MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, May 8, 2018,
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

Members Present: Robert Bady, Elliott Dudnik, Julie Hacker, Ken Itle, Jamie Morris, Suzi Reinhold, Tim Schmitt, Mark Simon, and Diane Williams

Members Absent: Sally Riessen Hunt, and Karl Vogel

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

Presiding Member: Diane Williams, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM 7:04 pm

2. OLD BUSINESS

A. 629 Foster St. (NEHD) – Fernando Gertzenstein, applicant. Redesign of front facade and entry. The new design looks to create larger openings to bring in more natural light to the community spaces and reduce the demand for artificial lighting; by keeping the new modifications within the same proportions, heights, and materials. Applicable standards: [Alteration 1-5, 9 and 10]; [Demolition 1-5]

Mike Shively, architect and Rachel Hillman, Assistant Director of the facility presented the revised elevations. The designs of the front and side elevations were scaled back, yet still allowing natural light into the building. The new façade includes: Adding transom windows to the first floor; using the height of an existing double rowlock to establish the height for the new transoms; and raising a limestone header above the new transom windows. Also, on the 1st floor, the increased the entry door height features limestone panels above.

On the 2nd floor, using brick soldier course establishes the height for the new transom windows. On 2nd floor, the work is within the existing gable façade. Thicker mullions have been added to the new windows; while retaining the green color of the original windows.

On the front elevation, everything about the eaves and soffits is being retained with only the center is being replaced. On the left side elevation, transom windows have been
added, wrapping around the front elevation, similarly on the right side. Also, landscaping is being added on the front elevation to preserve residential scale of the street.

Commissioner Simon made a motion to issue a COA for 629 Foster St. for the redesign of the front façade and entry, creating larger openings and keeping the modifications within the same proportions, heights, and materials, in accordance with applicable standards: of Alteration 1-5, 9 and 10; and demolition 1-5 (as necessary), seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

3. NEW BUSINESS

A. 1228 Oak St. St. (L) – Hongchen Zhang, applicant. Replace damaged green and white aluminum and vinyl siding in 3, 4 and 8 inches exposure, gutters, downspouts, etc. Install new aluminum gutters/downspouts and new vinyl siding (same exposure throughout). Applicable standards: [Alteration 1-10].

Hongchen Zhang presented the application to remove the existing aluminum siding and replace it with premium Mastic vinyl siding. The existing stucco will be cleaned and repainted. The entire house currently has 3” vinyl siding and 8” aluminum siding, different fascia, and problems with the siding and insulation. The wood underneath is rotted. Most of the existing siding in the back is of different color. The upper portion is vinyl; all green color is aluminum.

Commissioner Hacker asked if the lower portion of bay is stucco. H. Zhang said, yes. Commissioner Dudnik asked if the trim around the windows will be vinyl. H. Zhang said the channel for the vinyl siding will be installed around the window wood trim.

Commissioner Schmitt moved to issue a COA for the project at 1228 Oak Av for the replacement of damaged green and white aluminum and vinyl siding, with the proposed vinyl siding and wrapped windows as described, and that the applicable standards are met for alteration 1-10, seconded by Commissioner Bady. The motion passed 8 ayes- 1 nay (Chair Williams).

B. 413 Grove St. (LSHD) – Jeffrey and Janet Clements, applicants. Add a single story six-foot addition to rear of home for new kitchen. The six wood windows are in the same style as the existing kitchen windows. The proposed addition requires a minor Zoning variance for lot coverage from 31.6% to 34.5%. Applicable standards: [Construction 1, 3, 7, 8, 10, and 12-15]; [Demolition 1-5]; [Zoning Variance A and C]

Jeff Clements presented application for a 6’ addition with skylights at the rear of the house to enlarge the kitchen. The addition will replace a rear entrance, a storm cellar entrance to the basement and a pantry shed. The proposed rear elevation has four double hung windows in the same style as the existing. A basement window on the east side will provide the alternative exit when the storm entrance is eliminated.
Commissioner Hacker asked for more details on the proposed elevations, in terms of the detailing on the house. The railing and the column on the addition seemed not consisted with the detailing in front of the house. J. Clements said the intent is to match the detail on the front precisely.

Commissioner Dudnik asked if the new windows at the rear will have muntins. J. Clements said no. The existing double hung windows with no muntins are original.

Commissioner Hacker asked J. Clements to come back with drawings that show exactly the intent of the proposed addition.

Commissioner Simon made a motion to continue 413 Grove St. to June 12, 2018, seconded by Commissioner Itle. The motion passed. Vote: 8 ayes – 1 abstention (Commissioner Dudnik).

C. 2735 Sheridan Rd. (L) – Eric Mullendore, applicant. Construct a two-story addition to the north side of the house containing a residential elevator serving grade, first and second floor. Applicable standards: [Construction 1-5, 7, 8, 10, and 11-15]; [Demolition 1-5]

Eric Mullendore presented the application for an interior elevator at 2735 Sheridan Rd. There is a coach house in front of the house. The addition is at the north side of the house. The proposed elevator is on the north side of the house, behind an existing fence. The elevator is concealed inside the mudroom addition. On the north elevation of the addition, there is an entrance pavilion. On the lake east side elevation there is a notch with the stairs to the basement. The south side is not impacted.

On the front of house, the addition is substantially behind the front elevation. On the north elevation, the entrance has a canopy and arched windows over the door. E. Mullendore described the 1st floor, the 2nd floor, as existing and proposed, showing the location of the elevator. The tile roof on top of the 3rd floor has a low pitch.

The window language was taken from the existing house; the double hung windows on the 1st and 2nd floors; the casement window on either side of the lake terrace became the inspiration for the side door. The existing windows were used as a template to make the new windows.

Commissioner Dudnik asked about the pitch of the roof on the addition. E. Mullendore said they kept the roof as low as possible (4/12) for a tile roof. The existing roofs are 6/12. Although the view from the lake is not the purview of the Commission, Commissioner Schmitt made an observation about the placement of the windows on the east elevation; they seemed out of place.

Commissioner Schmitt made a motion to issue a COA for the project at 2735 Sheridan Rd. for the construction of a 2-story addition to the north side of the house for the residential elevator, in that the applicable standards for construction 1-5, 7, 8, 10, and
11-15 are met; and standards for demolition 1-5 are also met, seconded by Commissioner Simon. The motion passed. Vote: 9 ayes, 0 nays.

4. APPROVAL OF MEETING MINUTES of March 13 and April 10, 2018.

Commissioner Dudnik moved to approve the March 13 and April 10, 2018 as corrected, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 2 abstentions (Commissioners Schmitt and Hacker).

5. COMMITTEE REPORTS (Working Groups)


Chair Williams said the amended Preservation Ordinance 29-O-18 was introduced by City Council on March 23, 2018. It is scheduled for action on May 14, 2018.

1) List of City projects exempt and for Preservation Commission review for comment.

The Commission asked City staff to setup a meeting with the Law Department and Public Works staff to go over the list of City projects that should be exempt or provide advisory review.

6. VOLUNTEER REPORTS

A. Design Guidelines Volunteers – Update

Commissioner Hacker said she expected the Insertion of the new grid to be placed on line.

7. STAFF REPORTS

A. 2018 Preservation Awards – Recap

Carlos Ruiz said the awards programs took place on April 26, 2018. The Commission recognized nine projects (1730 Chicago Av.; 1860-80 Campus Dr.; 2110 Orrington Av.; Shakespeare Garden; 701 Forest Av.; 2131 Tech Dr.; 1422 Judson Av.; 70 Arts Circle Dr.; and 1030 Lakeshore Dr.) Chair Williams thanked the Jury members: Stuart Cohen, Pamela Owens and Lynette Stuhlmacher.

8. DISCUSSION (No vote will be taken)

No Discussion
9. ADJOURNMENT

Commissioner Hacker made a motion to adjourn the meeting at 8:16 pm, seconded by Commissioner Simon. The motion passed. Vote: 9 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator