

Design Change Summary

	<u>Original Design</u>	<u>Revised Design</u>
Zoning:	Zoning Change from RS-1 to RS-3	Current Zoning with variance for FAR and sideyards as required by the Landmark Division (see attachment)
Height (Top of Roof):	37' 8"	33' 11"
Key Design Elements:	<ul style="list-style-type: none"> • Two homes with the same façade design • Three story home with a flat Roof • Façade features include bayed 2nd and 3rd floor and brick with limestone quoining • Standard Double Hung Windows 	<ul style="list-style-type: none"> • Two homes that are architecturally different • Two story home with a sloped roof • Façade features includes wood sides home with dormers and wainscoting • Double Hung Windows in a 9x1 design
Square Footage:	3,300sf, plus basement	2,174, plus basement
Width:	20 feet	20 feet for 50%, 15 feet for 50%
Above Grade Stories:	3	2

THE RESIDENCES AT 1301 AND 1305 E. 50TH STREET

1305 E. 50 TH. ST.



NORTH ELEVATION

SCALE: 3/8" = 1'-0"

1301 E. 50 TH. ST.



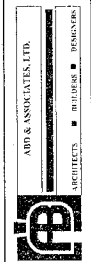
NORTH ELEVATION

SCALE: 3/8" = 1'-0"

REVISIONS

ELEVATIONS

1301 E. 50TH ST.
1305 E. 50TH ST.
CHICAGO, IL 60615



PROJECT: 1305 E. 50TH ST.
SCALE: 3/8" = 1'-0"
SHEET: E-1
DATE: 11/15/11

E-1

Harlan Karp

From: Beth Johnson [Beth.Johnson@cityofchicago.org]
Sent: Wednesday, April 22, 2009 10:34 AM
To: Harlan Karp
Cc: saucunas@aol.com
Subject: Re: FW: Houses Drawings(16 pgs. total)



Beth Johnson.vcf
(591 B)

Harlan -

We met and discussed your project yesterday and I have the following comments to share.

- 1) The width of the houses must be 20' wide.
- 2) The stoop height from grade appears to be 5' as opposed to 13 - 15' as you state in your e-mail. Please indicate the stoop heights, from grade, of the other properties on the block. We also need to know how the stairs will align with those of the neighboring properties.
- 3) The window openings have improved. Some things you may want to consider are consistency in type. For example all double hung window will be 9 over 1 configuration on the front and plain double hung windows on the side and rear. A large plain double hung window on the side bay windows may be better than a Chicago-style window that is not used on any other elevation.
- 4) Wood clapboard, as proposed, will be required for the front of the house but because of the close proximity to the other properties, the material on the sides may need to be fiber cement siding to address building code. We have previously approved this material where DOB requires it. Vinyl scallop siding on the front will not be approved because it is not a material that is seen in the district. These scallops should be wood like the siding.
- 5) The dimensions shown on elevations are confusing. Generally, the first floor is dimensioned above grade and grade is dimensioned at 0'-0". Please adjust the drawings to use this architectural standard.
- 6) Please clarify the materials used for the panel details.
- 7) Generally, slate is a material used on masonry buildings. Synthetic slate is inappropriate for this type of house. Another roofing material should be chosen in lieu of the proposed synthetic slate.

Beth Johnson
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