EVANSTON PRESERVATION COMMISSION
VIRTUAL MEETING
Tuesday, June 9, 2020, 7:00 P.M.
MINUTES

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

Members Absent: Jamie Morris, Suzi Reinhold, 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 7:05 pm with six (6) 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 Boden seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

3. OLD BUSINESS

A. 1934 Orrington Ave, NEHD Case # 20PRES-0060 - Meaghan Hogan of Sunrun, applies for a Certificate of Appropriateness for a 15 roof top solar panels installation facing south. Applicable standards: [Alteration 1-3, 5, 9 and 10] Continued from May 12, 2020

Todd Gutner, Senior Consultant at Sunrun presented the application as follows:

- At the May 12, 2020 meeting, they were asked to move the panels facing south on the east side of the roof to the north side. Doing so, it will cut the production by a 40% loss. To make it a viable design, they have to keep the panels towards the front of the house facing south.
- The back sheet of the proposed panels are black with a skirt around them
• They have 9 panels on the southeast section and 6 panels on the southwest section. They could make the panels array more symmetrical.
• The conduit will be exposed and painted to match the color of the roof.

Commission’s comments/questions
- Commissioner Hacker: asked about the loss of efficiency by removing the lower panel. T. Gutner said it would be a 10% loss or offset.
- Commissioner Dudnik: Asked about the location of the conduit and the white grid on the panels. T. Gutner said if the attic is not finished, they could put the conduit in it. In respect to the white grid, those are wires; they are black on black solar panels. Looking from the street, the wires are not visible.
- Commissioner Bodan: asked about the conduit. T. Gutner said the meter is behind the chimney and is not visible from the street. The conduit is in most cases not painted.

Commission’s Findings:
Commissioner Sullivan moved to approve a COA for 1934 Orrington Ave. subject to review of a revised design looking at the re-orientation of the east roof panels and a review of the conduit to be; hidden within the house or painted to match the roof. Subject to the review of two (2) Commissioners, and Carlos Ruiz, for final approval. Applicable standards for alteration 1-3, 5, 9, and 10. Commissioner Dudnik seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

B. 1312 Church St. — Landmark/Ridge HD Case # 20PRES-0061 - Hawke Yoon & Jessica McGuire apply for a Certificate of Appropriateness to replace a non-original 1992-93 cedar shingle roof (previously asphalt shingle) with metal standing seam roof for the first floor porch roof and the rest of the roof with high quality architectural asphalt shingles. Applicable standards: [Alteration 1-6, 9 and 10] Continued from May 12, 2020

Hawke Yoon presented the revised application as follows:
• He showed 1735 Asbury Av. as having a front porch with a standing metal seam roof and asphalt shingles on the house roof
• He showed then 1312 Church St. with the front porch with a standing metal seam roof and asphalt shingles on the house roof

Commission’s comments/questions
- Commissioner Hacker: said the shingle pattern as shown on 1312 Church St. was not acceptable to her, but the first image from Hanson Roofing was. Also,
she would like to see the spacing between the standing seams on the metal roof. She asked for clarification on what asphalt shingle is being proposed.
- Commissioner Dudnik: said the ribs on the standing seam metal roof look too high.
- Commissioner Hacker: said the spacing between the ribs could be 8-10-inches and the ribs could be flattened.

Commission’s Findings:
Commissioner Hacker moved to issue a COA to 1312 Church St. to replace the non-original cedar shingle with a new asphalt shingle roof, and the lower roof which is to be a metal standing seam roof (first-floor porch roof). Subject to a proposal for the type of asphalt shingles and the type of metal roof, including the spacing of the seams and whether they are standing or flattened. Applicable standards for alteration are 1-6, 9, and 10. Commissioner Sullivan seconded the motion. The motion passed. Vote: 5 ayes, 1 nay (Dudnik).

4. NEW BUSINESS

A. 1214 Forest Ave (LSHD) Case # 20PRES-0096 - Paul Janicki, applies for a Certificate of Appropriateness for a new kitchen and casual dining area at the rear (west) end of the first floor with a canopy over the new French doors. New casement windows on the west façade, adding a double hung window on the south façade, and removing a window on the north façade. Applicable standards: [Alteration 1-7, 9 and 10]

Paul Janicki presented the application as follows:
- He showed pictures of the rear addition where the fenestration does not match.
- On the first floor west elevation, adding a new entry canopy of the Prairie style, and adding casement windows by removing a fixed window, and matching the casement windows on the south side. Also adding a transom with muntin bars over the French doors leading to a mudroom.
- South elevation: replacing a door with a double-hung window to match the double-hung windows on the house
- Repair the existing lap siding

No Comments or questions.

Commission’s findings:
Commissioner Dudnik moved to issue a COA for 1214 Forest Ave. for the modifications on the exterior of a new kitchen, new canopy, new casement windows on the west...
façade, adding a new window on the south façade and removing an existing window on the north façade. Applicable standards of alteration 1-7, 9, and 10. Commissioner Hacker seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.


Anjelle Authement presented the application as follows:
- The south location of the panels is the most optimal for them. When re-arranged, they will lose the off-set, resulting in a negative offset
- The solar panels are black on black with low profile attachments
- Can paint conduit that runs to the back of the invertor to the Comed box
- They were not able to provide real depictions of the house with the solar panels due to the trees interfering with the views of the house

Commission’s Comments/Questions
- Commissioner Hacker: said that is really hard to tell how the panels will look based on the provided documentation. It is impossible to picture the proposal with the abstract drawings. A. Authement said they could send a technician to take more photos of the house as seen from the street
- Chair Simon: said one can’t see the roof
- Commissioner Sullivan: concurred with Chair Simon. However, he would prefer the verification of the panel’s color and the mounting system. A. Authement said the panels are black on black, black railing, and mounting hardware that is not visible. Guard and rails could be installed.
- Chair Simon: A little uncomfortable, image from far away. It may be fine.
- Commissioner Dudnik: said that one cannot really see the roof.
- Commissioner Bodan wondered about the 4-inch gap between the roof and the mounted panels. A. Authement said that the skirt is not a standard
- Commissioner Itle: said that the roof is not visible, there is no way to do a rendering because it is a shallow pitch roof
- Commissioner Sullivan: agreed with Commissioner Itle. She said that it will look better with the skirt
- Commissioner Dudnik: said squirrels could nest under the panels and skirting would provide a barrier.

Commission’s findings:
Commissioner Dudnik moved to issue a COA for 632 Garrett Pl for the installation 36 roof-mounted solar modules in the pattern shown on the applicant’s drawings, to be set on the east and west sides of the existing residence (roof) with applicable standards for alteration 1, 2, 3, 5, 9, and 10. Commissioner Sullivan seconded the motion. Commissioner Dudnik amended his motion with the addition of the manufacturer’s standard skirting material around the perimeter of the panel. Commissioner Sullivan seconded the amendment. The motion passed. Vote: 5 ayes, 1 nay (Hacker).

C. 1133 Forest Ave. (LSHD) Case #20PRES-0097 - Joanna Izbicka, applies for a Certificate of Appropriateness to remove and replace the existing hail-damaged double 4-inch exposure aluminum siding. All the trim is caulked to the aluminum siding, which means no J-channels are needed. The proposed replacement siding is steel with a grain printed texture double 4-inch TruCedar steel siding. Applicable standards: [Alteration 1-7, 9 and 10]

Maggie Hatcher and Simon Landon, new property owners, presented the application as follows:

- Replace hail damaged aluminum siding with True cedar premium double four-inch steel siding with baked-on color and a woodgrain texture
- The woodgrain texture is subtle and very undetectable from a short distance, the appearance is smooth from any vantage point
- The garage will not be re-sided

Commission’s Comments/Questions

- Commissioner Dudnik: asked what other materials were considered. M. Hatcher said they had looked into aluminum, the hail damage calls into question the quality of the aluminum, 4-inch exposure specifically is very hard to find in aluminum.
- Commissioner Dudnik: asked about 1207 Hinman Ave. where staff asked for comments on replacing aluminum siding with Hardie board, so they did not have to come in front of the Commission. He wondered why this application is here and that one is not, or vice-versa. He would consider Hardie board with a smooth finish.
- Carlos Ruiz said that for 1207 Hinman Ave, it was a consultation about replacing hail damaged aluminum siding with Hardie board, not cedar siding, it was not a formal application
- Commissioner Hacker: said that the stamped metal siding would not be one of the choices she would make. She would go with the Hardie board. The embossed material is a difficult one to accept.
- Maggie Hatcher thought they could not use Hardie board
- Carlos Ruiz said that the former owner, Mr. Saunders, had asked if he could use the steel siding. His answer was that staff could only approve the original cedar siding or the replacement in kind with the aluminum siding. The question was not about Hardie board siding.
- Vince (contractor) said that the double 4-inch siding in the same color as the existing is very hard to find because it is outdated. The closest is the double 4-inch steel siding. It is connected to the trim by caulk, not J-channels.
- Commissioner Hacker: asked if the Hardie board exposure comes in 4-inch. Vince said it comes in 6-inch.
- Commissioner Dudnik: said without details he did not understand the trim around windows and corners. Vince said the wood trim around windows and corners is built-in with a J-channel in wood, they need to caulk the siding only.
- Commissioner Itle: said at the window trim there is something else besides the wood trim. Vince said that the J-channel is built into the wood. Commissioner Itle believed that there is a metal J-channel next to the wood trim.
- Commissioner Hacker: said that the Hardie board in 4-inch exposure and smooth is a better material than the steel embossed metal siding.
- Commissioner Boden: said that standard 6 for alteration says the replacement material should match the texture, in this case, the smooth siding.
- Commissioner Dudnik: said he had a problem with the stamped wood pattern, not the steel siding material.
- Commissioner Boden: asked if there were any efforts to repair the existing material. Vince said that hail punctured the siding, it needs replacement. The insurance will pay for a full replacement.
- Chair Simon: asked if the Commission would approve the 4-inch Hardie board siding. Commissioner Dudnik said that it might increase the cost. Vince said the insurance will cover the cost of the Hardie board siding.

**Commission’s findings**
Commissioner Itle moved to issue COA for 1133 Forest Ave. for the replacement of the existing hail damaged aluminum siding with new Hardie board smooth siding with the 4-inch exposure or to match the original siding if it is found to have a larger dimension. Standards of alteration 1-6, 9 and 10 apply. Commissioner Dudnik seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

5. **APPROVAL OF MEETING MINUTES of May 12, 2020**

Commissioner Dudnik moved to approve the minutes of the May 12, 2020, Evanston Preservation Commission virtual meeting with any minor edits that any of the
Commissioners might provide to Carlos Ruiz within the next 24 hours. Commissioner Hacker seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

6. STAFF REPORTS

A. Preservation and Sustainability Collaboration - Update

- Commissioner Hacker: asked about the next steps towards guideline approval. Carlos Ruiz said the next is to send the guidelines to the Environmental Board and the Utilities Commission.
- Chair Simon: asked what is next after the guidelines are adopted by the respective bodies. Carlos Ruiz said that once the guidelines are adopted, the Commission would send a report to the City Council emphasizing the collaboration between the three bodies. The guidelines could be incorporated into the Commission’s Rules and Procedures.
- Carlos Ruiz said that because the technology keeps changing it would be easier to incorporate the guidelines in the Rules and Procedures, rather than in the Preservation Ordinance. The current draft does not speak of solar tiles which are different than solar panels, for example.
- Commissioner Hacker said the language could be changed to be more inclusive, such as the installation of solar systems or anything that deals with green roofs.
- Commissioner Dudnik said the current language is just for solar systems, not wind power or green roofs.
- Carlos will send the next draft to Kumar Jensen for distribution to the working group and the Environmental Board and the Utilities Commission.
- Chair Simon: said the Commission could adopt the guidelines at this meeting and subsequently if needed.
- Commissioner Hacker: asked if the guidelines could be used now or did it need to go before the full City Council for approval. Carlos Ruiz said no. The guidelines can be used after fully adopted by the Commission.
- Scott Mangum said that amendments to the Rules and Procedures should be presented in writing in the Commission’s meeting preceding the meeting for the vote. Those could be provided in writing then come back with a formal revision of the rules and incorporate these guidelines into the Rules and Procedures following any edits from the other boards or commissions.
- Chair Simon suggested using in the title something like “Joint Guidelines adopted by the Environmental Board and the Utilities and Preservation Commissions”
Commissioner Hacker moved to approve the joint guidelines for “Sustainable Historical Preservation.” Commissioner Sullivan seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

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 – Resolution ‘African American Heritage Sites’

Chair Simon said that along with Commissioner Sullivan they assisted Ald. Robin Rue Simmons and Dino Robinson in their initiative to recognize African American contributions to the City of Evanston. They wanted a flexible approach and agreed on a Resolution recognizing African American Heritage Sites. Initially listing buildings that currently exist and buildings are no longer there.

This effort shows to City Council that the Commission was constructive and helped out in the initiative, using the Commission's expertise. The Commission helped with the drafting and the thought process.

The Resolution appoints Shorefront, an African American organization, that has archives and resources. They will be the party administering the program moving forward. It is a community effort.

The proper role of the Commission would be to recommend the adoption of the Resolution to the City Council.

Commissioner Sullivan moved to recommend the passing of the Resolution ‘African American Heritage Sites’ to the City Council for approval. Commissioner Hacker seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

Scott Mangum said the City Council will take action on the proposed Resolution. The Cover Memo could state the Commission’s role and the process it went through for the Resolution.

7. DISCUSSION (No vote will be taken)

A. 2020 Preservation Commission Retreat – Update and discussion
Carlos Ruiz said the retreat agenda has a different order of items than the March 2020 version. Instead of addressing all the topics in one meeting, the idea is to break down the agenda into more than one session via a virtual meeting.

Commissioner Hacker asked to hold off on windows discussion until windows could be physically present during a retreat.

The Commission scheduled the retreat on June 24th at 7:30 PM covering topics 3 and 4 with Commissioner Hacker as the moderator.

Miscellaneous:
Chair Simon announced that Robert Bady resigned as a Preservation Commissioner. He noted that by the end of the year, there will be five vacant seats. Also, the Commission will lose the expertise of architects and realtors. The Commission could benefit from diversity.

Scott Mangum informed the Commission about Senate Bill 2135 for virtual meetings and the requirement for a roll call and other items.

B. 2020 Preservation and Design Awards – Re-Scheduled to 2021

Carlos Ruiz said the Preservation Awards have been re-scheduled to 2021 due to the lack of nominations.

8. ADJOURNMENT

Chair Simon moved to adjourn the meeting at 9:55 PM on Tuesday, June 9, 2020. Commissioner Hacker seconded the motion. The motion passed. Vote: 6 ayes, 0 nays.

Respectfully submitted:

Carlos D. Ruiz
Senior Planner/Preservation Coordinator