

STAFF REPORT (ADDENDUM) 03-09-2022 REGULAR MEETING PREPARED BY: G. LANDSBERG
APPLICATION NUMBER: 21-7524
ADDRESS: 8029 COE, 1500-1532 VAN DYKE
HISTORIC DISTRICT: WEST VILLAGE HD
APPLICANT: CLIFFORD A. BROWN/COE VAN DYKE 2, LLC
DATE OF PROVISIONALLY COMPLETE REVISION TO ORIGINAL DESIGN: 01-14-2022
DATE OF STAFF SITE VISIT: 10-01-2021

SCOPE: ERECTION OF 4-STORY MULTI-FAMILY/TOWN-HOME BUILDING DEVELOPMENT REQUIRING DEMOLITION OF TWO HOUSES

APPLICATION HISTORY

At the October 13, 2021 Regular Meeting, the Commission decided to issue a Notice to Proceed for this project, including the demolition of the existing houses, which was suspended subject to design revisions to the satisfaction of the Design Review section of the Planning and Development Department, as part of the typical prong 2 NTP requirement that “the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.” Furthermore, the Commission directed that the revised design be resubmitted for your final approval. The applicant has updated the design and staff forwards it to your review with PDD’s review comments. The earlier staff report is also available on the website.

ISSUES – HISTORIC APPROPRIATENESS

- Staff’s concern regarding the existing houses still stands, but has been rendered moot by the first round decision issuing a NTP subject to PDD design review satisfaction. Although NTP approvals are given for historically inappropriate projects, updated analysis is provided below.
- The elm tree endangered by the original proposal has been spared in the new proposal.



View of American elm, looking towards the east, at the northwest corner of the proposed development site. Note

scale of tree adjacent to the existing 2 ½ story high duplex, which is probably around 35 feet tall at the gable.

- Overall, staff assesses that the building, updated with additional setbacks and preservation of the elm tree, now “conforms” to the Elements of Design per the ordinance and, *except for the demolitions*, historic staff would otherwise recommend the design be found historically appropriate, as distinct from the Commission’s NTP-based requirement to earn approval from PDD Design Staff
- PDD determined on February 24th that revisions to the project were satisfactory, and design review was approved. The suspension and administrative issuance of the NTP is contingent upon satisfaction with PDD’s review, the Commission’s approval of the final design in this meeting, as well as the other regulatory clearance as described in Section 21-2-75 (2).