Evanston Preservation Commission
Tuesday, March 10, 2020, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

Minutes

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

Members Absent: Robert Bady, Tim Schmitt, and Aleca Sullivan

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 meeting to order at 7:07 PM with a quorum of seven Commissioners present.

2. 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, and 2/11/2020 without discussion] Applicants are preparing a new application and are requesting to continue the item to April 14, 2020.

The applicant was not present at the meeting. This item was removed from the agenda since the applicant could not attend to present the application in three consecutive meetings.

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 hug windows. Applicable standards: [Alteration 1-6 and 9] [Continued from 2/11/202. Applicant was absent]

The applicant was not present at the meeting. Commissioner Reinhold made a motion to continue the case to April 14, 2020, seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.

3. NEW BUSINESS

A. 555 Lincoln St. (L) Case # 20PRES-0034 0021 - Isamu Kimura applies for a Certificate of Appropriateness for: 1. A new RTU (rooftop mechanical unit) as a component of the HVAC upgrades, in addition to a concrete pad and visual screen. The RTU will be installed on top of the green roof (which sits over another portion of the complex) adjacent to the building in which the lab is located. Ductwork from the RTU will enter the building through new facade openings (approx. 5’ wide x 2’ high). 2. Removal of existing exterior stair and exterior door and installation of new stair and door to accommodate the raised flooring. The existing exterior door is hollow metal to be replaced with similar or fiberglass -similar to other replacement throughout building complex. Applicable standards: [Alteration 1-6, 9 and]

Shane Cary, Project Manager, Public Works Department and Isamu Kimura of McGuire Igleski and Associates presented the application as follows:

- The project is for the installation of a rooftop unit on the green roof to the laboratory, on the north side of the complex, on the building’s exterior with a 10-feet tall screen made of 2-feet tall screen panels with a 1-inch reveal for rooftop unit.
- Removal of existing exterior stairs and exterior door and installation of new stairs and door to accommodate the raised flooring.

Commission’s comments/question
Commissioner Dudnik asked about the material for the panels. I. Kimura said it is a panel clad with 14 gauge steel and filled with acoustic insulation. The five panels make a 10-foot high enclosure.

Commission’s findings
Commissioner Reinhold made a motion to issue a COA to 555 Lincoln St. for the new rooftop mechanical unit in addition to a concrete pad and visual screen and the removal of existing exterior stairs and exterior door and installation of new stairs and door to accommodate the raised flooring. Applicable standards include alteration 1-6 and 9; seconded by Commissioner Hacker. The motion passed. Vote: 7 ayes, 0 nays.

B. 242 Greenwood St. (LSHD) Case # 20PRES-0014 - Michael Rossier applies for a Certificate of Appropriateness to replace three bay windows on the front west elevation (two double-hung vinyl windows with double-hung fiber glass windows, and
one picture wood window with true divided lights with a fiber glass picture window with SDLs) Applicable standards: [Alteration 1--6 and 9]

Geoff McGrath, the owner, presented the application as follows:
● Replacing non-original windows, on the front west elevation bay window, where the picture wood window is rotting out
● The windows on either side of the picture window are double hung vinyl windows

Commission’s comments/questions
● Commissioner Hacker asked about the mullions on the windows. G. McGrath said the mullions are between the panes of glass
● Commissioner Hacker asked if the applicant looked at windows with simulated divided lights (SDLs). G. McGrath said no.
● Commissioner Hacker said she needs clarification on the mullions. She would approve windows with SDLs
● Chair Simon asked if the COA could be approved for the windows as described with the SDLs. G. McGrath said he could put mullions on the outside
● Commissioner Itle said that, except for the picture window, it appears the existing windows have the mullions between the glass as shown on the photos
● Commissioner Hacker said that what is needed is a section drawing of the window that shows where the mullions are. G. McGrath said he believes the mullions are between the glass, which would be for approval
● Chair Simon said that because the conflict between what was presented and the description of the work, the item would be continued

Commissioner Dudnik made a motion to continue 242 Greenwood St. to April 14, 2020; seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

C. 1037 Ridge Ave. (RHD) Case # 20PRES-0029 - Dennis Jackson applies for a Certificate of Appropriateness to replace 5 double hung basement windows on the north and south side facades and one first floor double hung window on the rear west facade, with vinyl double hung windows in the same openings and same size. Applicable standards: [Alteration 1-6, and 9]

Jeffrey Barta, the owner, presented the application as follows:
● Wants to replace six windows behind the fence on either side of the basement, non-visible from the right-of-way
● Seeking to replace the wood windows with a vinyl product of similar, if not exact dimensions.
● The current windows have aluminum storm sashes installed before 2013 when he purchased the home. The aluminum storms will not be replaced.
● The window locations are two on the north side (not facing the street), one on the west rear (façade facing the alley), and three on the south facade.
Public comment
Michael Mertz of 1035 Ridge Ave. said that the windows are not visible from the street and the new windows will improve the appearance of the house.

Commission’s Comments/Questions
Commissioner Reinhold said that because the basement windows are affected by salt and snow and are not visible, she found this case to be an exception to the rule. She thought that a wood window would not be appropriate, even with an aluminum-clad in the [basement] location. She would approve vinyl windows for this specific case.

Commission’s findings
Commissioner Reinhold corrected her initial motion to issue a COA to 1037 Ridge Ave. for the replacement of five (not six) double-hung basement windows on the north and south side facades and one first floor window on the east façade with vinyl double-hung in the same openings and the same size. Applicable standards of alteration 1-6 and 9; seconded by Commissioner Hacker. The motion passed. Vote: 7 ayes, 0 nays.

D. 2763 Eastwood Ave. (L) Case # 20PRES-0032 - Greg Jones applies for a Certificate of Appropriateness for replacement of 2 double-hung wood windows with true divided lights on the east side façade (one on the first story and one on the second story) with double-hung fibrex windows with SDLs, and 2 double-hung wood windows on the west side façade second story, with double-hung fibrex windows.
Applicable standards: [Alteration 1-6 and 9]

Greg Jones and Damon Laudadio presented the application as follows:
• Replacing 4 double-hung wood windows; the windows size and style remaining with traditional check rails in the same width and depth
• Divided lights only on windows 203 and 103 (east elevation); windows 201 and 202 (west elevation) do not have divided lights
• The composite wood product of the new window frame is consistent with the current look of the windows
• The limestone on the windows and the white color of the windows will remain the same
• Glass area in windows 103 and 203 will be at 30"x50" as the existing, and in windows 201 and 202 will be at 45"x62"

Commission’s Comments/Questions
• Commissioner Reinhold said that she did not think fiberglass windows are appropriate on a landmark. D. Laudadio said the replacement windows are a wood composite material (fibrex). Commissioner Reinhold said, it still is not a wood window
• Commissioner Hacker thought that if fibrex windows are approved, then there is an argument to replace front façade windows with fibrex windows. That would set a new precedent for the Commission
• Commissioner Reinhold said that the four windows to be replaced are very visible from the public way
• Commissioner Dudnik said that window replacement applications are on a case-by-case basis. The issue is approving fibrex windows now and in future replacements on a landmark building.
• Chair Simon said that historically the Commission generally has disapproved fibrex windows numerous times. The Commission has not approved fibrex windows on visible facades on a landmark home. G. Jones said fibrex windows were approved for 135 Main St. [not a landmark] on the side and the back. The Commission noted then that once the other owner of the duplex would agree, the front façade windows could be replaced with fibrex windows.
• Commissioner Reinhold said that a landmark building should be replaced with in-kind materials, so in this case wood [windows]. The Commission has accepted aluminum-clad wood windows, because of the local environment and the climate in the area. Standard 6 [of alteration] says that materials should be replaced with in-kind similar materials, and imitation wood is not similar to wood. D. Laudadio said fibrex is 60% wood.
• Commissioner Hacker said she does not think the Commission would have approved aluminum-clad windows on this project.
• Commissioner Morris said that nothing has been shown in the application that the distress is so bad that the windows have to be replaced. It is viable to fix the windows. G. Jones said that the windows are from 1923 and are rotten.

Commission's findings
Commissioner Dudnik made a motion to issue a COA for the replacement of two double-hung wood windows with true divided lights on the east facade and two double-hung windows on the west façade at 2763 Eastwood Ave with double-hung fibrex windows with SDLs [east façade only]. Applicable standards of alteration 1-6, and 9, Commissioner Itle seconded the motion. The motion failed. Vote: 0 ayes, 7 nays.

Chair Simon said that standard 6 (for materials) is not met.

E. 2323 Lincolnwood Dr. (L) Case # 20PRES-0027 – Andrew Venamore applies for a Certificate of Appropriateness for the replacement of front elevation casement window: New wood double-hung with 6-over-6 muntin pattern adjacent to dining room windows; header to remain in the same location, though window will be deeper than the existing opening. South elevation window: Will be removed and filled in with stucco to reflect the surrounding existing material. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

Andrew Venamore presented the application as follows:
• The two existing windows in question are aluminum casements as part of the addition from decades ago.
• The majority of the windows on the first floor are wood double-hung.
• The project is to remove two windows: one facing Lincolnwood Dr. (70-feet back from the property line) replace two metal casements, replace them with a single double-hung with SDLs. And on the south elevation, adjacent to the neighbor’s
drive (40-feet to the property line), an aluminum casement window to be 
removed and fill in the opening and finish it with stucco

- The front window is 6/6 double-hung window

Commission’s Findings
Without a discussion or public comments, Commissioner Itle made a motion to issue a COA for 2323 Lincolnwood Dr. including replacement of one existing non-original casement window in the kitchen wing addition, with a new true wood double-hung 6/6 window, and the removal and infill with stucco of an adjacent window on the south elevation. Standards of alteration 1-6 and 9 and demolition 1-6 apply; Commissioner Reinhold seconded the motion. The motion passed. Vote: 7 ayes, 0 nays.

F. 1733 Asbury Ave. (L/RHD) Case # 20PRES-0035 - Glenn Schwall applies for a Certificate of Appropriateness to the front porch renovation: Replacement of front porch decking, handrails, spindles, posts and columns as well as stair treads and risers. The existing deck structure is to remain. All components will be made to match existing size and shape (spindles will be made longer per new code requirements). All new components will be made from Red Grandis wood (except columns) which is a hardwood that has similar graining to mahogany and is well suited for exterior use. Structural fiber and reinforced Permacast columns are proposed in lieu of wood columns. [Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

Su Metzel, owner, and Glenn Schwall, contractor presented the application as follows:

- The porch has been repaired many times over the years.
- Proposed to replace all front porch materials in kind, with wood decking boards, spindles, handrails, posts, crown molding, and railings
- The new round columns are Permacast columns
- All the wood is red Grandis, a hardwood similar to Mahogany
- Replacing stair treads, raisers, and skirt boards
- The balusters will be manufactured to replicate the original baluster but increased in height to meet the building code.

Commission’s Comments/Questions
Commissioner Itle asked about the Permacast columns’ structural qualities. G. Schwall said that the Permacast. Columns can support 14,000 pounds. The architect calculated 4,400 pounds per host.

Commission Findings
Commissioner Hacker made a motion to approve a COA for the property at 1733 Asbury Ave. for the front porch renovation, including a replacement of front porch decking, handrails, spindles, posts and columns (Permacast) to match the existing handrail to meet code, based on the existing handrail and spindles. The applicable standards for alteration1-6 and 9, and demolition 1-6; seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.
G. 404 Greenwood St. (L/LSHD) Case # 20PRES-0028 - Susan Regan applies for a Certificate of Appropriateness to replace north and east wood balusters of side porch with custom milled wood balusters if needed. Existing fixed and hinged at the top window sash wall set behind the columns and balusters to be removed. New sash wall to be constructed with the same plane as the original in the same configuration using double glazed wood fixed units below and wood sliding window units (muntin pattern to match existing) above. Operable sections will have screens. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

Susan Regan presented the application as follows:
- The porch needs repairs. Certain windows of the porch operate on hinges
- Install a new window wall structure, to replace the existing, but not change the appearance
- The new windows are set back from the balusters, with same vertical divisions, and same muntins pattern
- Repair balusters as many as possible; if they cannot be repaired then they will be replicated in kind and in wood
- The new windows are sliding wood windows over the same and configuration, keeping the original look of the baluster
- The new window wall will maintain the screen porch look

Commission’s Comments/Questions
- Commissioner Dudnik asked about the location of the screens. S. Regan said the window units come with the screens
- Commissioner Hacker asked about the detailing at the head in the inside, where it hits the door. In reality, S. Regan will have to draw that section for a deeper frame
- Commissioner Boden asked about if the tongue and groove floor is coming out. S. Regan said it is a replacement in kind (3 ¼)

Commission’s Findings
Commissioner Dudnik made a motion to issue a COA for 404 Greenwood St. to replace the balusters and replace the existing fixed and hinged top window wall, set behind the columns and balusters, with a new wall to be constructed in the same plane as the original, using double glazed wood sliding and fixed units above and double glazed wood fixed windows below, with a muntin pattern to match the existing. The operable units will have screens. Applicable standards for alteration 1-6 and 9; and demolition 1-6; Commissioner Boden seconded the motion. The motion passed. Vote: 7 ayes, 0 nays.

H. 945 Sheridan Rd. (LSHD) Case # 20PRES-0009 - Paul Saydak applies for a Certificate of Appropriateness to 1) Create two new openings in existing masonry wall & install two doors out to second-floor deck, west elevation, install membrane and decking over a flat roof, remove and replace balustrade to match existing, build
up masonry balustrade piers with salvaged existing bricks 2) Remove and replace existing porch and stair, east elevation, create escape well, remove existing basement window, enlarge opening and install vinyl escape window. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6 ]

David Susler and Christina Martini, owners and Paul Saydak presented the application as follows:

- They recently bought the house and are restoring it.
- Proposing a second-story sun deck on the west and two new doors with true divided lights to match the wood windows while maintaining the symmetry of the west facade
- An egress window on the east side of the house behind a retaining wall. There are a door and deck that go down. Modify the window to be an egress wood window. Other houses nearby have a similar sun deck
- On the east facade replace and existing window under stairs for an egress wood window (not vinyl), not visible from the street
- Increase the landing to create headroom for the egress window below by moving the stairs 2 feet

Commission’s Comments/Questions

- Commissioner Hacker asked about the piers on the west façade. P. Saydak said the piers and balustrade will be raised to meet the building code. The brick being removed to install the new doors will be reused to raise the piers
- Commissioner Hacker suggested keeping the piers and do the balustrade behind the piers
- Commissioner Hacker said that adding the doors so close to the existing windows and changing the height of the piers facing the street is problematic. P. Saydak said the rails will match what is on the east elevation
- Commissioner Dudnik said that the proposed doors change the character of the masonry bearing wall on the west façade by being so close to the existing chimney and the existing windows that very little masonry is left between these elements. Furthermore, it was not clear how he was resolving the two lintels shown that extend past the sides of the openings. D. Susler said the masonry around the doors it will match the brick above and that there will be a single lintel although the drawings show two lintels
- Commissioner Itle said the one large lintel over the doors is not going to work
- Commissioner Reinhold suggested that the applicant come back with more options regarding the new railing and the corner piers (as well as revisions to the issue of the doors, lintels, and space between doors, chimney, and existing windows)
- Commissioner Hacker asked for a site plan

Commission’s Findings

Commission Reinhold made a motion to continue 945 Sheridan Rd. to the April 14, 2020 meeting; seconded by Commissioner Boden. The Motion passed. Vote: 7 ayes, 0 nays.
David Susler asked if the Commission could approve the COA for the egress window and deck on the east façade. Carlos Ruiz said yes, if the applicant submits an application for the work on the east elevation only.

Commissioner Reinhold made a motion to issue a COA to 945 Sheridan Rd. to create an escape well and removing the existing basement window and enlarge the opening and install a wood escape window. Applicable standards for alteration 1-6 and 9 and demolition 1-6; seconded by Commissioner Dudnik. The motion passed. Vote: 7ayes, 0 nays.

I. 1131 Forest Ave. (LSHD) Case # 20PRES-0030 - Jeanie Petrick applies for a Certificate of Appropriateness for a kitchen remodel which includes on the rear east façade one new window opening and the south side façade replacing two windows with a dropped sill. Also, on the rear east façade convert the enclosed rear porch back to an open covered porch with rail and new large bi-fold door opening. Applicable standards: [Alteration 1-6, and 10; Demolition 1-6 ]

Jeanie Petrick presented the application as follows:
● Kitchen remodel including some exterior windows and removal of an existing 1950s screened-in porch and bring it back to an open porch
● A window and door not visible will be combined into a large opening for three French doors on the east elevation
● One new window facing east and dropping the sill 18-inches of two windows facing the south

Commission’s Comments/Questions
● Commissioner Itle asked about the type and configuration of the new windows. J. Petrick said the new windows are casement aluminum-clad Pella architectural series with 5/8 inch divided light
● Commissioner Bodan asked about the configuration of the divided lights and window type. J. Petrick said the windows are operable casement windows. J. Petrick said the divided lights configuration on the double-hung addresses the issue of the eye level
● Commissioner Hacker asked about the scale of the divided lights, being so different, perhaps when changing the configuration. J. Petrick said she would adjust the mullions for more view
● Commissioner Itle said the window divided light configuration needs a redesign

Commission’s findings
Commissioner Hacker made a motion to approve COA for 1131 Forest Ave. for a one new window opening on the east façade and on the south façade replacing two windows with a dropped sill, and converting the enclosed rear porch to an open covered porch with rail and new bi-fold mullion door with the provision that the mullions of the windows on the east rear façade an on the south façade are re-examined and will be
approved administratively. Applicable standard for alteration 1-6 and 9, and demolition 1-16; seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays

J. 1133 Hinman Ave. (L/LSHD) Case # 20PRES-0033 - Robert Goerge applies for a Certificate of Appropriateness to demolish an existing garage and build a new 26’x23’ detached garage with a gable roof, 8” overhangs, asphalt shingle roof, 4” Hardie siding, and wood picture windows. Applicable standards: [Construction 1-5, 7, 8, 10-14 and 16; Demolition 1-6]

Lisa Karen, the owner presented the application as follows:
- Demolish the existing garage and construct a 26’x23’ new detached garage with a larger gable roof

Commission’s Findings
Commissioner Dudnik made a motion to issue a COA for 1133 Hinman Ave. to demolish the existing garage and construct a new detached garage with a gable roof, 8" overhangs, asphalt shingle roof, 4" Hardie siding, and wood picture windows. The applicable standards for construction 1-5, 7, 8, 10-14 and 16 and for demolition standards 1-6; seconded by Commissioner Reinhold. The motion passed. Vote: 7 ayes, 0 nays.

K. 1514 Judson Ave. (L/LSHD) Case # 20PRES-0031 - Nathan Kipnis applies for a Certificate of Appropriateness to demolish an existing west rear covered wood patio and construct a new open patio and remove a window and a door and install two framed glass doors on the rear west facade. Construct new covered south side screened porch using existing decking footprint, and replace one door and two windows with three glass framed doors. Breakfast room, replace double-hung windows with casement windows. Restore all other existing windows. Applicable standards: [Alteration 1-6, and 8-10; Construction 1-4, 7, 8, and 10-15; Demolition 1-6]

Nate Kipnis presented the application as follows:
- The covered porch on the side and the screened porch in the side will be removed
- On the side would be a larger covered screened porch
- A new open patio in the back
- Existing windows to be restored and a new set of windows on the southwest side on the first floor are metal, like Hope windows
- A revised rear west elevation shows the chimney centered in the upper and lower portions

Commission’s Comments/Questions
- Commissioner Hacker asked about the doors and windows that are now metal. N. Kipnis said the new doors and windows are Crital; the rest are wood
Commission’s findings
Commissioner Reinhold made a motion to issue a COA for 1514 Judson Ave. to demolish an existing rear covered wood patio and construct a new open patio, to remove a window indoor and install two steel-framed glass door on the rear west façade, construct a new covered screened porch on the south and replace one door and two windows with three glass steel framed doors for the breakfast room, to replace double hung steel windows with new casement windows, restore all other existing windows and install a new wood window on the north elevation. Applicable standards include alteration 1-6 and 8-10, construction 1-4, 7, 8 and 10-15, and demolition 1-6; seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.

L. 1914 Sheridan Rd. (NEHD) Case # 20PRES-0026 - Robert Carlton applies for a Certificate of Appropriateness to replace the rear southwest door and concrete stairs with new French doors and deck with a seating area. Modify the bottom stair run of the existing steel emergency exit stairs to discharge onto the new deck. Construct between and below the ridges of the existing rear gables, a dormer for the required over-run of a new elevator to provide accessibility to all interior levels. Install at the rear northwest corner next to the existing accessibility ramp, condenser for the adjacent university building and CECo power transformer, three new (split-system) AC condensers. Applicable standards: [Alteration 1-5, and 7 – 10; Demolition 1-6]

Robert Carlton presented the application as follows:
• On March 12, 2019, this item was in front of the Commission. Project construction bids exceeded the construction budget
• The original project had an enclosed stair tower with an elevator in the center
• No changes to the north, south or east elevations. The only work being proposed is on the rear of the building
• The deck is the only component that remains with a smaller deck on the same location and modifying the steel stairs
• In between the two existing gables, a sloped doghouse like structure is proposed. The ridge will connect with the existing ridges of the two side gables
• South concrete stoop with rail is existing, now is a smaller version of the deck
• Material of wood rail and seating area is composite wood deck
• The existing stair fire escape obstructs any view of the new doghouse gable
• The elevator overrun is between the existing gables

Commission’s Comments/Questions
• Commissioner Bodan asked about the location of the condenser. R. Carlton said it is on the north side between the building and the ramp. The noise level will be below the allowable level

Commission’s findings
Commissioner Boden made a motion to issue a COA for 1914 Sheridan Rd. to replace the rear southwest door and concrete stairs with new French doors and deck with a seating area. Modify the bottom stair run of the existing steel emergency exit stairs to discharge onto the new deck. Construct between and below the ridges of the existing
rear gables, a dormer for the required over-run of a new elevator to provide accessibility to all interior levels. Install at the rear northwest corner next to the existing accessibility ramp, condenser for the adjacent university building and CECo power transformer, three new (split-system) AC condensers. The applicable standards for alterations 1-5 and 7 10, and demolition1-6; seconded by Commissioner Dudnik. The motion passed. Vote: 7 ayes, 0 nays.


Commissioner Dudnik made a motion to approve the February 11, 2020 meeting minutes as amended; seconded by Commissioner Reinhold. The motion passed. Vote: 7 ayes, 0 nays.

5. STAFF REPORTS

A. Preservation and Sustainability Collaboration - Update

No update.

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

No update.

C. 2404 Ridge Ave (L) – Consideration for Approval of the Preservation Commission’s Report Denying a Certificate of Economic Hardship for 2404 Ridge Ave. on February 11, 2020

Commissioner Dudnik asked about the status of the report. C. Ruiz said the Law Department agreed with Commissioner Dudnik’s suggestion. The report’s section addressing why the Commission did not accept the economic hardship is reflected in the minutes (February 11, 2020). The applicants can also watch the recording of the meeting. Commissioner Dudnik said he intended that the minutes and the report are consistent.

Chair Simon said as a matter of information that the 612 Judson Ave. application for appeal was accepted and the Commission's ruling was overturned. The 2390 Orrington Ave. application for appeal was not accepted.

C. Ruiz said the owner(s) of 2404 Ridge Ave. had submitted an application for appeal of the Certificate of Economic Hardship.

Commissioner Dudnik made a motion to approve the amended version of the 2404 Ridge Avenue report regarding the hearing and consideration for the Certificate of
Economic Hardship that occurred on February 11, 2020; seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

6. DISCUSSION (No vote will be taken)

A. 2020 Preservation Commission Retreat – Update

The retreat is scheduled for Saturday, March 28, 2020. Chair Simon asked staff to recirculate this week the retreat agenda with the exact time, place of the meeting and agenda with the leaders’ names per each item.

Commissioner Hacker said about the retreat agenda items that Community Relations and Community Outreach are part of one subject. Chair Simon said that because the retreat is self-taught, the quality of the retreat is dependent on the individual presenters having developed discussion points and materials.

Carlos Ruiz summarized the discussion and that each leader will provide materials to staff one week before the retreat. Commissioner Hacker said that she and Commissioner Aleca Sullivan put together the guidelines for solar installations. She requested assistance from Commissioners to identify visual examples to illustrate the guidelines.

Carlos Ruiz said that Kumar Jensen, Chief Sustainability & Resiliency Officer, has contacted a solar expert to review the guidelines. He will contact one or two local solar contractors to do the same.

B. 2020 Preservation and Design Awards

No update.

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 9:52 PM on Tuesday, March 10, 2020; seconded by Commissioner Reinhold. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator