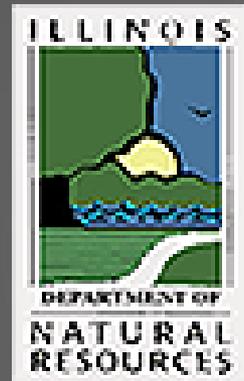


THE PROPERTY TAX ASSESSMENT FREEZE



MANAGED BY THE



The State Historic Preservation Office—the SHPO



BENJAMIN
HISTORIC CERTIFICATIONS

COMMUNITY BENEFITS OF THE FREEZE

- ENCOURAGES PRESERVATION THROUGH RECOGNITION BY DESIGNATION
- INCREASES COMMUNITY AWARENESS
- INCREASES PROPERTY VALUES
- PRESERVES CONTEXT AND CHARACTER OF A SPECIAL COMMUNITY





BENEFIT TO THE HOMEOWNER:

ASSESSED VALUE FROZEN FOR 8 YEARS AT THE LEVEL
THE YEAR REHABILITATION OF PROPERTY BEGAN

- INCREASES INCREMENTALLY FOR 3 YEARS (8+3)

11 YEARS OF A BENEFIT

- HOMEOWNER HAS A HISTORIC HOUSE WITH 21ST
CENTURY CONVENIENCES

**Swanson/Benjamin House,
Highland Park Landmark
Perkins, Wheeler & Will, 1941**



WHAT DO PEOPLE MISUNDERSTAND *about historic homes?*

That they can't function like new homes. It is entirely possible to integrate updated systems, handsome new kitchens and baths, and smart-home technology into older homes. The character of a historic home is established in the entertaining spaces: living rooms, dining rooms, libraries and entries. The kitchens and baths were service spaces. Changes to these areas are encouraged. Today, people want them to be showpieces, and you can absolutely have a home with both beautiful and functional spaces.

Frederick B. Carter, Jr. House
Walter Burley Griffin, 1910



TO QUALIFY:

- **MUST BE A LOCAL LANDMARK, LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR CONTRIBUTING BUILDING IN A HISTORIC DISTRICT**
- **OWNER OCCUPIED, PRIMARY RESIDENCE. EITHER**
 - **SINGLE FAMILY HOUSE**
 - **CONDOMINIUM BUILDING**
 - **COOPERATIVE BUILDING**
 - **UP TO A 6 FLAT IF THE BUILDING OWNER LIVES IN ONE UNIT.**
- **MUST SPEND AT LEAST 25% OF ASSESSOR'S FAIR MARKET VALUE FOR THE YEAR WORK BEGINS (OR BEGAN) ON REHABILITATION PROJECT**
- **WORK MUST FOLLOW PRESERVATION GUIDELINES, THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

ELIGIBILITY FOR THE FREEZE

- INDIVIDUALLY LISTED ON THE NATIONAL REGISTER OR A CONTRIBUTING BUILDING IN A NATIONAL REGISTER HISTORIC DISTRICT:
- *EVANSTON OVER 1892 IN HISTORIC DISTRICTS*
- LOCALLY DESIGNATED LANDMARK OR CONTRIBUTING BUILDING IN A LOCAL HISTORIC DISTRICT:
- *EVANSTON OVER 850 LOCAL LANDMARKS!*

1974 Lurie House,
Booth & Nagle
Evanston Landmark



NATIONAL REGISTER: THE NATION'S HONOR ROLL

- OVER A MILLION PROPERTIES IN UNITED STATES LISTED: 80,000 INDIVIDUAL BUILDINGS; THE REST IN HISTORIC DISTRICTS, THEMATIC DISTRICTS,
- OVER 1,900 PROPERTIES OF ALL SORTS IN ILLINOIS LISTED. 85 ARE NATIONAL HISTORIC LANDMARKS. THREE IN EVANSTON

*REGISTER MANAGED BY
NATIONAL PARK SERVICE, NOMINATIONS
SUBMITTED TO AND ADMINISTERED BY THE
SHPO*



George B. Dryden House

EVANSTON HISTORIC DISTRICTS: FOUR AND ONE THEMATIC DISTRICT—NUMBER OF PRIMARY STRUCTURES



NC'S TO BE DISCUSSED WITH REVIEWING ARCHITECTS AT SHPO FOR ELIGIBILITY

- LAKE SHORE HISTORIC DISTRICT: 774 (92% C)
- RIDGE HISTORIC DISTRICT: 397 (67% C BECAUSE NOMINATION FROM 1980S, NOT 50 YEARS OLD AT TIME.)
- NORTHEAST HISTORIC DISTRICT: 518 (88% C)
- OAKTON HISTORIC DISTRICT 203 (89% C)
- SUBURBAN APARTMENTS THEMATIC NOMINATION: 48

• TOTAL IN DISTRICTS: **1892**

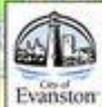
TO FIND OUT IF YOUR HOUSE IS IN A HISTORIC DISTRICT

- GO TO EVANSTON 311 “ABOUT MY PLACE”—
CITY OF EVANSTON WEB PAGE. ARC GIS MAP.
PUT IN YOUR ADDRESS
- CONTACT CADE STERLING, 847-448-8231
CSTERLING@CITYOFEVANSTON.ORG

Lakeshore Historic District



- Local Historic District
- Federal Historic District
- Building Footprints
- Street
- Park
- Railroad
- Tax Parcel
- Water
- City of Evanston



This map is provided "as is" without warranty of any kind. See [http://www.cityofevanston.org/development](#) for more information.

6/11/2014
LakeshoreHistoricDistrict1x1Map.mxd

LAKE SHORE HISTORIC DISTRICT: SOME CONTRIBUTING BUILDINGS

NPS Form 10-900
3-42

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

For NPS use only
received
date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic EVANSTON RIDGE HISTORIC DISTRICT

and/or common _____

2. Location

street & number Most of that part of central Evanston covering _____ not for publication
Ridge, Asbury and Wesley avenues, roughly from Main Street
city, town to Emerson Street _____ vicinity of

state _____ code _____ county _____ code _____

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number _____

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Courthouse

street & number 118 N. Clark Street

city, town Chicago state Illinois

6. Representation in Existing Surveys

title 1. Illinois Historic Structures Survey, Evanston, Cook County
2. Illinois Historic Landmark Survey, has this property been determined eligible? yes no
3. Evanston Preservation Commission Surveys

date 1. 10/72; 2. 6/75; 3. 1979-81 federal state county local

depository for survey records 1., 2. 405 E. Washington 3. 2100 Ridge Avenue

city, town 1., 2., Springfield, IL 3. Evanston, IL
state _____



Ridge Historic District



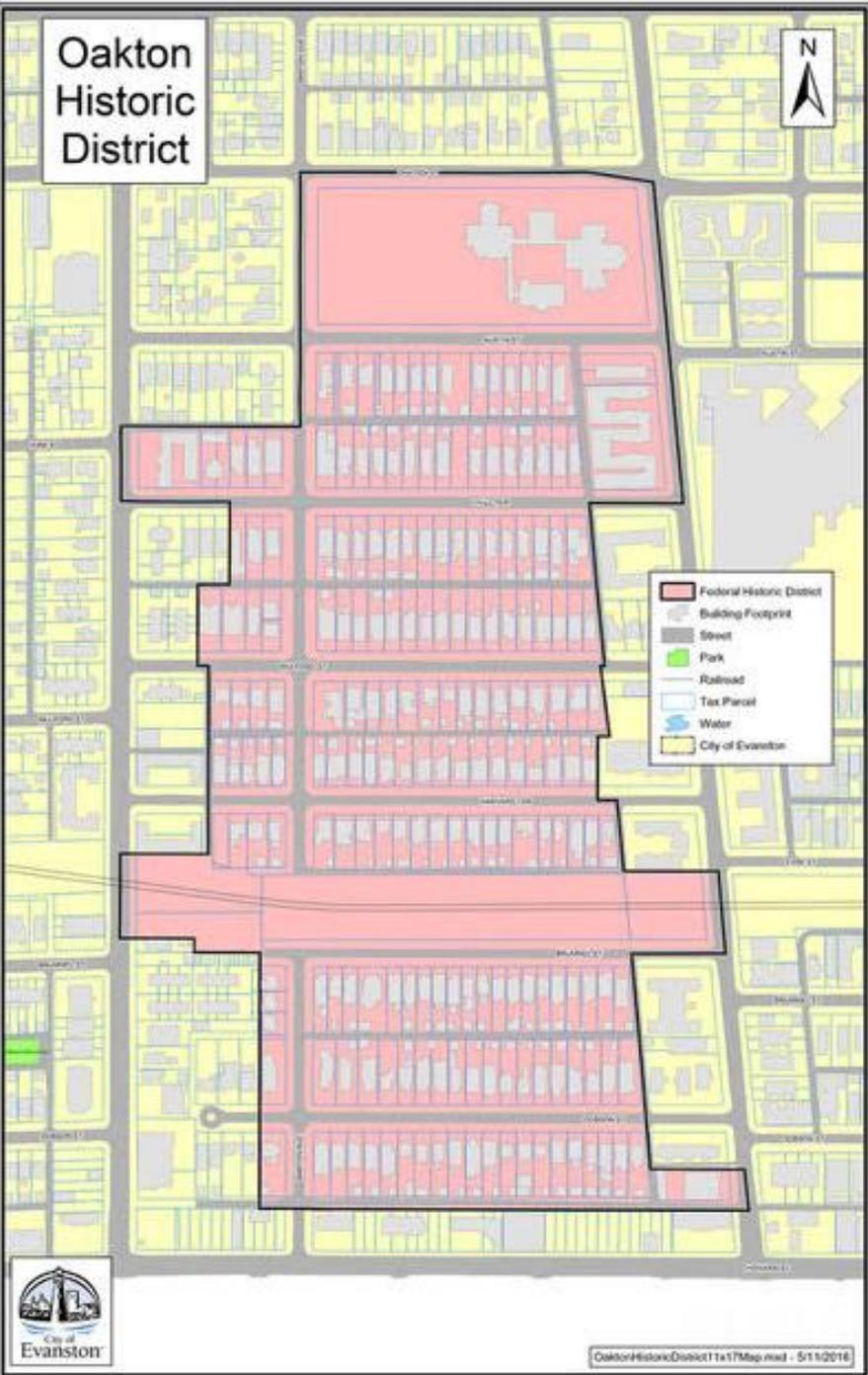
- Local Historic District
- Federal Historic District
- Building Footprint
- Street
- Park
- Railroad
- Tax Parcel
- Water
- City of Evanston



Northeast Historic Districts



Oakton Historic District



- Federal Historic District
- Building Footprint
- Street
- Park
- Railroad
- Tax Parcel
- Water
- City of Evanston



1988: PROPOSED NORTHWEST EVANSTON HISTORIC DISTRICT NOMINATION DRAFT

COMING OF AGE IN THE TWENTIES: THE DEVELOPMENT OF NORTHWEST EVANSTON IN THE FIRST THIRD OF THE TWENTIETH CENTURY

Anne O. Earle

Theme. Time Period. Geographic Limits

The proposed Northwest Evanston Historic District is an area of owner-occupied single-family houses built during the first third of the twentieth century (Fig. 7). Eighty per cent of approximately 680 houses within the proposed district were constructed during the building boom between World War I and the early years of the Great Depression. The establishment of the new residential community at the edge of a nineteenth century suburb began in 1895, when a complementary trio of houses was built on an undeveloped block at the edge of North Evanston. Prairie Style houses, the most architecturally significant within the proposed district, and derivative foursquares followed. The large Prairie Style houses on large Lincoln Street lots set the tone for future development of the district. But it is the twenties houses that give the proposed district its dominant character. Various revival style houses and bungalows, houses designed by local architects, contractor houses, and a few mail order houses illustrate the variety of houses built for people with a wide range of incomes.

The proposed Northwest Evanston Historic District extends more than a half mile from north to south and about a mile from east to west and encompasses an area about three-eighths of a square mile (Fig. 8). Age, integrity and uniformity of setbacks distinguish the proposed district from the surrounding area. Most houses north and south of the proposed district were built about 1940 or after World War II. Many houses east and west of the proposed district have poor integrity and lack uniform setbacks. Volume and concentration of period resources distinguish the proposed district from other areas of Evanston. Within the district, nearly all the houses on many blocks were built within three to six years of each other. In contrast, in the Evanston Lakeshore Historic District and in the Evanston Ridge Historic District, Prairie Style houses were built next to Queen Anne and Italianate

The Lengthy Landmark List Of 850



Chapter 2-9, Schedule B – Listing Of Evanston Landmarks - By Address Evanston Preservation Ordinance Adopted March 21, 1994

- 1025 Asbury Avenue
- 1038 Asbury Avenue
- 1112 Asbury Avenue
- 1117 Asbury Avenue
- 1120 Asbury Avenue
- 1124 Asbury Avenue
- 1141 Asbury Avenue
- 1231 Asbury Avenue
- 1232 Asbury Avenue
- 1239 Asbury Avenue
- 1308 Asbury Avenue
- 1311 Asbury Avenue
- 1314 Asbury Avenue
- 1318 Asbury Avenue
- 1326 Asbury Avenue
- 1332-1334 Asbury Avenue
- 1335 Asbury Avenue
- 1404 Asbury Avenue
- 1425-35 Asbury Avenue (Fence only; 1200 Block Lake St.; 1426-36 Ridge Ave.)
- 1454 Asbury Avenue
- 1459 Asbury Avenue
- 1501 Asbury Avenue
- 1512 Asbury Avenue
- 1513 Asbury Avenue
- 1710 Asbury Avenue
- 1714 Asbury Avenue
- 1720 Asbury Avenue
- 1723 Asbury Avenue

LOCAL LANDMARKS

CITY OF EVANSTON PRESERVATION COMMISSION
 2100 Ridge Avenue, Evanston, IL 60201
 (847) 448-8687

APPLICATION FOR NOMINATION OF A PROPERTY, STRUCTURE, SITE OR OBJECT FOR DESIGNATION BY ORDINANCE AS A LANDMARK

(Please Print or Type and check applicable boxes. Attach additional 8-1/2 x 11" sheets as necessary)

1. **Landmark Nomination** (for individual nomination of a property, structure, site or object submit the information below:

a) Address of property, structure, site or object being nominated:

Street #: _____ Street Name: _____ Zip: _____

b) Real Estate Index Number: _____ Zoning: _____

c) Original Architect/Contractor (if known): _____

d) Year Built (if known): _____ Architectural Style: _____

Primary Exterior Building Material(s): _____

e) Significance:

Architectural Historical Archaeological Cultural

f) Is property, structure, site or object within an existing historic district? Yes No

If yes: Lakeshore Ridge Northeast Evanston

NOTE: If the nomination is for a property, structure, site or object with no official street address, please indicate its location on the attached city map.

2. **Provide legal description** of property, structure, site or object being nominated:

3. **Owner of record** shall be established by reference to the most current property tax assessment rolls as maintained by the Assessor of Cook County.

a) Name of owner(s) of record of area, property, structure, site or object being nominated:



STATEMENT OF SIGNIFICANCE

EVANSTON LANDMARK

A good example of a double house, this structure was designed by an important early Evanston architect. The broadly pitched roof, rising parallel to the street, provides a deep backdrop for the central portion where a gable rises above the roof's ridge, reinforcing the simplicity of geometry and clarity of proportion. The design is enlivened by the simple overlapping of four rows of shingles in the central gable, the slight flair of the gable base, and the line of the clapboards connecting the heads of the two ground floor windows. With only minor alterations to the two porches the building has good integrity.

ADDRESS: 413-415 Dempster
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: 1896
 ARCHITECT OR BUILDER: S. A. Jennings
 ORIGINAL SITE: MOVED: _____

SIGNIFICANCE:

HISTORICAL	— H1 — H2 — H3
ARCHITECTURAL	— A4 — <input checked="" type="checkbox"/> A5 — A6
	— A7 — A8 — A9

OTHER COMMENTS:



City of Evanston: Historic Preservation

Cade Sterling

847-448-8231

csterling@cityofevanston.org



STATEMENT OF SIGNIFICANCE

Occupying the site of a structure originally built about 1866 and given many extensive rebuildings since then, the present house appears as the work of an important Evanston architectural firm active during the 1920s. The roof's slopes and general massing probably were dictated by the retention of much of the older fabric. However, the plain stucco walls, the lack of an overhang for the roof, the streamlined Tudor of the polygonal bay that projects at the front, and the French windows set within arched, let-in panels are characteristic of the later period which it exemplifies well and with good integrity.



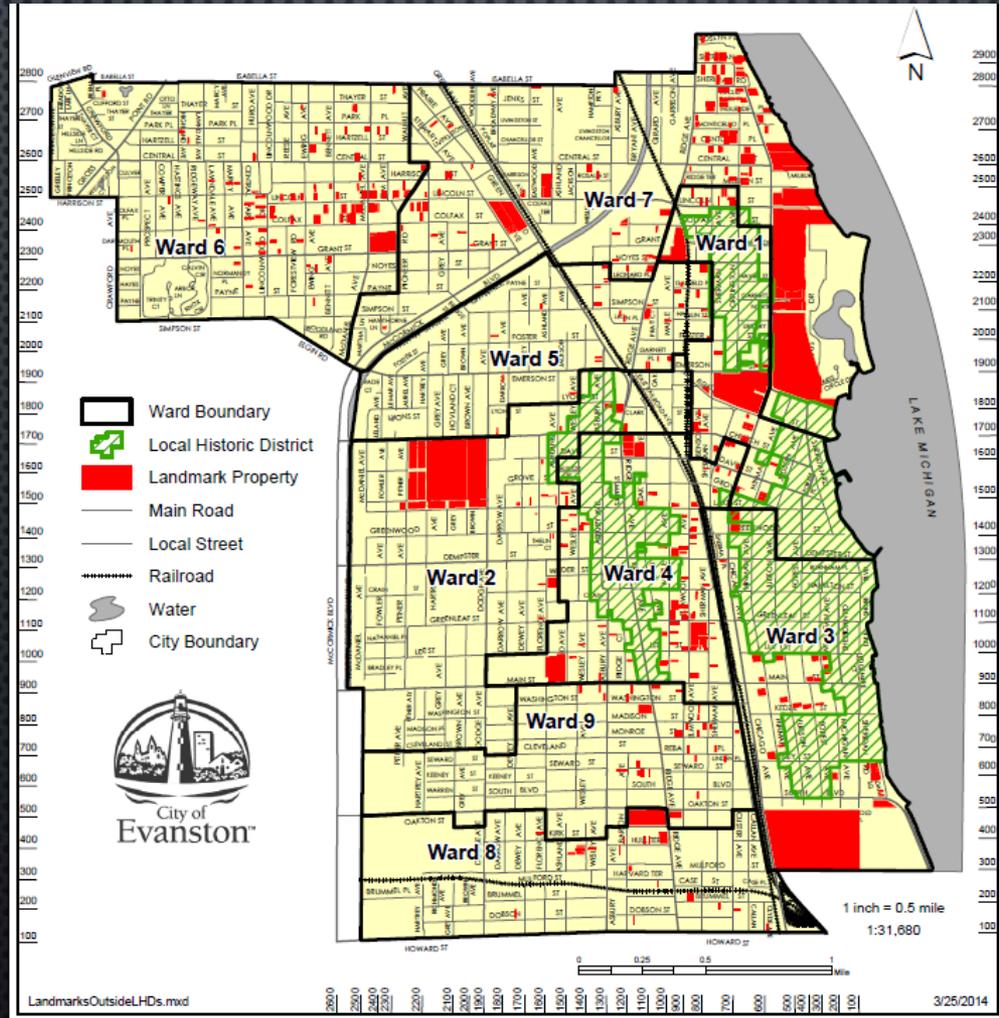
EVANSTON LANDMARK

ADDRESS: 228 Greenwood
COMMON NAME: Same
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: 1929
ARCHITECT OR BUILDER: Mayo and Mayo
ORIGINAL SITE MOVED
SIGNIFICANCE:
HISTORICAL H1 H2 H3
ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:



430 EVANSTON LANDMARKS OUTSIDE HISTORIC DISTRICTS



SUBURBAN APARTMENTS THEMATIC DISTRICT

NPS Form 10-800
Date

Use only when
Exp. 10-9-80

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See Instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

Historic SUBURBAN APARTMENT BUILDINGS IN EVANSTON, ILLINOIS

and/or common

2. Location

street & number See individual inventory forms not for publication

city, town vicinity of

state code 012 county code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input type="checkbox"/> Thematic	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership; see individual inventory forms

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Recorder of Deeds

street & number 118 North Clark Street

city, town Chicago state Illinois

6. Representation in Existing Surveys

1. Illinois Historic Structures Survey
title 2. Evanston Preservation Commission
date 1. 10/72
2. 1979-83
federal state county local

depository for survey records 1. 405 E. Washington, Springfield, Illinois

city, town 2. 2100 Ridge Avenue, Evanston, Illinois state

217 524 7525 FEB-16-1985 09:29 IL HISTORIC PRESERVATION

7. Description

Condition	Check one	Check one
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> deteriorated	
	<input type="checkbox"/> ruins	
	<input type="checkbox"/> unexposed	

The Apartment's Respectability was Raised to New Heights in Chicago Suburb

Evanston's Suburban Apartment Buildings

Mary B. McWilliams
Susan S. Benjamin

Evanston — the first suburb north of Chicago and a university town — evokes visions of urbane, cultivated people going home each night to their large, gracious single-family homes on tree-shaded streets. But look again; apartment buildings line many of those streets, and many are found in the city's most convenient and desirable locations. Those multifamily buildings, usually only three stories high, are characterized by plentiful green space, picturesque massing, light and airy interiors, and homelike details. They blend into the residential fabric and exhibit the same integrity and high standards of architectural design as Evanston's single-family houses.

The apartment as "better class" housing was barely accepted anywhere in the country when multifamily buildings began to proliferate in turn-of-the-century Evanston. The nineteenth-century image of apartment life was that of the congested urban tenement, a symbol of poverty and helplessness. That idea conflicted strongly with the image of freedom, prosperity, and space offered by the single-family house.

Apartment living became fashionable and popular only after the courtyard apartment plan supplanted the railroad apartment plan. The railroad apartment takes its name from its shape: living room in front and kitchen and dining room in back, connected

Artfully designed suburban apartment buildings like this one at 819-21 Brummel Street epitomize the evolution of the apartment as a desirable place to live. (Photo by Cynthia G. Fuller)



Nineteenth century "railroad" apartments were characteristically dark and congested. When courtyards were included in the design, however, plentiful light and ventilation were provided. (Photo by Cynthia G. Fuller)

Pullman-style by a long dark corridor with bedrooms to the side. Tenements were typically built on the railroad plan.

The evolution of the apartment as a desirable place for middle- and upper-middle-class families is believed to date from Richard Morris Hunt's *Stuyvesant Apartments*, built in 1869 in New York City. In general, however, the better class apartment did not become popular until later and in Chicago much later. A. J. Partridge and Harold Bradley's 1917 *Directory to Apartments of the Better Class along the North Shore* noted that "until within the last half-dozen years there were almost no apartments which would be considered as satisfactory domiciles in comparison with houses." And, as late as 1921 an article in the *Architectural Record* observed that Americans regarded apartment living as the misfortune of the poor rather than the privilege of the rich.

In Evanston, though, even before the turn of the century, multifamily dwellings were being constructed that were equal in quality to the single-family residences. Some of the earliest — row houses built in the 1890s — contained four to seven units and, with picturesque massing, porches and yards, looked more like attached single-family residences. Those fine structures, designed by such notables as the firm of Holabird and Roche and Evanston's most fashionable architect of the era, Stephen A. Jennings, easily blended into the surrounding neighborhoods of single-family houses.

While many of those early multifamily buildings assumed the characteristics of the suburban apartment building as we now know it, they were only a step in the evolution from the railroad tenement to the courtyard building. It is the courtyard building with its green space, picturesque facade, multiple entrances, and interior comforts that represent the fullest expression of the suburban apartment building.

Built in less congested areas of the city and in the suburbs,



the courtyard building

48 APARTMENT BUILDINGS ELIGIBLE

Inventory—Nomination Form

Date entered

Continuation sheet

Item number

7

Page 16

In Evanston, avenues run in a north-south direction and streets run east-west, with even numbers on the south and west sides of the street. For each separate building, a number, the historical name of the apartment building (where one exists), its address, date of construction, and architect or contractor are given. The addresses listed below conform to current building usage.

1. 815-17 Brummel Street, 1928, E. L. Kline
2. 819-21 Brummel Street, 1927, Kocher & Larson
3. 2517 Central Street, 1927, Arthur Jacobs
4. 2519 Central Street, 1927, Arthur Jacobs
5. 2523 Central Street, 1927, Arthur Jacobs
6. The Boylston, 614 Clark Street, 1899, Myron Hunt
7. 1401-07 Elmwood Avenue, 1890, Stephen A. Jennings
8. 813-15 Forest Avenue, 1929, Jens J. Jensen
9. The Forest, 903-05 Forest Avenue, 1909, Alfred B. Andrews (contractor)
Forest Annex, 901 Forest Avenue, 231-33 Main Street, 1912, Alfred B. Andrews (contractor)
10. The Greenwood, 425 Greenwood Street, 1912, Thomas McCall
11. The Chaumont, 531 Grove Street, 1501-11 Chicago Avenue, 1927, Thielbar & Fugard
12. Ridge Grove, 1112 Grove Street, 1928, Edward M. Sieja
13. Westminster, 632-40 Hinman Avenue, 1912, John A. Nyden
14. Fountain Plaza, 830-56 Hinman Avenue, 1922, John A. Nyden
15. Raymond Park, 1501 Hinman Avenue, 425 Grove Street, 1928, Hall, Lawrence & Ratcliffe
16. Hillcrest, 1509-15 Hinman Avenue, 1922, Roy F. France
17. The Hinman, 1629-31 Hinman Avenue, 1904, Atchison & Edbrooke
18. The Judson, 1243-49 Judson Avenue, 326-28 Dempster Street, 1911, Francis M. Barton
19. 1301-03 Judson Avenue, 1894, Sidney Smith
20. 1305-07 Judson Avenue, 1894, Sidney Smith
21. Abbey Garth, 400-12 Lee Street, 940 Judson Avenue, 1926, Samuel N. Crowen
22. 417-19 Lee Street, 1902, Edgar O. Blake
23. The Evanston, 502-12 Lee Street, 936-40 Hinman Avenue, 1901, 1902, John D. Atchison
24. Colonnade Court, 501-07 Main Street, 904-08 Hinman Avenue, 1928, Thielbar & Fugard
25. 1101-13 Maple Avenue, 1892, Seth H. Warner
26. Maple Court, 1115-33 Maple Avenue, 1915, George S. Kingsley
27. 1209-17 Maple Avenue, 1892, Holabird & Roche
28. 1316 Maple Avenue, 1928, Edward M. Sieja
29. 548-606 Michigan Avenue, 1924, W. Hilton Smith
30. Stoneleigh Manor, 904-06 Michigan Avenue, 227-29 Main Street, 1913, John A. Nyden
31. 923-25 Michigan Avenue, 1916, Robert S. DeGolyer
32. Michigan Lee, 940-50 Michigan Avenue, 1927, Frank W. Gaulty
33. 999 Michigan Avenue, 200 Lee Street, 1927, McNally & Quinn
34. The Melwood, 1201-13 Michigan Avenue, 205-07 Hamilton Street, 1901, Wilmore Alloway
35. Rookwood Apartment Homes, 718-34 Noyes Street, 1927, Conner & O'Connor
36. Church View, 1450-56 Oak Avenue, 1101-11 Lake Street, 1926, Samuel N. Crowen
37. 1505-09 Oak Avenue, 1925, Samuel N. Crowen
38. Oakton Gables, 900-10 Oakton Street, 439-45 Ridge Avenue, 442-48 Elmwood Avenue, 1927, Godfrey E. Larson

NPS Form 10-800-a
(3-82)

OMB No. 1024-0018
Exp. 10-31-84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

7

Page 17

39. Ridge Boulevard, 843-49 Ridge Avenue, 1014-20 Main Street, 1913, Thomas McCall
40. Ridge Manor, 1603-11 Ridge Avenue, 1125 Davis Street, 1916, William H. Pruyn, Jr.
41. Oak Ridge, 1615-25 Ridge Avenue, 1914, Andrew Sandegren
42. Andridge, 1627-45 Ridge Avenue, 1124-36 Church Street, 1923, Robert C. Ostergren
43. Lake Shore, 470-98 Sheridan Road, 1927, Roy F. France
44. Tudor Manor, 524 Sheridan Square, 1916, Louis C. Bouchard
45. Tower Court or Evanston Towers, 554-602 Sheridan Square, 1924, Anthony H. Quitsow
46. Sheridan Square, 620-38 Sheridan Square, 1923, Anthony H. Quitsow
47. 1929-31 Sherman Avenue, 1928, Maher & McGrew
48. Castle Tower, 2212-26 Sherman Avenue, 1928, Cable & Spitz



Lake Shore Apartments



Colonnade Court



The Greenwood



Michigan—Lee Apartments



1209—17 Maple



Oakton Gables



Raymond Park



Ridge Boulevard Apartments

The Process

Filing PART 1 engages an Architectural Reviewer at The SHPO



Property Tax Assessment Freeze Program Certificate of Rehabilitation Application

Rev. 1/23

PART 1 Certification of a Historic Building

- Property Information**
Property name (if applicable) _____
Street Address _____
City _____ County _____ Zip _____
Property listed individually on the National Register of Historic Places
Property a local landmark (submit designation ordinance or municipality's pertinent webpage)
Property contributes to a National Register historic district (submit district map with property marked)
Property contributes to a local historic district (submit district map with property marked)
Name of local or NR historic district: _____
Historic designation is pending (submit supporting documentation)
- Project contact (if different from Owner)**
Name _____
Address _____ City _____ Zip _____
Phone _____ Email _____
- 3. Statement of significance for properties in historic districts (maximum of 50 words)**

Date of construction _____ Original architect (if known) _____
- 4. Owner**
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above.
Name _____
Signature _____ Date _____
Address _____ City _____ State _____ Zip _____
Phone _____ Email _____
- 5. Materials that must be submitted with this completed and signed form**
A. Recently taken color photographs showing exterior views of the property
B. Proof of historic status

REMINDER: TO QUALIFY

- **MUST BE A LANDMARK OR CONTRIBUTING BUILDING IN A HISTORIC DISTRICT**
- **OWNER OCCUPIED, PRIMARY RESIDENCE. EITHER**
 - **SINGLE FAMILY HOUSE**
 - **CONDOMINIUM BUILDING**
 - **COOPERATIVE BUILDING**
 - **UP TO A 6 FLAT IF THE BUILDING OWNER LIVES IN ONE UNIT.**
- **MUST SPEND AT LEAST 25% OF ASSESSOR'S FAIR MARKET VALUE FOR THE YEAR WORK BEGINS (OR BEGAN) ON REHABILITATION PROJECT**
- **WORK MUST FOLLOW PRESERVATION GUIDELINES, THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

25% OF ASSESSOR'S MARKET VALUE

- ADDRESS: 2418 LINCOLN ST
- CITY: EVANSTON
- TOWNSHIP: EVANSTON
- **ASSESSED VALUATION**
- **2015** BOARD OF REVIEW CERTIFIED

LAND ASSESSED VALUE

15,200

- BUILDING ASSESSED VALUE

57,117

- **TOTAL ASSESSED VALUE**

72,317

- **PROPERTY CHARACTERISTICS (A.V. X 10)**

- (ESTIMATED 2016 MARKET VALUE \$1,057,260)

- **2015 MARKET VALUE \$723,170**



SPENDING

THRESHOLD (2015):

25% X 723,170

= \$180,793

ON HOUSE AND HISTORIC
COACH HOUSE

HARDSCAPE

ADDITIONS

FOLLOW PRESERVATION GUIDELINES

U.S. Department
of the Interior
National Park
Service

The Secretary of the Interior's
**Standards for
Rehabilitation**
and Guidelines for
Rehabilitating Historic Buildings

WORK MUST MEET THE *SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION*

- PRESERVE SIGNIFICANT HISTORIC FEATURES, MATERIALS AND IMPORTANT SPACES.
- DOES NOT REQUIRE RESTORING TO ORIGINAL APPEARANCE.
- NON-ORIGINAL ALTERATIONS MAY BE SIGNIFICANT (THINK ROOKERY) AND NEED TO BE RETAINED.
- NON-HISTORIC FEATURES (THOSE LESS THAN 50 YEARS OLD) MAY BE REMOVED OR RETAINED.
- COMPATIBLE ALTERATIONS, ADDITIONS ALLOWED.

PART 2, DESCRIPTION OF A REHABILITATION PLAN



Property Tax Assessment Freeze Program Certificate of Rehabilitation Application

Rev. 1/23

PART 2 Request for Approval of a Rehabilitation Plan

We highly recommend that you receive approval of this form prior to beginning construction. The SHPO bases its approval on the description in this Application. In the event of a discrepancy between the Application and other material (such as architectural plans), the Application takes precedence.

1. **Property information** Property name (if applicable) _____
 Street Address _____
 City _____ County _____ Zip _____
2. **Project data**
 Estimated start date _____ Estimated rehab cost _____
 Estimated completion date _____ Floor area before/after rehab. _____
 Architect/Designer for project (if applicable) _____
 Phone _____ Email _____
3. **Project contact (if different from Owner)**
 Name _____
 Address _____ City _____ Zip _____
 Phone _____ Email _____
4. **Owner**
 I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above.
 Name _____
 Signature _____ Date _____
 Address _____ City _____ Zip _____
 Phone _____ Email _____
5. **Description of Rehabilitation Plan** Using the sheets provided, describe the scope of work in detail. Include site work, new construction, alterations, etc. Use as many of these sheets as you need to describe all work. [Additional sheets are available on our website.](#)
6. **Materials that must be submitted with this completed and signed form**
 - A. Completed "Description of Rehabilitation Plan" sheets
 - B. Labeled, exterior and interior pre-construction photographs
 - C. Architectural or design plans, if prepared



Property Tax Assessment Freeze Program Certificate of Rehabilitation Application

Submit with Part 2

Rev. 1/23

PART 2 Description of Rehabilitation Plan, Sheet _____

Property name	Street address	City
Item Number	Architectural feature	Approximate date of feature

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

Item Number	Architectural feature	Approximate date of feature
-------------	-----------------------	-----------------------------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

REHAB PROJECT CAN HAVE BEEN STARTED OR EVEN COMPLETED—JUST NOT FINISHED MORE THAN 2 YEARS AGO-- IF SPENDING THRESHOLD MET AND PRESERVATION STANDARDS FOLLOWED.

2 GREEN BAY RD, LK FOREST



615 ELM ST, WINNETKA



QUALIFYING EXPENDITURES: EXTERIOR, INTERIOR, BEHIND WALLS, SITE

- UPDATING MECHANICALS (PLUMBING, ELECTRICAL, HVAC, DRAIN TILE)
- KITCHEN AND BATHROOM REMODEL
- FLOOR REFINISHING
- WINDOW REPAIRS
- REPAIRING HISTORIC FEATURES
- REPLICATION AND INSTALLATION OF MISSING HISTORIC ELEMENTS
- FINISHING OF ATTIC OR BASEMENT SPACE
- DECORATING – PAINTING AND WALLPAPERING
- TUCKPOINTING; ROOF, GUTTER, WOOD REPAIR
- NEW CONSTRUCTION—GARAGE, ADDITIONS, HARDSCAPE

305 BARTON: TUCKPOINTING, GUTTER AND DOWNSPOUT REPAIR



AN EXAMPLE OF A REHAB IN RAVENSWOOD HISTORIC DISTRICT, CHICAGO



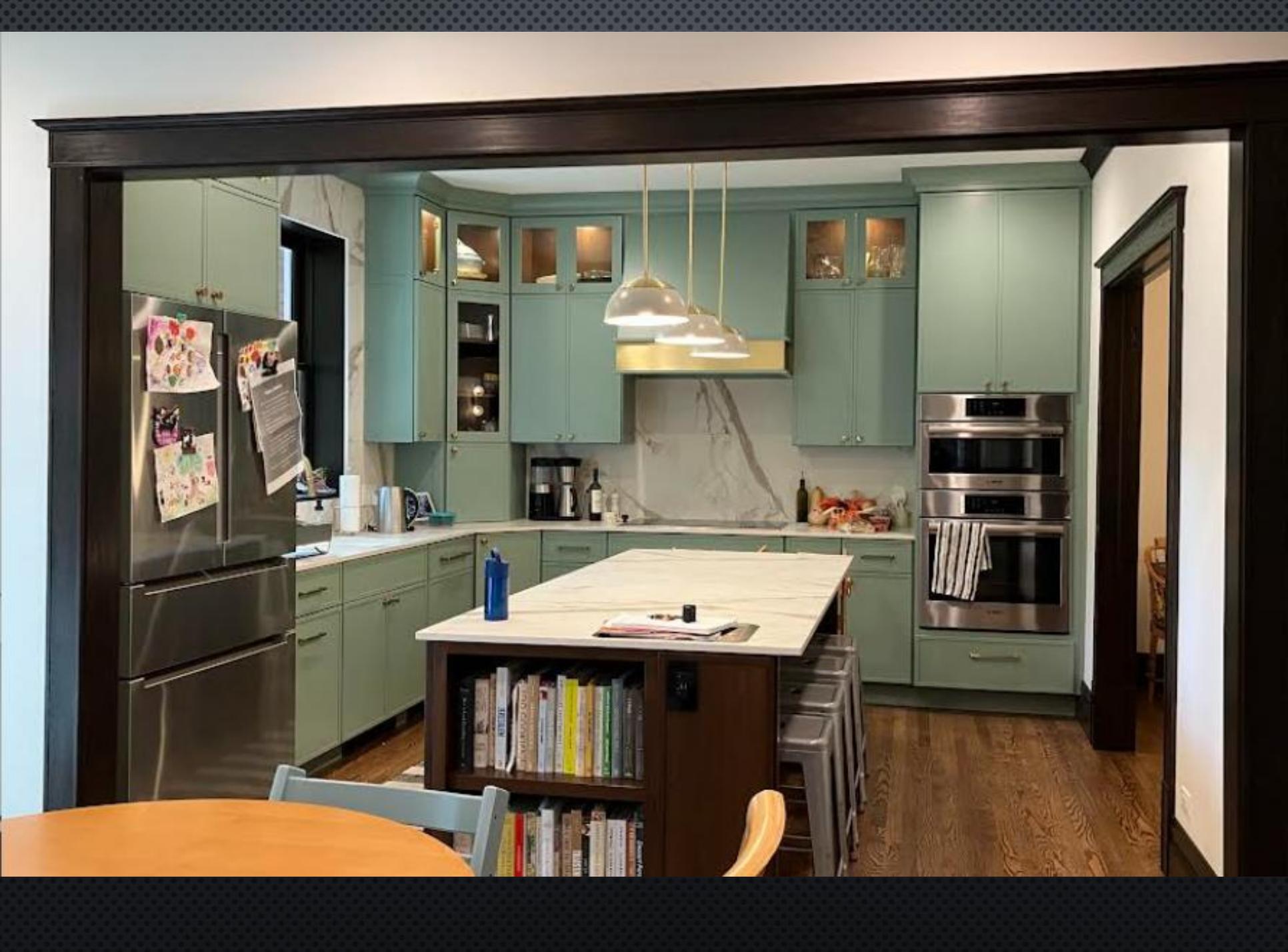
Before and After

UPDATE MECHANICALS



KITCHEN REMODELS

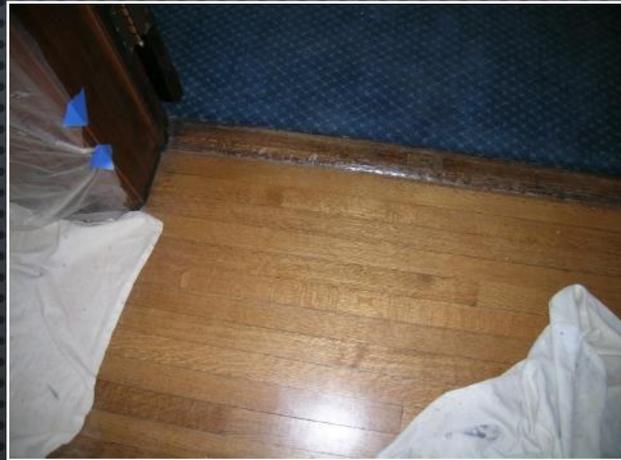




BATHROOM REMODELS



FLOOR AND WINDOW REPAIR



133 Dempster, Evanston



2700 Euclid, Evanston

REPAIRING HISTORIC FEATURES



Crown molding, house in Evanston

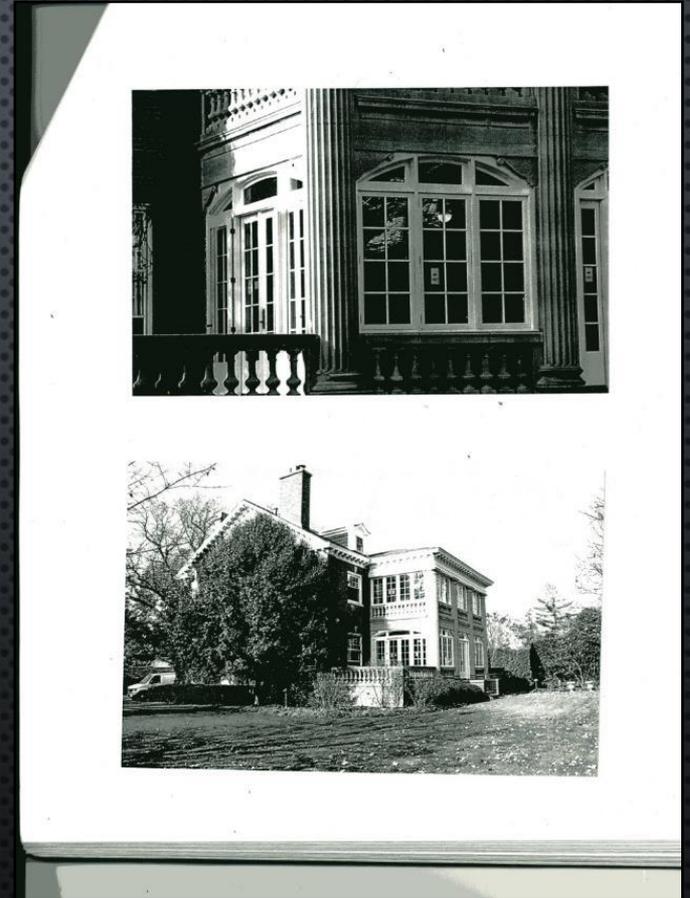


Missing arm of sconce designed by Frances Elkins For David Adler's Kuppenheimer House, Winnetka, Replaced.

REPLICATION AND INSTALLATION OF MISSING HISTORIC ELEMENTS



House in Evanston



REPLICATION OF MISSING HISTORIC FEATURES: FRENCH DOORS BETWEEN LIVING AND DINING ROOMS



REPLICATION AND INSTALLATION OF MISSING FEATURES: KENILWORTH HS.



SYMPATHETIC REPLACEMENT



FINISHING ATTICS AND BASEMENTS





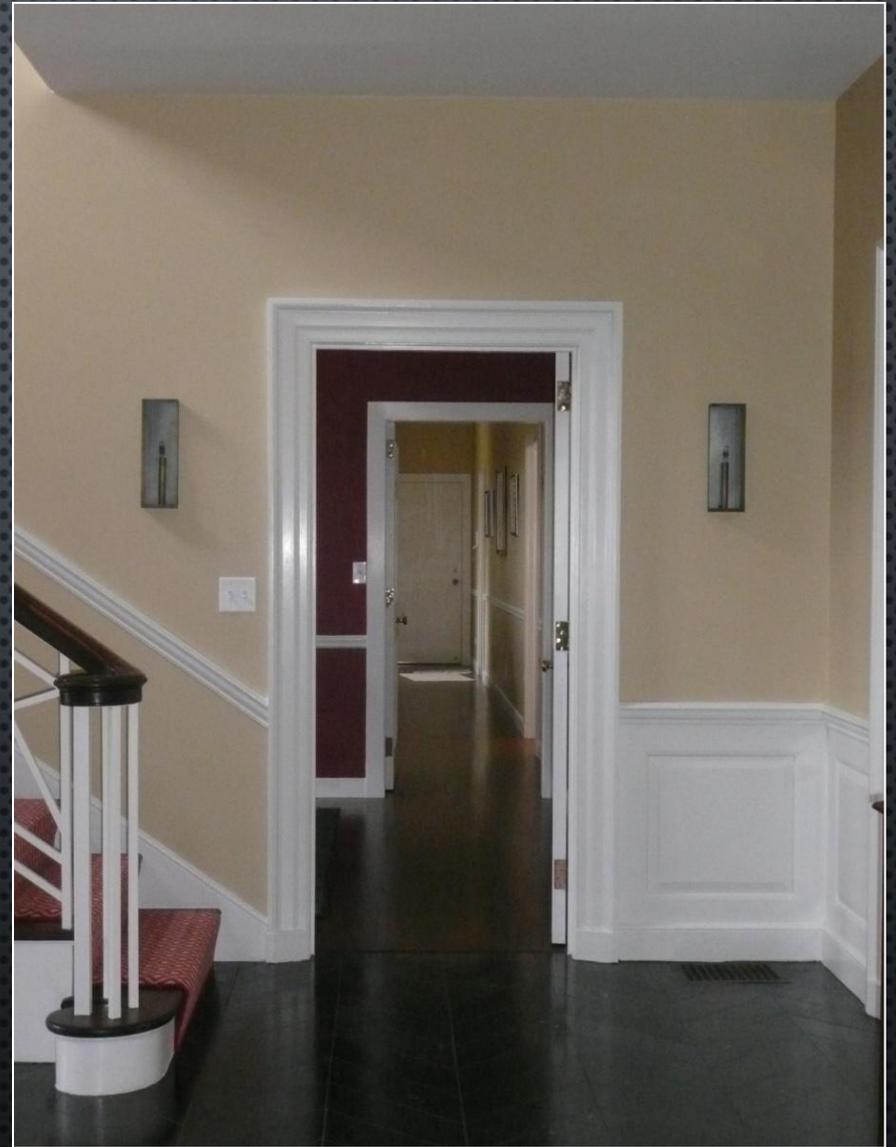
FINISHING ATTICS AND BASEMENTS



INTERIOR AND EXTERIOR PAINTING



DECORATING



ADDITIONS, GARAGES, HARDCAPE



1210 Michigan
Evanston: 1210 Michigan



721 Milburn





Edmund D. Brigham House
Glencoe: Frank Lloyd Wright



QUEEN ANNE: ADDITION





PART 3: REQUEST FOR A CERTIFICATE OF REHABILITATION (COR)



Property Tax Assessment Freeze Program Certificate of Rehabilitation Application

Rev. 8/25

PART 3 Request for a Certificate of Rehabilitation

- Property information**

Property name (if applicable) _____

Street Address _____

City _____ County _____ Zip _____
- Project data**

A. Property Index Number(s) (PIN) _____

B. Property's Assessor's Fair Cash Value for the year the rehab began _____

C. Property's Assessed Value for the year the rehab began _____

D. Total of Eligible Expenses _____

E. Total of Ineligible Expenses _____

F. Project starting date _____ G. Project completion date _____

H. Total number of housing units before/after rehabilitation _____
- Project contact (if different from Owner)**

Name _____ Organization _____

Phone _____ Email _____
- Owner(s) All property owners must complete and sign this form.**

The undersigned hereby apply for a Certificate of Rehabilitation for the property named above for the purposes of the Revenue Act of 1939, as amended. I attest that the information I have provided throughout the application is correct, to the best of my knowledge, and that the property named above is my principal residence.

I further attest that: (must select and complete one of the following options)

I own/co-own the property named above.

The property named above is owned by _____ Trust, and I am one of its beneficiaries.

Name _____	Name _____
Signature _____ Date _____	Signature _____ Date _____
Phone _____	Phone _____
Email _____	Email _____
- Materials that must be submitted with this completed and signed form**

A. Labeled exterior and interior post-construction photographs

B. [Summary of eligible expenditures](#)

C. Scans of proof of expenditure

D. [Do-It-Yourself Labor Report](#) (if applicable)

- SPREAD SHEET
- PROOF OF EXPENDITURES IN FORM OF CANCELLED CHECKS, LIEN WAIVERS OR INVOICES MARKED PAID
- GENERALLY TIME PERIOD TO COMPLETE—2 YEARS, BUT CAN BE UP TO 4 IN SPECIAL INSTANCES AND SIGN OFF FROM DIRECTOR, DNR

CERTIFICATE OF REHABILITATION (COR) GETS SENT TO ASSESSOR



Illinois
Department of
Natural
Resources

JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

CERTIFICATE OF REHABILITATION

Property Name:

W.E. Rose House

Address:

716 Ingleside Place
Evanston, Illinois 60201

Property Index Number or Legal Description:

05-35-405-013-0000

Rehabilitation Period:

June 2021—June 2024

Property Owner(s):

Brian Johnson and Carrie Huisingsh

Email Address:

bemjohnson@gmail.com
carriehuisingsh@hotmail.com

Phone Number:

(224) 423-1840
(309) 236-5519

The property named above has been determined to meet the qualifications set forth in 35ILCS 200/10-55. As such, the owner of said property is entitled to the benefits provided for in 35ILCS 200/10-70.

Recommended by:

Darius Bryjka, Project Reviewer
Illinois Department of Natural Resources

7/3/2024

Date

Approved for Execution:

Legal Counsel

Natalie Phelps Finnie
Natalie Phelps Finnie, SHPO and Director
Illinois Department of Natural Resources

Date

7/10/2024

Date

The Freeze in Place

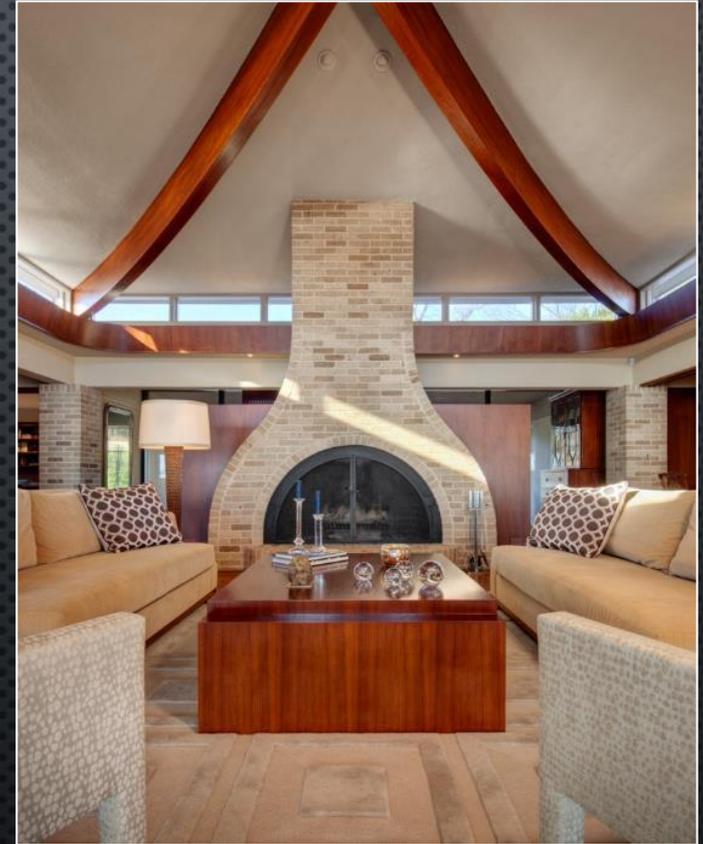


716 Ingleside

LOUIS ANCEL HOUSE, GLENCOE DRIEHAUS AWARD WINNER

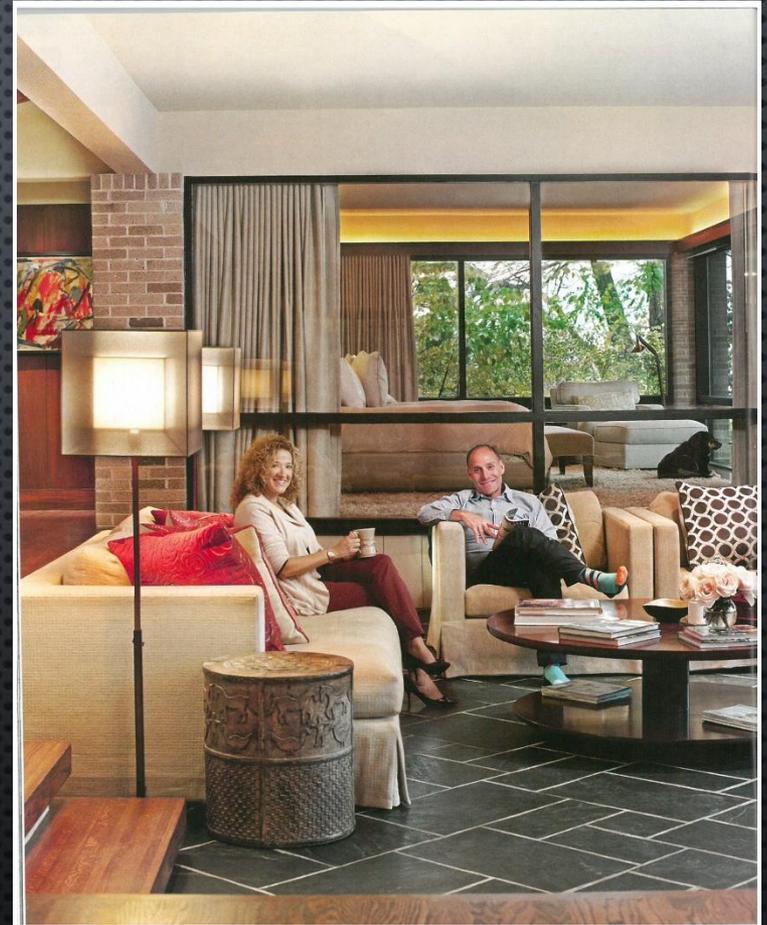
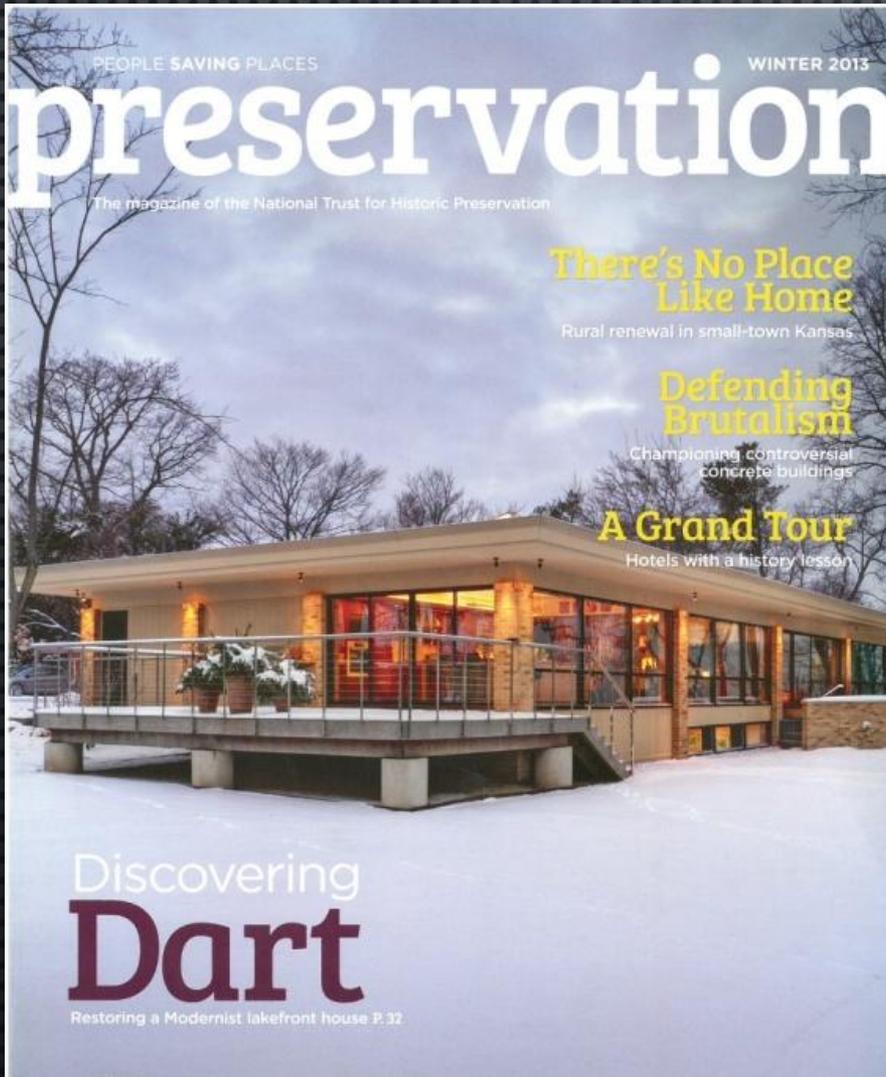


Edward Dart, Architect
1960s



Darris Harris, Photographer

NATIONAL TRUST RECOGNITION



Happy owners: the
Muslins

CAN YOU FLIP? YES

DEVELOPER FILLS OUT PART 1, 2.
(HISTORICAL SIGNIFICANCE, SCOPE OF
WORK).

AFTER REHAB, DEVELOPER SELLS
PROPERTY.

BUYER (THE FIRST "OWNER OCCUPANT"
SUBMITS PART 3

(REQUEST FOR APPROVAL OF
COMPLETED WORK) .



DEVELOPER PASSED ON FREEZE TO FIRST OWNER



Lake Forest

REHABBED AND FLIPPED



1308 Elmwood

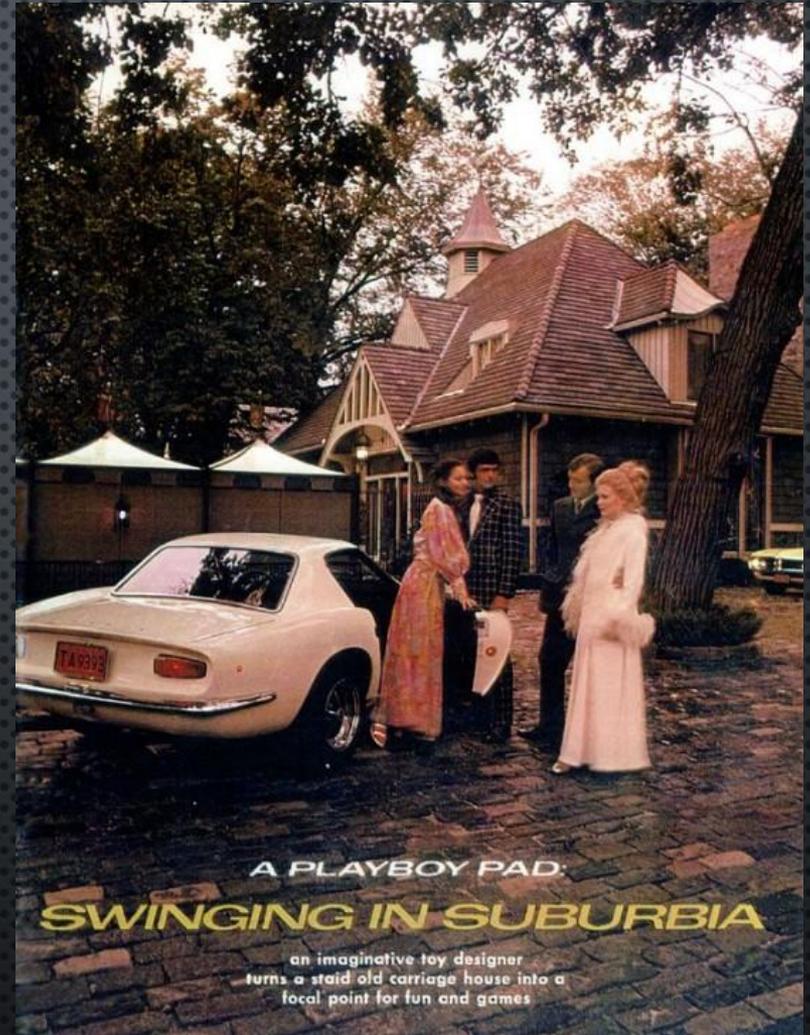


Barn at 318-1/2 Dempster

EVANSTON HOMES THAT HAVE THE PROPERTY TAX ASSESSMENT FREEZE



Freeze taken twice



Coach House remodeled 1962 for Toy Designer
Marvin Glass: 1314 Forest

Assessment Freeze: material from Illinois SHPO



- Preserve History
- Archaeology
- Architectural Services
- Cemetery Preservation
- Certified Local Governments
- Contact Staff
- Federal/State Project Review
- Financial Incentives

Property Tax Assessment Freeze

The [Historic Residence Assessment Freeze Law](#) and [its administrative rules](#) provide that the assessed value of historic, owner-occupied, principal residences can be frozen for eight years followed by a four-year step-up period if their owners undertake sensitive and substantial rehabilitations. This program is administered free of charge to Illinois homeowners.

[Download a one-page program summary](#)

Benefits

- Rewards owner-occupants for sensitively reinvesting in their historic homes by freezing rehabilitated properties' assessed values for eight years followed by a four-year period during which the assessed values step up to their then-current levels

See 1-page summary and FAQs or contact us:
ssbenjamin711@gmail.com; 312-203-1808

