1. CALL TO ORDER / DECLARATION OF QUORUM 7:05 pm

2. OLD BUSINESS

A. 2010 Dewey Av. (Family Focus) – Nomination for Evanston landmark designation (Continued from July 10, 2018). Consideration of approval of report and resolution asking the City Manager to transmit the Commission’s recommendation to designate 2010 Dewey Avenue as an Evanston Landmark.

At the invitation of Chair Williams, Bridget O’Keefe, attorney for the property owner presented:

- There has been less interest in purchase of property since landmark consideration.
- The property is being designated for history, not architectural reasons.
- Seeking flexibility in design guideline language.
- Agree with period of significance.
- Propose additional language: only exterior changes to be reviewed, exempt surrounding land for purposes of possibility to develop residential use on property to north.
- Detailed proposed language excluding interior review, designate east elevation as primary, allow for new additions on roof or secondary elevations if compatible, allow for flexibility for window replacements.
- Concerned with vagueness of report language.
- East façade primary because is most visible and as entrance.
- Do not see potential of developing land to the east.
At the invitation of Chair Williams, Dino Robinson Jr., applicant stated:

- Also interested in flexibility within building and zoning compliance and to allow for additions that would fit in.
- Believes that development of the lot north of building acceptable to community.
- Does not see potential for development on lot to the east of the building.

Chair Williams expressed concern with proposed language regarding exceptions to Preservation Ordinance provisions, such as excluding the site from Commission review.

Ms. O'Keefe clarified that they are asking for flexibility due to nonprofit status of owner.

Commissioner Simon noted that he was only interested in providing additional flexibility for development of the land to the north.

Commissioner Itle stated that he was also open to future subdivision for development to the north.

Commissioners Simon and Hacker discussed adding general language about what the Commission might consider, but cautioned against being too specific as that could limit creative reuse.

Ms. O'Keefe added that the additional language would useful for real estate broker and developers to know limits and opportunities.

Staff and the Commission clarified that subdivisions of landmarks are required to come before the Commission, unless the landmark designation excludes the land. Commissioners were not comfortable excluding land, but instead favored adding language to the report that would not discourage a future subdivision.

In response to concerns about the report listing the critical features, the Commission agreed to remove the bulleted list of features, from item number 3 in the report, while retaining the photos.

In response to concerns about the design guidelines, the Commission suggested additional language to item number 4 in the report:

Modifications necessary for adaptive reuse of the property shall not be discouraged. Such modifications shall include, but not be limited to the subdivision of north parking lot for residential development, additions to the roof and building, and modifications to windows. Changes to interior of the building are not within the purview of the Preservation Commission.

Commissioner Simon made a motion recommending approval of the report as modified by the Commission, and resolution for the City Manager to transmit the Commission's recommendation, seconded by Commissioner Itle. The motion passed 6 ayes, 0 nays.

Sebastian Koziura, applicant presented revisions to the plans:
- Revised plans provided as requested by the Commission.
- No modifications to front elevation.
- Windows being refurbished in main portion of house per the Commission’s recommendation.
- Detailed proposed modifications to elevations.

Commissioner Hacker noted that the window trim on the north elevation may not appear how it is shown on the elevation and is concerned with lowering roof line instead of continuing the existing roof line across. Commissioner Hacker also suggested looking at the thickness of window muntins.

Commissioner Itle noted that the applicant could move the second floor window at edge of north elevation.

Commissioner Itle motioned to issue a Certificate of Appropriateness in accordance with applicable standards of Alteration 1-7, 9 and 10 and Construction 1-5, 7, 8, 10 and 12-15, subject to the second floor north elevation window shifted to avoid conflict with the roof, seconded by Commissioner Simon.
The motion passed 6 ayes, 0 nays.

C. PUBLIC HEARING

- 1225 Asbury Av. (RHD) – Matthew Fleming, owner/applicant. Nomination for landmark designation of the single family residence at 1225 Asbury Av. designed by George Schipporeit and built in 1978 (Continued from July 10, 2018).

Commissioner Hacker motioned to reopen public hearing, seconded by Commissioner Reinhold.
The motion passed 6 ayes, 0 nays.

Jolie and Matt Fleming, applicants presented the documents submitted for landmark nomination:
- Overview of experts consulted and materials submitted.
- Described significance of architect, George Schipporeit (2-8-4.A.4).
- Described significance of the home (2-8-4.A.3).
- Described integrity of the home (2-8-4.B).

Chair Williams stated that they are excited about the nomination and for bringing it back to the Commission with the additional information.
Commissioner Reinhold motioned to recommend landmark designation for the property at 1225 Asbury Avenue and to direct staff to prepare a report and resolution to transmit the report and resolution, seconded by Commissioner Itle. The motion passed 6 ayes, 0 nays.

Commissioner Hacker motioned to close the public hearing, seconded by Commissioner Simon. The motion passed 6 ayes, 0 nays.

- **2305 Brown Av. (L)** – Carol Lems-Dworkin, owner/applicant. Kristin Lems (Power of Attorney). Application for rescission of landmark designation of the property at 2305 Brown Av. built in 1908, home of Henry Butler a prominent and successful African American businessman. Mr. Butler lived in the home from 1912-1937. The Statement of Significance cites criterion H3 Be associated with a nationally, regionally or locally prominent person or organization; deceased 25 years. (Continued from July 10, 2018). [Applicant has withdrawn the application]

Chair Williams noted that the applicant has withdrawn the application.

Commissioner Reinhold motioned to close the public hearing, seconded by Commissioner Hacker. The motion passed 6 ayes, 0 nays.

3. **NEW BUSINESS**

A. **834 Madison St. (L)** – Tim Daisy, applicant. Replace selected first and second floor double hung wood windows with double hung Fibrex windows. Applicable standards: [Alteration 1-3, 5, 6, 9 and 10]

Jim McNamara, installation manager for Andersen Windows presented the project:
- Addressed difference in measurements between existing storm windows, proposed windows including the amount of visible glass.
- Black exterior proposed versus current red.
- Look is consistent.
- Interior damage to existing windows.
- Fibrex composite material that has been used for about 23 years, including on another landmark home.
- Payne sizes
- Homeowner not available to attend, but chose window based on durability and look.
- Top end of manufacturer’s product line.

Commissioner Hacker expressed concerns with proposed material instead of wood or wood and clad. /replacement/infill
In response to Commissioner Reinhold, the applicant stated that some of the windows will be retained and repainted black to match.

Commissioners Reinhold, Hacker, and Itle were not comfortable with the proposed material on a landmark house.

The applicant stated that they can discuss options with the homeowner, including gutting out the windows to retain the amount of glass.

Commissioner Hacker and Chair Williams requested an accurate section diagram and true elevations for cross-comparison purposes and to indicate which windows will be removed and which will be retained.

Commissioner Reinhold made a motion to continue consideration of the Certificate of Appropriateness to the October 9, 2018 meeting, seconded by Commissioner Hacker. The motion passed 6 ayes, 0 nays.

4. **APPROVAL OF MEETING MINUTES of July 10, 2018.**

Chair Williams noted that the minutes can be consolidated because much of the information is contained within the Landmark Report. Approval of the July 10, 2018 meeting will be considered at a future meeting.

5. **STAFF REPORTS**

   No items.

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

   No discussion.

7. **ADJOURNMENT**

Commissioner Hacker made a motion to adjourn the meeting at 9:19 pm, seconded by Commissioner Simon. The motion passed 6 ayes, 0 nays.

Respectfully submitted,

Scott Mangum
Planning and Zoning Administrator

Next Meeting: TUESDAY, October 9, 2018 at 7:00 P.M. (Subject to change)