



## **MEETING MINUTES**

### **PRESERVATION COMMISSION**

Tuesday January 11, 2022

7:00 P.M.

Via Virtual Meeting

Members Present: Beth Bodan, Mark Simon, John Jacobs, Stuart Cohen,  
Aleca Sullivan, Jamie Morris, Suzi Reinhold, Carl Klein

Members Absent: Sarah M. Dreller

Staff Present: Cade W. Sterling; Carlos D. Ruiz

Presiding Member: Mark Simon, Chair

Notes Taken by: Cade W. Sterling

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## **Agenda**

### **1. SUSPENSION OF THE RULES**

- A motion to suspend the rules to permit remote participation was carried unanimously.

### **2. NEW BUSINESS**

#### **A. 1615 Judson Avenue – Landmark - Lakeshore Historic District – 22PRES-0002**

Kristin Fogarty-Yi, architect, submits for a Certificate of Appropriateness to alter the structures fenestration at the north, south, and east elevations, alter the structures east elevation roofline at a new second-story rear bay, and construct a new railing and rooftop deck atop the existing rear volume single-story addition.

**Applicable Standards:** Alteration [1-10]; Construction [3, 7, 8, and 12]

- The applicant provided a brief overview of the proposed alterations to the exterior of the home which relate to planned interior renovations
  - The new, two-story window at the north elevation is intended as a significant decorative and functional feature of the newly renovated stairwell
  - The rear-volume alterations replace circa 1990s windows that were seen as unsympathetic to the homes pattern of fenestration and the small bay addition accommodates interior renovations to the master bathroom.
- Commissioners asked about the proposed rooftop deck at the rear-volume
  - Applicant stated that the rooftop deck would be atop the existing first floor addition, and would be accessible through the master bedroom.
  - Commissioners asked about the proposed railing and whether the front elevations second floor railing was considered as precedent
    - The applicant stated that the railing would have similar dimensions as the front railing, but would be aluminum rather than wood for maintenance purposes, and would be black rather than white as to diminish its prominence

- Commissioners asked the applicant if alternatives for the stairwell window were considered, including a series of double-hung windows which may more-closely mimic the existing fenestration and predominance of window style.
  - The applicant said they had considered alternatives, but the proposed window seemed more appropriate as a decorative focal feature, especially as seen from the interior of the home.
  - Commissioner asked if the window head aligned with the adjacent window. It appears in the drawing that it does not
    - Applicant stated it would align and it was likely just a small drafting error
  - Commissioners asked if the window width matched those to which it was visually related.
    - Applicant stated it was substantially similar in width. Indistinguishable when viewed from the street.
- Commissioners asked what brand of windows were proposed.
  - Marvin Ultimate – Wood
- Commissioners asked if the applicant would consider changes to the rear-volume second story windows to mimic the first floor additions divided lite pattern.
  - Applicant stated it was something they would consider, and they did consider it. The majority of second-floor windows do not have lite divisions, and they decided to maintain that at the rear-volume
- Commissioners applauded the interior plans for the home noting it was a much more efficient floor plan as proposed.
- Commissioners debated whether the suggested changes to fenestration discussed should be part of a conditional approval. Ultimately the Commission determined to make suggestions for revision only.
- A motion for approval with recommendations for changes to the north and east elevation fenestration carried unanimously.

### **B. 3312 Dartmouth Place – Landmark – 22PRES-0003**

Omar Gutierrez, architect, submits for a Certificate of Appropriateness to convert an existing attached garage to habitable space, alter the north and east elevations fenestration, and construct a new single-story detached garage in the rear yard.

**Applicable Standards:** Alteration [1-10]; and Construction [1-5; 7-8; and 10-14]

- The applicant provided a brief overview of the proposed alterations which are primarily focused on conversion of the attached single-car garage to habitable space.
- The applicant described the need to level the floor of the existing attached garage, and the limitations that placed on the size of door being considered with the intention to retain the existing opening size.
- Commissioners asked about the alteration to the east elevations fenestration and whether the applicant considered matching the sill height of the existing glass block window
  - The intention is to match the size of the existing window being removed (which is in very poor condition). The windows are square, and if you wanted to match the sill height but also retain the existing size, the head height would not match the existing opening at the front-facing façade. Matching the head height was seen as more appropriate as seen from the interior. The alternative would be to alter the size of the window.
  - The applicant also stated that the majority of the windows on the east elevation were not visible from the street, but the corner where the window and north elevation door would be, is highly visible, so having mismatched head heights here would be awkward
- Commissioners asked about the proposed accessory garage.

- Applicant stated the intent was to keep the structure simple, as to not detract from the Landmark home. The form and roof line take inspiration from the home, and the wood cladding is proposed to match the dimension of the brickwork ~3”.
- Commissioners asked if a brick structure was considered.
  - The applicant stated it was considered, and was preferred, but due to setback requirements, the additional dimension of brick cladding would have made the proposal non-compliant.
  - Mr. Sterling confirmed this, noting that the project was only compliant now by utilizing the codes rounding rules.
- Commissioners asked if vertical siding was considered, since vertical wood siding existing on portions of the home currently.
  - Mr. Sterling stated that the original proposal proposed vertical cladding matching the Landmark home, but that he had worked with the applicant to propose the horizontal cladding in part because he felt it helped subordinate the structure
  - Commissioners stated they could see that point of view
- Commissioner asked if corner boards were going to be used, as mitering the corners would be preferred
  - The applicant stated the proposal was to miter the corners, which is a nice detail.
- The Commission made a motion to approve with a recommendation that the garage door be reexamined to more closely mimic the existing garage door (to which the applicant agreed). The motion carried unanimously.

### **3. MEETING MINUTES**

#### **A. Approval of December 7, 2021.**

- The meeting minutes were approved as presented with one abstention (C. Klein).

### **4. ELECTION OF COMMISSION OFFICERS**

- Suzi Reinhold, Chair; Stuart Cohen, Vice-Chair, and; Beth Bodan, Secretary were elected on a unanimous vote.

### **5. STAFF REPORTS / DISCUSSION**

#### **A. Design Guidelines Update**

- C. Ruiz provided an update on the design guidelines. Commissioners discussed next steps and a desire to keep the document succinct.

#### **B. Long-Range Work Plan Update**

- C. Sterling provided an update on the long-range work plan as well as the need/desire to extend the originally outlined timeline for completion. Next steps will be formulation and review of the Commissions vision and value statements. C. Sterling hopes to present these to the full body in February.