AGENDA/ACIONS

1. CALL TO ORDER / DECLARATION OF QUORUM

Meeting called to order at 7:05, with quorum of eight (8) Commissioners present.

2. OLD BUSINESS

A. 1204 Sherman Avenue (L) —Case # 19PRES-245 – Judy and Achim Ashworth apply for a Certificate of Appropriateness to replace the existing double-hung wood windows (other window types include picture, awning and glass block windows) with double-hung PVC clad wood windows. The windows are visible from Sherman Avenue, and the alley at the rear, both public ways. Applicable standards: [Alteration 1-6 and 9] [Continued from 11/12/2019, 12/10/2019 and 1/14/2020 without discussion] Applicant has requested to continue the case to March 10, 2020.

Action: Continued to March 10, 20. Vote: 8 ayes, 0 nays

B. 548 JUDSON AVE. (LSHD) Case # 19PRES-0262 - Chris Turley, architect, submits an application for a Certificate of Appropriateness for the demolition of an existing house located within the R1 Single-Family Residential District and Lakeshore historic district. The applicant proposes construction of a new 2-story wood frame single family residence with a 2-car detached garage and coach house. Additionally, the applicant requests zoning relief for proposed building lot coverage of 38% where a maximum of 30% is permitted (Zoning Code Section 6-8-2-7); proposed impervious surface ratio of 58% where 45% is permitted (Zoning Code Section 6-8-2-10); Applicable standards: [Construction 1-11, 13, 14, and 16; and Demolition 1-6; Zoning Variations A and C] [Continued from 12/10/2019]

Action: Demolition of existing house and construction of new house approved. Vote: 8 ayes, 0 nays.
Action: Minor zoning variations recommended for approval. Vote: 8 ayes, 0 nays.
C. PUBLIC HEARING - 2404 RIDGE AVE. (L) Case # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission's denial on August 6, 2019, of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). [Continued from 12/10/19, and 1/14/2020 both times without discussion] The applicant has requested to continue the case to March 10, 2020.

Action: Motion to approve Certificate of Economic Hardship failed. Vote 8 nays, 0 ayes.

3. NEW BUSINESS

A. 1037 Michigan Ave. (LSHD) Case # 20PRES-0019 Joseph Kannookadan applies for a Certificate of Appropriateness to replace the (probably non-original) window and door which open to the rear deck (facing east), with a 3-panel sliding door. Applicable standards: [Alteration 1-6 and 9]

Action: Approved. Vote: 8 ayes, 0 nays

B. 318 Hamilton St. (LSHD) Case # 20PRES-0012- Benjamin Harper applies for a Certificate of Appropriateness to replace seven (7) third floor wood windows with aluminum clad wood windows: one (1) double hung facing east, three (3) double hung windows facing west, and three (3) casement windows facing south with two double hung windows. Applicable standards: [Alteration 1-6 and 9]

Action: Continued to March 10, 2020 without discussion (applicant not present). Vote: 8 ayes, 0 nays

C. 1314 Church St. (RHD) Case # 20PRES-0021 - John Fultz applies for a Certificate of Appropriateness to replace thirty one (31) double hung wood windows on the front north, sides east and west, and rear south facades with double hung aluminum clad wood windows Applicable standards: [Alteration 1-6 and 9]

Action: Approved. Vote: 8 ayes, 0 nays

D. 903 Michigan Ave. # 6 (LSHD) Case # 20PRES-0020 - Peter Dobson applies for a Certificate of Appropriateness to replace fourteen (14) wood windows (to include double hung, casement and picture wood windows) with fibrex composite replacement windows on the rear east façade, the front west façade and the south façade Applicable standards: [Alteration 1-6 and 9]
Action: Approved. Vote: 7 ayes, 1 nay (Commissioner Reinhold)

E. 1036 Forest Ave. (LSHD) Case # 20PRES-0015 - John Eifler applies for a Certificate of Appropriateness for the construction of a new single-family home in the Lakeshore Historic District. The design of the house is based upon historical massing and materials that are prevalent in the Lakeshore Historic District. The house is set back from the street to align with other homes on the block, and is made up of a traditional gabled sloped roof with solar panels facing south and front porch to reflect the design of adjacent homes. Windows are subdivided with mullions and arranged in historically-based bays that are centered on the facade. The exterior materials consist of a stone base or water table, with exterior plaster (stucco) above. Applicable standards: [Construction 1-11, 13, 14 and 16]

Action: Approved. Vote: 7 ayes, 1 nay (Commissioner Bodan)


Action: Approved. Vote: 8 ayes, 0 nays.

5. STAFF REPORTS

A. Preservation and Sustainability Collaboration - Update

B. Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural landmarking, honoring some businesses and other historically significant sites in the 5th Ward - Update

6. DISCUSSION (No vote will be taken)

A. 2020 Preservation Commission Retreat

7. ADJOURNMENT

Action: The meeting adjourned at 10:05 pm on Tuesday, February 11, 2020.
Vote: 8 ayes, 0 nays

Next Meeting: TUESDAY, March 10, 2020 at 7:00 P.M. (Subject to change)