MEETING MINUTES
EVANSTON PRESERVATION COMMISSION

Tuesday, April 9, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

Members Present: Robert Bady, Elliott Dudnik, Jamie Morris, Suzi Reinhold, Tim Schmitt, Mark Simon, Diane Williams and Karl Vogel

Members Absent: Julie Hacker, Ken Itle, and Sally Riessen Hunt

Staff Present: Scott Mangum, Planning & Zoning Manager
Carlos D. Ruiz, Preservation Coordinator
Hugh DuBose, Assistant City Attorney

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:09 p.m. with a quorum of eight Commissioners present.

2. OLD BUSINESS

A. 917 Edgemere Ct. (RHD) – Preservation Commission adoption of its written findings of fact for the previous approval of a Certificate of Appropriateness on October 9, 2018 for 917 Edgemere Ct. - Construction on a vacant lot of a new two-story, stucco and stone single-family residence with a 2-car attached garage. The application is zoning compliant. Case # 18PRES-0150. The property is located within the Lakeshore Historic District.

Carlos Ruiz said that Commissioner Reinhold noted that part of the discussion during the meeting on October 9, 2018 was that the Law Department indicated that Clark Park to the south it is not considered a public way.

Hugh DuBose, Assistant City Attorney, said the Code requires written findings of fact on all decisions the Commission makes. A written finding of fact was not made. Subsequently, the Law Department prepared one, based on the findings the Commission previously made. Tonight the Commission is to memorialize in writing the decision that has been already been made.
Hugh DuBose said working with City staff there are a couple of minor changes to the findings of fact for readability:

In the first paragraph, the last sentence would say: the applicants’ application for a certificate. Under the applicants’ presentation on page one: Proportion of facade; the design is smooth...Then on page 2, beginning with October 9, 2018, bullet point starting with The front ‘C’ shaped, second sentence, instead of saying 'The same on the back.' Now it says ‘The same on the rear of the house.’ The next bullet point: At the rear the structure was lowered 2’, now reads: The rear of the structure was lowered 2’. First page, first paragraph Margante-Wilson, corrected to Morgante-Wilson.

Page 3, the last bullet, before the paragraph starting with Garry Shumaker, Before and current elevations..., now reads: The prior and current elevations...Before Public Comment was added: Johanna Leonard, the Community Development Director, in respect to Clark Park said that according to the Law Department, Clark Park is not a thoroughfare, so it’s not considered a public way.

On page 3, the last bullet point before the paragraph starting with Garry Shumaker, was revised again to read: Comparisons between the September 5th and October 9th elevations, show the changed materials, i.e...... The bullet point before last: The generator is 10'-4" was changed to: The generator is 10'-4" off the property line.

Commissioner Williams moved to approve the findings of fact as amended, specific to the prior approval of the Certificate of Appropriateness for 917 Edgemere Court, which involve the construction on a vacant lot of a new two-story stucco and stone single family residence with a 2-car attached garage, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays, 1 abstention (Commissioner Dudnik).

B. 1330 Lake St. (RHD) – Chad Rogers, applicant. West elevation 1st floor: add four double hung windows, remove one casement window and replace it with an existing relocated double hung window; 2nd floor: remove one window and add one double hung window. South elevation 2nd floor: add one double hung window. East elevation: 1st floor: remove patio entry door, relocate patio entry stairs to center of patio, and add a skylight on east side roof northern section. Replace/add selected basement windows. Applicable Standards: Applicable Standards: [Alteration 1-6, 9 and 10] (Continued from 3/12/19)

Chad Rogers presented a revised application as requested by the Commission at its March 12, 2019 meeting as follows:

● None of the existing windows are original. The existing windows are Pella wood clad aluminum windows; some of the windows are vinyl.
● The replacement windows are Pella wood clad aluminum windows
● Adding roof skylight facing east
● Moving and center east side porch stair
● Removing first floor door on south elevation and infill opening with stucco finish and removing stairs
● Adding second-story double hung window on the south elevation
● Retaining two casement windows on the west side elevation
● Removing a second floor double hung window from the west elevation
● Relocating a first floor double hung window, adding two first floor double hung windows on either side of the chimney, and adding two first floor double hung windows with higher sills on the west elevation
● Replacing selected basement windows

Commission’s Findings:
Commissioner Williams moved to approve the COA at 1330 Lake St. for the addition of four double hung windows, the removal of one casement window, the replacement of an existing and relocated double hung window on the west elevation. On the second floor, removal of one window and the addition of one double hung window. On the south elevation second floor, the addition of one double hung window. On the east elevation: first floor: the removal of a patio entry door and the relocation of the patio stairs to the center of the patio. Also, the addition of the skylight on the east side of the roof’s northern section; and then the replacement and addition selected basement windows. The applicable standards for alteration 1-6, 9 and 10 are met, seconded by Commissioner Dudnik. The motion passed. Vote: 8 ayes, 0 nays.

C. 2767 Euclid Park Pl. (L) – Jeffrey K. Ross, applicant. Replace existing cedar shake roofing material with synthetic/composite shingles from Enviroshingle, to match the appearance of the current roof as much as possible, including wave patterns, color and non-eave shingle exposure. Also, lengthen the exposure of the curved eave shingles to improve the longevity of the roof. Applicable Standards: [Alteration 1-6, 9 and 10] (Continued from 3/12/19). To be continued to 5/14/2019

Commissioner Dudnik moved to continue 2767 Euclid Park Pl. to the May 14, 2019 meeting, seconded by Commissioner Williams. Motion passed. Vote: 8 ayes, 0 nays.

3. NEW BUSINESS

A. 716 Brummel St. (L) – Sarah Haas, applicant. Replace front façade wood windows (non-original), not including ground floor, with new clad wood windows with simulated divided lights to match historic windows. Including work to the openings: Lintel replacement, stone sill and stone header replacement. Replace deteriorated cast stone band between ground and first floor to match existing (material and profile) or simplified profile in cast stone or limestone. Repair cast stone entrance surround and remove MODAC coating. Applicable Standards: [Alteration 1-7, 9 and 10]

Commissioner Reinhold recused herself from this item due to potential conflict of interest.
Sarah Hass presented the application as follows:

- The existing windows are not original and are failing.
- There are deficiencies with the steel lintels above all the windows causing the windows to fail
- Replacing the steel lintels, existing windows, any damaged or cracked stone above the lintels, and stone sills
- The sill between the ground floor and the first floor is the decorative cast stone band, which is significantly deteriorated
- The cast stone band could be replaced in kind to match, and a simplified cast stone profile or a simplified limestone profile
- Due to cost savings of $20,000 the applicant prefers replacing the band in a simplified limestone profile
- Restore the arched entryway by removing the MODAC coating and repairing the small cracks that exist.
- The replacement windows are clad Marvin windows with SDLs (casements, pair of casements and French casements) with the same configuration as the existing windows
- On the non-facing street façade, there are some existing historic windows from where dimensions will be taken for the replacement windows
- The stone units above the windows with a flat profile will be in limestone, few are still cast stone
- The band across the building will be in limestone without the pattern. The top and bottom detail profile will be replicated. Also eliminate the detail on the corner

Commission’s Findings:
Commissioner Williams expressed concern with the removal of the band pattern, because it is a defining element of the building, dividing the upper stories and the ground level. S. Haas said the pattern could be replicated in cast stone at a more significant cost. Commissioner Morris suggested having a carver carve the band patterns in limestone.

Kerry Eason, owner, said a mason looking at the cracking on the panel, was not sure if a mold could be made to match the band scroll work in kind. Commissioner Morris said it can be replicated from photographs. S. Haas said the cost would be $250,000. Special assessment of $20,000 to 25,000 would be significant

After discussing options, the Commission agreed that the important element on the band is the decorative carving, and that the band could be in cast stone or limestone.

Commissioner Dudnik moved to approve a COA for 716 Brummel St. to replace the wood windows on the upper floors of the front façade exclusive of any of the ground floor windows, with new clad wood windows with SDLs to match the historic windows on the upper floors. Included in this work is replacement of the steel lintels, the stone sills and headers (limestone), and replacing the cast stone band between the ground floor and the first floor with either, a cast stone or limestone, with the same profile and carving decoration/ornamentation as the existing, and to repair the cast stone entrance
surround and remove the coating from that surround. Applicable standards of alteration 1-7 and 10 comply, **seconded** by Commissioner Bady. The motion **passed**. Vote: 7 ayes, 0 nays, 1 abstention (Commissioner Reinhold).

B. **1032 Forest Ave. (LSHD)** – John Eifler, applicant. Construct a single family home with a detached 2-car garage on existing vacant lot at 1032 Forest Avenue. Applicable Standards: [Construction 1-11, 13, 14 and 16]

John Eifler presented the application as follows:

- The design is meant to be a representation of current sustainable technology applied to a house
- The mass of the house is pushed as far north as possible on the property to allow for southern exposure
- The house is set back as far as possible to preserve the view of Oscar Mayer house and preserve the historical void
- All the rooms have southern exposure and a view to a courtyard
- The shape of the roof comes from the 40 degrees that’s optimal for solar panels
- The roof on the north side is kept as low as possible at 16’, with 7’ clearance on the second floor hallway
- The size of the house is small (3,400 sq. ft.)
- Materials: recycled aluminum roof, standing seam provide easy attachment for solar panels. The house is super insulated and high R values in the prefabricated wall sections
- The windows are all insulating glass.
- All electric house, no gas
- North portion of trees will remain and a line of trees will be planted on the south side for privacy and to cut out solar glare from the solar panels
- Oscar Mayer house is 35’ from the front property line. The proposed new house is 72’. The property to the north is 45’.
- The new house would be 20’ away from the Oscar Mayer house. The garage is backed by the alley
- The house front/east elevation is comprised of wood siding, the south facing windows are passive and the solar panels above
- The new house roof peak is 27’, Oscar Mayer house is 40’
- Standards of construction: 1. Height 27’; 2. The house has horizontal and vertical components; 3. It has the same amount of glazing facing the street as other homes; 4. There are two main planes of the front façade with some roof shapes between them, and there is an entry porch with a door; 5. It falls into the regular spacing of the space between the houses (20’ to the south and 50’ to the north); 6. There is a traditional porch with an entry walk, similar to the neighbors; 7. Wood siding is the primary material; 8. The roof shape is a gable; 9. It is not a series of planes that fit into a rhythm with a similar setback of the other homes. The house is setback 72’; 10. The scale of the structure is roughly 2/3 the scale of Oscar Mayer house; 11. The house has horizontal and vertical components; 14. The building design comes from the idea of sustainability and energy efficiency. All the elements and materials are innovative and fitting and a representation of how houses should be built; and
16. Tried to make the house compatible with its neighbors, but of a different tack, small, low in scale, and set back in the lot to preserve and respect the neighborhood.

**Public Comment:**
Six residents (Brett Gasden of 1047 Forest Av., David and Benita Turner of 1031 Forest; George Papa and Dominique Allman Papa of 1048 Forest; and Joel Hammerman of 1030 Forest) spoke against the proposed new house and expressed concerns including: design not consistent with time period of other houses, lack of fenestration on the north facade, proportion of the front facade, asymmetry of roof, materials, inconsistency of roof overhangs, roof material and slope, lack of rhythm to facade, and incompatibility with neighboring structures.

One resident (Katherine Malaysia of 1030 Forest) spoke in favor of the proposed new house because of the thoughtful approach to building in the historic district.

**Commission's Findings:**
Commissioner Williams expressed concern with the house being set back too far, and how the front façade fits with the rhythm of the street. Commissioner Dudnik discussed the scale of the proposed house not being in keeping with the neighboring homes; the proportion of the façade does not match any of the neighboring houses. Other concerns were: the vertical wood siding, the aluminum roof, the rhythm of the porch and recesses, and the small scale of the house.

Commissioners Morris and Bady concurred with Commissioner Dudnik’s comments. Commissioner Vogel thought it is impossible to build a house that matches the neighboring houses. The big setback can be forgiving.

Commissioner Reinhold said regarding standard 3. Proportion of openings, that other innovative design projects have considered being proportional to the punch openings that are of the adjacent properties; something not met in this proposal. Standard 6. Rhythm of entrance porches and recesses is an issue. Standard 9, is related to the setback, needs to have more consideration. She thought the design is thoughtful and takes care of the sustainability design and the recyclability of the house. Standard 14. Innovative design, the project fulfills it, but it also should be compatible with the size, scale and character of the neighborhood. She is not opposed to innovative design in historic districts.

Commissioner Dudnik added standard 16. New construction, the question is how it relates to the other homes. Commissioner Simon said for new construction projects, the evidence is relating to other homes in the neighborhood. He felt there was not any development of the factual basis needed to show that the structure is related to the standards. Also, this is a block of uniform houses, not of the same design, but commonalities. There are places in historic districts that have more new houses and more open spaces. The house has to relate in some way to the structures around it.
Chair Simon said presentations show relationships to other houses. The Commission has approved projects where the design meets the standards. The proposed project in its totality and current form would not be approved.

John Eifler asked for some direction in regard to setback and scale which with 19th century standards cannot be met with a 21st century house.

Carlos Ruiz addressed John Eifler's concerns by stating that this is a challenge where Mr. Eifler could design the house he has envisioned and at the same time be respectful of its surroundings.

Commissioner Williams moved to continue the case at 1032 Forest Av. for the construction of a new home to the meeting of May 14, 2019, seconded by Commissioner Bady. The motion passed. Vote: 8 ayes, 0 nays.

4. APPROVAL OF MEETING MINUTES of March 12, 2019.

Commissioner Dudnik moved to approve the minutes of March 12, 2019 as amended, seconded by Commissioner Bady. The motion passed. Vote: 5 ayes, 0 nays, 3 abstentions (Commissioners: Schmitt, Simon and Williams).

5. STAFF REPORTS

Scott Mangum reminded Commissioners of the April 26 CAMP training and asked Commissioners to confirm their attendance to Carlos Ruiz.

Regarding design guidelines, Carlos Ruiz said that Commissioner Hacker had sent him the design guidelines text in PDF format. He will meet with Commissioner Hacker in the next few days to work on the guidelines.

Carlos Ruiz said that Preservation month is in May 2019. The category of sustainability has been added to the Preservation and Design awards.

6. DISCUSSION (No vote will be taken)

Regarding written findings of fact, Carlos Ruiz said from now on, the Commission could utilize the standards checklist forms attached to the minutes, or at the end of meetings the Chair to sign the forms for each case.

Hugh DuBose said the Law department is interested in documenting what the Commission finds as a whole. If there is a particular item that the Commission finds that it does not meet [the standards], then that should be marked on the checklist form. If the Commission as a whole finds that something doesn't meet an individual standard that should be noted in the written findings of fact, which are required.
Carlos Ruiz said that on the March 12, 2019 minutes he added the Commission’s findings in the minutes and with the checklist, he asked if that would be acceptable to the Law Department. Hugh DuBose said yes. The checklist will suffice going forward. A final decision such as a denial should have the findings of fact.

Hugh DuBose noted that everything should already have been done in the minutes; the checklist is a separate form that memorializes it to comply with the City Code.

7. ADJOURNMENT

Commissioner Vogel moved to adjourn the meeting adjourned at 9:31 pm on 4/9/2019, seconded by Chair Simon. The motion passed. Vote: 8 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, May 14, 2019 at 7:00 P.M. (Subject to change)