



**AGENDA**  
**Preservation Commission**  
**Tuesday, November 11, 2025**  
**909 Davis Street, Floor 2 Council Chambers 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. SPEAKER SERIES**

**A. Illinois Property Tax Assessment Freeze**

The Property Tax Assessment Freeze program is available to owners of homes that are designated landmarks or buildings that contribute to the significance of a historic district. Hundreds of houses in Evanston are located in districts and eligible for the freeze. Homeowners who meet a spending threshold rehabbing their home and follow preservation guidelines (the Secretary of the Interior's Standards for Rehabilitation) can receive 11 years of a freeze on the property's Assessed Valuation. The freeze is a win-win preservation program for all those who participate. It preserves the character of the community and lessens the financial burden of expensive renovation work.

Architectural historian Susan Benjamin will give a presentation that describes the program in detail and will answer questions on how to qualify.

#### 4. NEW BUSINESS

A. **25PRES-0129 - 1310 Main Street - Landmark** 3 - 22

Staff recommends review of the proposal against the identified applicable standards.

Ken Hazlett, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to construct single-story additions to the homes rear and side volumes.

**Applicable Standards:** Alteration [1-10]; and Construction [1-8; and 10-15].

**For Action**

[25PRES-0129 - 1310 Main Street - Landmark - Attachment - Pdf](#)

#### 5. APPROVAL OF MEETING MINUTES

A. **Minutes of October 14** 23 - 24

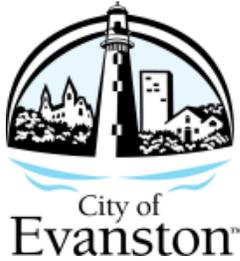
[Preservation Commission - Oct 14 2025 - Minutes - Html](#)

#### 6. STAFF REPORTS

A. **Dempster Street Survey**

#### 7. ADJOURNMENT

**Order & Agenda Items are subject to change.** Information about the Preservation Commission is available at: [Preservation Commission](#) Questions can be directed to Cade W Sterling at 847-448-8231 or at [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org) The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible. **Español** - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte de la Oficina de Planificación y Zonificación llamando al (847/448-4311) o [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org) con 48 horas de anticipación para acomodar su pedido en lo posible



## Memorandum

To: Members of the Preservation Commission  
From: Cade Sterling, Planner  
CC: Jeremiah Bebo, Development Services Supervisor  
Subject: 25PRES-0129 - 1310 Main Street - Landmark  
Date: November 11, 2025

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Recommended Action:

Staff recommends review of the proposal against the identified applicable standards.

Commission Action:

For Action

Summary:

Ken Hazlett, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to construct single-story additions to the homes rear and side volumes.

**Applicable Standards:** Alteration [1-10]; and Construction [1-8; and 10-15].

Construction Period:

c. 1885

Style:

Colonial Revival

Architect of Record:

Unknown

Condition:

Excellent

Integrity:

Excellent

Status:

Landmark designated (1979 and re-designated in 1986); Exemplification of a building type once common in the city.

Setting:

1310 Main Street is an individual landmark located on the south side of Main Street between Asbury Avenue to the east and Wesley Avenue to the west. The block and surround properties were developed between the 1870s and 1890s, and retain good integrity today despite post war infill development. The majority of homes are wood frame in construction and clad in wood. 1310 Main Street is a wood frame home clad in Chicago common brick. 1311 Main, across the street is also a landmark.

Significance:

Two features, the use of common brick on the entire exterior and the flat window and door lintels, distinguish this vernacular structure from those located elsewhere throughout Evanston. In other ways, it is typical, and an early yet contextualized example of Colonial Revival inspired architecture re-popularized after the 1876 Centennial Exposition. The house stands two-and-a-half stories and is topped by a steep hipped roof; in the center is a dormer with diamond shingles. A broad front porch with Doric supports connected by a slatted balustrade stretches across the front. This designation, as well as many others purposefully undertaken by early Commissions, underscores Evanston's commitment to not only retaining high-style architecture, but examples of working class and everyday architecture, and celebrating the two as equals in our architectural heritage and the built form that communicates our collective past.

Colonial Revival:

After the 1876 Centennial Exposition in Philadelphia, Colonial Revival became a national style. The country's 1876 centennial celebrations awakened an interest in America's Colonial architectural heritage. Even before 1876, the demolition of the celebrated John Hancock House in 1863 shocked the country. The nationalism and patriotism that grew out of those events created a movement that had a profound effect on all aspects of American culture through World War II and into the 1950s. This wave of nostalgia was immediately reflected in American architecture. The interest in Colonial architecture was reinforced by the Classical architecture of the 1893 World's Columbian Exposition. Colonial Revival architecture, with its Classical detailing, order and symmetry offered an alternative to the exuberance of the Queen Anne style and the informality of the Shingle Style. As the Colonial Revival Style developed in the 1870s however, transitional examples of homes combining the two styles were common. Many early Colonial Revival homes are stately, and mimic the scale of Queen Anne residences. The style was widely published in journals and popular magazines. The White Pine Series of Architectural Monographs, dominated by photographs of Colonial buildings, was published in 1915 and was an inspiration for many Colonial Revival designs during that period. Examples prior to this in the Midwest were not uncommon, but not of the same prevalence.

The Colonial Revival style changed over time and took different forms. Later Colonial Revival residences, resembled their prototypes more closely in proportion and detail. After 1935, examples of the style became much more simplified and vernacular. Features took on a more slender appearance and occasionally Art Deco elements appeared. In the late 1940s and

later, when the ranch house became popularized, Colonial Revival features were grafted onto these long, low slung homes. More modest examples were also common post war including cape cods and minimal traditionals.

Features of Colonial Revival architecture include rectangular form, symmetry, gable or hip roofs, frequently with dormers, shingles and/or clapboard siding, double-hung windows with multipane glazing, often 6/6, shutters, bay windows, paneled doors topped by transoms, fanlights, or pediments and in larger versions flanked by sidelights. Classical elements including cornices with modillions and dentils, balustrades, columns, and pilasters are also common. Broken pediments were rare on the Colonial originals, but were particularly favored by revivalists. Many Colonial Revival houses have small front porches with columns supporting a pedimented roof or balustrade. There are two primary subtypes of the style, the Georgian Revival Style, and the Dutch Colonial.

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.

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.

Attachments:

[Plat of Survey](#)

[Application](#)

[City Historical Index](#)

[Drawings](#)

[1310Main\\_Photos-compressed](#)





# 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: 1310 Main Street		FOR STAFF USE ONLY Application Number:	
2) Applicant's Name: Ken Hazlett		Address: 609 Dempster Street	
City: Evanston	State: IL	Zip: 60201	Phone: 847-475-7200
		Email: ken.hazlett.comcastbiz.net	
3) Owner's Name: Lisa Conforti & Will Lockwood		Address: 1310 Main Street	
City: Evanston	State: IL	Zip: 60202	Phone: 847-421-5837
		Email: lcon40@yahoo.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 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 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: 10/13/25

## 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.

This project involves the interior renovation & expansion of an existing brick single family residence built in 1885-1890 and described in the City Historical Index as "A Colonial Revival in an early foursquare form with stone lintels and windowsills, full front porch with hipped roof overhead supported by columns, paired windows in center dormer and corbelled chimney". It was made a Local Landmark in 1986 but is not within a Landmark District or a National Landmark. The original structure is Chicago common brick with a one-story wood sided Addition in the SE corner facing the rear of the lot and not visible from Main Street. The Owner's wish to add a new one-story Family Room Addition to the rear of the existing residence which will absorb and expand the existing Addition. All of the original features mentioned in the Historical Index will be maintained unchanged and serve as inspiration for the new Addition. A small portion of the new Addition will be visible from Main Street and we propose this portion be clad in Chicago common brick to blend strongly with the original structure. Furthermore, all new windows will match the profile and appearance of the existing original windows, although they were changed to vinyl years ago. The new Addition will have a base of Chicago common brick with wood siding above, referencing the exterior material of the existing Addition that is being absorbed and replaced by this new Addition. Stone lintels and sills will be used at all new windows in masonry areas, reinforcing the connection to the windows in the original structure.

### 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](mailto:csterling@cityofevanston.org) or 847-448-8231.)

Section 2-8-9 (A) 2: The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition. The architectural features which are cited as the basis for Landmark status are all being maintained without change. The new Addition in the rear of the property utilizes the same vocabulary of brick and wood siding as the original structure. Moreover, the new porch decks on the new Addition are detailed using the same railing components as the existing porch on the front of the original structure making another connection.

Section 2-8-9-(B) 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. In the new Addition we will be using the same materials and textures as the existing structure: Chicago common brick; wood siding, stone lintels and sills, asphalt shingle roofs and wood railing components. Replicating these materials helps maintain a direct connection between the new Addition and the original structure,

Section 2-8-9 (B) 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. The shape and slope of the roof on the new Addition is the same as the shape and slope of the roof on the rear façade of the existing structure, further emphasizing the connection between these two essential forms of this project.

Adc

City of EVANSTON

1310 MAIN STREET

BEGINNING STREET NUMBER   
 END STREET NUMBER   
 STREET #   
 SUFFIX   
 STREET NAME   
 PIN

**LOCAL**

WITHIN LOCAL DISTRICT?   
 LOCAL DIST CONTRIB/NON-CONTRIB?   
 LOCAL LANDMARK?   
 YEAR   
 LOCAL LANDMARK ELIGIBLE?

**CRITERIA**

A7: Exemplify an architectural style, construction technique or building type once common in the city;

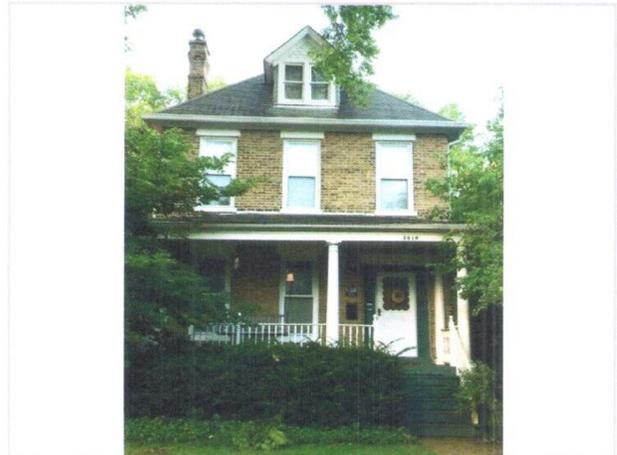


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**NATIONAL REGISTER**

NR DISTRICT CONTRIB/NON-CONTRIB   
 WITHIN DISTRICT?  NR LANDMARK?  YEAR   
 NR ELIGIBLE?  CRITERIA  ALTERNATE ADDRESS?

**GENERAL INFORMATION**

CATEGORY  CONDITION   
 INTEGRITY  CURRENT USE   
 HISTORIC USE   
 SECONDARY STRUCTURE  NR SECOND

**ARCHITECTURAL DESCRIPTION**

ARCHITECTURAL CLASSIFICATION   
 DETAILS   
 CONSTRUCTION YEAR  OTHER YEAR   
 DATE SOURCE   
 WALL MATERIAL (CURRENT)   
 WALL MATERIAL 2 (CURRENT)  PLAN   
 NO OF STORIES  ROOF TYPE   
 ROOF MATERIAL  FOUNDATION   
 PORCH  WINDOW MATERIAL   
 WINDOW MATERIAL 2  WINDOW TYPE   
 WINDOW CONFIGURATION  SIGNIFICANCE   
 HISTORIC FEATURES   
 ALTERATIONS

ADDITIONAL PHOTOGRAPHS

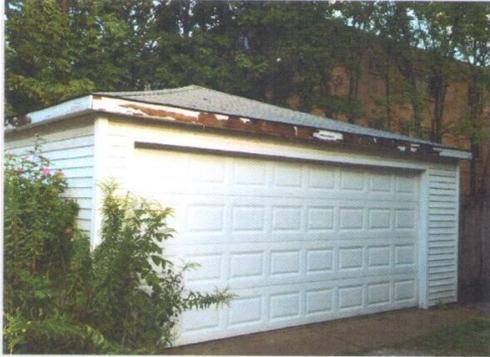


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HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR)  BUILDING MOVED?  BUILDER  SURVEYOR   
MOVED FROM  ORIGINAL OWNER  SURVEYOR ORGANIZATION   
ORIGINAL ARCHITECT  ARCHITECT SOURCE  SURVEY DATE  SURVEY AREA

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS  OLD ADDRESS  DATE OF CONSTRUCTION

PERMIT MOVING INFORMATION

MOVING PERMIT #  DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT #  DATE   
BUILDING PERMIT DESCRIPTION  COST   
ORIGINAL OWNER OCCUPIED?   
EXTERIOR ALTERATION PERMITS  
  
OTHER PERMIT INFORMATION

COA INFO

13PRES-0221: Replace jalousie bathroom window with double hung window;  
12PRES-0101: Replace existing 6' H wd fence along the W property line and from the house to the E property line, install new fence 6'H from gar to the E property line and along the E property line; 11PRES-0117: Tuckpointing of entire house, replacement in kind bricks as needed.

HISTORIC INFO  OTHER SOURCES   
HISTORIC INFO COMPILER  VOLUNTEER





1 South Elevation - Existing  
SCALE: 1/4" = 1'-0"



2 East Elevation - Existing  
SCALE: 1/4" = 1'-0"



3 South Elevation - Proposed  
SCALE: 1/4" = 1'-0"



4 East Elevation - Proposed  
SCALE: 1/4" = 1'-0"



4 North Elevation - Existing  
SCALE: 1/4" = 1'-0"



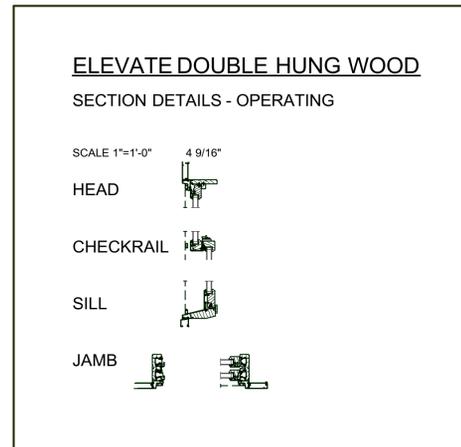
3 West Elevation - Existing  
SCALE: 1/4" = 1'-0"



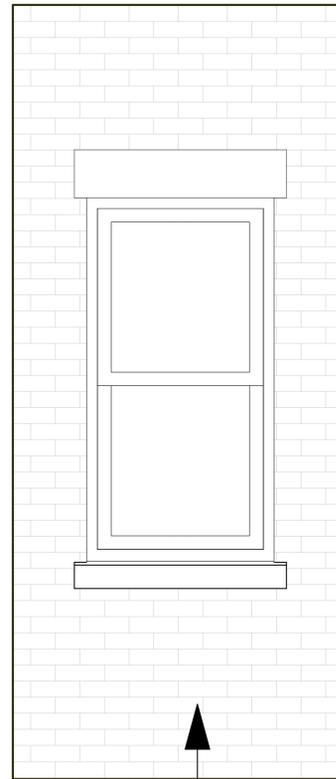
1 North Elevation - Proposed  
SCALE: 1/4" = 1'-0"



2 West Elevation - Proposed  
SCALE: 1/4" = 1'-0"

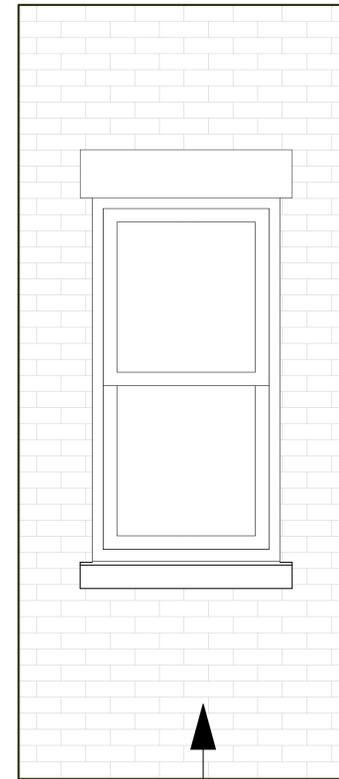


1 Details for Proposed Marvin DH Windows  
SCALE: 1" = 1'-0"



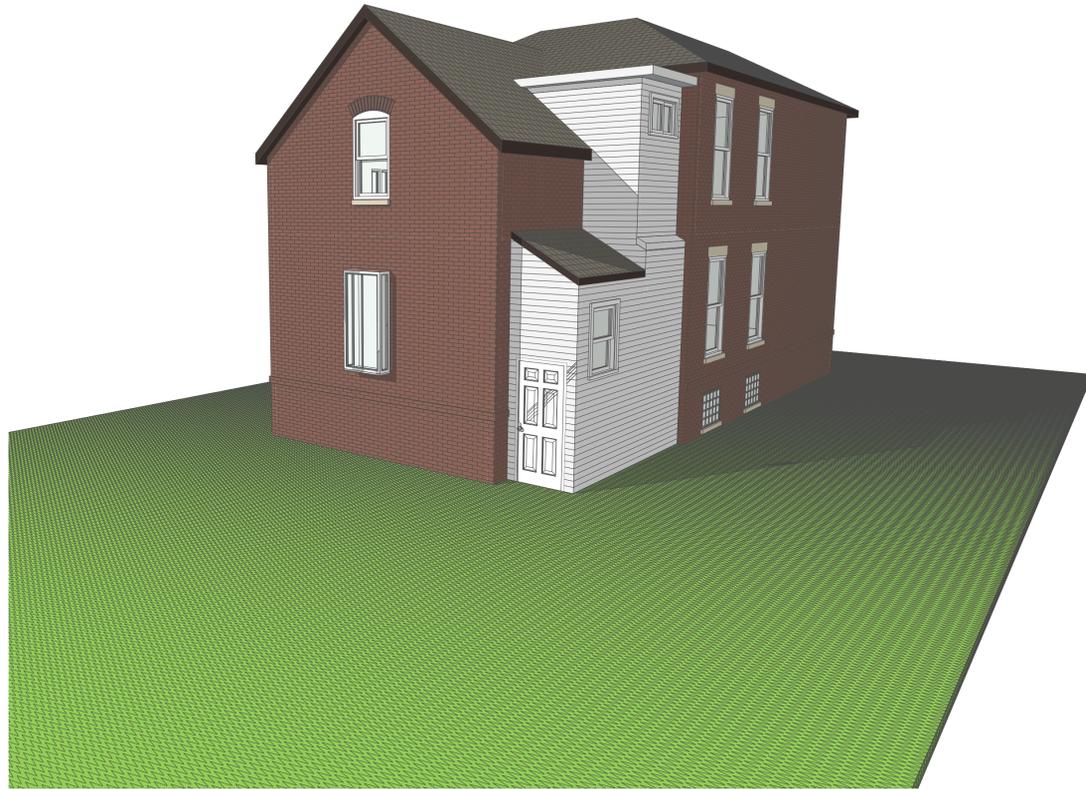
GLASS AREA: 7.78 SF

2 Existing Window Elevation  
SCALE: 1" = 1'-0"



GLASS AREA: 7.78 SF

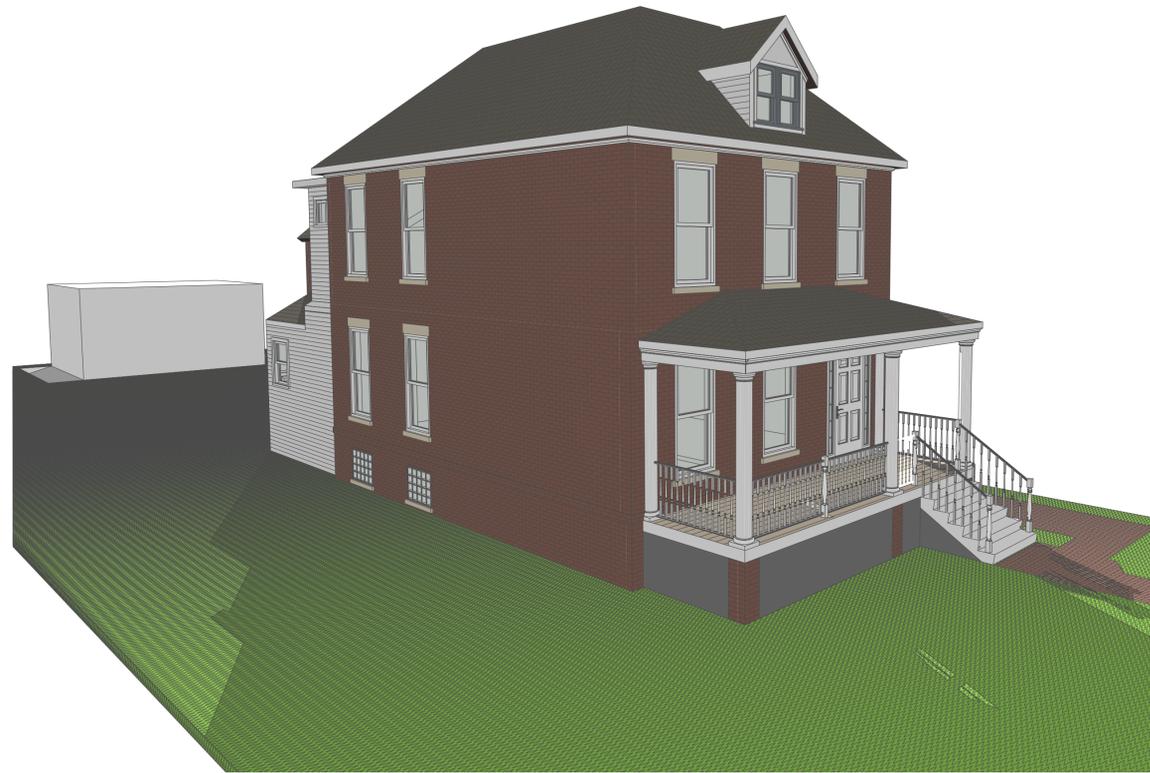
3 Proposed Window Elevation  
SCALE: 1" = 1'-0"



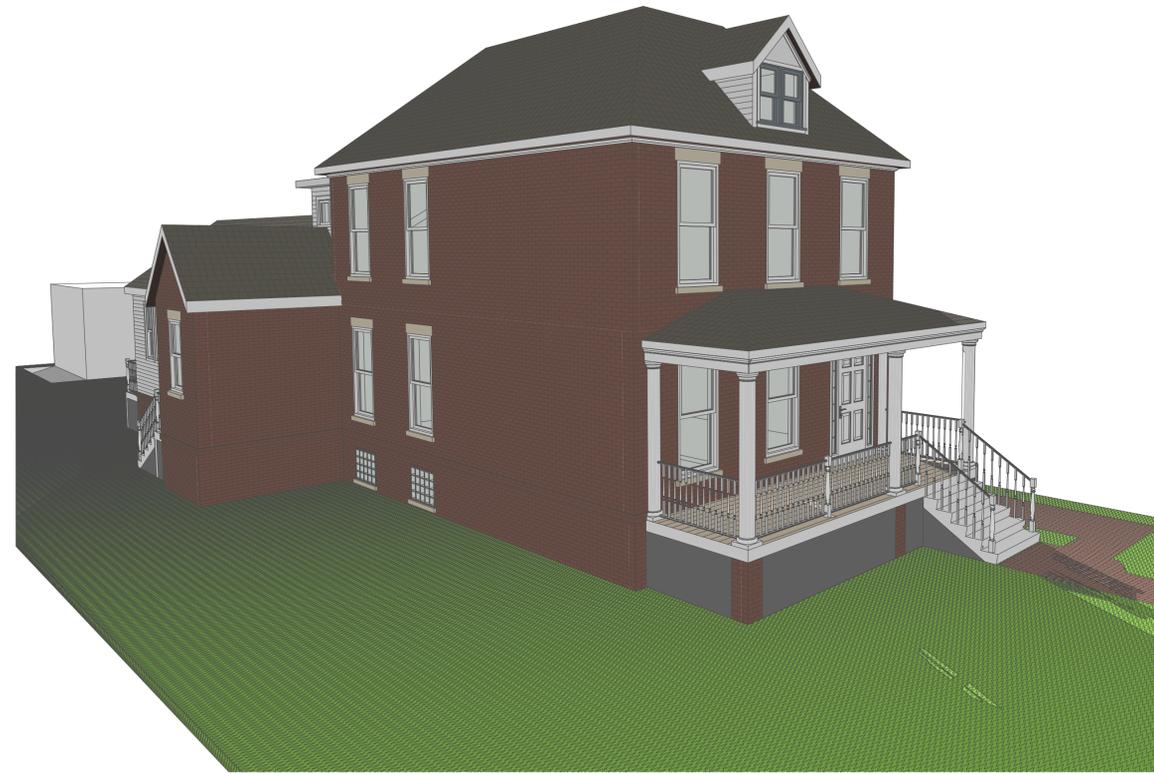
1 Existing - Perspective - South  
NOT TO SCALE



2 Proposed - Perspective - South  
NOT TO SCALE



2 Existing - Perspective - North  
NOT TO SCALE



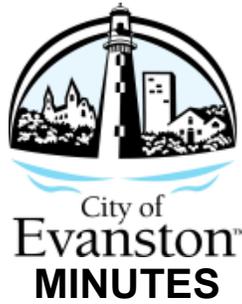
1 Final Scheme - North  
NOT TO SCALE











## Preservation Commission

Tuesday, October 14, 2025 @ 7:00 PM  
909 Davis Street, Floor 2 Council Chambers

**COMMITTEE MEMBER  
PRESENT:**

Carl Klein, Chair  
Thomas Ahleman, Vice Chair  
Amanda Ziehm, Secretary  
Charles Smith, Commissioner  
Sarah Dreller, Commissioner  
Lesa Rizzolo, Commissioner  
John Jacobs, Commissioner  
Matthew Johnson, Commissioner  
Stuart Cohen, Commissioner  
Beth Bodan, Commissioner  
Joshua Bowes-Carlson, Commissioner

**COMMITTEE MEMBER  
ABSENT:**

None

**STAFF PRESENT:**

Cade W. Sterling, Preservation Planner

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

**2. PUBLIC COMMENT**

**3. NEW BUSINESS**

**A. 25PRES-0116 – 144 Greenwood Street – Landmark – LHD**

Stuart Shayman, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to modify three existing window openings at the homes east and south elevations, modify two screen openings at the homes south and west elevations, and construct a roofed entry stair at the homes south volume. The south elevation and volume of the home is not visible from a public way.

**Applicable Standards:** Alteration [1-10]; and Construction [1-8; and 10-15]

**Motion:** A motion to approve was made by Commissioner Bodan

**Second:** Seconded by Commissioner Dreller  
**Vote:** 10 ayes and 0 nays

**4. APPROVAL OF MEETING MINUTES**

A. **Minutes of September 9, 2025**

Approved without amendment

**5. DISCUSSION (NO VOTE WILL BE TAKEN)**

A. **[Housing4All Draft Strategic Housing Plan](#)**

The Commission shall review and share feedback on [the draft plan](#) as it relates to historic preservation tools and approaches to housing production and preservation in order to help the City's Housing and Community Development Committee refine the plan.

**6. ADJOURNMENT**

The meeting adjourned at 8:55 PM