EVANSTON PRESERVATION COMMISSION  
Tuesday, July 9, 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  

2. OLD BUSINESS  

A. 2767 Euclid Park Pl. (L) – Jeffrey K. Ross, applicant. Replace existing cedar shake roofing material with synthetic/composite shingles from Enviroshingle, 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] (Continued from 6/11/2019).  


C. 2404 Ridge Ave. (L) – Chris Sweitzer, applicant. Post approval alterations: 1) North Side of Barn: Existing conditions, no changes or alterations. 2) East Side of Barn: far left door replacement was in approved plans but not completed. Approved plans include addition of six skylights. Three skylights were removed from West side of Barn for symmetry and balance and added to East side of barn. Thus, there are three less skylights existing than in original plans. No other changes. 3) South Side of Barn: one less window was installed and is existing than in original plans. Existing window larger than originally approved plans. 4) West Side of Barn: 3 skylights were removed and added to East Side of barn for symmetry and balance. Second floor no change, all windows existing as original plans. First floor minor changes to window positions and added window to left of exit door. Applicable standards [Alteration: 1-10] (Continued from 6/11/2019) To be continued to 8/6/2019  

D. 2404 Ridge Ave. (L) - Advisory review on proposed subdivision - Chris Sweitzer, applicant. The proposed subdivision includes the division of 1 lot into 2 lots. The proposed lot #1 will include the existing principal and secondary structures. The proposed lot #2 is existing vacant land. Thus, the landmark structures are preserved and will remain as a part of their own parcel, and not adversely affected. Applicable standards [2-8-12 (B) 1 (a), (b), (c), (d), (e) and 2] (Continued from 6/11/2019) To be continued to 8/6/2019
E. 1514 Judson Ave. (L/LSHD) – Holly Briggeman, applicant. Renovate and add on to the existing rear volume of the house in order to enlarge the master suite, and add a family room off the kitchen. The project also includes the addition of a rear stair and a finished walkout basement. Applicable standards: [Construction 1-5, 7, 8 and 10-15; Demolition 1-6] (Continued from 6/11/2019)

F. 1229 Judson Ave. (LSHD) – Ben Myszkowski, applicant. Build a new 22'x22' detached garage in place of existing 20'x21' garage. The new garage will have a gable roof, with 6" overhangs, asphalt shingle roof, 4" Georgia Pacific vinyl siding, and 3 single-hung windows. Applicable standards: [Construction 1-5, 7, 8, 10-14 and 16; demolition -16] (Continued from 6/11/2019) To be continued to 8/6/2019

G. Ridge Ave and Greenwood St. ADA Improvements (RHD) – Advisory Review to City Council - Lara Biggs, applicant. Removing the sidewalk stairs on the west side of the Ridge and Greenwood intersection in order to make the intersection fully ADA compliant. This will require removing the existing retaining walls north and south of the intersection and construct new retaining walls. Also removing 2 trees on the north side of Greenwood in order to lower the sidewalk to meet the ADA slope requirements. Applicable standards: [Alteration 1-10; Demolition 1-6] (Continued from 6/11/2019)

3. NEW BUSINESS

A. 241 Sheridan Sq. - Garden Park (LSHD) – Advisory Review to City Council - Stephanie Levine, applicant. Garden Park renovation, playground equipment improvements. Applicable standards: [Alteration 1-10]

B. 1741 Hinman Ave. (LSHD) – Peter Giangreco, applicant. Installation of (12) roof mounted solar panels on rear of detached garage. Only visible from alley to the east. Applicable standards: [Alteration 1-10]

C. 429 Lee St (LSHD) – Kindon Mills, applicant. Remove existing concrete stoop on the front façade and construct a front entry stair and porch to match the existing rear (original) porch and overhang, matching parapet detail, large scale brackets, siding, and water table. Materials to be matched to the original of the house-cedar siding, wood brackets, tongue and groove decking. Applicable standards: [Alteration 1-10]

D. 2401 Lawndale Ave. (L) – Colon S. McLean, applicant. Replace the front porch 1950’s non-original windows (currently broken and drafty) with Marvin clad wood casement windows. Applicable standards: [Alteration 1-10]

E. 1015 Michigan Ave. (LSHD) – William J. McKenna, applicant. Replace 14 wood casement windows from 2nd floor bay facing west (front) south (side) and east (rear), with Fibrex casement windows to match existing casements. Applicable standards: [Alteration 1-10] To be continued to 8/6/2019
F. 828 Colfax St. (NEHD) – Thomas M. Conroy, applicant. Changes to exterior window openings on the west and south walls. Applicable standards: [Alteration 1-10]

G. 1206 Hinman Ave. (LSHD) – Paul Lang, applicant. All four elevations affected. 1st floor: Replace kitchen windows, enlarge dining window and replace butler's pantry window. 2ndFloor: Replace 17 windows, remove 4 smaller windows and add picture window. Window openings created from moving windows will be patched to match stucco and brick mold. Replace door on rear west elevation. Install 8’ H fence along west alley, 6’ H fence along the south side yard property line and a 6’ H fence on the interior north yard. Applicable standards: [Alteration 1-10]


5. STAFF REPORTS

A. Heritage Tree Ordinance – Adoption of the Preservation Commission position regarding a Heritage Tree Ordinance.

B. Amending the Rules and Procedures – Amending Article 5. Certificate of Appropriateness List, Line 54: Solar Panels, Green Roofs, Wind Power Generators, and other technologies from “Major Work (Commission) to Minor Work (Staff) or Major Work (Commission). Also adding text to set the number of times an item could be continued without the need of a new notice.

C. Design Guidelines - Update

6. DISCUSSION (No vote will be taken)

A. 2019 Preservation and Design Awards

7. ADJOURNMENT

Next Meeting: TUESDAY, August 6, 2019 at 7:00 P.M. (Subject to change)

The agenda and packet(s) are 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.