



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, June 13, 2023
7:00 P.M.

Members Present: Beth Bodan, Carl Klein, Sarah Dreller, John Jacobs, Jamie Morris, Aleca Sullivan, Stuart Cohen, and Amanda Ziehm.

Members Absent: Susan Reinhold

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. Dreller, Chair

Minutes Taken by: Joshua Hunt

CALL TO ORDER / DECLARATION OF A QUORUM

- The meeting was called to order with a quorum of eight members being present.

NEW BUSINESS

A. **2125 Sherman Avenue – Northeast Historic District – 23PRES-0096**

Jeanie Petrick, architect and applicant, submits for a Certificate of Appropriateness to construct an open front-porch at the homes west, street-facing, elevation; remove a wood exterior deck stair at the north elevations rear volume and infill with in-kind framing, posts, and railing; install a bracketed overhang over the rear entryway; replace all 1/1 wood double-hung windows in-kind with custom milled accoya wood windows; and, replace wood shingles in the north and south gable ends with accoya wood shingles to match existing.

Applicable Standards: Alteration [1-10]; and Construction [1-8, and 10-14]

New Business was originally skipped until applicant appeared. Jeanie Petrick presented the project as follows:

- She was hired to add a porch to the front of the house which was believed to previously exist there many years ago.
- The existing concrete front stoop is made up of stone clad and is deteriorating thus instigating this project.
- An old map displaying the previously believed existing front porch was shown that lined up all the houses on the street with their front porches being perfectly parallel to each other
- There is currently vinyl siding which is wished to be changed back to a treated wooden siding as well as this wood being used for the wooden windows which are either double hung or casement and none of the windows have mullions in them
- In the North elevation where the chimney is shown the edge of the old house to the east is all brand new addition
- The proposed covered entry to the back door extends to the bay simply for a covered entry.
- Replacing the two windows with 2 fixed glass doors and 1 active glass door
- Using shingles under the roof line and the side dormers to resemble the wide and narrow buildings similar to this building

Questions/Answers:

Commissioner Bodan asked if the shingles are still present in the gable behind the siding. J. Petrick said they have yet to investigate and there is a possibility.

Chair Dreler asked what happens if the siding beneath the siding was different than the wooden siding what would be the process for approval. Cade Sterling says that it would be a minor change that could be processed.

Commissioner Jacobs asked who will be making the accoya windows. J. Petrick says Marvin would be and the exterior would be accoya but doesn't know if the interior would be. The color would be opaque.

Chair Dreler asked would the columns on the drawing sheet look like what the built columns would look like. J. Petrick says yes they would be.

Commissioner Cohen asked if the existing door was the original door and if the proposed door would be a two panel solid door. J. Petrick says they will not be changing the door.

Commissioner Jacobs asked if the existing windows are original and specifically the front facing windows. J. Petrick says that some have been replaced but she doesn't know if all of them have been replaced and the front windows are intended to remain the same as they are existing.

Commissioner Klein asked if there was going to be dentil molding. J. Petrick says yes.

Commissioner Jacobs asked if the new linear siding applies to only the shingles and the gable and what shaped siding it would be. J. Petrick says yes it would be applied to only the shingles and the gable and the shape would be beveled.

Chair Dreier asked for an explanation on how the roof line will intersect with the part of the elevation that is heading backwards. J. Petrick says the footprint of the existing house shows the columns where the roof extends past the columns and then the roof extends into the house causing the pediment to extend beyond.

Chair Dreier asked if the large tree in the yard will be destroyed in this construction. J. Petrick said that they hope to save it with a plan to create a cantilever on the decking and roof line to hide the tree and so they can keep the column and the tree with the tree being 4 feet from the proposed construction.

Commissioner Jacobs recommends that some additional data will be provided and after that would be created there would be a commissioner meeting to review the data/changes.

Action:

Commissioner Jacobs made a motion to grant a COA for 2125 Sherman Avenue as presented, contingent on staff approval of details missing or requested and if there are questions related to the approval that review by a subset of commissioners opinion shall occur. Commissioner Cohen seconded the motion. The motion passed unanimously 8-0.

B. 1404 Judson Ave - Landmark - LHD - 23PRES-0098

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to alter the homes north elevation fenestration, construct a single-story addition and covered basement entryway at the rear volume of the homes north elevation. The applicant further requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

Applicable Standards: Alteration [1-10]; Construction [1-8, and 10-15]; and Code Section 6-15-11-5 [A, B, and C]

Errol Kirsch presented the project as follows:

- The proposed addition to the north side is located at the rear end of the property, 5 feet south of the north property line and 1 foot east of the rear property line
- States that the building lot percentage was previously non-conforming to code at 31% and he is seeking an extra 2% for a total of 33% building lot coverage
- He believes moving the addition portion of the building to the front would be more visible and have a greater impact on the residents including the existing residents.

Questions/Answers:

Commissioner Cohen asked how the proposed space is intended to be used from the exterior. Kirsch said the proposed space is not accessible from the exterior and is only accessible from the interior off of the kitchen.

Chair Dreler asked for Kirsch to go over the architectural plans. Kirsch then goes into detail about the plan.

Commissioner Bodan asked what the dimension is from the north face of the addition to the property line. Kirsch said he doesn't truly know but believes it is close to what is existing.

Commissioner Jacobs asked if the shed piece towards the front porch is existing. Kirsch says that it is existing.

Commissioner Klein asked if the attic has an emergency stair. Kirsch said that that is an existing steel fire escape that allows an emergency exit from the attic and second floor. This structure would remain.

Commissioner Klein asked if the terracing would be non-permeable or permeable. Kirsch said that it would be permeable for planting.

Commissioner Sullivan asked if the retaining wall would go above grade or be at grade. Kirsch said they would be approximately 6 inches above grade so you can see them.

Commissioner Bodan asked for Kirsch to describe how the front basement window would change. Kirsch said the plan is to shift the window shown in the basement plan from the one in the south to the one in the north in order to make sure the terracing comes up and out and not overlap the line of the neighbor to the south.

Commissioner Bodan asked if the new window will be recessed and what would be seen for the new window. Kirsch said yes the new window will be recessed at 4-5 inches. To meet the building code they will drop the sill of the window, replicate the wood of the window, but making the opening of the window 20 inches minimum of width and a height of 5.7 square feet

and no more than 3 feet above the finished floor.

Commissioner Jacobs asked if the addition form that pokes up the highest is for headroom for the stairs to get down into the office space. Kirsch said that was correct.

Commissioner Jacobs asked if the hip roof is not being completed to its peak in order to preserve the two kitchen windows. Kirsch said yes but also to work with the same pitches the architecture already has.

Commissioner Ziehm asked for opinions from the Commission on the proposition. Commissioner Morris said she believes it could be one volume.

Chair Dreler asked the commission if the PC quality violates the standards they are reviewing it for or if it meets the standards. Commissioner Morris says she believes it does not meet the standards.

Commissioner Sullivan asked how the ADU is accessed. Kirsch said the office addition is accessed from the interior while the ADU is accessed from the concrete stairs along the side of the house.

Chair Dreler asked Commissioner Morris what standards she believed this project was in violation of. Morris said standard 1 from standards from alteration was in violation. Commissioner Cohen said Standards for Constructions 1, 6, 8 and 10 were also violated. Commissioner Jacobs said that the violations were all related to the massings.

Commissioner Klein asked how do the standards relate to the Zoning. Cade Sterling said typically he would defer to Kirsch if he believes the changes that would be made would change the zoning summary and if they do this should not proceed to the Land Use commission in order to verify if the degree of relief requested has changed.

Chair Dreler asked how common it would be for the project to go to the Land Use Commission with changes made. Cade Sterling said that if that was what the Commission would like to do then the variations requested should be discussed and decided. If they don't think the variations are pertinent to the Commissions review, then the application could be deferred to the Land Use Commission to judge the relief on the merits of the standards.

Commissioner Zeihm asked if the project could go forward without a COA from the Preservation Commission. Cade Sterling said yes it could be continued and if it was continued the case would be reviewed the 12th of July and could be reviewed by the Preservation Commission with revisions on the 11th of July, so the testimony and action on the 11th could be relayed to the Land Use Commission the following day by staff.

Chair Dreller recommends that the applicant be prepared to address each of the standards identified at the next meeting.

Commissioner Jacobs said he doesn't believe the truncated hip roof is appropriate to the house.

Action

Commissioner Klein made a motion to continue the case until July 11th, specifically to address the standards for constructions 1, 6, 8, and 10, and for alteration standard 1. The motion was seconded by Commissioner Cohen and passed unanimously 8-0.

APPROVAL OF MEETING MINUTES

A. **Minutes of May 9, 2023**

- The minutes were approved as presented without revision.

STAFF REPORTS

A. **Legacy Business Program**

Staff will provide an update on, and next steps for, the Legacy Business Programs branding and website development.

- Officially called the Evanston Legacy Business Alliance
- The working group has finalized a logo that will be used on a multitude of mediums and applications
- The logo was sent out to 32 pilot businesses for review
- Next steps are to move forward with website development that acts as a repository of information on each legacy business, including a brief description of their significance and contribution to the City, their history, traditions, and character defining features.
- Qualifications for businesses are a minimum of 20 years of continuous operation and the ability to demonstrate a social, cultural, economic, and/or political contribution to the city as well as commit to retention of their character defining features and traditions.
- A videographer from the Economic Development Division and Communications team has been collecting stories of the pilot candidates and creating videos out of those stories for inclusion on the website.
- The website will be housed on a separate server but will also be accessible on the City's current webpage.

B. Subcommittee Reports

Staff provided an update on the Diversity, Equity, and Inclusion Committee and Education and Advocacy Committee including creation of a flyer that will be distributed electronically and in-person to attract new Commissioners with diverse backgrounds and perspectives. Staff also updated the Committee on getting approval from the City to create a news letter with specific topic areas. The newsletter will be distributed quarterly beginning in July or August. The distribution list has over 2500 members. This was discussed as being a very positive initiative that addressed aspects of the Preserve 2040 Plan and acts as the Commissions principle means of communication and outreach.

ADJOURNMENT

A motion to adjourn the meeting at 9:03 PM on Tuesday, June 13, 2023, passed unanimously.