EVANSTON PRESERVATION COMMISSION
Tuesday, March 12, 2019, 7:00 P.M.
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

Vice-Chair Itle called the meeting to order at 7:02 pm with a quorum of 7 Commissioners present.

2. OLD BUSINESS

A. 1222 Dryden Place. (RHD) – William James, applicant. Construction of a new two-story single family house with attached garage on the vacant lot at 1222 Dryden Place, with adjoining lot to the east used as yard and open space. Applicable Standards: [Construction 1-14 and 16]. Continued from 2/12/2019.

Action: Approved. Vote: 5 ayes, 2 nays (Dudnik and Bady)

3. NEW BUSINESS

A. 2767 Euclid Park Pl. (L) – Jeffrey K. Ross, applicant. Replace existing cedar shake roofing material with synthetic/composite shingles from Envirosingle, to match the appearance of the current roof as much as possible, including wave patterns, color and non-eave shingle exposure. Also, lengthen the exposure of the curved eave shingles to improve the longevity of the roof. Applicable Standards: [Alteration 1-6, 9 and 10]

Action: Continued to April 9, 2019. Vote: 7 ayes – 0 nays. Asked the applicant to have a mockup of the roof eave with the synthetic shingle

B. 1330 Lake St. (RHD) – Chad Rogers, applicant. West elevation 1st floor: add four double hung windows, remove one casement window and replace it with an existing relocated double hung window; 2nd floor: remove one window and add one double hung window. South elevation 2nd floor: add one double hung window. East elevation: 1st floor: remove patio entry door, relocate patio entry stairs to center of patio, and add a skylight on east side roof northern section. Replace/add selected basement windows. Applicable Standards: Applicable Standards: [Alteration 1-6, 9 and 10]
**Action:** Continued to April 9, 2019. Vote: 7 ayes – 0 nays. Asked the applicant to confirm that the material of the replacement window is actual wood, and provide elevation drawings with the location of the existing wood windows, the location of the non-original windows and location of the replacement and new windows.

**C. 321 Lake St. (LSHD)** – Corinne Rocca, applicant. Modifications to side entry, including the addition of covered vestibule. Reconstruction and modifications to degrading 2nd floor sleeping porch. Addition of screened-in-porch at rear of first floor. Applicable Standards: [Alteration 1-6, 9 and 10; Construction 1-8 and 10-15; Demolition 1-6]

**Action:** Approved. Vote: 7 ayes – 0 nays.

**D. 1914 Sheridan Rd. (NEHD)** – Robert Carlton, Northwestern University, applicant. Remove exterior fire stair, rear entrance and basement cellar entrance at the back of the house for a new 2-story addition with an egress stair and elevator. Add a porch and 2nd floor balcony to the back of the house. Add three air condensers to the north side yard. Applicable Standards: [Construction 1-8 and 10-15; Demolition 1-6]

**Action:** Approved. Vote: 7 ayes – 0 nays.

**E. 1333 Asbury Av. (RHD)** – Nathaniel Lielasus-Morrow, applicant. Construction of a single family home with attached 2-car garage at rear on vacant lot. 6-8-2-10. - IMPERVIOUS SURFACE. (A) The maximum impervious surface ratio for the R1 district is forty-five percent (45%). Lot area=7210 SF; Maximum impervious area is 45% = 3244.5 SF; proposed impervious 46.18% = 3330.17 SF. 85.67 SF over – Non compliant. Applicable Standards: [Construction 1-11, 13, 14 and 16]; [Minor Zoning Variance 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS A and C]

**Action:** COA Approved. Vote: 7 ayes – 0 nays. Zoning variation recommended for approval. Vote: 7 ayes – 0 nays.

4. **APPROVAL OF MEETING MINUTES of February 12, 2019.**

   **Action:** Approved as revised. Vote: 7 ayes – 0 nays.

5. **STAFF REPORTS**

6. **DISCUSSION** (No vote will be taken)

7. **ADJOURNMENT**

   **Action:** Meeting adjourned at 10:04 pm on Tuesday, March 12, 2019.
Next Meeting: TUESDAY, April 9, 2019 at 7:00 P.M. (Subject to change)

NOTE: The agenda and packet(s) will be posted on line 48 hours before the respective scheduled meeting at: Preservation Commission Agendas & Minutes

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Carlos Ruiz at 847-448-8687 or at cruz@cityofevanston.org The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible. Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.