EVANSTON PRESERVATION COMMISSION
Tuesday, August 6, 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


Action: Removed from meeting agenda. Vote: 7 ayes, 0 nays.

B. 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 and 7/9/2019)

Action: Motion to approve COA failed. Vote: 1 aye, 6 nays.

C. 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 and 7/9/2019)
**Action:** Continued to September 10, 2019 with request to applicant that he return with a diagram of zoning setbacks on lot 2 and 3D envelope of what is permitted and topographic map and landscape information. Vote: 7 ayes, 0 nays.

**D. 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 and 7/9/2019)

**Action:** COA approved. Vote: 6 ayes, 0 nays, 1 abstention (Bady)

**E. 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 and 7/9//2019)

**Action:** COA approved. Vote: 7 ayes, 0 nays,

**F. 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] (Continued from 7/9/2019)

**Action:** COA Approved with aluminum-clad wood window replacement with staff review. Vote: 7 ayes, 0 nays

3. **NEW BUSINESS**

**A. 818 Colfax St. (NEHD)** – William and Laura Pelletier, applicant, submit for Advisory Review of a Minor Zoning Variation for a garage 2’-6” from the properties east side-yard where 3’-0” is required.

**Action:** Minor Zoning Variation recommended. Vote: 7 ayes, 0 nays.

**B. 1022 Greenwood St. (L/RHD)** – Aria McMillian, applicant, submits for a Certificate of Appropriateness to alter the extant circa 1980s screen porch to accommodate a greenhouse on the south façade in the same dimension, the addition of four (4) windows on the south façade and two (2) windows and a pair of doors on the east façade as well as three (3) new skylights, renovation of the existing circa 1960s columns, balusters, handrail and newel posts on the existing front porch to more closely match the original aesthetic of the residence, and to remove and replace the front walkway in a different orientation. Applicable standards: [Alteration 1-10]
Action: COA approved with front porch alterations to maintain existing Ionic columns and maintain height of front porch railing

C. 1040 Hinman Ave. (LSHD) – Peter Laundy, applicant, submits for a Certificate of Appropriateness for the installation of 18 solar photovoltaic flush mounted panels visible from the public way. Applicable standards: [Altetion 1-10]

Action: Continue to September 10, 2019 with the request to applicant to

4. APPROVAL OF MEETING MINUTES of July 9 and July 23, 2019.

Action: July 9, 2019 meeting minutes approved as amended. Vote: 6 ayes, 0 nays, 1 abstention (Bady).

Action: July 23, 2019 meeting minutes approved as amended. Vote: 5 ayes, 0 nays, 2 abstentions (Bady and Vogel).

5. STAFF REPORTS

A. Amending the Rules and Procedures – Article 4. Application Hearings, adding text to set the number of times an item could be continued without the need of a new notice. Also, amending Article 5. Certificate of Appropriateness List, Line 54: Solar Panels, and Green Roofs from “Major Work (Commission) to Minor Work (Staff) or Major Work (Commission). Changing Line 55 from Fountains and Landscape Features to: Wind Power Generators and other technologies for Minor Work (Staff) or Major Work (Commission).

Action: The text amendments in the Rules and Procedures line 54 and 55 were adopted. Vote: 7 ayes, 0 nays.

B. Design Guidelines - Update

C. 2019 Preservation and Design Awards - Update

6. DISCUSSION (No vote will be taken)

Amending the Rules and Procedures - Article 5. Certificate of Appropriateness List, adding Line 56 Fountains and Landscape Features for Minor (Staff) or Major Work (Commission) and Line 57 Fountains and landscape features when a part of the statement of significance for a landmark for Major Work (Commission)

Action: The Commission did not discuss further the addition of Line 56 and Line 57.

7. ADJOURNMENT

Action: Meeting was adjourned at 10:05 pm. Vote: 7 ayes, 0 nays
Next Meeting: TUESDAY, September 10, 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 cruiz@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 cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible.