



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: September 21, 2021 (for the September 27, 2021 meeting)
RE: James McGhee proposes a new construction, three-story residential building in the vacant lot at 823 Caroline Street

ISSUE

A four-story building is proposed for the vacant lot at 823 Caroline (between a Thai restaurant and an ice cream shop). The building would be about 25 feet wide and 135 feet deep. The ground floor would be commercial, the second through fourth floors would be residential (five units total). There will parking in a basement level accessed off Sophia Street. Three-stories of the façade will be directly on the Caroline Street sidewalk with the fourth floor setback about 15 feet from the street. The three stories abutting the sidewalk will match the approximate 35 height of the two-story building to the north (old Penny’s building containing the Thai restaurant). The two-story building to the south (containing the ice cream shop) is about 28 feet in height. As seen in the photo below the previous building on the site was three-stories. The project architect is preparing drawings showing the proposed building in a broader context.

BACKGROUND

View looking southeast from the intersection of Caroline and George Streets at the 800 block of Caroline Street. The building boxed in red was located at 823 Caroline Street and housed a millinery shop and, later, Kaufman’s Jewelers. This building, along with the three at the left of the image, was demolished in 1958 to make way for the J.C. Penny Department Store.



RECOMMENDATION

The proposed building appears to be consistent with the City Code’s Historic District Criteria and the Historic District Guidelines.