



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday November 8, 2022

7:00 P.M.

Members Present: Beth Bodan, Stuart Cohen John Jacobs, Carl Klein, Sarah Dreller, Suzi Reinhold, Mark Simon, and Aleca Sullivan

Members Absent: Jamie Morris, and Amanda Ziehm

Staff Present: Carlos D. Ruiz

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Carlos D. Ruiz

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Reinhold called the meeting yo order at 7:00 PM with a quorum of seven Commissioners present

2. OLD BUSINESS

A. 1215 Judson Avenue - Lakeshore Historic District - 22PRES-0187

Studio Talo Architects, applicant, submit for a Certificate of Appropriateness to construct a single-story addition and open deck at the rear-volume of the residence.

Applicable Standards: Alteration [1-10]; Construction [1-5; 7-8; and, 10-15]

Continued from the October 11, 2022 meeting.

- Mr. Thomas Ahleman, architect, presented the revised plans for the single-story addition.
 - He noted that the volume is the same. The standing seam metal roof was changed to asphalt shingles. Simulated check rails were added to the casement windows. The basement windows now have 3/1 simulated divided lights.
 - Mr. Ahleman said that the exterior materials remain the same, such as the lap siding with mitered corners and the brick band bottom. The railing has been changed from horizontal to vertical pickets. The addition's east

elevation previous two trapezoidal windows are now four windows with the divided lights.

- Chair Reinhold complemented Mr. Allehman for the well integrated revisions.
- A motion to approved the project as presented was seconded and carried on an unanimous voice vote.

3. NEW BUSINESS

A. 1404 Asbury Avenue - Landmark - Ridge Hist. Dist. - 22PRES-0212

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to remove a rear-elevation first floor mudroom addition and stair, remove an ancillary chimney, alter the fenestration of the north, south, and west elevations, enclose a first floor rear covered porch, construct a new covered entry and stair, wood deck, stone patio, and stone walls in the rear-yard.

Applicable Standards: Alteration [1-10]; and Construction [1-8; and, 10-15]

- Garry Shumaker, architect, presented the plans for the rear back porch addition as follows:
 - The upper section sleeping porch will be enclosed with Marvin Ultimate Landmark casement and transom windows.
 - The kitchen is being extended into the existing open porch through the mudroom space. A portion of the interior of the house is being remodeled for a mudroom entrance and powder room on the first floor. The existing cornice dentil work crown molding and roof system will be shored and stabilized.
 - The existing stone work will be replicated in some of the wing walls along the garden walls and the base. The existing brick piers will be rebuilt, the skirting, clapboard siding and the details common to the house that continue around the water table will continue around the base of the addition. The paneling taken from the front original porch of the house and the cornice work will be retained or replicated.
 - The existing rear porch upper story storm windows are single pane. The existing mudroom in the back will be demolished. The new screening on the lower section is also common to the front porch. The details of the porch columns and the balustrade are incorporated as part of the fenestration and spandrel panels of the rear addition.
 - The rear deck is slightly expanded, a tree planter is a piece of an existing patio with a cedar deck. The retaining wall will be visible from the public way, which is an extension of the existing concrete wall that will be claded in domelite limestone.
 - The roof plan at the addition squares off and cleans up the entry porch, extending the stair down to a landing with a wing wall.
 - The existing north façade fenestration is unorganized. The new windows blend nicely with the existing fenestration.
 - Finally, the brick work involves repointing the mortar joints and detailing.
- Commissioner Cohen wondered why the spandrel panels under the central three windows are divided into much smaller module than what occurs on the sides and on the flanking ends.

- Mr. Shumaker said the design emphasizes those corners and the verticality. Creating the larger spandrel panel on the outside corners help emphasize the two outside corners, creating a more structural column outside frames.
- A motion to approved the project as presented was seconded and carried on an unanimous voice vote.

B. 2211 Sherman Avenue - Northeast Historic District - 22PRES-0220

Foster Dale Architects, applicant, requests a Certificate of Appropriateness to alter the homes east, north, and south elevations fenestration, remove an existing rear covered entryway, and construct an overhead canopy above a new wood deck at the homes rear volume.

Applicable Standards: Alteration [1-10]; and Construction [1; 3-8; and, 10-13]

- Nathan Beyer, architect, presented the project, and said that because the interior renovation some of the window openings at the rear of the house will be altered. He continue his presentation as follows:
 - A new deck will be built at the rear of the house. An existing covered entry in the back will be removed. On the second floor the bedroom suite and bathroom are being reworked.
 - The rear east and side north elevations have no formal composition. The location of windows on the rear elevation is more a product of the interior requirements, with some symmetry at the top.
 - The brick from any modified or removed window will be salvaged to be re-used. On the north side elevation, first floor, an awning window under the existing flat brick arch is proposed for the powder room, and two lower windows at grade will be infilled with brick.
 - On the east rear elevation, first floor, a pair of double hung windows, a new entry door to the kitchen, and a new window for the mudroom are proposed. Second floor, a new transom window over the bathroom sink is proposed for privacy. A double hung window is being replaced for egress with a casement window with a simulated divided light to match the double hung appearance. Any other window on the first floor is going to be double hung.
 - On the south side elevation, an existing leaded glass window on the first floor will be relocated to the second floor bedroom, where an existing double hung window will be removed and the remaining window opening will be bricked in. In the basement, a new window well with casement windows for egress is proposed.
 - A wood deck and canopy are proposed at the rear of the house. The canopy is clad in Azek dark trim, the underside is natural cedar, which ties to the new deck. The planters are clad with cedar boards.
 - The new windows are Marvin Ultimate clad with the manufactured supplied brick mold, with a limestone sill detail.
- Orly Henry, home owner, said they are interest is in preserving the historic elements of the home and to that effect they have been working with the Illinois State Historic Preservation Office (SHPO), and expect to qualify for the Property Tax Assessment Freeze.

- Ms. Henry said that the north and east sides of the home are considered public, because they are on the alley. The visibility to the back of the home is limited due to the existing fence and the tree coverage. Thus, the deck or the other elevements of the rear elevation would not be visible from the alley.
- Ms. Henry suggested that the Commission also consider the general character of the neighborhood that has single family homes, student housing, and multi-unit buildings. Because of the diverse housing, privacy is important to them, the reason for the transom window on the second story bathroom.
- Chair Reinold mentioned that staff shared three letters in favor of the application.
- Commissiners noted that the application lack of three-dimensional drawings or renderings. Discussion ensued about the modern qualities of the deck and canopy that might have benefit from three-dimensional drawings.
- Commissioners asked about the hanging canopy.
 - Mr. Beyer said that a simple canopy seemed to be appropriate for the simple rectilinear house. The canopy works as an organizing element on the rear façade.
- Regarding the window in the bathroom, Commissioners said that it is not a transom window, but rather a horizontal window that in a traditional house seems to stick out. Also, on the side facades, when removing windows and leaving the stone sills and the brick headers, and brick in the windows, it would be hard to match the brick.
- Commissioners found the horizontal window not compatible with the fenestration of the house.
- Carlos Ruiz asked the owners if they have received feedback from the SHPO about the window(s) alterations.
 - Ezra Hilton, owner, said the feedback they received is about the interior work.
- Mr. Ruiz encouraged the applicants to seek the SHPO's feedback on the exterior alterations and the window(s) alterations.
- Commissioners discussed whether the applicants may have to comeback to the the Commission if the SHPO approves something different from what the Commssion may approved locally. Also, whether administrative review of the SHPO's decision on the proposed alterations could be an option.
- Mr. Beyer in response to a question about the deck said, the posts are steel with a cedar cap and the horizontal components between the post are steel rods. The projecting steel canopy has four steel rods with dark trim elements to match the windows, and the underside is tongue and groove cedar with lighting elements.
- Commissioners provided to the applicant the following feedback:
 - Provide sections through the canopy and the railing, and three dimensional views of the deck with the planters
 - The proposed rear elevation is too jarring. Explore if the header of the horizontal window could come down.
 - The double side-by- side window solution might work, and it might be worth considering having the sill come all the way down to the typical second story sill and filling in with the brick panel below the horizontal window.

- Regarding the canopy, the house is an eclectic house, so it might not be necessary to match it to anything else in the house. In that regard the deck is a separate entity that is attached to the house.
- Make the bathroom window more compatible (explore alternatives)
- Provide a section through the railing and canopy. Provide more imagery of the rail and the cedar elements.
- A motion to continue 2211 Sherman Avenue to the January 10, 2022 meeting was seconded and carried on an unanimous voice vote.

4. APPROVAL OF MINUTES

A. Minutes of October 11, 2022

Approved as presented on a vote of 6-0 with two abstentions (S. Dreller and A. Sullivan).

5. STAFF REPORTS

A. Legacy Business Program

Commissioner C. Klein provided an update on City's Legacy Business Pilot Program. The packet has the working document that the Legacy Business Program working group put together, and includes the purpose, the goal statement, and the eligibility criteria. The section about financial support and incentives is more in a draft form at this time; it will be developed by the Economic Development staff. The focus of the update is on the program administration section. There are 32 businesses that have been identified that could qualify for the program.

6. DISCUSSION

A. Preserve 2040 - Preservation Commission Long-Range Plan

Chair S. Reinhold and Commissioner S. Dreller provided an update of the Preserve 2040 Plan, indicating that the Cade Sterling had added a descriptive content under each initiative, and the implementation timeline was adjusted to a more realistic implementation timeline. There is also a chart in the last page that shows the division of labor between the Commission and other entities. However, the priority levels did not change.

7. ADJOURNMENT

A motion to adjourn the meeting at 8:34 PM was carried on a vote 8-0.