EVANSTON PRESERVATION COMMISSION
Tuesday, November 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

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, 8/6/2019, 9/10/2019 and 10/1/2019)

B. 2727 LINCOLN STREET (L) - CASE # 19PRES-0199 - DonnaLee Floeter, architect, applies for certificate of appropriateness to construct a one and two-story additions at rear of existing 2 1/2-story brick and stucco single family home, including one story brick extension to existing attached garage on rear of home. The applicant requests a 23.5’ rear-yard setback where 30’ is required (Zoning Code Section 6-8-2-8). Visible from the alley, a public way. Applicable standards: [Construction 1-5, 7, 8 and 10-15] [Zoning A and C] (Continued from 10/1/2019)

C. 1224 OAK AVENUE (RHD) - CASE # 19PRES-0201- Noreen Edwards, owner, applies for certificate of appropriateness for the construction of an attached garage with a rooftop screen porch and open deck, raise the roof height of the house with dormers (attic addition) from 31’-10” to 35’, replace selected windows, install French doors, build deck at grade and install two A/C condensers on the south side. Visible from Oak Avenue and the public alley at rear. Applicant applies for major zoning relief to construct the attached garage, deck, and attic addition, in the R3 Two-Family Residential District and Ridge Historic District. The applicant requests: The proposed building lot coverage is 51.5% where 45% is the maximum permitted (6-8-4-6. - Building lot coverage); the proposed north interior side yard for the principle structure is 3.2’ where 5’ is required. Although the nonconforming condition is not increased, the addition needs to meet the required setback (6-8-4-7. - Yard requirements. (A) Residential Structure 3. Side
Yard); the proposed rear yard is 3’ where 30’ is required (6-8-4-7. - Yard requirements (A) Residential Structures 4. Rear Yard; and the proposed deck is 1’ from the south interior side yard where 5’ is required (6-8-4-7. - Yard requirements. (C) Residential Structures 3. Side Yard. The Zoning Board of Appeals is the determining body for this case. Applicable standards: [Construction 1-5, 7, 8 and 10-15] [Zoning A and C] (Continued from 10/1/2019)

3. NEW BUSINESS

A. 2390 ORRINGTON AVE. CASE # 18PRES-0147 – Joseph Balistreri applies for a Certificate of Appropriateness for the Construction of a single family residence with attached 2-car garage. Visible from Orrington Ave. and Lincoln St. Applicable standards: [Construction: 1-14, and 16] [Previously reviewed 5/14, and continued to 6/11, and 7/9]

B. 747 MICHIGAN AVE. (LSHD) APP. # 19PRES-243 - Garry Shumaker submits for a Certificate of Appropriateness for the demolition of an existing screen porch (foundations to remain) and construction of new frame and masonry screen porch in the likeness of the existing structure. Installation of new wrought iron railing and front and rear stairs. Installation of widow's walk railing visible from public way and to utilize materials to match existing structure. New screen porch visible from Kedzie St. Applicable standards: [Alteration 1-10; Construction 1- 4, 7, 8, and 10-15; Demolition 1-6]

C. 1111 OAK AVE. (RHD) App. # 19PRES-0221 - Jennifer and David Blikenstaff apply for a Certificate of Appropriateness to replace 12 existing aluminum clad double hung wood windows at rear and side of home with Pella aluminum clad double hung wood windows. The replacement will be a “pocket” installation, meaning the exterior trim around the windows will be unchanged. Visible from Oak Avenue. Applicable standards: [Alteration 1-10]

D. 1135 Michigan Ave. (LSHD) App. # 19PRES-0244 - Rhonda Stein applies for a Certificate of Appropriateness to build a new 22’x22’ detached garage in place of the existing 18’x20’ detached garage (to be demolished). The new garage will have a gable roof (similar to the existing garage) with 12’ overhangs, asphalt shingle roof (Oakwood—color: Driftwood), 6” Hardie siding (Cobblestone) and wood clad double-hung windows. New garage would be visible from the alley, a public way. Applicable standards: [Construction 1-5, 7, 8, 10, 11, 13, 14, and 16; Demolition 1-6]

E. 1204 Sherman Avenue (L) —App. # 19PRES-245 - Mandi Wlock applies for a Certificate of Appropriateness to replace the existing double hung wood windows (other window types include picture, awning and glass block windows) with double hung vinyl windows. The windows are visible from Sherman Avenue, and the alley at rear, both public ways. Applicable standards: [Alteration 1-10]
F. 1926 Central St. (L) —APP. # 19PRES-246 - Fredric Gale applies for a Certificate of Appropriateness to change the storefront treatment to a virtually unobstructed wall/curtain of glass that allows the architectural detail of the limestone façade to “pop” and have more visual presence. An excellent example of this effect and inspiration for this proposal is 1245 Chicago Avenue that has similar limestone façade. The previously approved storefront for 1926 Central Street included operable windows that added window frame obstructions and mullions that visually compete and detract from the limestone façade. Front façade is visible from Central Street, a public way. Applicable standards: [Alteration 1-10]

G. 320 Greenwood St. (L/LSHD) —App # 19PRES-0242 - John Holbert applies for a Certificate of Appropriateness to restore existing windows, install six new windows, replace roof cedar shingles with fiber/glass asphalt shingles, construct a wrap-around porch to the rear of the house, a platform lift, adding a roof overhang from the platform lift to two rear doors, and construct a low 32” wall in the front screen porch and face that with beaded board. Visible from Greenwood St and the side alley to the east. Applicable standards: [Alteration 1-10; Construction 1, 2, 7, and 9-15]

4. APPROVAL OF MEETING MINUTES of October 1, 2019.

5. STAFF REPORTS

A. Preservation and Sustainability Collaboration
   (Kumar Jensen, Chief Sustainability and Resilience Officer, and Carlos Ruiz, Senior Planner/Preservation Coordinator)

B. Alderman Robin Rue Simmons, 5th Ward, referral to EPC to work on the 1995 initiative: “Preserving Integrity Through Culture and History” (PITCH) for cultural landmarking, honoring some businesses and other historically significant sites in the 5th Ward.

C. 2020 EPC Meeting Dates

6. DISCUSSION (No vote will be taken)

A. 2020 EPC Nomination of EPC Officers

B. Design Guidelines Update

C. 2020 Preservation Commission Retreat

7. ADJOURNMENT

Next Meeting: TUESDAY, December 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 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.