LANDMARKS COMMISSION MEETING REPORT

February 10, 2025

Agenda Item #:	8
Project Title:	2006 Van Hise Ave - Addition in the University Heights Historic District (District 5)
Legistar File ID #:	86669
Prepared By:	Heather Bailey, Preservation Planner
Members:	Present: Richard Arnesen, Edna Ely-Ledesma, Katie Kaliszewski, Ald. Amani Latimer Burris, Jacob Morrison, and Maurice Taylor Excused: Molly Harris

Summary

Sean Golden, registering in support and wishing to speak
Lindsey Shotwell, registering in support and wishing to speak
Ann Sensenbrenner, registering in opposition and not wishing to speak

Bailey provided background information on the proposed project.

Sean Golden, property owner, spoke in support of the project. Lindsey Shotwell, architect working on the project, was available to answer questions. They have additional information on some of the open items that staff mentioned, and will have more information on the mechanicals, venting, and exterior lighting as the project evolves; they will submit the information as soon as it is finalized.

Morrison said that replacing the square windows in the arch-top openings is a distinct improvement. He asked if the new window was drawn upside down. The existing windows on the front are 8 over 12 with the sash offset toward the top, but the new archtop windows have the sash offset toward the bottom. He thought the other way around would still work with the vertical sections of the window, though they might not open as far. He said that it does look upside down as drawn. Shotwell said Morrison was correct that the windows are upside down in order to make them operable. They looked into making them similar to the other windows on the front, but with the arch top and diameter of the arch, this was the only way to make the windows operable at this size and fill the opening. Morrison asked if they looked into casements. Shotwell said these are 4'4" wide, so they did consider casements but didn't think they were the right fit for this. The consensus was that the upside-down window was the winner. Morrison said that casements would be less odd and look more fitting with the rest of the house. Shotwell said they looked into it, and they cannot get a window this size and shape that is a casement. Morrison acknowledged that the proposed windows are a vast improvement on what is there now. Ely-Ledesma asked why the casements were not available. Shotwell said that arch-top casements in this size were not available with a 4'4" width, and they had to go down to 2/3 of the size of this window to get into the realm where an arch-top casement would be available. Arnesen asked if it was currently a hung window. Shotwell said that it was, with a lower operating sash and fixed upper sash, so the bottom is operational. Arnesen asked if a hopper would work. Shotwell said it wouldn't work with an arch top, but maybe with the bottom as an awning window. Arnesen suggested they raise the sash line up to the start of the arch. Shotwell said that would have a heavier sash line with it being two separate units, but it could work. Morrison said that it was fine as proposed. He wanted to make sure they had explored options because it does look upside down, but he appreciated the reasons why. He thought the hopper would be odd in a different but not better way. Arnesen said that it wouldn't be as functional either.

Action

A motion was made by Morrison, seconded by Arnesen, to Approve the request for the Certificate of Appropriateness with the condition that final venting specifications be approved by staff. The motion passed by voice vote/other.