

**EVANSTON PRESERVATION COMMISSION**  
**Evanston Civic Center**  
**Room 2403**  
**2100 Ridge Avenue, Evanston, Illinois**

**Tuesday, February 21, 2006**  
**7:00 p.m.**

**MEETING MINUTES**

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**MEMBERS PRESENT:** Mary Brugliera, Chris Carey, Jordan Cramer, Ann Dienner, Stan Gerson, Emily Guthrie, Betsy Hohman, and Thomas Prairie

**MEMBERS ABSENT:** Susan Rundle

**OTHERS PRESENT:** John Malarkey, John Cronin, Tracey Schwick, Susan S. Morse, Mike Niazmand, Tiffany Danielle, and James T. Murray

**PRESIDING:** Chris Carey, Chair

**STAFF:** Carlos Ruiz

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**I. CALL TO ORDER/ QUORUM DECLARATION**

Present: Chris Carey, Jordan Cramer, Betsy Hohman, Thomas Prairie, Ann Dienner, Mary Brugliera, and Emily Guthrie

**II. MINUTES**

The Commission approved the December 20, 2005 minutes as corrected. Vote: 8 ayes, 0 nays.

**III. PRESERVATION ISSUES**

**A. Rules and Procedures: Removal of the public hearing rules adopted on March 1, 2005 from the Commission's Rules and Procedures**

The Commission tabled this item until March 7, 2006 special meeting. Commission members requested additional information from the Law Department about the requested action.

**B. Certificate of Appropriateness Application Check List**

Stan Gerson said he would like to improve the information submitted by applicants and include drawings to scale with dimensions. Primarily he would like to see better information on site plans and on the exterior elevations for alterations of an existing structure or new construction. Site plans are needed for alterations that increase the footprint of an existing structure or for new construction. Also, floor plans to scale

including dimensions for alterations that increase the footprint of the existing structures or for new construction. Other applications include land altering activity, construction of a fence and fence variance (new in the form), and planned developments.

Mr. Gerson suggested simplifying further the application form for the average applicant. Mary Brugliera noted developers seeking planned developments are sufficiently aware of these requirements. She suggested that the check out boxes should be bigger. She asked if submission of photos, the property address and any additional information is required? Carlos Ruiz said he encourages applicants to include photos.

Stan Gerson suggested moving the zoning variances section to the bottom of the page. In regard to incomplete applications Carlos Ruiz said some applicants do not have architects and drawings are not always available. He said because the city is service oriented it is difficult to stop applications if when applicants do not have architects. He noted some applications are received directly and some come through the mail.

The Commission decided this item should be discussed further at a special meeting.

#### **IV. OLD BUSINESS**

##### **A. Review & Technical Assistance Committee**

###### **1. 2320 Pioneer Road (Landmark) – Construction of three-story addition. Review of construction and materials [Construction]**

Comments :

Minor revisions 3-story, 4-story and 1 story components with connection to the Pioneer Building. Changes 1) 2) Eliminating entry on McDaniel and moving it to Grant . Garage parking moved from . Distribution of units. Drive under the building. Underground parking garage has been created. Elimination of parking. Smaller parking court in front of building. 92 parking spaces were created. 60 spaces in front of the building. Original plans had 3 story wing. Neighborhood input varied: some liked With regard to landscaping, there has been the addition of ?park; removal of diseased trees, planting new trees, walking paths. 1 ½ year later the building has ? changes. Model shows all changes except the 1 story connecting building is inaccurate with regard to material. No new brick ever touches existing brick in historic buildings, so stone material will be used to separate the 2 buildings. Pioneer has 6 different types of bricks from various constructions. The new brick will be compatible but not identical to the existing brick. The detailing will be kept to a minimum. This area is the one story common buildings includes dining room, café, and parlor.

No certificate were giver previously, only did recommendation. The Pioneer home would return with.

Carlos Ruiz said???? City council.  
They don't rule on that.

The city council has approved the plan development, and its special uses  
The model has been changed  
asked if the councils only purview is materials.  
Responded no appropriateness for construction

Asked why then would we make changes to something everyone else has already approved

Said with regard to how it fits with the landmark.  
Said let's move on  
Said the council this proportion, this window...

Parking garage entrance off Grant  
Access off same

You will be able to drive underneath the building.

Larger elevation shows relationship of this wing, elements that are common to both, create a line that suggests there is base. there is a field here. A strong stone line exists that is picked up by the window cornice and wraps all the way around the building Turrets break up the mass of the building

Elevation along McDaniels street  
Site plan of the entrance is?????

Initial design increased  
In order to preserve view we have??????  
Asked What is the difference in height or elevation

Showed the brick that was selected. The original brick has non square edges.

Says rustic looking

Utility sized brick. The dimension of the water

The original brick on the building is a different size

We have compared the original brick represents a lot of Pioneer building with a little Landstrom building. They had 30 to 40 brick samples submitted. The brick they chose was the clear winner although they picked 2 other for price.

Showing an example of Renaissance stone, it is a calcium silicate stone, not a cement stone, made from crushed limestone, manmade building product. proposing for banding and masses of stone throughout the project and as the connecting piece of new construction and old structure. We are proposing a chamfer in the joint to get 3 5 to get a rustic, 3 dimensional look, creates shadows, makes it more rich. Our joint spacing on the brick will always be centered

Asked if on each of the elevations whether the lines that were going across were 1 foot

Anding width

Answered either 1 foot or 8 inches

Said everything you see in this coursing is 1 foot

There is another Course

It is very elegant, it works with the stone, and utility brick can match with the stone

This is a frame building uses gauge metal frame

The parking garage is spanning between

Cornice pieces:

Prefinished metal coving called metal arrow, this is top of the line. It attempt to emulate the stone and create the joint to get a full shadow. the pieces will be 8 feet long. At the top of the building it will look like a stone cap. It is aluminum

Read it its reinforced fiberglass.

Concurred it is fiberglass. Premade into the shape, plastered and painted.  
CR asked if it is factory [painted]

Answered it will be painted in the field.

Asked what will the finish coat be?

architect it will be

A. check paint spec

B. asked if it will have to be maintained periodically

Arch answer: he does not know

commented she was very impressed, it looks terrific

Arch ans: that the a feedback from the community has been very positive

ask to review where that is going to be used

the material will be used as a cornice at the top

It will also be used to create a feeling if grand stone entrance  
doors

Panel of garage door aluminum panel, below grade. He does not want to paint it to match the stone.

Commented it needs to be visible

Some units get a Juliet balcony, arch demonstrated the paint chip

Built up steel system, which is structurally within the

Ask how far away from the face

Answ deep within the court yards

Since they are the deepest within the building they are allowing them to get access to the outside. They are showed in the elevation. There is a modillion on the railing that was brought to the front entrance (a two-story space within the porte-cochere).

Windows:

The proposed vinyl double hung windows satisfy all the specifications they have called for the building. Residents who suffer many maladies can lift this window easily, thanks to a contiguous lip across the bottom of the lower sash, and a portion of the upper sash. The building has been designed with the users in mind and their special needs. The windows have an incorporated brick mold. The standard window is 3' wide x 6' tall. There are windows side by side depending on the location and elevation design.

The units will have a furnace for heating and condensing units on the roof for cooling.

Q: Are the new windows matching in height the existing windows on the landmark?

A: The original windows are no longer in the Pioneer building any more. The relationship is in the scale and the height of the window. The height of the windows is consistent with the second and third floor of the Pioneer building. The windows do not line up. In 1973 the Pioneer building was refitted with the Andersen casement windows. Residents call maintenance to open the large wood windows. Another window sample is the Andersen vinyl clad wood window, with a thinner profile. On the inside they have to order an additional piece of hardware to open the window.

Q: Where is the screen for the windows?

A: It is a half screen on the outside at the bottom of the window.

Q: Is there any test performed to determine the longevity of the vinyl windows?

A: Vinyl windows have come a long way since ten years ago.

Q: Are the vinyl windows reinforced with bars across the rails? The sun and the cold eventually weaken the vinyl. Vinyl windows without reinforcement bars tend to sag.

A: In their experience clients want sustainable, locally built product, and recycled products.

Q: What is the financial trade off between the Andersen and the vinyl windows?

A: The cost difference is \$130,000.00. The total project is \$36 million.

Q: Has the architect used the proposed windows before?

A: He used vinyl windows before. Up until five years ago, he has been a big wood window proponent. However, one can barely tell the difference between a vinyl windows and a wood window from the inside.

Q: This particular window is going to fit in and achieve the architectural aesthetic that is envisioned for the building?

A: The scale of the windows will work.

Q. What material are the patio doors?

A. They are aluminum clad French doors.

Q. In the future, for the Pioneer building, are they planning to restore the existing casement windows or replace them. Yet to see preservationists endorsing vinyl windows for landmark buildings.

A. Their intent will be to bring back the look of the original windows

Q. Is there any signage for the new building?

A. The signage is on masonry walls with the same materials and stone cap. There is a pier with a metal identity plaque.

Q. Is there any sign variances needed?

A. Not aware of it.

There is indirect lighting in the parking lot and on the building.

CCOMMENTS:

The only part of the project that is troublesome is the vinyl windows.

A majority of Commissioner had no issues with the vinyl windows. A larger window or larger scale or on another structure could be different. If this were a landmark building the Commission will have a problem with that, but as a commercial scale building, but \$130,000 cost difference does not sound a whole lot in a \$36 million project.

ACOMMENTS:

As the facilities operator, the casement windows are a challenge to operate. The proposed vinyl windows are much easier to operate.

R&TA REPORT

All standards for construction apply, except standard 9.

Mary Brugliera moved to approve a certificate of appropriateness for the new buildings at 2320 Pioneer Road (Three Crowns Park) in that: the height, the proportion of the front façade, the proportion of openings, the rhythm of solids to voids in the front facades, the rhythm of spacing and structures on the streets, the rhythm of entrance porches, are all compatible with the original landmark building. The relationship of materials and texture, roof shapes, scale of the structure, the directional expression of the front elevations, are all compatible and visually related to the original building. The distinguishing original qualities of the landmark structure are not being destroyed, archaeological discoveries will be turn over to the Historical Society, contemporary design is not being discouraged, if the buildings were to be removed the original structure will be unimpaired, the use of a single architectural style or period is not being required, and if needed, the Commission will recommend to the sign review approval of the signs on the property. Ann Dienner seconded the motion. The motion passed 8 ayes, 0 nays.

**2) 1314 Ridge Avenue – Restoration of, replacement, installation of new windows and doors to match existing wood windows and doors in kind [Alteration]**

**a) Owner/Applicant Presentation**

Michael Niazmand, owner, James Murray, attorney, and Tiffany Danielle, architect presented the project. Mr. Murray said that a site visit was conducted by the Commission and the Mr. Neil Vogel [preservation consultant] provided his report about the windows and doors worthy of replacement. Mr. Murray solicited the Commission's reaction to Mr. Vogel's report. He said that their point of view has not changed; they prefer to proceed with a replacement program for the windows in the mansion with certain very specific exceptions. They would attempt to restore certain doors or replace in kind as originally constructed and installed.

Mr. Murray said they had indicated during the course of their original presentation, that they desire to replace the windows with double hung wooden Vetter manufactured windows that utilized an insulated glass panel with muntin strips with shadow lines that are between the panes and e-factor glass that increase and benefit the building as far as the heat loss and heat generation factors over the summer, and cooling and winter heating. The windows are clear pine indicating that brick molds would be modified to the extent it might be required in order to achieve a greater degree of historical reference. Meaning that they have the capacity to alter the particular brick molds.

**b) Commission/Staff Questions**

1. What in kind means?  
Answer: It means the replacement of the same material, design and style of a window or door.
2. Are two doors and nine windows to be restored?  
Answer: Yes.
2. Did the Commission approve a certificate of appropriateness and what did the applicant tell the Commission he will be doing?  
Answer: The minutes of April 14, 2003 said: "Mr. Murray said that some of the dormer windows may need some replacement. Copper replacement on the roof... In response to a question from Mr. Carey, Mr. Prestangen said the majority of the windows are double hung, single pane glass with muntins and true divided lights, some storm are missing... Most of the windows are in good condition, basement windows need a little more work. The dormer windows need more work. Everything appears to be salvageable at this point". The Commission vote was to approve on both the coach house and the mansion, the restoration of the windows.
3. By reducing the brick mold does that get you closer to what is in the property?  
Answer: Mr. Vogel pointed out that he was concerned about the dimension and the width of the muntins that were part of the replacement windows, but his measurements were in error. Mr. Savochi reaffirms that the muntin width is 7/8" rather than the 1 1/4" which was suggested. Mr. Vogel does not support the concept of utilization of the coated glass term.

4. On page 3 of Vogel's report, it says: Ideally the windows on the east elevation should also be restored; however this may result in a peculiar appearance when viewed from the southeast corner due to the inconsistency on the east and south elevations and in the interior. What does mean?

Answer: When looking at the building from the southeast, looking toward the northwest, that there will be a differential in window configuration, or style of window between this side of the building and what could be caught on the east façade.

5. Also, on page 1: Parallel indicated that the leaded glass side lights by the north entrance door are also currently slated for replacement as shown on the stairwell.

Answer: The applicant wishes to restore those windows not replace them.

6. The dormer windows have on the exterior a metal wrap. Also, seemed rather difficult to actually replace them. Are those windows still slated for replacement?

Answer: The 17 dormer windows are referred on page 3 of the Vogel's report. It is clear to them that the zinc material is going to have to be removed and perhaps replaced, because the difficulty of resurfacing in place is greater than the value of replacing them. They all have a pressed detail on them; all the metal work on the outside is removable. The pediments of what might be considered the columns seemed to be gone. Maybe the approach to repainting them will have to be reconsidered.

7. Has the applicant looked at the other window manufactures?

Answer: They looked at the Marvin windows, but the Vetter windows fit [the window openings]. With Marvin they will have to special order.

9. From the Vogel report, in the middle of page 2: The leaded glass zinc lunettes, side lights and oculus novelty windows, certain the original, and are generally slated for replacement [he meant restoration]. However, the developer is proposing replacement of the leaded side lights at this time [this all restoration as well]. Also, it says: East and north entrance doors are also scheduled for restoration, it will be important to confirm that polished brass hardware and other alterations are not intended. What does that mean?

Answer: Mr. Vogel recommends weathered brass rather than shiny door handles.

10. Early on the discussions the Commission mentioned the tax freezes or restoration tax credits. Is the owner considering this? Also, what about the Façade Easement Program?

Answer: The tax credit is not transferable when he sells the units.

11. Are the Simpson doors in terms of muntin sizes close to being what is there now?

Answer: Yes,

#### c) Commission/Staff Comments

1. Mr. Vogel's report on page 2, says: most of the existing windows and doors are above quality and did not see any windows and doors that are technically beyond reasonable restoration effort to restore back to good serviceable condition... The primary drawback of the existing wood windows versus replacement windows over the short term (less than 20 years) is convenience.
2. Anything with leaded glass, side lights, and above lights are all restored.
3. There seemed to be a little difference between what Mr. Vogel outlined from the north elevation, the stairwell windows, he felt should be [restored] as with the two semi-lunettes on either side of the north chimney. Mr. Vogel felt the porte-cochere exterior windows should be restored.

4. To replace the windows and trying to preserve the metal on the outside is very difficult, because the way the [dormer] windows fit in. The dormer windows should be restored. Is there is way to do a combination of new windows and restored windows; it seems to make sense to trying in restore the dormer windows.
5. From page 4 of the Vogel report: The selected clear pine product is the lowest quality double hung product of Vetter Manufacture, and it will be least dimensionally stable and least rot resistant. Vetter offers several hard wood alternatives, the best of which is Mahogany, which will perform much better in the long term. This option will increase the cost of the windows 55% to 60%, and thus make restoration less costly in comparison.
6. From the Vogel report: We predict that inferior clear pine product selected will only last a couple of decades at best and contributes to the overall environmental impact in waste of replacement windows, versus the basic mechanics of old growth millwork employed in the existing windows. The PVC jam liner, weather stripping and balance systems are questionable.
7. According to previous experience, Vetter windows were considered a middle of the road window. Mr. Savochi had pointed out that Vetter reengineered their windows and attempted to make a higher quality product.
8. From the Vogel report, in the middle of page 2: The leaded glass zinc lunettes, side lights and oculus novelty windows, certain the original, and are generally slated for replacement [he meant restoration]. However, the developer is proposing replacement of the leaded side lights at this time [this all restoration as well]. Also, it says: East and north entrance doors are also scheduled for restoration; it will be important to confirm that polished brass hardware and other alterations are not intended. What does that mean?  
Answer: He wants weathered brass rather than shiny door handles.
8. The applicant should be aware that the State of Illinois Historic Preservation Commission will review the proposed work if the applicant decides apply for the tax credit and assessment freeze.
9. Storm windows have been around since the late 1800s. There are combination storm windows with screens.
10. Ms. Guthrie all windows could be restored. There is no reason to not try to save all the windows. In a building of this significance, importance, location, and price point, the Commission should be insisting in restoration. Interior storms or exterior storms will provide the thermo break for energy efficiency.
11. Ms. Prairie said it would be very unlikely that there ware not removable storms in this climate. He said not all option have not been explored.
12. Ms. Brugliera said the City's own standards and the Secretary of the Interior's standards call for restoration. She said the article she asked staff to copy gives the names of restoration contractors.
13. Ms. Dienner said she was not in favor of interior storms. Also, she was concerned with the aspects of heating and cooling if interior storms were installed.
15. Ms. Brugliera agreed with most of Ms. Danielle's statement about the cost of the project. She noted that windows are the Achilles' heel of the preservation movement, because the technology of 1904 is much different of the technology of 2006. The Commission's role is to advocate for this building and the Commission does not want to require things that add an inordinate cost to anyone's project. At the same time the Commission always has

tended to be much stricter with landmarks than with either contributing buildings or non-contributing buildings. 1314 Ridge is one of the most important buildings in Evanston, with the most prominent intersection in the Ridge Historic District, and a house by a famous architect. The Commission knows Mr. Niazmand spent a lot of money and made choices to do things right rather than to do things economically. Mr. Niazmand has given a lot of thought to a lot of the things that he has done such as the cleaning and restoration of the roof tiles.

16. Betsy Hohman she is very sympathetic with the desire to come up with very saleable property and that a buyer of a renovated building often wants new windows. She said Mr. Vogel's report questions the Vetter product. She asked if there are alternative manufacturers? She is concerned about the screen and storm system, and as a person who worked for a developer, she will be concerned about the viability of that product from a purchaser.
17. Emily Guthrie said Mr. Vogel's report states that the windows are above average quality and they are not beyond restoration.
18. Chris Carey said that it seems the applicant has made a fair amount of effort to trying to repair the windows and come across with people that may can or not do the restoration. Based on that experience it seems that ultimately it seems not feasible to repair all the windows on the house. He thought the Commission owes the applicant to come to a decision if the Commission would like to continue the discussion for one more month. He was not sure that every commissioner shares Ms. Guthrie's opinion on the restoration of the windows either.
19. Jordan Cramer said unless the Commission is prepared to give the applicant some alternatives that say 'here it is a better solution', he agreed with Mr. Carey that the applicant has told the Commission that he made efforts to find those alternatives. Mr. Vogel also made a counter effect that the windows might be replaceable and offered a better way to do it.
20. Carlos Ruiz said that he learned from a local architect about another restoration contractor who is currently working on a building in downtown Chicago. He will share the information with the applicant.
21. Ann Diener said

**d) Applicant/Owner Comments**

1. The novelty windows showed in yellow [on the elevation drawings] will be restored.
2. The Palladian window will be restored. The rectangular [windows] will be replaced, and the circular or curvilinear materials will be restored. In terms of the novelty windows, the west stairway window, they are proposing the leaded transom be restored. The operable portion will be replaced. Mr. Vogel is asking to restore the entire window.
3. The dormer windows seemed too deteriorated and it is not known if they are operable.
4. According to Mr. Savochi, the clear pine wood is chemically treated as a rot and insect resistant material, which brings the question as to whether or not the so called hardwood selection that Mr. Vogel recommends has in fact greater longevity. There is a difference with the old growth pine. The old growth pine is warping, shrinking and there are other problems.

5. The Vogel report suggests that the PVC lining be replaced at the coach house and replaced in the main residence if the Vetter window is utilized with a color insertion that is closer to the ultimate color of the windows.
6. They will make every effort to restore the dormer windows and the metal framing around them.
7. Storm windows are not historically accurate. Single pane windows are historically accurate. They have to follow OSHA guidelines. The lead count is 130,000 on the outside and 340,000 in the side. This means they have to have a shower, special clothes with a measuring device, and the workers cannot take lead home to their children. The workers have to shower and change clothes before they go home.
8. All the operable windows could be restored in the third floor unit. These windows are in the master bedroom and bath.
9. They will prefer to get some thermo value in the third level.
10. The owner prefers restoring the windows with thermo value over storms windows inside or out. He will attempt to do double sash-thermo if possible, if not he will consider interior storm windows.
11. The French doors will be replaced with Simpson wood doors on the south elevation. Each elevation has three pairs per elevation. They propose to make the middle pair operable outwardly, each per to either side of that operable pair to be fixed. That will be on the south and north elevation.
12. Mr. Niazmand said the contractor Mr. Ruiz referred to, did not even come to the site. The contractor told him is too small of a contractor to do this type of work.
13. Ms. Danielle, architect, thought the Commission would adopt Neal Vogel's report. They need to be able to complete the project in a reasonable amount of time. This project has many layers and it was broken up into a series of permits with the City's Building Division. Going through the Metropolitan Water Works Reclamation District is very time consuming. In the mean time, they were able to do the interior partial demolition in both, the mansion and coach house; the replacement of windows in the coach house. The City has also has requested that the size of the storm water management system be significantly increased to avoid surface detention.
13. Mr. Niazmand said they obtained a study in heat loss and heat gain; they have the lead problem with OSHA. They had a couple of people working on the windows as well. The contractor found the weather stripping is metal; a groove needs to be put inside of each window. If the existing windows are restored with double glazing, they have to change the weights. If he were to restore the windows, he will still have single pane windows with storms. Potential buyers of a million dollar property will like something that operates and function.
14. Neal Vogel had two primary concerns: the profile dimension of the muntin, which they clarified is 7/8" the narrowest muntin available in the Vetter windows, and the depth and the color of the jam liner. Neal Vogel describes the project as adaptive reuse not restoration.
15. Ms Danielle objected to the concept that Mr. Niazmand has chosen the cheapest route out. The mechanical system is not forced air system but a hydronic system, which is at least \$200,000 more on mechanical systems alone. Ms. Danielle was hopeful to reach a comfortable compromise that is reasonable for the nature of the project. She said that there are many aspects of this project that she is really proud of.

16. The applicant requested avoiding shopping for contractors and that the Commission comes up with a recommendation for restoration guidelines, because Mr. Savochi is capable of doing the restoration. If the Commission has a prioritization of criteria other than simply restoration versus replacement then the applicant will consider the criteria. Mr. Niazmand's criteria for the window restoration are functionality, energy efficiency, compatibility, and avoid storm windows if possible.
17. James Murray said Mr. Niazmand, his client, has asked him to request on behalf of the Asbury Ridge, LLC delay of the 45 day requirement for consideration of the finality of decision making [for 1314 Ridge window replacement].

**e) Commission's Findings**

1. Chris Carey summarized the characteristics of the replacement windows as follows: 7/8" muntins matching the existing, the PVC jam liners will be done in an almond or cream or tan rather than white, the proposed color is the original paint color, all the novelty windows will be saved, anything with leaded divided lights sidelight windows. The entire west stairway window will be restored.
2. Restoring all of the decorative windows as proposed, and addition the port-cochere which do not have to have anything but be a wind a privacy break on the north elevation, the dormer windows around, the panels next to the doors and the two doors in the south gable d8 and d9 under the decorative could be replicated.
3. All dormers to be restored, made operable with the zinc surrounds (17) in all elevations; windows PC1 through 4 on the north side of the port-cochere, the nine novelty windows, the half rounds over B9 and B8; the two quarter windows on the north elevation on either side of the chimney; the lunette 301 on the north elevation in the west dormer; the same on the dormer in the front; and the south lunette on the west dormer of the south elevation (9 novelty windows, plus 111 and 112 (north entrance leaded glass side lights), and the entire west stairway window (232-234).
4. Restoration of the dormer windows, or new sashes within the case of the window frame. They may be able to put in insulated glass into the new sashes. Restoration of the two entry doors completely including historically appropriate hardware. The D4, FD3, FD2, and FD1 doors are rotted.
5. Mary Brugliera proposed that applicant come back at another time with more information and exploration of the possibility of restoring all the windows and doors.
6. Mr. Prairie said that working with existing sash, improve the weather stripping jams, and considering some type of storm windows on the exterior or replacing sash in the window with double glazed window sash. The screens still be in the outside.
7. The Commission agreed to look into the people listed in the article Mary Brugliera provided to the Commission, and contact other window restoration contractors, call the Landmarks Preservation Council of Illinois and obtain a copy of their contractor's list and ask them to come out. New information should be given to Carlos Ruiz within ten days. The information will be shared with the applicant. The Commission will decide on this issue on March 21, 2006.
8. Jordan Cramer moved that the Commission to continue the decision on the windows to March 21, 2006 with the understanding that the Commission will make a decision on that date. Ann Dienner seconded the motion. The motion passed. Vote:

## **V. NEW BUSINESS**

### **A. Review and Technical Assistance Committee**

- 1. 1331 Asbury Avenue (RHD)** – Construction of 2 ½ story structure with attached 2-car garage. Zoning variance require for 50% impervious surface ratio [Zoning Variance/Construction]
- 2. 1333 Asbury Avenue (RHD)** – Construction of 2 ½ story structure with attached 2-car garage [Construction]

#### **Commission/Staff Comments:**

1. Carlos Ruiz said the Commission originally approved in 2003 a building with three units. The building design was complementary to the architecture of the coach house. The current designs for 1331 and 1333 Asbury are different from the 2003 project.
2. Stan Gerson said that he would prefer the design of each house be different from each other.
3. The Commission agreed to review the two projects on March 7, 2006 at 6:30 p.m.

## **VI. ADJOURNMENT**

Stan Gerson moved to adjourn the meeting at approximately 10:45 p.m. Ann Diener seconded the motion. The motion passed.