

HISTORIC DISTRICT REVISIONS COMMITTEE – Committee Comments

Comments from Andy Lynch – received May 19, 2008

Staff's response in blue

I did have a thought last week with regard to the Development Capacity Factors. I do think it makes sense to eliminate the concept for determining the general massing/footprint, however it still could be employed for calculating the additional area you could receive when you get a height adjustment, instead of automatically permitting a full one story. Say for a 100% coverage area in 4 story zone the capacity factor would be 4.5, so you would get a minimum of half the 5th floor and if you reduced lot coverage or had adjustment for the Height Compatibility Table you might get the full story. I don't think it would be that complicated for the owner/designer and it may help to guarantee breaking up the mass of the top floor and create more interesting skylines. Just a thought.

One other issue. We have never really talked about additions on top of existing historic buildings. Is this something that should be addressed in terms of height limits or setting back new construction from the existing building?

Generally speaking we do not recommend adding to the top of a historic structure and neither does the Secretary of the Interior Standards for HP, which we are adopting. However, we run into a bit of a quandary in both height and additions when we are told that they are not visible from the public right-of-way. I think it needs to be addressed and/or clarified in the additions section.