1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:08 pm with a quorum of seven Commissioners present.

2. NEW BUSINESS

A. Maple Ave & Main St. - East of the Ridge Historic District – Lara Biggs, applicant, City of Evanston. Advisory review on the reconstruction of Main St. travel lanes, parking lanes, curbs, and sidewalks to improve the conditions of the corridor, make the existing conditions compliant with the Americans with Disabilities Act (ADA) requirements, and upgrade the streetscaping at the following intersections Main & Maple, Main & Elmwood, Main & Sherman and Main & Hinman. Applicable standards [Alteration: 1-10]

Lara Biggs, City Engineer, presented the application for streetscape project, including the project extent and the proposed improvements to the roadway.

Commission’s findings

In response to Commissioner Riessen Hunt, Ms. Biggs indicated that park improvements are not a part of this project.

Commissioner Itle made motion for advisory approval for reconstruction of Main St. travel lanes, parking lanes, curbs, and sidewalks to improve the conditions of the corridor, make the existing conditions compliant with the Americans with Disabilities Act (ADA) requirements, and upgrade the streetscaping at the following intersections Main
& Maple, Main & Elmwood, Main & Sherman and Main & Hinman, standards for alteration 1-10, seconded by Commissioner Riessen Hunt. The motion was approved. Vote: 7 ayes, 0 nays.

B. 1215 Church St. (RHD) –Certificate of Appropriateness Case # 19PRES-0038, Planned Development Case # 19-PLND-0069 - Applicant: YWCA Evanston/North Shore. Binding review for demolition of the existing attached house and a 2-story addition within the Ridge Historic District to the southern end of the building. Advisory review of a Planned Development and Special Use for the expansion of a Community Center—Public and a Recreation Center—Public, a 4-story, 23-unit shelter/office addition to the north end of the building, demolition of a detached building at the north end of the site, and requested Site Development Allowances for a building height of 45’-5”, impervious surface coverage of 76%, and a parking setback of 15’ from Church Street, to the Plan Commission and City Council. Applicable standards [Demolition 1-6; Construction 1-15]; 6-15-11-4 Relationship to Planned Developments.

Steve Bauer, attorney for the applicant presented:
- Described the requests before the Commission including the COAs for demolition and construction and recommendations for the special use and planned development.
- Construction of new shelter, parking field, demolition of southern attached building and northern detached building, and addition to the southern end of the building.
- Explained the boundary of the historic district.
- Rendering of proposed additions, both inside and outside the district.

Karen Singer, YWCA CEO, described history and reasons for project:
- Founded in 1931, moved to current location in 1969, replaced existing nursing home; added aquatics center in 1970, converted house to shelter in 1980s.
- Staff and budget growth over the last 10 years; outgrown current facilities.
- Decided to stay in current location to best serve the community.

Steve Bauer continued:
- Consideration given to the appropriateness of site and improvements in the neighborhood.
- Distributed photo depictions of existing conditions and proposed streetscape elevation.
- Explained the gap in the Ridge Historic District south of the site where other large institutions are located.
- In reference to standards for demolition: Standard (1) nomination references significant modifications to building over time.
- In response to Chair Simon, the house was built in 1884-1885, later used as a nursing home, ramp added, modification to north facade of building with the 1970 aquatics addition, and window replacements.
Jack Schroeder, project architect, noted review with History Center but no photos or drawings were discovered.

Steve Bauer continued:
- Standard (2) modifications to north facade when modern addition appended to building set the tone for site and context.
- Standard (3) not cost feasible to retain building for use.
- Standard (4) materials not unusual or foreign to Evanston.
- Standard (5) can not be economically renovated for YWCA use; not fire resistant; construction does not provide energy savings.
- Standard (6) plan submitted for redevelopment.
- Construction standards for compatibility: portions will not be visible as screened by eastern portion of building; addition not offensive and consistent with existing improvements to north of the building.

Mary McWilliams, resident of neighborhood is supportive of the organization’s mission, but spoke with concerns of demolishing house. The boundaries of historic district were drawn tightly because of the character of the area, house at the southwest corner of Church and Ridge burned down following the establishment of the district. The project design could be improved.

Elizabeth Rack, 1719 Asbury, neighbor and architect, is also a supporter of the mission of the organization, but concerned with impact to neighbors with light, noise, and sound.

Tom, Rowland, architect and neighbor at 1735 Asbury Ave, agrees with Ms. Rack that context needs to be examined including acoustics, loading and refuse area near property line. There is a need for a buffer. The proposal is not consistent with historic district.

Ald. Braithwaite spoke to the need to preserve the mission of the organization and the difficulties to use the existing building.

**Commission’s findings**

In response to Commissioner Dudnik, Ms. Singer, stated ramp and screened porch improvements were made by the YWCA and permits were obtained.

In response to Chair Simon, Mary McWilliams noted the house was built prior to building permits in 1892 but newspapers could provide information. It was included in the district because it strengthened the district, but not a strong building individually.

Commissioner Reinhold stated that she is not sure that standard 1 is met to prevent demolition.

Commissioner Itle agreed standards 1 and 2 are most important. Noted that context has changed with loss of house on the southwest corner. There is an eclectic mix of buildings on Ridge Ave. Curious about more information on current house.
Commissioner Riessen Hunt also curious about existing house and would like additional information.

Commissioner Dudnik discussed boundary of district in relation to the existing house and surrounding properties and the potential need to redraw the boundary if the house is lost.

Commissioner Sullivan described the historic district characteristics and expressed difficulty with the loss of the other house across the street.

Mr. Bauer noted minimal information was included in district nomination and there is a lack of information which demonstrates lack of significance. There should be an appropriate time to reevaluate district boundaries.

Commissioner Dudnik brought up the relevance of standards for new construction for the addition to the south that is within the district.

Chair Simon clarified that the Commission would be voting on the COA for demolition, COA for new construction, and a recommendation for the Planned Development.

In response to Commissioner Dudnik, Mr. Schroeder, stated that the proposed entrance addition was designed to be open to meet the needs of the organization and would be neutral to the building.

In response to Commissioner Sullivan, Mr. Schroeder noted that they are exploring materials for the two-story addition, including metal or fiber-board paneling.

Commissioner Reinhold believes demolition is not detrimental to the public interest.

Commissioner Riessen Hunt discussed standards for new construction including height and visual relation.

Commissioner Morris made a motion to issue a COA for demolition of the existing attached house and construction of a 2-story addition within the Ridge Historic District to the southern end of the building, standards for Demolition 1-6 and standards for Construction 1-15, seconded by Commissioner Itle. The motion passed. Vote: 5 ayes, 2 nays (Commissioners Dudnik and Riessen Hunt).

Commissioner Itle made a motion to recommend that the Planned Development proceed and that it does not have a historic preservation impact, seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.

3. APPROVAL OF MEETING MINUTES of July 9, 2019. (to be considered August 6)
4. ADJOURNMENT

Commissioner Riessen Hunt made a motion to adjourn the meeting at 9:11 pm, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully Submitted:

Scott Mangum
Planning and Zoning Manager

Next Meeting: TUESDAY, August 6, 2019 at 7:00 P.M. (Subject to change)