EVANSTON PRESERVATION COMMISSION

Tuesday, December 10, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

MINUTES

Members Present: Beth Bodan, Elliott Dudnik, Ken Itle, Jamie Morris, Suzi Reinhold, Mark Simon, and Aleca Sullivan

Members Absent: Robert Bady, Julie Hacker, 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 7:05 PM with a quorum of seven Commissioners present.

2. OLD BUSINESS


Commissioner Dudnik made a motion to continue 2390 Orrington Ave. to January 14, 2019, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

B. 747 MICHIGAN AVE. (LSHD) App. # 19PRES-243 - Garry Shumaker submits for a Certificate of Appropriateness for the demolition of an existing screen porch (foundations to remain) and construction of new frame and masonry screen porch in the likeness of the existing structure. Installation of new wrought iron railing and front and rear stairs. Installation of widow’s walk railing visible from public way and to utilize materials to match existing structure. New screen porch visible from Kedzie St. Applicable standards: [Alteration 1-10; Construction 1- 4, 7, 8, and10-15; Demolition 1-6] Continued from 11/12/2019
Garry Shumaker presented the application with revisions as follows:

- Widening the brick columns, narrowing the two transom lights, the brick molding is identical to the molding around the existing windows, the lower panels are identical to the front façade panel
- On the west side, the higher brick piers were eliminated; they are requesting use of the railing, and no brick columns at the end.
- Regarding the concern of making the house look of an earlier period, the house was built in 1913. National Trust examples of houses built in the mid-1920s (most of the Dutch Colonial style) show end porches with railings as a proper way of modifying these structures.

**Commission's Findings:**

With no questions or comments, Commissioner Itle made a motion to issue a COA for 747 Michigan Avenue, for the demolition of the existing screen porch, and construction of the new frame and masonry screen porch, the installation of new wrought iron railings and widow’s walk railings on the porches. Standards for Alteration 1-10; Construction 1-4, 7, 8, and 10-15; and Demolition 1-6, apply, seconded by Commissioner Reinhold. The motion passed. Vote: 7 ayes, 0 nays.

**C. 1204 Sherman Avenue (L) — App. # 19PRES-245** — Judy & Achim Ashworth applied for a Certificate of Appropriateness to replace the existing double hung wood windows (other window types include picture, awning and glass block windows) with double hung PVC clad wood windows. The windows are visible from Sherman Avenue, and the alley at rear, both public ways. Applicable standards: [Alteration 1-10] Continued from 11/12/2019

Achim Steup, owner, and Luke Knickerbocker of Andersen Windows presented the application with revision as follows:

- Replacement windows will match existing conditions, including frame, frame depth, weight pockets, and pulley system.
- Frame comes with a cladding composite and sill
- Exterior instead glazing beads will look like a putty line in the 400 Series. The interior jam system is in wood
- The exterior of the wood windows is cladded in a composite material as well as the sill on the exterior

**Commission's Questions:**

- Commissioner Dudnik said the proposed windows have a separate extrusion; it is not a wood window. The Commission had asked at the last meeting to restore or replace it with wood windows. L. Knickerbocker said the proposed wood-clad has better protection on the exterior.
- Commissioner Dudnik asked if the owner had considered restoring the wood windows. A. Steup said that with restored wood windows they will still have the same issues of deteriorated windows. L. Knickerbocker said there are milled pieces of
pine in the interior as well as the frame is composed of solid wood with a PVC cladding on the exterior. The fibrex material is on the sash and the sill on the exterior. This window is defined as a wood window by Andersen

- Commissioner Dudnik said the purview of the Commission is on the exterior, not the interior. Based on the presentation, all that is visible is some type of plastic material; there is no wood exposed. L. Knickerbocker said studies show that aluminum has more conduction and heat transfer

- Commissioner Reinhold said that she did not see a significant difference in the appearance of the proposed window and an aluminum-clad window. The profiles are similar to an aluminum-clad window. The question is, is a PVC clad window acceptable? Or it has to be an aluminum-clad, and how those profiles look different in comparison to a historic wood window.

- Commissioner Dudnik said that approving vinyl windows will set a precedent

- Chair Simon said if Andersen sells aluminum-clad wood windows. L. Knickerbocker said, it is the E-Series, but aluminum clad is not recommended

- Carlos Ruiz asked if the applicant could provide side by side elevations and cross-section drawings (with dimensions) of the existing and proposed windows for comparison as seen from the exterior. L. Knickerbocker said he could provide such drawings

- Commissioner Dudnik asked if any of the windows have divided lights. L. Knickerbocker said, no.

**Commission's Discussion/Findings:**

- Commissioner Itle said he was conflicted with the PVC and aluminum clad profiles because the appearance and details are almost indistinguishable. The difference with the fibrex extrusion is the bulk of its mass, and the wood on the interior is rather thin, versus the aluminum-clad windows (where the primary mass is the wood and the thin portion is the aluminum)

- Commissioner Reinhold said that she is gone on record that fibrex is not an appropriate material for historic use. The house is a landmark home, and it makes it difficult to decide in this type of situation. She asked the applicant if he would consider an aluminum-clad wood window. L. Knickerbocker said they could come back with an aluminum-clad wood window. The biggest issue being the aluminum conductivity

- Commissioner Reinhold asked if the Commission feels confident to approve aluminum-clad wood windows based on the profiles provided tonight?

- Commissioner Sullivan said the measurements as provided are from the interior (the Commission is looking for measurements from the exterior)

- Chair Simon said the main issue is the exterior material. He would like to see a sample of the aluminum-clad wood window

- Carlos Ruiz recommended a drawing of the exterior of a front elevation window next to the proposed window with dimensions. However, not all aluminum-clad windows would be approved (depending on dimensions and profiles). Select the best possible match to the existing windows.
Commissioner Dudnik made a motion to continue 1204 Sherman Ave. to February 11, 2020, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

3. NEW BUSINESS

A. PUBLIC HEARING - 2404 RIDGE AVE. (L) App. # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission's denial on August 6, 2019 of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). [TO BE CONTINUED TO JANUARY 14, 2019 AT THE REQUEST OF THE APPLICANT]

Without a discussion, Commissioner Sullivan made a motion to continue 2404 Ridge to the January 14, 2020 meeting, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

B. 318 1/2 DEMPSTER ST. (L/LSHD) —App # 19PRES-0260 - Matthew Kerouac applies for a Certificate of Appropriateness to repair/rebuild existing wood windows; reinstall original first floor windows at north elevation; repair/rebuild existing wood garage doors; repair and refinish all existing wood fascia and soffit; new matching entry door at east elevation; new wood windows at second floor, west elevation; repair/rebuild existing second floor wood barn doors at south elevation; new matching second floor window at east gable end; tear-off of existing tar paper roofing and replace with new “Classic Metal Roofing Systems” Oxford metal shingle roofing on north, east, and west roofs; new “Tesla” Solar Roofing Shingles at south roof; new skylights; and installation of new air conditioning unit at recessed west gable. Visible from Greenwood St and the side alley to the east. Applicable standards: [Alteration 1-10]

Commissioner Boden recused herself because she is a neighbor of the property owner.

Matthew Kerouac, architect, presented the application as follows:

- The stable was built in 1890, with living quarters above. They want to convert the stable into a single-family residence. The barn/stable is surrounded by 4 alleys
- There is no zoning change nor other zoning issues
- Restoring all existing wood windows, garage doors, and man doors
- Adding one (1) window in loft and re-purposing one (1) window
- The hip roof, with a gable end, will have eight (8) skylights
- A new man door on the east elevation is the entry to the primary residence
- The second floor is the common living space.
• For the roof (north, east, and west) they proposed a metal shingle, and a Tesla solar shingle on the south elevation
• North elevation: restoring the original elevation by removing the added windows and putting back the missing punch windows
• The skylight visible from Dempster St. will be eliminated
• West elevation: restoring the garage door, windows. Second floor, adding two (2) windows, and a condenser unit on a platform
• South elevation: maintaining the barn door and putting behind patio doors, restore all windows. Also installing the Tesla solar shingles and skylights
• The roof metal shingles were approved by Anthony Rubano of the Illinois Historic Preservation Agency. The existing roofing material is an asphalt roll

Commission's Comments/Questions:
• Chair Simon asked for a sample of the Tesla shingles. M. Kerouak said that Tesla does not provide samples
• Commissioner Sullivan asked about the size of the Tesla shingles compared to the metal shingles. M. Kerouac said the Tesla shingles are more horizontal
• Commissioner Itle said this is the best example for testing the Tesla solar shingles
• Carlos Ruiz asked what it was the proposed roofing material. M. Kerouac said it was standing seam metal. Anthony Rubano approved the metal shingles instead
• Carlos Ruiz asked if the applicant is seeking the Property Tax Assessment Freeze and the State of Illinois listing of historic structures. M. Kerouac said, yes.
• Carlos Ruiz recommended that the Commission lend its support to the application to assist the applicant to comply with the Illinois Historic Preservation Agency's approval
• Commissioner Sullivan said that the metal shingles with the Tesla solar shingles will make the roof appearance more homogeneous

Commission's Findings:
Commissioner Reinhold made a motion to issue a COA to 310 ½ Dempster St. to restore all existing wood windows, garage man doors, and soffit, to install a new entry door on the east elevation and windows at the second floor on the west elevation, new metal shingle roofing on the north, east and west roofs, and a new solar shingles on the south roof, to install new skylights and a new AC unit at the recessed west gable. Applicable standards include alteration 1-10, seconded by Commissioner Sullivan. The motion passed. Vote: 6 ayes, 0 nays, 1 abstention (Boden).

C. 217 DEMPSTER ST. (L/LSHD) —App # 19PRES-0261 David Raino-Ogden applies for a Certificate of Appropriateness to restore and expand an existing side and front terrace with a stair to the side yard. The original Burnham and Root plans indicate a wrap-around terrace. Applicant seeks to replicate the original plan at the front and side and extend the terrace for the full side to allow for a terrace off a modernized kitchen. The rear of the home, not visible from the public way, will include the expansion of an existing roofed porch to become an enclosed mudroom, breakfast nook and second floor bedroom expansion. All will be kept within the spirit and style.
David Raino, architect, presented the application as follows:

- Adding mudroom, a master bedroom and a kitchen extension to a Burnham and Root designed house (with a copy of the original plans)
- Original plans show a wraparound porch and bay
- The covered front porch was restored in 1998
- The owners would like to bring back the wraparound porch and side stair with materials to match existing materials
- The floor plan describes and addition, the garage, a porte-cochere, a stone terrace to be removed and replaced with the original design
- South elevation: shows the proposed wraparound porch extension
- West elevation: shows the proposed enclosure of the covered porch and a second story addition
- East elevation: shows the stone terrace with metal railings, the wraparound porch extension, and second story addition
- North elevation: shows the enclosure of the covered porch, the master bedroom extension and the open deck with a railing

Commission’s Findings:
With no questions or comments, Commissioner Reinhold made a motion to issue a COA to 217 Dempster St. for the restoration and expansion of an existing terrace to the side yard, and an expansion on the rear elevation of the existing covered porch. Applicable standards include alteration 1-10, construction 1-5, 7, 8, and 10-15, and demolition 1-6, seconded by Commissioner Sullivan. The motion passed. Vote: 7 ayes, 0 nays.

D. 548 JUDSON AVE. App # 19PRES-0262 (LSHD) - Chris Turley, architect, submits an application for a Certificate of Appropriateness for the demolition of an existing house located within the R1 Single-Family Residential District and Lakeshore historic district. The applicant proposes construction of a new 2-story wood frame single family residence with a 2-car detached garage and coach house. Additionally, the applicant requests zoning relief for proposed building lot coverage of 38% where a maximum of 30% is permitted (Zoning Code Section 6-8-2-7); proposed impervious surface ratio of 58% where 45% is permitted (Zoning Code Section 6-8-2-10); and, two off-street parking spaces where three are required (Zoning Code Section 6-16 Table 16-B). Applicable standards: [Construction 1-15; and Demolition 1-6; Zoning Variations A and C]

Chris Turley, architect, presented the application as follows:

- The property originally was two lots split into three lots (33’ wide). The exiting lot is undersized in the R1 zoning district, and with a required 5’ setback
- There is a financial hardship to repair, renovate or add to the house
- Do nothing option: the building has not been maintained, renovated or upgraded (mechanical, electrical, plumbing). The gable roof is sagging, the front and rear bays are pulling away from the structure, the windows are not operable or weathertight. The brick foundation is wet; the concrete pargie added later trapped the water, pushing off the pargie concrete coat from the foundation. The foundation would require underpinning or replacement.

- The front and rear bays have no access to the foundations. They would have to pin the building and then excavate underneath, put the building back or replace all with a duplicate.

- Repairs would be very costly for a 2- bedroom house. They would be priced out of any kind of market.

- The renovation would have the same issues. The cost of renovating or adding is even higher. The housing in the market averages $385K for that model, exceeding the renovation cost by half, and with no value for the actual land.

- An addition would have zoning, and fire safety issues, and replacing the siding is quite expensive.

- New construction would be more effective and the most viable function and financial model.

- Objections to the project: the building is in a historic district. The building was reviewed twice for the historic preservation listing and it was not put on the listing either time.

- In the 2011 survey there were three elements: 1) a return end on the gable, 2) the front bay, and 3) the 8/1 windows.

- Historically, three buildings are original, one was added.

- Those three elements were in themselves indicative of any particular style.

- Adding a second story addition and a rear addition will trigger impervious and lot coverage issues, and they can’t go down or go over the side yards with window wells.

- Any scenario would have a major impact on the neighbors regardless.

- New construction: work to the north has changed the nature of the three buildings.

- Those three historic elements are not unique and still being built.

- The economics will not improve over time.

- A new building with a coach house will benefit the neighborhood.

- The building is narrower, it has a similar footprint as the existing building and it is taller. The neighborhood has eclectic buildings and some tall ones.

- Maria Nanos, a social worker, spoke about her aunt Stella (the former owner of the house). Stella was born in Michigan when the house was built in 1918, lived in Rogers Park, Chicago, a first-generation Greek.

  - Stella moved to 548 Judson in 1957. Stella told her nieces (Maria Nanos and Stella Nanos) that the three houses were beach houses. She worked with Dr. Georgios Papanikolaou, inventor of the “Pap smear”. Stella died in that home in November of 2016 and she was 98 years old.
• Stella left the home to her two nieces Maria Nanos and Stella Nanos. Both thought they could save the house and renovate it. They realized the renovation was not cost-effective

Public Comments:
• Barry Lipa read a letter from Geri Shapiro of 546 Judson Ave. G. Shapiro opposes the demolition of the house at 548 Judson Ave, and the construction of the non-compliant house. The proposed house is out of context with the block
• In response to Geri Shapiro’s letter, Stella Nanos said that the three houses are not identical; they do not match in style or size. It is a very eclectic mix of homes, including an apartment building on the corner. It is not a typical historic
• Amy Zann of 540 Judson Ave. said that within the historic district it is important to protect the existing houses to preserve the historic character of the neighborhood. The demolition of 548 Judson is contrary to the pursuit of historic preservation and a permanent change to the block. A 33’ wide lot cannot accommodate a 35’ tall house if its neighbors are low 1-story buildings. The proposed coach house is taller than the single-story garages on the entire block. The scale of the proposed structure is way out of scale with its immediate neighbors. If the house is demolished, she asked that the Commission impose a compatibility requirement in terms of size, height, and style.

Discussion:
• Chair Simon said the Commission had enough information to consider demolition, but not yet for the proposed new construction, how it fits on the street and the zoning issues
• Commissioner Dudnik would prefer to consider what goes in place of the existing home at the same time with considering the demolition of the house
• Carlos Ruiz said the 2011 survey lists 548 Judson Ave. as a contributing structure to the Lakeshore historic district, but not eligible for landmark designation
• Chair Simon said the presentation for constructing the new house was not sufficient to make a decision. However, if the Commission is opposed to demolition, it would be a waste of time
• Commissioner Itle said that he was opened to demolition, but had major concerns about the new design and the proposal
• Chair Simon said if the Commission is seriously considering permitting demolition, then give the applicant guidance to come back with a more complete presentation
• Commissioner Reinhold said that demolition is not the major question. However, there are strong reservations about the new design. Let the applicant know what is needed in the presentation and give guidance for those major issues.
• Commissioner Sullivan asked information on the Lakeshore historic district. Carlos Ruiz said that the Lakeshore historic district nomination does not list 548 Judson Ave. as a significant structure
• Commissioner Dudnik said there are the issues of the proportion of the front facades
and the rhythm on the street. Despite the 35' height, the houses to the south are much larger houses at 35' high, but the proportion is much more horizontal, where this one is reading as a very vertical structure, is not the same kind of proportion. Also, the rhythm on the street, materials (not clear), level of detail and texture are not show on the drawings

- Commissioner Itle called attention to standard 1 (height) it should be compatible with the structures to which is visually related, its strongest relationship are the two structures adjacent to it (north and south). Standard 2 (proportion of facades), and standard 10 (the overall scale and mass of structure relative to the two houses nearby). Related to Zoning, the applicant should look at a building compliant in terms of lot coverage and impervious surfaces, and make a stronger effort to fit within the zoning requirements.
- Commissioner Dudnik said that the variance for a required parking spot, because of the coach house, was not an issue to him
- Scott Mangum said the text amendment regarding accessory dwelling units and coach houses, was introduced last night to City Council, it will be back in January for action, and if it is approved, a third parking space will not be required for properties within 1500’ of transit, which would include this property.
- Commissioner Reinhold said it would be very helpful to have a 3D rendering with the adjacent homes modeled as well, to see how the masses fit together in context, or a model with the adjacent properties or the block of some sort
- Chair Simon said new construction in very eclectic blocks is challenging. The houses next door are one reference, the houses across the street and on the block are other references. The house is more similar to other houses in the block, not necessarily to the next-door houses. It needs more defined plans and presentation
- Commissioner Sullivan referenced standard 11 (directional expression of facades on the block)
- Commissioner Dudnik referenced standard 14 (innovative design)

Chris Turley agreed to come back on February 11, 2020. Commissioner Dudnik made a motion to continue the application for demolition and new construction for 548 Judson Ave. until the meeting of February 11, 2020, seconded by Commissioner Morris. The motion passed. Vote: 7 ayes, 0 nays.

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

Commissioner Dudnik made a motion to approve the meeting minutes of the November 12, 2019 meeting with any edits as received, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

5. STAFF REPORTS

A. Nomination and Election of EPC’s 2020 Officers
Commissioner Morris made a motion to elect the 2020 Preservation Commission officers, Mark Simon, Chair; Ken Itle, Vice-Chair and Elliott Dudnik, Secretary for 2020, seconded by Commissioner Sullivan. The motion passed. Vote: 7 ayes, 0 nays.

B. Preservation and Sustainability Collaboration - Update

Carlos Ruiz said that the task force will have its first meeting on December 19, 2019, at 6:30 pm. with the participation of two representatives from the Utilities Commission, the Sustainability Board, and the Preservation Commission. The guest speaker is Nate Kipnis, architect.

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

Chair Simon said Scott Mangum, Carlos Ruiz and he, met with Dino Robinson on December 2, 2019, and discussed the goals of this initiative, which include the recognition of the African American community in Evanston, for the contribution that individuals have made to City’s heritage over the years. It would not include a traditional historic district or the land marking of buildings. City staff will visit with Dino Robinson the Shorefront Legacy Center on Tuesday, December 17, 2019.

6. DISCUSSION (No vote will be taken)

A. Design Guidelines Update

Carlos Ruiz said that the Design Guidelines are up and running on the City’s website.

B. 2020 Preservation Commission Retreat

The Commission discussed some topics for the 2020 retreat including windows, new construction, and educational sessions. Scott Mangum said he heard good ideas as far as education and technical improvements and information on how to do technical reviews of projects. It would be good to also do some more forward-thinking work and to look at what we can do to promote preservation, to do larger education programs for the community about preservation. These ideas could be discussed at the retreat.

Chair Simon said he would like to have a self-taught retreat with an educational session on windows, and then having discussions on issues that come before the Commission that there is an opportunity to talk about in the abstract, as particular applications come in. For example, for new construction where there is no specific reference, particularly on blocks where there are a lot of houses, or new houses, what the Commission should be doing, and maybe be better equipped when a new construction project comes for review. We should have discussion leaders who bring prepared resources on windows, for instance.
A survey would be sent out by City staff to determine the date and time of the retreat.

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 10:12 pm, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted,

________________________________
Carlos D. Ruiz
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, January 14, 2020, at 7:00 P.M. (Subject to change)