



	<p>elevations; final design submitted for chair and vice chair approval.</p> <ul style="list-style-type: none"> <li>• Final material and color selections for exterior cladding and screening be submitted for administrative review and approval.</li> <li>• Windows and doors be an appropriate material such as wood or aluminum clad wood; final window and door schedule submitted for administrative review and approval.</li> </ul>
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## Staff Analysis

Guideline Reference	Reference Text	Analysis
<b>Siting, pg. 46, #2-3</b>	<p>2. <i>New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i></p>	<p>A front setback measurement was not provided with the submittal. <u>Staff recommends that a site plan be submitted to staff that includes the front and rear setback distances from the public right-of-way.</u></p> <p>There will be a 3'1" side yard setback on the north and south sides of the building.</p>
<b>Form, pg. 46, #1-3</b>	<p>1. <i>New construction should use a building form compatible with that found elsewhere in the historic district.</i></p> <p>2. <i>New residential construction should maintain the existing human scale of nearby historic residential construction in the district</i></p> <p>3. <i>New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i></p>	<p>The proposed building will be three stories tall, one unit wide, and five units deep. There will be a third story roof top deck on each unit with a stair tower/canopy feature.</p> <p>During the conceptual review of this application, all entrances to the dwellings were located on the north side elevation. Staff asked that the primary entrance to the dwelling closest to N. 20<sup>th</sup> Street be located on the front façade to establish a human scale element. The applicant has responded to this condition by relocating the primary entrance of unit #1 to the front façade of the building and included an 8" fascia overhang that wraps the northeast corner of the first floor of the building.</p> <p>During the conceptual review, Staff recommended that the new construction feature a more robust cornice element on the front a side elevations. No revision were made to the cornice design since the conceptual review.</p> <p>The drawings submitted by the applicant give the impression that the areas of differing cladding material will be recessed and projecting bays; however, this is not the case, as the differing materials will be on the same plane.</p> <p>Since vertical recessed areas between units are not proposed, <u>Staff recommends that there be a more robust coping or cornice feature above each unit and more robust vertical trim boards be used to separate the individual units on the side elevations; final design submitted for chair and vice chair approval.</u></p>
<b>Height, Width, Proportion, &amp; Massing, pg. 47, #1-3</b>	<p>1. <i>New residential construction should respect the typical height of surrounding residential buildings.</i></p> <p>2. <i>New residential construction should respect the vertical orientation typical of other residential properties in the surrounding historic districts.</i></p>	<p>The proposed building will be three stories tall with a projecting stair tower on the third floor roof top deck. This height is generally in-keeping with heights found on the subject block. There are larger, taller apartment buildings and two-story historic dwellings nearby.</p>

	<p>3. <i>The cornice height should be compatible with that of adjacent historic buildings.</i></p>	
<p><b>New Construction, Doors and Windows, pg.49 #3</b></p>	<p>3. <i>The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established in the district.</i></p>	<p>The proposed building will feature varying window sizes. During the conceptual review, Staff asked that the small square windows and the transom windows be removed, as they are not in-keeping with historic fenestration patterns found within COHD's.</p> <p>The applicant has revised the fenestration in the following ways:</p> <p><b>Front Façade:</b></p> <p>The plans have been revised, removing the originally proposed small square windows and replaced with more traditionally dimensioned windows.</p> <p><b>Rear Façade:</b></p> <p>One additional small square window has been added to this elevation. There are now three vertically aligned square windows. This elevation was not significantly revised.</p> <p><b>Left Façade:</b></p> <p>The number of windows were decreased on this elevation due to zoning requirements. Transom windows are still being proposed on the first level. This elevation was not significantly revised.</p> <p><b>Right Elevation:</b></p> <p>The small square windows were not removed from this elevation; however, it was revised slightly so that the square windows are better aligned with the full –sized windows on the first level. This elevation was not significantly revised.</p>
<p><b>New Construction, Materials &amp; Colors, pg. 53, #2, #5</b></p>	<p>2. <i>Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i></p> <p>5. <i>Rooftop mechanical equipment should be located as discretely as possible to limit visibility. In addition, appropriate screening should be provided to conceal equipment from view. When rooftop railings are required for seating areas or for safe access to mechanical equipment, the railings should be as unobtrusive as possible, in order to minimize their appearance and visual impact on the surrounding district.</i></p>	<p>During the conceptual review, the Commission and Commission Staff asked that the building feature brick cladding as a means to better relate the design to historic materials found in the district. The applicant has responded to this condition by adding brick veneer to portions of the front a rear facades, and to the visible portions of the foundations of each unit on the side elevations. Staff is supportive of this revision, and finds that the brick adds a reveal to an otherwise flat front and rear facades, and ties the design into the historic context surround the area.</p> <p>The building will also feature varying sizes of cementitious siding. Staff notes that there are examples of horizontal siding used on new and old construction within the district.</p> <p>HVAC equipment will be located adjacent to a secondary elevation, and upper parapet walls will serve as unobtrusive railings to the rooftop terraces.</p> <p><u>Staff recommends that final material and color selections for exterior cladding and screening be submitted for administrative review and approval.</u></p>

		Staff recommends that windows and doors be an appropriate material such as wood or aluminum clad wood; final window and door schedule submitted for administrative review and approval.
Standards for New Construction, pg. 46	3. New buildings should face the most prominent street bordering the site	The building will be approximately 20' wide and 115' deep, meaning that the primary façade that faces the most prominent street, 20 <sup>th</sup> Street, will be a small portion of the building. The four units behind the front unit will be access from the side of the building via a concrete sidewalk.

## Figures

Figure 1. 1924-1925 Sanborn Map

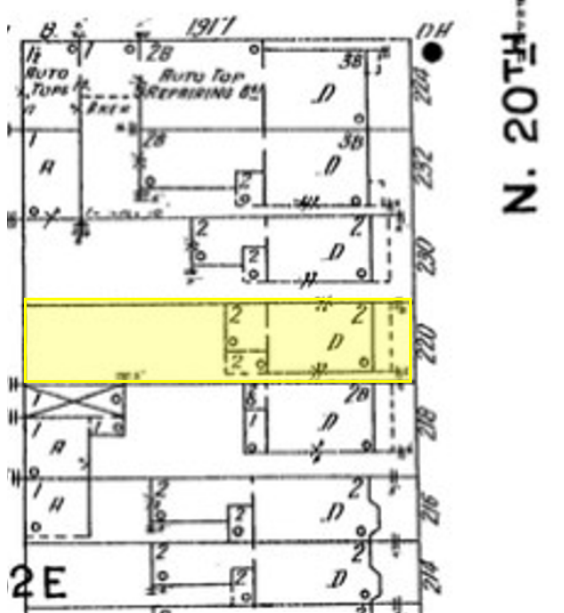


Figure 3. Large new construction nearby



Figure 2. Site



Figure 4. Vacant, historic building on subject block. One of the last remaining historic buildings on the block.



Figure 5. Existing conditions of site. 6/21/2023



Figure 6. Contemporary building adjacent to site.

