MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, January 9, 2018
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room G300
7:00 P.M.

Members Present: Diane Williams, Ken Itle, Jamie Morris, Suzi Reinhold, Mark Simon, and Karl Vogel

Members Absent: Robert Bady, Elliott Dudnik Julie Hacker, Sally Riessen Hunt, and Tim Schmitt

Staff Present: Carlos Ruiz, Senior Planner/Preservation Coordinator

Presiding Member: Diane Williams, Chair

CALL TO ORDER / DECLARATION OF QUORUM

The meeting was called to order at 7:10 pm with a quorum present

2. ELECTION OF 2018 PRESERVATION COMMISSION OFFICERS AND ASSOCIATE MEMBERS

Chair Williams said that Commissioner Schmitt nominated via email: Commissioner Itle as 2018 Chairperson, Commissioner Simon as Vice Chairperson and Commissioner Hacker as Secretary.

Carlos Ruiz said that Commissioner Hacker, also via email, expressed her desire for serving as a Commissioner only.

Commissioner Itle nominated Diane Williams as Chair. Chair Williams said she will accept with the caveat that all the work has to be distributed among Commissioners. Such as: Review of COA applications for completeness, the Awards Program, etc.

Commissioner Reinhold made a motion nominating Diane Williams as Chair, Ken Itle as Vice Chair and Mark Simon as Secretary, seconded by Commissioner Vogel. The motion passed. Vote: 6-0.
Chair Williams said regarding Associate Commissioners, from a policy stand point, the City is discontinuing Associate Commissioners for all Commissions, including the Preservation Commission. Because of that policy decision, the Ordinance revision does not include a provision for Associate Commissioners.

The Commission will hold the Associate Commissioner applications, because the Council has to approve the Ordinance as revised. The Commission really wants to have and retain the expertise of former Associates and Commissioners as a volunteer pool that the Commission could tap for expertise.

Chair Williams said that the Commission is very grateful to former Associate Commissioners for their time and expertise they have given, a role that will continue as volunteers.

3. OLD BUSINESS

A. 708 Forest Av. (LSHD) – Sebastian Koziura, applicant. Re-build back porch and deck. Tear down existing 3-car garage (detached) and build new 3-car garage (detached) Applicable standards: [Alteration 1-10]; [Construction - Garage 1- 4, 7, 8, 10- 13 and 16] and [Demolition 1-5].

Sebastian Koziura, contractor, presented the application for a covered back porch and renovation, demolition of the existing garage and construction of a new 3-car garage. The deck on the southwest corner of the house will be rebuilt. The revised application shows more details such as the connection between the house and the porch roof, columns and handrail. The deck was raised; consequently there is less difference between the main roof deck and the side deck.

Commissioner Itle made a motion to issue a COA for the project at 708 Forest Av. as described above. Standards for alteration 1-10 apply, seconded by Commissioner Simon. The motion passed. Vote: 6 ayes, 0 nays.

Commissioner Itle made a motion to issue a COA for the construction of a 3-car garage at 708 Forest Av. Standards for alteration 1- 4, 7, 8, 10- 13 and 16 apply, seconded by Commissioner Simon. The motion passed. Vote: 6 ayes, 0 nays.

Commissioner Itle made a motion to issue a COA for the demolition of the existing 3-car garage at 708 Forest Av. Standards for demolition 1- 5 apply, seconded by Commissioner Simon. The motion passed. Vote: 6 ayes, 0 nays.

B. 321 Hamilton St. (LSHD) – Stan Bernshteyn, applicant. Replace existing windows as necessary; rebuild front porch, repair facade exterior siding and stucco-like material. Construct a 10’x15’ deck in the back of the home. Install sliding door at rear of the home. Replace roof asphalt shingles repair or replace existing fence. Applicable standards: [Alteration 1-10] and [Demolition 1-5].
Stan Bernshteyn presented the application and said that by the Commission’s recommendations at the December 19, 2017 meeting, they simplified the proposed window to 4/1 grid pattern, the bump out on the east side has now horizontal wood siding. Also, the front door and the window to the right of the front door are damaged beyond repair and they will be replaced. The proposed dormer on the west elevation will be removed from the permit drawings.

Commissioner Simon made a motion to approve alteration at 321 Hamilton as described above and the elimination of the west elevation dormer, in accordance to standards for alteration 1-10, seconded by Commissioner Itle. The motion passed. Vote: 4 ayes, 2 nays.

Commissioner Simon made a motion to approve the demolition at 321 Hamilton as necessary to accomplish the alterations, in accordance to standards for demolition 1-5, seconded by Commissioner Reinhold. The motion passed. Vote: 6 ayes, 0 nays.

C. 2301 Sherman Av. (NEHD) – Douglas Ruther, Applicant. New 20’x24’ single-story family room addition at rear of house, and a new 12.5’ x 24’ deck. Install on the existing house 3 new window openings in the kitchen and dining room. Demolish existing garage. Applicable standards: [Alteration 1-10]; [Construction 1, 3, 5, 7, 8, 10, 12, and 13-15]; and [Demolition 1-5].

Douglas Ruther, architect, and Constantine Pappas, owner, presented the application for a 20’x24’ single story addition with a basement below and a 12.5’x24’ deck at the rear of the house. The Commission’s recommendation at the December 19, 2017 meeting was to eliminate the gable and have a hip roof as the main house. The addition has now a hip roof with a hipped dormer. Same windows all around the first floor and the dormer window with divided lights similar to the dormer window on the main roof.

Also, the application includes the demolition of the existing garage. Constantine Pappas said they don’t have definite plans to build a new garage.

Commissioner Itle made a motion to issue a COA for the project at 2301 Sherman Av. for the alterations related to construction of a new 20’x24’ family room addition at the rear and new deck, installation of new windows in the kitchen and dining room, Standard for alteration 1-10 apply, seconded by Commissioner Reinhold. The motion passed. Vote: 6 ayes, 0 nays.

Commissioner Itle made a motion to issue a COA for construction at 2301 Sherman Av. for new rear addition. Standard for construction 1, 3, 5, 7, 8, 10, 12, and 13-15 apply, seconded by Commissioner Vogel. The motion passed. Vote: 6 ayes, 0 nays.

Commissioner Itle made a motion to issue a COA for demolition of the existing garage at 2301 Sherman Av. Standards for demolition 1-5 apply, seconded by Commissioner Morris. The motion passed. Vote: 6 ayes, 0 nays.
NEW BUSINESS

A. **555 Lincoln St. (L/NEHD) Advisory Review for City Project** – Anil Khatkhate, applicant. Overhead doors facing Milbourn St. will be replaced with steel overhead doors. New door design will have matching features of existing wood folding door. One wood folding door and one steel overhead door will be replaced. Applicable standards: [Alteration 1-10] and [Demolition 1-5].

Anil Khatkhate, City of Evanston, Engineering and Infrastructures, presented the application for 555 Lincoln St., the Water Treatment Plant, to replace two doors on Milburn St. One is a wood folding door, and the second is a steel folding door. Both replacement doors match the existing original wood door.

Commissioner Reinhold made a motion recommending City Council for the replacement of the steel overhead doors with the new door design, matching features of the existing wood folding door, with applicable standards of alteration 1-10, seconded by Commissioner Simon. The motion passed. Vote: 6 ayes, 0 nays.

Commissioner Reinhold made a motion recommending City Council for demolition of the steel overhead doors, with applicable standards of demolition 1-5, seconded by Commissioner Simon. The motion passed. Vote: 6 ayes, 0 nays.

B. **1239 Asbury Av. (L/RHD)** – Michael Finnegan, applicant. Subdivide synagogue property from SFR and with a new 2-car parking pad. **Major Zoning Variations required:** 6-8-2-7 Maximum building lot coverage in the R1 District is 30%. House property - complies with 23.8% Synagogue property - existing 32.3% (variation granted) & 33.3% proposed. Major Variation required. 6-8-2-10 Maximum impervious surface coverage in the R1 District is 45%. House property - complies with 40.0%. Synagogue property - existing 63.8% (legal-nonconforming) & 65.6% proposed. Major Variation required. 6-8-2-8-B-3 15’ south interior side yard setback required for open parking for nonresidential use. 5’ south interior side yard setback (existing parking) proposed to new property line. Major Variation required. Applicable standards: [2-8-12 (B) 1. (a) – (e) and (B) 2.], and [Zoning Variance A, B, and C].

Stopher Bartol, representing Beth Emet, said they were initially ready to tear down the house, until they met with the City’s Preservation and Zoning staff, when they discussed other possibilities for the property. S. Bartol discussed the following:

**Background:**
- 1950 Beth Emet formed. Evanston’s first Synagogue.
- 1958 (January) Dr. Martin Luther King with no place to sleep, stayed overnight with his entourage in Beth Emet Synagogue.
- In the 1950s, the City informed Beth Emet that in order to remain in Evanston, it would need a parking lot, big enough to accommodate one car for every two people that might expect on its busiest night.
• Beth Emet bought the property at 1239 Asbury Av. with the idea that one day it will be used as a parking lot to fulfill the City’s requirements.
• At some point the City informed Beth Emet that it would restrict demolition of the house, leading to a half century exercise of what to do with the property, for which the Synagogue had no real need.
• Along with Beth Emet, a playground was introduced behind the house.
• The house today is in tear down condition, uninhabited, in a residential neighborhood, with current and viable used for storage.
• The property does not generate tax revenue for the City.
• Due to the property’s landmark status, and because of its location (Ridge Historic District), and the prominence of its architects (Tallmadge and Watson, Architects), what could be done with the house is restricted.
• Over the years the house was rented and later used as a women’s shelter.

Solutions:
• For the last 18 months Beth Emet representatives have conversations with City staff (Preservation, Zoning, Building and Inspection), structural engineers, Aldermen, neighbors, realtor, and feedback from Design and Plan Review Committee.
• As a result Beth Emet will give up part of the playground if a buyer could be found.
• The City will allow the lot to be divided.
• Put the property in the market this winter.
• Find a buyer who would want to purchase a newly created lot and renovate a Tallmadge and Watson home.

Benefits:
• If successful, a historic home would be preserved.
• A new property is added to Evanston’s tax base.
• Beth Emet receives fair compensation for the sale which could invest in maintaining its existing place of wordship.
• A vacant and slowly decaying structure would be removed that otherwise would become an increasing liability to the neighborhood.

If turns out that there is no demand for such a home, Beth Emet would look to the City with the help of the Preservation Commission and consider other options, which could ultimately include tearing down the structure, expanding the playground area, and adding landscaping to the property.

Applicable Preservation and Zoning Standards:

Stopher Bartol discussed the Preservation Standards:

2-8-12. - REVIEW OF APPLICATIONS FOR SUBDIVISION, RESUBDIVISION OR CONSOLIDATION.
(B) The Commission shall review the application for subdivision, resubdivision or consolidation based on the following standards:

1. The design of the subdivision, resubdivision or consolidation shall:

   (a) Preserve, adaptively use, or otherwise protect the landmark, or area, property, structure, site or object in the district; and

   **Response:** The goal is to get approval for the lot to be subdivided to allow somebody to be able to purchase the property to do the renovation. No functional changes to the property are being proposed at this time. The purchaser of the home would come before the Commission for approval of the renovations. The contingency of the sale will probably be having the purchaser getting Preservation Commission approval for changes to be made.

   (b) Provide the location and design of new structures and objects that are visually compatible with the landmark or areas, properties, structures, sites and objects in the district; and

   **Response:** A parking pad is being proposed. No changes being proposed to the landmark structure.

   (c) Not result in blocking or otherwise obstructing, as viewed from a public street or public way, the critical features of the landmark or area, property, structure, site or object in the district; and

   **Response:** As a result, there will be visual obstructions either.

   (d) Preserve and protect the critical features of the streetscape associated with the landmark, or area, property, structure, site or object in the district; and

   **Response:** The aim of the subdivision is to preserve the landmark structure.

   (e) Not adversely affect traffic patterns, Municipal services, adjacent property values, or the general harmony of the District.

   **Response:** The subdivision will not adversely affect travel patterns, even with the front facing driveway.

**Applicable Preservation and Zoning Standards:**

Stopher Bartol did not discuss but referred to the application to address the Zoning Standards (Application attached). Chair Williams noted that S. Bartol had addressed these standards to some degree with the previous answers.
6-15-11-5. - RELATIONSHIP TO SPECIAL USES AND VARIATIONS.

(A) Is necessary and/or appropriate in the interest of historic conservation so as to not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts; or

(B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation; and

(C) Will not be materially detrimental to the public health, safety, and welfare, or injurious to property in the district or vicinity where the property is located.

Comments and Discussion:
Anne Earle (from the audience) suggested contacting Landmarks Illinois to request their support on the proposed subdivision and rehabilitation of the landmark house. Chair Williams said that the property could be eligible for the Tax Freeze as an incentive for potential purchaser. For the Tax Freeze they will need to work with the State Historic Preservation Office, as well as the Preservation Commission, to make sure the work to be done qualifies. Commissioner Simon noted that the new lot is compliant with Zoning.

Zoning Variations:
Regarding the Zoning Variations, Stopher Bartol said they have to do mainly with lot coverage and impervious surface. Today the Synagogue complies; when the property is divided, the new property complies. When the new property is removed form Beth Emet it creates the Zoning issues including the setback (parking).

Commission’s Actions:
Commissioner Itle made a motion recommending the Evanston City Council to approve the proposed subdivision at 1239 Asbury Av. The applicable standards 2-8-12 (b) 1. (a) – (e) are met, seconded by Commissioner Simon. The motion passed unanimously, 6 – 0.

Commissioner Itle made a motion with a favorable recommendation to the Zoning Board of Appeals for the major Zoning variation related to building lot coverage 6-8-2-7. Standards 6-15-11-5 (A) to (C) apply, seconded by Commissioner Simon. The motion passed unanimously, 6 – 0.

Commissioner Itle made a motion with a favorable recommendation to the Zoning Board of Appeals for the major Zoning variation related to maximum impervious surface coverage 6-8-2-10. Standards 6-15-11-5 (A) to (C) apply, seconded by Commissioner Morris. The motion passed unanimously, 6 – 0.

Commissioner Itle made a motion with a favorable recommendation to the Zoning Board of Appeals for the major Zoning variation for the interior side yard setback requirements
6-8-2-8-B-3. Standards 6-15-11-5 (A) to (C) apply, seconded by Commissioner Simon. The motion passed unanimously, 6–0.

C. 1037 Hinman Av. (LSHD) – Amy Mangold, applicant. Construction of new single family house and 2-car detached garage on vacant lot. Demolition of detached garage. Applicable standards: [Construction 1-13 and 16] and [Demolition 1-5].

Amy Mangold, architect, presented the application for the construction of a single family home, and the demolition of an existing garage at 1037 Hinman Av. The street block is very eclectic architecturally speaking. The proposed house is a modern Farm house with a prominent gable roof and cross gables which make up the other pieces of the house, which form the supporting parts to the main mass. The porch is a series of cross gables facing Hinman Av., a section behind is a screened porch. At the rear are a single story mud room and roof deck, and a single story family room with a gable roof. The main roof of the house is asphalt, the front porch roof is standing seam metal.

The main part of the house is cedar shake in solid stain, and all the trim is cedar. For the water table, the underside of the window sills is lap siding Hardi Board Artisan series. The windows are Marvin Integrity windows, made with Ultrex or fiber glass cladding. These windows are a better energy rated window with a higher energy performance. The windows have 7/8” simulated divided lights with a black space bar.

The existing garage will be demolished and a new 2-car detached garage with the same materials on the house, asphalt roof, cedar shakes and no water table.

Commissioner Reinhold said the one aspect she is not convinced, is the blank wall area on the second floor of the front elevation. Commissioner Morris suggested elevating the first floor. Commissioner Reinhold asked about the depth, how far the windows will be set in from the front façade. A. Mangold said the windows will be installed conventionally with a nailing fin at the face of the plywood. A 2”x8” trim or 1.5” of trim. The window is setback that distance from the face of the trim, 1” or 1 3/8”. The windows will not be set any further back.

Commissioner Itle asked about the windows on the open porch. A. Mangold said those are real windows, letting light into the front porch.

Public Comment:
George Young at 1033 Hinman, built in 1872 by Luther Greenleaf. G. Young said they are pleased with the design, which is complementary to the design of their home and support the project.

Commissioner Simon made a motion to issue a COA for 1037 Hinman Av. for construction of the new single family house and 2-cars detached garage on the vacant lot, in accordance to applicable standards for construction 1-13 and 16, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 0 nays.
Commissioner Simon made a motion to issue a COA for 1037 Hinman Av. for demolition of the existing garage, in accordance to standards for demolition 1-5, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 0 nays.

5. APPROVAL OF MEETING MINUTES of December 19, 2017.

Commissioner Simon made a motion to approve the December 19, 2017 minutes as corrected, seconded by Commissioner Morris. The motion passed. Vote: 6 ayes, 0 nays.

6. COMMITTEE REPORTS (Working Groups)


Chair Williams informed the Commission that the Subcommittee concluded its review of the Preservation Ordinance and the Rules and Procedures on January 4, 2018. The Law Department will prepare the draft documents for the Commission’s review at the February 13, 2018 meeting.

7. VOLUNTEER REPORTS

A. Design Guidelines Volunteers – Update

No update.

8. STAFF REPORTS

Carlos Ruiz informed the Commission with the following:
- A nomination for 2010 Dewey Av. for landmark designation (Family Focus) has been submitted. A letter and the nomination will be transmitted to the owner. The public hearing has been scheduled on Tuesday, February 13, 2018. Dino Robinson is the applicant.
- Starting in February 2018, the Commission meetings will be held at Council Chambers; the meetings will be recorded.
- The Awards program is fast approaching. He asked for nominations.
- An email from the SHPO announced that the CLG Grant applications will be available soon.

9. DISCUSSION (No vote will be taken)

No discussion.

10. ADJOURMENT
Commissioner Simon made a motion to adjourn the meeting at 9 p.m., seconded by Commissioner Vogel. The motion passed. Vote: 6 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz  
Senior Planner/Preservation Coordinator