

To: Members of the Architectural Review Board (ARB)

From: Jennifer M. Rauch, AICP, Director of Planning

Date: December 13, 2023

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Re: Alternative Materials Document, Case 23-081ADM

Summary

Staff presented the Alternative Materials draft for the Board's consideration at the August 2023 ARB meeting and requested the Board's feedback. The Board discussed the draft and expressed concerns about the extensive content and complexity of the document. Staff further revised the document's intent and presented a sample chapter for the Board's consideration at the September 2023 meeting, which was well-received. Based on the feedback, staff has prepared a complete draft document for the Board's consideration.

Project Approach

The revised document format is similar to the September 2023 sample. It begins with prioritization for preserving and rehabilitating original materials within the Historic District and using alternative materials as a last priority. Based on the feedback received, staff has included property classification, Waiver process, and criteria, while keeping the document as straightforward as possible. Note that property classification includes the anticipated new language, landmark and background, that will be heard, and potentially adopted, by City Council on December 11, 2023.

The revised document has context for each building material approved under the 2021 Historic Code and review criteria to help justify alternative building materials, including their advantages and disadvantages. Staff has included photos of the properties where alternative building materials have been approved and installed. The draft consists of all the building materials the Board has approved to date (see attached matrix), and staff will work with the Board to update the document annually to include alternative materials approved throughout the previous year.

The document ends with a list of manufacturers for the alternative building materials as an additional resource for owners, staff, and Board members. The list is provided as a learning resource and does not aim to give any recommendation to any product or manufacturer. It will be updated annually as well.

Discussion Topics

- 1) Does the draft document meet the Board's vision?
- 2) Are there additions or modifications that should be further explored?
- 3) Other considerations by the Board.