



**MEETING MINUTES**

**HISTORIC PRESERVATION COMMISSION**

Tuesday, February 9, 2021

7:00 PM

Via Virtual Meeting

Members Present: Beth Bodan, Ken Itle, Suzi Reinhold, Mark Simon,  
Stuart Cohen, Jamie Morris, Aleca Sullivan, E. Dudnik

Members Absent: N/A

Staff Present: C. Sterling, City Planner

Presiding Member: M. Simon, Chair

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**1. CALL TO ORDER / DECLARATION OF QUORUM**

- With a quorum present, Chair Simon called the meeting to order at 7:00 p.m.

**2. SUSPENSION OF THE RULES:** Members participating electronically or by telephone

- A motion by Chair Simon to suspend the rules was approved unanimously by roll-call vote.

**3. OLD BUSINESS**

**A. 1735 Asbury Avenue – RHD - 20PRES-0293**

Tom Rowland applies for a certificate of appropriateness – Main house scope: 1. structural enhancements of floor 1 & 2, floor joists to improve floor levelness. 2. Renovation of existing kitchen with new windows and doors. 3. Covered porch and open deck. Coach house scope: 1. Renovation of existing coach house (floor 1 & 2). Applicable standards: Alteration [1-10]; [Construction 1-5, 7, 8, and 10-15]; and Demolition [1-6]

- Applicant provided information on the revisions since the last appearance including:
  - Removed the elongated trellis, removed the expansive raised deck in lieu of an at-grade patio and two smaller entrance stoops/porches.
  - Simplified the columns on the roofed porch structure as well as the coach house raised deck
  - Altered garage door paneling to be reflective of extant condition
- Commissioner Reinhold asked about the proposed fiberglass windows on the rear and coach house. Are wood windows being replaced original?
  - Two of seven likely, but most are not.
- Commissioner Reinhold asked if an aluminum clad wood window would be considered
  - Yes. That is likely what we want to do. Wood interior. Clad exterior.
  - Open to that alteration
- Commissioner Cohen asked if any windows were vinyl
  - None.

- Commissioner Cohen stated that round vs square columns is irrelevant. Had some concern with the columns proportions compared to the unbraced length they're supporting. They appear visually too tall compared to their width. The front porch addresses this by having columns atop a railing pier which shortens the length. Was this considered?
  - The two on the coach particularly are ones we could look at changing to add more weight to the base of the columns

**Public Comment:**

- None

**Deliberation:**

- Commission Reinhold stated the motion should include a condition on the use of an aluminum clad wood window as well as to take Commissioner Cohens suggestions under consideration.
- Commissioner Reinhold moved to issue a COA for the project with the following conditions:
  - Use of an aluminum clad wood window for all replacements
  - Consider modifications to column bases per Commissioner Cohens advise
- Second by Commissioner Dudnik and approved unanimously by roll-call vote.

**B. 2009 Dodge Avenue - Landmark - 20PRES-0317**

Juan Rosas, submits for a Certificate of Appropriateness to remove existing aluminum siding from the main house. Install new Hardie plank siding (4" exposure). Retain wood siding and shakes under the front gable. Replace existing roof asphalt shingles with asphalt shingles. Applicable standards: [Alteration 1-10]

- Applicant failed to appear for the third consecutive meeting. Staff recommended no action be taken and the case removed from future agendas as inactive/failure to appear.

**4. NEW BUSINESS**

**A. 1206 Hinman Avenue– LSHD - 21PRES-0012**

Paul Lang, owner of record, applies for a Certificate Of Appropriateness for demolition, alteration, and construction. Specifically, the applicant proposes to demolish the existing enclosed front and side porch on the east and south volumes of the residence, construct an open roofed front-porch, and covered stair portico on the east volume of the residence, construct an addition and open side-porch on the south volume of the residence, and enlarge the open roofed porch at the rear volume of the residence. Additional alterations include window replacements and re-cladding the home in hardieboard lap siding. A previous application for Certificate of Appropriateness was denied and the applicant has since modified the proposal. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-5]

- The applicant presented the proposed revisions to the plan since the previous denial in January.
  - Attaching the previously detached screen porch, removing the large porte cochere on the north elevation, altering the stairs to the front entrance to orient toward the street, and stripping some unnecessary ornamentation.
  - Flat roof structure for the open porch vs previous hipped structure

- Rear elevation unchanged
- Slightly modified window schedule and details including bi-fold doors on three-season room and window heights on north elevation aligning with window sills

**Public Comment:**

- None

**Deliberation**

- Commissioner Cohen asked about the enclosure at the base of the porch/deck and if it was paneled?
  - Hard to see in the rendering, but its not a solid panel, its wood lattice
- Commissioner Cohen stated that the changes were a great improvement
- Commissioner Dudnik asked about the front railing height.
  - Different than the rear. Would like to have a more historically sympathetic railing height below the 36" code requirement. Proposed is 24". Would request a waiver.
- Several commissioners stated that although perhaps preferred, the waiver would be difficult to attain since there is no historic precedent for a shorter railing which is existing on this property
- Commissioner Itle stated that since this is a new intervention and feature of the home, no-one would object to the use of a 36" high railing at the porch.
- Commissioner Sullivan stated she preferred the 24" railing if it received the waiver. It just means that it would be an administrative change if 36" was needed.
- Commissioner Dudnik stated concern with the porch columns not being symmetrical with the front façade. Not aligning with the elevation or windows.
  - Applicant stated that although non-symmetrical, the spacing has been equalized
- Commissioner Cohen stated that the equal spacing is fine. The objection is the visual relationship between the columns and what happens on the plane behind on the solid wall and windows. However, sometimes there is a geometric alignment here, but more often there isn't. The two planes are often independent of one another.
- Commissioner Dudnik stated he would have preferred the four columns south of the portico relating to the plane on the front elevation and then having an odd and independent stair bay at the north portico that only relates to itself with asymmetry
- Commissioner Bodan asked about the 6' H back section of the railing south of the three season room.
  - For privacy
- Commissioner Cohen asked for clarification on the railing detail particularly why the cap rail is carried across and the screen appears independent above. Could it just be an independent picket privacy screen? Also concern with how the pickets attach to the deck without a bottom rail.
- Commissioner Dudnik asked if the picket screening with basket weave lattice could be used at the porch base lattice rather than having a cross hatch for one and basket weave for the other
- Commissioner Reinhold stated the Commissioners were starting to overstep their purview and should simply make an evaluation on the standards. The proposed changes are significant and this is a much more appropriate design.
- **Commissioner Bodan made a motion to approve the COA. Second by Commissioner Sullivan and approved unanimously by roll-call vote.**

Jeanie Petrick, architect, applies for a Certificate of Appropriateness to demolish an existing detached, alley-accessible garage, and construct a two-story detached Accessory Dwelling Unit with first floor garage and second floor living space in the Northeast Historic District and R-1 Single-Family Residential Zoning District. The Preservation Commission is the determining body for this case. Applicable standards: [Construction 1-5, 7, 8, and 10-16]; and Demolition [1-6]

- Applicant presented the proposal for a new detached coach house with first floor garage and second floor habitable space replacing the existing detached two-car garage.
- Goal is to keep the footprint as small as possible while maintaining a functional living space with lift.
- Many details and materials from the existing home are mimicked in the design of the coach house.
- Applicant reviewed elevations and fenestration with west primary elevation and irregular fenestration, south elevation with main access to the second floor habitable unit, with similar upper story fenestration to the north elevation. East elevation has the garage entrance and regular second floor fenestration.

#### **Public Comment**

- None

#### **Deliberation**

- Commissioner Reinhold inquired about the height of the structure compared to surrounding structures on the alley.
  - Ridge of roof would be similar to the smaller brick accessory structure on the alley, but it would be much lower than the brick structure to the south, a residence on Noyes Street.
- **Commissioner Cohen made a motion to approve the COA. Second by Commissioner Dudnik and approved unanimously by roll-call vote.**

#### **5. APPROVAL OF MEETING MINUTES of January 12, 2021**

- **Commissioner Cohen moved to accept the minutes as amended. Second by Commissioner Reinhold and approved unanimously by roll-call vote**

#### **6. DISCUSSION**

- Members of the commission discussed the potential for a retreat in the spring of 2021. Topics of interest included:
  - i. Development of Design Guidelines
  - ii. Window materiality and energy efficiency
  - iii. Alternatives to fiber cement siding and trim

Adjourned 8:20pm