EVANSTON PRESERVATION COMMISSION  
Tuesday, October 1, 2019, 7:00 P.M.  
Morton Civic Center, 2100 Ridge Avenue  
Room 2800 James C. Lytle Council Chambers

MINUTES

Members Present: Elliott Dudnik, Julie Hacker, Ken Itle, Mark Simon, Suzi Reinhold, Aleca Sullivan, and Karl Vogel

Members Absent: Robert Bady, Jamie Morris, Sally Riessen Hunt, and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager  
Carlos Ruiz, Preservation Coordinator

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at 7:04 pm with a quorum of Commissioners present (Elliott Dudnik, Ken Itle, Suzi Reinhold, Mark Simon, Julie, Hacker and Aleca Sullivan). Commissioner Karl Vogel arrived later.

2. OLD BUSINESS

A. 2404 RIDGE AVE. (L) CASE # 19PRES-0094 Advisory review on proposed subdivision - Chris Sweitzer, applicant. The proposed subdivision includes the division of 1 lot into 2 lots. The proposed lot #1 will include the existing principal and secondary structures. The proposed lot #2 is existing vacant land. Thus, the landmark structures are preserved and will remain as a part of their own parcel, and not adversely affected. Applicable standards [2-8-12 (B) 1 (a), (b), (c), (d), (e) and 2] (Continued from 6/11/2019, 7/9/2019, 8/6/2019 and 9/10/2019)

At the request of the applicant Commissioner Dudnik moved to continue 2404 Ridge Ave. to November 12, 2019, seconded by Commissioner Reinhold. The motion passed. Vote: 6 ayes, 0 nays.

B. 835 MICHIGAN AVE. (LSHD) CASE #19PRES-0172 - Franz Allen, contractor, submits for a Certificate of Appropriateness for window replacements at the east front façade. First floor: remove existing casement clad windows (with transoms) and trim, replace with Marvin double hung aluminum clad windows with simulated divided lights and transoms. Remove picture window and transom above; replace with a Marvin aluminum clad picture window with transom above. Second floor - Remove casement clad windows with simulated divided lights and replace with Marvin double hung
aluminum clad windows with simulated divided lights. Simulated divided lights have
different configuration and the trim is James Hardie cement. Visible from the public way
via Michigan Avenue. Applicable standards: [Alteration 1-5] Continued from 9/10/2019

Matt Kerr, owner, presented the application. Per the Commission’s request at the
September 10, 2019 meeting, he submitted photos of the sides and rear facades
showing the existing double hung windows. He also submitted a 1955 photo depicting
the windows of the front façade, where the second story windows are double hung
windows on either side of a picture window and a transom above. On the first floor there
were two double hung windows with a larger double hung window in the middle and a
transom above. There were no windows on the left side of the house.

Matt Kerr said that the application is for replacing the existing casement windows on the
front façade, first floor, with double hung windows and a picture window with a transom
above. Second floor, replacing the casement windows with double hung windows.

Commission’s findings:
Commissioner Itle, referring to the 1955 photo, said that the windows don’t have
muntins. He suggested eliminating the muntins. Commissioner Hacker said the muntins
help in changing the scale of the larger windows and the large expanses of glass.

Commissioner Dudnik moved to issue COA for 835 Michigan Ave. for replacing the
windows on the east front façade as described above with applicable standards for
alteration 1-5, seconded by Commissioner Sullivan. The motion passed. Vote: 7 ayes, 0
nays.

3. NEW BUSINESS

A. 1330 LAKE STREET (RHD)-CASE # 19PRES-0200 - Chad Rogers applies for
removing stucco finish and exposed wood siding from all exterior walls and
replace with no-knot cedar siding to match siding when it was originally built in
1889. Visible from Lake Street and Wesley Avenue. Applicable standards:
[Alteration 1-7]

Chad Rogers, owner, presented the application. He said that a wrap-around porch had
been removed when the 1866 house was moved in 1916 to its current location. The
house was stuccoed then. While installing the previously approved replacement
windows, large pieces of stucco fell, exposing the cedar siding beneath the stucco. All
the stucco was removed then. Only 30% of the cedar seemed to be in good condition,
the remaining 60-70% is damaged.

Chad Rogers said whether the Commission approves the stucco or cedar exterior finish,
the old wood siding has to come off to install underlayment and water proofing. C.
Rogers requested approval for the removal of the stucco, installing Tyvek to prevent
water intrusion, cedar siding with a 4.5 inch reveal (back to the 1866 exterior finish),
maintaining the windows detail, width and height same details (side).
No public comment, Commission’s questions nor discussion followed.

Commission’s findings:  
Commissioner Reinhold made a motion to issue a COA for removing the stucco and replace it with cedar siding. Applicable standards of alteration 1-7 applied, seconded by Commissioner Vogel. The motion passed. Vote: 7 ayes, 0 nays.

B. 834 MADISON STREET (L) - CASE # 19PRES-0202-  Garry Shumaker applies for the repair and refinish the existing stucco finishes on all exterior facades, repair and replace in-kind existing trim and painted wood details. The existing painted wood Marvin windows (rear sunporch) will remain. The existing selected wood windows will be replaced with Pella “Traditional” Architectural series clad double hung windows. Existing vinyl windows (east elevation) will be removed and replace with Pella “Traditional” Architectural series windows. Selected windows on the lower level front porch as well as the west facing bay (both first and second level) will be fully restored and fitted with new factory finished storm windows. Basement windows will be replaced with clad “Traditional” Architectural series awning windows. Muntin patterns on prosed new windows will match existing. Visible from Madison St. and Elmwood Ave. Applicable standards: [Alteration 1-7]

Garry Shumaker presented the application. He asked approval of a COA for the following:
- Restore the 1st floor. Restore, and replace the 2nd floor and attic windows with Pella Architectural series windows.
- Remove picture window from the front façade, and repair stucco and damaged trim.
- Restore cracked stucco and bay windows on the west façade.
- Rear stucco repaired windows in mudroom restored.
- Replace vinyl windows on east façade with Pella Architectural series double hung windows
- Remove one first floor window and infill window opening.
- Repair cornice and scalloped shingles. Sill and trim to be repaired unless rotten.
- Replace basement windows (some are vinyl windows) with Pella clad “Traditional” Architectural awning windows

No public comment.

Commission’s findings:  
Commissioner Dudnik asked about the east casement with transom window. G. Shumaker said it is not an original window, but it will remain.

Commissioner Dudnik made a motion to issue a COA for 834 Michigan Avenue for alterations as described in the drawings: replacing selected wood and vinyl windows; other windows to be restored, and basement windows to be replaced. Standards for alteration1-7 apply, seconded by Commissioner Sullivan. The motion passed. Vote: 7 ayes, 0 nays.
C. 2727 LINCOLN STREET (L) - CASE # 19PRES-0199 - DonnaLee Floeter, architect, applies for certificate of appropriateness to construct a one and two-story additions at rear of existing 2 1/2-story brick and stucco single family home, including one story brick extension to existing attached garage on rear of home. The applicant requests a 23.55' rear-yard setback where 30' is required (Zoning Code Section 6-8-2-8). Visible from the rear public alley. Applicable standards: [Construction 1-5, 7, 8 and 10-15] [Zoning A and C]

DonnaLee Floeter, architect, presented the application for a one and two-story additions at the rear of the house at 2727 Lincoln Street. D. Floeter stated that:
- The front façade is not altered
- The proposed additions at the rear include a mudroom and powder room, enlarging the kitchen and adding a family room
- The 1st floor is brick, the 2nd floor is stucco as the existing
- The attached garage extension requires a zoning variance
- The one and two-story additions have different details and roof slopes

Commission’s questions:
- Chair Simon asked about the rear additions. D. Floeter said the 2nd story additions have gabled roof. The new kitchen, family room and extended garage are one-story additions. The new Marvin windows are casement and double hung when appropriate.
- Commissioner Hacker stated that this is a complicated addition. She could not evaluate it without floor plans. She would like to see a 3D rendering or massing model
- Commissioner Dudnik stated that floor plans would be helpful
- Commissioner Itle stated that without plans the zoning variance is hard to evaluate.
- Commissioner Hacker stated that for the zoning variation recommendation, she would like to see the context with the adjacent properties, where the facades are. Why is there a hardship?

Public Comment:
- Nancy Smith of 2724 Harrison St. stated her concern about additional impervious surface at the rear of the property. Raising the grade of the backyard will make flooding of the alley worse.
- Jeff Smith of 2724 Harrison St. stated that the additions are not only visible from the alley, but also from their bedroom. And they have already an issue with light pollution. He stated that it is a matter of sensitivity, he did object to the proposed changes, but is a matter of flooding of the alley and light pollution.

Commission’s findings:
- Commissioner Hacker asked for clarification on the variance recommendation. Without a zoning Variance recommendation, how the Commission could evaluate the remainder of the application. Carlos Ruiz stated that the Commission would have to review the construction of the addition and then go through the zoning issue
● Commissioner Dudnik stated that the Commission would have to vote on the COA before zoning. If the case is continued, then will wait on the zoning issue
● Commissioner Hacker wondered if a zoning recommendation in regard to standard C could be made without the civil engineering information about drainage.
● Commissioner Dudnik asked if standard A for zoning variance is applicable
● Carlos Ruiz said that drainage should not go to the neighbors
● Scott Mangum confirmed that civil engineering will review the drainage issue during the permitting process
● Commissioner Sullivan stated that she was concerned with the additions’ massing
● Chair Simon stated that the applicant could listen to the neighbors’ concerns.

Commissioner Dudnik made a motion to continue the case for 2727 Lincoln St. to 11/12/19, seconded by Commissioner Sullivan. The motion passed. Vote: 7 ayes, 0 nays.

D. 1224 OAK AVENUE (RHD) - CASE # 19PRES-0201- Noreen Edwards, owner, applies for the construction of an attached garage with a rooftop screen porch and open deck, raise the roof height of the house with dormers (attic addition) from 31’-10” to 35’, replace selected windows, install French doors, build deck at grade and install two A/C condensers on the south side. Visible from Oak Avenue and the public alley at rear. Applicant applies for major zoning relief to construct the attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests a 3’ rear yard setback where 30’ is required (Zoning Code Section 6-8-4-7), a 3.2’ north interior side yard setback where 5’ is required (Zoning Code Section 6-8-4-7 (A) 3.), a 1’ south interior side yard setback for an accessory structure (deck) where 5’ is required (Zoning Code Sections 6-8-4-7 (C) 3. and 6-4-6-3), and building lot coverage of 51% where 45% is required (Zoning Code Section 6-8-4-6). The Zoning Board of Appeals is the determining body for this case. Applicable standards: [Construction 1-5, 7, 8 and 10-15] [Zoning A and C]

DonnaLee Floeter, architect, Mark Metz and Noreen Edwards, owners, presented the application.

Mark Metz stated that the two-flat renovation is a project for two families; for his wife and him in one flat; their daughter, her husband and their twin children in the second flat. M. Metz said that they will add an attached 3-car garage and a screen porch and deck above. They will restore the building, and provide off street parking. The front elevation will not experience too much change.

DannaLee Floeter said that’s the proposed two-flat requires major zoning variations for the rear yard and interior side yard setbacks and building lot coverage. The renovation plans call for the following:

● Raising the building’s roof to 35’ and adding dormers
Lower portion of roof will stay and the overhang will be preserved.
Windows will be replaced, same location and same size,
New door on the south side façade for 1st floor unit.
Removing rear existing 2nd story deck and replacing it with an attached 3-car garage with screen porch and open deck above
North façade 1st floor, remove two windows and add one window.
3D not a lot of difference. The building next door to the north is 38' high

Noreen Edwards stated that even though major variances are required, the proposed renovation, including increasing the roof height, addition of dormers, addition of a 3-car attached garage, screen porch and open deck above are no more different than other properties nearby in the neighborhood.

Commission’s Comments
- Commissioner Dudnik said that it seems the project adds a third story, with the two side dormers. He asked about the height. D. Floeter said the attic ceiling height is 7’ high, and that not all the attic is habitable.
- Commissioner Hacker stated that the building is so transformed by the added mass and the whole rear is different
- Commissioner Dudnik stated that the projects requires the floor plans for review
- Chair Simon stated that there is a vast difference the elevation drawings and the 3D drawings
- Commissioner Sullivan had issue with the alteration of the roof and the proposed dormers, relative to standard 9 of alteration. D. Floeter said that the dormers are set back 30’ from the front façade.

Public comment:
Tom Gallagher of 1104Dempster St. expressed concern with the proposed dormers that appear to negatively affect the front of the house. This is changing the historic neighborhood

Commission’s findings:
- Commissioner Hacker stated that she would like to see better drawings to review the project. A mass model showing the roof alterations would be helpful. The bigger issue for her is the size of the alterations and what is being changed
- Commissioner Sullivan asked if the dormers could be smaller and in context with the house
- Commissioner Itle wondered if proposed habitable volume could be achieved without having a radical change. Mark Metz said that their plan is to age in place. For that they need direct access to outdoors. They plan to install an elevator in the future, reason why they need to go up
- Commissioner Hacker asked for a 3D model to scale of the entire project or use whatever means to better describe the project. On a plat of survey show context with the adjacent park and the adjacent houses.
- Commissioner Dudnik said the rear screen porch shows as solid, the volumes are confusing. The full roof is being reconstructed, altering what the building appearance is now. Filling the rear of the lot with a garage, the garage seems
problematic

- Commissioner Sullivan was concerned with the dormers relative to the roof, even though they are way back, they are changing the historic massing of the building.
- Commissioner Itle stated that the attic dormers addition is too large. The rear large deck and screen porch are less important. He said there might be other ways to approach the project. As is, it does not meet the standards of alteration. He asked the applicants to provide a perspective or axonometric drawing from the street.
- Commissioner Hacker asked the applicants to look at the windows at the addition in the back as part of the overall composition.

Commissioner Dudnik made a motion to continue 1224 Oak Ave. to 11/12/2019, seconded by Commissioner Sullivan. The motion passed. Vote: 7 ayes, 0 nays.

E. 601 DAVIS STREET (L) - CASE # 19PRES-0197- Davis Street Development Company 2015, LLC, submits a special use and planned development applications to construct a 19-story Class A office building with 40 parking spaces and 4,510 SF of ground floor retail space with a Chase Bank drive through facility. The proposed development will preserve the landmarked University Building at the corner of Davis Street and Chicago Avenue. Site development allowances are being requested for 1) an FAR of 9.67 where 4.5 is allowed, 2) a proposed height of 220 feet where 85 feet (excluding parking) is allowed, 3) 40 parking spaces where 521 are required, 4) A 15 foot Ziggurat setback is proposed above 29 feet along Davis where a 40 foot Ziggurat setback is required above 42 foot height and 5) A 5 foot Ziggurat setback is requested along the north property line at 29 foot height where a 25 foot Ziggurat setback is required above 42 foot height. Seeking advisory review from the Preservation Commission. To be continued to November 12, 2019

This motion was made at the beginning of the meeting after 2404 Ridge Ave. At the request of the applicant Commissioner Dudnik moved to continue 601Davis St. to November 12, 2019, seconded by Commissioner Reinhold. The motion passed. Vote: 6 ayes, 0 nays.

4. APPROVAL OF MEETING MINUTES of September 10, 2019.

Commissioner Dudnik said that he provided revisions of the 9/10/2019 meeting minutes, clarifying attribution of comments.

Commissioner Itle made a motion to approve the 9/10/2019 minutes as revised, seconded by Commissioner Sullivan. The motion passed. Vote: 5 ayes, 0 nays, 2 abstained (Dudnik and Reinhold).

5. STAFF REPORTS

A. Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural
landmarking, honoring some businesses and other historically significant sites in the 5th Ward.

Carlos Ruiz said that Alderman Robin Rue Simmons of the 5th Ward made a referral to the Preservation Commission to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH).

Anne Earle, a volunteer, said that she surveyed the 5th ward twice in 1996, developed a form to identify architectural styles, building permits, surveyed all buildings in 1996. She identified community activist who fell under the radar.

Anne Earle said that she provided her work to Dino Robinson. It included biographical material on Dr. Isabella M. Garnett, the first African American doctor in Evanston, and on other prominent Evanston citizens, such as Pauline Williams, the first black woman appointed to the Planning Commission. Also Henry Butler a successful businessman.

Mary McWilliams said Anne Earle and Dino Robinson formed the basis of the PITCH Committee. Looking at the buildings needs to be done and the project should go forward.

Chair Simon said the Commission could discuss more about PITCH at the next meeting.

B. Design Guidelines Update

No update

6. DISCUSSION (No vote will be taken)

No discussion

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 9:55 pm on Tuesday, October 1, 2019, seconded by Commissioner Vogel. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator

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