MEETING MINUTES  
EVANSTON PRESERVATION COMMISSION

Tuesday, February 12, 2019  
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800  
7:00 P.M.

Members Present: Elliott Dudnik, Julie Hacker, Ken Itle, Jamie Morris, Tim Schmitt, Mark Simon, Karl Vogel, and Diane Williams

Members Absent: Robert Bady, Sally Riessen Hunt, and Suzi Reinhold,

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

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:01 pm with a quorum of seven Commissioners present. Commissioner Dudnik arrived at 7:04 pm.

2. OLD BUSINESS

A. 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 west used as yard and open space. Applicable Standards: [Construction 1-14 and 16]. Continued from 1/8/2019 at the request of the applicant.

Bill James described the changes to the application for a single family house on two lots, with the house on the eastern lot:

- The west lot remains vacant for an open area with a water wall at the SW corner of the house, and a patio for outdoor space.
- The architecture of the house was inspired on the classical style with a contemporary interpretation.
- Traditional materials such a metal roof and masonry exterior walls are used.
- The basement is underneath the western portion of the building.
- Elevations- West is in brick, limestone, aluminum clad wood windows with SDLs and a painted metal roof. North, it has a recessed garage and a roof terrace above the garage and the front door. South, same style and form, with regular spacing of
windows, and an elliptical window in the attic area. East, the least visible elevation, but with good spacing of the architectural features.

- The 3D drawings from Dempster St. looking east and west showed the proposed house and the houses at 1212 and 1244 Dryden Pl. respectively.

In response to Commissioner Itle’s question, B. James said the roof has no overhang; it ends at a parapet wall.

Commissioners’ Comments:

- Julie Hacker - problem with the drawings and windows on N vs. S elevations. The overall scale and garage doors not developed.
- Diane Williams - East elevation does not to fit with the rest of the elevations.
- Elliott Dudnik - West elevation windows do not line up with upper windows. East elevation windows not organized. The elevations not working with the plan. Elevations all different and don’t relate to each other. The front north elevation lacks sophistication. The garage door does not work with the formal entrance.
- Julie Hacker - The design of the house in terms of composition or the windows of different sizes, has just not been developed.
- Mark Simon – The house plans are not further enough along to make a decision of what is going to look like. Things that are better designed do not intrude in the historic character of the district. In this case, the proposed house should be more consistent in design and better developed. Critiques about the design are because of the extreme differences between the facades, rather than subtle design changes.
- Ken Itle - Standard 3. Proportion of openings and 4. Rhythm of solids to voids in facades, are significant. It is a difficult site where there are almost 3 different front facades and they are very different from one another.
  - Bill James – Regarding standards 3 and 4, the kitchen and bathroom windows are not the same. Given the function of the house, it is appropriate to have the house on two lots and have the orientation of the house onto that open lot.
- Elliott Dudnik – Does not expect that all the windows be the same. However, without the benefit of floor plans, looking at the south and west elevation, the windows don’t seem to be part of the same house.
- Julie Hacker - Objecting less to the design and more to just the drawings. Where the windows and parapets are supposed to align? More concerned with what the intent is and how it is drawn.
- Ken Itle – The Commission is struggling with the windows; on the east elevation all the windows are the same, and yet on the south elevation the windows are the same, but they are unique for that elevation.
- Elliott Dudnik – On the east elevation windows don’t line up, and because it is the one time it occurs, stands out.
  - Bill James – The east elevation faces the garage of the house to the east and where there are no windows on the lower portion. The distance between the two structures is about 12 feet.
Public Comment:
• Randy Smith of 1212 Dryden Place – Pleased with the smaller footprint of the house, the plans have been brought in conformity with zoning for one lot. He was concerned with the height and volume of the proposed building relative to the other houses in the neighborhood. The building is 34 ft. high excluding the chimney. His 2-story house is 26 ft. high plus the roof is 30 to 30.5 high. The gutters on his house are 25.5 ft. high. The height of two stories of the proposed house is lower than the 2-stories of his house. The concern is about the height and volume of the attic space.

Commissioner Hacker said having elevation drawings of the proposed house in relation to the two adjacent houses would be helpful. Bill James said the roof is intended to be a design feature. Chair Simon said the applicant should address standards 3 and 4; that would help the Commission understand the drawings.

Commissioner Williams made a motion to continue the application for 1222 Dryden Pl. to the March 12, 2019 meeting, seconded by Commissioner Dudnik. The motion passed 8-0.

3. NEW BUSINESS

A. 1426 Asbury Av. (RHD) – Mark Ahern, applicant. One-story addition to rear of residence, with replacement of exterior landing and stair to grade. Applicable Standards: [Construction 1-5, 7, 8 and 10-15]

Michael Hauser, architect, with Karla and Mark Ahern, owners, presented the application for a one-story rear addition to the house at 1426 Asbury Av. as follows:
• Currently, there is a cantilever section over a porch. The proposed addition at the rear has a mudroom area and a family room.
• The same size window is being used, as the existing double hung windows on the first floor. There is a transom above the new entry door, and a wood porch with stairs.
• The house is clad with lap siding, 2 ¼ inch exposure, to be continued on the addition. The wooden band and brick wainscot below are continued in the addition.
• The north elevation has a couple of windows, and an egress basement window. The mudroom has a smaller window.

Commissioners’ Comments:
• Elliott Dudnik – The trim board above the windows is not needed, pointed out the north elevation where the trim board stops short.

Commissioner Vogel made a motion to issue a COA for 1426 Asbury Av., in that standards for Construction 1-5, 7, 8 and 10-15 apply, seconded by Commissioner Williams. The motion passed 8-0.

B. 1422 Hinman Av. (LSHD) - Jeanie Petrick, applicant. Demolish a two-car garage and carport. Construct new coach house with a three-car garage and one-bedroom
Jeanie Petrick presented the application for a coach house with a 3-car garage at 1422 Hinman Av. as follows:

- The existing 2-car garage and carport will be removed.
- East elevation: 2-story coach house with roof matching the house roof. Also the trim, batten board matches the original structure. Windows are double hung and French doors, open studio space above to be lofted, with a bathroom and living area.
- West elevation from the alley: 2 car garage doors, and 2 windows in powder room. The proposed coach house maintains the massing of house, yet as a smaller version.

Public Comment:
- Chris Howard of 1426 Hinman Av. – Asked is the distance from the north wall to the property line?  
  - J. Petrick responded that the minimum zoning requirement is 3’, the existing 4’-7”.  
    C. Howard said his garage is 42 inches off the property line. J. Petrick said there will be a gate to the alleyway on the north side.
- Sally Lynch of 512 Lake St. was concerned with narrowing the walkway to the house. Supports the coach house, as long as it does not encroach too much into the neighboring properties.
- Michael and Suzanne Poulos, of 1416 Hinman Avenue, a 1958 condo next door designed by Ed Noonan. The building is oriented more to the north than to the south. Between 1416 and 1422 Hinman there used to be a boundary of trees. Most trees were cut down. An American elm tree remains, which is adjacent to existing stable at 1416 Hinman Av. The plans appear to call for that tree to be cut down. Landscaping is a proper consideration. The Secretary of Interior’s Standards consider landscape features. This block has an open space in the middle. Removing the last American elm tree destroys the largest tree on the block. 
  Michael Poulos suggested leaving the tree where the proposed covered entry entryway to the mudroom is.
  - J. Petrick, said original the goal was to save the American elm tree. Zoning requirements call for a full foundation, where excavation is needed. The tree’s root system will be destroyed and unfortunately the tree will die. The owners plan is to planting a new tree.
  - In response to Chair Simon question, J. Petrick said Zoning requires where there is a habitable space in a coach house, one parking space for the coach house and two parking spaces for the main house.
- Michael Mr. Poulos asked that the applicant go to zoning board of appeals to consider if all the interests could be accommodated. The added parking space does not have to be a garage space. Also explore the feasibility of preserving the tree with a qualified arborist. He will support preservation the tree in front of the Zoning Board of Appeals.
Commissioners' Comments:
- In response to Commissioner Hacker’s question about the existing American elm tree roots, J. Petrick said the tree roots are big, the foundation will intrude into the tree roots system. The dimensions required for the parking space run through the tree trunk alone is in the tree trunk. She could ask her clients if they would like to bring up the discussion again.
- Commissioner Vogel advocated for keeping the tree. Commissioner Hacker said the roots are probably so large that it is a difficult problem.

Commissioner Schmitt made a motion to issue a COA for the project at 1422 Hinman Av., in that the standards for construction 1-5, 7, 8, 10-14 and 16 have been met, along with the standards for demolition 1-6, seconded by Commissioner Williams. The motion passed 7 ayes, 1 nay (Commissioner Vogel).

C. 1926 Central St. (L) – Fredric Gale, applicant. Build a rooftop patio deck for restaurant. Project will involve deck for 49 people, stairway to rooftop, adding double hung windows to portion of existing storefront for natural ventilation, alterations to storefront to allow accessible entrances, and relocation of entrance vestibule.
Applicable Standards: [Alteration 1-7, 9 and 10]

Peter Erdelyi presented the application for alterations to the existing façade and a new rooftop garden for 49 people at 1926 Central St.
- Floor plan is for a restaurant layout, stairway to the roof structure, moving the vestibule to the west side with an automatic door closer.
- The alteration to the front elevation includes new double hung windows for an open atmosphere.
- The roof top is 25 ft. from the property line (enclosure planter wall). LED accent lighting above the existing pediment and by the existing columns.

Commissioners’ Comments:
- Commissioner Hacker asked which window is the preferred, the double hung, or the sliding window.
  - P. Erdelyi said the double hung window is the preferred window.
- Commissioner Williams asked given that George W. Maher designed the building, if they looked at any historical references as part of that. P Erdelyi said they did not find information on the building.

Carlos Ruiz informed the Commissioners that he received an email from Kris Hartzell, a Commission’s Volunteer, she wondered if the roof top patio deck would have an impact on the front elevation of this George W. Maher designed building.

Commissioner Williams made a motion to issue a COA for 1926 Central St. to build a roof top patio deck for the restaurant for 49 people, with a stairway to the roof top, adding double hung windows, the applicant’s preferred option and first option, to a portion of existing storefront for natural ventilation, alterations to storefront to allow accessible entrances, and relocation of entrance vestibule. The applicable standards for alteration
1-7, 9 and 10 apply, seconded by Commissioner Morris seconded. The motion passed 8-0.

C. 1314 Davis Av. (RHD) – Todd Israel, applicant. Remove covered front entry porch and construct two small additions to the existing single family frame house, new front and rear pergola structures, a new rear deck and a new garage. Renovation of the existing house with new exterior cladding, window/patio doors, and roof covering with new soffits and fascia. Applicable Standards: [Alteration 1-7, 9 and 10]; [Construction 1-8 and 10-16]; [Demolition 1-6]

Todd Israel presented the application for 1314 Davis St. The existing house is a newer non-contributing structure in the historic district, and it was purchased from the original owner. The siding and windows are original. The work includes:
- Replacement of leaking windows.
- Remove the covered canopy and replace it with a pergola structure.
- Construct two small additions, one on the front, a second off the back, and a pergola structure also in the back.
- Construct a new garage. The garage has a flat roof.
- Replace the vertical siding with synthetic stucco. There are other stucco homes in the neighborhood.
- The existing sliding doors are non-conforming at 26” to the grade. Replace the sliding doors with windows that will operate from a standard height with fixed tempered glass.

Commissioner Vogel made a motion to issue a COA for 1314 Davis in that standards for alteration 1-7, 9 and 10; construction 1-8 and 10-16; and demolition 1-6 apply, seconded by Commissioner Dudnik. The motion passed 8-0.

4. APPROVAL OF MEETING MINUTES of January 8, 2019.

Commissioner Williams made a motion to approve the January 8, 2019 meeting minutes subject to corrections, seconded by Commissioner Hacker. The motion passed 8-0.

5. STAFF REPORTS

Carlos Ruiz announced that the CAMP workshop has been confirmed and it will be held on Friday, April 26, 2019. The goal is for all Commissioners to attend the workshop as well as some City staff. Other Communities, such as Highland Park, are interested in attending as well as Landmarks Illinois is interested for their members to attend.

6. DISCUSSION (No vote will be taken)

Commissioner Hacker asked about the new policy of not including in the packets floor plans of projects. Carlos Ruiz said it has to do with the privacy issue. His understanding is that the Law Department has determined that is not appropriate for the City to publish
floor plans. Elevation drawings and site plans can be used to review projects. Vice-Chair Itle said that applicants could bring the floor plans to the meeting.

Commissioner Dudnik asked about zoning cases, where floor plans are needed. Commissioner Williams said even in tonight’s first case it was necessary to have the floor plans.

Scott Mangum said it is a concern about privacy and also that the goal of the Commission is to focus on the exterior appearance of buildings. Commissioner Williams disagreed that the Commission focuses on the interiors. She said that is not the case at all.

7. ADJOURNMENT

Commissioner Dudnik moved to adjourn the meeting at 9:18 pm on Tuesday, February 12, 2019, seconded by Commissioner Williams. The motion passed 8-0.

Next Meeting: TUESDAY, March 12, 2019 at 7:00 P.M. (Subject to change)

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator