

## **The Problem with placing a Small Simple House on a Large Expensive Lakefront Lot**

*Submitted by Lindsey Lee at the September 19, 2016 Landmarks meeting*

I live with my family of five at 731 Williamson Street, which is across the triangle "pocket park" from the Vogel House (719 Jenifer Street). We have a nice view of this empty house from our dinning/sitting area. I am also a four year member of the Elks Club next door to this property, which is its long time owners.

The Vogel house, which is fourteen hundred square feet, was built to be a small simple home in the 1860s. As you know, whoever takes on the challenge of returning it to a habitable home will have to put extensive efforts and resources into it. It currently lacks plumbing, electrical wiring and many other basic components.

If it is the Landmarks Commission goal to see the fundamental nature of this small house to be respected, then I would encourage you to support a lot that is more modest like the house that will rest on it. If you decide that it should sit on a much larger lakefront lot, then I believe you have to have some expectation that whoever considers buying it will (at a minimum) want to construct an addition that will increase its size to the 2200-2800 range. Their argument will be that a 1400 s.f. house can not support the asking price of a larger, more expensive, lakefront property. Also, the annual property taxes, based on neighboring lakefront properties, will be in the \$10,000 range.

So, I believe you should recognize the danger of making this property "land heavy" in comparison to the current small house, and factor into your deliberations how your decision might economically encourage the future proposals for this house.