



June 8th, 2021

Corktown Historical Society's response: 2019 Dalzelle, 2075-2087 Vermont, Erection of six (6) new townhomes at rear of existing parcels.

The Corktown Historical Society was made aware of this second proposed development by this developer last week while reviewing the HDC agenda of upcoming meetings. We want it to be made of note that no known community engagement has occurred on this project. We've spoken to residents of all three block clubs and historical society members and this was the first time learning about the proposed project.

The Corktown Historical Society emailed our members to gain feedback and provide a message to the HDC with comments/concerns/questions. To be clear, the overall response from Corktown Historic District residents are feeling blindsided about this developer's (2) separate proposals. While we're thoroughly supportive of empty lots being filled and more residents to add to our density, we feel this project fails to connect to the needs/concerns of neighborhood.

Corktown Historical Member comments:

The Dalzelle/Vermont project seems like a very odd plan for that property. I see by the proposal that the large home at the corner of Vermont and Dalzelle is now to have 5 apartments. How did that happen? The last I remember hearing is that there was approval for a second unit at the rear of the house, facing Dalzelle that was consistent with what was there."

"The proposal shows that there is to be "community space" at the south of the buildings. How is there enough space for this?"

"My underlying question is whether the Historic Commission and related City entities have any design sensitivities for Corktown or is their only focus on not demolishing buildings?"

"Where is the compatibility with the houses facing Vermont and why should those houses lose their outdoor space? The proposed "community space" seems a poor substitute. Is there a master design plan for Corktown that residents don't know about that supports/encourages greater housing density with structures that seem to be very much alike and not all that creative or sensitive to any historic aesthetic?"

"The developers design all look the same to me. My mom, who is 96, asked "why does the building look like big boxes"? I at least they are not taking anything down but do they all have to look the same?"

"The only other thing I don't like at first sight is that the buildings (and I mean all of the other projects being proposed) all look very similar. Is there a standard townhouse look these days????"

The Corktown Historical Society will **not** share its support on this project as it currently stands. We feel there's a lack of "true" community input that would only enhance this project. We don't understand the material/design choices on this project and how/why it would fit within a historic district. The removal of green/yard space will set a dangerous precedent in Corktown for future projects. Unless a property is a large multi-unit apartment/industrial building historically homes in Corktown have a front/back/side yard.

We would happily invite the developers to present this project to the Corktown Historical Society, East End Corktown Block Club, Central Corktown Block Club, and Train Station Corktown Block Club. We would be happy to facilitate this meeting to learn more about this project, understand the proposal and help gain community support.

Thank you,
Blake Almstead
President
Corktown Historical Society