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To: [Bassem Bitar](#)
Cc: [Sarah Holt](#)
Subject: COhatch - Riverview Village 24-133FDP
Date: Thursday, April 10, 2025 5:32:35 PM

External Message

Hello--

I supportive and pleased with this application and the City's approach for reuse of this north Riverview Village area. Unfortunately it was a long and around about effort to get here. Overall, I think it is the best thing to do. The library wasn't.

However, I believe the Architectural Review Board is letting us down with regard to the Laird House - #24-161. They should look at the North Riverview design. I take issue with the suburban two car garage/door incorporated into the facade mass. The porch gable doesn't help either. The area is more historic than perhaps some of the surrounding houses - though maybe old, but not the best architecturally. If one is surrounded by 'bad' then is adding more 'bad' justified ...in the name of context?

The house is 'not' historic, it is new! Replicating doesn't necessarily make it right...or historically fit. The "new" architecture can bring life and show respect by reinventing historical element. A flat two-car stock garage door, especially set within a large unembellished gable wall several feet from the right-of-way, is uncharacteristic of this historic riverfront era. I think the facade would benefit with a smaller mass. Use two doors, perhaps with glass and panels. A simple awning or roof extension making the porch and car doors read more unified. Larger, more intentional gable vents or windows. Use rectangular vents versus circular. And add more pedestrian scale and texture with the use of cladding material and color. Here is an opportunity to 'up' the architecture, much like was done with the High Street infills, whilst complimenting the historical context and characteristics. Because the rear elevation is along the river and doesn't have the direct public relationship as the front, it can be less formal and perhaps less forgiving in its compatibility - such as with the two large decks. I suggest one look at the proposal and ask what does this house add - now, and in the future? Is it a complier or catalyst? Especially with this location, there is opportunity to be more progressive and inspired.

Thanks for your time.

--ken klare