

Bailey, Heather

From: Gary Tipler <[REDACTED]>
Sent: Monday, August 17, 2020 2:55 PM
To: Bailey, Heather; Rummel, Marsha
Subject: Corrected: Item 2. 817-821 Williamson Comments

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Heather,
This letter has corrected notes for readability.
Thank you.

Re: Item 2, 817-821 Williamson

Landmarks Commissioners.

These comments below address historic district requirements in the review of the proposal for 807-821 Williamson Street.

I agree that these new development criteria must be strongly adhered to if we are to have certainty in changes to the district, which is the underlying purpose of the Historic District and the Landmarks Ordinance. Otherwise we will see rampant speculation and destabilization if zoning parameters are exceeded.

Thank you.
Gary Tipler
807 Jenifer Street

On Historic District requirements:

The project is simply too large.

The gross volume is far in excess of neighboring properties and would dominate the block face.

*Non-historic resources are inapplicable as measures of compatibility. These include buildings on the north side of Williamson, where a few industrial buildings with rail service were larger -- on the 700 block. **This project has 8 times the volume of the existing historic resources on the south side of the block.***

The height along the sidewalk is far in excess of historic properties.

The new design is about 40' in height. Both sides are 3 stories and 40 feet, but the western portion is setback about 5.5 feet and has a railing at the sidewalk edge. Landmarks limited the developer's project at the corner, 803 Willy, to 33 feet --and corner buildings tend to be higher than midblock buildings.

The roof design is not compatible as all other historic resources (except one small corner property of the north side of Williamson) have peaked roofs.

The rhythm of building masses/spaces is not visually compatible with historic resources.

Height was reduced by almost 3 feet at the last version. This version has the same height. The rhythm issue is not about height. It is about building façade (masses) to spaces (non-structure). Unlike 739 Willy, where Landmarks required the green living wall (designed to look like a space), this project does not have any space – it is an 80-foot wide building with a setback garage entry. Whether having the two areas (a 6 foot center area and a wing of 8 feet at the eastern side) setback a mere 6 feet from the front of the façade creates space is a matter of interpretation. I think not.

The building is about two times as wide (street frontage) as the larger historic resources.

The building does not look like two buildings.