

From: James Yockey [mailto:jfyockey@redacted]
Sent: Monday, February 28, 2011 9:58 AM
To: Shiva Bidar-Sielaff; Scanlon, Amy
Cc: Joan Knoebel; Mary Unmuth
Subject: 209 Prospect

Landmarks Commission:

We reside at 1602 Summit Ave, in the University Heights District. We have seen proposed designs for a residence in a newly subdivided lot at 209 Prospect. The information provided by the Sagers is insufficient for understanding the full effect of the house on the neighborhood.

Nevertheless, we are strongly opposed to the construction at 209 Prospect for several reasons.

- 1) The house proposed does not fit into the neighborhood in terms of design and roof. The contemporary style, small size and lack of bold design are not fitting for this historic neighborhood.
- 2) The house sits too far back in the lot and should sit similar to the other houses near the street. By locating in the back of the lot it destroys significant large trees and ruins the viewshed of a number of residences on Summit.
- 3) It will create more runoff both during and after construction by increasing more impermeable surfaces in the area.
- 4) The subdivision of the lot was completed and approved under false pretenses.

If small contemporary houses can be built on subdivided lots in a historic district. What is the point of designating the district as such? Why all the regulations around what can and can't be done to existing houses?

Sincerely,

James and Mary Yockey
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