



134-150 S Blair

Certificate of Appropriateness & Variance

April 15, 2024

Proposed Work

- Resolve underlying lot lines at 134 S Blair
- 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



Existing Conditions (DCIMAP):



2000 Aerial (DCIMAP):



1995 Aerial (DCIMAP):



1955 Aerial (DCIMAP):



1976 Aerial (DCiMap)



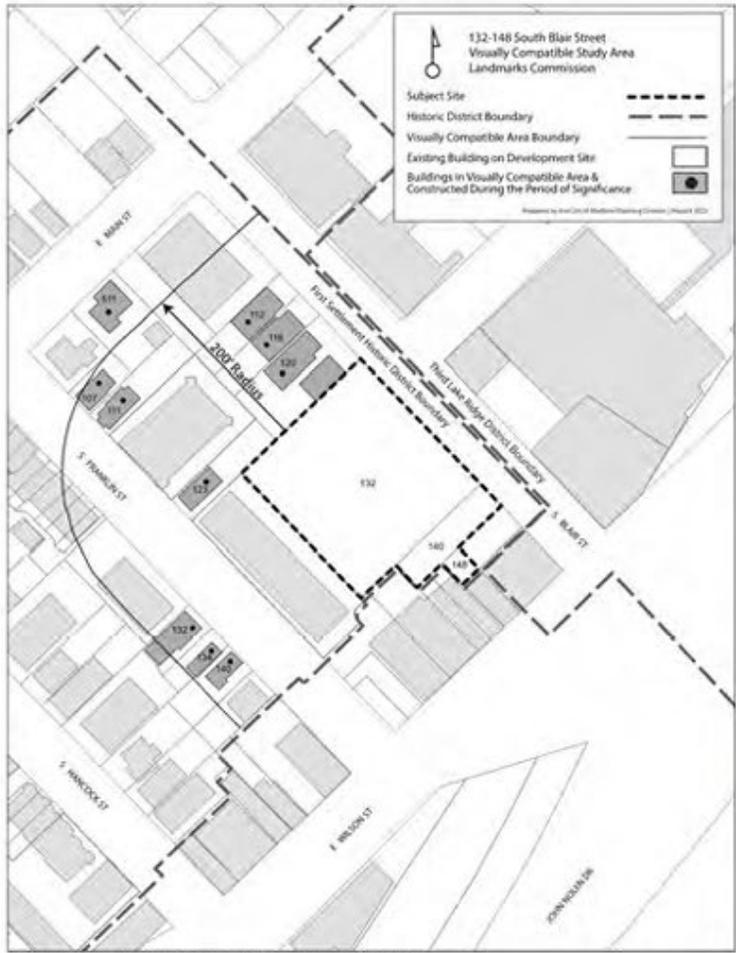
Applicable Standards — Land Combination

MGO 41.18

(4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.



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



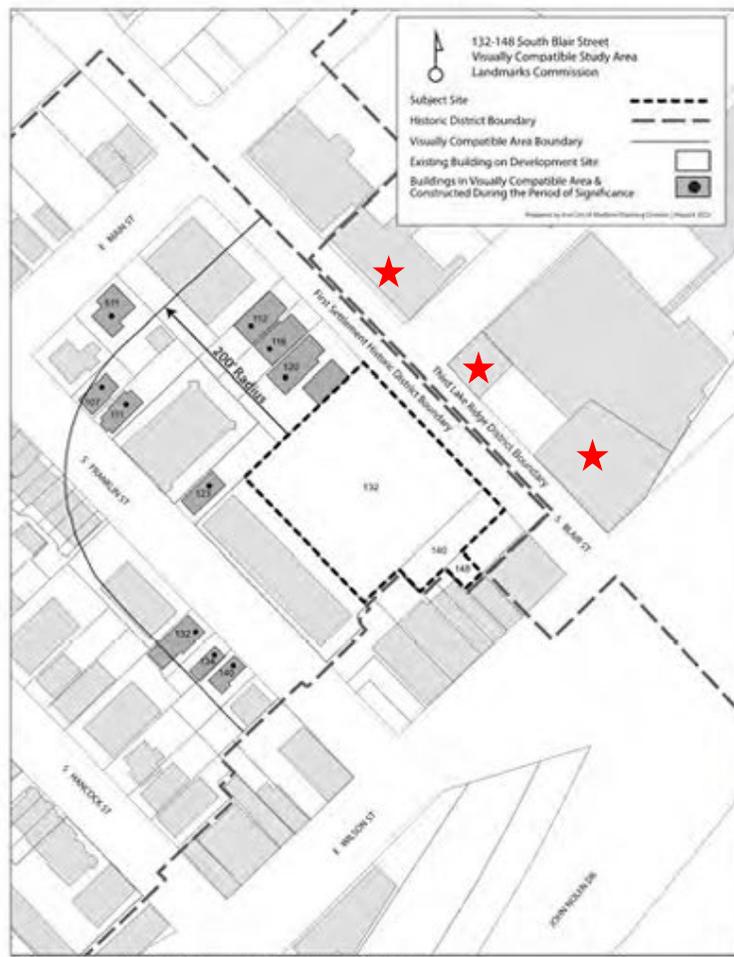
120 S BLAIR ST



January submittal



VISUAL COMPATIBILITY



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

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.



RESPONDING TO RELEVANT HISTORIC CONTEXT ON BLAIR STREET



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



631 RAILROAD ST.
 FLAT ROOF, MASONRY, DOUBLE-HEIGHT ENTRY EXPRESSION, BASE WAINSCOT, CORNICE EXPRESSION, WINDOW GROUPINGS, RELATIVE SCALE



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



631 RAILROAD ST.
 MASONRY, BASE WAINSCOT, WINDOW GROUPINGS

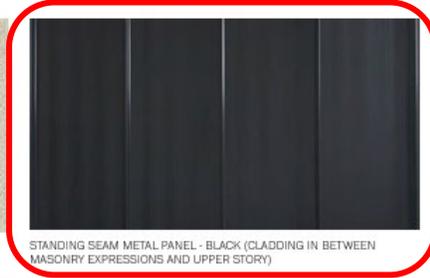




MATERIAL PALETTE - MULTIFAMILY



CAST STONE (BASE WAINSCOT AND WINDOW SILLS)



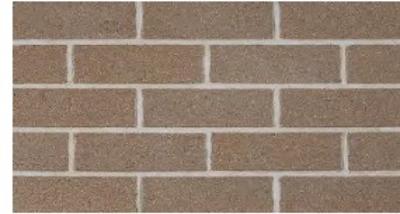
STANDING SEAM METAL PANEL - BLACK (CLADDING IN BETWEEN MASONRY EXPRESSIONS AND UPPER STORY)



ALUMINUM METAL COPING, TRIM AND WINDOW FRAMES



CLAY BRICK - LIGHT CREAM (BASE OF BUILDING)



CLAY BRICK - GREY/BROWN (UPPER STORIES)



METAL PANEL, BLACK (WINDOW SPANDELS UPPER STORIES)



GROUND VIEW OF LIVING STREET LOOKING NORTHEAST



BLAIR ST. ELEVATION





NORTHWEST ELEVATION



SOUTHWEST ELEVATION



LIVING STREET ELEVATION



BLAIR ST. 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.

(3) Exterior Walls

(5) Windows and Doors

(7) Building Systems **[need info on mechanicals]**



Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends that the Landmarks Commission refer the proposal to a future meeting with specific guidance on how to meet the standards of approval, with the following recommended conditions of approval:

1. Redesign the front façade of the building to utilize a single architectural vocabulary and only use masonry cladding on the front façade
2. Final door, window, and railing specifications either be administratively approved by staff or included in an updated submittal
3. Information on mechanicals and utility locations on the building either be administratively approved by staff or included in an updated submittal

