MEETING MINUTES

HISTORIC PRESERVATION ORDINANCE REVIEW SUBCOMMITTEE OF THE EVANSTON PRESERVATION COMMISSION

Thursday, December 1, 2016
8:00 A.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

Members Present: Robert Bady, Tim Schmitt, Karl Vogel and Diane Williams
Members Absent: Sally Riessen Hunt and Ken Itle.
Staff Present: Carlos D. Ruiz Preservation Coordinator
Others Present: Julie Hacker and Stuart Cohen
Presiding Member: Diane Williams, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present Chair Williams called the meeting to order at 8:20 a.m.

2. APPROVAL MINUTES November 3, 2016

Commissioner Bady made a motion to approve the November 3, 2016 minutes, seconded by Commissioner Schmitt. The motion passed unanimously.

3. OLD BUSINESS

A. Historic Preservation Ordinance Review

1. Recap of Section 2-8-9. - STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS (A) Standards for review of alteration.

4. NEW BUSINESS

A. Historic Preservation Ordinance Review

1. Review of Section 2-8-9. - STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS
(B), (C), (D) and Section 2-8-10. - CERTIFICATE OF ECONOMIC HARDSHIP.

Subcommittee members discussed Section 2-8-9 (B) and made the following text amendments (new text) and deletions (deleted text):

2-8-9. - STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS.

(B) Standards for review of construction. In considering an application for a certificate of appropriateness for new construction and additions to existing buildings, the Commission shall consider only the following general standards, specific design guidelines, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection (E) of this Section:

1. **Height.** Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visibly related. public ways?

2. **Proportion of front facades.** The relationship of the width to the height of the facades front elevation shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

4. **Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front-facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

8. **Roof shapes and roof mounted equipment.** The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

9. **Walls of continuity.** Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related. [IHPA?]

11. **Directional expression of facades front elevation.** A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

12. **Original qualities.** For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved shall not be destroyed. The alteration of any historic or material or distinctive architectural features should be avoided when possible.

14. **Contemporary Innovative design.** Contemporary Innovative design for additions to existing properties shall not be discouraged when such additions do not destroy significant historic, cultural or architectural material, and such design is compatible.
with the size, scale, color, material and character of the property, neighborhood or environment. **Innovative new construction shall comply with the standards in this section 1-xx**

5. **PUBLIC COMMENT**

No public comment.

6. **DISCUSSION**

The following discussion points were made during the review of Section 2-8-9 (B) by paragraph (#)

(1) Change ‘visibly’ to ‘visually.’

(2) Commissioner. Hacker clarified that ‘additions’ will be included into standards of ‘construction.’

(3) Discussion about ‘public ways’ in relation to windows and doors. It was decided to leave the text as is.

Diane Williams: for clarity the standards for review apply to additions and to the construction of free standing structures

Make definition of construction more specific including additions.

Anything that is a structure would be under construction.

(4) Add text public way?

(5) Leave underlined text

(6) No change

(7) Leave underlined text

(8) Discussion on adding language that includes solar panels, environmental energy efficiency, and new technologies. Include structures or equipment added to a roof. The added text is generic and inclusive.

(9) The term “Walls of continuity” needs to be clarified. Chair Williams will consult with the IHPA. The language should supplement and be in context with Zoning.

Commissioner Schmitt said the term “Walls of Continuity” relates to setbacks of buildings.
(10) No change.

(11) The standard refers to the vertical or horizontal emphasis of facades.

(12) The text should be for additions.

(13) No change.

(14) Anything done today is 'contemporary.' Why the term is needed and what is its purpose. Is it needed at all? The term 'innovative' covers many things. The term 'Contemporary' has been substituted with the term 'Innovative.'

7. ADJOURNMENT

Commissioner Schmitt made a motion to adjourn the meeting at 9:15 am, seconded by Commissioner Bady. Motion passed unanimously.

The next Subcommittee meeting is January 5, 2017.

Respectfully Submitted,

Carlos D. Ruiz
Preservation Coordinator, Community Development Department