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

ACTIONS

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)

Action: Subdivision recommended 6-1 with the stipulation that the front setback be increased, such that the south wall of the home not be obstructed from Ridge Avenue

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)

Action: COA Approved 7-0. Zoning Variance recommended for approval 6-1

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)

**Action:** COA approved 4-3 with the recommendation to change the rear addition gable roof to hip roof. Zoning Variance recommended for approval 4-3.

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]

**Action:** Continued 7-0 to December 10, 2019. Applicant asked to consider saving the two trees on Lincoln Street and relocate the house further away from the two trees and reduce the footprint of the proposed house.

A 10 minute recess was taken at this time. Commissioner Sally Riessen Hunt left the meeting. The meeting continued with a quorum of six (6) Commissioners.

**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, and10-15; Demolition 1-6]

**Action:** Continued 6-0 to December 10, 2019. Applicant was asked to revise the horizontality of the windows, the vertical wood paneling on the north elevation of the screen porch rear addition, and the Dutch pillars. Standards of construction 3, 7, and 12 were not met.
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]

**Action:** COA approved 6-0.

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]

**Action:** COA approved 6-0.

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]

**Action:** Continued 6-0 to December 10, 2019. Applicants were asked to revise the proposed replacement vinyl windows, and consider the restoration of the existing wood windows, or consider all wood windows or aluminum clad wood replacement windows for the landmark house.

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]

**Action:** COA approved 7-0 (this item was considered earlier in the meeting).

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]  

**Action:** COA approved 6-0, except for the roof replacement, which the applicant would apply for a later date

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)

   **Action:** Commissioners Aleca Sullivan and Julie Hacker volunteered to represent the Preservation Commission at the joint task force made up of representatives from the Preservation Commission, Utilities Commission and Environment Board to review guidelines and develop recommended guidelines for evaluating solar installations in historic districts.

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.

   Mark Simon, Chair and City staff will meet with Ald. Robin Rue Simmons and Dino Robinson at a date and time to be determined to discuss the next steps on the PITCH initiative

C. **2020 EPC Meeting Dates**

   **Action:** The 2020 Preservation Commission meeting dates were approved 6-0

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

A. **2020 EPC Nomination of EPC Officers**

   Nominations for consideration and vote on December 10, 2019.

B. **Design Guidelines Update**
No update

C. 2020 Preservation Commission Retreat

Commissioners will offer suggestions by December 10, 2019 of topics to be included in the Commission’s retreat in early 2020

7. ADJOURNMENT

Action: The meeting adjourned at 11:30 pm on Tuesday, November 12, 2019.

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.