MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, August 29, 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, Mark Simon, Tim Schmitt, and Diane Williams

Members Absent: Sally Riessen Hunt and Karl Vogel

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 7:02 pm with a quorum present.

OLD BUSINESS


At the request of the applicant Commissioner Hacker made a motion to remove this item from the Commission’s agenda, seconded by Commissioner Simon. The motion passed. Vote: 6 ayes – 1 abstention (Commissioner Schmitt).

B. 2014 Orrington Av. (NEHD) – Dov Hillel Klein, applicant. Exterior remodeling for ADA accessibility; partial 3rd floor/attic addition to accommodate needed spaces; 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 rear 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 for additions, front porch, rear balcony. 6-4-1-9-A-3 Block average’s front yard setback (to house facades, not porches) is 34’ and existing setback is 27.3’. Proposed front yard setback 27.3’ (extending higher than existing). 6-4-1-9-B Eaves may extend 10% into a setback or a minimum of 6”. Front porch eave setback = 27.6’. Proposed front porch eave setback is...

Rabbi Klein and Kiril Mirintchev, architect, presented the project for remodeling and adding an attic floor to the building at 2014 Orrington. The 2-flat building was purchased 40 years ago as a Synagogue and student center. In 1985, after a decision by the United States Supreme Court, the Synagogue and student center opened its doors. The Chabad Center serves four distinct populations: 1) Synagogue community 2) students, faculty and staff of Northwestern University, 3) the secular Jewish community of Evanston, ad 4) the overall Evanston community.

Rabbi Klein said they need to add space for making the building accessible with a ramp and elevator, dedicated rooms for the different activities, classrooms, ADA bathrooms, office space for their staff, an appropriate kitchen(s) and a Sanctuary and meditation space. To this end, instead to making the building longer, a partial third floor is being added. The original plan was developed with the input of City administrators, community members and neighbors. The design has a strong Synagogue feel and it blends with the existing landscape. Based on the input from neighbors, architect Kiril Mirintchev redesigned the front of the building for a more residential feel than a Synagogue feel. At the time the revised design was presented at the neighborhood meeting, no one objected.

K. Mirintchev said because the Zoning limitation of height in a residential zone, the proposed attic is not a full floor. However, Zoning considers it a third floor. The existing setbacks are smaller than required, 7’ and 5’, where 15’ is required. The height is 35’.

He described the Zoning Variations as listed above.

The floor plans add an attic floor with classrooms and offices. The floors below become accessible; there is an elevator and a ramp outside. With the remodel there will be a better entrance, Sanctuary, library, and kitchen. The proposed attic will not be visible from the street because the existing parapet walls will block its view. The front elevation has a residential feel with a new dormer and a combination of gable and hip roofs with the same line of eave as all the buildings on the block have. The existing brick side walls remain. The front pilasters and structural columns will remain. The two columns on the side will be shorten and the middle one stops even shorter at the new roof for the new front dormer above.

K. Mirintchev said they removed from the front elevation the elements that are not characteristics of the neighborhood (the front element with its large windows, stucco window sills, and the partial roof). Instead, the gable roof with the dormer on the front is proposed. The side walls remain almost the same and the rear addition elevation corresponds with the brick buildings across the alley. On the front elevation the new large gable roof with a projecting eave reduce the bulkiness of the building. The materials are: brick on the front, stucco at the rear addition, and standard shingles for the roofs. All the front elements are wood; the windows are dark bronze aluminum with tinted glass.
Public Comments:
Jack Weiss of 813, #2 Forest Av. said the proposed design fails to meet standards of alteration 1, 9 and 10; and standards of construction 1, 2, 4, 8 and 10.

Rob Biesenbach of 2011 Orrington said his concern is about the aesthetic of the design. There is too much glass and the design is not quite fitting with the residential character of the neighborhood. He suggested continuing working on the design.

Dave Mack of 2015 Orrington concurred with Rob Biesenbach’s remarks. He said the building is an eyesore and needs work.

Patricia Atkins of 2005 Orrington said that after the two neighborhood meetings, she found the designs of the enlarged space and raised roof, advancing front, and altered windows, to be out of character and incompatible with the neighborhood and its single family residential character. The design does not meet standards of alteration 1, 2, 3, 6, 9 and 10. Ms. Atkins objected to the Institutional uses, specifically the classroom and offices associated with the proposed design.

Kiril Mirintchev said the proposed front elevation blends in the residential neighborhood, but the function of the building is different with a little bit of expression of its functionality. The proportion width and height are the same as some the buildings on the block. The look is different because its function.

Commissioner Simon asked about the buildings across the alley. K Mirintchev said the buildings are four-story brick buildings. Commissioner Simon wondered how to apply preservation standards on a building that is a non-contributing structure to the district. Chair Williams said that, to some degree, it is about the context. Commissioner Dudnik questioned whether the Commission should review this as a residential building, when it is not. Commissioner Hacker said it is about looking at the buildings on the block, looking at the proportion of the windows and such.

Commissioner Dudnik said the proposed front elevation is busy with a dormer of one type, another dormer of a different type. The other issue is the scale of the second floor; the dormer is over scaled. The windows on the second floor, compared to the windows on the first floor, are out of scale. If the Commission were to review the front elevation in a residential context, then it is a problem. On the front elevation the roofs seemed to be of the different height. On the side elevation all of roofs are lined up. K. Mirintchev clarified that the front elevation shows the roofline that is at the rear of the building as well.

Commissioners discussed particularly the proposed large dormer on the front elevation as being out of scale, the excessive amount of glass on the second floor and attic, the mismatch style of the existing first floor and the proposed second floor with different roof lines. Commissioners suggested simplifying the design for it to be more compatible with residential context of the block, and yet still express the function and the Chabad House use.
Commissioner Bady made a motion to continue the item to September 19, 2017, seconded by Commissioner Simon. The motion passed. Vote: 7 – 0.

NEW BUSINESS

A. 1700 Asbury Av. (RHD) – Brock Hopma, applicant. Replace: existing asphalt roof with Brava Synthetic slate; existing asphalt turret with standing seam copper; aluminum ½ round gutters with ½ round copper gutters. Synthetic slate closely resembles real slate, but is less weight. Roof structure does not need to be reinforced. Applicable standards: [Alteration] 1-10.

Jonathan Schlack, owner, presented the application. The house was built in 1888 in the Queen Anne style. There was a turret on the northeast corner of the house and a wrap-around porch. The current roof is asphalt and it leaks. He looked at asphalt, slate, and cedar roofing materials. J. Schlack believed that after his research for the current Tudor Revival style home (with the Tudor Revival makeup in the 1920s), the manufacture slate is appropriate. The slate will not work on the turret because is too steep for the slate. Copper will be used on the turret instead. All gutters and downspouts will be copper. There are six different molds for the manufactured slate to make look as natural as possible.

Commissioner Iltle made a motion to issue a COA for 1700 Asbury Av. for the roof replacement project with synthetic slate, standing seam copper on the turret, copper gutters and flashings; standards for alteration 1-10 apply, seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.


John Gay, architect, presented the application. The project includes: rebuilding the front stairs, replacing the East portico limestone slabs, new stairs ADA compliant and railings at the proper, and lighting the façade with LED light. Proposed material for the stairs is Indiana limestone enriched with dolomite.

The asphalt topping at North and south corner of the portico will be removed. The nine stones in the center will be replaced. The stairs, landings and rails are being removed. The planters’ podium is being restored. The railing is being replaced with a wrought iron handrail with a diamond pattern (on selected locations) and at the proper height.

Commissioner Iltle made a motion to approve a COA for the project at 1490 Chicago Av. / 600 Grove St. to replacing limestone steps with the new stone, restoring limestone in planter podium walls, replacing the wrought iron railing and guardrails, and adding two multi-globe light standards. Standards for alteration 1-10 apply, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.
Commissioner Itle made a motion to approve a COA for the project at 1490 Chicago Av. / 600 Grove St. for demolition as previously described. Standards for demolition 1-5 apply, seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.

C. 1011 Forest Av. (LSHD) – DonnaLee Floeter, applicant. Construct a one-story addition and new wood deck with pergola at rear of existing 2 ½-story stucco single family residence. Relocate front door 3’-6” farther south along façade (at location of existing window). Door location to be filled in with window and stucco to match existing. Applicable standards: [Alteration] 1-10; [Construction] 1, 3, 5, 7, 8, 10, and 12-16; [Demolition] 1-5.

Drina Nikola, project designer, presented the project for removing from the rear of the house an attached mudroom to construct a one-story addition. This addition includes: laundry room, a master suite and fully accessible bath, and a porch with a pergola. For future planning there will be a lift in the back yard.

The location of the front entry door and adjacent window will be flipped. On the south elevation first floor, two existing double hung windows will be replaced with casement windows. The addition’s entry and stairs to the deck are on the south elevation. On the rear east elevation, the second floor windows are reduced for the roof on the addition.

Commissioner Hacker said the proposed addition seems out of keeping with the existing house, including the articulation of the windows and the scale of it. D. Nikola said those windows are for a stairway and landing. Regarding the two existing second floor windows, Commissioner Dudnik wondered whether a roof on the addition with the same slope as the house roof will be possible. Commissioner Itle said the addition was planned for the interior spaces. But it does not relate to the architecture of the house; none of the windows or door openings is similar, nor is the roof similar.

The Commission discussed with the applicant the proposed rear addition’s roof line and fenestration as not being compatible with the style of the main house. The Commission suggested revising the roofline articulation and changing the windows to double hung windows. The alteration to the front elevation (flipping the location of the front door and the double hung window) was not an issue.

Commissioner Bady made a motion to continue the item to September 19, 2017, seconded by Commissioner Itle. He motion passed. Vote: 7 – 0.

APPROVAL OF MEETING MINUTES of June 20 and July 18, 2017.

Commissioner Dudnik made a motion to approve the June 20 and July 18, 2017 meeting minutes as edited, seconded by Commissioner Bady. The motion passed. Vote: 7 – 0.

COMMITTEE REPORTS (Working Groups)

A. Preservation Ordinance Review / Rules and Procedures Subcommittee
- Update
- **Setting date and time for next meeting:** The Subcommittee will meet on September 7, 2017 at 8 am to continue its review of the Rules and Procedures.

**VOLUNTEER REPORTS**

A. Design Guidelines Volunteers – **Update:** The volunteers submitted the PDF documents regarding information on historic preservation to City staff to upload them on the Commission’s webpage. Staff will post the documents as soon as possible.

**STAFF REPORTS**

A. **2017 Preservation & Design Awards** – Staff reported that the awards reception and presentation was held on July 24, 2017. For 2018 the reception will be held separately from City Council to improve the experience for the award recipients. The video of the award recipient projects was a success.

B. **National Preservation Conference (NTHP) - Chicago, November 14-17, 2017 (update)** – Carlos Ruiz is registered to attend the conference.

**DISCUSSION** (No vote will be taken)

A. **Future Preservation Commission meetings in 2018 (Update)**
   Starting in January 2018, the Commission meetings will be held on the second Tuesday of the month at City Council Chambers. The meetings will be video recorded.

**ADJOURNMENT**

Commissioner Schmitt made a motion to adjourn the meeting at 9:20 pm, seconded by Commissioner Hacker on Tuesday, August 29, 2017. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator