MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, November 13, 2018,
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.


Members Absent: Jamie Morris, Sally Riessen Hunt, Ken Itle, and Diane Williams,

Staff Present: Scott Mangum, Planning & Zoning Administrator
Carlos D. Ruiz, Preservation Coordinator

Presiding Member: Mark Simon, Acting Chair

1. CALL TO ORDER / DECLARATION OF QUORUM 7:07 pm

Secretary Simon called the meeting to order at 7:07 pm, with a quorum of seven Commissioners present. In the absence of the Chair and Vice Chair, Commissioner Schmitt made a motion to appoint the Secretary as Chair of the meeting, seconded by Commissioner Bady. The motion passed. Vote 7 ayes, 0 nays.

2. CITY PROJECT – City of Evanston Street Light Master Plan presentation.

Rajeev Dahal, Senior Project Manager of the City of Evanston said they have been working on the Streetlight Master Plan for over a year, including two public meetings and steering committee meetings. Tonight they will present their findings and recommendations. Mike Kerr, Executive Vice President of Christopher Burke Engineering made the presentation on the following topics including:

**Timeline:** Five Steering Committee meetings held between July 2017 and October 2018, conducted Existing Conditions Light Level Readings, held Public Meeting # 1, Union Metal Goes Out of Business on December 2017, provided Alternate Technology Exploration, and Additional Existing Conditions Light Level Readings. Conducted a Northwest Municipal Conference Survey, and Community Lighting Level Survey. Ending with Public Meeting #2 on November 2018. Seven hundred people responded to the community survey. In every case all the streets were rated too dark, except their own streets were not as dark.
Existing conditions: COE lighting standards are less than IESNA lighting standards, lighting levels generally do not meet IESNA or COE recommended lighting levels (18 of 31), tree canopies impede lighting levels, and existing lighting is a significant source of light pollution.

Existing Conditions Recommendations: LED luminaires should be used in future developments/construction, a replica Tallmadge full cutoff LED luminaire that is dark sky compliant should be used for future applications, recommended spacing between trees and poles should be 25’±, and smart metering should be explored by COE.

Alternative Technology Exploration: Luminaires, color temperature (recommended 3,000k or less), optic (Type III for 0 footcandle at the base), lens types (frosted acrylic type, shoots light down), the retrofit Tallmadge luminaires are LED, and engineered Tallmadge luminaire is recommended (LED mounted on the top cover of the luminaire).

Lighting Levels Recommendations: Mid-range lighting levels compared to the National Standards and the Evanston standards for roadways, intersections, parks and others.

Davit Arm Roadway Lighting Unit (1,600): The Davit Arm pole with luminaire would be located on all major roadways, select collector roadways and critical intersections where pedestrian traffic and/or vehicle traffic is high.

Tallmadge Lighting Unit (4,200): RFPs will be issue for identical Tallmadge poles, the luminaire will be a full cut off with LEDs in the top; < 3,000K, Stemburg luminaire fixture or similar, Located on local streets or in combination with roadway poles on collector or major roadways. No Tallmadge pole will be replaced without Council approval.

Other Type of Lighting Units: Park Pathway (2,000); Shoe Box (parking lot); and Wall Pack, Same range of wattage and color temperature.

Prioritization: The budget for lighting in the city is about 150,000, The goal would be adopt these standards; use them on new projects moving forward, Prioritize locations that are high accident locations, uncontrolled crossings around schools, churches, transit facilities, or any areas identified by the police that could use extra light.

Commissioner Dudnik said that he and other Commissioner (title) were part of the Steering Committee. They were very thorough in the entire process. He was surprised that not too many people saw the mockups. Those who saw the mockups noticed clearly the difference between the new and old.

3. OLD BUSINESS

A. 1225 Asbury Av. (RHD) – Matthew & Jolie Fleming, applicants. Consideration and approval of the Commission’s report recommending City Council approval of landmark
designation and adoption of resolution asking the City Manager to transmit the Commission’s report to City Council (Continued from the 9/11/2018 meeting).

With no further discussion on the Commission’s report regarding 1225 Asbury Avenue for landmark designation, Commissioner Reinhold moved to approve the Commission’s report and recommend the report to City Council for approval of the landmark designation for 1225 Asbury Avenue, seconded by Commissioner Bady. The motion passed 7-0.

Commissioner Reinhold made a motion to approve the Commission’s resolution and to send it for recommendation to the City Council, for 1225 Asbury Avenue, seconded by Commissioner Bady. The motion passed 7-0.

B. 1222 Dryden Place. (RHD) – William James, applicant. Construction of a new two-story single family house with attached garage on the vacant lot at 1222 Dryden Place, with adjoining lot to the east used as yard and open space. Applicable Standards: [Construction 1-14 and 16] (Continued from the 10/9/2018 meeting).

At the request of the applicant, Commissioner Dudnik made a motion to table the application for 1222 Dryden Place to the meeting of December 11, 2018, seconded by Commissioner Hacker. The motion passed: 7 ayes, 0 nays.

At the Chair’s discretion 2603 Sheridan Road was moved after New Business

C. 2603 Sheridan Rd. (L) – City of Evanston, applicant. Consideration and approval of the Preservation Commission’s findings on the denial of the certificate of appropriateness for demolition of the mansion and coach house (Continued from the 10/23/2018 meeting).

The Commission reviewed a draft of its findings regarding the denial of the certificate of appropriateness for demolition of the mansion and coach house at 2603 Sheridan Rd. and after extensive discussions the Commission made the following revisions:

From PUBLIC COMMENT section, fourth paragraph, delete first four bullet points, beginning at ‘The Harley Clark Mansion… and ending at Evanston landmark criteria’

From COMMISSION’S FINDINGS section, third paragraph, after ‘…visit to the site,’ insert ‘testimony from thirty-seven (37) people was heard.’

Fourth paragraph: correct ‘2-8-9’ to ‘2-8-4’

Fourteenth paragraph (delete and insert):

**FINDING:** The City application relied on City inspections that showed minor existing or potential documentation of code violations such as plumbing, mechanical, and electrical. The lack of proper maintenance over the years did not reach a point where rehabilitation and restoration are not physically or financially possible.
Fifteenth paragraph: The City’s application did not present evidence of demonstrate that the Harley Clarke mansion and coach house are a danger and in imminent hazard condition to persons or property either.

From SUMMARY section, insert third new paragraph:
The report summarized in City’s presentation concluded that no major structural concerns exist in the Harley Clarke mansion and coach house.

Move the following nine paragraphs starting in ‘Per City’s application Section B (1):’ and ending in …’both exterior and internal elements of the mansion.’ to page 3, after bullet point ‘Represents the lakeshore in the early days when no buildings were present.’

From CONCLUSIONS section, second paragraph (delete and insert):
The City’s application did not demonstrate that Section 2-8-9 (D) 1-5 standards for demolition have been met (standard 6 does not apply). On the contrary, the Harley Clarke mansion and coach house are a cultural, architectural asset to the City of Evanston and citizens. Their current physical condition is safe to the public and they could be restored for the benefit of the City and citizens. does not constitute a danger or imminent hazard condition as required by the Ordinance.

Public Comment:
Jennifer Sha du r, representing Friends of Harley Clarke, requested full documents and materials with the Commission’s findings to City Council. Also suggested that City Council watch the full video of the October 23, 2018 Preservation Commission special meeting.

Lori Keenan said the findings should recognize experts in the field, evidence by reference. The findings could be a local document, and should be accurate and comprehensive.

Commissioner Dudnik made a motion to approve the ‘findings’ on the application for certificate of appropriateness for demolition of Harley Clarke mansion and coach house at 2603 Sheridan Road, as a result of the meeting of October 23, 2018 and as disapproved by the Commission at that meeting, seconded by Commissioner Hacker. The motion passed 5-0. Commissioners Reinhold and Bady abstained.

4. NEW BUSINESS

A. 1210 Michigan Av. (L/LSHD) – Michelle Beck, applicant. Construction of a 20’x20’ detached garage in the interior south side yard. Requires minor zoning variation. 6-4-6-3: Detached accessory structure not permitted within interior side yards (between the side property line and the principal building); garage proposed to be located within the south interior side yard. 6-4-6-2 Detached accessory structures required to be located 10’ from the principal structure; 5’ separation proposed. Applicable standards: [Construction 1-5, 7- 13 and 16]; [Minor Zoning variation A and C].
Michelle Beck, owner, presented the application as follows: The previous owners received approval for a garage at the very back of the yard. The new forward location on the side yard will create a larger garden, and have less paved space and more green space. The neighbor most affected by the projects supports it. It would remove a large portion of the driveway to have a better garden. They will not build the garage on the approved location, instead the will move forward the existing fence. The garage design is simple but would be decorated and painted in the same way as the house with stained glass in the octagonal window facing the street. It requires two zoning variations: the side yard location, and the distance between the garage and the house is five feet instead of ten feet. The exterior is wood siding to match the house.

Commissioners were concerned with: setting a precedent pushing the garage forward, the octagonal window, whether the proposed garage is consistent with other garage in the neighborhood.

Mary McWilliams (Commission’s Volunteer) said several years ago the Commission approved a garage to be moved forward at the northeast corner of Church St. and Wesley Ave. The house to the east looks out onto that garage. She suggested going to see that particular house to assess how that affects the whole setting.

Commissioner Vogel was concerned with the quality of the proposed garage. Commissioner Dudnik said the issue is what the impact is going to be like next to the house, regardless of who built it. It seems the applicant is underestimating what the impact is going to be even from her house, with the 5’ setback, and the impact on the neighbors as well.

Commissioner Hacker said she would like to see a site plan of the other homes, and where the garages are.

Michelle Beck agreed to come back next meeting with contextual photos, showing whether there are similar garages in close proximity and then also potentially meeting some of the more stylistic objections as some members had voiced.

Commissioner Bady made a motion to continue 1210 Michigan Av. to the December 11, 2018 meeting, seconded by Commissioner Hacker. The motion passed. Vote: 7 ayes; 0 nays.

B. 1308 Elmwood Av. (L) – Matthew Kerouac, applicant. Construction of 1-story frame addition at rear of existing family residence with roof top deck. Applicable Standards: [Construction 1-5, 7, 8, 10, 12, 13, and 15].

Matthew Kerouac presented the application. Previous owners received approval for updating the front porch and adding new windows a year ago. The new owners would like to add a one-story enclosed mudroom connected to the house and a one-story screened porch at the rear of the property, with stairs off to the back. Above the one-story addition is a rooftop deck that is accessed from the master bedroom.
Commissioner Dudnik asked about the band at the porch that seems to be an excessively thick band above the screened porch. M. Kerouac said the roof pitches, and because building on top of that, the deck at the end has to be at a nominal thickness and it tapers back, creating a heavier band. But the fascia is a layered.

Commissioner Dudnik made a motion to approve a COA for the project at 1308 Elmwood Av. for the construction of one-story frame addition at the rear of the existing single-family residence that includes a rooftop deck above the addition; the applicable standards for construction 1-5, 7,8,10,12, 13 and 15 apply, seconded by Commissioner Vogel. The motion passed. Vote: 7 ayes, 0 nays.

C. 1239 Asbury Av. (L/RHD) – Valerie Romanov, applicant. Remove existing main roof and raise the second floor exterior walls 2’ to create additional height for attic space, then construct new gable roof to match the existing roof with one dormer on the front west elevation and one or two dormers on the rear east elevation. Restore/replace parts of rotten wood siding as needed, materials to match original wood siding. Replace broken attic windows on the east and west elevations and materials of the existing attic windows on the south and north elevation. Applicable Standards: [Alteration 1-10]; [Construction 1- 4, 7, 8, 10-12 and 15].

Sergei Abushevitz, owner and Victor Melnikov, architect presented the project.

The roof structure is deteriorated and needs replacement; there is an existing habitable space in the attic level with a bathroom. They proposed to lift roof structure 2 feet for proper insulation and create more livable space in the attic level. Also, replace damaged exterior materials and elements with materials to match the existing. There are no changes to the footprint of the house, and all elements of the front façade remain, including materials.

Also, they proposed to enlarge the existing dormer on the front elevation. And because the existing roof structure is made of 2x6 (rafters) it needs to be replaced with additional insulation. The existing livable space in the attic, including the existing bathroom is low. They also proposed one or two dormers on the rear elevation, while removing the existing dormer addition.

Commission comments:
The dormers at the rear don’t match the dormer on the front, they are smaller and the pitch is different. The eaves of the small dormers are much higher. The proposed front dormer is much bigger than the existing dormer (from 6’ to 11’ in width) and it is taller too.

Commissioners were concerned with the front elevation with the proposed raising the roof; it substantially changes the appearance of the landmark home, and it takes away its horizontality (with additional siding above windows). Revised plans should respect the design of the front elevation, including the proportions on the front façade of the landmark house, and enlarging the front dormer would be problematic.

The applicants agreed to come back with revised plans maintaining the original front elevation. Commissioner Bady made a motion to continue 1239 Asbury Avenue to the
5. APPROVAL OF MEETING MINUTES of October 9, and October 23, 2018.

Commissioner Reinhold made a motion to approve the October 9, 2018 meeting minutes, seconded by Commissioner Vogel. At this time Craig Eyler of 741 Sheridan objected to the motion on the October 9, 2018 meeting, approving a 6’ high wood fence all the way around at 90 Kedzie, that is in violation of his visual easement. A letter with the objection was sent to City Carlos Ruiz. The motion passed. Vote: 4 ayes, 0 nays, 3 abstentions (Commissioners Hacker, Dudnik and Simon).

The October 23 meeting minutes were deferred to the December 11, 2018 meeting.

6. STAFF REPORTS

- Nomination of Preservation Commission’s 2019 Officers
  Nominees: Mark Simon, Chair; Ken Itle, Vice-Chair; and Elliott Dudnik, Secretary.

- Approval of meeting dates for 2019
  The Commission meetings in 2019 will be on the 2nd Tuesday of the month, except August and October, which will be on the first Tuesday of the month.

7. DISCUSSION (No vote will be taken)

No discussion

8. ADJOURNMENT

Commissioner Reinhold made a motion to adjourn the meeting at 9:50 pm, seconded by Commissioner Bady. The motion passed 7 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Preservation Coordinator