

Gregg Harding

From: Christian Wagley <christianwagley@gmail.com>
Sent: Friday, May 15, 2020 7:36 AM
To: Gregg Harding
Subject: [EXTERNAL] comments on ARB Item 2--425 and 427 E. Romana St.

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hello Gregg:

Please provide the following comments to the ARB members ahead of the May 21 meeting:

I wish to provide my own personal comments on Item 2--425 and 427 E. Romana St. The proposed new structure does not show a sufficient finished floor elevation (FFE) to complement the existing conditions in the District. If such construction is permitted in any preservation district, it could be argued that it should be allowed in all such districts to include Old East Hill where I reside. I ask the Board to require an FFE of at least 18" on this structure, though 24" may be more appropriate and more in-line with other nearby structures.

There are a number of examples of recent infill construction in all of the preservation districts in which the finished floor elevation detail was not confirmed as part of the review process (either by ARB or Building Inspections), and the structures built have a finished floor elevation of one foot or less. With off-grade construction being such a fundamental part of the character of the preservation districts, these structures do not meet the LDC standard of being *"complementary to the overall character of the district in height, proportion, shape, scale, style and building materials."*

This basic element of our historic residential building stock was even recognized and codified by the city in the creation of urban design standards that now apply to most of the Urban Core CRA outside of areas that receive ARB review. In these areas an FFE of at least 18" is required on new residential structures.

Thank you for your service, and for your consideration of my comments.

Christian Wagley
(850) 687-9968