EVANSTON PRESERVATION COMMISSION
Tuesday, September 10, 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. 2404 Ridge Ave. (L) Case # 19PRES-0094 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, 7/9/2019 and 8/6/2019) to be continued to 10/1/2019

   Action: Continued to October 1, 2019 meeting. Vote: 6 ayes, 0 nays.


   Action: Motion to approve COA failed. Vote: 2 ayes, 3 nays, 1 abstention.

3. NEW BUSINESS

A. 730 Forest Ave. (LSHD) Case #19PRES-0156 - William Frillman, owner, submits for a Certificate of Appropriateness to replace 12 Marvin wood windows which were installed in 1989-91. These windows have continued to rot despite repairs. Some damage extends into frame and sash. The replacement window will be energy efficient and a close a match as is possible. New windows will match in size and look to the original ones by taking out the frames and putting in the same Marvin aluminum clad wood windows with the same glass size. Exterior trim will be matched. Visible from the public way via Forest Avenue. Applicable standards: [Alteration 1-10]

   Action: COA approved. Vote: 6 ayes, 0 nays
B. 835 Michigan Ave. (LSHD) Case #19PRES-0172 - Franz Allen, contractor, submits for a Certificate of Appropriateness for window replacements at the east front façade. First floor: remove existing casement clad windows (with transoms) and trim, replace with Marvin double hung aluminum clad windows with simulated divided lights and transoms. Remove picture window and transom above; replace with a Marvin aluminum clad picture window with transom above. Second floor - Remove casement clad windows with simulated divided lights and replace with Marvin double hung aluminum clad windows with simulated divided lights. Simulated divided lights have different configuration and the trim is James Hardie cement. Visible from the public way via Michigan Avenue. Applicable standards: [Alteration 1-10]

**Action:** Item continued to October 1, 2019

C. 135 Main St. (LSHD) Case #19PRES-016 - Gregory Jones, applicant, submits for a Certificate of Appropriateness to replace existing steel casement windows with Renewal by Andersen composite casement windows. Visible from the public way via Main Street. Applicable standards: [Alteration 1-10]

**Action:** COA approved. Vote: 5 ayes, 1 nay

D. 1100 Hinman Ave. (LSHD) Case #19PRES-0126 - David Thomas, applicant, submits for a Certificate of Appropriateness to replace existing Insulbrick with Hardie board fiber cement wall cladding; windows and doors wraps with Hardie board trim; aluminum soffit, fascia, gutters and downspouts with new aluminum, and front porch wood decking with timber tech decking. Visible from the public way via Hinman Avenue. Applicable standards: [Alteration 1-10]

**Action:** COA approved. Vote: 6 ayes, 0 nays

E. 2521 Marcy Ave. (L) Case #19PRES-0155 - Kate Newman, owner, submits for a Certificate of Appropriateness for the demolition of an existing non-original 1-car detached garage and the construction of a new 2-car detached garage visible from the public way via the adjacent public alley and Marcy Avenue. Applicable standards: [Construction 1-5, 7, 8, 10, 11, 13, 14 and 16; Demolition 1-6]

**Action:** COA Approved. Vote: 6 ayes, 0 nays

F. 125 Burnham Pl. (LSHD) Case #19PRES-0171 - Nina Cudecki owner, submits for a Certificate of Appropriateness for adding a third bedroom and bath by finishing the attic and adding dormers. Replace existing wood casement windows with new, custom wood clad casement windows. Some window openings will change. Replace existing wood front door with new wood divided light door. Remove nonfunctional chimney and use bricks to patch where needed. On garage replace existing stucco and boards with new stucco and boards, add lannon stone (to match existing) to existing brick base of garage, and replace
garage door. Enclose back porch for use as mudroom. Replace painted gutters and downspouts with new painted gutters and downspouts. Visible from the public way via Burnham Place. Applicable standards: [Alteration 1-10]

**Action:** COA approved. Vote: 6 ayes, 0 nays

**G. 615 Judson Ave. (LSHD) Case #19PRES-0152** - Jeanie Petrick, Architect, submits for a Certificate of Appropriateness for construction of a two-story addition to the rear volume of the extant residence east elevation visible from the public way via the adjacent public alley and Keeney Street. Alterations-west front façade: first floor, replace front porch pediment shingles with board wood panels and columns with Colonial columns and windows with fixed doors; second floor, replace casement windows with double hung windows and double hung windows with casement windows. East rear façade, first floor, remove wood deck, replace casement windows with wood clad door and add deck and stairs, replace door with new clad wood door and add deck and stairs, remove double hung windows and infill opening with wood siding; second floor, replace double hung windows with casement windows. North façade, first floor, remove double hung windows and reduce opening, remove sliding windows and replace with wood clad windows; second floor, and add new wood clad window; second floor, replace double hung and casement windows with new wood clad double hung windows. Applicable standards: [Construction 1-5, 7, 8 and 10-15; Alteration 1-10; Demolition 1-6]

**Action:** COA approved. Vote: 6 ayes, 0 nays

4. **APPROVAL OF MEETING MINUTES of August 6, 2019.**

**Action:** Meeting minutes of August 6, 2019 approved. Vote: 5 ayes, 0 nays, 1 abstention

5. **STAFF REPORTS**

A. **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:** Text amendments/additions approve. Vote: 6 ayes, 0 nays

B. **Design Guidelines** - Update

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

**Action:** The meeting adjourned at 10:05 pm on Tuesday, September 10, 2019. Vote: 6 ayes, 0 nays

Next Meeting: TUESDAY, October 1, 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](#)