



134-150 S Blair

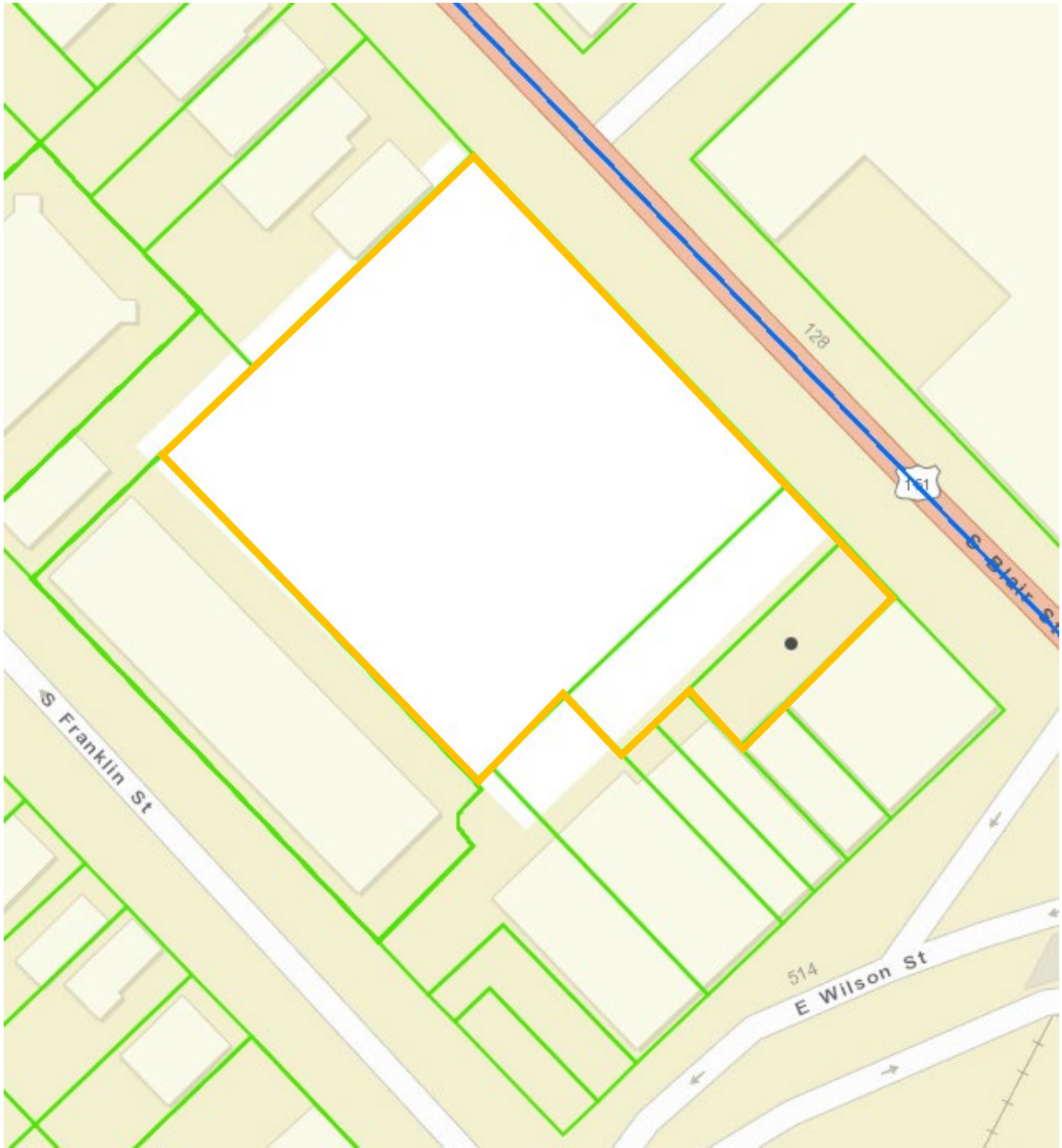
Certificate of Appropriateness & Variance

May 20, 2024

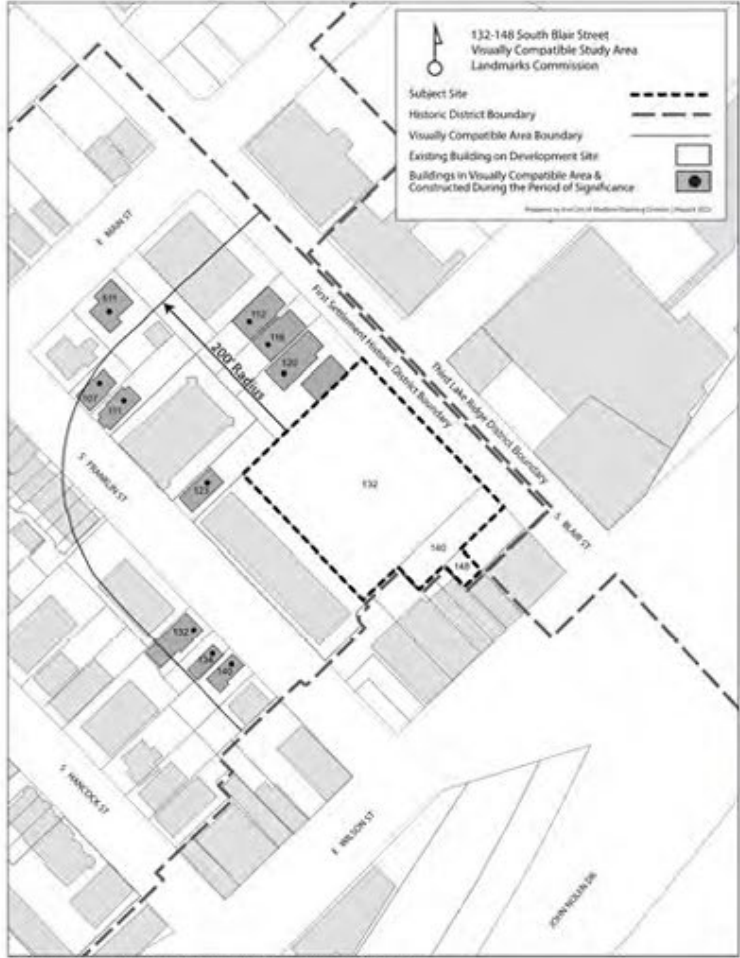
# Proposed Work

- Resolve underlying lot lines at 134 S Blair
  - [approved on April 15, 2024]
- Variance request related to CoA for New Construction
  - Alternative Design Variance
- New principal structure on 134 S Blair, site work to include 140-148 S Blair





# VISUAL COMPATIBILITY



MAP PROVIDED BY HEATHER BAILEY, LANDMARKS COMMISSION



132 S FRANKLIN ST



107 S FRANKLIN ST



112 S BLAIR ST



134 S FRANKLIN ST



111 S FRANKLIN ST



116 S BLAIR ST



140 S FRANKLIN ST



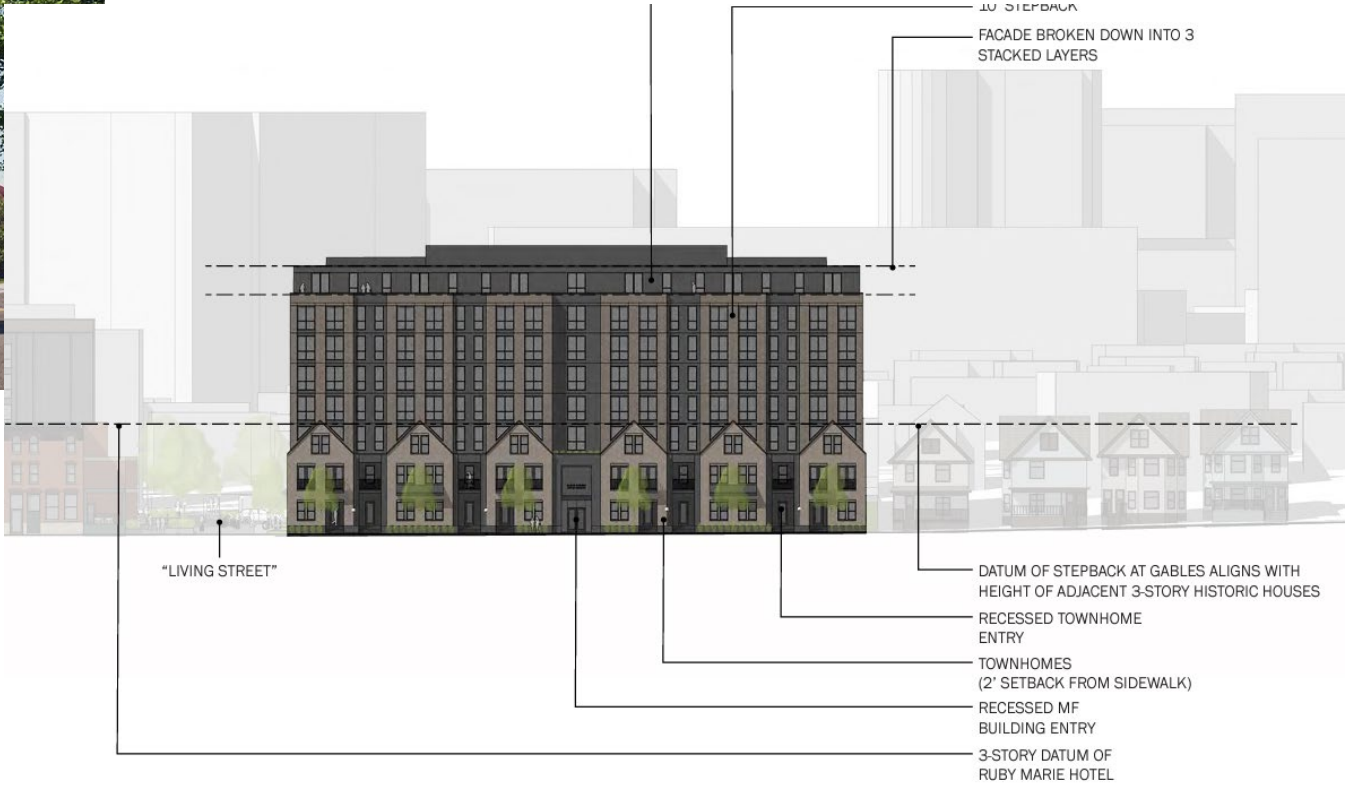
123 S FRANKLIN ST



120 S BLAIR ST

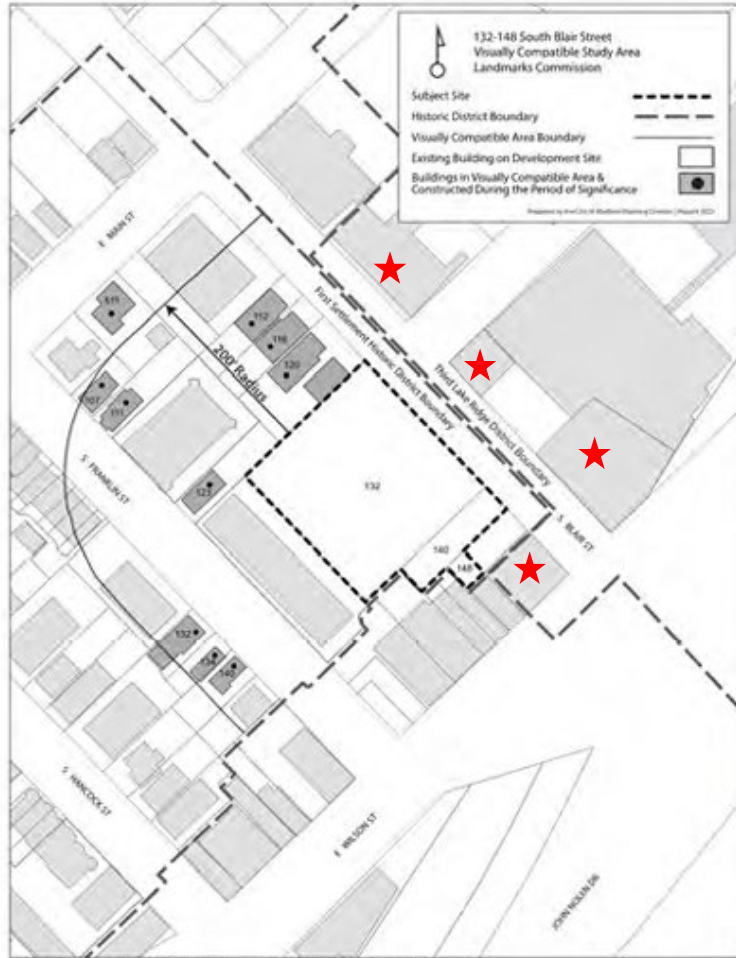


# January submittal



# Variance Request

## VISUAL COMPATIBILITY



**602 RAILROAD ST.**  
FLAT ROOF, MASONRY, WINDOW PROPORTIONS, CORNICE EXPRESSION, RELATIVE SCALE, ARCHED WINDOWS



**524 E. WILSON ST.**  
FLAT ROOF, MASONRY, BASE WAINSCOT, WINDOW PROPORTIONS, RELATIVE SCALE, ARCHED WINDOWS



**631 RAILROAD ST.**  
MASONRY, BASE WAINSCOT, WINDOW GROUPINGS, ARCHED WINDOWS



**631 RAILROAD ST.**  
FLAT ROOF, MASONRY, DOUBLE-HEIGHT ENTRY EXPRESSION, BASE WAINSCOT, CORNICE EXPRESSION, WINDOW GROUPINGS, RELATIVE SCALE, BEAUX ARTS STYLE, ARCHED WINDOWS





# Applicable Standards — Variance

## MGO 41.19 Variances

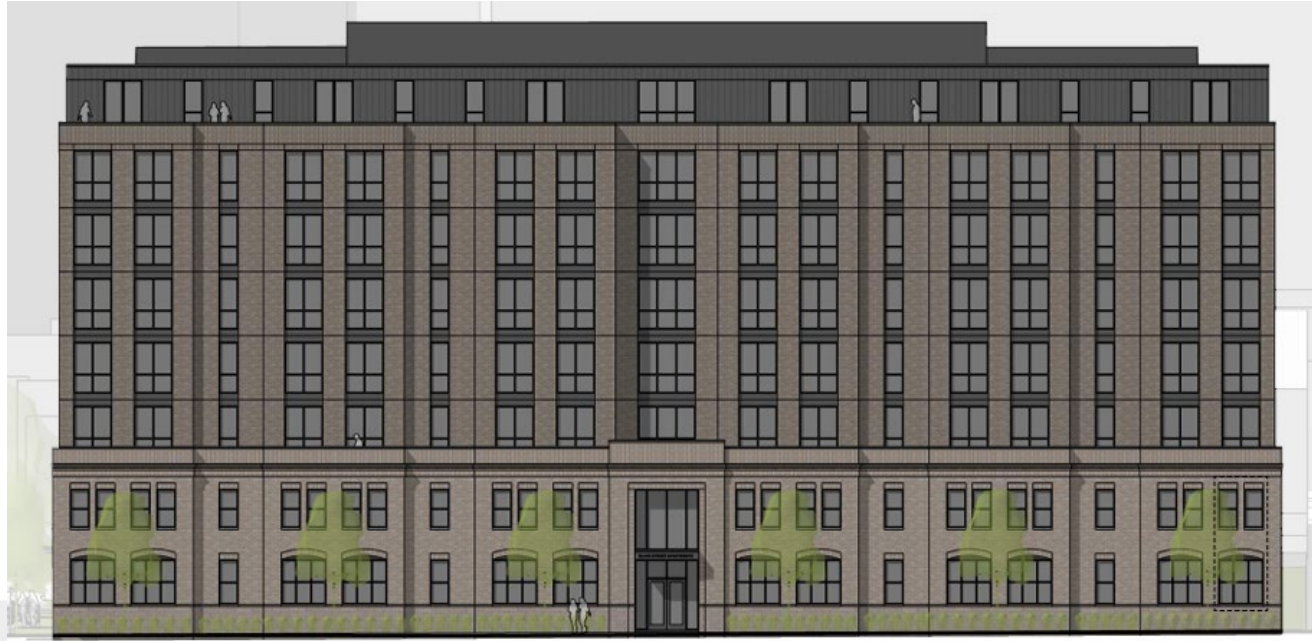
(6) Alternative Design Variance. The Landmarks Commission may grant a variance allowing, in a new or altered structure, elements that are otherwise prohibited under Sec. 41.18 if all of the following apply:

- (a) The elements will enhance the quality of the design.
- (b) **The design complies with all other applicable standards under Sec. 41.18.**
- (c) The design does not allow material deviations from historic district standards and guidelines that would undermine the character or purpose of the historic district.
- (d) The design will have a beneficial effect on the historic character of the area within two hundred (200) feet of the subject property.





May submittal



April submittal



May submittal



April submittal



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST

May submittal



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST



April submittal





BLAIR ST. ELEVATION



LIVING STREET ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION





# Applicable Standards

## MGO 41.27 Standards for New Structures

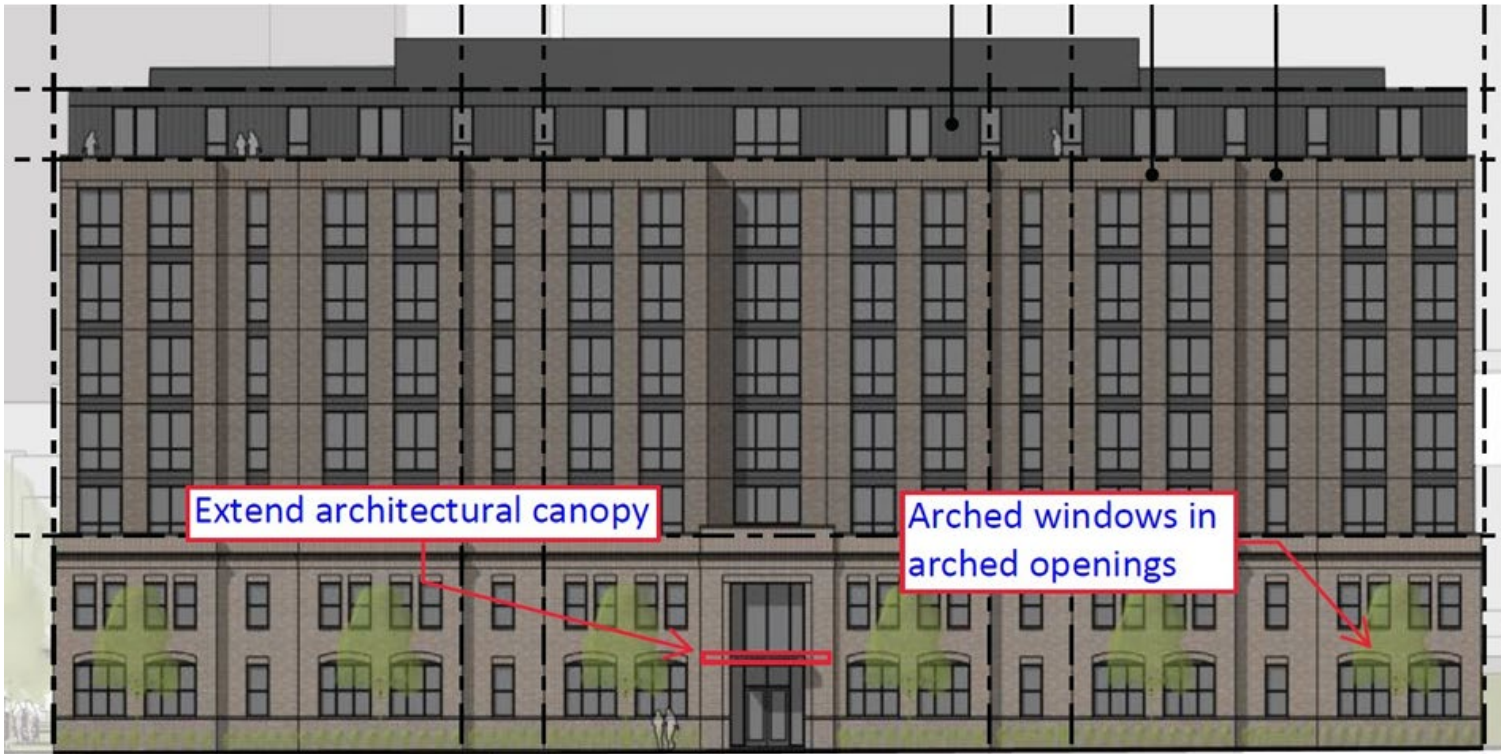
### (1)(a) Primary Structures

5. Architectural Expression. When determining visual compatibility for architectural expression, the Landmarks Commission shall consider factors such as the building's modulation, articulation, building planes, proportion of building elements, and rhythm of solids to voids created by openings in the façade.

### (5) Windows and Doors

### (7) Building Systems [need info on mechanicals & utilities]





**631 RAILROAD ST.**

FLAT ROOF, MASONRY, DOUBLE-HEIGHT ENTRY EXPRESSION, BASE WAINSCOT, CORNICE EXPRESSION, WINDOW GROUPINGS, RELATIVE SCALE, BEAUX ARTS STYLE, ARCHED WINDOWS



# Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission approve with the following conditions:

1. Redesign the front entry to include an architectural canopy that spans the central bay of the building
2. Final door, window, railing, and fencing specifications to be administratively approved by staff. Arched windows need to be in the arched openings on the front façade
3. Information on mechanicals and utility locations on the building to be administratively approved by staff

