EVANSTON PRESERVATION COMMISSION  
VIRTUAL MEETING  
Tuesday, May 12, 2020, 7:00 P.M.  
MINUTES

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

Members Absent: Robert Bady, and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager  
Carlos Ruiz, Preservation Coordinator  
Brian George, Assistant City Attorney

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the virtual meeting to order at 7:07 pm with eight (8) Commissioners joining the meeting via Zoom.

2. SUSPENSION OF THE RULES: Members participating electronically or by Telephone

Commissioner Itle made a motion to suspend the rules and proceed with the meeting on an electronic basis, Commissioner Dudnik seconded the motion. The motion passed. Vote: 8 ayes, 0 nays.

3. OLD BUSINESS

A. 1204 Sherman Avenue (L) —Case # 19PRES-245 – Judy and Achim Ashworth apply 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 the rear, both public ways. Applicable standards: [Alteration 1-6 and 9] [Continued from 11/12/2019, 12/10/2019, 1/14/2020, 2/11/2020 and 3/10/2020 (without discussion] Applicants are preparing a new application and are requesting to continue the item to June 9, 2020.

1204 Sherman Avenue was removed from the agenda since the applicant did not appear to present the application more than two (2) consecutive meetings. When the applicant applies again, it will be re-noticed.
B. 318 Hamilton St. (LSHD) Case # 20PRES-0012 - Benjamin Harper applies for a Certificate of Appropriateness to replace seven (7) third floor wood windows with aluminum clad wood windows: one (1) double hung facing east, three (3) double hung windows facing west, and three (3) casement windows facing south with two double hung windows. Replace roof asphalt shingles with cedar shingles. Applicable standards: [Alteration 1-6 and 9] [Continued from 2/11/202 and 3/10/2020 - Applicant was absent]

Benjamin Harper, the owner, presented the application as follows:
Replace windows on the 3rd floor, two sets of three windows, and one single window. The single window faces east (bathroom). A set of 3 windows is facing west and another set of 3 windows faces south (bedroom). The existing east and west-facing wood windows will be aluminum-clad double-hung windows. They are adding a grid to the south-facing window. The west-facing windows are 25.5" wide with a 6" trim. The replacement windows are slightly larger, and the trim will be adjusted accordingly. The existing windows are difficult to see because they have storm windows in front.

The asphalt roof was damaged after the hail storm. They would like to replace it with wood cedar shake if it is within their budget, if not replace it in kind.

Commissioners Comments/Questions
Commissioner Reinhold: The application shows different muntin grids, she asked for clarification. B. Harper said the east window does not have a grid, believed to be original. The replacement will have a grid on the top and a single grid on the bottom. There is no grid on the south windows and will be replaced with casement windows with a single grid. The existing west wood windows have no grid, the replacement aluminum clad windows have no grid either.

Commissioner Hacker: Do the replacement windows have a muntin on the outside and a muntin on the inside or is the grid between two panes of glass. B. Harper said that the muntins are inside and outside.

Chair Simon: Concerning the roof, Chair Simon asked if the applicant would like to come back once he decides which roof to apply for. B. Harper said the idea is that if the cedar roof (believed to be the original material) is within their budget they would do that. If not, they will replace it in kind (asphalt shingles)

Commissioner Hacker: There is a difference in appearance between cedar shake vs. cedar shingle, as well as the cost. B. Harper said he believed it would be a cedar shingle.
Commission’s Findings
Commissioner Reinhold made a motion to issue a COA to replace seven windows with aluminum-clad wood windows and roof with cedar shingles; Commissioner Bodan seconded the motion. The motion passed. Vote: 8 ayes, 0 nays.

C. 242 Greenwood St. (LSHD) Case # 20PRES-0014 – Geoffrey McGrath applies for a Certificate of Appropriateness to replace 2 double hung vinyl windows with internal divisions with 2 double hung fiberglass windows with internal divisions and to replace one wood picture window with one fiberglass picture window with internal divisions. Applicable standards: [Alteration 1-6 and 9] [Continued from 3/10/2020]

Geoffrey McGrath presented the application that was continued from the March 10, 2020 meeting. G. McGrath said the windows are on the front elevation. Two are double-hung vinyl windows with divided lights between the glass, on either side of a picture wood window. The replacement windows are vinyl windows to match the double-hung windows with the divided lights between the glass, and the picture window is without divided lights.

Commission’s Comments/Questions:
None

Commission’s findings
Commissioner Reinhold made a motion to issue a COA to 242 Greenwood St. for the replacement of two double-hung vinyl windows with internal divisions, with two double-hung fiberglass windows with internal divisions and replacement of one picture window with one fiberglass window with internal divisions. Applicable standards of alteration include 1-6 and 9; seconded by Commissioner Hacker. The motion passed. Vote: 8 ayes, 0 nays.

D. 945 Sheridan Rd. (LSHD) Case # 20PRES-0009 - Paul Saydak applies for a Certificate of Appropriateness to 1) West: Create two new openings in the existing masonry wall & install two doors out to the second-floor deck, remove and replace with higher balustrade. East: Replacement of East Sun Room doors and third floor east windows. Butler pantry window: remove non-original single-pane window and replace it with a double-hung window to match existing double-hung windows on the house. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6] [Continued from 3/10/2020]

Paul Saydak, the general contractor, presented the application that was continued from March 10, 2020 meeting. He addressed the Commission’s comments about:
West elevation – 2nd story roof deck: 1) Original-raising the masonry columns and railings required by code. Revised-the columns remain as is and the new railing is inside the columns. 2) Original-adding doors on either side of the chimney and leaving windows in place. The comment was that not enough masonry was left between the door and the chimney. Revised-removes the windows and puts two units, a door and a window (Marvin). The masonry by the chimney will change by inches only. There is a mullion between the door and window, where the railing will end.

Commission’s Comments/Questions
Commissioner Hacker: Asked about the handrail. P. Saydak said it is a composite material. He found balusters that match better than the ones on the drawing. The balusters will be taller and spaced closer together to meet the code and inset about 10-inches behind the columns.

Commissioner Dudnik: Asked about the location of the railing; how the railings meet each other in the inside corner; how will they connect to the house, and the size of the opening of the window and door. P. Saydak said the railings are behind the columns and connect to the building at the mullion between the new window and door (32-inches wide on either side). They are creating a new masonry opening where the height and width of the opening are increased, with a new lintel above it.

Commissioner Hacker: Said the railing design is not developed enough, and how does it die between window and door at the mullion. She wanted to see a detailed drawing of the railing and balusters showing how they connect to the mullion. P. Saydak said that the limestone window sill is above the railing so it does not hit the rail. Robert Speckmann, the architect, noted that the railing detail is shown on the plans (detail 5).

Paul Saydak said that on the east elevation main floor sunroom, 2 doors will be replaced in the same opening with matching doors, reusing the interior hardware. Muntins are the same size. The pantry window is a single pane fix window. The new window is a Marvin window, similar to what is there (wood to match details) Also, the third-floor twin widows will be replaced with Marvin wood windows in the same existing opening. The windows are thermo-pane with simulated divided lights.

Commissioner Hacker asked to see a larger elevation of the railing’s length, and the center post to be supported.

Commission’s findings
Commissioner Hacker made a motion for 945 Sheridan Road to issue a COA: On the west to create two new openings in the existing masonry wall, install a window and door pair, symmetrically on either side of the fireplace, and remove and replace the balustrade. On the east, replace the sunroom doors, third floor east windows, remove the non-original single pane butler pantry window, and replace it with a double-hung window to match the existing double-hung windows on the house. The design of the west façade elevation of the balustrade and the individual balusters and the supports be tabled for this vote, but submitted to Carlos Ruiz for approval by the vote of 2 (two) Commissioners. Standards for alteration 1-6 and 9 and demolition 1-6; seconded by Commissioner Dudnik. The motion passed. Vote: 8 ayes, 0 nays.

4. NEW BUSINESS

A. 1212 Lake Shore Blvd (LSHD Case # 20PRES-0059) - Meaghan Hogan of Sunrun, applies for a Certificate of Appropriateness for a 12 rooftop solar panels installation facing south. Applicable standards: [Alteration 1-3, 5, 9 and 10]

Chris Costello, Director of Operations for Sunrun presented the application. The solar installation is on a south-facing roof. Photos show the roof from the street view. The solar panels are not visible from the sidewalk closer to the home. Configuration of the solar system is a 12 (twelve) panel solar system, black on black, matching the darker color of the roof shingles, and a skirt at the roof eave.

The electrical components are on the opposite north wall. The structural engineer's documents affirm that the roof will support the weight of the solar system. The drawings show the racking system mounted on the roof. The system sits 4-6 inches off the roof, top and low detail. The system has no rails or aluminum products.

Commission’s Comments/Questions
Commissioner Dudnik: asked about the fire setbacks. C. Costello said the Fire Code requires a 3 ft. setback for firefighters to walk and extinguish fires.
Commissioner Bodan: asked about the color of all the parts. C. Costello said the system is black on black panels, the frame and mounting is black. A skirt covers the gap between the panels and the roof.

Commissioner Dudnik: asked if the proposed guidelines for solar systems will be considered. Chair Simon said that the guidelines are in a draft form and have not been vetted. Commissioner Dudnik said that the Commission would typically see a 3D representation of the solar panels on the house roof.
Commissioner Hacker: said that in this instance the slope of the roof is very shallow and that the guidelines have not been approved yet.

Commission’s findings
Commissioner Dudnik made a motion to issue a COA for 1212 Lake Shore Blvd. for the installation of 12 rooftop solar panels, and installation staggered as shown in the drawings and facing south. Applicable standards for alteration 1-3, 5, 9, and 10 are met; seconded by Commissioner Reinhold seconded the motion. Vote: 8 ayes, 0 nays.

B. 1934 Orrington Ave, NEHD Case # 20PRES-0060 - Meaghan Hogan of Sunrun, applies for a Certificate of Appropriateness for a 15 rooftop solar panels installation facing south. Applicable standards: [Alteration 1-3, 5, 9 and 10]

Cris Costello, Director of Operations for Sunrun presented the application. It is a 15 panel system with 2 separate arrays. He showed an aerial view and a street 3D view of the house and roof with the solar panels. The roof has a 45% pitch and it is visible. It has the same engineering as 1212 Lake Shore with 2 separate arrays connected with a conduit. It has a different panel and black on black mounting system. The skirt covers the mount and flashing.

Commission’s Comments/Questions
Commissioner Hacker: asked if this is a different system. C. Costello said the solar panels are a different system (black on black Longi panels). The grid at the top is white.

Commissioner Hacker said the roof shingles are brown and the panels will be really visible from the street. She asked if the panels could be mounted behind the gable facing south to avoid being so close to the front facade. C. Costello said that because of the chimney and valley, that area is maxed out in terms of panels.

Commissioner Dudnik: noted the white grid on the panel is visible. C. Costello said that he could take a photo of the Longi panels so one can see what those grids look like on the 45-degree roof pitch.

Chair Simon: said the panels are not on the front façade facing the street and are elevated.

Commissioner Hacker: asked if the panels could be mounted on the yard? C. Costello said the back yard has a lot of shade. A ground mount system will not work.
Commissioner Bodan: asked what percentage of the efficiency will decrease if the panels are mounted north and behind the gables. C. Costello said that the loss of efficiency would be mounting the panels facing north. To offset the loss it would have to be a much larger array, covering the majority of the north-facing roof.

Commissioner Sullivan: asked would it be possible to relocate a row of the most eastern panels to the west side of the south-facing gable. C. Costello said that the Fire Code setbacks will not allow mounting the panels that close from that gable.
Commissioner Sullivan: asked what will be the percentage of efficiency if the panels would be mounted somewhere else. C. Costello said that the loss would be 35-40% percent.

Chair Simon: asked if Evanston has the fire requirement? C. Costello said, yes.

Commissioner Sullivan: asked about the conduit connecting the 2 arrays. C. Costello said that the ¾-inch conduit will go above the chimney, then horizontally from the top panel over array 2.

Commissioner Hacker: asked to relocate the lower 4 panels (T shape arrangement) to the north-facing roof.

Commissioner Sullivan: asked to find a way to move a couple of panels and maintain the efficiency of the system. C. Costello said they could explore at mounting 6 panels on the north-facing roof and determine their efficiency. He offered to have an illustration of how that would work.

Chair Simon: asked C. Costello to look at the different options and come back with a reasonable compromise.

Commissioner Dudnik: mentioned 1040 Hinman Ave. the solar application that was appealed to City Council and granted (2019). The loss of efficiency, and no longer being cost-effective were the issues. He alluded that the same issues appear to affect this application. He asked to consider relocating the conduit in the attic.

**Commission’s findings**
Commissioner Sullivan made a motion to continue 1934 Orrington Ave. to June 9, 2020 meeting; Commissioner Dudnik seconded the motion. The motion passed. Vote: 8 ayes, 0 nays.
C. 1145 Sheridan Rd - Landmark Lakeshore HD Case # 20PRES-0062 – Bridget Montgomery, applies for a Certificate of Appropriateness to replace seven windows, five double-hung wood windows on the north façade and (one fix unit) Also, one window facing east, with aluminum-clad wood windows with simulated divided lights on six windows. Applicable standards: [Alteration 1-6, 9 and 10]

Glenn Heidbreder presented the application to replace 7 windows in 5 openings in the foyer and dining room along Hamilton St. with Marvin windows. The dining/foyer window has a single glazed unit. The intent is to replicate the windows on the 2nd floor. The proposed windows are aluminum-clad Marvin wood window, costume made to replicate the existing, including the lugs inside and outside, and glazing sizes will remain the same.

Commission’s Comments/Questions
Commission Bodan: asked if the storm windows will be replicated. G. Heidbreder said no because the storm windows hide the details.

Commissioner Hacker: asked if the windows are clad thermo-pane with simulated divided lights. G. Heidbreder said, yes. All windows are double-hung with screens.

Commissioner Dudnik: said that this is for 7 windows only. He asked if the remaining windows will retain the storm windows. Burke Montgomery said the current budget is for the seven windows. They will continue replacing the windows as their budget would allow.

Commission’s findings
Commissioner Dudnik made a motion to issue a COA for 1145 Sheridan Rd. to replace seven of the windows; five double-hung wood windows on the north façade, one fixed unit, one window facing east. All with double-hung aluminum-clad wood windows with simulated divided lights, using the same muntin pattern as the existing on all of the windows. Applicable standards for alteration 1-6, 9, and 10; Commissioner Reinhold seconded the motion. The motion passed. Vote: 8 ayes, 0 nays.

D. 1312 Church St. — Landmark/Ridge HD Case # 20PRES-0061 - Hawke Yoon & Jessica McGuire apply for a Certificate of Appropriateness Replace a non-original 1992-93 cedar shingle roof (previously asphalt shingle) with a metal standing seam roof. Alternative 1: Porch roof with metal standing seam roof, the rest of the roof with architectural or metal tile resembling cedar shingle.
Hawke Yoon presented the application for 1312 Church St. built in 1896, a designated landmark. The former owner put the cedar shingle roof in 1992/93 cedar before it was asphalt shingles. The application is for a metal standing seam roof instead of the cedar shingle while preserving the historic character of the house, and having the smallest environmental impact. Cedar is not ideal when surrounded by trees. The most affected area is the front porch cedar shingle roof. Metal standing seam roofs are consistent with Victorian houses since the 1880s. Hawke Yoon showed examples of other Victorian houses with the metal standing seam roofs.

Hanson Roofing provided cost estimates for cedar shingle, standing seam metal, and asphalt architectural shingle.

**Commission’s Comments/Questions**

Commissioner Hacker: said the metal roof is not appropriate, nor the metal shingles for the landmark house. It was probably a cedar roof originally.

Commissioner Boden: asked if there ever was a standing seam metal roof on the shallow porch roof. H. Yoon said he believed there wasn’t. The alternative would be the metal roof on the front porch and cedar on the house. Commissioner Boden said that there is a house nearby with the metal roof porch and wood shingles.

Carlos Ruiz: said that the information of the National Register Nomination for the Ridge Historic District says that the house is historically significant, not architecturally significant. He also noted that a metal roof on the porch and a high-quality asphalt architectural shingle that simulates the cedar shingle might be a solution for the maintenance of the new roof. H. Yoon said that one option might be to do the entire roof in an architectural asphalt shingle.

Chair Simon: said it would help to have photos of the nearby homes that have the metal roof on the porch and the shingles on the main roof

Commissioner Dudnik: asked if the metal shingle was out from the discussion. The consensus was yes.

Commissioner Boden: noted that the front porch roof is surrounded by big trees which contribute to its faster deterioration. Commissioner Hacker agreed and guessed that the new roof would be asphalt or metal.

Hawke Yoon said that his options are cedar shingles on the house with metal roof on the porch or architectural shingles on the house and porch. H. Yoon said that he could
move forward with the cedar shingles on the house and metal on the porch. His first option is a metal standing seam roof. The second option is a metal roof on the porch, the rest architectural asphalt shingle or metal tile resembling cedar shingles.

**Commission’s findings**
Commissioner Dudnik made a motion to continue 1312 Church St. to the meeting of June 9, 2020; Commissioner Hacker seconded the motion. The motion passed. Vote: ayes, 0 nays.

**5. APPROVAL OF MEETING MINUTES of March 10, 2020**

Commissioner Dudnik made a motion to approve the March 10, 2020 meeting minutes as amended; Commissioner Hacker seconded the motion. The motion passed. Vote: 7 ayes, 0 nays, and 1 abstention (Sullivan).

**6. STAFF REPORTS**

**A. Preservation and Sustainability Collaboration - Update**

Carlos Ruiz reported that the guidelines draft was prepared by Julie Hacker and Aleca Sullivan and it was supposed to go to the Commission at the retreat and the Environmental Board and Utilities Commission.

Commissioner Hacker said that all Commissioners should review the guidelines draft. All members of the subcommittee agreed with the current draft four. Commissioners Hacker and Sullivan agreed to accept the comments and send it to Carlos Ruiz for distribution to the Commission.

Commissioner Sullivan said that the Utilities Commission and Environmental Board representatives were very supportive of the guidelines.

**B. 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 – Update**

Chair Simon said that Commissioner Sullivan and he are working with Dino Robinson to write a proclamation/resolution to create an African American Cultural District. There is a draft and in the next few weeks, it will be completed and sent to City Council. Carlos Ruiz said the next meeting is May 21, 2020, at 10 a.m.
C. May 2020, Preservation Month

Scott Mangum sent a Preservation Month Proclamation to be read by Mayor Steven Hagerty at City Council last night

7. DISCUSSION (No vote will be taken)

A. 2020 Preservation Commission Retreat – Update

Commissioner Hacker suggested having a virtual retreat on the subjects that were proposed in an outline back in March 2020. Scott Mangum said that he will circulate a Doodle poll two weeks out with some potential dates.

B. 2020 Preservation and Design Awards - Update

Carlos Ruiz said that he received three nominations: 1322 Lake St.; 115 Dempster St. and 1620 Judson Av.

8. ADJOURNMENT

Commissioner Dudnik moved to adjourn the meeting at 9:56 p.m., Commissioner Boden seconded the motion. The motion passed. Vote: 8 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator