

# Hillside Development Council

## The Brewery District outline for historic preservation, renovation, and new construction.

December 1, 2009

The Hillside Development Council supports inclusion of the following two items into VIA Architect's "Brewery District Master Plan"

- 1. No further expansion or encroachments from new or existing Historical/Conservation Districts.**
- 2. Properties that add to the historic feel of the Brewery District should be encouraged to become listed as Landmarks.**

If development is to occur, it will mean that some of the existing buildings will need to change use and possibly increase their total square footage.

- The building height allowed is approximately 90'. If an existing structure does not have the ability to increase size because of "historic criteria" the property owner is put under a financial penalty.
- If a building's envelope needs to be enlarged so as to be economical and possible to maintain over time it should be able to be done in such a manner so as not to financially impede the new construction to the structure.
- It is noted the district does have a certain historical character, but this character is very mixed as to time and style.
- The Brewery District is currently attempting to establish a path for growth that would incorporate in that plan a character for the area. The district is adjacent the University/Historical Warehouse District and should establish its own distinctive identity.
- Part of this new identity could be the integration of the old with the distinct and experimental innovation of the new.

A full inventory of the structures within the Brewery District must be completed and those which are truly of a historic nature identified. A structure should not be considered "historic" just because it is within the boundaries of the Brewery District.

All new construction and renovation should not be hampered by Historical Precedent and one should be able to juxtapose the old and new in a dynamic manner that lends innovation and excitement to the Brewery District.