

To Mayor Beiter
City Council Members

September 1, 2017
RE" DRH17-00182

Regarding the Historic Preservation Commission recommendation to maintain the lot coverage in our Historic Districts at the 30% level. Unfortunately, I am not able to attend the hearing on September 12, however, I have a few things to note.

The proposal for an increase to 35% is not merely a 5% increase. Let's look at the numbers:

A typical lot in the historic district is 50 x 127, or 6350 square feet of space.

30% of that allows for lot coverage of 1905 sq ft. Subtract 400 sq ft for a garage and you have 1505 left for the residence footprint.

35% of that allows for lot coverage of 2225 sq. ft. Subtract 400 sq. ft for garage and you have 1822 left for the building footprint.

This is, in fact, an increase of 21% (317 difference divided by 1505) The impact on the neighborhoods is much more significant than a mere 5%. The size and massing of the new homes that are displacing the smaller homes in these neighborhoods have typically had both a basement and a second story (or half-story). The 900 square foot non-contributing home becomes the 3000 square foot mega-mansion.

I urge you to support the commissioners that you have appointed. Having served for 10 years on this very commission, I have experienced the pressure that they are subject to. Let these fine people do what is in the best interests of our Historic Districts. Listen to your constituents and maintain the 30% lot coverage guideline.

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