



PRESERVATION COMMISSION ACTIONS

Tuesday, January 12, 2021
7:00 P.M.
Via Virtual Meeting

AGENDA

1. OLD BUSINESS

A. 2404 Ridge Avenue – Public Hearing of Economic Hardship 20PRES-0308

Rick Sweitzer, owner of record, applies for a Certificate of Economic Hardship, following the September 29, 2020, City Council's decision to not accept Mr. Sweitzer's appeal of the Preservation Commission's denial of a certificate of appropriateness on August 11, 2020. The Commission previously denied approval of the existing conditions of windows and skylights on the accessory structure, which reflect less work completed than originally approved 15+ years ago. The applicant claims returning the structure 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). **Motion to issue a Certificate of Economic Hardship failed 0-8.**

B. 1208 Ashland Avenue - Landmark 20PRES-0314

Miroslaw Ogidel, submits for a Certificate of Appropriateness to replace a total of 16 stained glass windows in existing openings with new stained glass windows, same size, as per manufacturer's specifications. Applicable standards: [Alteration 1-10] **Motion to issue a Certificate of Appropriateness passed 6-2.**

C. 1206 Hinman Avenue - LSHD 20PRES-0303

Paul Lang applies for a certificate of appropriateness for re-siding some sections of the home with fiber cement, new trim, demolition of the side porch, and rebuilding with structural footings, opening the front porch, and widening the rear porch with new composite decking. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6] **Motion to issue a Certificate of Appropriateness failed 0-8.**

D. 929 Sherman Avenue - Landmark 20PRES-0313

Dick Co, submits for a Certificate of Appropriateness for the construction of a 2-story addition to the existing garage in the rear yard as an ADU (accessory dwelling unit). Applicable standards: Construction [1-5, 7, 8, and 10-15] **Motion to issue a Certificate of Appropriateness passed 6-2.**

Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at csterling@cityofevanston.org

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

E. 1227 Greenwood Street - Ridge HD

20PRES-0315

Guy Elgat, and Valerie Shternberg, submit for a Certificate of Appropriateness proposing to renovate the existing first floor, replace all windows with black, thinly- framed ones, slightly expand the window in the living room, tear down the roof, and add a second floor to 1227 Greenwood St. Finished the entire building in white, smooth stucco. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6] **Motion to issue a Certificate of Appropriateness passed 7-0**

F. 1735 Asbury Avenue – RHD

20PRES-0293

Tom Rowland applies for a certificate of appropriateness – Main house scope: 1. structural enhancements of floor 1 & 2, floor joists to improve floor levelness. 2. Renovation of existing kitchen with new windows and doors. 3. Covered porch and open deck. Coach house scope: 1. Renovation of existing coach house (floor 1 & 2). Applicable standards: Alteration [1-10]; [Construction 1-5, 7, 8, and 10-15]; and Demolition [1-6] **Motion to continue the case to February 9, 2021 passed 8-0.**

G. 1509 Forest Avenue - Landmark/LSHD

20PRES-0310

Sergio Barraza applies for a certificate of appropriateness due to hail damage to replace the existing aluminum siding on the house and the garage with Hardie plank lap siding. Applicable standards: Alteration [1-10] **Motion to issue a Certificate of Appropriateness passed 8-0**

H. 2027 Orrington Avenue - Northeast HD

20PRES-0318

Kyle Donoghue, submits for a Certificate of Appropriateness to remove the existing 8-inch exposure aluminum siding from the main house. Install new vinyl siding (double 4” exposure). Applicable standards: [Alteration 1-10] **Motion to issue a Certificate of Appropriateness failed 0-8.**

I. 2009 Dodge Avenue - Landmark

20PRES-0317

Juan Rosas, submits for a Certificate of Appropriateness to remove existing aluminum siding from the main house. Install new Hardie plank siding (4” exposure). Retain wood siding and shakes under the front gable. Replace existing roof asphalt shingles with asphalt shingles. Applicable standards: [Alteration 1-10] **Motion to continue the case to February 9, 2021 passed 8-0**

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2. NEW BUSINESS

A. 416 Lake Street – LSHD

20PRES-0330

Paul Janicki, architect of record, applies for a Certificate of Appropriateness to construct a new single-car alley-accessible garage in the R1 Single-Family Residential District and Lakeshore Historic District. Additionally, the applicant submits for Major Zoning Relief specifically seeking proposed building lot coverage of 49.25% where 30% is the maximum permitted and 42.45% is the legally non-conforming condition (Zoning Code Section 6-8-2-7), a proposed impervious surface ratio of 65.6% where 45% is the maximum permitted and 58.5% is the legally non-conforming condition (Zoning Code Section 6-8-2-10), a 0' rear-yard setback where 3' is required (Zoning Code Section 6-8-2-8 (C) 4.), eaves which encroach on the required rear-yard by 100% where 10% is the maximum permitted (Zoning Code Section 6-4-1-9 (B).), and 5'-1" of separation between the proposed accessory structure and the extant principle structure where 10' is required (Zoning Code Section 6-4-6-2). The Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case. Applicable standards: [Construction [1-5; 7-8; 10-11, and; 13-14] **Motion to issue a Certificate of Appropriateness passed 8-0. A motion to recommend approval of Major Zoning Relief passed 8-0.**

B. 110 Burnham Place – LSHD

20PRES-0332

Brad and Ana Couri, owners of record, apply for a certificate of appropriateness to replace multiple steel windows with aluminum clad wood windows, construct an attached garage addition on the front-facing north elevation, and construct a two-story sunroom addition to the south elevation in the R1 Single-Family Residential Zoning District and Lakeshore Historic District. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-6] **Motion to issue a Certificate of Appropriateness passed 8-0.**

3. APPROVAL OF MEETING MINUTES of December 8, 2020

Motion to approve with no changes passed 8-0.

4. APPROVAL OF 2021 MEETING SCHEDULE

Motion to approved as presented passed 8-0.

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