



ACTIONS

Preservation Commission

Tuesday, June 13, 2023

Lorraine H. Morton Civic Center, Council Chambers, Room 2800 7:00 PM

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded three (3) minutes per person to provide testimony related to items listed under discussion and staff reports, or to address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

3. NEW BUSINESS

A. 2125 Sherman Avenue - Northeast Historic District - 23PRES-0096

Jeanie Petrick, architect and applicant, submits for a Certificate of Appropriateness to construct an open front-porch at the homes west, street-facing, elevation; remove a wood exterior deck stair at the north elevations rear volume and infill with in-kind framing, posts, and railing; install a bracketed overhang over the rear entryway; replace all 1/1 wood double-hung windows in-kind with custom milled accoya wood windows; and, replace wood shingles in the north and south gable ends with accoya wood shingles to match existing.

Applicable Standards: Alteration [1-10]; and Construction [1-8, and 10-14]

Action: A motion to approve with conditions carried on a vote of 8-0. Conditions include:

- 1. submission of additional detail drawings for the front elevation pediment, railing system, and columns, and revised elevation drawings which accurately depict the front-porch's roof plan.**
- 2. The proposed re-cladding of the home with accoya lap siding and accoya shingles in the gable ends, match original conditions if discovered during test removal of applied vinyl siding.**
- 3. Administrative review of a modified scope and supplemental documentation be conducted in consultation with a subset of the Commission.**

B. 1404 Judson Avenue - Landmark - Lakeshore Historic District - 23PRES-0098

Errol Kirsch, applicant and architect, submits for a Certificate of Appropriateness to alter the homes north elevation fenestration, construct a single-story addition and covered basement entryway at the rear volume of the homes north elevation. The applicant further requests the following Major Zoning Variations to expand a non-conforming structure as it relates to bulk (Code Section 6-6-5-2): a rear-yard setback of 3.75' where 30' is required and the existing legally non-conforming condition is 2.75' (Code Section 6-8-2-8 (A) 4); and building lot coverage of 33.25% where 30% is the maximum permitted and 31% is the existing legally non-conforming condition (Code Section 6-8-2-7). The Preservation Commission is the determining body for the Certificate of Appropriateness (Code Section 2-8-8). The Preservation Commission may, at its discretion, make a recommendation to the Land Use Commission, the determining body for the proposed zoning relief (Code Section 2-19-4 (E)).

Applicable Standards: Alteration [1-10]; Construction [1-8, and 10-15]; and Code Section 6-15-11-5 [A, B, and C]

Action: A motion to continue the case to the July 11 to allow the applicant the opportunity to address the Commissions concerns with the following standards:

- Alteration #1, and, Construction #1, #6, #8, and #10

The Commission declined to make a recommendation on the proposed zoning variations, determining that the requested relief was neither necessary in the interest of historic conservation nor appropriate as an alternative being explored as to not adversely affect the integrity of the structure, or necessary to provide a recoverable rate of return on the property where denial would amount to a taking of the property due to its historic designation (Code Section 6-15-11-5).

4. APPROVAL OF MEETING MINUTES

A. Minutes of May 9, 2023

Action: Approved as presented.

5. STAFF REPORTS

A. Legacy Business Program

Staff will provide an update on, and next steps for, the Legacy Business Programs branding and website development.

B. Subcommittee Reports

Staff will provide an update on Commissioner recruitment, the need for additional subcommittee volunteers, potential future presenters, and progress related to implementation of priority initiatives within Preserve 2040.

6. DISCUSSION

7. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@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