



Agenda Item #: 3

Project Title: 1908 Arlington Pl - Construction of a garage structure, porch addition, and exterior alterations in the University Heights Hist. Dist.; 5th Ald. Dist.

Legistar File ID #: 75616

Prepared By: Heather Bailey, Preservation Planner

Members: Present: Richard Arnesen, Edna Ely-Ledesma, Molly Harris, Katie Kaliszewski, David McLean, Maurice Taylor, and Ald. Bill Tishler.

Summary

Arlan Kay, registering in support and wishing to speak

Kaliszewski opened the public hearing.

Bailey provided background information on the proposed project.

Arlan Kay, project representative, said that the 1899 house never had a garage, which the new owners would like to add. They said the property owners love the front porch, but they would like to add screens to it. They said that the proposal fits the language of the building. Regarding staff's recommendation to remove the sidelight for the new side entrance, they said they can live with that.

Kaliszewski asked if they were okay with the other staff recommendation as well. Kay said they were and will provide the additional information requested. They said they were looking at simple and smooth surfaces on garage and will be replicating the existing details in the new side porch.

Kaliszewski closed the public hearing.

McLean asked about the reasoning for adding the new side porch and door, thinking about how the house was originally sited based on the architect's original design. He said that some Prairie-style houses were oriented with entrances facing away from the street, so he was curious about the motivation to add a new entrance that faces the street that wasn't part of the original design. Kay said that the existing house turns its back on the street at the first-floor level, but it used to have more of a presence visually looking out. They said there is a significant drop off on the street side with a lovely flower garden, and the owners would like direct access to the garden space. They speculated that given how close the house is to the street, the previous owners likely removed the windows from the south side of the house for privacy. However, the current owners would like to renew the connection to the yard and garden with direct access from the house.

Bailey discussed the applicable standards. She explained that the proposed side porch will continue to read as a side porch and will not read like a front entrance. She said the original design intent of the front porch being the main porch is still present, with a private feel that looks out onto the expansive landscape of the front yard that is actually on the Zoning-defined side of the property. She said this meets the letter of the standards as well as the intent of the standards, and it continues to do right by the property.

Action

A motion was made by Arnesen, seconded by Tishler, to Approve the request for the Certificate of Appropriateness with the conditions that updated plans that remove the sidelight for the new side entrance to the principal structure be provided to staff and final window, roofing, and door specifications be provided to staff for administrative approval. The motion passed by voice vote/other.