



## **MEETING MINUTES**

### **PRESERVATION COMMISSION**

Tuesday, January 10, 2023

7:00 P.M.

Members Present: Beth Bodan, Stuart Cohen, John Jacobs, Carl Klein, Sarah Dreller, Suzi Reinhold, and Amanda Ziehm

Members Absent: Jamie Morris, and Aleca Sullivan

Staff Present: Cade Sterling

Presiding Member: Suzi Reinhold, Chair

Notes Taken by: Carlos Ruiz

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#### **1. CALL TO ORDER/DECLARATION OF A QUORUM**

Chair S. Reinhold called the meeting to order at 7:00 PM with a quorum of seven Commissioners present.

#### **2. OLD BUSINESS**

##### **A. 2211 Sherman Avenue - Northeast Historic District - 22PRES-0220**

Foster Dale Architects, applicant, requests a Certificate of Appropriateness to alter the homes east, north, and south elevations fenestration, remove an existing rear covered entryway, and construct an overhead canopy above a new wood deck at the homes rear volume.

**Applicable Standards:** Alteration [1-10]; and Construction [1; 3-8; and, 10-13]

**Continued from November 8, 2022. The applicant requests this case be withdrawn pending resubmission at a date uncertain.**

#### **3. NEW BUSINESS**

##### **A. 1705 Lincoln Street - Landmark - 22PRES-0238**

Shumaker Design + Build Associates, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and construct a new single-story addition at the homes rear (north) volume and minimally alter the homes fenestration.

**Applicable Standards:** Demolition [1-5]; Alteration [1-10]; and Construction [1-5 and, 7-15]

- Garry Shumaker, architect, presented the application as follows:
  - The project is to remodel the interior of the house and create an addition off the back of the house. They replicated the outriggers and the original details on the soffit work, maintained the wide eaves, overhangs and trim throughout the house. Also, recreated the brick base and limestone course work.
  - The existing addition in the back of the house is being replaced with the new addition with cues of the existing house and the checkrails to establish a datum that run around the house.
  - The rear addition has a mudroom and entrance to the back of the house, which is at grade and rises up to the main floor.
  - The existing addition to be removed leads into an open basement stair that was enclosed as part of this addition. The new addition is twice as deep, with a continuing eave, creating a large glass opening connecting to the inside.
  - The scallop and shingle details that exist on the house have been replicated.
  - Part of the existing addition will remain.
  - The new addition's cornice, and roof line is being extended and aligned with the existing house.
  - The cornice, trim details, the existing gutter work, and the shingles are being replicated on the new addition. The brick work and the limestone sills are also being replicated. The trim work that was replaced on the house during the previous renovation is being kept where it makes sense on the back of the house.
  - The proposed windows are Marvin Ultimate casement landmark series clad windows.
- Commissioner Dreller asked about the west elevation door being replaced.
  - Garry Shumaker said the side door is not original to the house. The existing entry door with two narrow side light panels will be replaced with a fenestrated French door that opens to the kitchen.
- Commissioner Cohen made a motion grant the COA approving the project as presented. Commissioner Boden seconded the motion. The motion passed 7-0.

**B. 1713 Asbury Avenue – Ridge Historic District - 23PRES-0001**

Chad Lefkowitz, applicant, requests a Certificate of Appropriateness to replace selected wood windows (double-hung, casement, and fixed) from the side north, the south, and the rear east facades. Replacement windows are Renewal by Andersen Fibrex windows, to closely match the size, style, and configuration of the windows to be replaced.

**Applicable Standards:** Alteration [1-10]

- Chad Lefkowitz of Renewal by Andersen, presented the application as follows:
  - The replacement windows are pocket or insert Renewal by Andersen windows, a fibrex product. A majority of the windows are in the rear of the house.
  - Type A windows are double hung with muntins on the upper sash (such as basement windows); casement windows (type C) on the second floor face the

- east. On the third floor addition there are single panel wood windows (type D).
- The windows on west front elevation of the house will remain. On the south elevation there is a well window (type A) and the second-floor casement windows (type C) will be replaced. Type D single casement windows on the third level will match the existing muntin pattern. Type E single casement windows on the third floor, towards the back and facing south do not have muntins.
  - The east elevation has the (type C) windows on the second floor, (type D) on the third floor; and one (type B) window on the second floor with muntins on the upper and lower sash.
  - The north elevation towards the back, two (type B) windows on the second floor; four (type E) windows, and two (type F) casement windows with no muntins on the third floor will be replaced.
  - On the detached garage the fixed panel windows with muntins will be replaced.
  - The windows on the rear of the home, third floor office, facing east are double casement windows, will be replaced with the (type D) 3' x 3' single casement windows to match the windows facing south in the same room.
  - Chair Reinhold said that she had no issue with the basement windows and the third floor addition windows to be replaced with the fibrex windows. She asked if the other windows are the original windows from 1881, and how the profile brick moulds would be handled with the new windows.
    - Chad Lefkowitz said the existing brick moulds will be wrapped in aluminum foil and the profile will be maintained.
  - Chair Reinhold noted that the front elevation wood windows would have to be addressed separately in the future. The fibrex windows may not be appropriate on the front façade. The Commission has not approved fibrex windows on any case for a primary façade that isn't a project in the 1950s, and 1960s. The issue is the matching of the material.
  - Commissioner Cohen wondered if replacing the windows in kind was desirable, since the existing windows are of different styles. He said that this is an opportunity to decide on a predominant window style for the house.
  - Commissioner Klein asked if the paint is applied to the fibrex material.
    - Chad Lefkowitz said the color is baked into the fibrex. There is no maintenance to the product. It is 40 percent wood fibers, combined with 60 percent polymers. The interior is pre-painted on the composite product for this project. Commissioners looked at the sample windows at this time.
  - Commissioners discussed the use of fibrex on vintage buildings and the cost of maintaining wood windows versus fibrex windows. Also, the opportunity to make the windows consistent throughout.
  - Commissioner Jacobs asked about the dimensions of the glass area for each window type. It was concluded that achieving some consistency with the windows (vertically or horizontally) would be practically impossible in this house.
  - Commissioner Jacobs made a motion to issue a certificate of appropriateness for application as presented with the recommendation that the home be looked at a holistic basis in terms of finding more consistency and harmony between all the windows. Meaning that one doesn't need to replace an existing window with the exact same window in kind, and further, the Commission empowers the staff to make that review. Commissioner Cohen seconded the motion. The motion

passed. Vote: 6 ayes, 1 nay (Chair Reinhold stated that standard 6 of alteration was not met).

**C. 1720 Wesley Avenue - Ridge Historic District - 22PRES-0239**

Paul Janicki, applicant and architect, requests a Certificate of Appropriateness to demolish a single-story addition and attached garage and construct a new two-story addition at the homes south volume.

**Applicable Standards:** Demolition [1-5]; Alteration [1-10]; and, Construction [1-15]

- Paul Janicki, architect, presented the application as follows:
  - The house was built in 1894. The 1960s addition on the south side is for a family room and a garage underneath. The second addition was built in 2002 (not by the current owner).
  - The new 2-story addition to the southeast side of the house includes a mudroom and family room in the first floor, and a staircase going down to the basement.
  - The new entrance on the south side has a canopy with brackets matching the front porch brackets. The porch has exterior stairs.
  - The second floor of the addition has two bedrooms, one new bathroom, and a laundry room.
  - The new addition will match all the existing exterior materials and trim (wood siding, roof asphalt shingles, wood windows with SDLs, split cedar shingles under the new dormer, and brick base).
  - The new south elevation mimics what is there already. The window openings placements are slightly different.
  - The new west elevation has a new door that comes off of the inside of the porch and new windows. The second story windows are in the newest bedroom. The existing addition on the west is not changed.
- Commissioner Klein asked about the cornice on the west elevation.
  - Paul Janicki said that the new trim, dentils, placement of windows, and attic window are identical to the existing.
- Commissioner Bodan asked about the width of the house with the new addition, and how does that sit or fit along the streetscape on the block.
  - Paul Janicki said that the house is pretty narrow compared to other Victorian houses on the street. There are other houses on the street that are wider.
- Commissioners Ziehm and Cohen complemented the design of the proposed addition.
- Commissioner Cohen made a motion to grant a certificate of appropriateness for the project as presented. Commissioner Klein seconded the motion to open discussion.
- Commissioner Deller asked if the Commission has purview over a building that is designated as non-contributing [to the Ridge historic district].
  - Cade Sterling said that the standards for review don't distinguish between contributing and non-contributing structures.
- Commissioner Dreller referred to standards 2 and 3. She wondered about the asymmetry and the verticality of the house as a distinguishing characteristic of it. The proposed addition would undermine both. Also, in regard to standard 3, the addition is too seamless. She would like to see some minor changes to suggest that this is an addition (by reducing that horizontal symmetry).

- Commissioner Cohen said that he thought the issue of a seamless addition is a philosophical discussion and it is a case by case issue.
- Commissioner Klein said that the proposed addition is setback and the front façade is not in one plane.
- Commissioner Dreller said that the proposed addition is changing the proportions that make this house distinctive.
- Cade Sterling read four comments from neighbors, all in support of the proposed addition.
- Commissioners Jacobs and Klein agreed that standards 2 and 3 of alteration should be applied in a case by case basis, and that the proposed addition to this house meets those standards.
- Commissioner Dreller said she had an issue with the continuation of the same roof line, if it were a little lower, or had a different pitch or direction.
- Commissioner Bodan referred to standard 11 of construction that talks about the directional expression of the front façade and its vertical or horizontal character.
- Chair Reinhold called for a vote to the motion to approve the COA. The motion passed. Vote: 5 ayes, 2 nays (Commissioner Dreller cited standards 2 and 3 of alteration and 2 and 11 of construction as not met. Commissioner Bodan cited standard 11 of construction and standard 9 of alteration as not met).

**D. 1940 Orrington Avenue - Northeast Historic District - 22PRES-0240**

Jeanie Petrick, applicant and architect, requests a Certificate of Appropriateness to construct two dormer additions above the homes full second-story including a gable dormer at the front, east volume, and a shed dormer at the side, north volume, as well as alter the structures west, rear volume roof form.

**Applicable Standards:** Alteration [1-10]; and Construction [1-4, 7-8, and, 10-15]

- Jeanie Petrick, architect, presented the application as follows:
  - The project is a third floor remodel, an existing space with no heating or cooling, no windows, just skylights, and a half bath.
  - The project will add more headroom, sunlight, and a full bathroom.
  - The existing is a hip roof with a low slope. The projects extends the roof line towards the back with a gable on the back side, get the headroom for the bedroom area with a shed dormer on the north side. A new roof dormer is proposed on the front elevation.
  - All the existing skylights will be replaced. An existing “skywell” on the north side will be removed.
  - The new materials are wood to match the existing siding and finishes. The new windows are all wood windows.
- Commissioner Jacobs asked if the freeze board (the tall band under the eave), does exist around the back side. It does not show on the 2D elevation.
  - Jeanie Petrick said the freeze board is not there (the 3D rendering is incorrect).
- Commissioner Jacobs referred to the existing hip roof and the proposed gable roof, and the shed dormer, and the front dormer, adding a little gable. He asked if that could be changed to a hip rather than a gable on the front elevation.
  - Jeanie Petrick said that the preferred choice is the gable for the headroom.

- Commissioner Ziehm referred to standard 12 of construction and noted that the proposed shed dormer on the side interrupts the symmetry of the house.
  - Commissioner Jacobs said if the proposed shed dormer was proposed on the front elevation would be more objectionable.
  - Commissioner Dreller said the shed dormer is up high and not as visible.
- Commissioner Dreller referred to standard 4 of construction and noted that the proposed front dormer and the rear gable are full of windows.
  - Jeanie Petrick said that Palladian windows [which are double hung] in the back are for egress and more natural light. The front dormer windows maximize natural light. The trim around the new windows match the existing.
- Commissioner Bodan made a motion to issue a COA for the project as submitted and presented. Commissioner Cohen seconded the motion. The motion passed. Vote: 6 ayes, 1 nay (Commissioner Ziehm cited standard 11 and 12 of construction as not met).

**E. Election of 2023 Officers**

The Commission shall take a vote on the slate of electors for 2023 Officer positions.

Cade Sterling said that the following Commissioners were nominated as the Commission's officers for 2023:

Commissioner Dreller, Chair  
Commissioner Cohen, Vice-Chair  
Commissioner Klein, Secretary

Cade Sterling thanked the outgoing Chair, Commissioner Reinhold, and the outgoing Secretary, Commissioner Bodan for their service.

Commissioner Jacob made a motion to approve the slate of electors for 2023. Commissioner Ziehm seconded the motion. The motion passed. Vote: 7-0.

**4. APPROVAL OF MEETING MINUTES**

Minutes of December 6, 2022

Cade Sterling noted that he received two amendments, one from Commissioner Reinhold and one from Commissioner Klein. Those comments will be incorporated in the minutes. Commissioner Ziehm said that the safety issue she referred to was specifically about leaded paint. She asked to include that in the minutes.

- Commissioner Klein made a motion to approve the December 6, 2022 minutes with the edits sent to Cade Sterling. Commissioner Ziehm seconded the motion. The motion passed 7-0.

**5. DISCUSSION (NO VOTE WILL BE TAKEN)**

**A. Rules and Procedures including Rules of Circumstance**

The Commission shall discuss potential changes to the Rules and Procedures including the Commission's Rules of Circumstance for Certificate of Appropriateness Reviews for certain types of work handled either administratively (minor work) or by Commission review (major work).

Cade Sterling said that some text in the Rules and Procedures conflicts with the Preservation Ordinance. He will propose those text amendments. Also, in regard the rules and circumstance, he asked to look at what cases are handled administratively and handled by the Commission. He asked Commissioners to look at the Rules and Procedures and provide the staff with comments and amendments to them.

Commissioner Reinhold asked if a list could be provided of the projects reviewed by staff. Cade Sterling said that the list was provided during the pandemic. The list will be provided again.

Commissioner Ziehm asked for clarification in regard to major zoning variations and the Commission's advisory review.

**B. Annual Work Plan Development**

Staff recommends review of the Commissions 2040 Long-Range Work Plan and identification of priority initiatives to undertake in the 2023 calendar year.

Cade Sterling said he is asking the Commission to propose one or two goals listed in the 2040 Long-Range Work Plan that should be accomplished in each year.

Commissioner Dreller referred to initiative 2.1 of the Plan, the review and update of the Preservation Ordinance, was indicated as high priority. Whereas 3.6, 4.1, 4.4, and 4.7 were indicated as pressing. Initiatives 4.1 and 4.4 are doable.

Commissioner Ziehm looked at filling existing openings and diversity. Go to Ward meetings and advertise the Commission's vacant seats.

Commissioner Dreller mentioned an email that talks about the Commission and be sent to various individuals and groups.

Commissioner Klein mentioned having a letter to be available at the Council Members office hours for distribution.

Commissioner Ziehm mentioned trees and removal of trees and with the Climate Action and Resiliency Plan that Evanston has, she felt that trees are such a miss opportunity and for her is an urgent issue. She would like to see the tree issue addressed somewhere more seriously.

Cade Sterling said he was recently engaged by the Sustainability Office about some aspects of the Plan. They are in discussions with the Environmental Board on a tree preservation ordinance. They asked if he could attend and present some information on deconstruction. The Commission could be an advocate for that.

Commissioner Klein mentioned the Equity Commission that could assist with the diversity of Boards and Commissions.

Commissioner Dreller mentioned a webinar by the NACP that addresses the issue of diversity in historic preservation

**6. ADJOURNMENT**

Commissioner Klein made a motion to adjourn the meeting at 9:18 PM on Tuesday, December 10, 2022. Commissioner Ziehm seconded the motion. The motion passed 7-0.