



**Agenda Item #:** 2

**Project Title:** 134-150 S Blair-Land Combination & New Construction in the First Settlement historic district (District 6)

**Legistar File ID #:** 79566

**Prepared By:** Heather Bailey, Preservation Planner

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

## Summary

*Brian Munson, registering in support and wishing to speak*  
*Joel Koeppen, registering in support and wishing to speak*  
*Trina Sandschafer, registering in support and wishing to speak*  
*Alex Padrnos, registering in support and available to answer questions*  
*Nicholas Davies, registering in support and not wishing to speak*  
*Evelyn Freimann, registering in support and not wishing to speak*

Arnesen opened the public hearing.

Bailey provided background information on the project, noting that the Landmarks Commission approved the Certificate of Appropriateness for the land combination at their April 15, 2024, meeting. The alternative design variance and new construction were referred to this meeting for additional review.

Brian Munson discussed the changes the project team made in response to the Landmarks Commission's previous comments. Joel Koeppen presented additional details on the revised plans.

Taylor asked what Koeppen meant regarding getting down to a single architectural style. Koeppen said that at the last meeting, they received feedback that they should look at a more unified style. They said there are now arched openings mixed with the rectangular openings, the cornice line has a specific style that is reminiscent of the depot across the street, and a consistent baseline ties the windows together. They said they brought in those elements like the arched windows in order to purify it.

Morrison said the applicants did an excellent job of addressing many of his previous comments. He said that as the current proposal stands, he would be comfortable approving according to the staff recommendation but did have some comments. He thought the brick above the arched window opening was more important than the windows themselves being arched. Regarding the central canopy, he agreed with staff that it was not quite the same as the building across the street; however, he didn't think that it needed to extend over the entire bay. He suggested that expanding it to the first setback of brick, maybe 8-12" on either side, would be plenty. He said that would fit more into the style that is across the street without replicating it because exactly replicating would be too much. He said the upper portion fit nicely in a clean way, and the metal spandrels were appropriate in that context. He said the brick on the side will be appreciated by those driving by, and it will fit more into the context of the neighborhood.

Trina Sandschafer was available to answer questions.

Arnesen closed the public hearing.

Morrison noted in his motion for approval that he would defer to what staff decides about the specific conditions that may differ from his earlier comments.

## **Action**

**A motion was made by Morrison, seconded by Latimer Burris, to Approve the request for the Certificate of Appropriateness for an alternative design variance and new construction with the conditions that the front entry be redesigned to include an architectural canopy that spans the central bay of the building; final door, window, railing, and fencing specifications be administratively approved by staff; arched windows need to be in the arched openings on the front façade; and information on mechanicals and utility locations on the building be administratively approved by staff. The motion passed by voice vote/other.**