Permit)</li> </ul> <p><u>USES REMOVED:</u></p> <ul style="list-style-type: none"> <li>(a) Single- and two-family dwellings.</li> <li>(b) Multifamily dwellings containing fewer than twelve (12) units, including elderly and congregate housing.</li> <li>(h) Schools, including nursery schools and child day-care centers.</li> <li>(i) Marinas, including the sale, repair and servicing of boats...</li> <li>(j) Parks, playgrounds and community centers.</li> <li>(k) Museums and libraries.</li> <li>(l) Off-street parking facilities.</li> <li>(m) Fire stations.</li> <li>(a) Manufacture, processing or assembly of goods which are not noxious or offensive...</li> <li>(b) Warehouse, storage and wholesale distribution facilities.</li> <li>(c) Transportation and bus storage terminals.</li> <li>(d) Public utility supply and storage facilities.</li> <li>(e) Building materials sale and storage yards, including contractor's storage yards.</li> <li>(g) All principal uses permitted in the Marine Commercial Zone.</li> <li>(i) Printing establishments.</li> <li>(j) Municipal sewage treatment facilities.</li> <li>(k) Research and development facilities.</li> <li>(l) All uses permitted in the C Residence Zone.</li> <li>(n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less...</li> <li>(o) Indoor contractor parking facility, subject to environmental impact statement...</li> </ul>
	Support mixed-use redevelopment within walking distance of the South Norwalk Rail Station.	I1	<ul style="list-style-type: none"> <li>(a) Manufacture, processing or assembly of goods which are not noxious or offensive...</li> <li>(b) Warehouse, storage and wholesale distribution facilities.</li> <li>(c) Transportation and bus storage terminals.</li> <li>(d) Public utility supply and storage facilities.</li> <li>(e) Building materials sale and storage yards, including contractor's storage yards.</li> <li>(f) Offices, including banks and financial institutions and contractor's offices.</li> <li>(g) All principal uses permitted in the Marine Commercial Zone.</li> <li>(h) Retail stores, personal and business service establishments, including restaurants and taverns.</li> <li>(i) Printing establishments.</li> <li>(j) Municipal sewage treatment facilities.</li> <li>(k) Research and development facilities.</li> <li>(l) All uses permitted in the C Residence Zone.</li> <li>(m) Off-street parking facilities.</li> <li>(n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less...</li> <li>(o) Indoor contractor parking facility, subject to submittal of environmental impact statement...</li> </ul>		

**APPENDIX E – VILLAGE DISTRICT DESIGN GUIDELINES**

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## **VILLAGE DISTRICT DESIGN GUIDELINES – DRAFT**

The Cecil Group and Heritage Resources, September 1, 2015

### **SPRINGWOOD-WHISTLEVILLE VILLAGE DISTRICT DESIGN GUIDELINES**

#### **1 Guidelines Purpose and Intent**

These design guidelines are aimed at protecting and enhancing the distinctive historic design character, landscape, historic structures, density and development pattern within the Springwood-Whistleville historic neighborhood, and to ensure that the unique character of this district is maintained for future generations. This is consistent with the purpose of the Springwood-Whistleville Village District zone of the Norwalk Building Zone regulations, in accordance with Connecticut General Statutes (CGS) Section 8-2j Village districts.

The Springwood-Whistleville Village District is intended to encourage and support residential use, while at the same time permitting commercial and other uses which fulfill a neighborhood need at an appropriate scale. The Village District zone includes provisions for the design review and approval of new construction, substantial reconstruction and rehabilitation of properties, and alterations to the existing building massing and façades when the appearance of the building is changed. Those provisions include design standards and criteria to ensure that new construction or substantial rehabilitation in the Village District is compatible with the existing character of the district and reinforces both the existing development patterns and natural topography.

The general purpose of these guidelines is to recommend design principles, patterns and materials that will preserve and enhance the local historic character, based on the particular design features that distinguish the architecture of the existing historic buildings and the neighborhood landscape.

##### **1.1 Applicability**

Zoning approval for any new construction, substantial reconstruction or rehabilitation of properties, and alterations to building façades visible from public vantage points in the Village District will be issued by the Zoning Commission (the Commission) and it will require design review and recommendation from an Architectural Review Board. This board shall include at least one architect with pertinent experience in historic preservation or an architectural historian. The design review and recommendation will be based on the Village District Review Standards established by the Village District zone, and the design principles and guidelines herein contained.

In particular, the Village District design review will cover and address the following:

- (1) The design and placement of buildings.
- (2) The maintenance of public views.
- (3) The design, paving materials, and placement of public roadways.
- (4) Other elements that the Commission deems appropriate to maintain and protect the character of the village district (in this case, design standards and guidelines).

## 1.2 Architectural Review Board

The Norwalk Redevelopment Agency is herein proposed to act as the Architectural Review Board for the Springwood-Whistleville Village District. If a third party design professional is required to review the design, an architect, architectural firm or architectural historian, with pertinent experience in historic preservation, shall be hired as the Village Design Consultant.

The Commission may also seek recommendations from any relevant town agency, regional agency, or outside specialist, including, but not limited to, the following:

- Norwalk Historical Commission
- State Historic Preservation Office
- Connecticut Trust for Historic Preservation

## 2 Design Principles and Guidelines

The design principles and guidelines herein contained are intended to complement and expand the Village District Review Standards by providing additional guidance on their application. These principles and guidelines are aimed at reinforcing the existing patterns of land use and development within the Springwood-Whistleville Village District, and they seek compatibility of new construction and renovations with the historic architectural styles that characterize the neighborhood.

The Village District includes many examples of popular late nineteenth and early twentieth century architectural styles, of which Queen Ann, Gable-Front Vernacular and Folk Victorian are the most prevalent. There are a few examples of other styles popular between 1880 and 1920, such as American Foursquare, Dutch Colonial Revival and Second Empire.

### Queen Ann



*Figure 2.0.1. Queen Ann style in the district.*

The most common architectural style in the District is Queen Ann. The Queen Ann style was popular in the United States from about 1880 to about 1910. Houses in the District range from modest vernacular versions to larger and more elaborate versions of the style. General characteristics of this style as found in the district are a full width front gable roof with a triangular pediment and a one story porch with a decorative railing. Larger houses often have a cross gable on one elevation and some have jerkinhead, rather than peaked gables. Some porches wrap around a side elevation of the house and some railings have been covered. Most of these houses

are three bays wide and of wood frame construction. See *Figure 2.0.1*.

### Gable-Front Vernacular



*Figure 2.0.2. Gable-Front Vernacular style in the district.*

The majority of houses in the Springwood-Whistleville Village District are Gable-front Vernacular homes. This style is loosely related to the Greek Revival, which often used the end-gable shape and a triangular pediment to emulate ancient Greek temples. This style proved to be especially suited to narrow urban lots and it is the predominant style in many neighborhoods built in the northeast United States between about 1850 and 1930. The houses in the district are two-story houses with a steep roof pitch, typical of the style, and have two or three bays. Some of them have a cross gable and many have front porches. See *Figure 2.0.2*.

### Folk Victorian



Folk Victorian houses are characterized by spindlework detailing, such as turned spindles or columns and brackets or other trim added to porches or cornice lines. They are a variant of the simpler Gable-front Vernacular houses seen throughout the district. See *Figure 2.0.3*.

*Figure 2.0.3. Folk Victorian style in the district.*

## American Foursquare



There are several examples of the American Foursquare style in the District. This style is a subset of the Prairie Style and it was popular between 1900 and 1920. It is the earliest Prairie form and it is the most common vernacular version across the United States. These houses will have a square or rectangular plan of wood frame construction with a low-pitched hipped roof. They have hipped dormers on three elevations and a one story porch on the façade, which sometimes wraps around a side elevation. See *Figure 2.0.4*.

*Figure 2.0.4. American Foursquare style in the district.*

## 2.1 Design Principles

The following design principles shall apply to new construction, substantial reconstruction and rehabilitation of properties within the Village District. These principles are consistent with the legislative requirements of CGS Section 8-2j.

Additional guidance may be found in the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 67), which are regulatory for the Historic Preservation Tax Incentives program, and the *Guidelines for Rehabilitating Historic Buildings*, which assist in applying the Standards to historic rehabilitation projects.

- 2.1.1 Proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings and the terrain in the district, and to the use, scale and architecture of existing buildings in the district that have a functional or visual relationship to a proposed building or modification.
- 2.1.2 All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the elements of the area of the Village District in and around the proposed building or modification.
- 2.1.3 The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property, and any proposed signs and lighting shall be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping.
- 2.1.4 The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
- 2.1.5 The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns, and the placement of buildings and included site improvements shall assure there is no adverse impact on the district.
- 2.1.6 Proposed streets shall be connected to the existing district road network, wherever possible.
- 2.1.7 Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.
- 2.1.8 Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district shall be integrated into the site design.
- 2.1.9 The landscape design shall complement the district's landscape patterns.
- 2.1.10 The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.
- 2.1.11 The scale, proportions, massing, and detailing of any proposed building shall be in proportion to the scale, proportion, massing, and detailing in the district.

## 2.2 Design Guidelines

The following design guidelines shall apply to all new construction, substantial reconstruction and rehabilitation of properties, and changes that alter the exterior appearance of buildings within the Village District and in view from public roadways.

### 2.2.1 Building Placement and Orientation

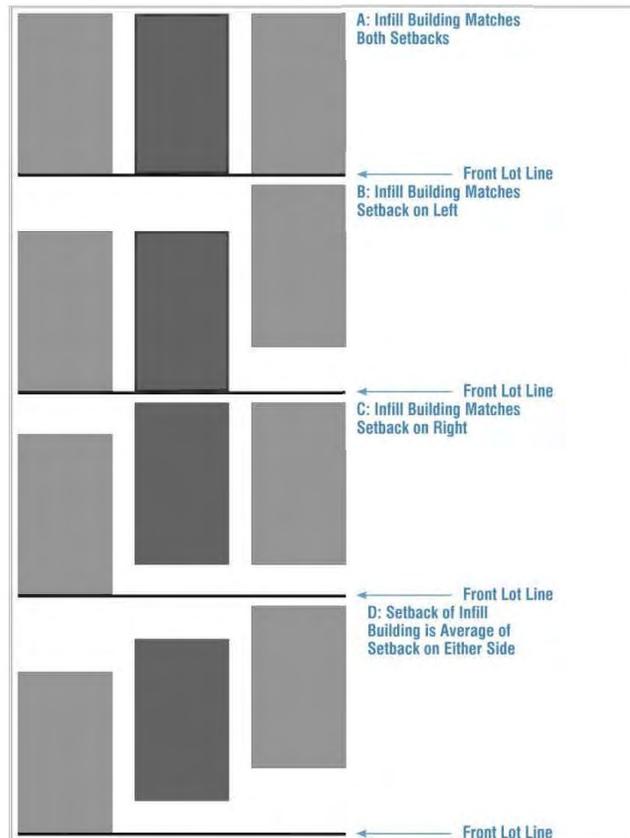
#### (1) Building Placement

- (a) Building placement shall respect existing patterns of building placement for the street on which they are located and define the edges of streets and public spaces.
- (b) The individuality of the building shall be subordinated to the overall continuity of the streets and public spaces.
- (c) Buildings shall be placed to conceal parking at the interior or rear of building lots.

#### (2) Building Setbacks

- (a) Infill buildings shall comply with front yard requirements set by the Village District zone.
- (b) If the adjacent buildings are setback at a distance that exceeds the minimum front yard requirements, infill buildings shall

match the setback from the front lot line of the immediately adjacent buildings. If the setbacks do not match, the infill building may match one or the other, or may be an average of the two setbacks. See *Figure 2.2.1*.



*Figure 2.2.1. Setback guidelines for infill buildings.*

(3) Building Orientation

- (a) Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site.
- (b) Building massing and façades shall be designed to frame streets and public spaces, to provide a sense of spatial enclosure and to define street edges.
- (c) Building entrances, doors and windows shall be oriented to the primary street(s)
- (d) Storefronts in commercial and mixed-use buildings shall be oriented to the primary street(s) with transparency to streets and public spaces.

(4) Design Treatment of Edges

- (a) Buildings that are not physically adjoined to abutters shall treat side yards and the spaces between buildings in a manner consistent with existing patterns of use, in terms of setbacks and use.
- (b) Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas.

2.2.2 Building Massing and Form

(1) Relationship to Existing Context

- (a) Building massing, form, and scale shall be complementary to and respectful of the patterns of existing buildings in the immediate vicinity.

(2) Building Form

- (a) The shape and massing of new and renovated buildings shall provide a balance among building height, story-height, building width and bay width that is compatible with those of adjacent buildings.
- (b) The shape and massing of the building shall complement the abutting structures and define the edges of streets and open spaces.
- (c) Residential buildings shall incorporate massing and façade design elements such as front porches, front-gable roofs, cross-gables, or hipped roofs with dormers that help relate their building massing to that of adjacent historic buildings. *See Figures 2.2.2 and 2.2.3.*

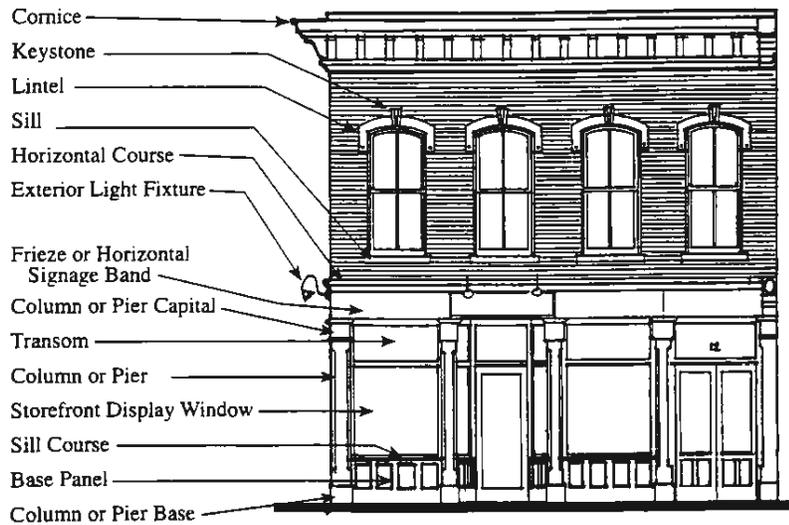


*Figure 2.2.2. Front porch in residential building.*



*Figure 2.2.3. Front-gable roof in residential building.*

(d) Commercial and mixed-use buildings shall incorporate massing and façade design elements such as storefronts, cornices and parapets that help relate their building massing to that of adjacent historic buildings. See Figure 2.2.4.



*Figure 2.2.4. Commercial and mixed-use façade articulation.*

(3) Scale and Proportion

- (a) The scale of proposed new or substantially rehabilitated buildings shall be compatible with the surrounding architecture and landscape context.
- (b) The scale and proportions of building elements shall be generally compatible with those of adjacent buildings and the features and components of the façade.
- (c) Elements that may help to relate building massing proportionally shall include: articulated building bases through a change in material or treatment; placement of windows in a regular pattern; articulation of building entries with porches or awnings, and façade and roof projections such as gabled roofs. *See Figure 2.2.5.*



*Figure 2.2.5. Residential building façade articulation.*

(4) Height

- (a) Infill buildings shall comply with height requirements set by the Village District zone.
- (b) Where there is a discrepancy greater than ten (10) feet between the proposed building height and the height patterns of adjacent existing buildings, the Architectural Review Board shall review design proposals with the applicant for context sensitivity based upon the following: articulation of façade; building mass, scale, bulk and proportion; or other building massing considerations.

(5) Building Roofs

- (a) Roofing materials visible from public sidewalks or streets shall be of high quality and durable, including, but not limited to: slate, copper, ceramic slate tile or architectural asphalt shingle.
- (b) Roofing materials shall not call undue attention to the roof itself with bright or contrasting colors, unless historically documented.
- (c) Building mechanical equipment located on building roofs, sites, or other locations shall not be visible from the street.

2.2.3 Building Façades

(1) Façade Design and Relationship to Existing Context

- (a) The façade or primary building elevation of new construction or substantial rehabilitation shall be compatible with the façade design of neighboring buildings, so as to create continuity across projects and the street edge. *See Figure 2.2.6.*



*Figure 2.2.6. Compatible design of neighboring buildings.*

- (b) Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street.

- (c) At least two of the following design elements shall be repeated in adjacent buildings: design treatment at the ground level, front porch with ornate post elements, front gabled-roof, relative location and size of doors and windows, window style and proportions, location of signs, dominant façade material, dominant color, and dominant roof form. *See Figure 2.2.7.*



*Figure 2.2.7. Compatible design treatment of adjacent buildings.*

- (d) New construction and substantial rehabilitation of commercial and mixed-use buildings shall be oriented to define the edges of the street and provide visibility to and from the ground floor to activate the public space. *See Figure 2.2.8.*



*Figure 2.2.8. Definition of street edges and visibility.*

- (e) There shall be a direct vertical correspondence between the design of the façade of the upper floors and the ground level retail façades in mixed-use buildings.

(2) Placement and Treatment of Entries

- (a) Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building.
- (b) Building entries may add components to the building façade such as porches, canopies, glazed areas and stoops.
- (c) Commercial and mixed-use buildings shall provide a high level of visibility and transparency into storefronts and ground floor uses. *See Figure 2.2.9.*



*Figure 2.2.9. High level of visibility and transparency in storefronts.*

- (d) Building and shop entrances shall be recessed to a minimum depth equal to the width of the door to prevent doors from swinging into the sidewalk.

(3) Façade Materials

- (a) Materials shall be selected to be compatible with or complementary to the materials that characterize the Village District.
- (b) Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited to: stone, brick, wood shingles or clapboard, wood trim, metal, glass, sustainable cement masonry board products and integrated or textured masonry.
- (c) Materials on the façade that are subject to deterioration (plywood or plastic) shall be avoided or removed and replaced with more durable materials (wood shingles, clapboard, brick or metal).

- (d) Repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.
  - (e) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
  - (f) Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  - (g) Efforts shall be made to preserve or replicate the historical wood trim around windows, doors and building corners.
  - (h) Exterior material may not include vinyl or aluminum siding.
  - (i) Wood lattice or perforated metal panels may not be used to screen front porches and windows due to lack of precedent in historic New England architecture. Operable window shutters or blinds are recommended as substitutes.
  - (j) Uninterrupted, multi-level glazing may not be used as a primary façade design treatment.
- (4) Roof Parapet and Cornice Lines
- (a) Building cornice lines shall be maintained, preserved, or recreated to define building façades and create façade components consistent with historic parapet or cornice lines as originally designed and built in the Village District commercial areas. *See Figure 2.2.10.*



*Figure 2.2.10. Cornice detail in historic mixed-use building.*

(5) Proportion and Pattern of Windows

- (a) Original window patterns and openings shall be preserved or restored in the redevelopment of existing structures, including conservation and repair to preserve historical trim and details. *See Figure 2.2.11.*



*Figure 2.2.11. Preservation of historic window patterns.*

(b)

- (b) New construction shall acknowledge and respond to existing window patterns of adjacent buildings in proportion, scale, rhythm and number of openings.

(6) Transparency

- (a) Buildings with commercial use at the ground level shall have at least 40% of the ground floor façade in transparent windows and storefronts.
- (b) Along the secondary façades that face pedestrian alleys or connections, façades must achieve at least 15% transparency.
- (c) Windows on the ground floor of the primary façade of commercial buildings shall not be mirrored or use tinted glass or be obstructed by curtains, shades, or blinds.

(7) Awnings and Signage

- (a) Awnings and signs may not obscure important architectural details by crossing over pilasters or covering windows.
- (b) Multiple awnings or signs on a single building shall be consistent in size, profile, location, material, color and design. On multi-tenant buildings the awnings and signs shall be allowed to vary in color and details, but shall be located at the same height on the building façade. *See Figure 2.2.12.*

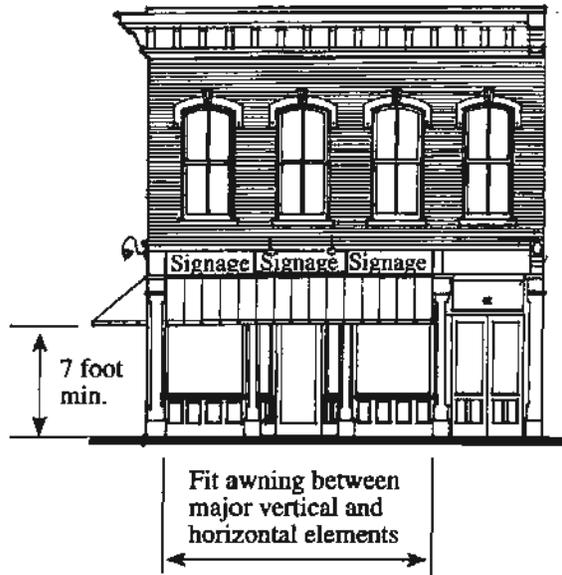


Figure 2.2.12. Location of storefront awnings and signs.

#### 2.2.4 Landscape

##### (1) Landscape Use and Orientation

- (a) Landscape features shall define edges, and frame streets and public spaces, while shielding negative views such as dumpsters or loading areas.
- (b) Plantings shall not obscure site entrances and exit drives, access ways, or road intersections.
- (c) Tree species shall be selected to maintain adequate height clearances for sidewalk circulation and visibility of commercial storefronts.
- (d) Site and landscape features shall be integrated with the design of new construction and substantial rehabilitation, in order to reflect a coordinated site and building design.

##### (2) Open Spaces

- (a) Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the overall character of the Village District.

##### (3) Rain Gardens

- (a) Rain gardens may be provided as a contributing element of the site drainage, and integrated into the overall site landscaping.
- (b) Plantings shall be well adapted to wetland edge environments, including grasses, sedges, shrubs, or trees that tolerate intermittent wet conditions and extended dry periods.

(4) Stone Walls

- (a) The existing stone walls that characterize the neighborhood landscaping shall be preserved, repaired and maintained. *See Figure 2.2.13.*



*Figure 2.2.13. Existing historic stone walls.*

- (b) New development on sloping terrain shall incorporate the design and construction of stone walls into the site plan and landscaping, in ways consistent with the historic design patterns visible in the neighborhood.

(5) Trees

- (a) Existing trees, and in particular healthy and mature trees that characterize portions of the neighborhood shall be preserved to the extent possible, and they shall be incorporated into the proposed site plan. *See Figure 2.2.14.*



*Figure 2.2.14. Existing trees and mature vegetation.*

- (b) Existing trees shall be protected from damage during site construction and staging, according to best management practices.

- (c) New trees and shrubs shall be selected from indigenous species native to the region or species adapted to the area.

## 2.2.5 Lighting

### (1) Glare

- (a) Lighting shall not cast glare onto streets, public ways, the sky, or onto adjacent properties.

### (2) Light Fixtures

- (a) Site lighting shall be set at a low luminaire height (bottom of fixture not higher than 12-14 feet for pedestrian areas, and 18-20 feet for parking lots). *See Figure 2.2.15.*
- (b) Light fixtures shall be the "cut-off" variety, projecting all light down towards the pavement (less than 90 degrees from the vertical line).
- (c) Decorative fixtures do not need to be the cut-off variety, but shall be equipped with interior reflectors or shields to direct light at the desired target.
- (d) LED fixtures and solar-powered lights shall be used wherever possible.
- (e) Flood and area lighting are strongly discouraged.



*Figure 2.2.15. Cut-off light fixture.*

## 2.2.6 Parking

### (1) Parking Placement

- (a) Parking areas shall be located on the interior of blocks, behind buildings, or at the rear of sites, away from prominent site edges, public spaces, and streets (except minimum required parking for single-family and two-family dwellings).

### (3) Screening and Landscaping

- (a) Parking areas shall be separated from the street and adjacent residential properties by landscaped buffers of between five (5) feet and eight (8) feet in width.
- (b) Parking areas may be screened from street view by fences, gates, walls, permanent planters, or hedges. *See Figure 2.2.16.*



*Figure 2.2.16. Screening of parking areas.*

(4) Curb Cuts

- (a) Curb cuts shall be minimized and combined whenever possible into one main access point per property.
- (b) Curb cuts and driveways of adjacent properties may be combined into one shared access point following provisions of the Building Zone Regulations.

2.2.7 Streetscape and Sidewalks

(1) Pedestrian Access

- (a) New construction and public infrastructure improvements shall reinforce a network of continuous, convenient and safe pedestrian connections along sidewalks to and from all pedestrian entrances.
- (b) Sidewalks and pedestrian paths shall incorporate appropriate lighting, street furniture, landscaping, and signage consistent with the Village District design character.
- (c) The pedestrian network shall not include streets or spaces that are primarily used for vehicular connections, deliveries and services.

(2) Sidewalk Configuration

- (a) Sidewalks shall have a minimum unobstructed width of 4'-0".
- (b) In commercial areas, and when allowed by street dimensions, sidewalks may be widened to accommodate street trees, landscaping, and outdoor furnishing and amenities. *See Figure 2.2.17.*



*Figure 2.2.17. Widened sidewalks for trees and street furniture.*

- (c) Sidewalks shall be continuous and uninterrupted at driveways and curb cuts to strengthen priority for pedestrians.
- (3) Special Paving
  - (a) Unit pavers may be used to enhance the character of sidewalks, pathways, and outdoor sitting areas.
  - (b) When employed, unit pavers shall be selected and set in a manner that limits uneven surfaces or joints that would become an impediment to accessibility.
- (4) Street Furniture
  - (a) Street furniture, such as benches, bike racks, trash and recycling receptacles, shall be clustered at convenient locations that are plainly visible and accessible.

### **3 Design Review Process**

Design Review and recommendation by the Architectural Review Board is mandatory for all projects meeting the requirements in §118-XXX. *Springwood-Whistleville Village District* under the authority of the Commission. The Architectural Review Board will issue a recommendation for approval if the project meets the Village District Review Standards on §118-XXX.D(3) and all other applicable design principles, guidelines and requirements, including the Springwood-Whistleville Design Guidelines.

#### **3.1 Process Requirements**

The Architectural Review Board shall submit a report and recommendation to the Commission within thirty-five days of the receipt of the application. The basis for the recommendation of the Architectural Review Board shall be the compliance of the application with the Village District Review Standards on §118-XXX.D(3) and all other applicable design principles, guidelines and requirements, including the Springwood-Whistleville Design Guidelines.

The Commission will enter this report and recommendation into the public record and consider it as part of their deliberations. Any delay in the submission of the report will not alter any other time limit imposed by the regulations. Any report or recommendation from a third party design professional or outside specialist, such as those listed under *Section 1.2 Architectural Review Board*, shall also be entered into the public hearing record.

As part of any recommendation of a Compliance Alternative under *Section 3.2 Compliance Alternative* below, the Architectural Review Board must provide a written determination and finding that the alternative approach meets the requirements of the Design Principles. Such determination should state the applicable guideline(s), the reason for granting an alternative, the applicable Design Principles, and how the alternative meets the Design Principles.

#### 3.1.1. Submission Requirements

The following items shall accompany a Design Review Application:

- (1) A map showing the property location.
- (2) Color photos of the building and site existing conditions.
- (3) Scaled drawings of proposed elevations of any façade visible from the public way, including site context.
- (4) Shop drawings for any proposed fixtures, and swatches and color chips for all fabric and colors utilized.

### 3.2 Compliance Alternative

If the Architectural Review Board and the Applicant jointly agree that a proposed design meets the intent of *Section 2.1 Design Principles* but does not meet the requirements of *Section 2.3 Design Guidelines*, the Commission may accept the proposed design provided that it meets the public purpose of *Section 2.1 Design Principles*.

A Compliance Alternative must accomplish the relevant Design Principle. The Applicant must submit documentation that indicates the specific proposed alternative method or standard that will be used, why the Design Guidelines are not applicable to the application, and how the project is fully compliant with the Design Principles. Recommendation of approval by the Architectural Review Board of a Compliance Alternative is discretionary, but shall not be unreasonably withheld if the Applicant has provided sufficient documentation to justify such request. The use of the Compliance Alternative must be by mutual consent between the Architectural Review Board and the Applicant.

### 3.3 Additional Materials for an Application Related to Existing Historic Buildings

The Applicant must supply documentation of the original style of the building and a narrative of how improvements are consistent with the style or how the improvements vary, and a rationale for why the variation should be approved under *Section 3.2 Compliance Alternative*. For the purposes of these guidelines, historic buildings are herein defined as those constructed on or before 1965, said year to be determined by the records of the Office of the Tax Assessor of the City of Norwalk, and all buildings listed in the Historic Resources Inventory contained in the *Springwood-Whistleville National Register District*.

The Applicant must supply pictures of the original building(s) (if applicable), the buildings to either side of the proposed project and the view from across the street. The narrative should indicate how the proposed building change or addition is consistent with the context and describe the treatments of façades facing public streets or public parking areas. Any request for a variation from these Design Guidelines should include a statement as to why the variation should be approved under *Section 3.2 Compliance Alternative*.

