



Agenda Item #: 2

Project Title: 2020 Chadbourne Ave - Demolition of a garage, construction of additions and a new garage, and exterior alterations in the University Heights Historic District (District 5)

Legistar File ID #: 82208

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

John Santarius, registering neither in support nor in opposition and wishing to speak
Liz Mohler, registering neither in support nor in opposition and wishing to speak
Jane Henning, registering neither in support nor in opposition and available to answer questions
Brett Clarke, registering in support and available to answer questions
Tim Sweeney, registering in support and available to answer questions
Eric Eisenhart, registering in support and available to answer questions

Kaliszewski opened the public hearing.

Bailey provided background information on the project.

John Santarius said they were backyard neighbors with the applicant's property. They said the garage and large outbuilding seem incongruous. Their own garage is 20 x 20, and other neighbors are constructing one of a similar size. They thought this proposed building seemed rather large and disproportionate from any of the nearby streets (Chadbourne, Van Hise, or Roby), which all have views to the area. They requested it not be such an outsized garage.

Ely-Ledesma asked about the square footage of the garage in response to the public comment. Brett Clarke, applicant, said that the two additions are approximately 600 square feet.

Ely-Ledesma asked what the current square footage of the home was? Clarke said roughly 5000 square feet.

Kaliszewski asked about the standards for accessory structures. Bailey said the proposed garage is not out of size or scale with other replacement garages that the commission has previously approved.

Harris asked staff to speak to how the rear addition will be compatible but also distinct from the original house. Bailey said that by extending the roof gable slightly down on one side, it creates an asymmetrical appearance that isn't found elsewhere on the building. The way that it extends down will provide forensic evidence that something has changed here, but the documentation on file of this change will also provide evidence of this evolution.

Liz Mohler, family member of a nearby neighbor, asked if the cement driveway was going to be enlarged because they had questions about drainage and runoff. Tim Sweeney, applicant, said that there is going to be a net decrease with regard to drainage because they are removing the large rear patio. They said that currently the entire rear of the house is concrete. They said that the actual footprint of the driveway will not change, and they have gone through a review with Zoning who determined that they are over the required minimum of permeable surfaces.

Mohler said there were two large oak trees close to her family's property, and there have been accidents where branches have fallen off and caused damage to their house. They requested that the trees be removed. Eric Eisenhart, property owner, said they are removing some trees for construction, but they were not aware of oak trees bordering the properties. They noted there were some pine trees there, and they can consult their arborist about getting them trimmed.

Kaliszewski closed the public hearing.

Kaliszewski asked the applicant if there were any issues with staff comments as noted in the staff report. Sweeney said that they reviewed the document and at this point, they do not.

Action

A motion was made by Arnesen, seconded by Ely-Ledesma, to Approve the request for the Certificate of Appropriateness with the conditions that final gutter specifications and locations be approved administratively by staff and any exterior lighting or mechanicals proposed as part of this project will need a Certificate of Appropriateness. The motion passed by voice vote/other.