

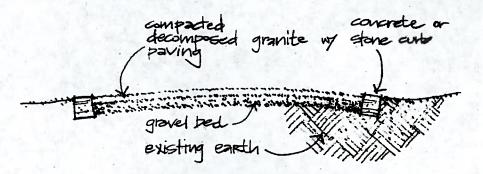
View of Mast Alley Looking Southwest

As most of the opportunities for new housing infill and street expansion in Zion Hill occur on the eastern or creek side of the district, it is felt that enhancing the landscaping potential along the creek, can best serve to fill the community's lack of recreational resources and directly link it to the creek and cemetery, creating a park space for the residents of Zion Hill. It also will best utilize flood-prone land and create a green edge conducive to additional infill housing. The hike and bike trail planned along Lanana Creek can be integrated into the plan and act as a linkage, up and down stream.

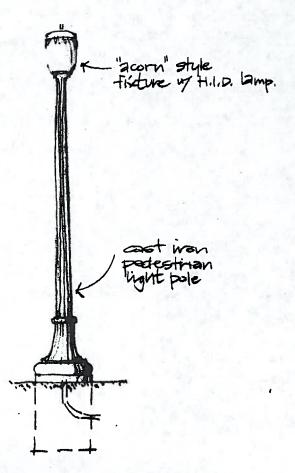


View of Richardson Street Looking North

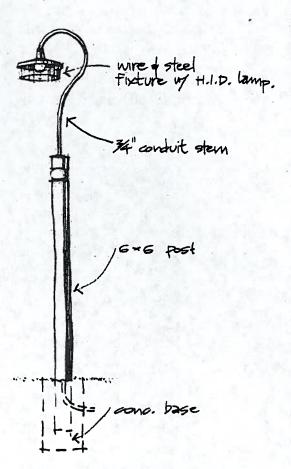
Signage in the district should be upgraded to convey the special nature of the district and mark its entry points at the Zion Hill Baptist Church, the corner of Lanana and Park Streets, and the corner of Richardson and Park Streets. Period street name signs are recommended to be retained where existing and installed where missing. Entry "landmark" signage can provide Zion Hill with the definition it lacks, to both residents and passers-by and provide an improved image and sense of place.



Proposed Historic Road Section



Paved Street Pedestrian Light Pole



Alley Pedestrian Light Pole

Architectural Rehabilitation

ARCHITECTURAL REHABILITATION

The revitalization of a historic district such as Zion Hill relies upon the successful implementation of a rehabilitation program for the building stock. The program parameters are defined by an initial assessment of the buildings within the neighborhood. This in turn provides the basis for more building-specific work estimates which should be prepared by qualified rehabilitation inspectors. In anticipation of the requirements of such a program, a survey of the architectural resources of the Zion Hill Historic District was conducted to ascertain the condition of each building.

Conditions Survey

A rating system was formulated for the fieldwork and analysis phases of the Conditions Survey which identified the state and composition of the exterior fabric for each building. Since interiors were not included as part of the study, thorough interior inspections are regarded as a necessity and should be implemented in a successive phase. Based upon the examination of the housing stock, the following building conditions were identified:

Good Condition Displays above average structural condition and maintenance. If

contributing historic structure, exhibits attention to original design and details. Least expensive for rehabilitation. (\$5,000 -

10,000)

Fair Condition Good structural condition and maintenance. If contributing

historic, may have been altered with other materials, but is reversible. Evidence of original historic design is apparent, and restoration is feasible. Moderately expensive for rehabilitation.

(\$10,000 - 20,000)

Poor Condition Displays structural and cosmetic conditions below normal

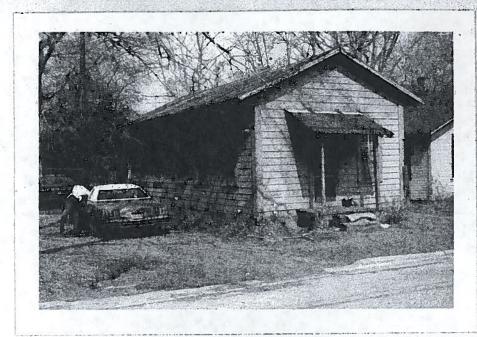
standards. Facade may show failing structural members, water or fire damage. Fenestration may be significantly altered, replaced or damaged and rehabilitation costs may be expensive.

(\$20,000 - 35,000)

A building conditions survey form was created to compile data collected in the field and determine the conditions for each building. The following is a key to the condition assessments made by the consultants.

- 1. Good/Original: Displays original historic design and in above average condition.
- 2. Fair/Original: Displays original historic design and in average condition. Moderate level of restoration and maintenance necessary.
- 3. Poor/Original: Displays original historic design and in poor condition. High level of repair or restoration necessary or historic elements are missing and requiring replication.

- 4. Good/Replacement: Displays replacement or covering of original historic design elements and in above average condition.
- 5. Fair/Replacement: Displays replacement or covering of original or missing historic design elements in average condition. Moderate level of repair or replacement with appropriate historic replication of original historic design elements necessary.
- 6. Poor/Replacement: Displays replacement covering of original or missing historic design element. High level of repair or replacement with appropriate historic replication of original historic design elements necessary.



713 Bois D'Arc Street

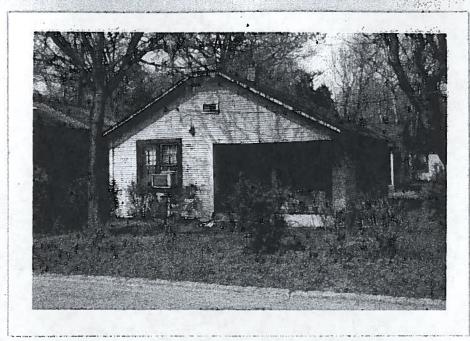
Historic Function: X Domestic	Roof Details: Extended Box Eaves	Porch Supports: 2 Square Posts	2 Wood Sash
Religious	Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	2 Bargeboards	Box Columns	Shutters
Foundation Type:	Fascia Board	Brick Pedestals	Cornice
2 Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	Brackets	2 Single
Foundation Material:	Pent Roof	Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	Two Singles
2 Brick	Interior	Concrete Floor	Door Materials:
Concrete Blocks	Exterior	2 Wood Floor	2 Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
6 Skirtwall (plywood)	Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	2 Wood - Clapboard (1×8)	Sidelights
Wood Frame	Ridge	Wood - Novelty	2 Paneled
Roof Type:	Slope	Wood - Drop Siding	Glazing
Front Gabled	Gable End	Wood - Board & Batten	Alterations:
Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	Porch
Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	Integral	Synthetic	Doors
Pyramidal	Full Width	Window Type:	Additions
Shed	2 Partial Width	Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
Composition Shingles	2 Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
5 Corrugated Metal	Gabled	<u>4×4</u>	
Other Noteworthy Features			
Notes:			

2. Fair/Original
6. Poor/Replacement

1. Good/Original
5. Fair/Replacement

Conditions Code:

3. Poor/Original 7. Removed



715 Bois D'Arc Street

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
X Domestic	Extended Box Eaves	Square Posts	Wood Sash
Religious	Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	2 Box Columns	Shutters
Tablation Type:	Fascia Board	Brick Pedestals	Cornice
Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	Brackets	Single
Foundation Material:	Pent Roof		Double
Wood Blocks		Wrought Iron Parch Details:	2 Two Singles
2 Brick	Chimney Type:		
Concrete Blocks	2 Interior	Concrete Floor	Door Materials:
Foundation Details:	Exterior	3 Wood Floor	2 Wood
	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
& Skirtwall	2Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	2 Paneled
Roof Type:	Slope	2 Wood - Drop Siding	Glazing
2 Front Gabled (Clipped)	Gable End	Wood - Board & Batten	Alterations;
Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	Porch
Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	2 Integral	Synthetic	Doors
Pyramidal	Full Width	Window Type:	Additions
Shed	Partial Width	2 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
5 Composition Shingles	Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
Corrugated Metal	Gabled	4x4 (paired)	
Other Noteworthy Features			
Notes:			

Fair/Original
 Poor/Replacement

3. Poor/Original

7. Removed

1. Good/Original
5. Fair/Replacement

Conditions Code:



717 Bois D'Arc Street

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
Domestic	2-Extended Box Eaves	2 Square Posts	2 Wood Sash
Religious	Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	Shutters
Foundation Type:	Fascia Board	Brick Pedestals	Cornice
3 Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	Brackets	Single
Foundation Material:	Pent Roof	Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	2 Two Singles
3 Brick	Interior	Concrete Floor	Door Materials:
Concrete Blocks	Z Exterior	3 Wood Floor	2 Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
6 Skirtwall (plywood)	2-Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	2 Paneled(4)
Roof Type:	Slope	Wood - Drop Siding	Glazing
Front Gabled	2 Gable End	Wood - Board & Batten	Alterations:
2 Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	THREE	5 Cementitous Asbestos	Porch
Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	Integral	Synthetic	Doors
Pyramidal	Full Width	Window Type:	Additions
Shed	2 Partial Width	2 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
Composition Shingles	2-Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
6 Corrugated Metal	Gabled	4×4	
Other Noteworthy Features_			
Notes: CONSIDERED (oldest surving House In Poor condition	IN NEIGHBORHOOD - CAN	J BE RESTORED

2. Fair/Original
6. Poor/Replacement

3. Poor/Original
7. Removed

1. Good/Original
5. Fair/Replacement

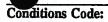
Conditions Code:



720 Bois D'Arc Street

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
X Domestic	2 Extended Box Eaves	Square Posts	Wood Sash
Religious	Exposed Rafter Ends	Turned Posts	4 Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	Shutters
Again Type:	Fascia Board	Brick Pedestals	Cornice
Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	4 Brackets	Single
Foundation Material:	Pent Roof	Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	Two Singles
2 Brick	Interior	Concrete Floor	Door Materials:
Concrete Blocks	2 Exterior	Wood Floor	5 Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
⟨Skirtwall	2 Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	2 Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	Paneled
Roof Type:	Slope	Wood - Drop Siding	5 Glazing
2 Front Gabled (L Plan)	Z Gable End (not original)	Wood - Board & Batten	Alterations:
Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	× Porch
Hipped	Porch Type:	Aluminum Siding	× Window
Hipped w/Gables	Integral	Synthetic	× Doors
Pyramidal	Full Width	Window Type:	× Additions
Shed	2 Partial Width	4 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
6 Composition Shingles	Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
Corrugated Metal	2 Gabled	[V]	

Other Noteworthy Features
Notes: SIGNIFICANT AUTERATIONS OPIGINAL PORCH PEMONED - WINDOWS ALTERED



1. Good/Original 5. Fair/Replacement 2. Fair/Original

6. Poor/Replacement

3. Poor/Original

7. Removed



721 Bois D'Arc Street

7. Removed

5. Fair/Replacement

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
X Domestic	Extended Box Eaves	Square Posts	Wood Sash
Religious	/ Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	4 Shutters
Foundation Type:	/ Fascia Board	Brick Pedestals	Cornice
Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	Brackets	4 Single
Foundation Material:	Pent Roof	4 Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	Two Singles
Brick	Interior	4 Concrete Floor	Door Materials:
Concrete Blocks	Exterior	Wood Floor	Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
4 Skirtwall	Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	/ Wood - Novelty	Paneled
Roof Type:	Slope	Wood - Drop Siding	Glazing
Front Gabled	Gable End	Wood - Board & Batten	Alterations:
/ Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	4 Porch
Hipped	Porch Type:	Aluminum Siding	4 Window
Hipped w/Gables	Integral	Synthetic	4 Doors
Pyramidal	Full Width	Window Type:	4 Additions
Shed	Partial Width	4 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
4 Composition Shingles	Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
Corrugated Metal	Gabled	/x/	
Other Noteworthy Features_	NEW CONCAPTE DRIVE !		
Notes: GOOD CONT	DITTON - ALTERATIONS	SIGNIFICANT - PET	AINS LITTLE HISTOR
INTEGRATY			
Conditions Code: 1. Good/	Original 2. Fair/Original	3. Poor/Original 4.	Good/Replacement

6. Poor/Replacement



724 Bois D'Arc Street

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
Domestic	Extended Box Eaves	2 Square Posts (3)	Wood Sash
Religious	2 Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	Shutters
Lation Type:	2 Fascia Board	Brick Pedestals	Cornice
Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	2 Brackets	Single
Foundation Material:	Pent Roof	Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	Two Singles
2 Brick	Interior	Concrete Floor	Door Materials:
Concrete Blocks	Exterior	2 Wood Floor	2 Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
5 Skirtwall	Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	2 Paneled
Roof Type:	Slope	2 Wood - Drop Siding	Glazing
2- Front Gabled	Gable End	Wood - Board & Batten	Alterations:
Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	Porch
Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	2-Integral	Synthetic	Doors
Pyramidal	Full Width	Window Type:	Additions
Shed	Partial Width	2 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
Composition Shingles	Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
5 Corrugated Metal	Gabled	IXI (paired)	
Other Noteworthy Features			
Notes:			

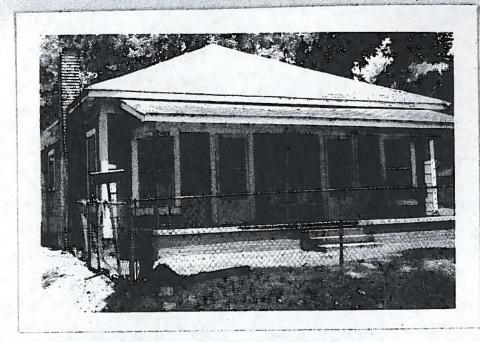
2. Fair/Original
6. Poor/Replacement

3. Poor/Original

7. Removed

1. Good/Original
5. Fair/Replacement

Conditions Code:



727 Bois D'Arc Street

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
× Domestic	Extended Box Eaves	Square Posts	2 Wood Sash
Religious	2 Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	Shutters
Foundation Type:	Fascia Board	Brick Pedestals	Cornice
2 Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type;
Slab	Hipped Dormers	Brackets	Single
Foundation Material:	Pent Roof	4 Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	4 Two Singles
2 Brick	Interior	4 Concrete Floor	Door Materials:
Concrete Blocks	2 Exterior	Wood Floor	4 Wood (slab)
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
← Skirtwall	3 Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	Paneled
Roof Type:	Slope	Wood - Drop Siding	Glazing
Front Gabled	3 Gable End	Wood - Board & Batten	Alterations:
Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	THREE	Cementitous Asbestos	Porch
7 Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	Integral	4 Synthetic	Doors
Pyramidal	7 Full Width	Window Type:	Additions
Shed	Partial Width	2- Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
5 Composition Shingles	2 Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
Corrugated Metal	Gabled	6×6	
Other Noteworthy Features_			
Notes:	S No. alaka and A and		

2. Fair/Original

6. Poor/Replacement

Good/Original
 Fair/Replacement

Conditions Code:

4. Good/Replacement

3. Poor/Original

7. Removed



728 Bois D'Arc Street

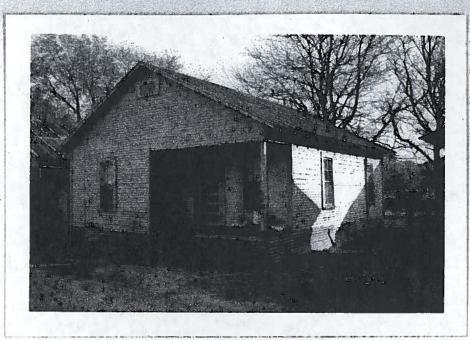
Historic Function:	Roof Details:	Porch Supports:	Window Materials:
X Domestic	Extended Box Eaves	2-Square Posts (paired)	Wood Sash
Religious	/ Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	Shutters
lation Type:	Fascia Board	Brick Pedestals	Cornice
Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type;
Slab	Hipped Dormers	Brackets	Single
Foundation Material:	Pent Roof	Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	Two Singles
2 Brick	Interior	Concrete Floor	Door Materials:
Concrete Blocks	Exterior	5 Wood Floor (plywood)	Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
⊘ Skirtwall	Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	Paneled
Roof Type:	Slope	Wood - Drop Siding	Glazing
Front Gabled	Gable End	Wood - Board & Batten	Alterations:
2 Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	Porch
Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	Integral	Synthetic	Doors
Pyramidal	Full Width	Window Type:	Additions
Shed	Partial Width	2 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
Composition Shingles	Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
Corrugated Metal	2 Gabled	4 vertical over one	
Other Noteworthy Features			#
Notes:		121 - 12 70 E 2 7 L L	

2. Fair/Original
6. Poor/Replacement

Conditions Code:

1. Good/Original
5. Fair/Replacement

3. Poor/Original
7. Removed



804 Ernest

Historic Function:	Roof Details:	Porch Supports:	Window Materials:
_X Domestic	Extended Box Eaves	Square Posts	2 Wood Sash
Religious	/ Exposed Rafter Ends	Turned Posts	Metal Sash
Abandoned	Triangular Kneebrace	Tapered Box	Window Details:
Vacant	Bargeboards	Box Columns	Shutters
Foundation Type:	2 Fascia Board	Brick Pedestals	Cornice
1 Pier & Beam	Gabled Dormers	Wood Pedestals	Door Type:
Slab	Hipped Dormers	Brackets	Single
Foundation Material:	Pent Roof	Wrought Iron	Double
Wood Blocks	Chimney Type:	Porch Details:	2 Two Singles
2 Brick	Interior	Concrete Floor	Door Materials:
Concrete Blocks	Exterior	2 Wood Floor	2 Wood
Foundation Details:	Chimney Materials:	Turned-Wd. Balustrade	Aluminum
6 Skirtwall	Brick	Squared-Wood	Door Details:
Watertable	Stone	Exterior Walls	Transom
Structural Type:	Chimney Location:	Wood - Clapboard	Sidelights
Wood Frame	Ridge	Wood - Novelty	2 Paneled
Roof Type:	Slope	2 Wood - Drop Siding	Glazing
2 Front Gabled	Gable End	Wood - Board & Batten	Alterations:
Side Gabled	No. of Porch Bays	Plywood	Siding
Cross Gabled	ONE	Cementitous Asbestos	Porch
Hipped	Porch Type:	Aluminum Siding	Window
Hipped w/Gables	2 Integral	Synthetic	Deors
Pyramidal	Full Width	Window Type:	Additions
Shed	Partial Width	2 Double Hung	Outbuildings:
Roof Materials:	Porch Roof:	Casement	Garage
Composition Shingles	Shed	Fixed	Shed
Wooden Shingles	Hipped	Number of Window Lights:	Other
5 Corrugated Metal	Gabled	4×4	
Other Noteworthy Features_			
Δ	OOD CONDITION		

2. Fair/Original 6. Poor/Replacement 3. Poor/Original 7. Removed 4. Good/Replacement

1. Good/Original
5. Fair/Replacement

Conditions Code: