



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, December 10, 2024

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Thomas Ahleman, Amanda Ziehm, Sarah M. Dreller, Beth Bodan, Lesa Rizzolo, Matthew Johnson, John Jacobs, Charles Smith

Members Absent: Stuart Cohen, Joshua Bowes-Carlson

Staff Present: Sarah Flax

Presiding Member: Sarah M. Dreller, Chair

Minutes Taken by: Cade W. Sterling via recording

CALL TO ORDER/DECLARATION OF A QUORUM

PUBLIC COMMENT

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so during those agenda items in a manner and under time limits determined by the Chair.

1012 Lake Shore Blvd. - Landmark - Lakeshore Hist. District - 24PRES-0169

Shumaker Design Associates, architect and applicant on behalf of the property owner, submit for a Certificate of Appropriateness to construct a new single-story bay addition to the rear volume of the structures north elevation, and construct a new railing at a west elevation existing roof deck behind an existing parapet wall.

- Garry Shumaker, applicant, provided an overview of the project which consists of two exterior projects, a bay addition to the north volume of the home, and a railing along an existing third floor terrace.

- The applicant reviewed the visibility of the two features, noting they were minimally visible from the public way.
- Mr. Shumaker described an additional scope of work, removal of an ancillary chimney, being minor in nature.
- Mr. Shumaker described the new bay additions design and materiality, being compatible to the existing design vocabulary of the home and overall improving the composition of the north elevation.
- Commissioners asked about the repair of the roof following removal of the chimney. Mr. Shumaker stated that the remainder of the roof is in serviceable condition, so the roof will just be repaired to match existing rather than a complete re-roof.
- Commissioners acknowledged the significant efforts made to alter and expand the home in a compatible way that respects its integrity and design vocabulary.
- A motion to approve as presented was made by Commissioner Bodan, Seconded by Commissioner Ahleman and approved 9-0

1314 Judson Avenue - Lakeshore Historic District - 24PRES-0170

Jeanie Petrick, architect and applicant on behalf of the property owner, submit for a Certificate of Appropriateness to raise the ceiling height and alter the roof form of an existing two-story addition to the structures south elevation, alter the homes pattern of fenestration including replacement windows in existing and new openings, and truncating the existing volume and roof of a rear elevation screened porch.

- Jeanie Petrick, applicant, described the project which is a result of a larger interior remodel. The exterior scope of work includes changes to fenestration and a new deck at the rear, as well as remodeling and raising the ceiling height of the sunroom at the rear.
- Ms. Petrick walked through the changes to the interior spaces on the first and second floors which result in exterior changes to fenestration including removal of the rear cellar doors.
- Ms. Petrick described the challenge for the new sleeping porch/sunroom “turret”, where a need to balance raising the ceiling height to accommodate needed interior headroom, with integration of new and existing roof planes, as well as proportions of fenestration and sill heights, resulted in the proposed composition.

- Leaded glass windows on the north side elevation will be salvaged and moved to the new family room areas
- The existing gable screen porch will be truncated to allow for a new open wood deck.
- Ms. Petrick reviewed the renderings of the proposal as seen from the rear-yard, noting the error in how the existing rear roof plane and eave intersects with what is shown as a window but would really be a wood panel.
- Commissioners asked about changes to the south elevation existing bay. Ms. Petrick noted that they are proposing to enlarge the window opening where an existing leaded glass transom exists. The new window is not a salvaged window, but is similar in scale to an existing window at the rear volume of the home.
- The existing and proposed pattern of fenestration was reviewed in detail to understand where new windows were proposed, where existing windows were being relocated, and where existing openings were being enclosed.
- Commissioners discussed a window on the south elevation which was identified as being leaded glass but appears to just be a very thinly framed wood window. Ms. Petrick stated it was not a leaded glass window.
- Commissioners discussed the intersection roof planes of existing and proposed at the rear and side of the home where the proposed “turret” meets the existing rear volumes roof. It was suggested that what was proposed was not visually compatible as well as creates a situation where drainage is overly complex and could result in deterioration.
- Commissioners discussed the existing form of the homes side elevation which appears that originally was a single-story addition with a shed roof that was then extended vertically for the existing sleeping porch. It was asked if the proposed volume would retain the extended eave at the first floor that exists current to read as the original portion of the home, or if it were being clipped off as the side elevation shows, which significantly adds to the vertical proportion of the “tower” which is problematic.
- Commissioners discussed the integration of existing and proposed roof forms, noting that they need to be resolved.
- Commissioners noted that with the significant changing of fenestration with openings being made and existing openings being enclosed, it was important to re-stucco and stain entire planes where this occurs to not

create a noticeable difference between new and old. Ms. Petrick stated this was the plan.

- Commissioners noted incompatibility of the directional expression, roof form, and proportion of the proposed “turret” compared to the homes existing rear volume gable as well as the side elevations intersecting two-story gable. The new sleeping porch area is neither subservient to either, nor dominant in its form the way one would expect a turret or tower to be. It was suggested that the roof be lowered to match the existing eave line of the homes main volume and read more as a two-story bay.
- Commissioners discussed documentation and difficulty understanding the existing and proposed elevations which don’t seem to accurately represent what is occurring. It was recommended to review these closely and make changes for the revised presentation.
- Commissioners discussed the truncated screen porch, noting incompatibility with roof forms and proportions. It was suggested that instead of truncating it, a smaller version of the existing screen porch could be proposed with a different roof pitch. It was noted that the home has many different roof pitches currently.
- Commissioners moved into deliberation, agreeing that changes to the window in the gable bay/intersecting two-story gable, should be changed to better mimic the existing window being removed but in a larger opening.
- Commissioners discussed the tower addition, recommending that changes be made to better integrate the form with the existing roof planes and volume of the home, specifically the suggestion for it reading as a two-story bay with matching eave line was identified. It was noted that this would require changes to its fenestration as well, and may mean removing the transoms and taking inspiration from elsewhere on the home.
- It was noted that the significant changes, many of which are incompatible, to the exterior, are all predicated by changes to the interior that are not within the Commission scope. It will be incumbent on the applicant to understand and balance the needs for exterior compatibility with the needs of the client and the requested interior changes.
- Commissioners discussed the new window in the existing two-story gable bay, asking if the existing smaller detailed windows being removed elsewhere without a purpose could be installed in this location rather than a new window. They could be mulled together and read more as a larger transom window which could be very handsome.

- Of all the changes and issues discussed, the Commissioners noted that if it becomes problematic for the applicant, the least of these is the issue with the screen porch and it being truncated, and there was some thought that the proposed condition was an improvement as it allows more of the homes rear volume to express itself where its currently masked, although this was more in terms of scale and less in terms of form, which was still problematic.
- The north elevation was discussed, and it was noted that compared to the existing condition, the proposed relationship of solids to voids in that façade is changed dramatically with the new window locations and enclosed openings, and this was not for the better. It was suggested that this be studied further although it was noted that the existing condition is also not organized in any way with many different window types.
- Generally, studying ways to improve the pattern of fenestration to be more organized, would be a good effort.
- Commissioner Jacobs moved to continue the case to the January meeting to allow the applicant the opportunity to present revised drawings.
Seconded by Commissioner Klein and approved 9-0.

1423 Elmwood Avenue - Landmark - 24PRES-0171

Jeanie Petrick, architect and applicant on behalf of the property owner, submit for a Certificate of Appropriateness to construct a second-story hipped roof addition to an existing single-story gable addition at the homes rear volume, and alter the current homes pattern of fenestration with new windows in new openings, and replacement windows in existing openings.

- Commissioner Ahleman recused himself from deliberation and stepped out of the Council Chambers.
- Jeanie Petrick provided an overview of the project, which was limited to a second-story addition to the homes rear volume over an existing single-story addition.
- The proposed addition would have a hipped roof that integrates into the existing original volume of the home and also have a small wood deck and new first floor entry doors at the side elevation of the new addition.
- Proposed fenestration matches existing proportions and profiles of windows on the original volume of the home.
- Commissioner asked whether the existing addition was on a foundation and if that were being retained. Ms. Petrick stated it was on a foundation

and it would be retained which is what creates the relationship between existing and proposed volumes with a small break in the two wall surface planes.

- Commissioners asked about the cladding and whether it would match existing. Ms. Petrick stated it would match existing in material, exposure, and profiles.
- Commissioners asked about the existing and proposed roof forms and whether the ridge heights matched. Ms. Petrick stated it was intended to.
- Commissioners stated the the design was compatible and that the applicant went to a great effort to match the design vocabulary of the decorative eaves, bracketing, window surrounds etc. It is a very nice addition.
- Commissioner Ziehm moved approval. Seconded by Commissioner Smith and carried on a vote of 8-0-1 with Commissioner Ahleman abstaining.

Adoption of 2025 Meeting Dates

- Moved as presented by Commissioner Klein. Seconded by Commissioner Ziehm and unanimously approved.

APPROVAL OF MEETING MINUTES

November 12 Meeting Minutes

- Approved without amendment.

ADJOURNMENT

The meeting adjourned at 9:07 pm