



Agenda Item #: 3

Project Title: 1908 Arlington Place - Construction of an addition in the University Heights Hist. Dist. (District 5)

Legistar File ID #: 84805

Prepared By: Heather Bailey, Preservation Planner

Members: Present: Richard Arnesen, Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, Ald. Amani Latimer Burris, and Maurice Taylor
Excused: Jacob Morrison

Summary

Monica Messina, registering neither in support nor in opposition and wishing to speak
Bryan Rieber, registering in support and wishing to speak
Kurt Stege, registering in opposition and wishing to speak
Roberta Gassman, registering neither in support nor in opposition and wishing to speak

Kaliszewski opened the public hearing.

Bailey provided background information on the proposed project.

Bryan Rieber, property owner, said they tried to match the design elements to the original house to maintain architectural compatibility. The garage is subordinate, set back, and lower in height. Similar attached garages exist on 25% of nearby historic resources. They were happy to incorporate staff recommendations into the project.

Monica Messina said there was a long expanse of plain stucco on the east-facing garage wall, which will be off-putting. They suggested adding at least one window to match the west-facing side that has two windows.

Kurt Stege, representing only himself, said the home was designed by Claude and Starck, and they hoped the commission had looked at the previously approved garage submittal. Architect Arlan Kay had prepared that proposal, which was sensitive and sympathetic, and the new proposal is not. The design elements in the upper windows are missing. The northwest and east elevations have major blank areas with no attempt to make it compatible. It may be the back of the house, but for those driving by, it is the front.

Roberta Gassman said the garage door does not fit the character and age of the home. They agreed with Stege that the previous design was more sensitive. There are wires on the middle of the house, which are an eyesore, and the applicant should take this opportunity to bury the wires.

Arnesen asked why the changes were made to the design. Rieber said they like the ease of access with the attached garage, and it preserves more backyard space; the new design is more functional.

Taylor said he was comfortable with the new proposal. Arnesen said he was sympathetic to the issues raised by Stege, but not enough to deny the project as it met the standards of approval. Taylor said there was a previous proposal that has now been changed, and they are past that; they aren't going to require the applicant to go back to a previous architect if they don't want that.

Kaliszewski closed the public hearing.

Action

A motion was made by Taylor, seconded by Arnesen, to Approve the request for the Certificate of Appropriateness with the conditions that the applicant submit an updated design to include the extension of the foundation-course trim band around the addition and window trim details, and submit updated garage door and four-lite window specifications to be approved by staff. The motion passed by voice vote/other.