EVANSTON PRESERVATION COMMISSION
Tuesday, March 10, 2020, 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. 1204 Sherman Avenue (L)—Case # 19PRES-245 – Judy and 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 the rear, both public ways. Applicable standards: [Alteration 1-6 and 9] [Continued from 11/12/2019, 12/10/2019, 1/14/2020, and 2/11/2020 without discussion] Applicants are preparing a new application and are requesting to continue the item to April 14, 2020.

Action: Removed from agenda (3rd time that applicant could not attend the meeting)

B. 318 Hamilton St. (LSHD) Case # 20PRES-0012- Benjamin Harper applies for a Certificate of Appropriateness to replace seven (7) third floor wood windows with aluminum clad wood windows: one (1) double hung facing east, three (3) double hung windows facing west, and three (3) casement windows facing south with two double hug windows. Applicable standards: [Alteration 1-6 and 9] [Continued from 2/11/202. Applicant was absent]

Action: Continued to April 14, 2020

3. NEW BUSINESS

A. 555 Lincoln St. (L) Case # 20PRES-0034 0021 - Isamu Kimura applies for a Certificate of Appropriateness for: 1. A new RTU (rooftop mechanical unit) as a component of the HVAC upgrades, in addition to a concrete pad and visual screen. The RTU will be installed on top of the green roof (which sits over another portion of the complex) adjacent to the building in which the lab is located. Ductwork from the RTU will enter the building through new facade openings (approx. 5’ wide x 2’ high). 2. Removal of existing exterior stair and
exterior door and installation of new stair and door to accommodate the raised flooring. The existing exterior door is hollow metal to be replaced with similar or fiberglass -similar to other replacement throughout building complex. Applicable standards: [Alteration 1-6, 9 and] ADVISORY REVIEW

Action: COA approved 7-0

B. 242 Greenwood St. (LSHD) Case # 20PRES-0014 - Michael Rossier applies for a Certificate of Appropriateness to replace three bay windows on the front west elevation (two double-hung vinyl windows with double-hung fiber glass windows, and one picture wood window with true divided lights with a fiber glass picture window with SDLs) Applicable standards: [Alteration 1-6 and 9]

Action: Continued to April 14, 2020

C. 1037 Ridge Ave. (RHD) Case # 20PRES-0029 - Dennis Jackson applies for a Certificate of Appropriateness to replace of Appropriateness to replace 5 double hung basement windows on the north and south side facades and one first floor double hung window on the rear east façade, with vinyl double hung windows in the same openings and same size. Applicable standards: [Alteration 1-6, and 9]

Action: COA approved 7-0

D. 2763 Eastwood Ave. (L) Case # 20PRES-0032 - Greg Jones applies for a Certificate of Appropriateness for replacement of 2 double hung wood windows with true divided lights on the east side façade (one on the first story and one on the second story) with double hung fibrex windows with SDLs, and 2 double hung wood windows on the west side façade, second story, with double hung fibrex windows. Applicable standards: [Alteration 1-6 and 9]

Action: COA denied 0-7

E. 2323 Lincolnwood Dr. (L) Case # 20PRES-0027 – Andrew Venamore applies for a Certificate of Appropriateness for the replacement of front elevation casement window: New wood double-hung with 6-over-6 muntin pattern adjacent to dining room windows; header to remain in same location, though window will be deeper than the existing opening. South elevation window: Will be removed and filled in with stucco to reflect the surrounding existing material. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

Action: COA approved 7-0

F. 1733 Asbury Ave. (L/RHD) Case # 20PRES-0035 - Glenn Schwall applies for a Certificate of Appropriateness to the front porch renovation: Replacement of front porch decking, handrails, spindles, posts and columns as well as stair treads and risers. Existing deck structure is to remain. All components will be made to match
existing size and shape (spindles will be made longer per new code requirements). All new components will be made from Red Grandis wood (except columns) which is a hardwood that has similar graining to mahogany and is well suited for exterior use. Structural fiber and reinforced Permacast columns are proposed in lieu of wood columns. [Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

**Action:** COA approved 7-0

**G. 404 Greenwood St. (L/LSHD) Case # 20PRES-0028-** Susan Regan applies for a Certificate of Appropriateness to replace north and east wood balusters of side porch with custom milled wood balusters if needed. Existing fixed and hinged at the top window sash wall set behind the columns and balusters to be removed. New sash wall to be constructed with same plane as the original in same configuration using double glazed wood fixed units below and wood sliding window units (muntin pattern to match existing) above. Operable sections will have screens. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

**Action:** COA approved 7-0.

**H. 945 Sheridan Rd. (LSHD) Case # 20PRES-0009 -** Paul Saydak applies for a Certificate of Appropriateness to: 1) Create two new openings in existing masonry wall & install two doors out to second floor deck, west elevation, install membrane and decking over flat roof, remove and replace balustrade to match existing, build up masonry balustrade piers with salvaged existing bricks 2) Remove and replace existing porch and stair, east elevation, create escape well, remove existing basement window, enlarge opening and install vinyl escape window. Applicable standards: [Alteration 1-6 and 9; Demolition 1-6]

**Action:** COA approved 7-0 for the east elevation stairs and escape window only. The work on the west elevation was continued to April 14, 2020.

**I. 1131 Forest Ave. (LSHD) Case # 20PRES-0030 -** Jeanie Petrick applies for a Certificate of Appropriateness for a kitchen remodel which includes on the rear east façade one new window opening and on the south side façade replacing two windows with a dropped sill. Also, on the rear east façade convert the enclosed rear porch back to an open covered porch with rail and new large bi-fold door opening. Applicable standards: [Alteration 1-6, and 10; Demolition 1-6]

**Action:** COA approved 7-0

**J. 1133 Hinman Ave. (L/LSHD) Case # 20PRES-0033 -** Robert Goerge applies for a Certificate of Appropriateness to demolish and existing garage and build a new 26'x23' detached garage with a gable roof, 8" overhangs, asphalt shingle roof, 4"
Hardie siding, and wood picture windows. Applicable standards: [Construction 1-5, 7, 8, 10-14 and 16; Demolition 1-6]

**Action:** COA approved 7-0.

K. 1514 Judson Ave. (L/LSHD) Case # 20PRES-0031 - Nathan Kipnis applies for a Certificate of Appropriateness to demolish an existing west rear covered wood patio and construct new open patio and remove a window and a door and install two framed glass doors on the rear west facade. Construct new covered south side screened porch using existing decking footprint, and replace one door and two windows with three glass framed doors. Breakfast room, replace double hung windows with casement windows. Restore all other existing windows. Applicable standards: [Alteration 1-6, and 8-10; Construction 1-4, 7, 8, and 10-15; Demolition 1-6]

**Action:** COA approved 7-0.

L. 1914 Sheridan Rd. (NEHD) Case # 20PRES-0026 - Robert Carlton applies for a Certificate of Appropriateness to replace the rear southwest door and concrete stairs with new French doors and deck with seating area. Modify the bottom stair run of the existing steel emergency exit stairs to discharge onto the new deck. Construct between and below the ridges of the existing rear gables, a dormer for the required over-run of a new elevator to provide accessibility to all interior levels. Install at the rear northwest corner next to the existing accessibility ramp, condenser for the adjacent university building and CECo power transformer, three new (split-system) AC condensers. Applicable standards: [Alteration 1-5, and 7 – 10; Demolition 1-6]

**Action:** COA Approved 7-0.


   **Action:** Approved as revised 7-0.

5. STAFF REPORTS

   A. Preservation and Sustainability Collaboration - Update

   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 – Update

   C. 2404 Ridge Ave (L) – Consideration for Approval of the Preservation Commission’s Report Denying a Certificate of Economic Hardship for 2404 Ridge Ave. on February 11, 2020
**Action:** Approved as revised 7-0.

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

   A. **2020 Preservation Commission Retreat – Update**

      Retreat scheduled on March 28, 2020 starting at 9 a.m. at the Morton Civic Center, 2100 Ridge Avenue.

   B. **2020 Preservation and Design Awards**

7. **ADJOURNMENT**

   Next Meeting: **TUESDAY, April 14, 2020 at 7:00 P.M.** (Subject to change)

   The agenda and packet(s) are posted online 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.