

September 10, 2009

Dear Lynne and Historic resources commission

We have met with our architect and tried to come up with an alternate plan for our proposed duplexes and have not come up with a suitable option. We would like to submit the plans the architect originally designed.

Our decision was based on these factors.

- 1) The city agrees a shared Learnard Street drive would be an advantage due to traffic concerns and less impervious surface. Our proposed parking would contribute to the least non pervious paving area by placing it closer to Learnard street.
Most residences in the neighborhood do have parking in the front.
- 2) Due to the flood plain contours we need to set the buildings back as far a possible.
This discourages parking placed in the back of the lots.
- 3) We believe the quality of life would be best served to our existing and future tenants by preserving the open country feel of the area.
 - A) Rotating the buildings significantly would crowd the existing duplexes and their yards.
 - B) We would like to have green space between the duplexes instead of parking.
 - C) We would like to save the mature trees. The current orientation saves all but 2 mature trees on the lots.
 - D) With our plans the buildings will be set back 170 feet from Learnard Street. We plan on landscaping to help camouflage the parking area.
- 4) As far as the ranch orientation or the older Victorian/Bungalow style roof line, the 1900 block has 7 ranch style homes and 6 Victorian/Bungalow. If you look past to the 2000 block and beyond, ranch style homes with ridge lines parallel to the street dominate. We do not feel the orientation of the roof lines have any negative effect on the environs of the Zinn-Burroughs home.

We understand the concerns of the historic resource committee. We have talked with James Grauerholz and stressed we will landscape and maintain the buildings as our family has for over 60 years in the neighborhood. We do have a vested interest in the neighborhood and we believe our plans should work for everyone.

Thank you- Tim and Gretchen Windholz

