

M C L O U G H L I N



N E I G H B O R H O O D  
A S S O C I A T I O N

RE: HR15-03

The MNA has previously commented on this application during design advice phase. The Main concern at that time was the suburban appearance of the building, the orientation and the bulk.

The proposed office building has been designed to mimic the Victorian style of architecture. The main concern with the design is its bulk and width, which is out proportion with the other historic buildings directly adjacent.

The submittal did not address Section 17.40.060F (4) - *the effect of the proposed new construction on the historic value of the historic site*. The WC and Anna Witham Residence, c. 1921 is located next to the proposed new construction. This historic landmark is unique in its location in the Conservation District and its significance in the McLoughlin Conservation District. The house is a unique bungalow/prairie style with significant Japanese influence.

Any new construction should not dominate or over shadow adjacent historic landmarks. The applicant's has shown a profile of the proposed new construction and adjacent historic landmarks. It appears to be shorter in height than the nearby Agnes and Martin McDonough Residence, 1896 and the Albert and Sadie Price Residence, c. 1920. The former house on the lot was two-story but t width and bulk were typical of a single family houses in the district. The articulation of the front façade of the proposed new construction may help to minimize the oversized width and bulk. Specific findings of fact and conclusion of law will be needed regarding this criterion.

What else can be done to minimize the dominance of the proposed construction on the adjacent historic resources- reduction of the width?, take an additional foot from the height to make the first floor 10 feet instead of 11'.

It should be noted that that this design is 100 percent better, except for the bulk, that what was submitted originally.