



## **ACTIONS**

**Preservation Commission**

**Tuesday, July 16, 2024**

**Lorraine H. Morton Civic Center, Room 2404**

**Discussion to begin at 5:30 PM followed by Old and New Business  
scheduled to start at 7:00 PM**

### **1. CALL TO ORDER/DECLARATION OF A QUORUM**

### **2. PUBLIC COMMENT**

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, or to otherwise 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 during those agenda items in a manner and under time limits determined by the Chair.

### **3. DISCUSSION 5:30 PM START**

#### **A. Envision Evanston 2045 Discussion**

Representatives from HDR Inc. & McAdams will facilitate a discussion regarding Envision Evanston 2045. **No Action Taken**

### **4. OLD BUSINESS 7:00 PM START**

#### **A. 24PRES-0068 - 724 Colfax Street - Northeast Historic District**

Todd Israel, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a wood deck and stair and construct a single-story addition and new deck at the homes rear volume.

**Case withdrawn at the applicants request. Pending re-application for the September 10 meeting.**

**No Action Taken.**

## 5. NEW BUSINESS

### A. 24PRES-0085 - 1036 Forest Avenue - Lakeshore Historic District

Omar Gutierrez, architect and applicant on behalf of the property owner, submits for a Certificate of Appropriateness to construct a new two-and-one-half story single-family home and detached alley-accessible garage on a vacant lot.

**Applicable Standards:** Construction [1-16]

**Action:** A motion to approve with conditions carried on a vote of 7-0. Conditions include:

- The applicant shall revise the proposal to be compatible with Standards for Construction 2, 3, 5, 6, and 8. The applicant shall consider the following and resubmit drawings for administrative review in consultation with a subset of the Commission (Ahleman, Cohen, and Rizzolo). The following shall be considered:
  - a. Positioning the home further west so that the front-porch aligns with the front porch of the home immediately south to which it is visually related.
  - b. Positioning the home further north to create a compatible relationship of spacing of structures on the street.
  - c. Alter the proportion of width to height of the homes volume to be compatible with the proportions of similarly styled homes to which the project is visually related.
  - d. Study the proportion of openings and associated trim and moulding profiles to be compatible with similarly styled homes to which the project is visually related.
  - e. Study ways to provide additional visual relief and articulation at the homes north and south roof planes, and north and south facades in order to be compatible with directional expression of facades, roof shapes, rhythm of projections on structures to which the home is visually related.

### B. 24PRES-0086 - 711 Michigan Avenue - Lakeshore Historic District

DeBaker Design Group, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish an attached deck at the homes rear elevation, and alter the homes rear volume by constructing a single-story addition within the existing rear-yard.

**Applicable Standards:** Alteration [1-10]; and Construction [1-15].

**Action:** A motion to continue in order to further study a compatible solution that addresses Standard for Construction 8, Roof Shapes, as well as Standard for Construction 7, Relationship of Materials and Textures, carried on a vote of 7-0.

C. **24PRES-0087 - 2115 Sherman Avenue - Northeast Historic District**

Kiril Mirintchev, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish the homes attached multi-level stair and deck at the side and rear elevations, construct a new single-level attached deck and swimming pool at the homes side and rear volumes, alter the homes rear elevation fenestration, and enclose an existing screen porch with rooftop deck and railing.

**Applicable Standards:** Demolition [ 1-5]; Alteration [1-10]; & Construction [1-15]

**Action:** A motion to approve with conditions carried on a vote of 7-0. Conditions included:

- The applicant shall provide detailed drawings and a section of the proposed railing system for review and administrative approval.

The Commission deferred review of the proposed zoning variation to the Zoning Administrator without comment, seeing no material connection between the request and historic preservation.

**6. APPROVAL OF MEETING MINUTES**

A. **Minutes of June 11, 2024**

**Action:** Approved with an amendment by Commissioner Ziehm to include the standards found not to be compatible by the dissenting Commissioners in regards to Case 24PRES-0046

**7. ADJOURNMENT**

**Order & Agenda Items are subject to change.** Information about the Preservation Commission is available at [www.cityofevanston.org/preservation](http://www.cityofevanston.org/preservation). Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at [csterling@cityofevanston.org](mailto: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.