



MEETING MINUTES

PRESERVATION COMMISSION

Wednesday, February 15, 2023

7:00 P.M.

Members Present: Beth Bodan, Stuart Cohen, Sarah Dreller, John Jacobs,
and
Carl Klein

Members Absent: Jamie Morris, Suzi Reinhold, Aleca Sullivan, and Amanda Ziehm

Staff Present: Carlos Ruiz and Cade Sterling (Planners/Historic Preservation)

Presiding Member: Sarah Dreller, Chair

Notes Taken by: Carlos Ruiz

1. CALL TO ORDER/DECLARATION OF A QUORUM

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

2. NEW BUSINESS

A. 1218 Forest Ave. - Lakeshore Hist. Dist. - Landmark - 23PRES-0009

Morgante Wilson Architects, applicant, submit for a Certificate of Appropriateness to construct a two-story addition to an existing detached two-story accessory dwelling unit and ground-floor garage.

Applicable Standards: Construction [1-5; 7-8; and 10-15]

John Potter of Morgante Wilson Architects presented the project as follows:

- The proposed addition to the north side of the existing structure increases the ADU from 600 S.F. to 1,000 S.F. The ADU is a one-bedroom residential unit with a powder room, and an interior elevator.

- The addition matches the exterior materials of the existing coach house. Cedar shingles on the gambrel roof, cedar clapboard on the first floor, and cedar shake at the gambrel ends.
- It has similar copper details, a similar garage door as the existing, and the windows are Marvin Ultimate (matching those on the existing addition).

Commissioner Jacobs asked if the new windows are clad-wood and with SDLs and spacing bars? J. Potter said, yes.

Questions/Answers:

Commissioner Cohen asked the reason the exterior walls are setback. J. Potter said because the ADU cannot be more than 1,000 S.F. Commissioner Cohen suggested relocating the elevator to avoid the mirrored windows on the second floor rear east elevation. J. Potter said relocating the elevator will interfere with the use of the garage space.

Discussion:

Commissioner Cohen said he would not object to the addition as presented, even though, he would suggest eliminating the mirrored windows and shifting the dormer away from the existing structure.

Chair Dreler said that she appreciated that the addition is slightly subordinated to the coach house.

Commissioner Jacobs made a motion to approve the addition as presented as meeting the applicable standards. Commissioner Klein seconded the motion. The motion passed unanimously, 5 ayes, 0 nays.

B 2306 Harrison Street - Landmark - 23PRES-0010

Hauser Architects, applicant, submit for a Certificate of Appropriateness to demolish an existing single-story rear-volume addition and construct a new two-and-one-half story addition at the homes rear and side volumes, and alter the homes fenestration at the west elevation.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; and, Construction [1-8 and, 10-15].

Mike Hauser presented the project as follows:

- The existing single-story diamond shape addition at the rear built in the 1980s will be demolished.
- The new two-story cross gable addition at the rear protrudes on the right hand side yard. In the back there is a cross gable that mimics the front at the same level.
- The addition at the rear is for the kitchen with a rear mudroom entry. The side

addition is the family room.

- In the front entry foyer a new window is proposed on the east side.
- On the second floor there are four bedrooms. The two at the back are part of the addition. The attic is for more storage.
- The proposed front elevation shows the side addition with windows mimicking the windows on the rear addition.
- A second gable is proposed on the west side elevation with a taller roof to collect the different roof lines.
- The materials include Marvin Ultimate windows, fiber cement siding, the base is brick tile over the concrete foundation.
- The east rear elevation, first floor, is the kitchen casement windows with SDLs. Double hung windows at the bedrooms above, and a gable accent above. Siding matches the front, and the gable truss that exists on the front and the back, but not on the sides.
- The rear entry door has an arched metal canopy with wood brackets

Questions/Answers:

Commissioner Bodan asked M. Hauser to go over the construction standards. M. Houser listed the standards 1-8, 10-12, 14 and 15 as follows:

(Note: the three standards below are the standards that the Commission discussed later as not meeting the standards for review)

- 8. The roof shape. The only roof shape variation happens in the back, but is hidden from the street view. The large slope is homage to the slop on the front roof.
- 10. Scale of structure. The existing west side façade is chaotic. The addition is a lot more ordered and practical. And does not extend as far back as the current addition does.
- 12. Original qualities. The front façade has been kept as much as possible.

Chair Dreller asked on the existing west elevation, are the first floor windows towards the back be reused. M. Hauser said those windows are part of the 1980's addition and will not be reused.

Commissioner Cohen said the rear windows of the addition create a scale shift compared to the large double hung windows. In terms of sizing the cross gable and using the roof slope, the result is a higher ridge. M. Hauser said that after exploring alternatives he decided to design something interesting rather than squeezing the program into a vertical tower.

Commissioner Jacobs said that options A and B passed out at the meeting, have more closely matching roof slope on the rear gable than what is in the submission being presented. Is that when the swoop roof was introduced? M. Hauser said the swoop roof created more activity and responsiveness.

Commissioner Jacobs said that detailing looks nice (leaving the massing and the

bulk aside), the clapboards and the trim boards; seem to be sensitive to the existing home.

Commissioner Bodan asked if the siding on the existing house is wood. M. Hauser said, yes. There are areas that have been replaced with fiber cement. Everything will be match in profile, dimension and texture. Wood siding on the existing house needed to be replaced will be replaced with harvested wood siding as needed.

Discussion:

Cade Sterling said two letters were received in support of the proposed addition.

Commissioner Jacobs said that his concerns are focused on the house being a landmark, its petite stature, which is part of what it is, and its form, an L shape at the second floor level is what has been listed as one its critical elements. The bulk of the addition in the back seems to be a little bit insensitive to what is going on there.

Commissioner Boden said she liked the use of the materials matching the existing, and liked the swoop slope; it is fun and innovative, and feels that is still appropriate within the overall design. However, she is still concerned with the massing and scale of the additions.

Commissioner Jacobs said he would ask reducing the bulk and volume of the addition, where the cross gable does not exceed the height of the existing roof peak. A small dormer would probably be more amenable. There are a lot of things that are really nice about this solution, particularly the detailing. He prefers the rear gable to match the existing, it does not need the swoop, but he would not oppose it on that. The casement windows on the back, would read better as double hangs, even if they are simulated.

Chair Dreler said Commissioners are talking about standards for construction 8 (roof shapes) and 10 (scale of the structure). She felt that the quasi-Tudor style in the back inconsistent with the rest of the house. However, she would not vote against it only because of that. The scale of the additions is the main concern.

Commissioner Jacobs said the scale and the west elevation would like to see it tone down so that the existing home was the more dominant element, meaning removing the larger gable element. Chair Dreler said that last comment related to standard 12 of construction.

Commissioner Klein made a motion to continue the review of the application for 2306 Harrison Street to address the construction standards 8, 10 and 12. Commissioner Cohen seconded the motion. The motion passed unanimously 5-0.

C 1030 Dempster Street - Ridge Historic District - 23PRES-0014

- Siamak Mostoufi, owner and architect, submit for a Certificate of Appropriateness to

alter the front, rear, and side elevations fenestration with replacement of non-divided lite wood double-hung windows in existing and new openings with non-divided lite clad wood double-hung windows; replacement of a front elevation set of wood French doors with a clad wood picture window; and, replacement of wood front and rear entry doors in existing and new openings with fiberglass entry doors.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, and 7]

Siamak Mostoufi, architect/owner presented the application as follows:

- He purchased the home in 2018. Built in 1891-92 as a single family home. It was converted into a 2-flat in 1937. Now is back to a single-family home.
- The existing double hung windows are beyond repair and will be replaced throughout with new Weather Shield premium aluminum clad wood windows to match the existing windows.
- The Sanborn Maps show no front porch in 1899, but there is a front porch by 1920. A postcard from 1945 shows the front porch gone.
- The existing front French doors are 42 inches above the grade. Those French doors will be replaced with a picture window, which is used on a neighboring home of the same period and style. The stain glass transom above the French doors will be maintained.
- Above the entry door is a wall of siding where a new round window is proposed to provide light to the stairs to the second floor.
- Side west elevation, first floor, a new picture window at the bay.
- South rear elevation, first floor, the entry door is moved to where a window will be removed. On the second floor the existing door is replaced with a window, and a new window is next to an existing window. The plywood in the basement is replaced with a new window. The infilled walls will have feathered siding to match the existing.
- The two non-servicing chimneys will be removed.

Questions/Answers:

Commissioner Jacobs asked if the existing windows have lugs and if the window specs are for the Weather Shield windows. S. Mostoufi said, no, for the lugs, and yes, for the Weather Shield windows.

Cade Sterling asked about the need to replace the front door and the condition of the French doors. S. Mostoufi said the swing of the door blocks the stairway and the door is sagged and the frame has lots of issues to it. The French doors do not close all the way.

Chair Dreler asked how much of what is being removed would be re-used. S. Mostoufi said they have no place for the existing windows or the French doors. He did not know if there would be enough wood siding to be re-used. The windows wood trim will be reused.

Carlos Ruiz asked why the new picture windows were chosen. S. Mostoufi said the front picture window was chosen based on precedent in the neighborhood. The picture window on the east side is because a kitchen sink is there. The picture window on the west façade is the dining room.

Commissioner Bodan asked if the front door could be repaired. S. Mostoufi said he did not like the door swinging into the bottom of the stairs, flipping the swing of the door will present mortise hardware issues. The new door is mahogany wood.

Discussion:

Commissioner Cohen suggesting enlarging the second floor window to bring more light to the stairs.

Commissioner Boden asked if anyone thinks the front door could be repaired. Commissioner Cohen said the labor cost for repairing the door could be \$4,000. Commissioner Jacobs said that all things considered, including energy efficiency and security, he is leaning for the door replacement. Commissioner Klein said he is fine with the new design as long as the original door could be donated to like Rebuilders Warehouse. Chair Dreler said the same goes for the French doors.

Commissioner Cohen said he is in favor of adding a horizontal rail to the picture window on the west façade. Commissioners did not object making the round window at the stairs bigger as needed.

Commissioner Jacobs said that he supports the picture window on the front façade, because it celebrates the beautiful transom above.

Commissioner Cohen made a motion to grant a COA for 1030 Dempster Street as presented, with the provision that the picture windows on the east and west side have horizontal rails applied to them to match the proportions of the adjacent windows. Commissioner Jacobs seconded the motion. The motion passed unanimously 5-0.

3. APPROVAL OF MEETING MINUTES

A Minutes of January 10, 2023

Cade Sterling said two minor corrections were received that will be incorporated in the minutes.

Commissioner Klein made a motion to approve the January 10, 2023 minutes. Commissioner Bodan seconded the motion. The motion passed unanimously 5-0.

The Commission took a 10 minute recess at this time.

4. DISCUSSION (NO VOTE WILL BE TAKEN)

A. Zero Waste

Members from the Public Works Agency seek input from the Commission regarding zero waste policies and the intersectionality of City led Climate Resilience initiatives and Historic Preservation

Brian Zimmerman, Solid Waste Coordinator, City of Evanston, said Cade Sterling made a presentation to the Environment Board on the Preservation Plan 2040, when he highlighted the intersectionality of the roles between the two bodies. He and Kara Pratt, Sustainability and Resiliency for the City of Evanston realized that there is a need for engaging the Preservation Commission in efforts to develop a robust roadmap as it relates to waste in Evanston.

A group of residents is developing the roadmap and they are gathering feedback, ideas, awareness, and direction as it relates to waste from different elements of Evanston. Also, reciprocate some of the goals that Cade Sterling shed light on. Also, catalogue feedback from the Preservation Commission to achieve the intended goals.

Commissioner Klein said policies 3.3, 3.6, 3.7 in the Plan 2040 are listed as pressing and relate to the Zero Waste idea. Chair Dreller said construction activity generates waste or shipping materials from point A to point B.

Brian Zimmerman asked if the Commission had ideas how to incentivize further use of those locally sourced materials? Commissioner Klein said that in the long range plan is a goal to eventually build a list of local artisans/craftsman vendors to make it easier to keep it local. Cade Sterling said the initiative focuses on the workforce. However, it could include the procurement of materials.

Cade Sterling said that preservation ethic is not just contained on those individuals who own landmarks or have homes in a historic district, but can be brought to the entire community about reusing materials, understanding the value of their homes and the craftsmanship.

Brian Zimmerman asked what barriers people have when they present projects to the Commission. Commissioner Jacobs said that is mainly economic, such as salvaging roof tiles cost money. Commissioner Cohen said deconstruction is 1/3 of the construction costs. The question is what to do with materials that could not be salvaged or reused.

Brian Zimmerman asked if there is there any advocacy component for new building materials, new design to be constructed in a sense that we are not

falling into the same traps as we had with old materials. And. How the Commission could continue being engaged with the plan, and make sure they are moving in the right direction?

Chair Dreler said some of the older wood is better than any newer wood. Commissioner Klein said that casting a wider net could be beneficial because there are home owners of non-historic houses that maintain their homes as well. Commissioner Dreler said the plan 2040 includes a newsletter that could reach those homeowners as well.

Carlos Ruiz said that B. Zimmerman can always reach the Preservation Commission staff and continue getting feedback from the Commission. Cade Sterling said that in terms of economics, restoring a wood window may last a lot longer than a low quality window, However, in 30 years, a low quality window is replaced three times; it does not make economic sense. That is an educational opportunity for the City, the Environment Board and the Preservation Commission.

Chair Dreler said the Commission has discussed having speakers at the meetings before reviewing applications. Also, a Commissioner could be a liaison. B Zimmerman said there is an open-ended invitation for an informal working group that is helping staff with the development of the plan. Any Commissioner is invited to join the group.

B. Annual Work Plan

Staff recommends review of the proposed 2023 annual work plan with priority initiatives 4.1: Reinstating a quarterly newsletter; and, 4.4: Creation of training and orientation materials for elected officials.

Commissioner Klein said that one of the initiatives of the Work Plan is that the Commission work on a document that Educates the City Council to promote a preservation ethic.

C. Rules and Procedures

The Commission shall discuss and review written changes to the Rules and Procedures. Action to be taken at the subsequent meeting per Article 10 of the current Rules and Procedures.

Linda Damashek suggested for the Rules and Procedures, Article 4. 1. b) for major alteration demolition, the notification postcard should be simple and very clear. She also suggested putting in Rules and Procedures that written comments are acceptable in e) and f). Cade Sterling said that the postcard has information on the project and provides the link to access the packet.

Commissioner Cohen asked how it is determined who gets the notice. Cade

Sterling said the Ordinance requires notification of 250 feet radius. There are development projects that may require up to 1,000 feet radius for notification.

Cade Sterling said many of the text removals were because they conflict with the Ordinance. Also, removal of some of the standing Committees, and adding new ones, such as the Pre-Review Sub-Committee Education and Advocacy, and Diversity, Equity and Inclusion Sub-Committee.

Cade Sterling noted that after the questioning period and public comment, a Commissioner will make a motion to approve, and it will be seconded to open deliberation on that specific action to approve. There is the option to amend the motion.

Commissioner Cohen said the downside, when making a motion to approve, is when the discussion leads to a denial. Then a new motion to deny would be in order. Commissioner Jacobs was concerned with the potential of having longer meeting. He likes the flexibility that the Commission has now.

Chair Dreler noted that the discussion is on Article 4. 1. K), and Commissioners should provide their input to City staff.

D. 2022-2032 Illinois Statewide Historic Preservation Plan

The purpose of the Statewide Historic Preservation Plan is to examine current statewide preservation efforts and identify strategies to advance preservation efforts at the local, regional, and statewide levels. The plan will provide goals and objectives to guide planning for Illinois' historic and cultural resources over the next ten years.

Cade Sterling wanted the Commission be aware of the State Historic Preservation Plan and the workshop in Chicago and expanding the State Tax Credit.

E. Harley Lyman Clarke Mansion - Landmark - 2603 Sheridan Road

General discussion on the current state of the city owned Landmark property.

Patrick Donnelly said that the Harley Clarke Mansion is the only City owned property on the Lakefront. The building should be saved and preserved for some adaptive use, such a café.

Emilie Guthrie said the building is sitting empty for nine years. The Commission denied its demolition in the recent past. A community organization would like to save the building and convert it into a community center. There are many activities that could be held in such community center.

Linda Damashek said there was a referendum when 80 percent of people in

every single Ward of the City supported keeping the building and for public use.

Cade Sterling said that the Commission was not engaged previously with the use of the Clarke Mansion. The Commission could offer advice or assistance to the City Council this time. There are ways for active use, accessing incentive programs and engaging a tax credit investor. The City could create an LLC in a partnership with income producing entities. Having active for-profit uses, not-for-profit uses, and municipal partnerships is probably the best path for success that would allow access to a full array of incentives.

Commissioner Jacobs said that understanding what the scope of the Commission is a critical issue. Carlos Ruiz said the Commission is an arm of the City Council and it should not act alone as it moves forward with the Harley Clarke issue. The Commission should engage the Director of Community Development, City Manager, the City Mayor, and eventually the City Council.

Commissioner Cohen asked that Cade Sterling draft a letter with an statement for Harley Clark and offer the Commission's expertise along with Landmarks Illinois, and as consultants to City Council on issues related to Harley Clark as they may arise moving forward.

5. ADJOURNMENT

A motion to adjourn the meeting at 10:29 PM on Wednesday, February 15, 2023, passed unanimously.