EVANSTON PRESERVATION COMMISSION
Tuesday, December 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


ACTION: This item was continued without discussion to January 14, 2019. Vote: 7-0

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] Continued from 11/12/2019

ACTION: COA approved. Vote: 7-0.

C. 1204 Sherman Avenue (L) —App. # 19PRES-245 – Judy & Achim Ashworth apply 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 PVC clad wood windows. The windows are visible from Sherman Avenue, and the alley at rear, both public ways. Applicable standards: [Alteration 1-10] Continued from 11/12/2019

ACTION: The Commission asked the applicant to provide elevation and cross section drawings of the existing window and the proposed replacement window, showing dimensions and profiles to scale of all wood windows or aluminum clad wood window. This item was continued to January 14, 2019. Vote: 7-0.
3. NEW BUSINESS

A. PUBLIC HEARING - 2404 RIDGE AVE. (L) App. # 19PRES-0266 - Chris Sweitzer, applicant, submits for a Certificate of Economic Hardship, following the Preservation Commission’s denial on August 6, 2019 of a Certificate of Appropriateness for post-approval alterations to the barn at 2404 Ridge Av, that the Commission had approved in 1997 and re-issued by City staff in 2000. The applicant claims that returning the barn back to the 1997/2000 approved alterations would result in economic hardship or the denial of all reasonable use of and return from the property. Applicable standard 2-8-10 (B). [TO BE CONTINUED TO JANUARY 14, 2019 AT THE REQUEST OF THE APPLICANT]

ACTION: This hearing was continued without discussion to January 14, 2019. Vote: 7-0.

B. 318 1/2 DEMPSTER ST. (L/LSHD) —App # 19PRES-0260 - Matthew Kerouac applies for a Certificate of Appropriateness to repair/rebuild existing wood windows; reinstall original first floor windows at north elevation; repair/rebuild existing wood garage doors; repair and refinish all existing wood fascia and soffit; new matching entry door at east elevation; new wood windows at second floor, west elevation; repair/rebuild existing second floor wood barn doors at south elevation; new matching second floor window at east gable end; tear-off of existing tar paper roofing and replace with new “Classic Metal Roofing Systems” Oxford metal shingle roofing on north, east, and west roofs; new “Tesla” Solar Roofing Shingles at south roof; new skylights; and installation of new air conditioning unit at recessed west gable. Visible from Greenwood St and the side alley to the east. Applicable standards: [Alteration 1-10]

ACTION: COA approved. Vote: 6 ayes. 1 abstention (B. Bodan, because she lives close to the subject property)

C. 217 DEMPSTER ST. (L/LSHD) —App # 19PRES-0261 David Raino-Ogden applies for a Certificate of Appropriateness to restore and expand an existing side and front terrace with a stair to the side yard. The original Burnham and Root plans indicate a wrap-around terrace. Applicant seeks to replicate the original plan at the front and side and extend the terrace for the full side to allow for a terrace off a modernized kitchen. The rear of the home, not visible from the public way, will include the expansion of an existing roofed porch to become an enclosed mudroom, breakfast nook and second floor bedroom expansion. All will be kept within the spirit and style of the original Burnham and Root Plans. Applicable standards: [Alteration 1-10; Construction 1-5, 7, 8, and 10-15]; and Demolition 1-6]

ACTION: COA approved. Vote: 7-0.
D. 548 JUDSON AVE. App # 19PRES-0262 (LSHD) - Chris Turley, architect, submits an application for a Certificate of Appropriateness for the demolition of an existing house located within the R1 Single-Family Residential District and Lakeshore historic district. The applicant proposes construction of a new 2-story wood frame single family residence with a 2-car detached garage and coach house. Additionally, the applicant requests zoning relief for proposed building lot coverage of 38% where a maximum of 30% is permitted (Zoning Code Section 6-8-2-7); proposed impervious surface ratio of 58% where 45% is permitted (Zoning Code Section 6-8-2-10); and, two off-street parking spaces where three are required (Zoning Code Section 6-16 Table 16-B). Applicable standards: [Construction 1-15; and Demolition 1-6; Zoning Variations A and C]

ACTION: In regard to standard 6 for construction, the Commission asked the applicant to provide more detail on the design, and direction of expression of the façade on the block. Also, consider adhering more closely to the Zoning standards. Provide a contextual 3D drawing of the house with its immediate neighbors or provide a mass model of the proposed house. This item was continued to February 11, 2020. Vote: 7-0

4. APPROVAL OF MEETING MINUTES of November 12, 2019.

ACTION: Approved as edited. Vote: 7-0.

5. STAFF REPORTS

A. Nomination and Election of EPC’s 2020 Officers

ACTION: The Commission elected Mark Simon, Chair; Ken Itle, Vice-Chair and Elliott Dudnik, Secretary for 2020. Vote: 7-0.

B. Preservation and Sustainability Collaboration - Update

The task force will have its first meeting on December 19, 2019 at 6:30 pm.

C. 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 – Update

Chair Simon said Scott Mangum, Carlos Ruiz and he, met with Dino Robinson and discussed the goals of this initiative, which include the recognition of the African American community in Evanston, for the contribution that individuals have made to City’s heritage over the years. It would not include a traditional
historic district or the landmarking of buildings. City staff will visit with Dino Robinson the Shorefront Legacy Center on Tuesday, December 17, 2019.

6. DISCUSSION (No vote will be taken)

A. Design Guidelines Update

Carlos Ruiz reported that links in the Design Guidelines are now working. Other links could be added as needed.

B. 2020 Preservation Commission Retreat

The Commission discussed some topics for the 2020 retreat including windows, new construction, and educational sessions. It would be a self-taught retreat. A survey would be sent out by City staff to determine the date and time of the retreat.

7. ADJOURNMENT

ACTION: The meeting was adjourned at 10:10 PM on Tuesday, December 10, 2019.

Next Meeting: TUESDAY, January 14, 2020 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.