

**STAFF REPORT 08-12-2020 REGULAR MEETING**

**PREPARED BY: A. PHILLIPS**

**APPLICATION NUMBER: 20-6792**

**ADDRESS: 888 CHICAGO BOULEVARD**

**HISTORIC DISTRICT: BOSTON – EDISON**

**APPLICANT:**

**PROPERTY OWNER:**

**DATE PROVISIONALLY COMPLETE: 07-14-2020**

**STAFF SITE VISIT: 08-04-2020**

**SCOPE: ADD NEW FRONT ENTRY DRIVEWAY**

**EXISTING CONDITIONS**

Note: The description of existing conditions below is written by the applicant/property owner.

The building located at 888 Chicago Boulevard is a three-story single family residence constructed ca. 1915. The building is a typical example of American Eclectic style utilizing the popular four-square plan. The two story façade is symmetrical with a central door, prominent porch and symmetrical window placement. The side gabled roof has two dormers placed in line with the windows. The façade is divided into upper and lower stories by a limestone belt course. The majority of the façade is brick, and the building retains the original wood windows. The porch features a shallow American Eclectic style utilizing the popular four-square plan supported by fluted columns with Doric style capitals and adds visual interest to the orderly façade. The property does not currently have a front facing driveway; it does include a 1-car garage with entrance through the public alley.



*Photo taken by HDC staff – August 4, 2020*

**PROPOSAL**

With the current proposal, the applicant is seeking the Commission’s approval **to construct a new concrete front entry driveway directly east of the house per the attached drawings and application**. Included in the proposal are the following scope items:

- Removal of existing lawn and grading of location for proposed driveway

- Removal of existing sidewalk at location of proposed driveway and curb cut.
- Create new curb cut and pour new concrete driveway. Driveway to be 8' wide and 55' long, with a 10' driveway apron and will not extend to the rear yard but will instead stop just shy of the existing tree at the side yard. This strategy is proposed in order to avoid the unnecessary removal of the existing tree. The eastern edge of the proposed driveway will abut neighboring driveway and an approximately 4' -4" swath of grass will remain on the western edge of the driveway between the house and the driveway.

### **STAFF OBSERVATIONS & RESEARCH**

- Boston-Edison Historic District was designated in 1973.

### **ISSUES**

- A large, mature street tree with a large canopy exists very near the proposed location for the driveway. The proposed location for the driveway may cause damage to the root structure of the adjacent tree which contributes to the historic character of the property and district. At first glance, a solution to this could be to locate the proposed driveway on the west side of the property, however, it appears the location of the west property line may prevent that from being possible. If there is adequate space between the west property line and the house, staff would encourage the applicant to consider moving the location of the driveway to the west side of the house to avoid potential damage to the mature street tree.
- Staff is concerned about the truncated nature of the driveway. While not extending the driveway to the rear yard prevents the removal of the existing tree at the east side of the house, it creates an awkward edge condition that is not only incompatible with the historic character of the property and the district but is also visible from the right-of-way. The existing tree is not a character-defining feature of the property. It is staff's opinion that regardless of the location of the driveway (east or west side of the house), it should extend to the rear yard – at least to align with the north edge of the rear sunroom massing.

### **RECOMMENDATION**

It is staff's opinion that the work included in this application, other than the proposal to end the length of the driveway in the side yard, retains and preserves the historic character of the building, its site, and setting. Staff therefore recommends that the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- If the property line allows, the location of the driveway and curb cut is to be on the west side of the house rather than the east side.
- The driveway extend into the rear yard -- at to align with the north edge of the rear sunroom massing.
- The applicant shall revise the submission to reflect the updated location (if applicable), and length and submit to HDC staff for review and approval prior to pulling the building permit for the project.



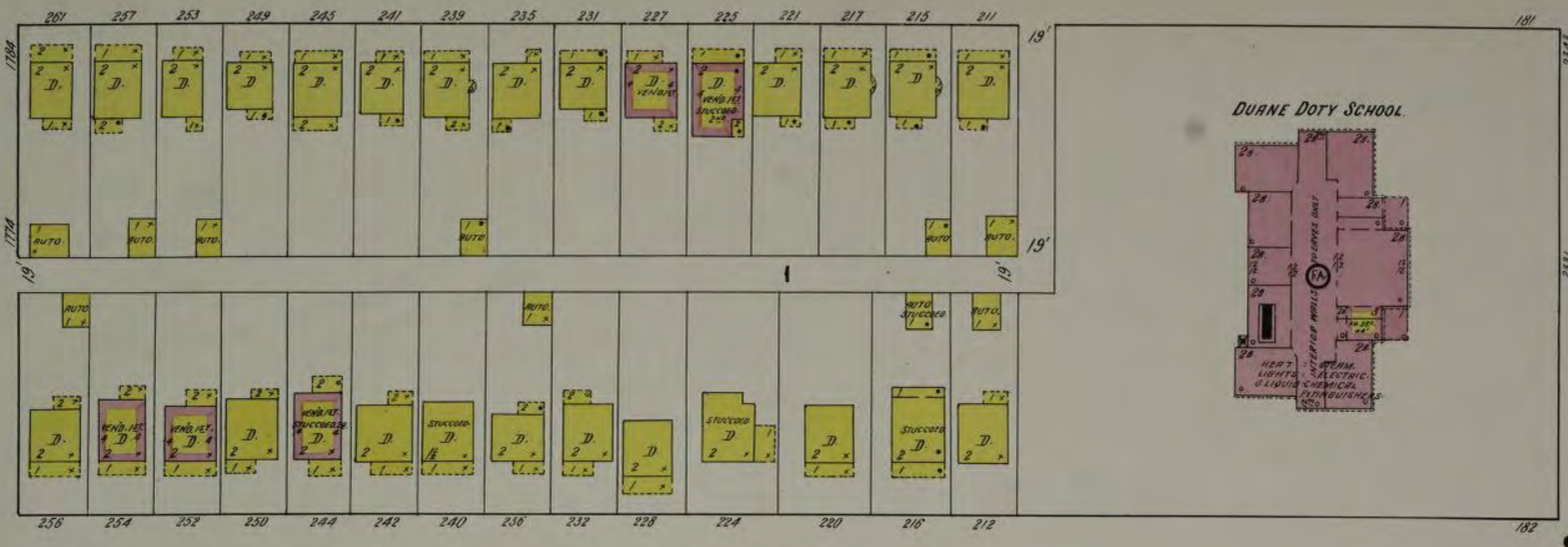
**DESIGNATION SLIDE 1974**



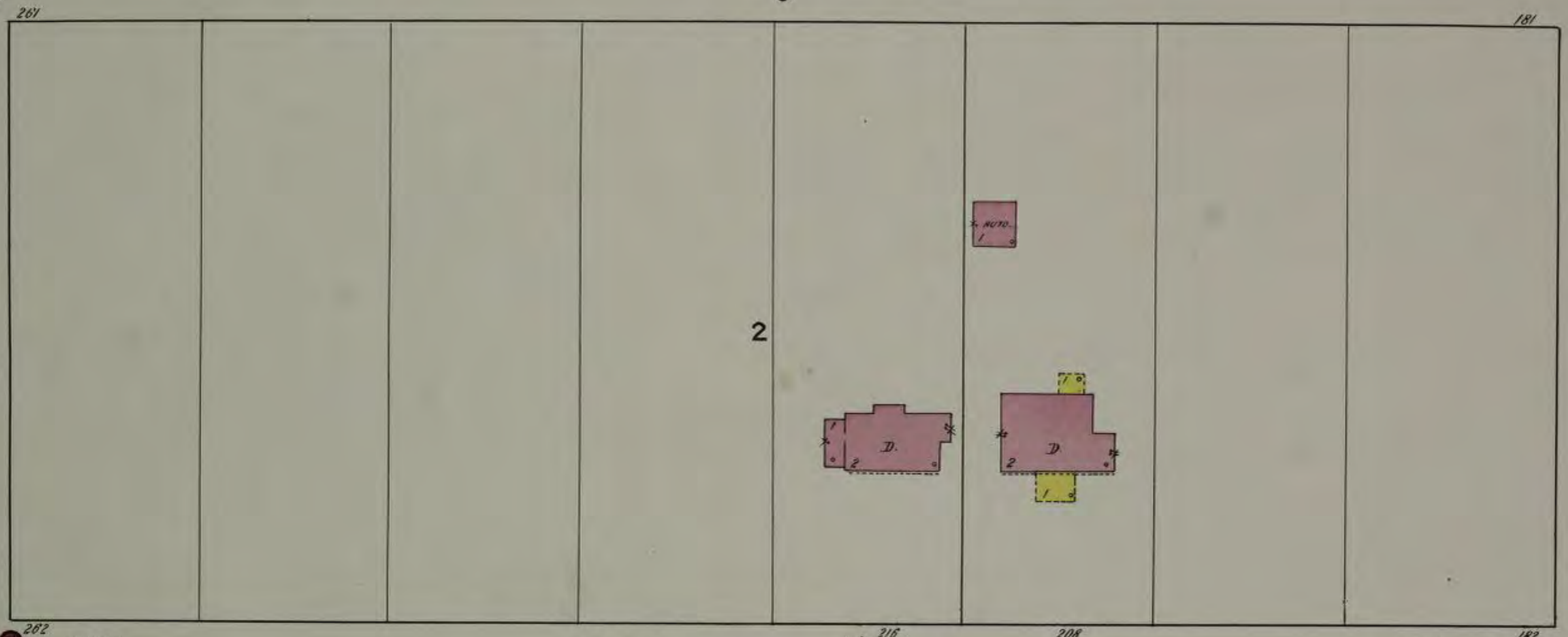
**DESIGNATION SLIDE 1974**



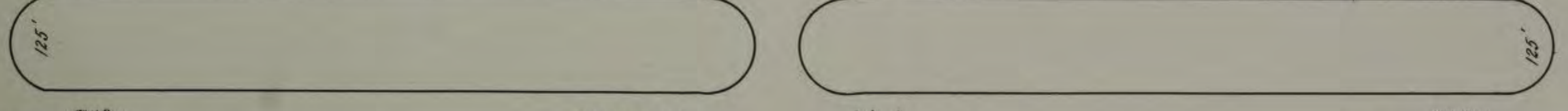
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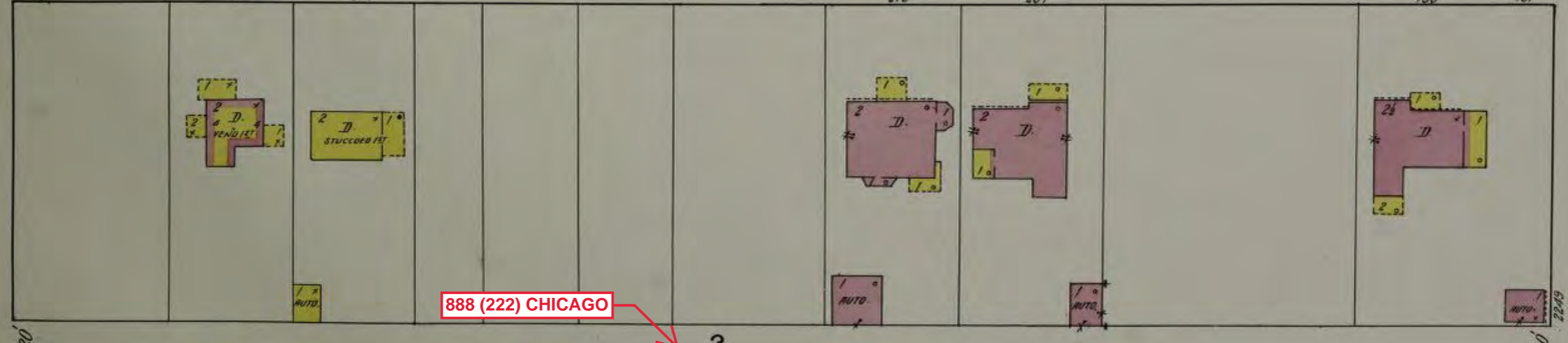
GLYNN CT.



BOSTON BLVD. W.

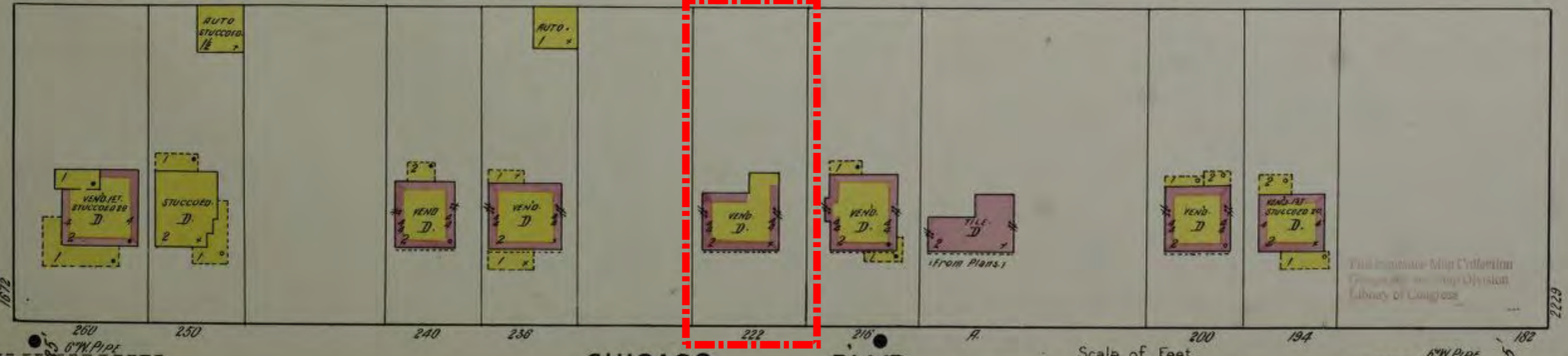


BOSTON BLVD. W.



888 (222) CHICAGO

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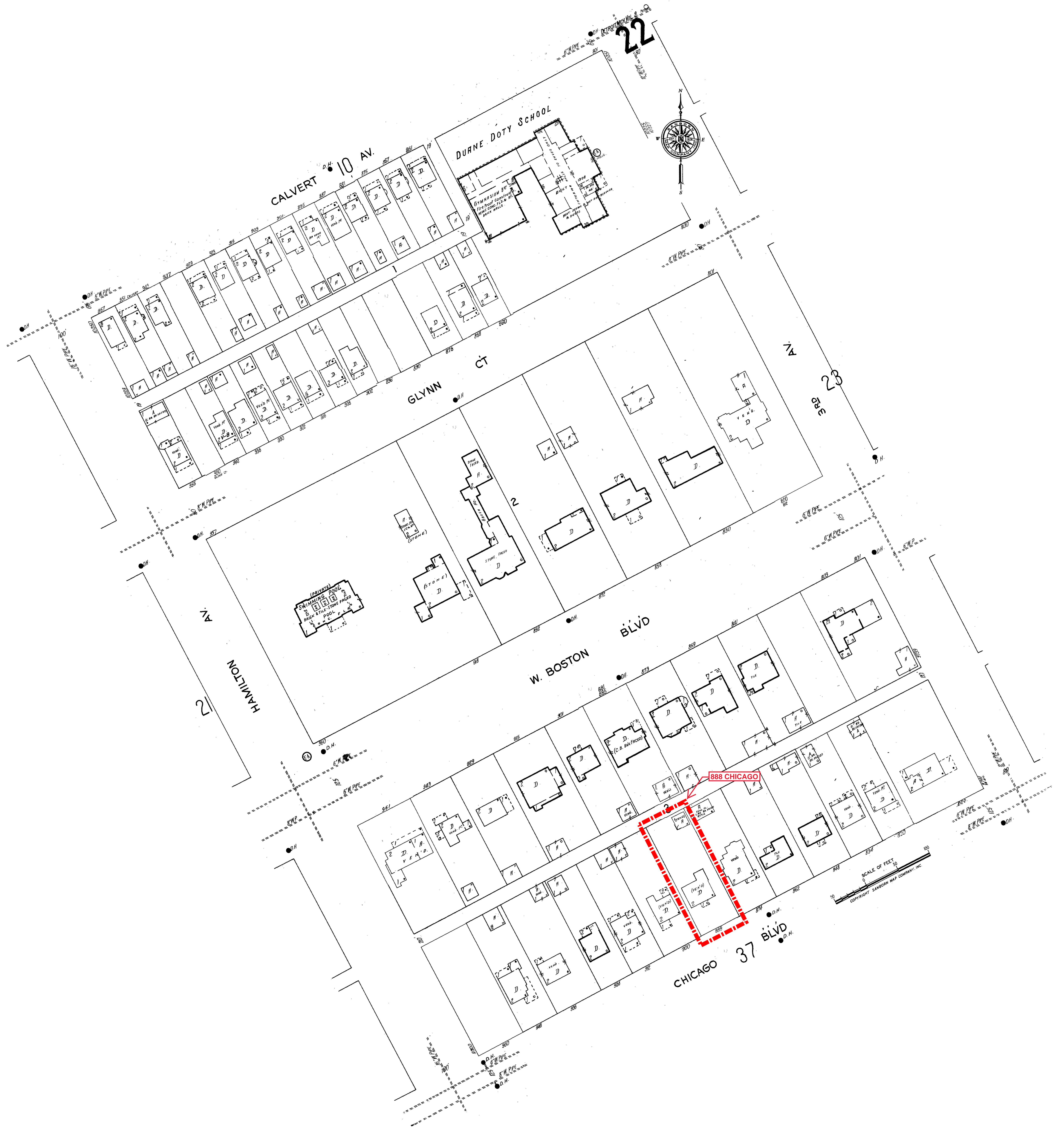


CHICAGO BLVD.

Scale of Feet.











**STAFF SITE VISIT 08/04/2020**





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**STAFF SITE VISIT 08/04/2020**



**ADDRESS:** 888 CHICAGO BLVD  
**HISTORIC DISTRICT:** BOSTON - EDISON  
**SCOPE:** CONSTRUCT NEW DRIVEWAY

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**DESCRIPTION OF EXISTING CONDITIONS** ([photographs](#))

The building located at 888 Chicago Boulevard is a three-story single family residence constructed ca. 1915. The building is a typical example of American Eclectic style utilizing the popular four-square plan. The two story facade is symmetrical with a central door, prominent porch and symmetrical window placement. The side gabled roof has two dormers placed in line with the windows. The facade is divided into upper and lower stories by a limestone belt course. The majority of the facade is brick, and the building retains the original wood windows. The porch features a shallow American Eclectic style utilizing the popular four-square plan supported by fluted columns with Doric style capitals and adds visual interest to the orderly facade.

The property does not currently have a front facing driveway; it does include a 1-car garage with entrance through the public alley.

**DESCRIPTION OF PROJECT** ([photographs](#))

With the current proposal, the applicant is seeking the Commission’s approval to construct a new concrete driveway adjacent east of 888 Chicago Blvd. The driveway is to be 8’ wide and 55’ long, with a 10’ driveway apron. The driveway will not extend to the backyard, only extending to the side of the building. This is done to avoid unnecessary tree removal. Adjacent to the right of the driveway will be the neighbor’s 8’ wide driveway; adjacent to the left of the driveway will be 4’ 4 ¼” of lawn. The driveway will not be flush with the building.

**SCOPE OF WORK**

Included in the proposal are the following in scope items:

- Removal of existing lawn and flattening out of area where driveway will be laid out



- Removal existing sidewalk where curb cut will be added
- Pouring of new concrete driveway. The driveway is to be 8' wide and 55' long, with a 10' driveway apron. The driveway will not extend to the backyard, only extending to the side of the building.

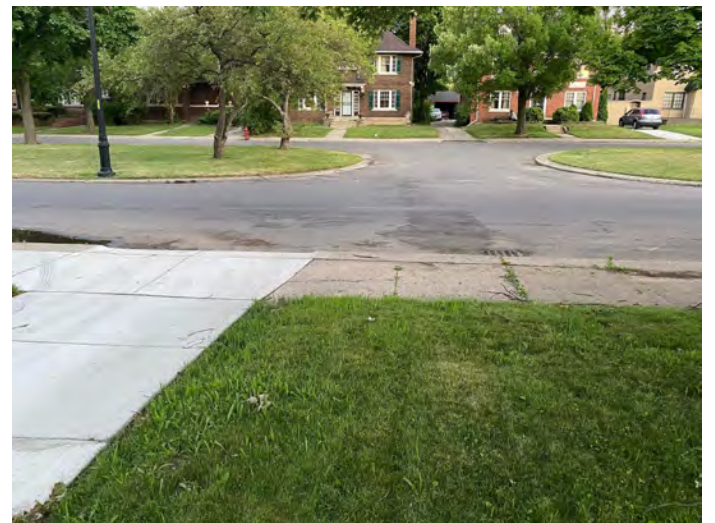
List of materials:

- Gravel
- Sand
- Concrete



## PHOTOGRAPHS OF EXISTING LOCATION

**Clockwise from top left:** 1. Front profile of 888 Chicago Blvd, 2. Proposed location of driveway adjacent to neighbor's driveway, 3. Point at which driveway would stop (before tree), 4. View of street where proposed driveway would be constructed



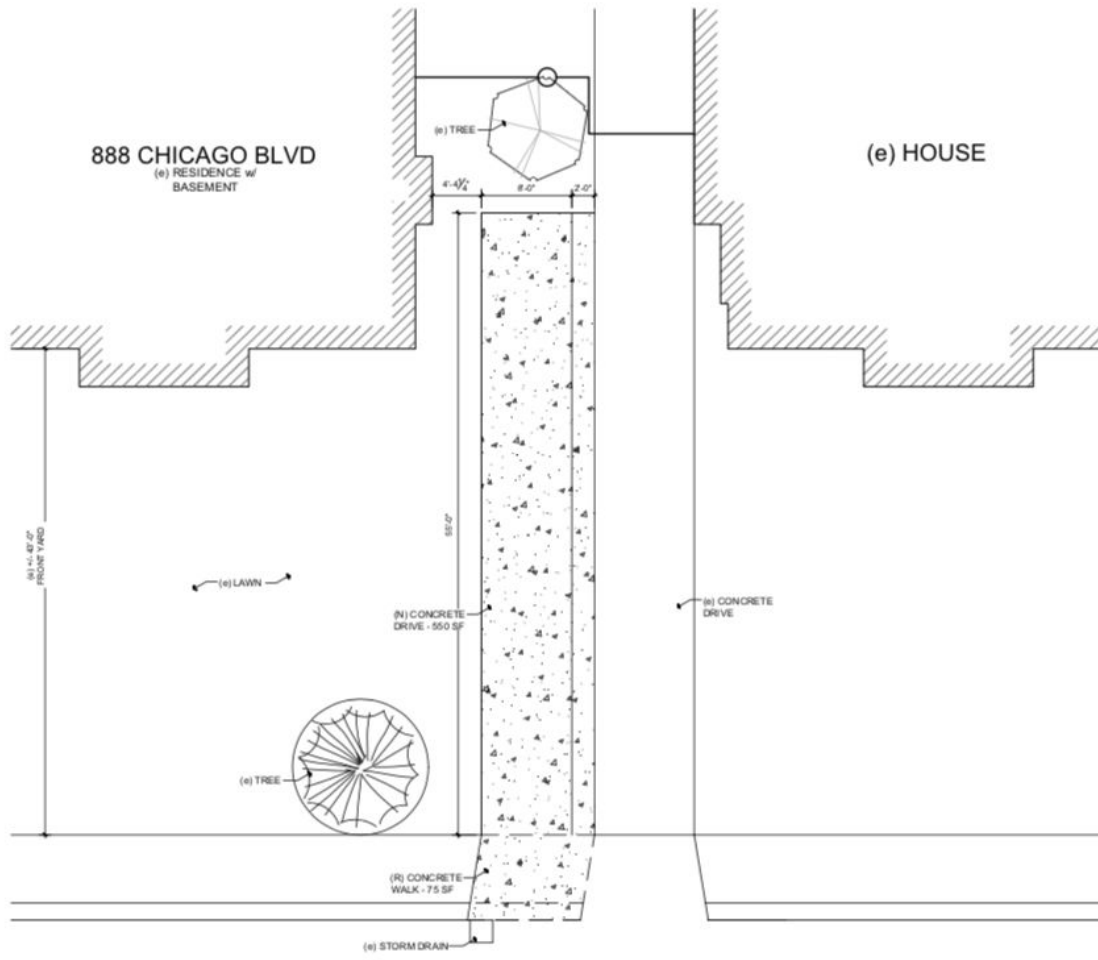


**Clockwise from top left:** 5. Detailed view of current sidewalk next to neighboring driveway, 6. Location of proposed driveway, 7. Angled view from end of proposed driveway, 8. Detailed view of where proposed driveway would end





**PHOTOGRAPHS OF PROPOSED WORK**



Chicago Blvd



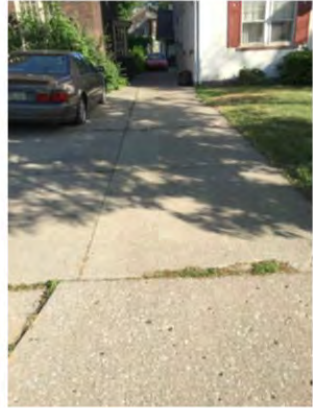
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AS.101

**SITE SKETCH**

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







2 EXISTING NEIGHBORHOOD EXAMPLES  
AS.101



3 PROPOSED AREA OF WORK  
AS.101