MEETING MINUTES
EVANSTON PRESERVATION COMMISSION
Tuesday, July 18, 2017
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404
7:00 P.M.

Members Present: Robert Bady, Elliott Dudnik, Ken Itle, Julie Hacker, Sally Riessen, Hunt Mark Simon, Tim Schmitt, Karl Vogel, and Diane Williams

Members Absent: Elliott Dudnik, Ken Itle and Karl Vogel (arrive to the meeting later)

Staff Present: Scott Mangum, Planning and Zoning Administrator, Division Manager
Carlos Ruiz, Senior Planner/Preservation Coordinator

Presiding Member: Diane Williams, Chair

CALL TO ORDER / DECLARATION OF QUORUM

Chair Williams called the meeting to order at 7:08 pm with a quorum present.

OLD BUSINESS


At the request of the applicants, Commissioner Schmitt made a motion to continue 917 Edgemere to August 15, 2017, seconded by Commissioner Riessen Hunt. The motion passed: Vote: 6 ayes, 0 nays.

B. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. Exterior remodeling for ADA accessibility; partial 3rd floor/attic addition; updated front and rear facades; new elevator for ADA accessibility. Requires Zoning Variations: 6-8-2-4 special use permit for a religious institution required due to increase in building/impact 6-8-2-9-A Maximum height permitted is 35' to peak or 2.5 stories, whichever is less Proposed height 35' to peak of roof (excluding front parapet and elevator overrun) However, knee-wall exceeds 3’ and therefore constitutes a full 3rd story 6-18-3 Exterior knee-walls shall not exceed three (3) feet in height. 6-8-2-8-B-3 15’ interior side yard setbacks required for non-residential structure Propose 5.4’ north interior side yard setback and 9.5’ south interior side yard setback 6-4-1-9-A-3 Block average's front yard setback (to house facades, not porches) is 34’ Proposed front yard setback 26.9’ (extending higher than existing) Applicable standards: [Alteration] 1-10; [Construction] 1-16; [Demolition] 1-5; [Zoning Variation] A and C.
At the request of the applicant, Commissioner Bady made a motion to continue 2014 Orrington Av. to August 15, 2017, seconded by Commissioner Schmitt. The motion passed: Vote: 8 ayes, 0 nays.

**NEW BUSINESS**

**A. 1251 Lakeshore Blvd. (LSHD) –** Shane Cary, applicant. This is a City of Evanston project. The existing exterior windows are replacement windows which were installed in 2003. The proposed replacement windows to be installed are Marvin aluminum clad wood windows. Commission’s role per Preservation Ordinance section 2-8-3 (G) Powers and Duties 23. To review and comment to the appropriate department or agency concerning City projects or activities affecting landmarks or districts or areas, properties, structures, sites or objects eligible for designation as landmarks or districts. Applicable standards: [Alteration] 1-10.

Shane Cary presented the application to repoint cracks between bricks on the first addition’s south elevation. The existing windows are replacement windows; they have rotted at the base. The windows will be replaced with aluminum clad wood windows, with simulated divided lights. Also, replace the front door with a wood panel door with an arched top transom, and installing aluminum gutters with downspouts on the south side. Also repointing and reflashing the chimney.

Commissioner Hacker made a motion to recommend the alterations [at 1251 Lakeshore Blvd.] as the standards of alteration 1-10 are met, seconded by Commissioner Bady. The motion passed. Vote: 6 ayes, 0 nays.


Scott Walker presented the application, as described above. The existing rear screen porch is proposed to become a four season structure. The exterior will match the stucco finish with the same batten profile and size as on the main house. The new windows are 8/1 (SDL) double hung wood windows to match the existing second floor windows. Of the thirteen existing screens, five will be replaced with windows, and eight with stucco panels.

Commissioner Simon made a motion to issue a COA for alterations for 1022 Michigan Av. to remove screens and storm windows from the 2nd story sleeping porch. Enclose porch with wood Marvin windows and stucco panels to match existing, in accordance to the applicable standards of alteration 1-10, seconded by Commissioner Hacker. The motion passed. Vote: 6 ayes, 0 nays.

Commissioner Simon made a motion to issue a COA for demolition for 1022 Michigan Av. for the demolition of the existing second story porch, necessary to accomplish the
alterations, in accordance to standards [of demolition] 1-5, seconded by Commissioner Bady. The motion passed. Vote: 6 ayes, 0 nays.


Beth Bodan, owner, presented the application to demolish an existing garage and construct a new garage with a gable roof to match the main house roof.

Commissioner Schmitt made a motion to issue a COA for the project at 1239 Judson Av. in that standards for construction 1-5, 7, 8, 10-13, and 16 apply, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 7 ayes, 0 nays (including Commissioner Vogel).

Commissioner Schmitt made a motion to issue a COA for the project at 1239 Judson Av. in that standards for demolition 1-5 apply, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays

**D. 1210 Michigan Av. (L/LSHD)** – Catherine Brinson, Applicant. Construct a new 20’x20’ detached garage at the rear of the property. The garage will have a gable roof with 12” overhangs, asphalt shingle roof, LP Smartside (color to match house), and wood single-hung windows. The roof pitch of the garage will be 10/12 to match the house roof. Applicable standards: [Construction] 1-5, 7, 8, 10-13, and 16.

Catherine Brinson, owner presented the application for the construction of a 2-car garage (on the southwest area of the lot) with a gable roof to match the gable roof on the house, with exterior wood siding finish and with the same reveal as the house siding, and double hung windows to match the windows on the house. The new garage door is a carriage door.

Commissioner Bady made a motion to issue a COA for the property at 1210 Michigan Av. for construction, the applicable standards [of construction] 1-5, 7, 8, 10-13, and 16 [apply], seconded by Commissioner Simon. The motion passed. Vote: 7 ayes, 0 nays.

**E. 1224 Dempster St. (RHD)** – Isamu Kimura, applicant. On west façade: demolition of existing concrete entrance stairs; raise platform and railings. Construct a roofed entry and an accessible concrete ramp and railings; new concrete entrance stair with handrail; new raised planting bed; reconfigured concrete landing; new canopy roof attached to existing façade; new entrance doors at existing door opening. New sidewalk paving with security bollards and re-stripping of existing parking lot. Closing of existing north entrance to the building, including removal of existing doors and replacement with new window and compatible stone infill. Requires Zoning variance 6-8-2-7 Maximum allowed building lot coverage is 30% (existing is 31.4%); proposed 32.3% building lot.

Isamu Kimura presented the application as described above. Beth Emet Synagogue is composed by two buildings: a 1954 main school building, and a 1963 addition with the prominent copper roof. A concrete landing, stairs, railing and doors on the west facade will be removed. This facade will be reconfigured with an entrance stair, railing, ramp and canopy roof. On the north elevation, the main entrance will be reconfigured as a window. Materials are: new copper roof, metal railings, and sandblasted concrete.

The project requires Zoning variance for: 6-8-2-7 Maximum allowed building lot coverage is 30% (existing is 31.4%); proposed 32.3% building lot coverage.

Commissioner Simon made a motion to issue a COA for 1224 Dempster for alteration on the west facade to raise platform and railings. Construct a roofed entry with accessible concrete ramp, new entrance stair and other improvements. Also, closing the existing entrance to the building, including: removal of existing doors and replacement with new window and compatible stone infill, in accordance with applicable standards for alteration1-10, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 7 ayes, 0 nays.

Commissioner Simon made a motion to issue a COA for 1224 Dempster for construction of new entrance way and other improvements previously described, in accordance with applicable standards for construction 1, 3, 5-8, 10, and 12-15, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

Commissioner Simon made a motion to issue a COA for demolition for 1224 Dempster of the existing concrete entrance stairs, and other improvements previously described, in accordance to standards of demolition 1-5, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 7 ayes, 0 nays.

Commissioner Simon made a motion to recommend the Zoning variance necessary to increase the proposed building lot coverage to 32.3%, seconded by Commissioner Bady. Commissioner Simon amended his motion to include that Zoning standards A and C applied, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

APPROVAL OF MEETING MINUTES of May 16, and June 20, 2017.

Commissioners Itle and Dudnik arrive to the meeting at 7:55 pm. (They were representing the Commission at the City’s kick off Street Light Master Plan meeting that evening.)

Commissioner Hacker made a motion to approve the May 16, 2017 meeting minutes as corrected, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 2 abstentions.
COMMITTEE REPORTS (Working Groups)

A. Preservation Ordinance Review / Rules and Procedures Subcommittee

- Update: The Subcommittee has completed the review of the Preservation Ordinance. A clean copy of the text amendments will be transmitted to the Law Department for their review. The subcommittee started the review of the Rules and Procedures.

- Setting date and time for next meeting: The next Subcommittee meeting was scheduled on Friday, August 11, 2017 at 8 am.

VOLUNTEER REPORTS

Design Guidelines Volunteers – Update

The Volunteers received comments from City staff on the proposed upgrades to the Historic Preservation pages on the City’s website, and they will meet to discuss these comments and report back to the Commission.

STAFF REPORTS

A. 2771 Crawford Avenue – Nomination for Listing in the National Register (update)

On June 30, 2017 the Illinois Historic Sites Advisory Council (IHSAC) has recommended to the National Park Service that 2771 Crawford Avenue be listed in the National Register of Historic Places.

B. 2017 Preservation & Design Awards – July 24, 2017 Awards Presentation (update)

The Preservation & Design Awards reception and presentation of the awards will be held on Monday, July 24, 2017. The reception at 6 pm, 2nd floor Gallery. Awards presentation, in Council Chambers, will follow the Administration & Public Works Committee(A&PW) meeting.

C. CMAP Workshop – June 27, 2017 (update)

The Chicago Metropolitan Agency for Planning (CMAP) held a forum in Evanston on June 27, 2017 to discuss and gather comments from the Northshore communities regarding the ‘On to 2050’ Report.

D. The NACP Forum 2018 - Des Moines, Iowa, July 18-22, 2018

E. National Preservation Conference (NTHP) - Chicago, November 14-17, 2017
Chair Williams informed the Commission that Congress is having hearings on tax credits. Today was a hearing specific to the National Historic Preservation Act, Section 106. Chair Williams encouraged Commissioners to express to elected officials their support for historic tax credits and the regulatory framework that is created by the National Act.

DISCUSSION (No vote will be taken)

A. Future Preservation Commission meetings in 2018

Starting January 2018, the Preservation Commission meeting will be held at the Council Chambers. Meetings will be video recorded.

ADJOURNMENT

 Commissioner Dudnik made a motion to adjourn at 8:10 pm on July 18, 2017, seconded by Commissioner Dudnik. The motion passed. Vote: 9 ayes, 0 nays.

Next Meeting: TUESDAY, August 15, 2017 at 7:00 P.M. (Subject to change)

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator