



AGENDA
Preservation Commission
Tuesday, July 15, 2025
909 Davis Street, Floor 3
North Conference Room #332A 7:00 PM

Page

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, review and comment, staff reports, 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 following presentation by the applicant in a manner and under time limits determined by the Chair.

3. NEW BUSINESS

A. 25PRES-0047 - 2819 Colfax Street - Landmark 3 - 24

Charles Neuhaus (Hanson Roofing), applicant on behalf of the property owner, submits for a certificate of appropriateness to alter the structures roofing material from a Hawthorne concrete tile, to asphalt shingle.

Standards: Alteration [1-6 and 10]; and Construction [7]

[Staff Report 2819 Colfax](#)

[COA Application 2819 Colfax](#)

[Statement of Significance 2819 Colfax](#)

B. **25PRES-0083 - 820 Sheridan Road - Lakeshore Historic District** 25 - 47

Garry Shumaker, Shumaker Design Associates, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a non-original single-story masonry addition and deck at the homes rear volume and construct a new two-story brick addition and limestone deck at the homes west, rear elevation.

Standards: Alteration [1-10]; and Construction [1-5, 7-13, and 15]

[Staff Report 820 Sheridan Road](#)

[COA Application 820 Sheridan Road](#)

[Drawings 820 Sheridan Road](#)

[Plat of Survey 820 Sheridan Road](#)

C. **25PRES-0082 - 1001 Ridge Court - Landmark - Ridge Hist. Dist.** 48 - 70

Dwayne MacEwen, architect and homeowner, submits for a Certificate of Appropriateness to alter the original structures pattern of fenestration and construct a single-story addition to the structures attached garage at the north volume.

Standards: Alteration [1-10]; Construction [1-5, 7-13, and 15]

[Staff Report 1001 Ridge Court](#)

[COA Application 1001 Ridge Court](#)

[Drawings 1001 Ridge Court](#)

[Statement of Significance](#)

4. APPROVAL OF MEETING MINUTES

A. **Minutes of May 13, 2025** 71 - 75

[20250513_HPC_Minutes_DRAFT](#)

5. DISCUSSION

A. **Preservation Commission 2024 Annual Report** 76 - 85

The Commission shall review and discuss the draft annual report, making comments or suggestions for edits and additions, with an emphasis on providing a list of key considerations or concerns for the City Councils attention.

[2024 Preservation Commission Annual Report](#)

6. ADJOURNMENT



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Preservation Planner
Subject: 2819 Colfax Street – Landmark -- 25PRES-0047
Date: July 8, 2025

Public Notice

Charles Neuhaus (Hanson Roofing), applicant on behalf of the property owner, submits for a certificate of appropriateness to alter the structure's roofing material from a Hawthorne concrete tile, to asphalt shingle.

Applicable Standards: Alteration [1-6 and 10]; and Construction [7]

Construction Period:

1924

Style:

Prairie

Architect of Record:

Niels Buck (1866-1928)

Condition:

Excellent

Integrity:

Excellent

Status:

Landmark designated under criterion A9 (inclusion in the 1972 Illinois Historic Structures Survey). This criterion is not included in the existing Ordinance but is most similar to criterion 3 (exemplification of an architectural style).

Setting:

2819 Colfax is located in the heart of the eligible Northwest Evanston Historic District (1988) on the north side of Colfax Street between Ewing Avenue to the east and Lincolnwood Drive to the west. The block contains an eclectic mix of architectural styles and forms developed in a short period between the end of World War I and the start of the Great Depression. The block contains four additional individual landmarks.

Significance:

The exterior of this house is a late manifestation of the Prairie Style and shows how long interest in that style persevered. The home was commissioned by real estate dealer Henry T. Stolley and his wife Mollie. Designed by Niels Buck, the home is a handsome yellow brick house of generous proportions. A low slung hipped roof made of concrete tile, wide eaves, and bands of windows define the massing of both wings of the L-shaped house. The windows on the first floor have rectilinear patterned muntins, while in those on the second, a diamond pattern which reiterates the diamond shape over the entrance. On the main façade limestone stringcourses demarcate the sill and lintel levels on both the first and second stories. At the front door the stringcourse varies to produce a segmental pediment. In the field between the first and second story windows, squares of limestone add a decorative accent between vertical bands.

Chicago-based Hawthorne Roofing Tile Company originally manufactured its tile from slabs by a hand-process. These concrete roofing tiles were cost conscious imitations of French and Spanish clay tiles. They were later produced with automated power-driven equipment, and the colors were impregnated on the tile surface. These functional tiles provided additional depth and edge thickness to a roof, capturing additional light and shadow, at an economical price point and were common across the region. The tiles typically have a lifecycle of around 75 years.

Niels Buck (1866-1928):

According to the Edgewater Historical Society, Niels Buck was a Chicago based architect, builder, and developer who emigrated to Chicago from Denmark in 1888. Buck was originally trained as a carpenter in Copenhagen. Once in Chicago he was employed with A. H. Andrews & Co. as a cabinet-maker and was later with Jensen & Dryer as superintendent of carpenters and builders, and then studied architecture and became a member of the firm and general superintendent of Wheatley, Buck & Co. Beginning in 1893 he was in business for himself; however, in 1903 he was joined by Fred Schroeder forming the firm of Niels Buck & Co., contractors and builders. Buck was most active in Chicago's Edgewater and Uptown neighborhoods, designing nearly 40 buildings in an amalgam of styles. Thirteen of his Chicago commissions are orange rated, meaning they have artistic value and are potentially worthy of landmark designation. Buck designed one additional home in Evanston, a Queen Anne home at 610 Forest Avenue (1899).

Prairie Style: (1900s-1920)

The Prairie Style is largely derived from the Arts and Crafts Movement of the late 19th century. The Prairie Style was a unique version of the Arts and Crafts Movement, and was suited to the open land and flat prairies of the Midwest. As such, the style emphasized horizontality. Typical characteristics of the Prairie style include low-slope hipped roofs with deep overhangs and horizontal bands of trim. Garden walls are also common as a way to tie the house to the landscape. Houses are of lower overall height compared to Victorian era or Revival Style houses, even when two stories tall. Exterior materials are simple and

usually include stucco and wood siding — often horizontal and vertical board and batten. Windows are typically singlepane casement style and often featured art glass. Windows were also usually banded together in rows to emphasize horizontality. Most early examples before World War I are highstyle and designed by many of the nations best known architects of which some called Evanston home. After World War I, the style's popularity declined but continued to influence mass-produced housing such as bungalows and American Foursquares. In these cases, elements of the style were applied to the house types.

Staff Review:

In accordance with the Commission's rules and procedures, the application was originally reviewed administratively. Upon review, staff determined that the proposed change in roofing material failed to meet the following standards:

Alteration #6: Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.

When conducting the review, staff was guided by the standards and the Commissions intent and precedent set in similar cases. In the past two years, the Commission has approved two instances of roof replacement where the proposed material was different than existing. In both instances, the request was from a slate tile roof to an asphalt shingle roof meant to mimic the general appearance of slate. In the instance of the replacement proposed and approved for 1734 Asbury Avenue, case #23PRES-0160, the resulting change in visual appearance is diminutive as seen from the street, especially to the untrained eye. Unlike the case on Asbury, staff determined that the proposed standard asphalt shingle did not mimic the general visual qualities of the existing concrete tile roof. Staff determined that the proposed alteration would result in an adverse effect to the structure's integrity and overall strength of its composition. Although architectural integrity would be diminished, it is also staff's opinion that even with roof replacement, the structure would still retain a high degree of integrity, with the majority of its character defining and more visible features in-tact.

Staff denied the application, and in accordance with the Code Section 2-8-8 (F), the applicant has applied for review by the full Commission. Since the initial review by staff, the applicant has changed the proposed standard asphalt shingle to a higher-quality CertainTeed Grand Manor shingle in a Chestnut color that closely matches the color of the existing weathered concrete tile roof, or in a Georgian Brick color that would closely match the original deeper red color of the tile roof.

Public Comment

None.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site, or object in a manner that requires minimal alteration of the property, structure, site, or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites, and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.



Application for Certificate of Appropriateness (COA)

NOTICE: This form is not a permit application.

Application Required: This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

Submission Deadline: To ensure timely processing of your application, submit this application no less than 15 business days before the second Tuesday of each month. **Incomplete applications will not be accepted.** Refer to the Submittal Requirements, pages within this application to ensure completeness. Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

For more information: It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

Section A. Required Information (Print Clearly)

1) Property Address: 2819 Colfax		FOR STAFF USE ONLY	
		Application Number:	
2) Applicant's Name: Charles S. Neuhaus		Address: 2130 Jackson	
City: Evanston	State: IL	Zip: 60201	Phone: 847-326-2550
3) Owner's Name: Craig Long		Address: 2819 Colfax	
City: Evanston	State: IL	Zip: 60201	Phone: 847-494-1537
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Other: Roofer			
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
6) Within Local Historic District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No;			
If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union			
7) Refer to the completed Zoning Analysis and check as applicable if your project requires:			
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.			
8) Acknowledgement of Potential Archaeological Resources: <input type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)			
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met.			
Charles S. Neuhaus			Date: 4-25-25

Section B: Application for Certificate of Appropriateness

- 1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness including how the proposal meets the Binding Review Standards.

Attach a separate sheet or sheets if necessary.

Strip Hawthorne tile base roof to
wood sheathing. Install ice shield, underlayment
and new CertainTeed Landmark Pro
owens Corning duration lifetime shingles.



Cade Sterling <csterling@cityofevanston.org>

re: 2819 Colfax Street Evanston

Hanson Roofing Inc. <hansonroofing@ameritech.net>
Reply-To: "Hanson Roofing Inc." <hansonroofing@ameritech.net>
To: Cade Sterling <csterling@cityofevanston.org>

Mon, May 12, 2025 at 4:11 PM

Cade,

See below as requested:

1) See photos attached of the existing roofing condition. The existing roofing is a red concrete Hawthorne tile roof. This tile roof had a life expectancy of 75 years. The house at 2819 Colfax was built in 1921 and this roof is original to that construction date (making this roof 104 years old). The existing tile roof is well past its life expectancy and in need of replacement. Furthermore,

2) While the spot-replacement of the failing tile is an issue, a bigger issue is the systemic problems occurring beneath the roof. The roofing felts are also 104 years old and in need of replacement (as is evident when performing spot repairs in the past). While much of the water is shed by the roofing tiles themselves, the felt underlayment is what keeps any water that reaches under the tiles out of the house. Furthermore, all of these tiles sit on a 104 year old wooden lath system which is failing in spots and in need of replacement. Repairing this roof given its age and condition is unwise as fixing one area typically disturbs the surrounding areas and thus creating additionally problems and, as such, exponentially costly as time goes on. It is highly recommended to tear off the existing roof and replace it with something new.

3) Replacing the existing, failing, concrete tile roof with a new concrete tile roof is possible, however it is quite cost restrictive as it would add ~\$50,000.00 to the job cost to the Long Residents who are both retired living on a fixed income. Furthermore, synthetic tile or synthetic slate would be even more expensive that replacing with real concrete tile. It is important to note that the age of this roof is likely going to also yield a high carpentry cost to the existing roof deck, which will remain an unknown expense until after the tile has been replaced. It is also worth noting that the block that this house is located on, from Forestview to Ewing, there are 8 other houses; all other 8 houses are currently roofed with an architectural asphalt shingle. Additionally, the height of the roof, slope of the roof, and foliage in front of the house, make the roof at 2819 Colfax very hard to see from the street, and almost impossible to see from the sidewalk. All of these factors considered, it is our recommendation to tear off the existing tile, repair roof decking as needed, and install a new Owens Corning Duration lifetime limited warranty architectural asphalt shingle.

4) See attached cut sheet for Owens Corning Duration lifetime limited warranty architectural asphalt shingles.

Send me the invoice and let me know when you can schedule the meeting.

Thank you,

Kevin Neuhaus

Hanson Roofing, Inc.
2130 Jackson Ave.
Evanston, Illinois 60201
Office: (847) 328-2550

[Quoted text hidden]

6 attachments

6/26/25, 10:34 AM

CITY OF EVANSTON Mail - re: 2819 Colfax Street Evanston



2819 colfax ev Existing Condition 1.jpg
260K



2819 colfax ev Existing Condition 2..JPG
2582K



2819 colfax ev Existing Condition 3.jpg
270K



2819 Colfax photo from sidewalk.jpg
6507K



2819 Colfax Streetveiw.JPG
219K



10024200-TruDefinition-Duration-Data-Sheet---SUM-BRK-MED-MIN.pdf
10424K

<https://mail.google.com/mail/u/0/?ik=de5f428962&view=pt&search=all&permmsgid=msg-f:1831950740159293236&simpl=msg-f:1831950740159293236> 2/2

Grand Manor[®]

Luxury Roofing Shingles



*Grand Manor,
shown in Brownstone*





NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



The Peak of Perfection

Some roofs say more. About you. About your style. About the home that uniquely showcases your life.

Grand Manor says it all with a style and grace that is exceptional from every angle. The luxurious multi-layered laminated shingle replicates the look of slate with the confidence backed by a lifetime warranty.

Your home becomes your castle with one of the heaviest shingles we've ever made. CertainTeed developed Grand Manor to endure all types of weather and always look its best, even on the steepest slopes.

STRIKING LOOKS

Deep shadows and random tabs are the secrets behind the design genius in Grand Manor. The result is a shingle with the incredibly authentic depth and dimension of slate.

LASTING BEAUTY

Our exclusive Super Shingle® construction design results in a shingle that, once installed, offers virtually five layers of protection. Made of the industry's most durable roofing materials, you'll have a roof with unsurpassed defense against the elements.

StreakFighter® PROTECTION

The ultimate in stain protection, CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper to combat the ugly black streaking caused by algae and help your roof maintain its beauty for years to come.

With Grand Manor on your home, you'll have the assurance of being protected by one of CertainTeed's finest, most durable luxury shingles—and the confidence of knowing that whenever you look up at your roof, you'll see something beautiful.

Grand Manor, shown in Gatehouse Slate



GRAND MANOR® COLOR PALETTE



Colonial Slate



Gatehouse Slate



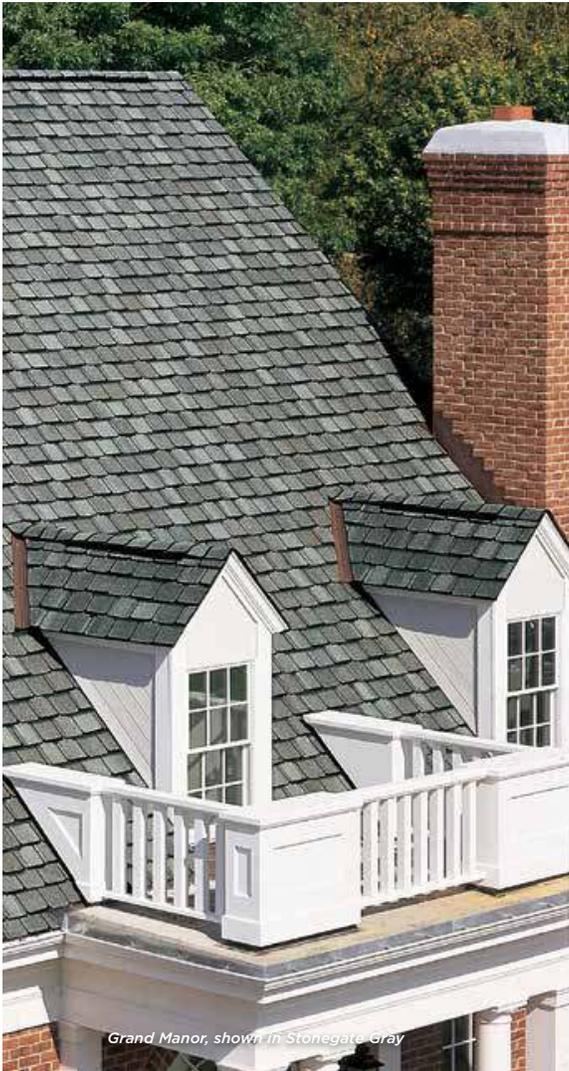
Stonegate Gray



Weathered Wood



Black Pearl



Elegance Defined with Style and Grace

GRAND MANOR®

- Authentic depth and dimension of natural slate
- Dynamic color options
- Super Shingle® construction offers five layers of protection
- Streakfighter® protection against algae
- Classified as UL 2218 Class 4 Impact Rated



Chestnut



Brownstone



Georgian Brick



Sherwood Forest

See page 6 for specifications and warranty details.

Strength with Style

GRAND MANOR®

- Class A fire resistance
- Algae resistance
- 110 MPH wind warranty, upgradeable to 130 MPH
- Lifetime-limited warranty
- Classified as UL 2218 Class 4 Impact Rated



SPECIFICATIONS

- Two full-size, fiberglass-based shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Impact Resistance:

- UL 2218 Class 4

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537



WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- **StreakFighter®** 30-year algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 MPH wind-resistance warranty
- Wind warranty upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations.



Scan code for more information



Add a Little Accent to Your Roof

For a stylish finishing touch to cap hips and ridges, use Shangle Ridge® accessory — available in colors to match your Grand Manor shingles.

Color Companion Products for Low Slope Areas

With CertainTeed Flintlastic® SA, you can coordinate low slope areas like carports, canopies and porches with your main roof. Flintlastic SA is a self-adhering low slope roofing product available in colors that complement some of the most popular CertainTeed shingles.



The Ultimate in Protection

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

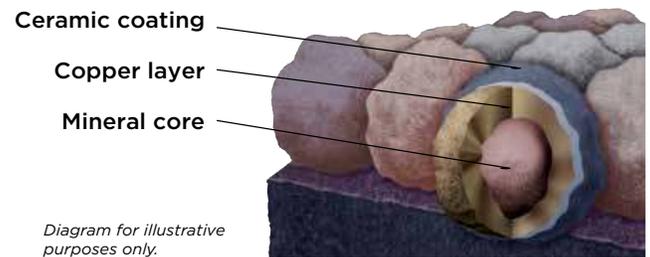


Diagram for illustrative purposes only.

CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

OUR RECOMMENDATION FOR MAXIMUM PERFORMANCE*

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Waterproofing Underlayment
Grace Ice and Water Shield®
Grace Water Shield® HT 2. Water-Resistant Underlayment
DiamondDeck® 3. Starter Shingles
High-Performance Starter | <ol style="list-style-type: none"> 4. Shingles
Grand Manor® 5. Ventilation
CertainTeed® Ridge Vent
CertainTeed® Rolled Ridge Vent
CertainTeed® Intake Vent 6. Hip & Ridge Caps
Shangle® Ridge |
|---|---|

*There are other possible product combinations that create peace of mind and offer exceptional beauty. For a complete list of qualifying products, learn more at:

certainteed.com/roofing



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Ceilings • Gypsum • Insulation • Roofing • Siding • Trim
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A.



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STATEMENT OF SIGNIFICANCE

Your house has been designated an Evanston Landmark because it was identified as architecturally significant in the 1972 Illinois Historic Structures Survey. The Evanston Preservation Commission began its own intensive survey in 1976. Because a thorough and accurate evaluation is a lengthy process, the Commission has completed study in six of ten designated areas.

Your house is located in one of the four unsurveyed Intensive Study Areas. When the Commission completes its evaluation of these areas, additional information on your house will be sent to you.

EVANSTON LANDMARK

ADDRESS: 2819 Colfax Street
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1924
 ARCHITECT OR BUILDER: N. Buck
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H1 H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:

03/13/99 08:53 8474753599

EVANSTON HIST SO

PAGE 01



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Preservation Planner
Subject: 820 Sheridan Road – Lakeshore Historic District -- 25PRES-0083
Date: July 9, 2025

Public Notice

Garry Shumaker, Shumaker Design Associates, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to demolish a non-original single-story masonry addition and deck at the homes rear volume and construct a new two-story brick addition and limestone deck at the homes west, rear elevation.

Applicable Standards: Alteration [1-10]; and Construction [1-5, 7-13, and 15]

Construction Period:

1909

Style:

Craftsman

Architect of Record:

C.H. Thompson (builder, developer, realtor)

Condition:

Good

Integrity:

Good

Status:

Contributing

Setting:

820 Sheridan Road is located in the southeast portion of the Lakeshore Historic District on the west-side of Sheridan Road mid-block between Main Street to the north and Kedzie Street to the south. The entire block with the exception of 117 Kedzie Street, was developed between 1909 and 1912 by developer, contractor, and realtor C.H. Thompson. The block was the former site of the Illinois Industrial School for Girls. The school first opened in 1877 in Evanston and was one of the first industrial schools in the Chicago area. The goal of the school was to safely house and teach basic skills in the industrial arts to dependent and destitute young girls. The site was abandoned in 1908 when the school moved to a new 40-acre site in Park Ridge, now listed on the National Register of Historic Places. Thompson purchased, subdivided, developed, and sold 12 lots all in the Craftsman or closely related styles.

Significance:

820 Sheridan Road contributes to the Lakeshore Historic Districts period of significance, and is complimentary in its design vocabulary and artistic value. The home shows the results of an important realtor-contractor's awareness of the latest architectural styles and of his adapting them to houses built for speculation. The home is a basic cubic mass with a hipped roof and overhanging eaves. Character defining features include:

1. Front and side flanged gable dormers
2. Hipped roof front porch with brick piers and brick geometric detailing at the capitals, enclosed with historic multi-light casement windows
3. First story rounded window bay and smaller rounded bay at the home's side.

The rear addition and porch, according to building permit records, dates from the late 1940s, being significantly altered and partially enclosed in the 1970s.

C.H. Thompson:

Little is known of Thompson except him being a prolific developer in Evanston at the turn of the century. In the Lakeshore Historic District alone, Thompson and his associates designed, built, and sold 26 homes, including 7 landmarks.

Craftsman Style: (1900s-1920s)

The Craftsman Style derived from the Arts and Crafts Movement of the late 19th century — a movement that valued hand craftsmanship, natural materials and simplicity in design and rejecting Victorian era excesses and mass-production. Craftsman style houses feature a mix of wood clapboards, shingles, stucco and sometimes half-timbering. If stone or brick was used, it was typically laid to look more rustic, with rough cuts and uneven application. Roofs are low-sloped hipped or gable roofs with deep overhangs supported by wood brackets and knee-braces. Exposed rafter tails are also a feature. In one and one-half story versions, the attic space is made usable with dormers or windows set in the gable ends. Wide front porches are common and are often supported by rustic brick or stone piers. Windows are usually double hung or casement types with multi-paned or diamond-paned glass. The Craftsman Style does not have its own building form but was a style applied to common building types, such as the bungalow and the American Foursquare. The style was popularized by national design plan books and magazines such as *The Craftsman*, published by Gustav Stickley between 1901 and 1916. Though high-style, expensive Craftsman homes are not uncommon, it was generally promoted as an affordable, middle-class style for Americans, although mass-produced, ironically.

Public Comment

None received.

Staff Recommendation

City staff recommends approval of the request for a Certificate of Appropriateness. The property is a contributing structure. The proposed demolition is of a non-original heavily altered addition at the rear volume of the structure. The proposed addition is at the rear volume with only the north and south side elevations partially visible from the street. In summary, the composition is compatible in its use of materials, detailing, proportions, and scale relative to its own design vocabulary as well as those to which it is visually related, and minimizes or avoids adverse effects to the identified historic and character defining features of the property.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site, or object in a manner that requires minimal alteration of the property, structure, site, or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites, and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or

pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of facades shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Application for Certificate of Appropriateness (COA)

NOTICE: This form is not a permit application.

Application Required: This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

Submission Deadline: To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted. Refer to the Submittal Requirements, pages within this application to ensure completeness.** Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

For more information: It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

Section A. Required Information (Print Clearly)

1) Property Address: 820 Sheridan Road		FOR STAFF USE ONLY Application Number:	
2) Applicant's Name: Garry Shumaker, RA, AIA, NCARB		Address: 705 Washington St.	
City: Evanston	State: IL	Zip: 60202	Phone: 847.864.0595 Email: garry@shumakerdesignassociates.com
3) Owner's Name: Uma Amuluru and Jack Theis		Address: 820 Sheridan Road	
City: Evanston	State: IL	Zip: 60202	Phone: 773 Email: jacktheis@gmail.com
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:			
5) Landmark: <input type="checkbox"/> Yes <input type="checkbox"/> No			
6) Within Local Historic District: <input type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union			
7) Refer to the completed Zoning Analysis and check as applicable if your project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.			
8) Acknowledgement of Potential Archaeological Resources: <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)			
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met. 			
			Date: 6/10/25

Section B: Application for Certificate of Appropriateness

1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness.

Attach a separate sheet or sheets if necessary.

Proposed rear two story addition to an existing two and a half story single family residence. Addition has new windows, roof and brickwork to match existing. The addition would be visible from the front sidewalk and the public alley.

2) Select the three standards from the [Binding Review Standards](#) that you believe are most relevant to your proposal. Then describe, in detail, how your proposal meets the standards you have selected.

Attach a separate sheet or sheets if necessary.

(For assistance selecting relevant standards contact Cade W. Sterling, City of Evanston Preservation Planner: csterling@cityofevanston.org or 847-448-8231.)

Most Applicable Standards for Review

2. The distinguishing original qualities and character of a property, structure, site or object and it's environment shall not be destroyed. Historic materials shall be preserved. Columns will have corbeled brick to match existing front porch.

5. Distinct stylistic features, materials, finishes, examples of skilled craftsmanship shall be treated with sensitivity. The rear addition will replicate all the same materials and trim profiles currently in use on adjacent elements.

10. Wherever possible, alterations to structure and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. If the addition were removed, the main original residence and roof would be intact.

CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

REPAIR, REPLACEMENT, RE-POINTING, SOLAR INSTALLATION, AND SITEWORK INCLUDING NEW PATIOS, TERRACES, OR WALKWAYS

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan (roof plan for solar installation) clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration. Google street view or other non-current photos will not be accepted.
- If materials are being proposed for repair or replacement that are other than an exact match to original, physical or visual samples or manufacturer brochures must be submitted.
- Any additional information that is requested after your initial consultation with staff or as requested by the Commission's Pre-Application Review Subcommittee.

FENCES – Provide a plat of survey with the existing and proposed fence and gate location(s) clearly identified. Include photos of the existing fence and any gates, and an illustration or sample photo of the proposed fence and gate style(s).

REPLACEMENT OF WINDOWS, DOORS, and SKYLIGHTS

Due to the sensitivity required for window and door replacement, the Commission has created additional resources for applicants (available following the links below or accessing the Preservation Commissions webpage) including separate design guidelines, a sample best practice submission, and sample drawings for wood and steel windows.

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Context photos of all impacted elevations with the location of new or altered windows/doors labeled by number and by type. If there are typical windows (more than one of the same size material, and operating style), label each window type A,B,C etc. If there are multiple windows for a single type, those would be labeled as, 1A, 2A, 3A etc. Google street view or other non-current photos will not be accepted.
- Condition photos, interior and exterior, of all windows and doors scheduled for replacement. Labels on condition photos should match those on the context photos above.
- If replacing original or historic wood windows, provide information on the viability of restoration/repair. This must come from a licensed general contractor, architect, or restoration specialist on the provider's letterhead, not from the window supplier/contractor.
- To-scale and labeled floor plans (recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings for each window type presented side-by-side on the same sheet. Drawings must include annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles. Drawings of existing windows must be based on field measurements. For all drawings, the window's relationship to the existing wall plane must also be provided.

Important Notice: Manufacturers' standard cut sheets are not an acceptable substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project.

✗ MAJOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, RELOCATION, AND DEMOLITION

If a major alteration, construction or relocation, or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing. The applicant is responsible for paying the mailing fee.

- **Zoning Analysis Required:** A completed Zoning Analysis must be submitted with the COA application. Zoning staff requires at least 10 business days to complete a zoning analysis. During the height of construction season, zoning analysis reviews may take longer. Applicants must give themselves enough time to request a zoning analysis in order to meet the COA deadline below.
- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents the current conditions of the property including the location of existing trees with their size and species identified.
- Drawings that accurately indicate existing conditions and all proposed changes and areas of new work
 - To-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, material annotations, and approximate location of major structures on adjacent lots.
 - Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration which demonstrate why repair is not possible. If a change in height, scale, or massing is proposed, provide photos of the existing structure in context with the immediate structures on the block to which it is visually related. Google street view or other non-current photos will not be accepted.
 - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet (as possible). Elevations must clearly annotate all building materials, window types, trim types and sizes, etc.
 - If the proposal includes changes or additions to the original roof, include to-scale and annotated existing and proposed roof plans including details such as configuration, slope, overhang dimensions, and the new roof transitions into existing.
 - For new additions and new free-standing construction, 3D drawings, models, or axonometric drawings in context with the primary structure and its immediate surroundings are required. Context includes adjoining structures on adjoining lots. **This requirement may be waived for new garages and smaller accessory structures.**
 - For proposed free-standing construction including ADU's, Coach Houses, and new Principle Structures along streets, block studies showing the visual, massing, and other proportional relationships of the proposed structure to the structures it is visually related to shall be provided.
 - Details or sections if required to explain areas of complexity.
- For proposed demolition, include photos and narratives demonstrating the current conditions that necessitate demolition and why repair or rehabilitation are not possible or being pursued. Depending on the proposal, staff may require a statement from a structural engineer.

FEE – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

Links to Additional Information:

1. [Evanston Preservation Commission Including List of Meeting Dates](#)
2. [Frequently Asked Questions](#)
3. [Procedural Guidelines](#)
4. [Evanston Preservation Program Including Resources for Applicants](#)
5. [Preservation Commission Window Replacement Guidelines](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Solar Panel Installation Guidelines](#)



**Zoning Analysis
Summary**

Review Date: 07-01-25
By: CWS

Case Number:

25ZONA-0074 – 820 Sheridan Road

Case Status/Determination:

Compliant

Applicant: Garry Shumaker

Plans prepared by: Shumaker Design Associates c

Plans dated: 06-16-25

Survey dated: 02-24-25

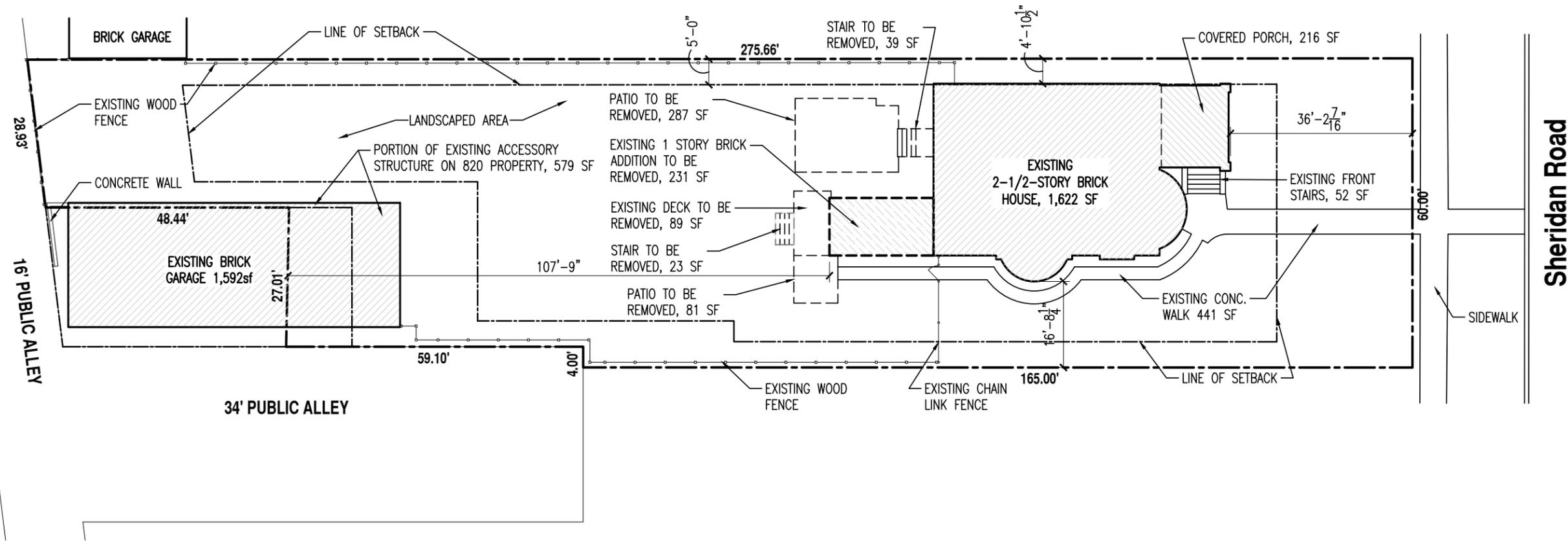
District: R1

Proposal:

Demolition of existing single-story addition and deck and construction of new single and two-story additions and limestone deck.

Comments:

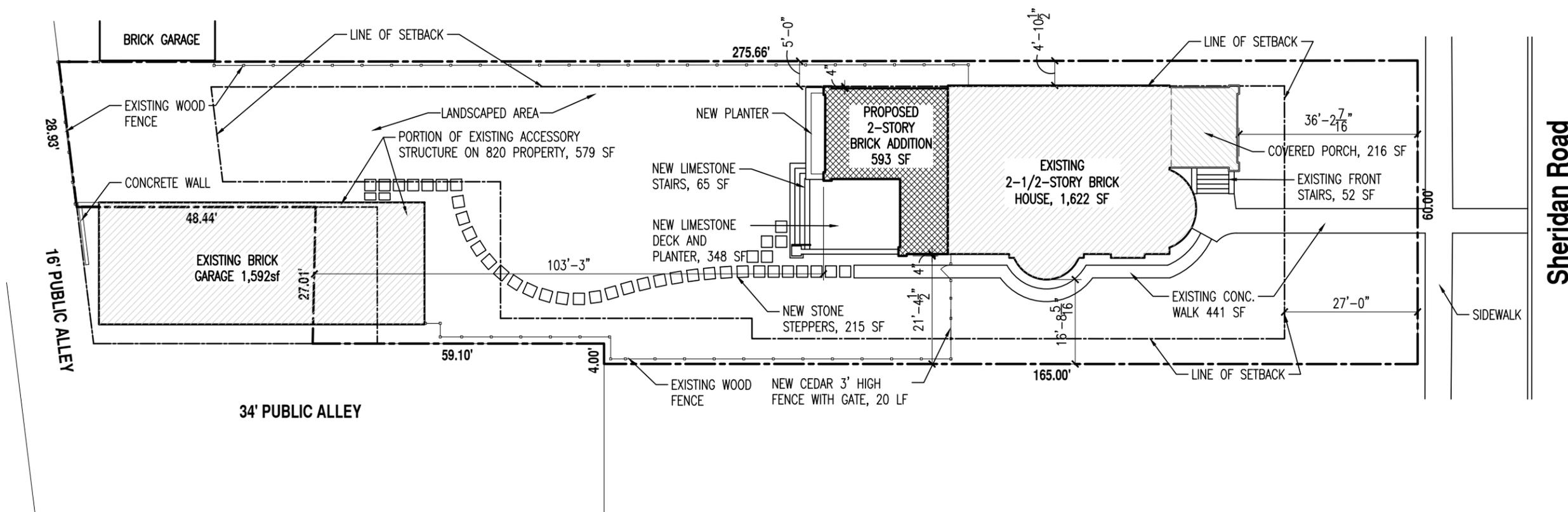
- The property is located within the Lakeshore Historic District. The proposed scope of work requires application for a Certificate of Appropriateness and review and approval by the Evanston Preservation Commission. Contact Cade W. Sterling at csterling@cityofevanston.org with any questions
- The existing lot size is 14,601 square feet. The proposed building lot coverage is 20% where 17.4% is existing and 30% is the maximum permitted. The proposed impervious surface ratio is 27.5% where 24.3% is existing and 45% is the maximum permitted.
- The proposed side-yard setbacks are 5' at the north and 16.7' at the south where 5' is the minimum required. The proposed rear-yard setback is 107.8' where 30' is the minimum required.
- The proposed building height at the addition is 2 stories and 26'-10" at the roof peak.



1 Existing Site Plan
SCALE: 1" = 20'-0"

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1 Proposed Site Plan

SCALE: 1" = 20'-0"

BUILDING SETBACKS

	EXISTING	PROPOSED
Front yard	36.2'	36.2'
Street side yard (if corner lot)		
Interior side yard (1)	16.7'	16.7'
Interior side yard (2)	4.9'	4.9'
Rear yard	107.8'	103.3'

RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

BUILDING LOT COVERAGE

	EXISTING	PROPOSED
Principal Structure Footprint (excluding front porch)	1,853 SF	2,215 SF
Roofed Front Porch (receives 50% credit)	216 SF	216 SF
Detached Garage Footprint	579 SF	579 SF
Other Accessory Structures' Footprints		
Other Roofed Areas		
TOTAL BUILDING LOT COVERAGE	2,540 SF	2,902 SF

IMPERVIOUS SURFACE COVERAGE (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

	EXISTING	PROPOSED
Patios & Terraces (brickwork receives 20% credit)	368 SF	
Sidewalks	441 SF	656 SF
Driveways		
Decks	89 SF	348 SF
Stairs/Landings	114 SF	117 SF
Other Impervious Areas		
SUB-TOTAL	1,012 SF	1,121 SF
+ Building Lot Coverage	2,540 SF	2,902 SF
TOTAL IMPERVIOUS SURFACE AREA	3,552 SF	4,023 SF

BUILDING HEIGHT

	EXISTING	PROPOSED
Principal Structure – Peak Height	36.75'	No Change
Principal Structure – Number of Stories	2-1/2	No Change
Detached Garage – Peak Height	12.0'	No Change
Other Accessory Structures – Peak Height		

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View #1 - from southeast



View #2 - from northeast



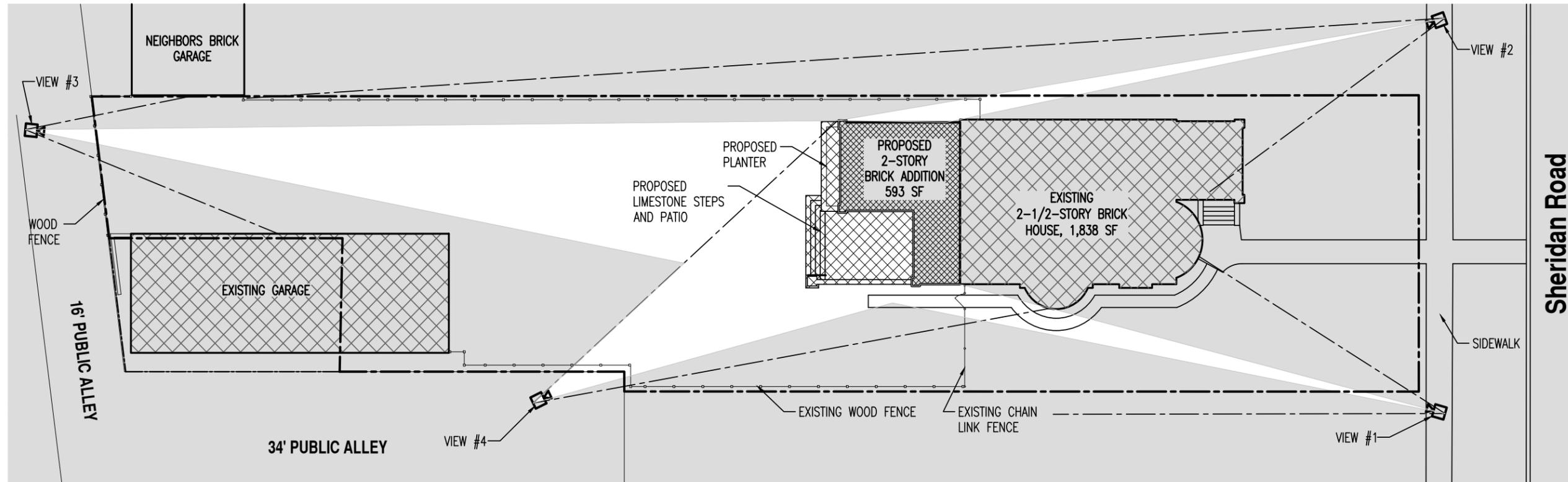
View #3 - from 16' alley



View #4 - from 34' alley

LOCATION OF EXISTING 1-STORY ADDITION TO BE DEMOLISHED

AREA OF PROPOSED 2-STORY REAR ADDITION



1 Views from Public Way

SCALE: 1" = 20'-0"

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NOTE:
NO CHANGES TO EAST ELEVATION

East Elevation
SCALE: 3/16" = 1'-0"

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Existing North Elevation

SCALE: 1/8" = 1'-0"



Proposed North Elevation

SCALE: 1/8" = 1'-0"

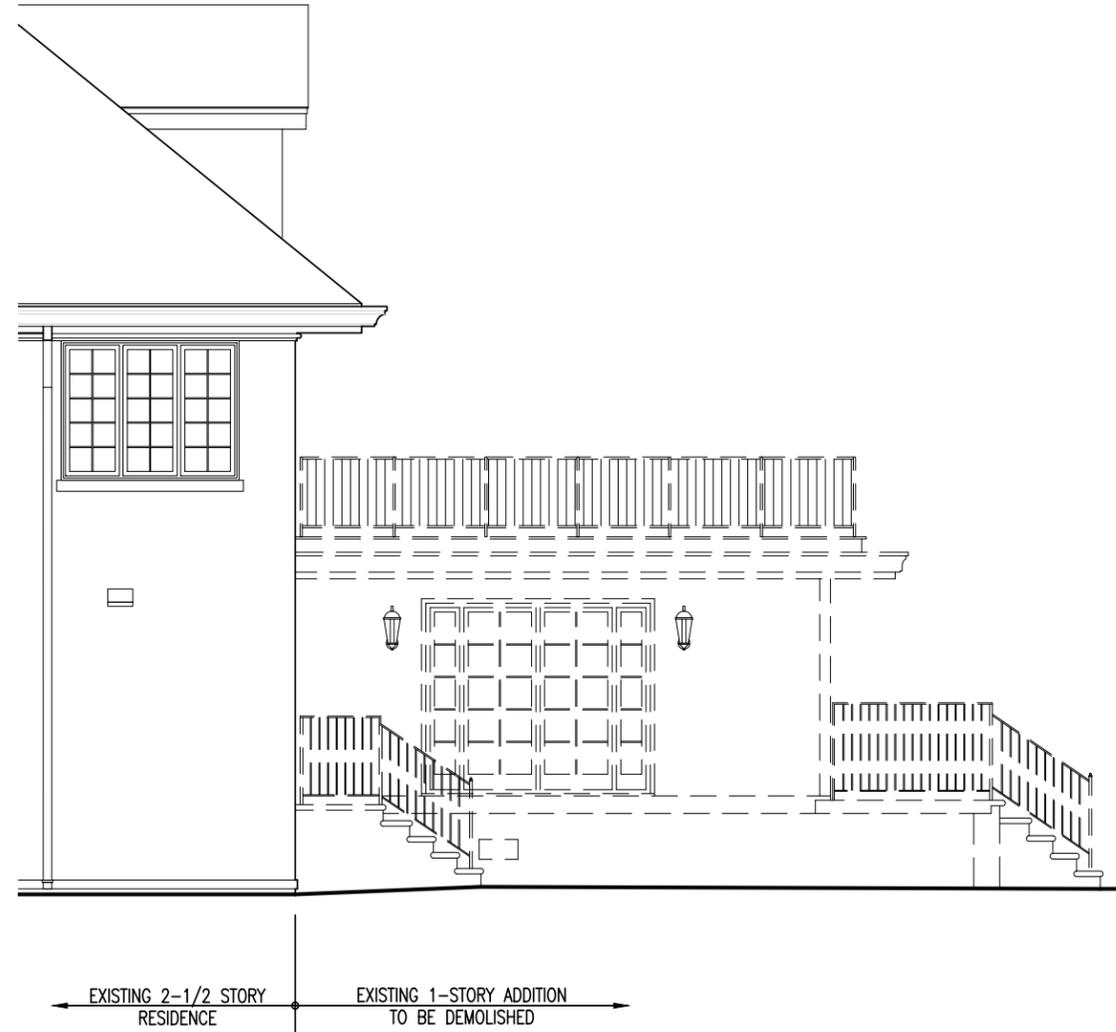
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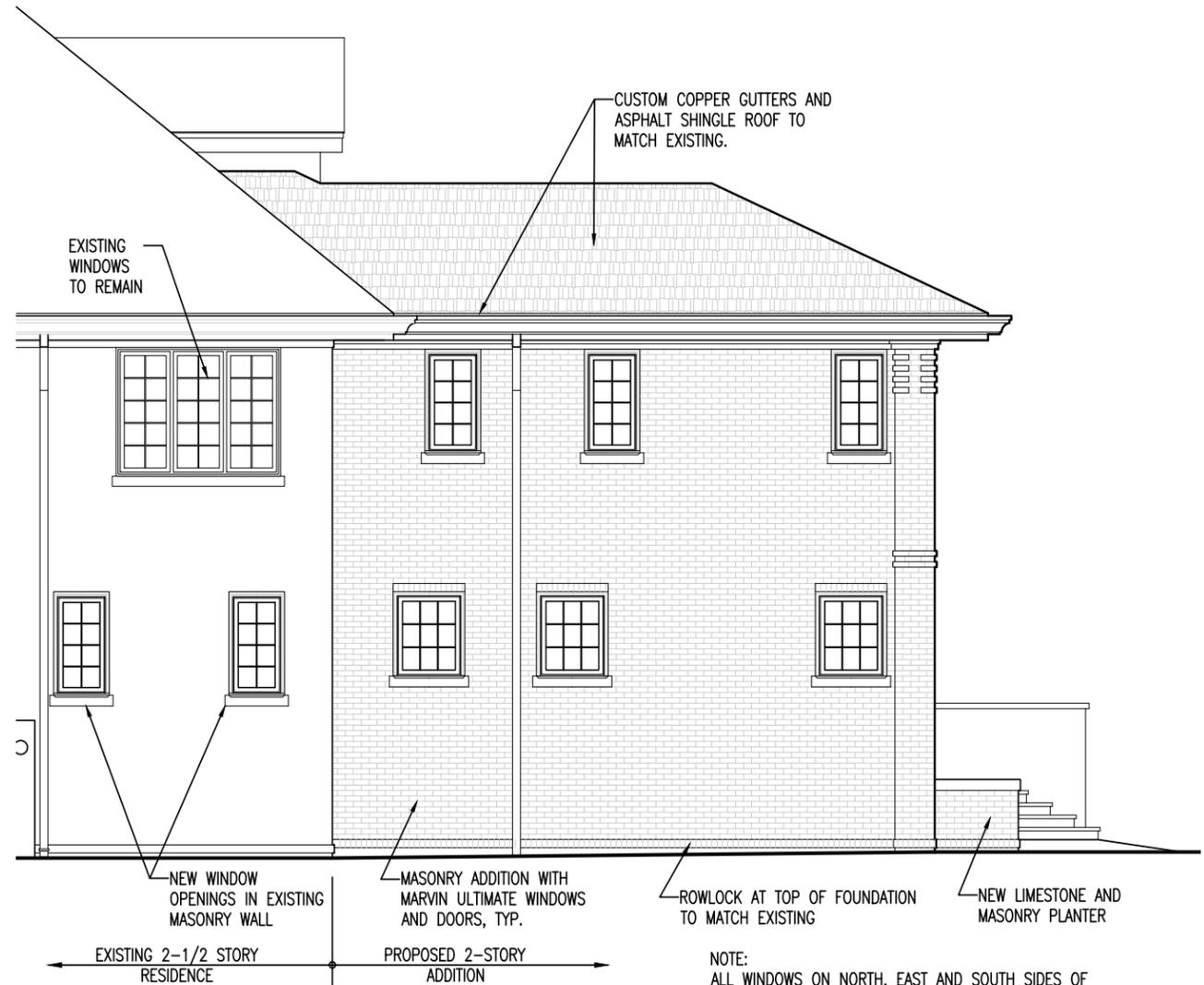
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Existing North Elevation

SCALE: 3/16" = 1'-0"



Proposed North Elevation

SCALE: 3/16" = 1'-0"

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Existing South Elevation

SCALE: 1/8" = 1'-0"



Proposed South Elevation

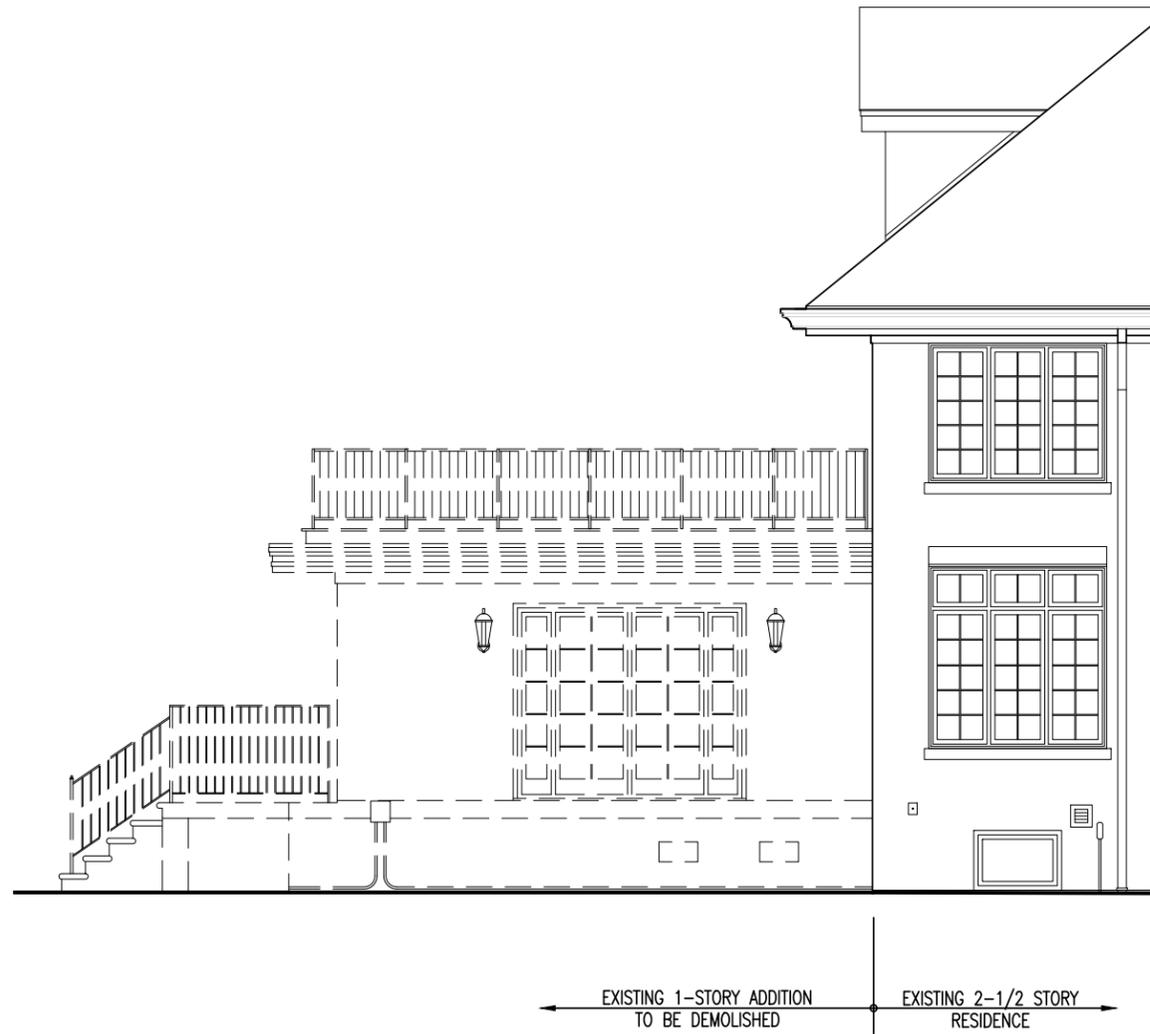
SCALE: 1/8" = 1'-0"

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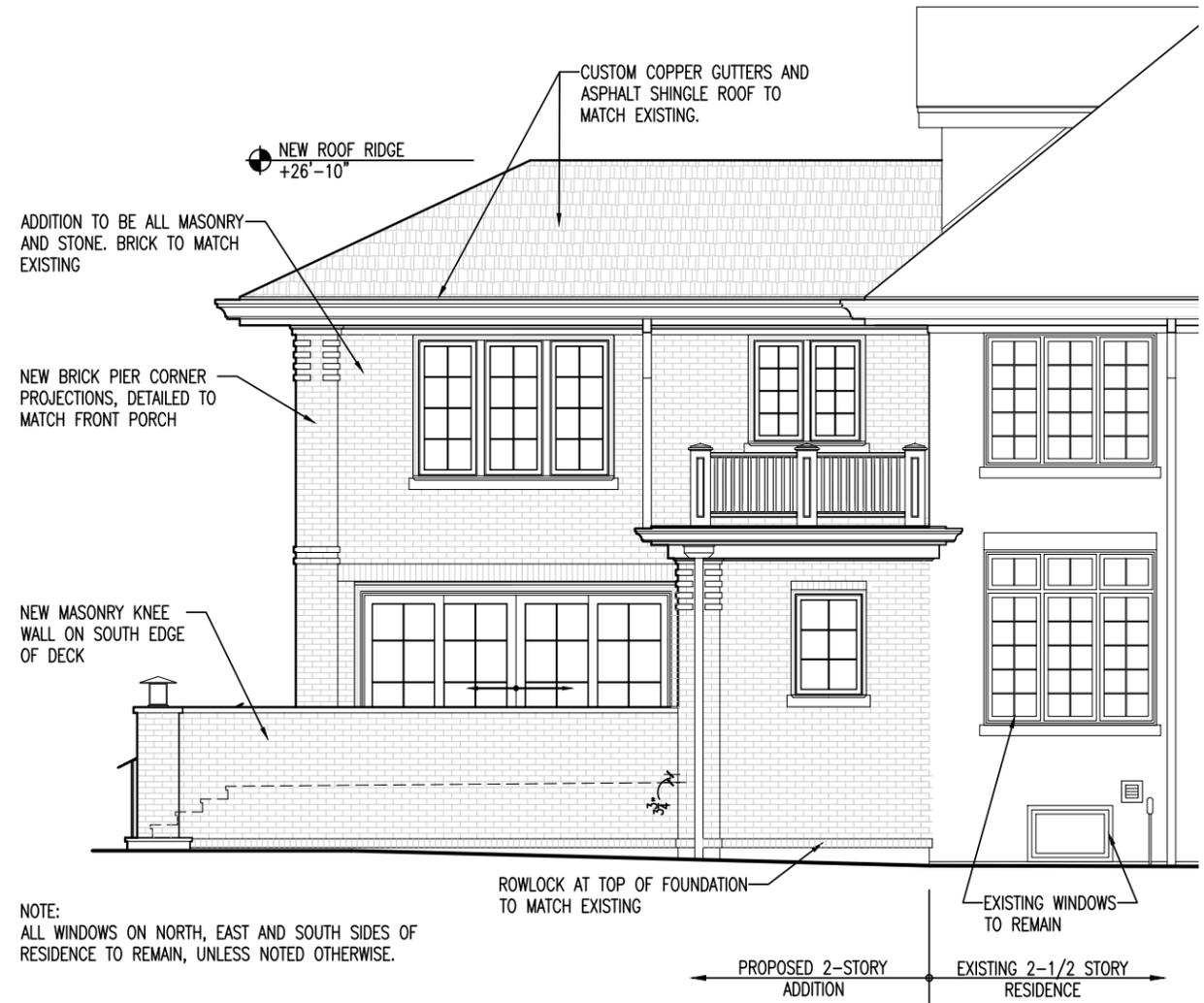
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Partial Existing South Elevation

SCALE: 3/16" = 1'-0"



Partial Proposed South Elevation

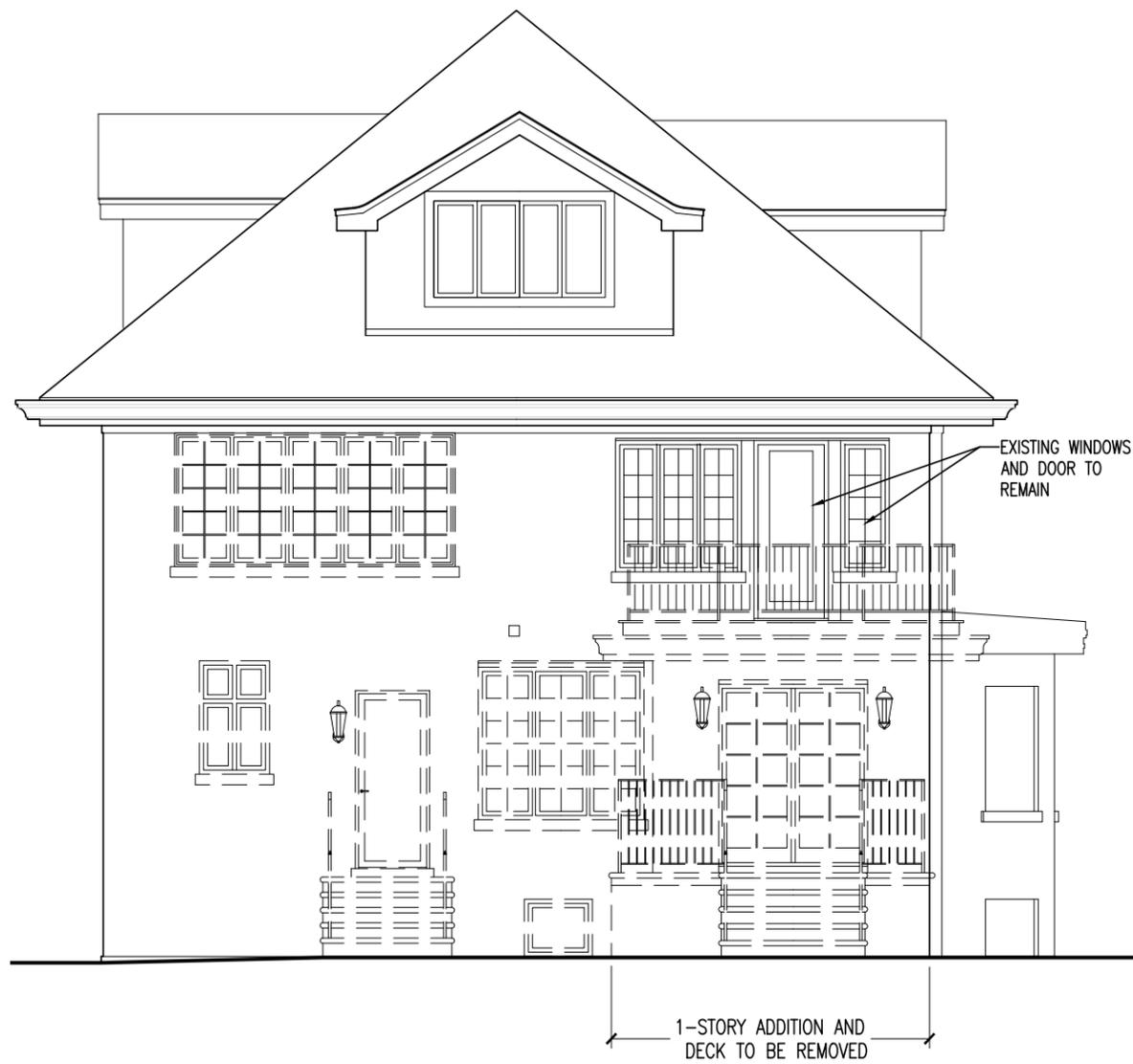
SCALE: 3/16" = 1'-0"

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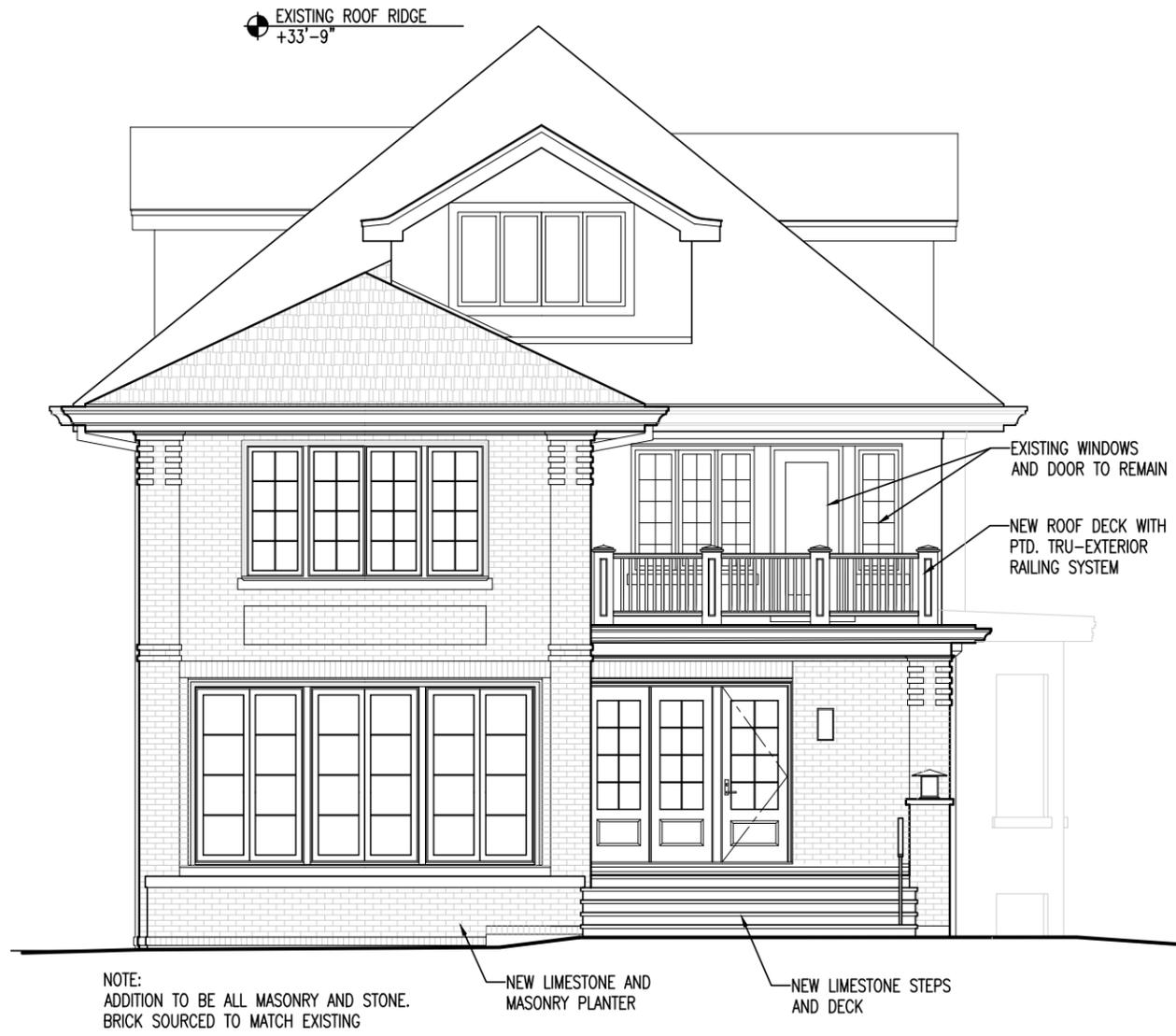
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Existing West Elevation

SCALE: 3/16" = 1'-0"



Proposed West Elevation

SCALE: 3/16" = 1'-0"

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Photo of Existing West Elevation



View of Proposed Addition from 34' Alley

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Areal of Proposed Addition



View of Proposed Addition from 16' Alley

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ULTIMATE CASEMENT STYLES

Casement and Picture windows with Satin Nickel hardware

28 MARVIN SIGNATURE COLLECTION

FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Featuring concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.

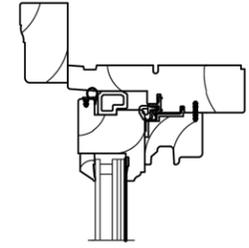


ULTIMATE CASEMENT EXTERIOR VIEW WITH 4 1/4" FULL JAMB

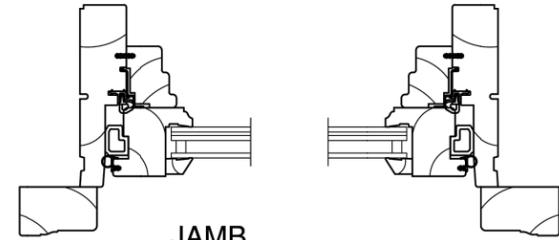
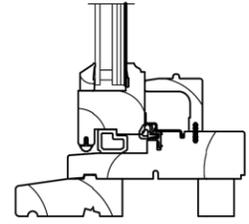


ULTIMATE CASEMENT NARROW FRAME EXTERIOR VIEW WITH 2 3/4" NARROW JAMB

JAMBS + PROFILES
The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.



HEAD & SILL



JAMB

1 PROPOSED WINDOW DETAILS

SCALE: 1" = 1'-0"

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PLAT OF SURVEY

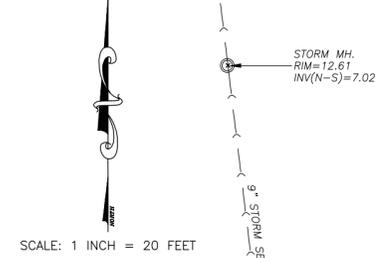
OF

PARCEL 1: LOT 4 (EXCEPT THE SOUTH 1 FOOT THEREOF, NORTH AND ADJOINING LOT 14), IN THE RESUBDIVISION OF C.H. THOMPSON'S SHERIDAN ROAD SUBDIVISION OF BLOCK 7 (EXCEPT THAT PART THEREOF TAKEN FOR STREETS) AND OF THE EAST 1/2 OF VACATED CONGRESS STREET IN THE SUBDIVISION OF BLOCKS 7, 8 AND 9 IN WHITE'S ADDITION TO EVANSTON, IN FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 14, LYING EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT, 12 FEET 6-14 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT, TO A POINT IN THE SOUTH LINE OF SAID LOT, 13 FEET 1-1/4 INCHES WEST OF THE SOUTHEAST CORNER OF SAID LOT IN THE RESUBDIVISION OF C.H. THOMPSON'S SHERIDAN ROAD SUBDIVISION OF BLOCK 7 (EXCEPT THAT PART THEREOF TAKEN FOR STREET) AND OF THE EAST 1/2 OF VACATED CONGRESS STREET IN THE SUBDIVISION OF BLOCKS 7, 8 AND 9 IN WHITE'S ADDITION TO EVANSTON, IN FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

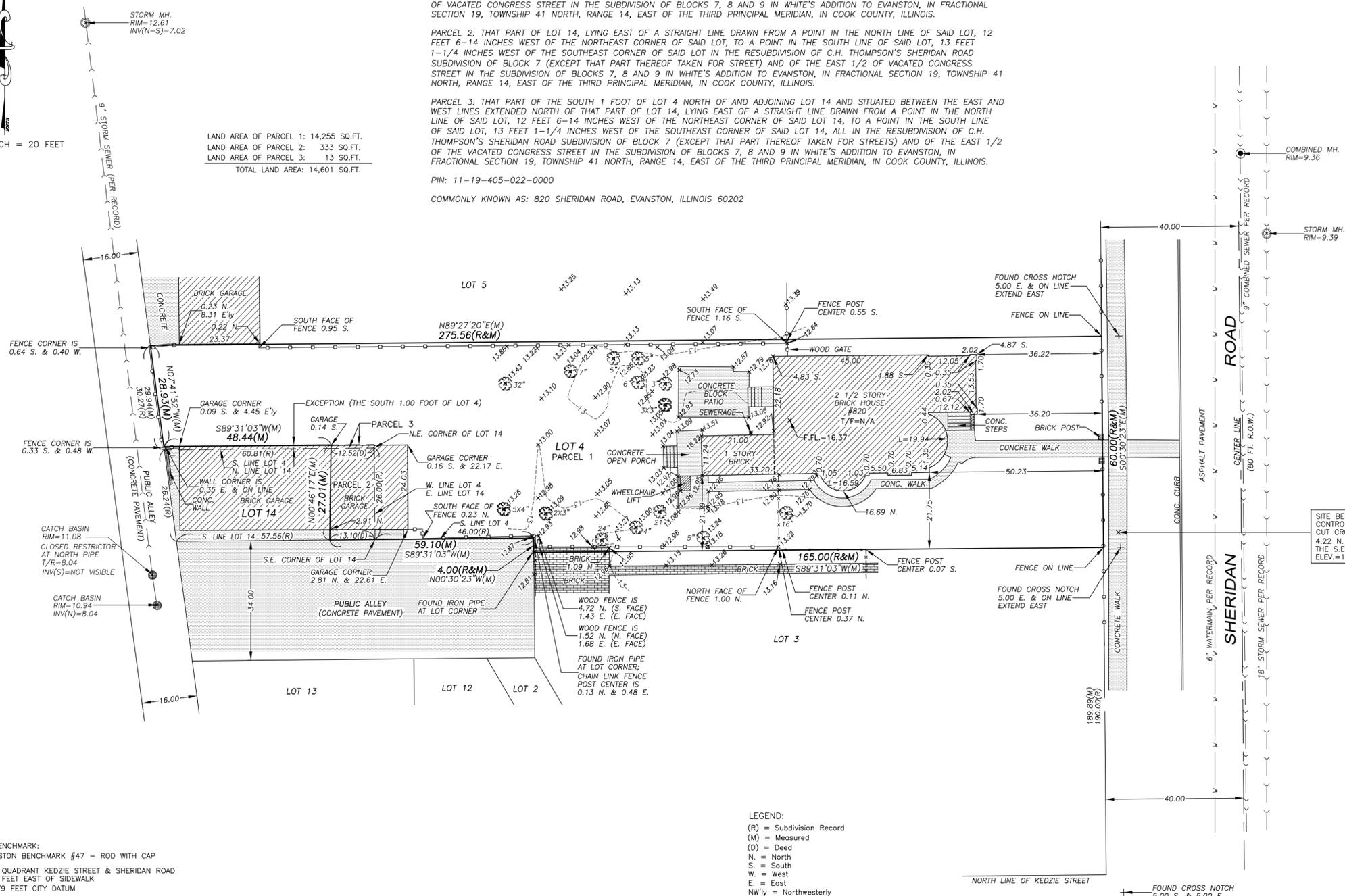
PARCEL 3: THAT PART OF THE SOUTH 1 FOOT OF LOT 4 NORTH OF AND ADJOINING LOT 14 AND SITUATED BETWEEN THE EAST AND WEST LINES EXTENDED NORTH OF THAT PART OF LOT 14, LYING EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT, 12 FEET 6-14 INCHES WEST OF THE NORTHEAST CORNER OF SAID LOT, TO A POINT IN THE SOUTH LINE OF SAID LOT, 13 FEET 1-1/4 INCHES WEST OF THE SOUTHEAST CORNER OF SAID LOT, ALL IN THE RESUBDIVISION OF C.H. THOMPSON'S SHERIDAN ROAD SUBDIVISION OF BLOCK 7 (EXCEPT THAT PART THEREOF TAKEN FOR STREETS) AND OF THE EAST 1/2 OF THE VACATED CONGRESS STREET IN THE SUBDIVISION OF BLOCKS 7, 8 AND 9 IN WHITE'S ADDITION TO EVANSTON, IN FRACTIONAL SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-19-405-022-0000
COMMONLY KNOWN AS: 820 SHERIDAN ROAD, EVANSTON, ILLINOIS 60202



LAND AREA OF PARCEL 1: 14,255 SQ.FT.
LAND AREA OF PARCEL 2: 333 SQ.FT.
LAND AREA OF PARCEL 3: 13 SQ.FT.
TOTAL LAND AREA: 14,601 SQ.FT.

SCALE: 1 INCH = 20 FEET



REFERENCE BENCHMARK:
CITY OF EVANSTON BENCHMARK #47 - ROD WITH CAP
LOCATION: NE QUADRANT KEDZIE STREET & SHERIDAN ROAD
1.2 FEET EAST OF SIDEWALK
ELEVATION=9.79 FEET CITY DATUM
VERTICAL DATUM=579.70 FEET ABOVE MEAN TIDE AT NEW YORK 1959 ADJ.

ORDER NO.: 25-013
ORDERED BY: SHUMAKER DESIGN & BUILD ASSOCIATES

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION AND LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

NOTE: Location of underground utilities and sewer size where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.
Locations of existing utility services are based on visual observations. Contractor must confirm location and condition of all utility services to remain.
FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
☎1-800-892-0123 BEFORE DIGGING

- LEGEND:
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NWly = Northwesterly
 - NEly = Northeasterly
 - SWly = Southwesterly
 - SEly = Southeasterly
 - Conc. = Concrete
 - F.F.L. = Finish Floor Elevation
 - ☉ Catch Basin
 - ⊙ Storm Manhole
 - ⊙ Combined Manhole
 - ⊙ Tree
 - Wire Fence
 - x— Wood Fence
 - x— Chain Link Fence
 - o— Iron Fence
 - >— Combined Sewer
 - >— Storm Sewer
 - v— Water Main

GENERAL NOTES:
-PROPERTY CORNERS ARE NOT FLAGGED AND STAKED PER CLIENT REQUEST.
-FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
-COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
-DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
-BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
-THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: FEBRUARY 21, 2025
DATED THIS 24th DAY OF FEBRUARY, 2025.

BY: *Thomas R. Krohn*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2026





STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Preservation Planner
Subject: 1001 Ridge Court – Landmark – Ridge Historic District -- 25PRES-0082
Date: July 8, 2025

Public Notice

Dwayne MacEwen, architect and homeowner, submits for a Certificate of Appropriateness to alter the original structure's pattern of fenestration and construct a single-story addition to the structure's attached garage at the north volume.

Applicable Standards: Alteration [1-10]; and Construction [1-5, 7-13, and 15]

Construction Period:

1930

Style:

Norman Revival

Architect of Record:

Fred Prather (1885-1971)

Condition:

Excellent

Integrity:

Good

Status:

Landmark designated under criterion A5 (Exemplify the work of a nationally or internationally known architect or major local architect or master builder). This most closely translates to criterion 4 in the existing ordinance.

Setting:

1001 Ridge Court is located in the southwest portion of the Ridge Historic District at the northeast corner of Ridge Court and Lee Street. Surrounding properties are an eclectic mix of architectural styles built between the 1880s and the 1950s. The blocks east of Ridge Court, west of Ridge Avenue, north of Lee and south of Greenleaf form part of the Charles Crain estate. Upon his death in 1891, his widow Sarah Crain subdivided the property, although it would not be fully developed for another four decades.

Significance:

The composition of this rough, yellow brick house, designed by an architect active in Evanston, has brick quoins and a flat front with a low arched window on either side of a central arched, limestone-framed entrance on the ground floor and three pitched-roofed, low-arched wall dormers projecting into the ridged, hipped roof with slightly flared eaves. Projecting towards the back on the north side is a large garage with the eaves and ridge of its hipped roof lower than the equivalent elements on the main block and a small, low-arched dormer and a garage door flanked by a window and a arched limestone-framed garden wall. The home is handsome in its proportion and spare detailing.

Fred Prather (1885-1971):

Little information is available for Prather and his career although he designed several buildings of various scales in Chicago and its adjoining suburbs from single-family residences to mid-rise and high-rise structures. In Evanston, Prather designed landmarks at 303 Lake Street, and 1035 Hull Terrace.

Norman Revival (1910s-1945):

Norman Revival or sometimes called French country house architecture became a popular style in many estate neighborhoods during the 1920s and 30s; it is often said that the style's popularity was largely due from soldiers returning from France in the aftermath of World War I — soldiers gaining first-hand familiarity of the country house prototypes in Normandy and Brittany. Published photographic studies of the prototypes were also circulated to American architects who quickly adapted the style for residential commissions. Homes were usually designed in brick or stone with steeped symmetrical or asymmetrical roofs, massive masonry chimneys, and often a dominant tower bay, roof line dormers and multi-paned casement windows.

Previous Approvals:

The existing north elevation, originally a brick wall with two small double-hung windows, has been altered with a larger opening proposed to be enclosed with a set of multi-pane french doors between two multi-pane casement windows. The opening for this is under construction and can be seen by visiting the property. This opening would be behind the proposed addition up for review by the Commission. This alteration, and interior changes to the property including those within the existing garage space were approved under an interior remodel permit 24KITB-0332.

Public Comment

None.

Staff Recommendation

City staff recommends approval of the request for Certificate of Appropriateness, with expected deliberation related to the proposed windows and doors – specifically their material choice relative to the home's primary elevations. The scale of the proposed openings at the north volume seem compatible, especially given it facing the property's only open-space, and reading visually as the primary connection between the home and its rear-yard. The scale of the addition extends no further than the existing masonry garden wall, and its size and spacing between it and adjacent properties appears compatible. The use of materials, including a matching brick and stone coping will need to be carefully sourced and a condition could be applied that the brick be approved on-site prior to start of construction. The railing matches that of the existing perimeter fence in its material, design, and detailing. The use of steel for the windows and doors at the north elevation (west primary elevation door in the existing garden wall will match the material and design of the front door), is compatible in proportion and has precedent with the Norman Revival style – although it varies from the predominant use of wood on this particular home.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site, or object in a manner that requires minimal alteration of the property, structure, site, or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites, and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be

based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of facades shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Application for Certificate of Appropriateness (COA)

NOTICE: This form is not a permit application.

Application Required: This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

Submission Deadline: To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted.** Refer to the **Submittal Requirements, pages within this application to ensure completeness.** Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

For more information: It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

Section A. Required Information (Print Clearly)

1) Property Address: 1001 RIDGE CT		FOR STAFF USE ONLY	
		Application Number:	
2) Applicant's Name: DWAYNE MACEWEN		Address: 1001 RIDGE CT	
City: EVANSTON	State: IL	Zip: 60202	Phone: (312) 498-3597 Email: DMACEWEN@DMACARCH.COM
3) Owner's Name: SAME AS ABOVE		Address:	
City:	State:	Zip:	Phone: Email:
4) Applicant's Relationship to the Owner: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:			
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;			
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union			
7) Refer to the completed Zoning Analysis and check as applicable if your project requires:			
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.			
8) Acknowledgement of Potential Archaeological Resources: <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)			
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met.			
			Date: 05.21.2025

Section B: Application for Certificate of Appropriateness

1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness.

Attach a separate sheet or sheets if necessary.

THE HOUSE IS IN THE RIDGE HISTORIC DISTRICT, THERE WILL BE NO CHANGES TO BOTH STREET FACING ELEVATIONS OF THE HOUSE. (RIDGE CT AND LEE) THE ADDITION WILL HAVE NEW MASONRY WALLS TO MATCH EXISTING AT REAR AND SIDE YARD ELEVATIONS ONLY.

2) Select the three standards from the [Binding Review Standards](#) that you believe are most relevant to your proposal. Then describe, in detail, how your proposal meets the standards you have selected.

Attach a separate sheet or sheets if necessary.

(For assistance selecting relevant standards contact Cade W. Sterling, City of Evanston Preservation Planner: csterling@cityofevanston.org or 847-448-8231.)

Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

THE ADDITION USES THE EXISTING GARDEN WING WALL AND SIDE WALL, THE (2) NEW WALLS FACE THE SIDE/REAR YARD AND BRICK USED WILL BE SALVAGED BRICK FROM THE EXISTING HOUSE

Relationship of materials and texture. The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

BRICK WILL USED SALVAGED BRICK FROM THE EXISTING HOUSE, MORTAR COLOR MATCHED TO EXISTING

Original qualities. For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

THE EXISTING WING MASONRY WALL HAS AN ARCHED DOORWAY THAT WILL BE MAINTAINED, A NEW DOOR WILL BE IN THE EXISTING OPENING

CERTIFICATE OF APPROPRIATENESS SUBMITTAL REQUIREMENTS

☐ REPAIR, REPLACEMENT, RE-POINTING, SOLAR INSTALLATION, AND SITEWORK INCLUDING NEW PATIOS, TERRACES, OR WALKWAYS

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents current conditions of the property.
- As applicable, provide a to-scale existing and proposed site plan (roof plan for solar installation) clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, and material annotations. An aerial image or birds eye photo with areas of work identified will be sufficient for proposed roof replacement and re-pointing.
- Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration. Google street view or other non-current photos will not be accepted.
- If materials are being proposed for repair or replacement that are other than an exact match to original, physical or visual samples or manufacturer brochures must be submitted.
- Any additional information that is requested after your initial consultation with staff or as requested by the Commission's Pre-Application Review Subcommittee.

☐ FENCES – Provide a plat of survey with the existing and proposed fence and gate location(s) clearly identified. Include photos of the existing fence and any gates, and an illustration or sample photo of the proposed fence and gate style(s).

☐ REPLACEMENT OF WINDOWS, DOORS, and SKYLIGHTS

Due to the sensitivity required for window and door replacement, the Commission has created additional resources for applicants (available following the links below or accessing the Preservation Commissions webpage) including separate design guidelines, a sample best practice submission, and sample drawings for wood and steel windows.

- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Context photos of all impacted elevations with the location of new or altered windows/doors labeled by number and by type. If there are typical windows (more than one of the same size material, and operating style), label each window type A,B,C etc. If there are multiple windows for a single type, those would be labeled as, 1A, 2A, 3A etc. Google street view or other non-current photos will not be accepted.
- Condition photos, interior and exterior, of all windows and doors scheduled for replacement. Labels on condition photos should match those on the context photos above.
- If replacing original or historic wood windows, provide information on the viability of restoration/repair. This must come from a licensed general contractor, architect, or restoration specialist on the provider's letterhead, not from the window supplier/contractor.
- To-scale and labeled floor plans (recommended if new window openings are proposed).
- To-scale, existing and proposed elevation and section drawings for each window type presented side-by-side on the same sheet. Drawings must include annotations and dimensions including the overall window opening, stile, top and bottom rail, meeting rail, muntin, sill, and exterior trim or moulding profiles. Drawings of existing windows must be based on field measurements. For all drawings, the window's relationship to the existing wall plane must also be provided.

Important Notice: Manufacturers' standard cut sheets are not an acceptable substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project.

☐ MAJOR ALTERATIONS, ADDITIONS, NEW CONSTRUCTION, RELOCATION, AND DEMOLITION

If a major alteration, construction or relocation, or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing. The applicant is responsible for paying the mailing fee.

- **Zoning Analysis Required:** A completed Zoning Analysis must be submitted with the COA application. Zoning staff requires at least 10 business days to complete a zoning analysis. During the height of construction season, zoning analysis reviews may take longer. Applicants must give themselves enough time to request a zoning analysis in order to meet the COA deadline below.
- 1 copy of a completed COA Application Form and all supporting written information including a detailed project narrative (Section B) that includes how the proposal meets the [Binding Review Standards](#).
- Plat of survey that accurately represents the current conditions of the property including the location of existing trees with their size and species identified.
- Drawings that accurately indicate existing conditions and all proposed changes and areas of new work
 - To-scale existing and proposed site plan clearly showing the proposed change(s) with dimensions of proposed features, setbacks from proximate lot lines, material annotations, and approximate location of major structures on adjacent lots.
 - Labeled, color photographs showing all exterior views of the building, structure, and/or site including all areas of proposed work and any areas of deterioration which demonstrate why repair is not possible. If a change in height, scale, or massing is proposed, provide photos of the existing structure in context with the immediate structures on the block to which it is visually related. Google street view or other non-current photos will not be accepted.
 - To-scale, annotated, and dimensioned existing and proposed exterior elevations side-by-side on the same sheet (as possible). Elevations must clearly annotate all building materials, window types, trim types and sizes, etc.
 - If the proposal includes changes or additions to the original roof, include to-scale and annotated existing and proposed roof plans including details such as configuration, slope, overhang dimensions, and the new roof transitions into existing.
 - For new additions and new free-standing construction, 3D drawings, models, or axonometric drawings in context with the primary structure and its immediate surroundings are required. Context includes adjoining structures on adjoining lots. **This requirement may be waived for new garages and smaller accessory structures.**
 - For proposed free-standing construction including ADU's, Coach Houses, and new Principle Structures along streets, block studies showing the visual, massing, and other proportional relationships of the proposed structure to the structures it is visually related to shall be provided.
 - Details or sections if required to explain areas of complexity.
- For proposed demolition, include photos and narratives demonstrating the current conditions that necessitate demolition and why repair or rehabilitation are not possible or being pursued. Depending on the proposal, staff may require a statement from a structural engineer.

☐ **FEE** – Proposals which are referred to the Preservation Commission for review are subject to a preservation fee per Code Section 2-8-16. An invoice will be sent to the applicant following receipt of a complete application. **The invoice must be paid prior to a case being scheduled for review.**

Links to Additional Information:

1. [Evanston Preservation Commission Including List of Meeting Dates](#)
2. [Frequently Asked Questions](#)
3. [Procedural Guidelines](#)
4. [Evanston Preservation Program Including Resources for Applicants](#)
5. [Preservation Commission Window Replacement Guidelines](#)
6. [Sample Best Practice Window Replacement Submission](#)
7. [Sample Supplemental Window Drawings](#)
8. [Solar Panel Installation Guidelines](#)



**Zoning Analysis
Summary**

Review Date: 07-01-25
By: CWS

Case Number:

Case Status/Determination:

25ZONA-0073 – 1001 RIDGE COURT

Compliant

Applicant: Dwayne MacEwen

Plans prepared by: DMAC Architecture + Interiors

Plans dated: 05-21-25

Survey dated: 06-10-25

District: R1

Proposal:

Single-story addition to attached garage at the homes north volume.

Comments:

- The property is located within the Ridge Historic District, and is also an individually registered Evanston landmark. The proposed scope of work requires application for a Certificate of Appropriateness and review and approval by the Evanston Preservation Commission. Contact Cade W. Sterling at csterling@cityofevanston.org with any questions
- Relabel the addition and existing garage space, noting the ability for these interior volumes to continue to accommodate off-street parking in the future. To remain compliant with the zoning ordinance, the overhead door, driveway, and curb-cut must all be retained. The interior modifications are noted as being approved under permit #24KITB-0332. The proposal is an addition to an already approved use.
- The front-yard was determined to be the Lee Street frontage, in compliance with code section 6-4-1-9 (A) 4. Specifically, the Lee Street frontage is the front lot line being the shorter lot line abutting a street, and this determination makes the existing improvements more compliant with the existing zoning code than a determination of Ridge Court being the front yard (rear-yard setback, and front-yard setback).
- The proposed addition is therefore within the rear-yard with a 30'-2" setback where 30' is required, and 25.5' from the street side-yard setback where 15' is required. The side-yard setback remains unchanged at 12.4'.
- The proposed lot coverage is 26% where 24% is existing and 30% is the maximum permitted. The proposed impervious surface ratio is 45% where 43% is existing and 45% is the maximum permitted.











MACEWEN RESIDENCE ADDITION

ISSUE FOR PRESERVATION COMMISSION - 07/08/2025
1001 RIDGE CT, EVANSTON, IL

PROJECT SCOPE

140 SF ADDITION USING EXISTING WING WALL OF HOUSE TO EXTEND INTO SIDE YARD, NEW BALCONY RAILING ON ROOF.

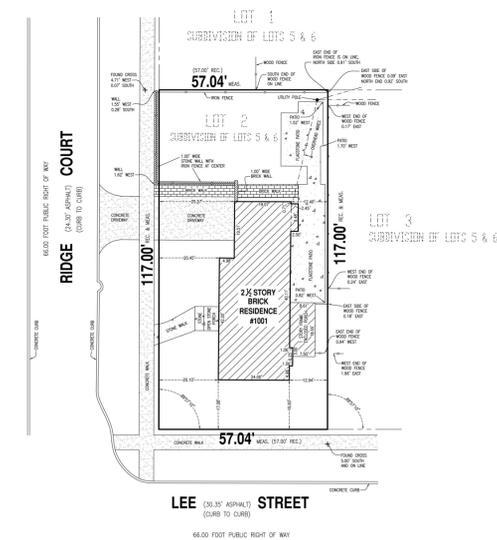
APPLICABLE CODES

2021 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC)
2020 NATIONAL ELECTRICAL CODE (NEC)
2014 ILLINOIS PLUMBING CODE (IPC)

Sheet List		
Sheet Number	Sheet Name	ISSUE FOR PERMIT
G-000	COVER SHEET, SURVEY, AND SHEET INDEX	X
A-100	PROPOSED PLANS, RCP, AND DETAILS	X
A-101	SECTIONS	X
A-102	POWER PLAN	X
A-200	ELEVATIONS	X
A-201	ELEVATIONS AND PHOTOS	X
A-202	ELEVATIONS	X
A-203	3D VIEWS	X

PLAT of SURVEY

LEGAL DESCRIPTION:
LOT 2 IN THE SUBDIVISION OF LOTS 5 AND 6 (EXCEPT THAT PART TAKEN FOR RIDGE COURT) AND HALF OF THE VACATED ALLEY EAST AND ADJOINING SAID LOT 5 IN BLOCK 1 IN PINDER AND SONS ADDITION TO SOUTH EVANSTON IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1001 RIDGE COURT, EVANSTON, ILLINOIS.

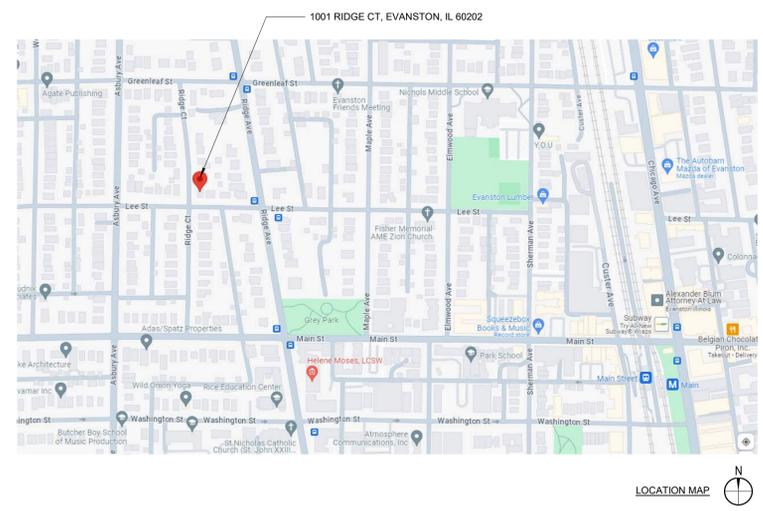


SITE NOTES:
Area of surveyed property = 6,674 sq. ft., more or less.
GENERAL NOTES:
All information provided to the surveyor is shown or noted herein. No title report was supplied for this survey.
The legal description on this plat was provided to us by the client or obtained from public records and should be compared to your Deed, Abstract or Certificate of Title.
This plat and the legal description shown herein does not determine, imply or guarantee ownership.
Underground utilities are not shown herein.
Prior to excavation call J.U.I.L.I.E. at 811 or 800-882-0123.
All building restrictions, building lines and easements may or may not be shown. Check your Deed, Abstract, Title Report, and local ordinances. No responsibility is assumed by the surveyor.
Compare all points before building by some and report any discrepancy at once.
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by roofing.

B.H. SUHR & COMPANY, INC.
Professional Survey Firm
438 N. HALSTED STREET, SUITE 100, EVANSTON, ILLINOIS 60201
TEL: (708) 834-1111 FAX: (708) 834-1112
WWW.BHSUHR.COM

LOCATION: 1001 RIDGE COURT SURVEY DATE: JUNE 10 2025
ORDER No.: 25-041 ISSUED BY: Gina MacEwen

FIELD MEASUREMENTS COMPLETED: JUNE 10 2025
STATE OF ILLINOIS
COUNTY OF COOK
This professional service conforms to the current Illinois Minimum Standards for a boundary survey.
By: [Signature] Dated: JUNE 23 2025
Surveyed by: Thomas J. Suhr
Illinois Professional Land Surveyor No. 032-000461
License Expires: 06/30/2028



APPROVAL BLOCK

MACEWEN RESIDENCE

1001 RIDGE CT
EVANSTON, IL

DMAC DMAC ARCHITECTURE
P: (847) 905-0944
1229 Emerson St.
Evanston, IL 60201
www.dmacarch.com

STAMP

REVISION DRAWING LOG

#	Revision	Date

ISSUE DRAWING LOG

#	Issue	Date
1	ISSUE FOR PERMIT	05/21/2025

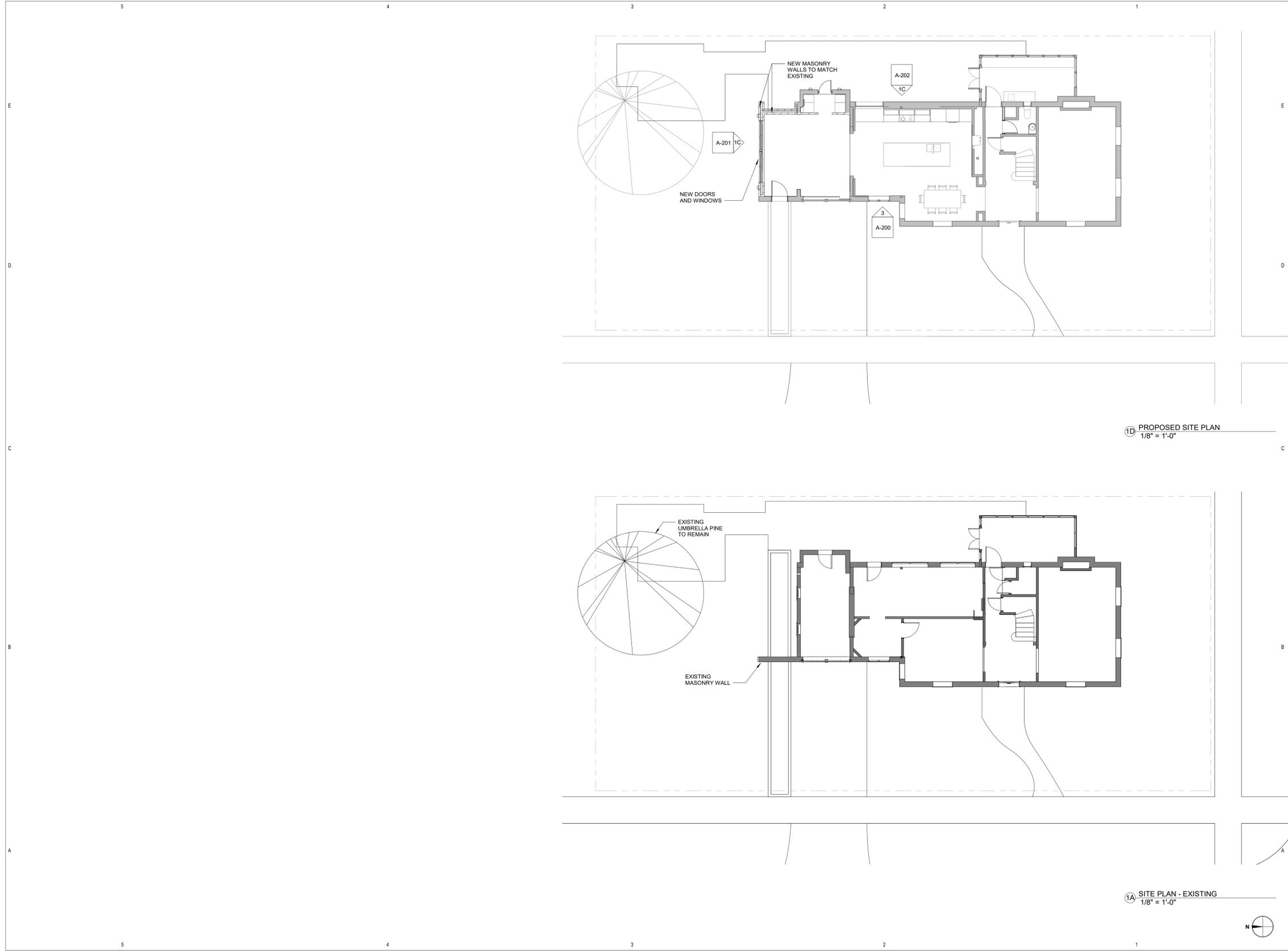
DMAC Architecture and Interiors
Sheet Issue Date: 07/08/2025
Job Number: 20007
Scale: 1 1/2" = 1'-0"
Drawn: MW
Checked: DM
Approved: DM

COVER SHEET, SURVEY, AND SHEET INDEX

Sheet
G-000

24" x 36" SHEET SIZE

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APPROVAL BLOCK
24" x 36" SHEET SIZE

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1D PROPOSED SITE PLAN
1/8" = 1'-0"

REVISION DRAWING LOG

#	Revision	Date

ISSUE DRAWING LOG

#	Issue	Date

DMAC Architecture and Interiors
Sheet Issue Date 06/24/2025
Job Number 20007
Scale 1/8" = 1'-0"
Drawn Author
Checked Checker
Approved Approver
Title

EXISTING AND PROPOSED SITE PLAN

Sheet
A-001
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24" x 36" SHEET SIZE

APPROVAL BLOCK

MACEWEN RESIDENCE

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REVISION DRAWING LOG

#	Revision	Date

ISSUE DRAWING LOG

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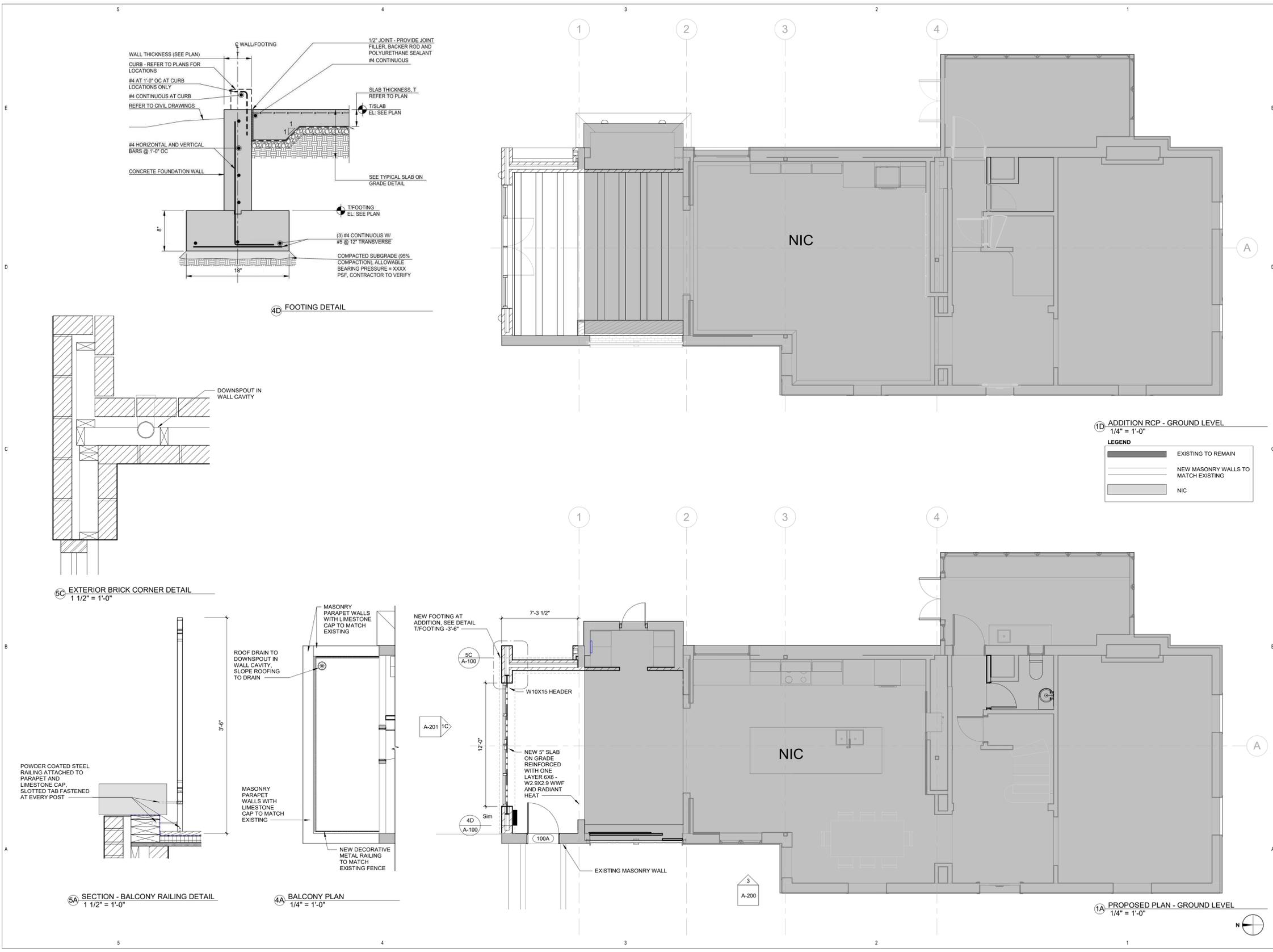
C DMAC Architecture and Interiors
 Sheet Issue Date 07/08/2025
 Job Number 20007
 Scale As indicated
 Drawn MW
 Checked DM
 Approved DM
 Title

PROPOSED PLANS, RCP, AND DETAILS

Sheet

A-100

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APPROVAL BLOCK

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ISSUE DRAWING LOG

#	Issue	Date

DMAC Architecture and Interiors
Sheet Issue Date 07/08/2025
Job Number 20007
Scale 1/4" = 1'-0"
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Checked DM
Approved DM

ELEVATIONS

A-200

24" x 36" SHEET SIZE

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SELECTED FORM AND ALLOY WINDOW AND STEEL DOOR FRAME PROFILE FOR NEW DOORS AND WINDOWS, DIVIDED LITES



Profile
FA+T42TB

This TB is a thermally enhanced system inspired by classical solutions and available in steel, cor-ten steel and stainless steel. The systems T shaped construction makes this an ideal solution for renovation and innovative design. Unlike conventional facade profiles, these T-shaped mullions integrate thermal barriers directly into profiles allowing for very high thermal resistance in reduced lightness of body for new. All kind of window or door elements can be stringed into the mullions and glazing follows the same principles of windows.

FEATURES AND BENEFITS

- Laser welded profiles with integrated thermal barriers
- External patented sealing
- Accommodates double and triple glazing
- Various profile depths available



PROPOSED

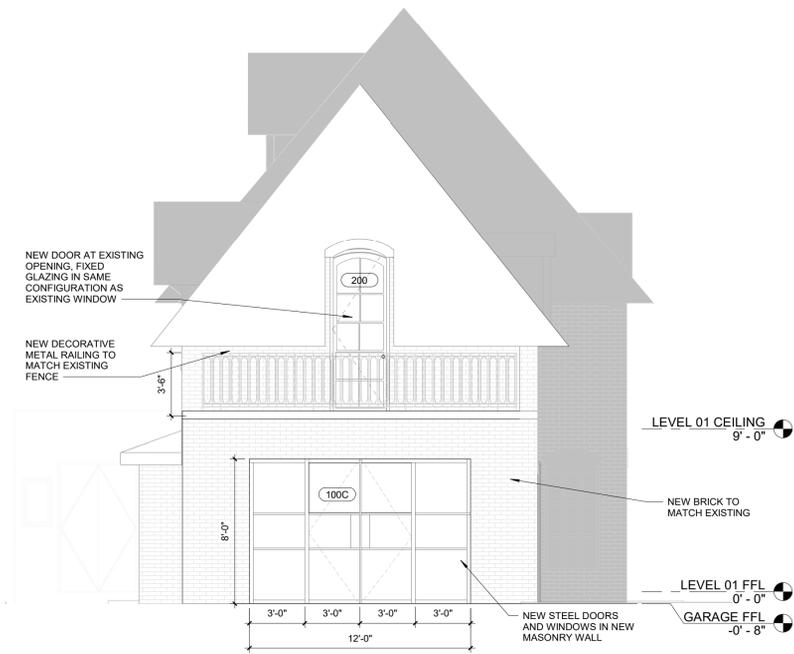
NEW DOOR TO HAVE SAME SIZE/SHAPE OF GLAZING AS EXISTING WINDOW



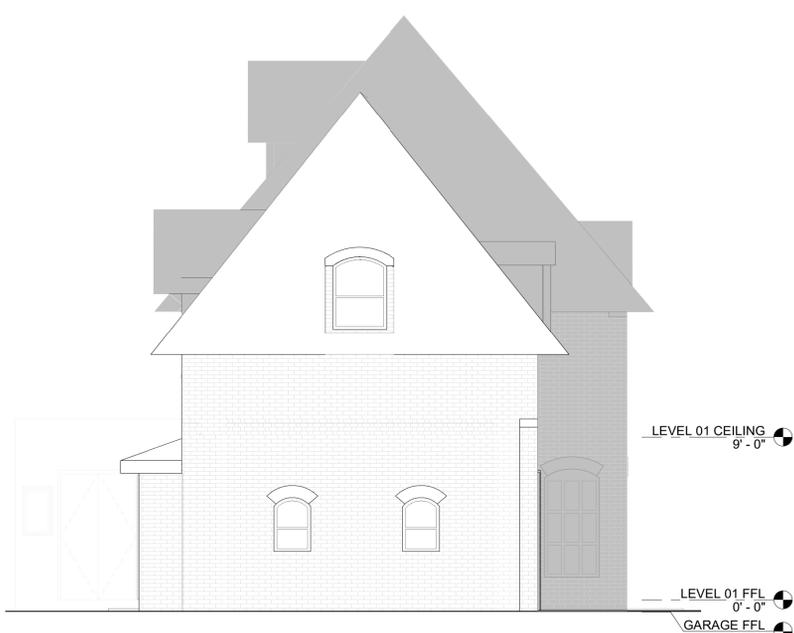
NEW DOOR IN EXISTING OPENING
EXISTING MASONRY WALL, NORTH EDGE OF ADDITION ALIGNS WITH NORTH END OF WALL



EXISTING



PROPOSED EXTERIOR ELEVATION - SIDE YARD
1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION - SIDE YARD
1/4" = 1'-0"

APPROVAL BLOCK
24" x 36" SHEET SIZE

MACEWEN RESIDENCE

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EVANSTON, IL

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ISSUE DRAWING LOG

#	Issue	Date

DMAC DMAC Architecture and Interiors
Sheet Issue Date 07/08/2025
Job Number 20007
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Drawn MW
Checked DM
Approved DM
Title

ELEVATIONS AND PHOTOS

Sheet
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REVISION DRAWING LOG

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ISSUE DRAWING LOG

#	Issue	Date

DMAC DMAC Architecture and Interiors
Sheet Issue Date 07/08/2025
Job Number 20007
Scale 1/4" = 1'-0"
Drawn MW
Checked DM
Approved DM

ELEVATIONS

Sheet

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STATEMENT OF SIGNIFICANCE

The basic unit in this rough, yellow brick house designed by an architect active in Evanston, has brick quoins and a flat front with a low arched window on either side of a central, arched, limestone-framed entrance on the ground floor and three pitched-roofed, low-arched wall dormers projecting into the ridged, hipped roof with slightly flared eaves leading to four down spouts. Projecting towards the back on the north side is a large garage with the eaves and ridge of its hipped roof lower than the equivalent elements on the main block and a small, low-arched dormer and a garage door flanked by a window and a limestone-framed entrance door. The building has good integrity.

Bliss L. Langill

Mr. / Mrs. Marrie Zuckman

EVANSTON LANDMARK

ADDRESS: 1001 Ridge Court
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1930
 ARCHITECT OR BUILDER: Fred Prather
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H1 H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:





MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, May 13, 2025

7:00 P.M. Council Chambers, Floor 2, 909 Davis Street

Members Present: Carl Klein, Thomas Ahleman, Amanda Ziehm, Sarah M. Dreler, Lesa Rizzolo, John Jacobs, Matthew Johnson, Charles Smith, Beth Bodan

Members Absent: Joshua Bowes-Carlson, Stuart Cohen

Staff Present: Cade W. Sterling

Presiding Member: Carl Klein, Chair

Minutes Taken by: Cade W. Sterling

CALL TO ORDER/DECLARATION OF A QUORUM

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.

SPEAKER SERIES

Beyond Buildings: Preserving Historic Landscapes

[Julia Bachrach](#), preservation consultant and previous Chicago Park District historian and planner, will provide an overview of landscape preservation methodologies and guidelines, highlighting projects from her long and storied career.

- Julia Bachrach presented to the Commission followed by questions.

REVIEW AND COMMENT

Grey Park - Proposed Dog Park - Concept Plan

Representatives from the Public Works Agency will present concept plans for creation of a dog park in Grey Park, located within the Ridge Historic District. The Commission shall provide comments for consideration per code section 2-8-3 (G) 24.

- Members of the Public Works Agency, and a hired consultant, presented the overview of the proposal including its physical design and outreach process.
- Members of the Commission recommended that the final design include the following in order to improve the project and minimize adverse effects to the parks historic associations and existing design vocabulary.
 - Retain unfringed access to the parks stone amphitheater as a character defining feature of the park.
 - Alter the orthogonal layout of the fencing to better respect the existing design vocabulary of the parks curvilinear bed lines and pathways and soften its insertion into the landscape through additional plant material on the park side of the proposed fence.
 - Engage in further conversations with Albany Care and its residents who frequently use the park to understand and integrate their needs instead of fencing them out of the bulk of the park and deterring their use of the park.
- It was suggested that there was an opportunity to move the bulk of the dog area to the west and south, and provide screening by way of landscaping along Ridge and Maple in order to address the concerns the community members had about dog comfort closer to the road. This would allow access to the core of the park including its physical character defining feature to remain democratically accessible to all members of the community regardless of social class and status.

NEW BUSINESS

25ZMJV-0017 - 1630 Ashland Avenue - Landmark - Ridge Historic District - Recommendation on Major Variations

Peter Kaeding, architect and applicant on behalf of the homeowner, requests Major Variations for a north interior side-yard setback of 1' where 5' is required and 6" is the existing legally non-conforming condition (Section 6-8-2-8 (A)(3), and a rear-yard setback of 5' where 30' is required and 28' is the existing legally non-conforming condition (Section 6-8-2-8 (A)(4). The Preservation Commission previously approved a still valid Certificate of Appropriateness for the proposed

scope of work, and also provided a positive recommendation on the proposed zoning relief, under case # 24PRES-0047. The applicant proposes a minor adjustment to the approved plans which requires a new Major Variation Application per the Land Use Commissions Rules and Procedures. The Preservation Commission shall review and provide a new recommendation to the Land Use Commission on the appropriateness of the Major Variations requested.

- The homeowner provided background on the request, including changes made since appearing before the Commission previously. Compared to the previous proposal, the new position of the garage is 5' from the rear-yard where 3' was previously proposed. The distance to the side-yard remains the same, as does the position of the garage in relation to the homes side elevation. The garage just got slightly shorter.
- Additionally, the homeowner stated they now had letters of support from all neighboring property owners.
- Commissioner Ziehm asked staff how the proposal was allowed to be reconsidered based on the Land Use Commissions rules and procedures governing reconsiderations and submission of new proposals.
- Staff responded that he was not party to those conversations or determinations and was not familiar with the Land Use Commissions rules and procedures. Anytime a new major variation is applied for and scheduled for review by the Land Use Commission that involves a landmark or landmark district, the Preservation Commission is afforded the opportunity to make a recommendation on that request.
- Commissioner Ziehm asked the homeowner which neighbors wrote in support of the proposal.
- The homeowner stated that all of them have.
- Commissioner Ziehm asked specifically about a property that was recently sold and whether it was the new homeowner or the seller who supported the project and stated a neighbor she spoke to was unaware of the proposal.
- Staff stated that the letters of support were included in the packet.
- Commissioner Ziehm stated a preference for construction of a detached garage or attached garage in the expansive side-yard as it was more in keeping with the intent of the zoning ordinance.
- Commissioner Ziehm stated neighbors hadn't been provided notice of the case until late the previous week.
- Staff noted that the preservation hearing on the matter didn't require mailed notice. The notice in question was for the following weeks Land Use Commission hearing.
- Commissioner Ziehm moved to continue the case to allow neighbors more time to review what was being proposed. The motion failed for lack of a second
- Chair Klein asked Commissioners to keep their comments relevant to the

Commissions purview and task which is judging whether the zoning variation is necessary for or in the interest of historic preservation

- Vice-Chair Ahleman stated that the proposal is inherently the same as the previous version the Commission provided a positive recommendation on and it was previously found to be in the interest of historic preservation and improving and retaining the integrity of the landmark.
- Commissioner Johnson made a motion to provide a positive recommendation to the Land Use Commission. Second by Commissioner Jacobs and approved 8-1 (Commissioner Ziehm dissenting).

Envision Evanston 2045 - Preservation Chapter - New Policy Statement

At the April 16 Land Use Commission hearing, the Commission voted 5-2 to include a new policy statement and associated actions within the plans preservation chapter to better represent the actions necessary for the preservation program to meet the evolving needs of the community over the next two decades. The Land Use Commission deferred the specifics of this to the Preservation Commission for further review and development.

- Mr. Sterling provided background on the request from the Land Use Commission. Initially the Commission sought to amend the first proposed policy statement, “to safeguard the integrity of existing and eligible historic resources”. Staff pushed back on this request for the potential to make our historic resources expendable in service of other City goals. Instead, it was suggested that a new policy statement that looked at centering preservation to the needs and lives of residents living in Evanston today, be included.
- The Commission and Staff reviewed and discussed a draft proposal put forward by staff.
- Following discussion, commissioner Dreller made a a motion to approve with conditions, which was seconded by Commissioner Johnson and carried on a vote of 9-0. Conditions included:
 - Draft policy statement be changed to “lead in the implementation and discovery of...”
 - Action 8.1 be changed to read, “day to day lives including the role of Evanston’s built and natural heritage in...”
 - Action 8.2 and 8.3 replace the word “respond” and “be responsive to” with action oriented language keeping Evanston at the forefront of best practices, not keeping pace with them.

APPROVAL OF MEETING MINUTES

Minutes of April 8, 2025

- Approved without amendment

STAFF REPORTS

Preservation Month - May 2025

Staff and Chair Klein discussed discussed the [April 28 City Council meeting](#) at which the Mayor proclaimed May as Evanston Preservation Month, in honor of the 50th anniversary of the City's first preservation ordinance and creation of the preservation commission.

Second Annual Cultural Heritage Awards

Staff reminded the Commission about the call for nominations that was released for the second annual Cultural Heritage Awards, and asked the Commission to reach out to individuals or groups they felt were deserving of an award.



PRESERVATION COMMISSION ANNUAL REPORT **DRAFT**

To: Members of the Preservation Commission
From: Cade W. Sterling, Preservation Planner
CC: Erin E. Baynes, Planning and Policy Supervisor
Subject: Preservation Commission Annual Report
Date: July 15, 2025

Structure

1. What is the composition of the Commission?

The current membership of the Commission represents 7 of 9 wards and includes architects, preservationists, an architectural historian, a realtor, a buildings archaeologist, a landscape steward, designer and contractor, and landmark owners. The Commission currently consists of 10 members and may include up to 11 members appointed by the Mayor with the advice and consent of the City Council. These members must have a demonstrated interest, knowledge, or expertise and experience in historic preservation, architectural restoration and rehabilitation, or neighborhood revitalization or conservation. Members are appointed to up to two three-year terms.

2. How many vacancies exist, and are pending vacancies imminent?

The Commission currently has one vacancy. Another Commissioner's second term ends in November which will result in 2 vacancies. Residents have applied to fill the first vacancy and additional residents are on a wait list to receive notification of the pending vacancy once another vacancy opens.

3. How many meetings are required per year?

The Commission has adopted a schedule of 11 regular monthly meetings with an August recess. It may also schedule additional special meetings and working group and subcommittee meetings as needed.

4. How many meetings were held in the past year?

The Commission held 10 regularly scheduled meetings and 2 special meetings in 2024 with cancellations in August (regularly scheduled recess) and March (due to lack of agenda items).

5. Does the Commission achieve its administrative work through staff support? If yes, please list names and positions:

Yes, the Commission operated in 2024 with one primary staff liaison: Cade W. Sterling, City Planner. Meetings are coordinated and attended by the staff liaison who acts informally in a secretarial role.

6. What was the Commission's budget for the past year? How does the budget impact the Commission's operations?

The Commission has operated without a budget for over three decades after its annual education and advocacy budget of ~\$30,000 was discontinued in the late 1980s. The lack of a budget impacts the Commission's ability to fully realize its education and advocacy goals and objectives. Reinstating an annual budget would allow the Commission to work more effectively and strategically toward two interrelated objectives: 1) leveraging preservation to help advance the City's affordability, sustainability, and economic development goals and 2) engaging with the general public to identify and support identification of diverse community resources.

7. How is citizen input encouraged and sought?

The Commission started a quarterly e-newsletter and speaker series in 2023 that continued into 2024 and actively encourages citizen input and education. Citizen input is also encouraged via mailed notifications and posted agendas. Citizen input is primarily received by way of written comments or in-person testimony, with public comment offered at the start of each meeting and at each public hearing for cases requesting a Certificate of Appropriateness.

Goals, Objectives and Accomplishments

1. What is the Commission's mandate?

The Commission is broadly charged with oversight and facilitation of the City's preservation program and is mandated to identify, register, and safeguard the community's historic cultural, architectural, and archaeological heritage. The Commission is afforded nine statements of purpose and thirty powers and duties. These powers and duties include binding design review as well as advisory review and consultation authority.

2. How many properties does the Commission have purview over?

The city has over 850 registered local landmarks of which over half are individual landmarks outside of a registered local historic district. Additionally, the City has four local historic districts: the Lakeshore Historic District, the Ridge Historic District, the Northeast Historic District, and the Woman's Christian Temperance Union Historic District. Between local landmarks and properties within local historic districts, the Commission has oversight of just under 10% of properties within the City.

In addition to these, the preservation program provides advisory review and assistance upon request to properties within the federal-only portion of the Northeast Historic District and the Federal Oakton Historic District. The Commission also provides Section 106 and 707 review and comment in consultation with the State Historic Preservation Office and facilitates other responsibilities delegated to the Commission by the State through the Certified Local Government Program.

No new nominations or designations occurred in 2024. Six properties were identified as eligible for the National Register by the State as part of either a Section 106 or Section 707 process. These properties have since been listed as eligible for local designation. These include:

1. **1999 Campus Drive** (1972) - Norris University Center.
 - i. Edward Dart of Loebel Schlossmann, Bennet & Dart Criterion 3; 4; 9
2. **1970 Campus Drive** (1971) - University Library.
 - i. Walter Netsch of Skidmore Owings & Merrill | Criterion 3, 5, 9
3. **50 Arts Circle Drive** (1975)
 - i. Edward Dart of Loebel Schlossmann, Dart & Hackl | Criterion 3, 5, 9
4. **60 Arts Circle Drive** (1977)
 - i. Walter Netsch of Skidmore, Owings & Merrill | Criterion 3, 4, 9
5. **860 Hinman Avenue** Evanshire Hotel (1923)
 - i. John August Nyden | Criterion 3, 4, 9
6. **Fleetwood Jourdain Community Center** (1956)
 - i. Perkins & Will | Criterion 3, 5, 9

3. What were the Commission's objectives for achieving their mandate and advancing initiatives within the City's adopted preservation plan, Preserve 2040, this past year?

The Commission had the following primary objectives outlined in the 2024 Annual Work Plan:

- **Initiative 3.6: Advocate for adoption of a citywide deconstruction ordinance.**

The Commission heard two presentations on the value of deconstruction over demolition, implementation of a deconstruction ordinance, and an overview of deconstruction ordinances across the country. A member of the Commission also engaged in discussions with the Environment Board and Sustainability Division.
- **Initiative 4.4: Prepare a preservation training publication and facilitate one-on-one training for elected officials and heads of city departments.**

The Commission and City staff prepared a training publication that continues to be used for new Commissioner orientation.

- **Initiative 4.12: Prepare an annual training and certification program for local realtors and financial and insurance professionals.**

A realtor on the Commission engaged with local realtors to assess the effectiveness of a preservation training and certification program. While training remains important, the structure of the governing body for Evanston's realtors deems implementation of a certification program more complex than anticipated, and feedback suggests it may not be necessary. As a result of this engagement, however, consultations between the Commission, City staff, and local realtors have increased. Many realtors now engage early with the City when listing a property that is designated as a landmark or within a historic district. This early consultation addressed common misperceptions of the program and helped potential buyers and contract purchasers feel confident in their purchase and ability to improve their homes in the future. In several other circumstances, Commissioners and City staff have engaged with realtors to highlight a property's historical significance, helping them market it more effectively and contributing to stronger preservation outcomes. A specific instance is the Pure Oil gas station on Central Street, which was marketed not as a development opportunity, but for the property's unique history and potential for adaptive use. The property was purchased and is in the process of being adapted and restored.

- **Initiative 2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee (this can include a closer look at associate membership).**

Significant progress was made in the past year to ensure this program was actionable in accordance with the ordinance. Draft changes were suggested for the Commission's rules and procedures to facilitate this program.

Much of the Commission's time during the 2024 calendar year involved reviewing the proposed comprehensive plan and zoning code. The Commission is charged by ordinance with assessing the appropriateness of these documents for the protection and continued use of existing and eligible landmarks and properties, structures, sites, or objects within historic districts as well as their potential to influence, either positively or negatively, other historically, culturally, architecturally, or archaeologically significant areas, sites, structures, and objects throughout the City. The Commission held multiple hearings on the comprehensive plan in 2024, forming two sets of recommendations for consideration by City staff and the Land Use Commission. Additionally, the Commission reviewed the draft zoning code during three meetings, with particular concern for how the early draft would impact the City's neighborhood business districts, traditional zones within the downtown, and the portion of the Chicago Avenue Corridor directly abutting the Lakeshore Historic District.

While reviewing the comprehensive plan, the Commission emphasized the intersectionality of historic preservation including its ability to help Evanston mutually achieve our shared climate resilience, economic development, housing, land use, and cultural heritage goals.

4. What are the Commission's current objectives for the upcoming year?

1. Survey and Documentation Efforts

The Commission is required to maintain an ongoing system of survey and documentation in accordance with Evanston's status as a State of Illinois Certified Local Government. The Commission has prioritized the following for the 2025 year:

- i. **Initiative 1.4:** Conduct a city-wide survey of Evanston's neighborhood business district resources.
 - ii. **Initiative 1.7:** Document and include the built resources that embody historic, social, and cultural periods and events, and the diverse groups and people who have contributed to Evanston's unique character and identity.
 - iii. **Initiative 1.11:** Add eligible resources identified through survey efforts to the ongoing study list of eligible resources. This initiative should include outreach efforts with owners of properties determined eligible for landmark designation. Eligible properties already within historic districts will be prioritized as they are already governed by the preservation ordinance and future designation would provide recognition and celebration without additional regulation.
2. **Initiative 2.10:** Organize a Preservation Consortium or Preservation Advisory Sub-Committee. *(identified in the 2024 work plan but not started)*
- i. The Commission plans to continue progress on this initiative. A recent survey identified 13 residents interested in participating in a future program. The purpose of this initiative is to create additional capacity and invite more community members into the work of preserving and celebrating our city's rich and diverse cultural heritage. The program would offer training, meaningful volunteer roles, and flexible ways to get involved for residents unable or unwilling to commit to serving as a Commissioner.
3. **Initiative 3.6:** Advocate for adoption of a citywide deconstruction ordinance. *(identified in the 2024 work plan and progress made)*
- i. Ultimately, the Commission requested that language to enact a deconstruction ordinance be included in the comprehensive plan. The Commission will continue to advocate for the adoption of such an ordinance and, given the overlap between historic preservation and construction, would like to be seen as a partner in future implementation efforts. Evanston's historic districts may be a logical starting place for such a program.
4. **Initiative 4.4:** Prepare a preservation training publication and one-on-one orientation for elected officials.
- i. Based on feedback, this training has been split into three 20 minute modules. The first of these three modules was prepared and tested at a recent Commission meeting; the final two are in the process of being finalized. Once these are completed, the Commission would like to

engage members of the City Council to complete this training.

The Commission recognizes the need to correct misperceptions of preservation, especially where they are rooted in incomplete information and a flawed understanding of its role. As part of this initiative, City staff is preparing a series of communications to address and correct common misperceptions.

Evaluation

1. How are the Commission's objectives and annual activities selected?
Annual objectives and activities are selected by way of an Annual Work Plan, which is discussed and decided via a roll call vote during the Commission's public meeting in January. The Annual Work Plan is based on the implementation matrix, implementation timeline, and priority levels outlined in *Preserve 2040*.
2. How often does the Commission evaluate its goals and performance?
Annually in January.
3. What is the Commission's evaluation of its performance in the following areas?
 - a. **The appropriateness of its purpose and mandate:** The Commission has an appropriate purpose, mandate, and powers and duties. Per the Ordinance, the Commission has worked diligently to expand its role beyond resource management and case review. The Commission also continues to expand its capacity and strengthen relationships with partner organizations in order to more effectively advance the diversity of historic preservation and the Commission's responsibilities within the Ordinance.
 - b. **Community needs to be filled by the Commission:** Many needs of the community relate to historic preservation. The Commission has made significant strides in utilizing and advocating for historic preservation as an intersectional tool to achieve the community's climate resilience and sustainability goals, remove barriers to the adaptive use of historic resources to meet housing and land use goals, and advance human-centered and preservation-based economic development efforts that capitalize on Evanston's unique identity and rich cultural heritage.

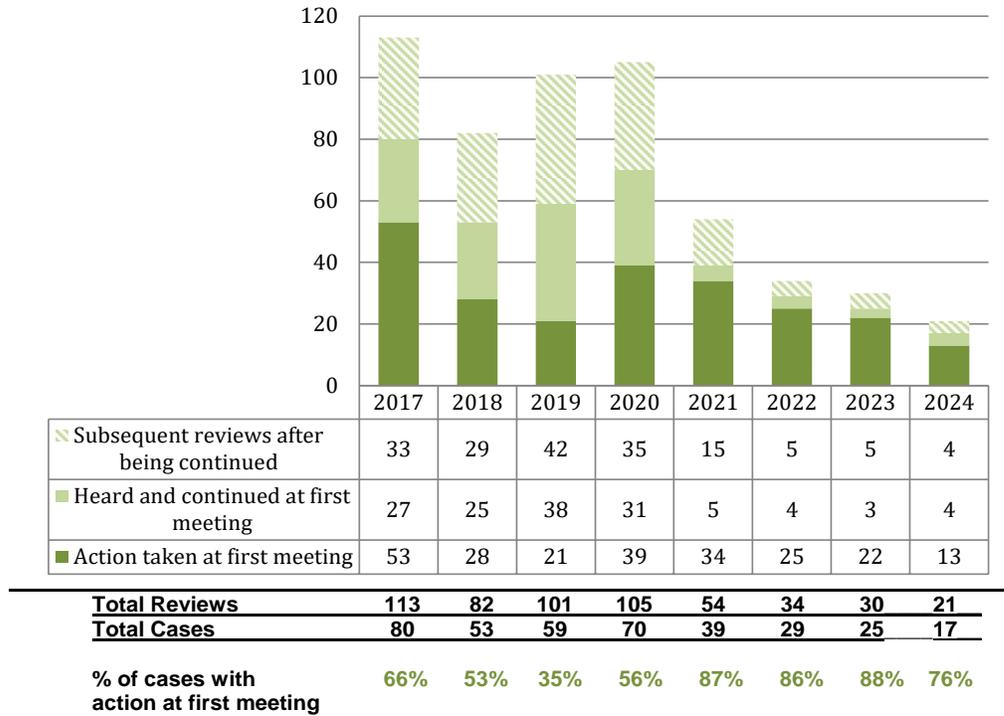
Using *Preserve 2040* as a guide, the Preservation Commission, will continue to represent the breadth of historic preservation which – in addition to built heritage – includes living heritage, cultural landscapes, the arts, intangible cultural heritage, and less tangible stories and histories. Preservation in Evanston celebrates the city's diverse environments, people, stories, and traditions rich with social and cultural meaning.

c. Performance of the Commission’s resource management functions: In the 2024 calendar year, 182 total preservation reviews were conducted. Of the 182 total cases, no cases were denied and no cases were appealed to City Council. 17 cases were reviewed by the Commission, with 12 approved as presented and five approved with conditions. One additional application withdrew prior to action. Four cases took multiple meetings before action was taken.

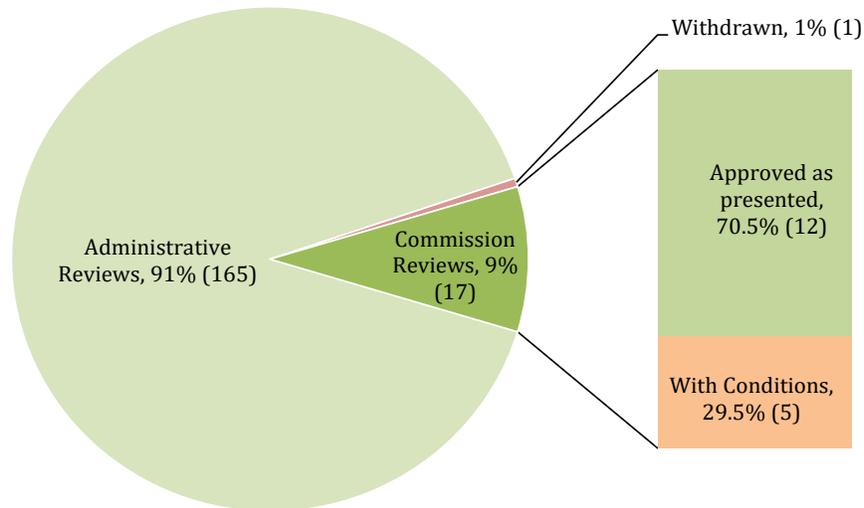
Of the remaining 165 applications deferred to City staff by the Commission’s rules of circumstance, 99% of cases were resolved with mutual agreement and solutions that meet preservation standards with the remaining 1% withdrawing. This is a significant testament to the preservation ethic that has been nurtured in Evanston over the past five decades: increasing early consultation with homeowners and design professionals, offering technical assistance during preservation review, and embracing the use of innovative materials and construction techniques – all aimed at centering preservation to the needs of people living in Evanston today. The Commission and City staff will continue to work collaboratively with property owners to manage change, find mutually agreeable solutions that allow historic sites and structures to evolve and adapt, effectively communicate the significance of historic properties, and ground Evanston in a collective memory of place.

City staff undertook over 400 instances of technical assistance in 2024. These included site visits, phone and video consultations, in-person pre-application reviews, identifying qualified contractors, design professionals, and resources, assessing existing conditions, and making recommendations for preferred treatment approaches.

Annual Commission Case Review Comparison



2024 Commission Case Review Breakdown



Outlook

What concerns of the Commission should be brought to the City Council's attention?

Membership List
(for the 2024 calendar year)

Total Meetings: 12

Member	Term Expires	Meetings Attended
Beth Bodan	November 2025	9
Stuart Cohen	December 2026	8
Sarah M. Dreller	April 2027	10
John Jacobs	October 2027	10
Carl Klein	January 2025	12
Amanda Ziehm	June 2025	10
Charles Smith	September 2026	10
Thomas Ahleman	September 2026	11
Joshua Bowes-Carlson	June 2026	8
Lesa Rizzolo	February 2027	8 (term started in March)
Matthew Johnson	February 2027	7 (term started in March)