



AGENDA
Preservation Commission
Tuesday, December 9, 2025
909 Davis Street, Council Chambers, Floor 2 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, presentations, 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. PRESENTATIONS

A. 555 Lincoln Street - Water Treatment Plant - Landmark

3 - 52

Darrell King will provide the Commission with an overview of the security fence and gate project for the water treatment plant. For review and comment.

[Project Summary](#)

[Security Fence & Gate Project Presentation](#)

4. NEW BUSINESS

A. Approval of 2026 Meeting Dates

53

[2026 Meeting Dates](#)

B. **25PRES-0134 – 111 Burnham Place – Lakeshore Historic District** 54 - 108

The Commission shall review the proposal for demolition and new construction against the identified applicable standards. Staff may provide a professional opinion on the proposal at the Commission's request.

For Action

[25PRES-0134 – 111 Burnham Place – Lakeshore Historic District - Attachment - Pdf](#)

5. DISCUSSION

A. **2026 Officer Nominations**

B. **Potential for a January 2026 Special Meeting**

6. ADJOURNMENT

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



City of
Evanston™

Memorandum

To: Honorable Mayor and Members of the City Council

CC: Members of Administration and Public Works Committee

From: Darrell King, Water Production Bureau Chief

CC: Edgar Cano, Public Works Agency Director

Subject: Approval of a Contract Award with T.Y. Lin International Great Lakes, Inc. for Water Utility Perimeter Fence Security Engineering Design Services (RFP #24-27)

Date: October 28, 2024

Recommended Action:

Staff recommends that the City Council authorize the City Manager to execute an agreement with T.Y. Lin International Great Lakes, Inc (200 South Wacker, Suite 1400 Chicago, IL 60606) to provide water utility perimeter fence security engineering design services in the amount of \$437,896.00.

Funding Source:

Funding is provided by the Water Fund, General Plant Business Unit (510.40.4230.65702), which has a FY 2024 budget amount of \$275,000.00 and a YTD balance of \$48,634.55. Funding will also be provided by the Water Depreciation Improvement & Extension Fund Business Unit (Account 510.40.7330.62145), which has a requested FY 2025 budget amount of \$5,145,000.00. A detailed funding table is included below.

CARP:

Municipal Operations

Council Action:

For Action

Summary:

The Evanston Water Treatment Plant is located on the shores of Lake Michigan. The treatment facility has a rated capacity to supply up to 108 million gallons per day (MGD) of drinking water. The water utility serves the City of Evanston, the Village of Skokie, the Village of Lincolnwood, the Morton Grove-Niles Water Commission, the Northwest Water Commission (Arlington Heights, Buffalo Grove, Palatine, Wheeling), and the City of Des Plaines. The total population served is 487,985. Evanston also operates and maintains two booster pumping stations and

two water storage tanks. The Evanston Water Utility is the second largest water utility in the State of Illinois in terms of treated water-rated capacity.

An effective security approach for water treatment plants includes equipment or systems to deter, detect, delay, and respond to a threat before an adversary achieves its objective or mitigates the consequences of a successful attack by the threat. Benchmark security measures include several strategies to enhance security, such as:

- Fence and gates
- Security cameras
- Armed security/police
- Supervisory Control and Data Acquisition (SCADA)
- Water Quality Monitoring
- Electronic Access Control
- Site lighting

The example strategies above are not all-inclusive but provide an example of best practices. The consultant will conduct an evaluation of available water utility security fences and impact-resistant gate technology to be installed at the water plant, north standpipe, and south standpipe locations based on generally accepted Water Sector guidance documents, procedures, and Best Practices. The selected consultant will also perform preliminary and detailed designs of each location's recommended fencing and gate systems and provide bidding and construction administration services throughout the project's completion.

Analysis:

This project was advertised on DemandStar and in the Chicago Tribune. On July 16, 2024 two proposals were received from the following consultant engineering firms:

Firm	Location	Cost
Arcadis	Chicago, IL	\$900,000.00
TyLin (Greeley and Hansen Water Solutions)	Chicago, IL	\$437,896.00

The following staff reviewed proposals:

1. Darrell A. King, Water Production Bureau Chief
2. Karra Barnes, Asset Project Manager
3. Linda Thomas, Purchasing Specialist
4. Bill Thomas, Pumping Division Chief
5. Keith Kleiner, Pumping Division Supervisor

The table below reflects the scoring of each of the firms based on their proposals:

	Firm Quals & Expertise	Project Team	Project Approach	Price	Willingness to Execute Agreement	Completeness of proposal	M/W/EBE Participation	Total Score
MAX Pts	15	20	15	20	10	10	10	100
Arcadis	15	15	14	1	10	10	10	75
TyLin	15	15	14	20	8	10	10	92

TyLin International Great Lakes Inc. (Greeley & Hansen) received the highest overall score. They have performed similar projects at the following utilities: Chicago Department of Water Management, Waukesha Great Water Alliance Program and Booster Pumping Station, DC Water, City of West Lafayette, IN, Milwaukee Water Works, and O'Hare International Airport.

The staff has previously worked with TyLin, and they have performed well.

TyLin International Great Lakes Inc. (Greeley & Hansen) proposes to comply with the 25% M/W/EBE participation goal. Attached is a memo reviewing compliance with the City's M/W/EBE program.

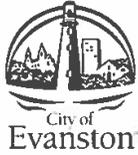
Funding Source Analysis:

A detailed funding breakdown is provided in the table below:

Account	2024 Project Cost	2025 Project Cost
510.40.4230.65702	\$48,634.55	
510.40.7330.62145		\$389,261.45
Total	\$437,896.00	

Attachments:

RFP 24-27 Water Utility Perimeter Fence Security MWDEBE Memo Final



Memorandum

To: Edgar Cano, Public Works Agency Director
 Darrell King, Water Production Bureau Chief

From: Tammi Nunez, Purchasing Manager

Subject: Water Utility Perimeter Fence Security Engineering Design Services, RFP 24-27

Date: October 28, 2024

The goal of the Minority, Women, Disadvantage, and Evanston Business Enterprise Program (M/W/D/EBE) is to assist such businesses with opportunities to grow. In order to help ensure such growth, the City's goal is to have general contractors utilize M/W/D/EBEs to perform no less than 25% of the awarded contract.

With regard to the recommendation for the T.Y. Lin International Great Lakes, Inc. for Water Utility Perimeter Fence Security Engineering Design Services, RFP 24-27, the total base bid is \$437,896.00 and they are found to be in compliance with the City's goal. They will receive credit for 25% M/W/D/EBE participation.

Name of M/W/D/EBE	Scope of Work	Contract Amount	%	MBE	WBE	EBE	DBE
Rubinos & Mesia Engineers, Inc., 200 S. Michigan Ave., Suite 1500 Chicago, IL 60604	Civil, Structural Engineering	\$93,760.00	21.4%	X			X
GSG Consultants, Inc. 735 Remington Rd. Schaumburg, IL 60173	Geotechnical, Survey	\$49,500.00	11.3%	X			
Total M/W/D/EBE		\$143,260.00	32.7%				

Cc: Hitesh Desai, Chief Financial Officer

Security Fence & Gate Project



Darrell A. King
Water Production Bureau Chief

December 9, 2025



Public Works

Background

The Evanston Water Treatment Plant is located on the shores of Lake Michigan. The treatment plant has a rated capacity to supply up to 108 million gallons per day (MGD) of drinking water, averages 47 mgd. The water utility serves the City of Evanston, the Village of Skokie, the Village of Lincolnwood, the Morton Grove-Niles Water Commission, the Northwest Water Commission (Arlington Heights, Buffalo Grove, Palatine, Wheeling), and the City of Des Plaines. The total population served is 487,985.



Background

Evanston also operates and maintains two booster pumping stations and two water storage tanks. The Evanston Water Utility is the second largest water utility in the State of Illinois in terms of treated water-rated capacity.



Background

The America's Water Infrastructure Act of 2018 mandates water systems serving more than 3,300 people to conduct risk assessments and develop emergency response plans, with specific attention to physical and cyber threats. Key AWIA security recommendations include:

- Enhancing perimeter security
- Installing or upgrading access control measures
- Implementing physical barriers to restrict unauthorized entry

This project directly addresses those objectives by reinforcing the physical security envelope of the facility, thereby reducing the risk of unauthorized access, sabotage, or other physical threats. These enhancements will also support future regulatory audits and inspections under AWIA compliance tracking.

Background

The City of Evanston Water Utility retained TYLin to redesign the perimeter fencing at the Water Treatment Plant and at the North and South Standpipe sites. The City of Evanston Water Treatment Plant (WTP) is located adjacent to Northwestern University and private residences. This proximity highlights the importance of both an appropriate public facing appearance and the need for a reliable and comprehensively secure perimeter. Similarly, the standpipes are located at strategic remote sites integrated into the Evanston community prompting a need for aesthetic considerations and security.



Background - Site Analysis

North Standpipe - The North Standpipe is a 40,000 SF site located at 2530 Gross Point Road in the City of Evanston. The main purpose of this site is to serve as the location for a 7.5 MG standpipe and its associated pump station. The site is surrounded on all sides by adjacent properties and does not have direct street access. The perimeter of the site is lined with approximately 800 linear feet of fencing. The existing fencing is a seven-foot tall galvanized chain link fence.

Background - Site Analysis (North Standpipe)

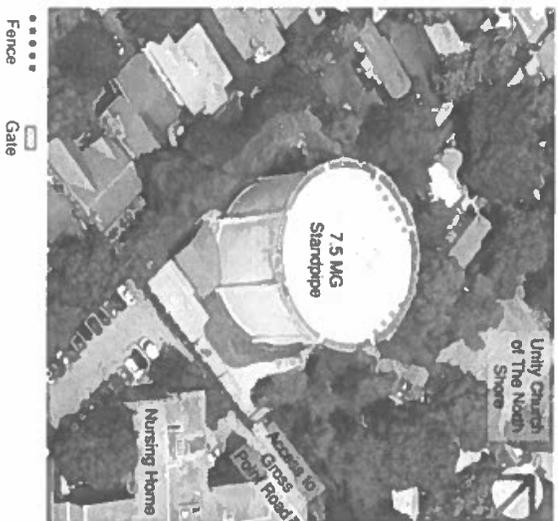


Figure 2-11 North Standpipe Fence and Gates.

Background - Site Analysis

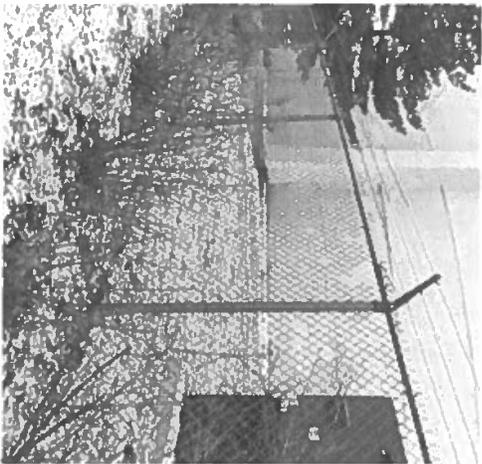


Figure 2-2 Typical Fence
Section

Background - Site Analysis



Figure 2-4 Gate Opening

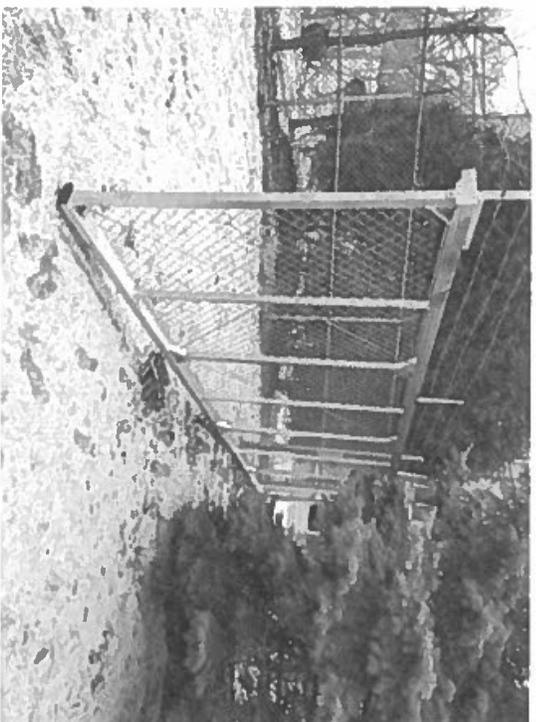


Figure 2-3 Sliding Gate

Background - Site Analysis



Figure 3-3 Palisade Fence



Figure 3-4 Palisade Fence w/
Privacy Slats

Background - Site Analysis (South Standpipe)



Figure 2-9 South Standpipe Fence and Gates

Background - Site Analysis

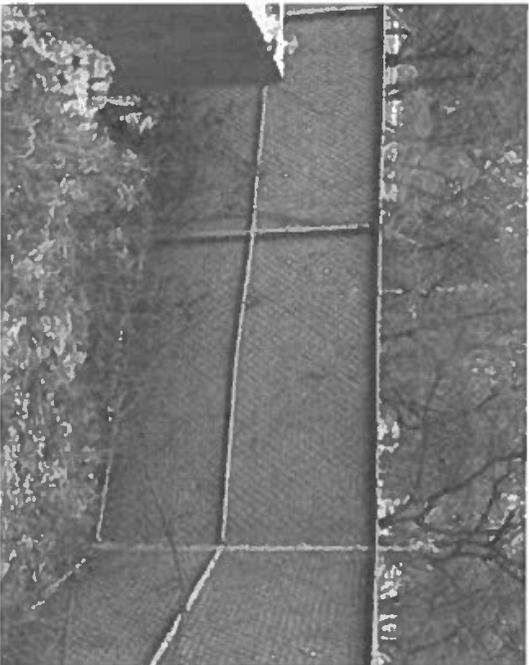


Figure 2-10 Typical Existing Fence

Background - Site Analysis

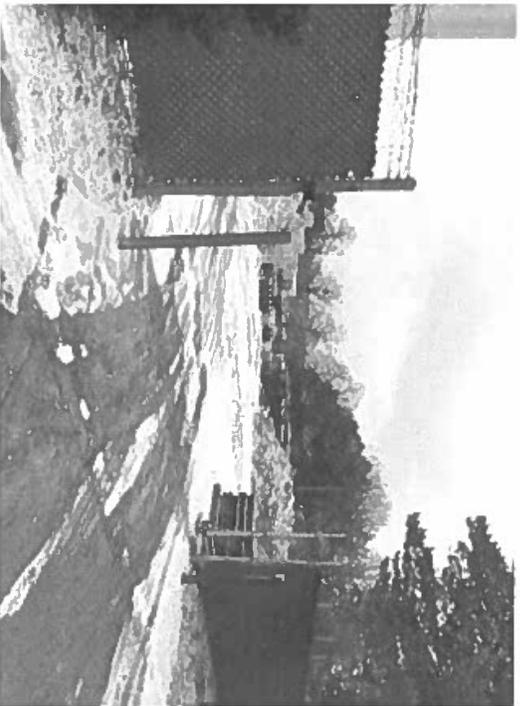


Figure 2-11 West Sliding Gate



Figure 2-12 North Sliding Gate

Background - Site Analysis

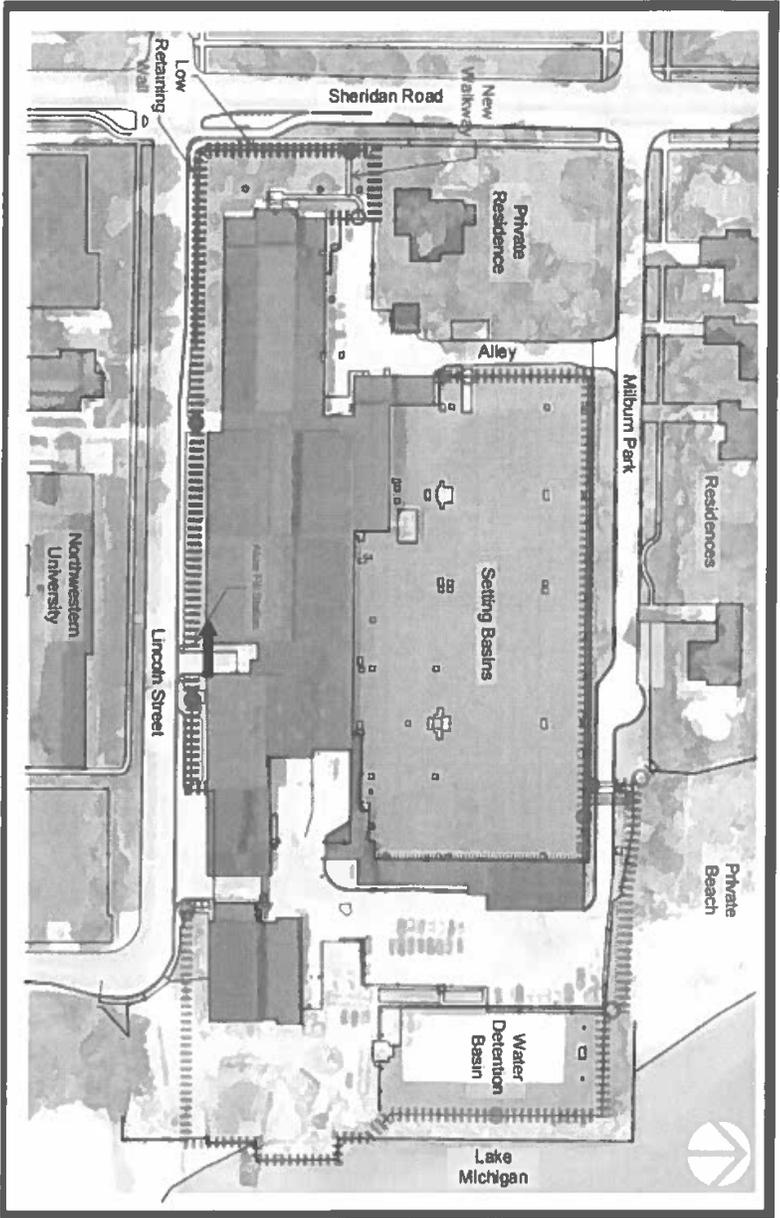


Figure 3-3 Palisade Fence



Figure 3-4 Palisade Fence w/
Privacy Slats

Background - Site Analysis (Water Treatment Plant)



Background - Site Analysis (Water Treatment Plant)



Figure 2-20 Typical North Fence



Figure 2-21 Typical East Fence

Background - Site Analysis (Water Treatment Plant)

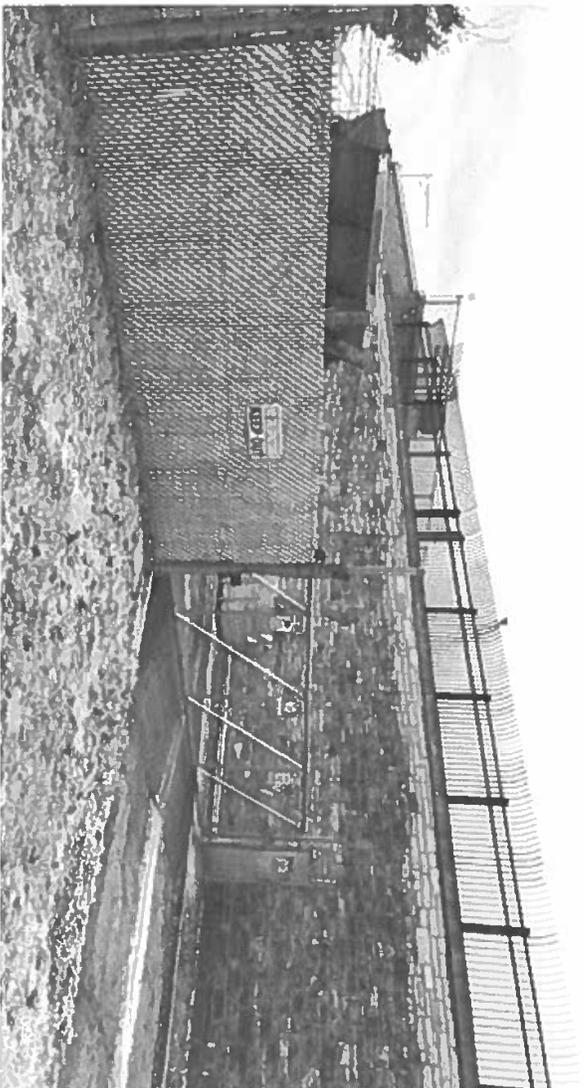


Figure 2-22 North Sliding Gate



Figure 2-23 North Entrance
Pedestrian Gate

Background - Site Analysis (Water Treatment Plant)



Figure 2-24 South Sliding Gate



Figure 2-25 South Entrance
Pedestrian Gate

Background - Site Analysis



Figure 3-3 Palisade Fence

Background - Site Analysis (North Gate & South Gate Options)

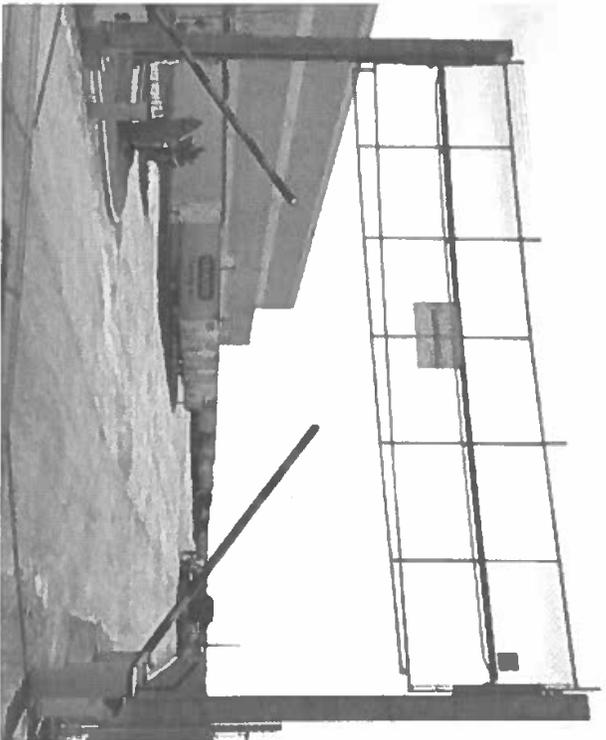


Figure 3-11 Vertical Lift Gate

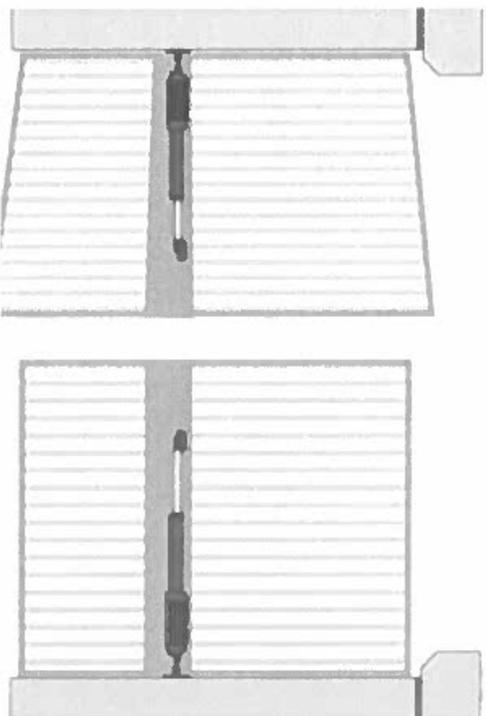


Figure 3-10 Automatic Swing Gate

Background - Site Analysis (North and South Gate Options)

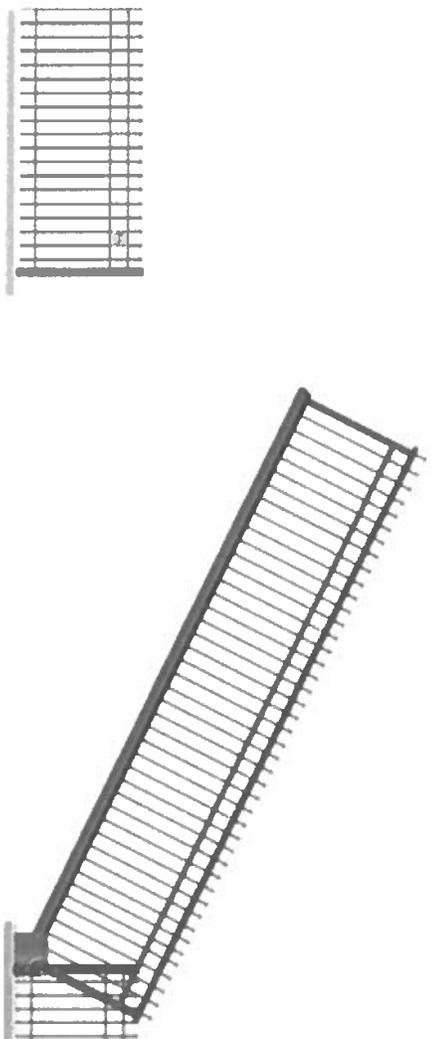


Figure 3-9 Pivot Gate

Background - Schedule

Design for the fence conceptual fence is anticipated to take nine months. Construction is anticipated to take six months from the beginning of mobilization to substantial completion. Three months of procurement is estimated for both design and construction. The total duration to design and construct the fencing is 21 months.

The design phase is currently underway and at the 30% stage. 60% design is anticipated to be completed during February 2026.

Current contract end date is July 9, 2027.

QUESTIONS

Security Fence & Gate Project



Darrell A. King
Water Production Bureau Chief

December 9, 2025



Public Works

Background

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Background - Site Analysis (North Standpipe)



Figure 2-1 North Standpipe Fence and Gates

Background - Site Analysis



Figure 2-2 Typical Fence Section

Background - Site Analysis



Figure 2-4 Gate Opening



Figure 2-3 Sliding Gate

Background - Site Analysis



Figure 3-3 Palisade Fence



Figure 3-4 Palisade Fence w/
Privacy Slats

Background - Site Analysis (South Standpipe)

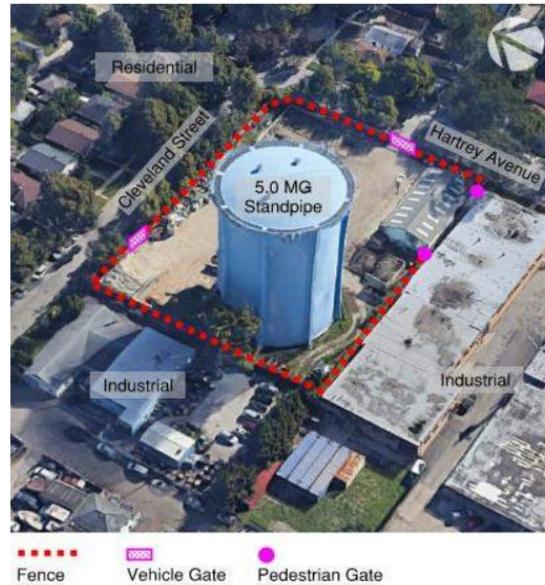


Figure 2-9 South Standpipe Fence and Gates

Background - Site Analysis



Figure 2-10 Typical Existing Fence

Background - Site Analysis



Figure 2-11 West Sliding Gate



Figure 2-12 North Sliding Gate

Background - Site Analysis

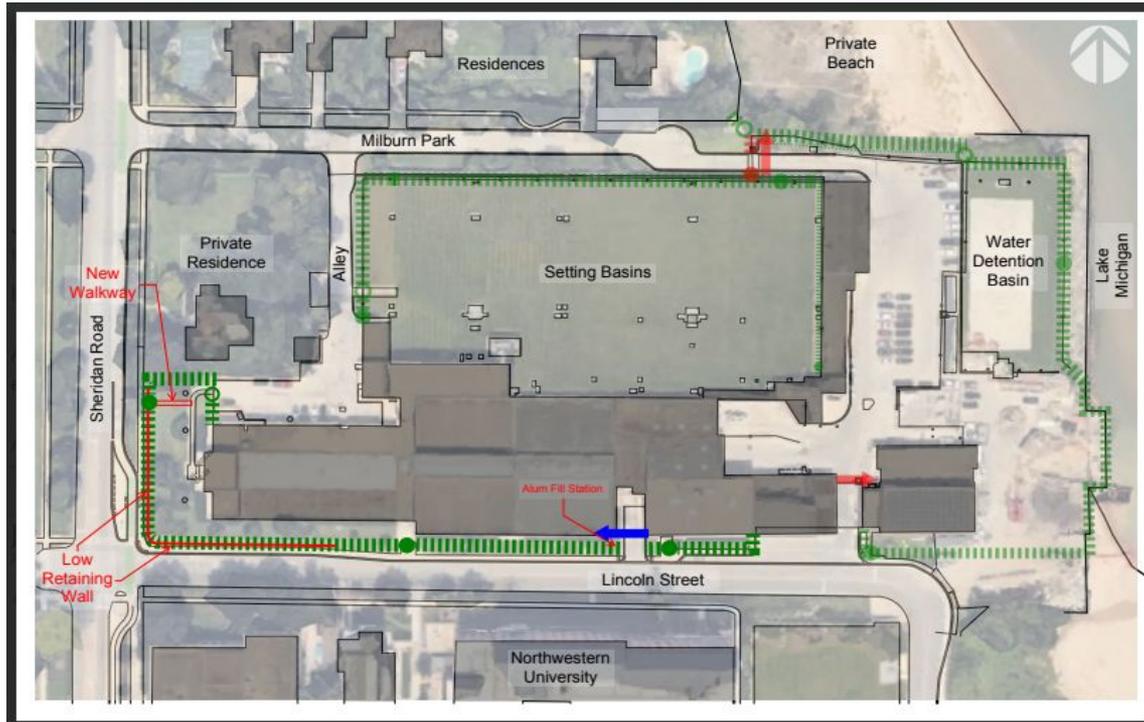


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Figure 3-4 Palisade Fence w/
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Background - Site Analysis (Water Treatment Plant)



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Figure 2-21 Typical East Fence

Background - Site Analysis (Water Treatment Plant)



Figure 2-22 North Sliding Gate



Figure 2-23 North Entrance
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Background - Site Analysis (Water Treatment Plant)



Figure 2-24 South Sliding Gate



Figure 2-25 South Entrance
Pedestrian Gate

Background - Site Analysis



Figure 3-3 Palisade Fence

Background - Site Analysis (North Gate & South Gate Options)



Figure 3-11 Vertical Lift Gate



Figure 3-10 Automatic Swing Gate

Background - Site Analysis (North and South Gate Options)



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QUESTIONS



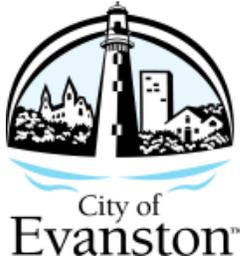
MEMORANDUM

To: Members of the Preservation Commission
 From: Cade W. Sterling, Preservation Planner
 Subject: Proposed 2026 Meeting Schedule
 Date: December 2, 2025

Summary

Staff recommends adoption of the following schedule for the 2026 calendar year. Outside of the January and July meetings, all meeting dates fall on the second Tuesday of each month. As in past years, an August recess is planned due to historic low case load and difficulty meeting quorum.

Month	Date	Notes
January	13 (Second Tuesday) or 20 (Third Tuesday)	In past years, the January meeting has moved to the third Tuesday due to the Holiday and associated deadline for application submissions if held on the second Tuesday. Holding the meeting on January 13 would have a submission deadline of December 23 and applications would not be reviewed until the same week the packet would need to be prepared and posted. Mailed notifications would not get to residents prior to the meeting date.
February	10	
March	10	
April	7	
May	12	
June	9	
July	21 (Third Tuesday)	In past years, the July meeting has moved to the third Tuesday due to the Holiday and associated deadline for application submissions and Commissioner review.
August	N/A	Cancelled
September	8	
October	6	
November	10	
December	8	



Memorandum

To: Members of the Preservation Commission
From: Cade Sterling, Planner
CC: Jeremiah Bebo, Development Services Supervisor
Subject: 25PRES-0134 – 111 Burnham Place – Lakeshore Historic District
Date: December 9, 2025

Recommended Action:

The Commission shall review the proposal for demolition and new construction against the identified applicable standards. Staff may provide a professional opinion on the proposal at the Commission's request.

Commission Action:

For Action

Summary:

Dan Wheeler, Wheeler Kearns Architects, architect and applicant on behalf of the homeowners Diane and Paolo Fellin, submit for a Certificate of Appropriateness to demolish the existing principal structure and construct a new principal structure in its place.

Applicable Standards: Alteration [1-10]; Demolition [1-6]; and Construction [1-14, & 16].

Construction Period:

1948

Style:

Neo-Colonial

Architect of Record:

Harry N. Johnson

Condition:

Fair

Integrity:

Good

Status:

Determined to be contributing (2012 re-survey); previously listed as non-contributing

Setting:

111 Burnham Place is located at the southwest corner of Burnham Place and Lake Shore Boulevard. The property sits at the easternmost edge of the former Daniel Burnham estate which spanned six acres from Lakeshore Boulevard to the east to Forest Avenue to the west. Daniel Burnham moved to Evanston in 1882 and purchased the six acre farm and farmhouse in 1886. Burnham died in 1912. His home was demolished in 1938 and the estate was subdivided into 19 lots in the same year and later developed with a variety of neo-revival and more contemporary mid-century styled homes. The eastern edge of the estate was built up with a concrete wall shortly after Burnham purchased the property and is still extant today.

Significance:

The existing neo-colonial home has little significance and is vernacular in its design vocabulary, representing a common typology produced throughout the country – commonly by contractor/developers for speculation. There is anecdotal evidence that the eastern most volume of the existing structure was built for Daniel Burnham as an outbuilding adjacent to former tennis courts at the eastern edge of his estate which acted as a retreat close to the lake. This building was called the "tea house". However, the structure does not appear on Sanborn maps available while Burnham was alive. Early Sanborns after his death identify a smaller structure in that location as a "shed". The building's design vocabulary certainly predates the neo-colonial home, but its exact history and associations with Burnham were unable to be verified. The most significant physical and tangible remnant of Burnham's estate is the existing perimeter walls. Burnham's influence is the reason Sheridan Road dead ends at Burnham Place, as its original plan for construction would have bisected his property.

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. A period of later Colonial Revivals, coined Neo-Colonials, continued in popularity after 1945.

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.

Process

The Commission shall first discuss whether the standards for demolition are met for the proposed demolition of the existing structure. Following determination of the appropriateness of demolition, the Commission should move to discussion and deliberation on the proposed new construction.

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.

6. Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections to sidewalks 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.

9. Walls of continuity. Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are 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.

14. Innovative design. Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

16. New construction. In considering new construction such as a new free standing structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

Demolition

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.

3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

6. Except in cases where the owner has no plans for a period of up to five (5) years to replace an existing landmark or property, structure or object in a district, no certificate of appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

Attachments:

[111 Burham Place COA](#)

[Fellin Residence Evanston Preservation Commission 12.09.2025 UPDATE](#)

[11-19-203-019-0000](#)



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: <i>111 BURNHAM PLACE</i>	FOR STAFF USE ONLY Application Number:			
2) Applicant's Name: <i>DANIEL WHEELER, WHEELER KEARNS ARCH'S.</i>	Address: <i>343 S. DEARBORN #200</i>			
City: <i>CHICAGO</i>	State: <i>IL</i>	Zip: <i>60604</i>	Phone: <i>CEL 773 747 0593</i>	Email: <i>Dan@wkarck.com</i>
3) Owner's Name: <i>Paolo & Diane Fellin</i>	Address: <i>1014 RIDGE COURT</i>			
City: <i>EVANSTON</i>	State: <i>IL</i>	Zip: <i>60202</i>	Phone: <i>847-312-1924</i>	Email: <i>pfellin4@gmail.com dfellin55@com</i>
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 checked="" 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. <i>Daniel J. Wheeler</i> Date: <i>1 Dec 2025</i>				

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.

See attached

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.)

See attached

111 Burnham Place, Evanston IL.

Section B Attachment

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

The proposed activity maintains the noteworthy and existing perimeter retaining wall and raised grade of the site, thus maintaining the sites' most significant contributory features within the district.

The proposal removes the existing, non-accessible single family masonry residence with one-car garage built in 1948, with connection by steps down to a slab-on-grade uninsulated masonry link to a stucco-ed on-grade frame one-room structure of unknown construction and lineage.

The proposal envisions erecting a new single family frame residence with two-car garage, maintaining the general building placement and massing as the existing residence on the south and west with a significantly increased setback to the east. A modest increase to the north is due to current day two car garage requirements. The age-in-place residence requires accessibility and includes a residential elevator. The residence is designed to serve as a model of best practices of environmental design, using advanced out-soluted insulation systems, ventilated rainscreen wall cladding and a cross-laminated timber (CLT)roof.

- 2) Select three standards from the Binding Review Standards that you believe are most relevant to your proposal. Then describe how your proposal meets the standards you have selected.

2-8-9 D Standards for review of demolitions.

1. Whether the property, structure or object is of such historic, cultural architectural or archeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and the State.

The proposed demolition of the existing private residence of conjoined constructions of varied styles and of commonplace materials does not have significance to the public interest and general welfare of the people of the city and State.

Note: The most unusual, distinctive aspects of the site, the retaining wall and raised grade are to be kept and protected.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and or material that it could not be reproduced without great difficulty and/or expense.

The most unusual, distinctive aspects of the site, the existing retaining wall and raised grade are kept and protected. Examples of the existing residence of painted brick and stucco on frame are found within the district (obviously reproduced without great difficulty and or expense) and are neither unusual or of distinctive design.

2-8-9 Standards for review of construction

9. Walls of Continuity. Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when in characteristic of the area, form cohesive walls along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which they are visually related.

The proposed does not alter the most notable, contributing feature to the district, which is the perimeter retaining walls and landmass, nor point of access to the property. No change.

10. Scale of 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.

The proposed residence maintains the existing setbacks on west and south while significantly increasing the eastern setback, reducing its presence to the lakeside. The proposed maintains the existing rhythm on the street and

relationships of solid void to the façades. The single sloped roofline lifts as a gesture slightly towards the lake, while sitting within the profile of the existing residence roofline.

14. Innovative Design. Innovative design of new construction and additions to existing properties shall not be discouraged, when such new construction or additions do not destroy the significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material of the property, neighborhood or environment.

The proposed residence maintains significant historic material, (perimeter walls and raised grade), while seeking to better address current site conditions. It incorporates advanced environmental and accessibility best practices: compact footprint, reduced impermeable surfaces, solar shading, fully out-sulated building envelope, ventilated rainscreen wall, radiant heat, cross-laminated timber roof structure. The hue of the pre-stained Accoya wood façade will better relate to adjacent masonry structures and visually be less prominent than the current whitewashed structures. Development of the landscape will follow the client's desire for sustainability.

END OF ATTACHMENT

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. [Procedural Guidelines](#)
3. [Evanston Preservation Program Including Resources for Applicants](#)
4. [Preservation Commission Window Replacement Guidelines](#)
5. [Sample Best Practice Window Replacement Submission](#)
6. [Sample Supplemental Window Drawings](#)
7. [Solar Panel Installation Guidelines](#)

Fellin Residence

111 Burnham Place

Evanston, IL

Evanston Preservation Committee Meeting

December 9, 2025



wkarch

Wheeler Kearns Architects

12/09/2025 Meeting Agenda:

– Introductions

- Commission Members
- Owners: Paolo and Diane Fellin
- Architects: Wheeler Kearns Architects

– Discussion of Property

- Sanborn Maps
- Original Subdivision Plans
- Neighboring Context
- Existing Residence
- Standards for review of demolitions

– Discussion of Proposed Design

- Existing and Proposed Site Plans
- Existing and Proposed Elevations
- Existing and Proposed Renderings
- Proposed Materials
- Standards for review of new construction
- Color Renderings (supplemental)

– Questions / Open Discussion





Fellin's Current Residence
1014 Ridge Court, Evanston, IL

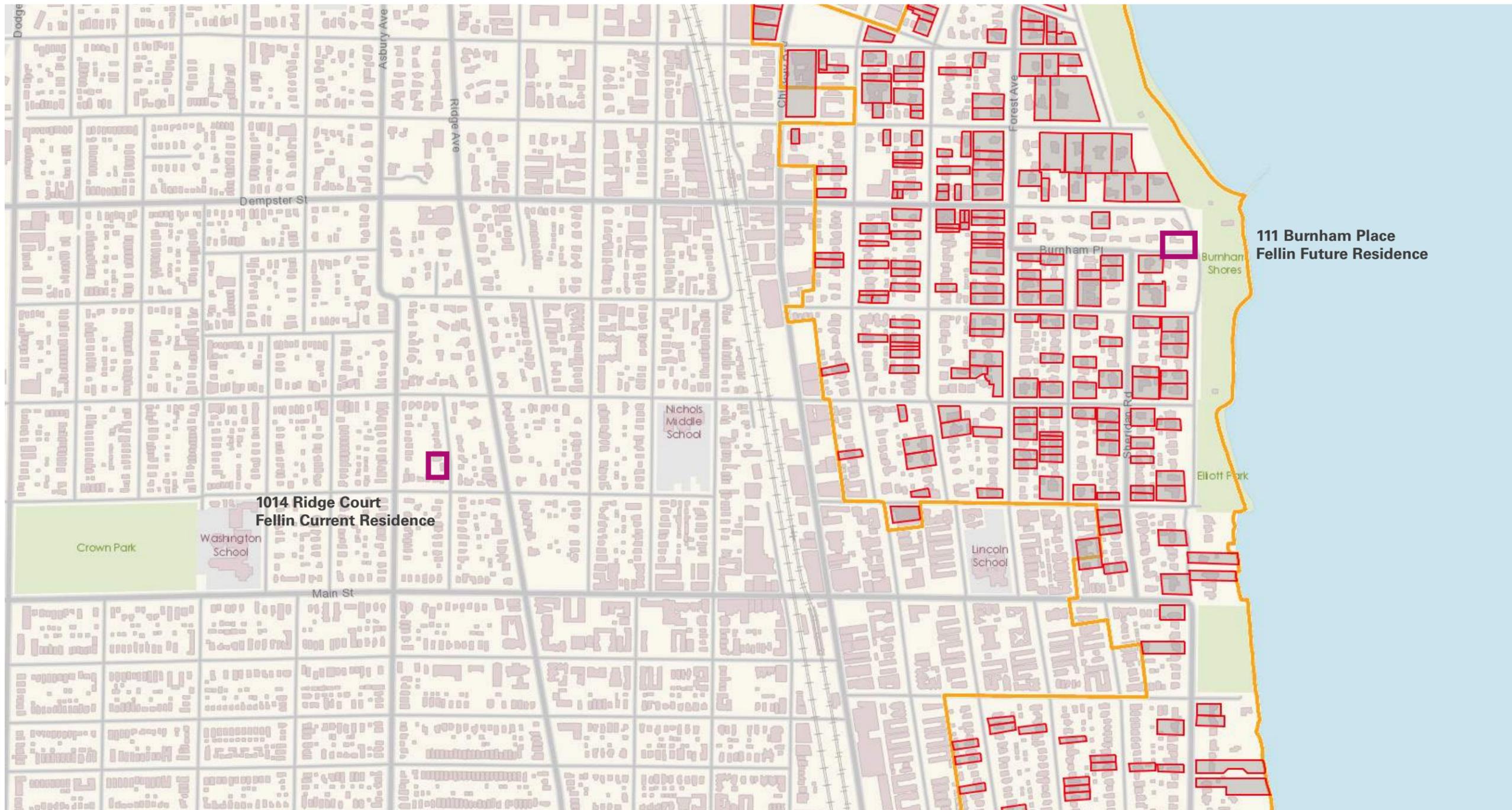


Paolo and Diane in Italy
Exploring CLT Panels - a proposed structural system

PAOLO AND DIANE FELLIN, OWNERS



WHEELER KEARNS ARCHITECTS - PROJECTS OPERATING WITHIN CONTEXT, LANDMARK, HISTORIC, ADAPTIVE



LAKESHORE HISTORIC DISTRICT MAP

Standards for review of construction.

In considering an application for a certificate of appropriateness for new construction and additions to existing buildings, the Commission shall consider only the following general standards, specific design guidelines, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection (E) of this Section:

- 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 the 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.
- 6. Rhythm of entrance porches, storefront recesses and other projections.** The relationship of entrances and other projections to sidewalks 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.
- 9. Walls of continuity.** Facades and property and site structures, such

as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are 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 nondirectional 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.
- 14. Innovative design.** Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- 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.
- 16. New construction.** In considering new construction such as a new free standing structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.
- 17. Signs.** Any sign that is readily visible from a public street shall not be incongruous to the historic character of the landmark or the district. Recommendations regarding signs are advisory only and may be referred to DAPR.

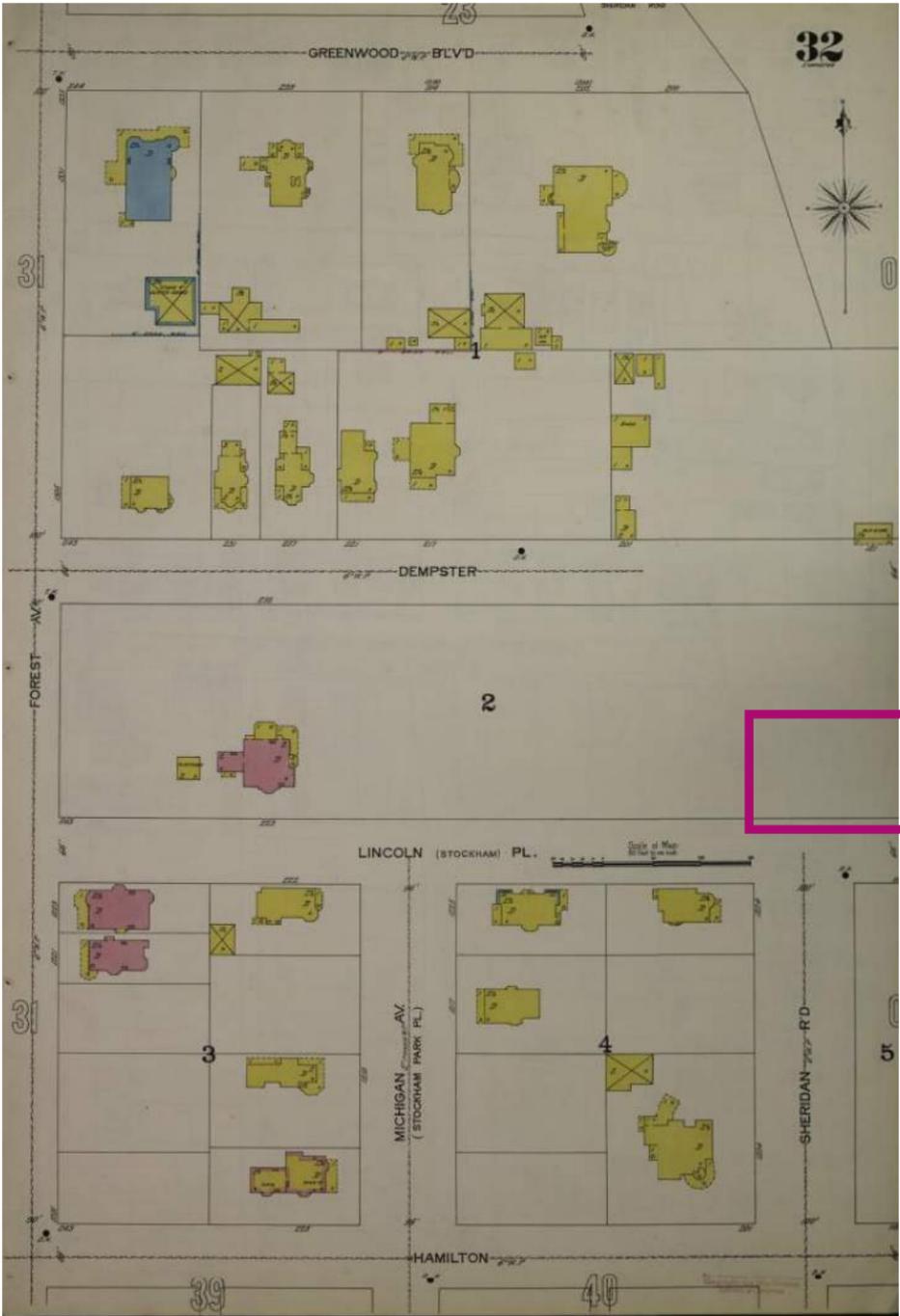
Standards for review of demolitions.

In considering an application for a certificate of appropriateness for demolition, the Commission shall consider only the following general standards and the standards included in Subsection 2-8-9(E):

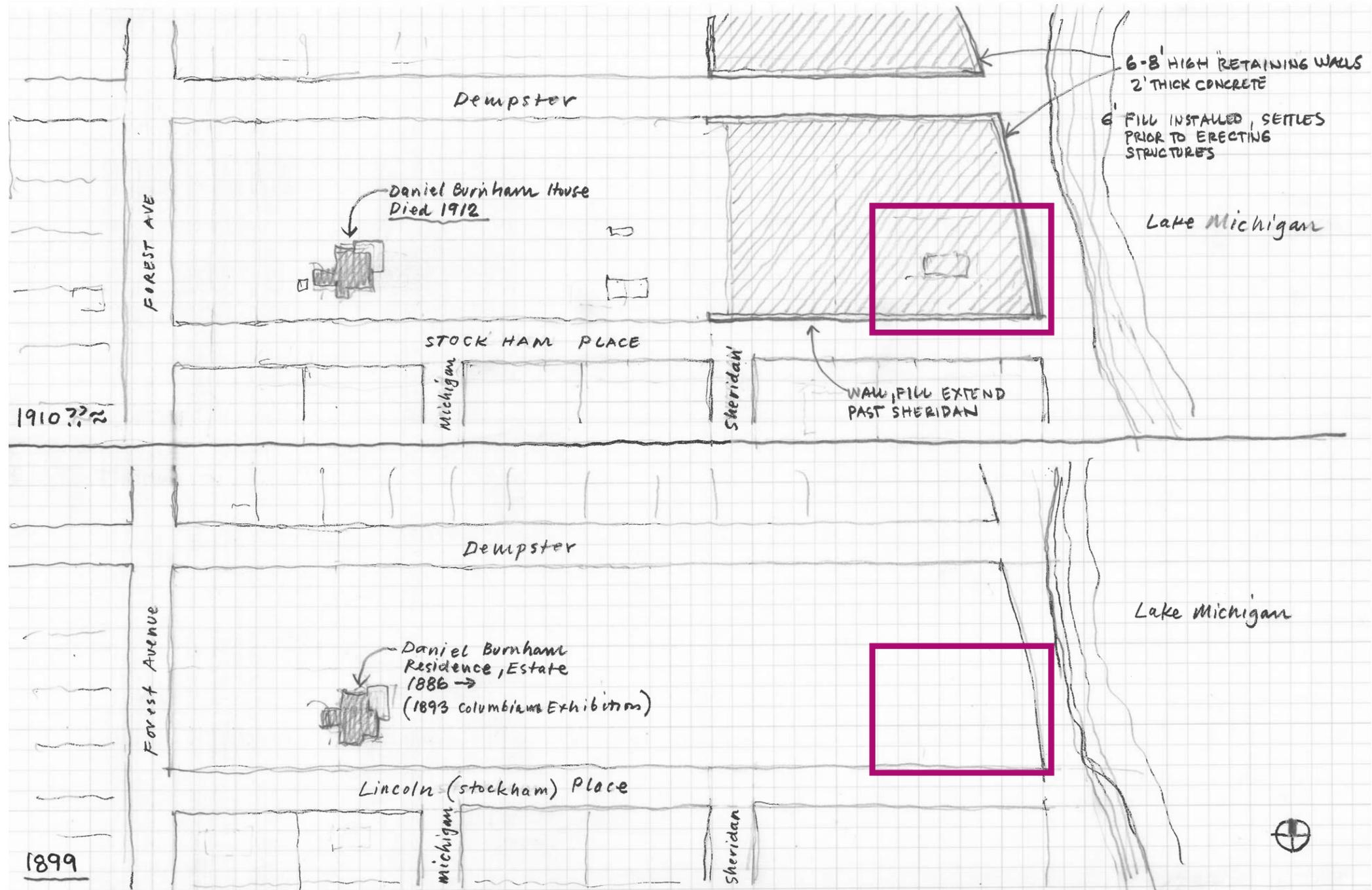
- 1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance** that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- 2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district** as a whole and should be preserved for the benefit of the people of the City and the State.
- 3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter** and to the objectives of the historic preservation for the applicable district.
- 4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced** without great difficulty and/or expense.
- 5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property** and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.
- 6. Except in cases where the owner has no plans for a period of up to five (5) years to replace an existing landmark or property, structure or object in a district, no certificate of appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.**

In addition to the above standards, the Commission shall also consider the Secretary of Interior's "Standards for the Treatment of Historic Properties," as amended. The Secretary of the Interior's Standards for the Treatment of Historic Properties.

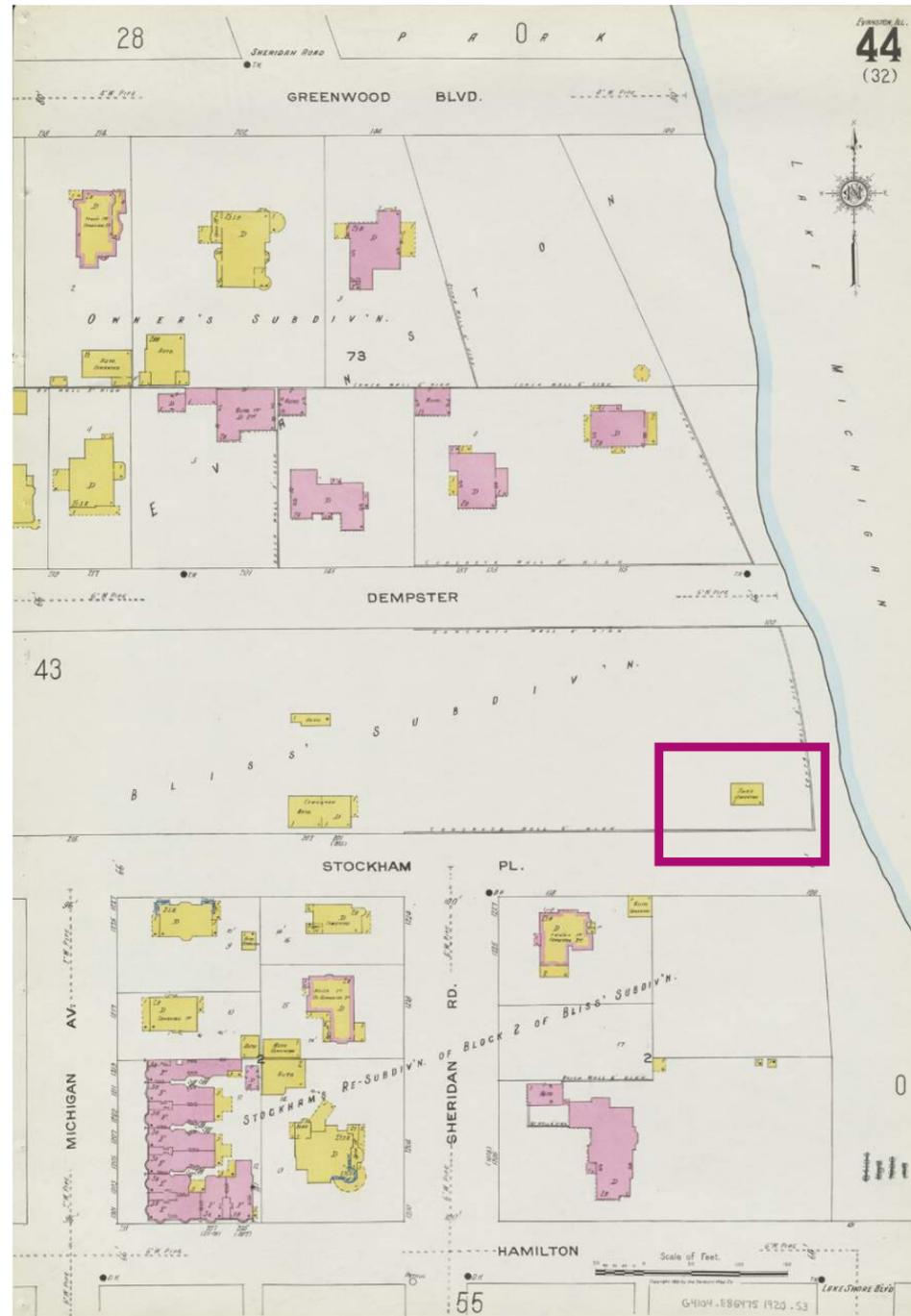
STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



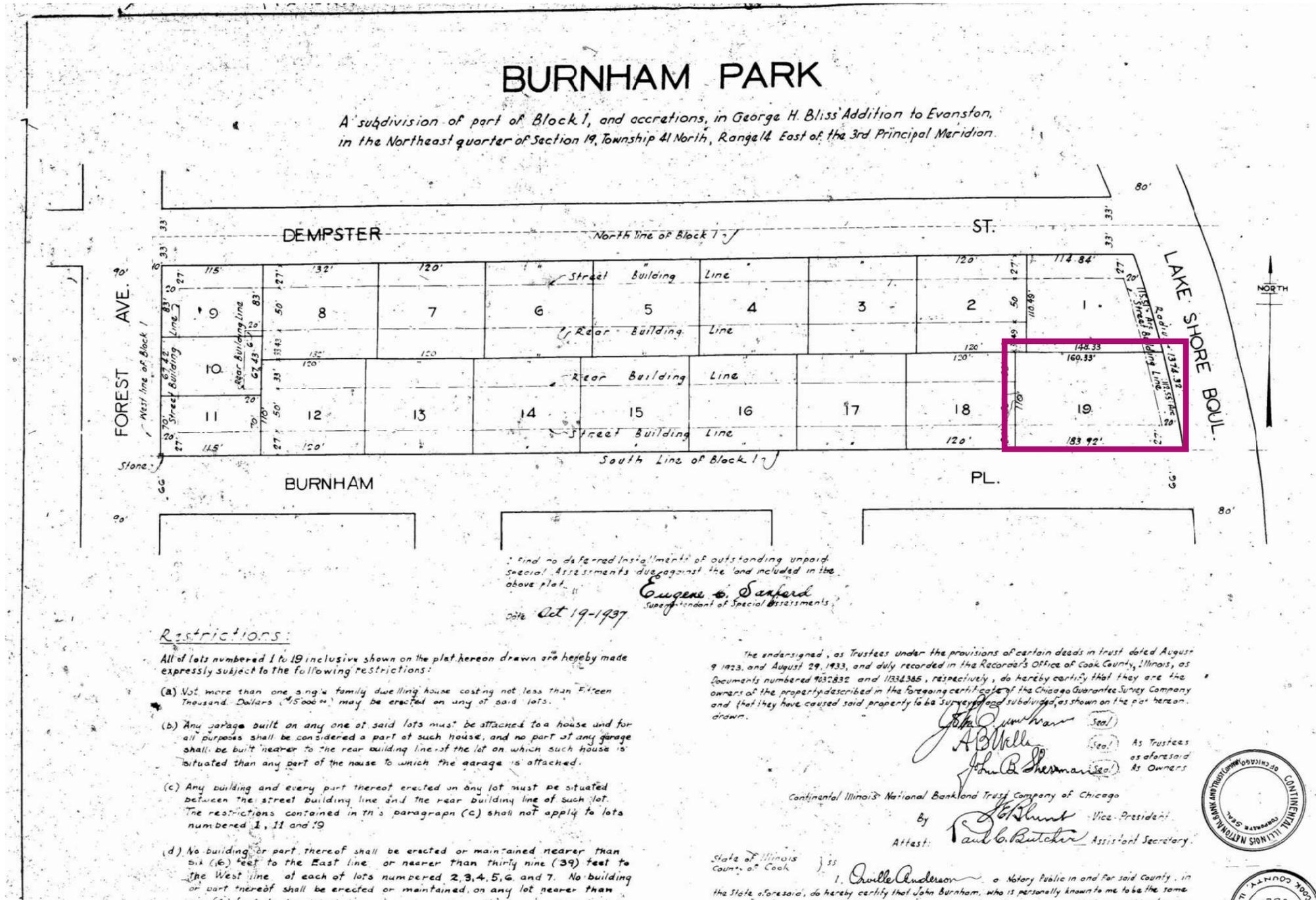
SANBORN 1899



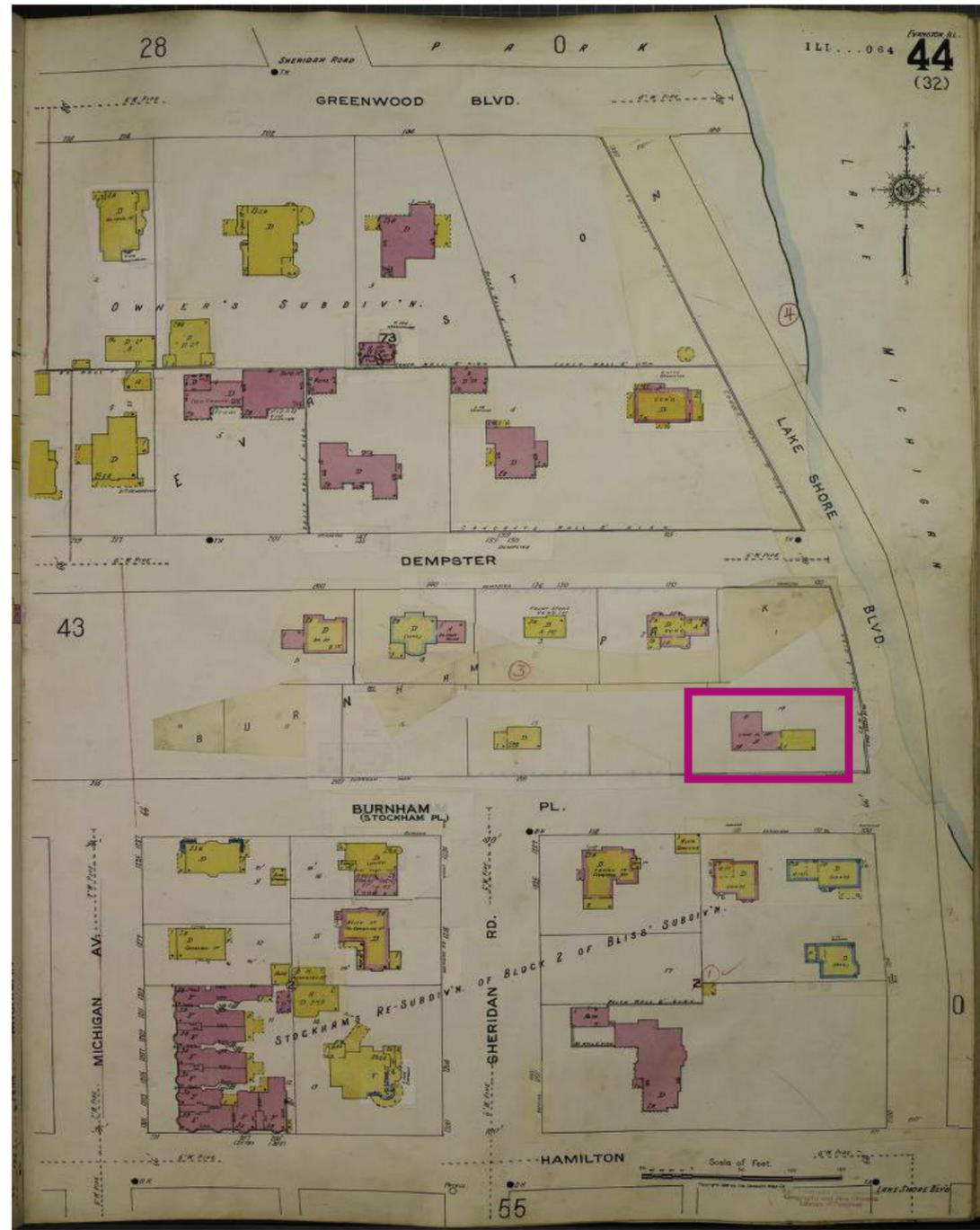
SITE HISTORY 1899-1910



SANBORN 1920



BURNHAM PARK SUBDIVISION 1938



SANBORN 1950

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION

DETAILS

CONSTRUCTION YEAR

OTHER YEAR

DATESOURCE

WALL MATERIAL (current)

WALL MATERIAL 2 (current)

PLAN

NO OF STORIES

SIGNIFICANCE

HISTORIC FEATURES

ROOF TYPE

ROOF MATERIAL

FOUNDATION

PORCH

WINDOW MATERIAL

WINDOW MATERIAL 2

WINDOW TYPE

WINDOW CONFIGURATION

TRUSTED REAL ESTATE CLERKS

PROPERTY ADDRESS: 111 BURNHAM PLACE, EVANSTON, ILLINOIS 60202 SURVEY NUMBER: IL2505.7789

IL2505.7789
PLAT OF SURVEY
COOK COUNTY

BURNHAM PLACE (66' R/W)

LAKE SHORE BOULEVARD (80' R/W)

N

GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

STATE OF ILLINOIS } 55
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREOF.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

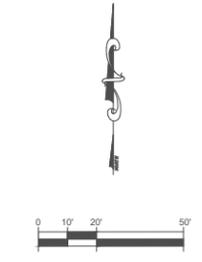
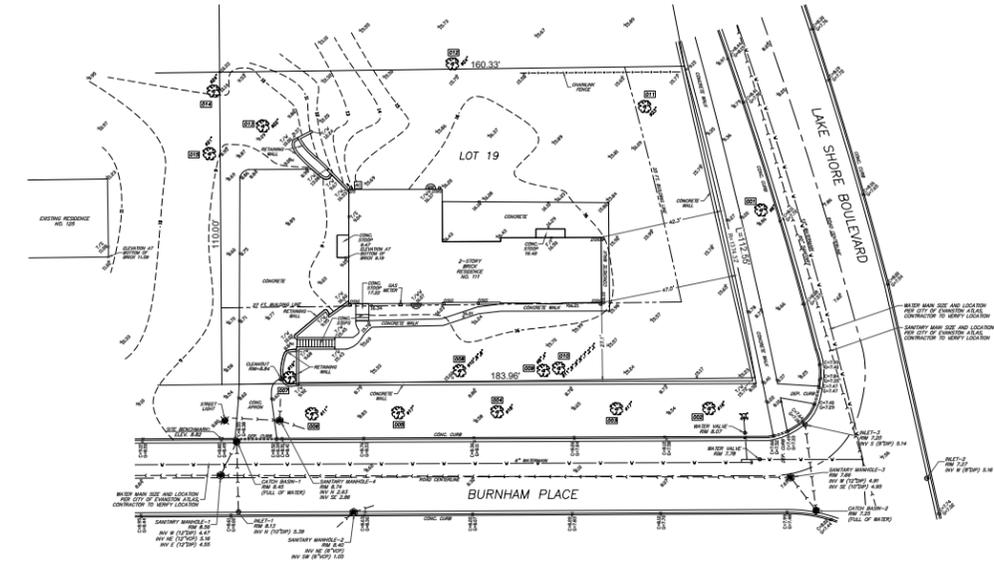
Exacta Land Surveyors, LLC
Lic # 184088059
ic 773.305.4611
316 East Jackson Street | Morris, IL 60450

DATE OF SURVEY: 06/04/25
FIELD WORK DATE: 6/3/2025
REVISION DATE(S): (REV.1 6/4/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

EXISTING RESIDENCE

LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED PERFORATED PIPE
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	EJECTOR PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NCL
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	AUGERING
	PATCHING
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL
	TOP OF WINDOW WELL
	CURB AND GUTTER ELEVATIONS



SITE BENCHMARK IS CUT CROSS ON NORTH CURB OF BURNHAM PLACE ON APPROXIMATELY WEST OF PROPERTY LINE EXTENDED. ELEV. 8.818, TRANSFERRED FROM EVANSTON BM 45, ELEV. 24.85 EVANSTON DATUM.

NOTE:
EXISTING CONDITIONS ARE BASED UPON A TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE USED AS A BASIS FOR CONSTRUCTION LAYOUTS. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BCI'S SURVEY CREW.

PROPERTY BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM OFFICIAL PLATS AND RECORDS.

LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL ILL.U.E. @ 1-800-892-0123 BEFORE DIGGING.

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST CONFIRM LOCATION AND CONDITION OF ALL UTILITY SERVICES TO REMAIN.

LEGAL DESCRIPTION:
LOT 19 IN BURNHAM PARK, A SUBDIVISION OF PART OF BLOCK 1 AND ACCRETIONS IN GEORGE H. BLISS' ADDITION TO EVANSTON IN THE NORTH EAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 111 BURNHAM PLACE, EVANSTON, ILLINOIS.

111 Burnham Pl. - Tree Survey
Evanston, IL - 8/19/25

Tree #	Common Name	Scientific Name	Size	Cond.	Form	Notes
1	Beech	Fagus spp.	6	1	1	
2	Red Oak	Quercus rubra	16	2	2	Dieback, leaf scorch.
3	Red Oak	Quercus rubra	17	2	2	Dieback, leaf scorch.
4	Red Oak	Quercus rubra	18	3	2	Dieback, leaf scorch.
5	Red Oak	Quercus rubra	17	2	2	Dieback, leaf scorch.
6	Red Oak	Quercus rubra	11	3	4	Dieback, leaf scorch, overtopped.
7	Red Maple	Acer rubrum	19	5	5	Trunk decay, heavy dieback.
8	Crabapple	Malus spp.	10.8.8	5	5	Heavy dieback, decay.
9	Crabapple	Malus spp.	8.4	4	4	Heavy dieback, leaning.
10	Crabapple	Malus spp.	11.3.9.7	3	2	Dieback.
11	Norway Maple	Acer platanoides	23	1	3	Codominant stems, included bark.
12	Colorado Spruce	Picea pungens	24	2	3	Dieback, raised branches.
13	Norway Maple	Acer platanoides	22	2	3	Overtopped, exposed roots.
14	Norway Maple	Acer platanoides	24	2	3	Overtopped.
15	White Pine	Pinus strobus	21	1	2	One sided.
Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:						
1 - Excellent						
2 - Very Good						
3 - Good						
4 - Below Average						
5 - Poor						
6 - Dead						
Tree Form. A visual assessment and rating of the form of the tree, as follows:						
1 - Excellent						
2 - Very Good						
3 - Good						
4 - Below Average						
5 - Poor						
6 - Dead						
Prepared by: David Coulter, Osage Inc. ISA Certified Arborist #IL_0094 (Exp. 12/31/25)						

CURRENT SURVEY

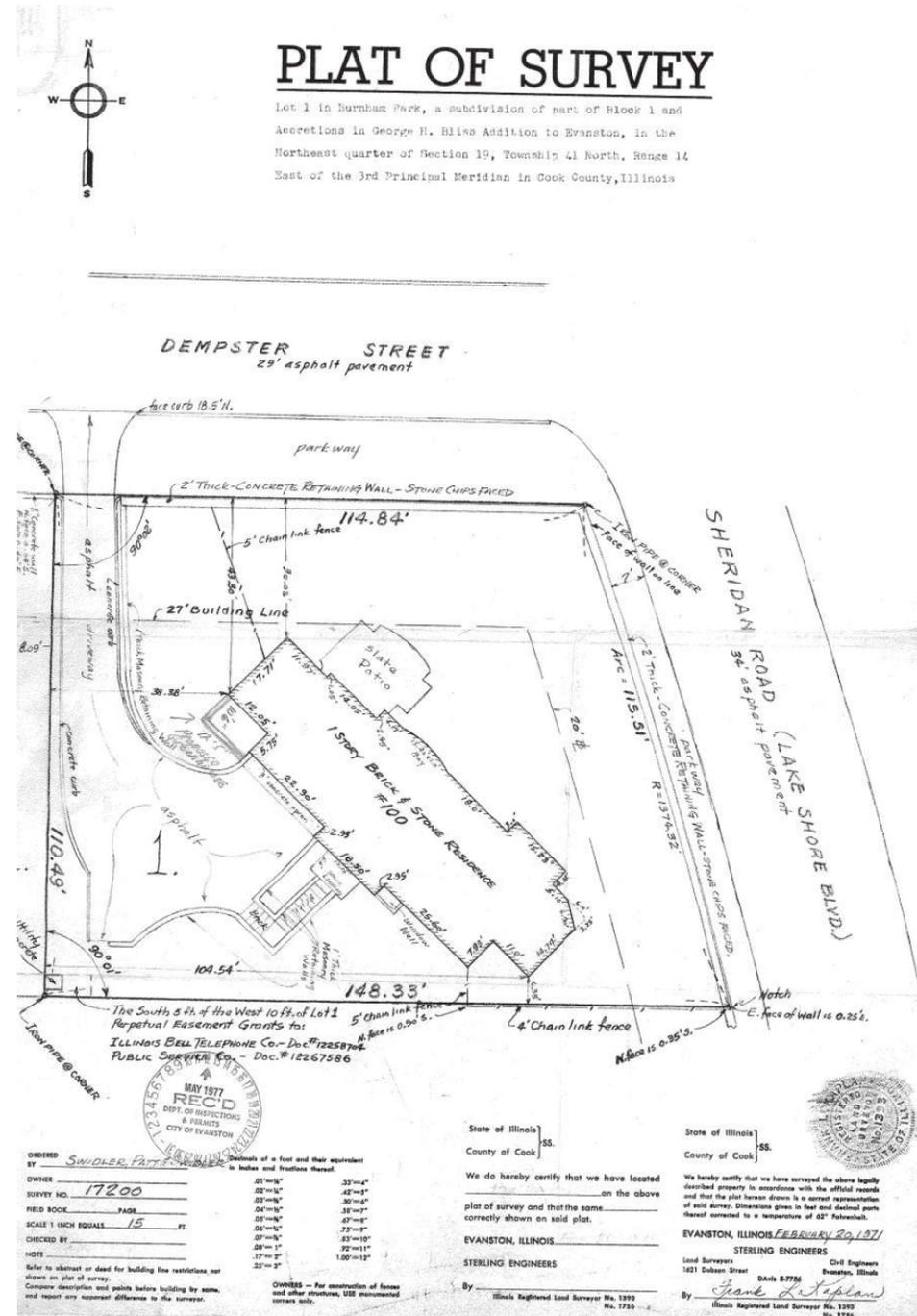
PROJECT STAFF	REVISIONS	DATE
PROJECT MANAGER	1. LOCATION SURVEY	
PROJECT ENGINEER	2. EDITION	
PROJECT SURVEYOR		
PROJECT CHECKER		

BCI CONSULTING
A Division of
SME ENGINEERS

ENVIRONMENTAL & CIVIL & GEOTECHNICAL & WATER & COASTAL ENGINEERS
1111 BURNHAM PLACE, EVANSTON, ILLINOIS 60120
PHONE: 847.329.3000 FAX: 847.329.3001 WWW.BCIENGINEERS.COM

TOPOGRAPHIC SURVEY
111 BURNHAM PL., EVANSTON, IL 60202

PROJECT NO.: 251147
BASE FILE:
SHEET FILE:
ISSUE DATE: AUG. 19, 2025
SCALE: 1"=20'
SHEET NUMBER: C-1



NEIGHBORING PROPERTY TO NORTH



110 Burnham Place



116 Burnham Place



125 Burnham Place



Burnham Shores Park

ADJACENT NEIGHBORING CONTEXT



207 Burnham Place



647 Sheridan Square



100 Greenwood St.



200 Dempster

NEIGHBORING CONTEXT



PHOTOS OF EXISTING RESIDENCE WALKING ALONG HISTORICAL WALL TO BE PRESERVED



PHOTOS OF EXISTING RESIDENCE WALKING ALONG ACROSS THE STREET



PHOTOS OF EXISTING RESIDENCE ON PROPERTY



PHOTOS OF EXISTING RESIDENCE CLOSE UP AND INTERIORS

Standards for review of demolitions.

In considering an application for a certificate of appropriateness for demolition, the Commission shall consider only the following general standards and the standards included in Subsection 2-8-9(E):

1. Whether the property, structure or object is of such **historic, cultural, architectural or archaeological significance** that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

The home is not of any coherent architectural style, and has limited and conflicting evidence of historical significance. The existing raised property and perimeter wall which have significance will be retained.

2. Whether the property, structure or object **relates to the distinctive historic, cultural, architectural or archaeological character of the district** as a whole and should be preserved for the benefit of the people of the City and the State.

The home itself does not have distinctive characteristics that relate to the neighboring context. It's major contribution to the character of the district is its perimeter wall which is proposed to be retained.

3. Whether demolition of the property, structure or object would be **contrary to the purpose and intent of this Chapter** and to the objectives of the historic preservation for the applicable district.

Since this house is not architecturally significant or contributing to the context of the beauty of this district, constructing a new architecturally significant home while maintaining the contributing wall would be more in line with the objectives of the district.

4. Whether the property, structure or object is of such **old, unusual or distinctive design, texture, and/or material that it could not be reproduced** without great difficulty and/or expense.

The home is simple masonry with limited architectural detail that does not tie it to a particular architectural style. Its addition in the 1950's is a weak imitation of the massing of the original building that distorts the proportions of the original. Neither are architecturally significant enough to replicate.

5. Whether the property, structure or object is **of such physical condition that it represents a danger and imminent hazard condition to persons or property** and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

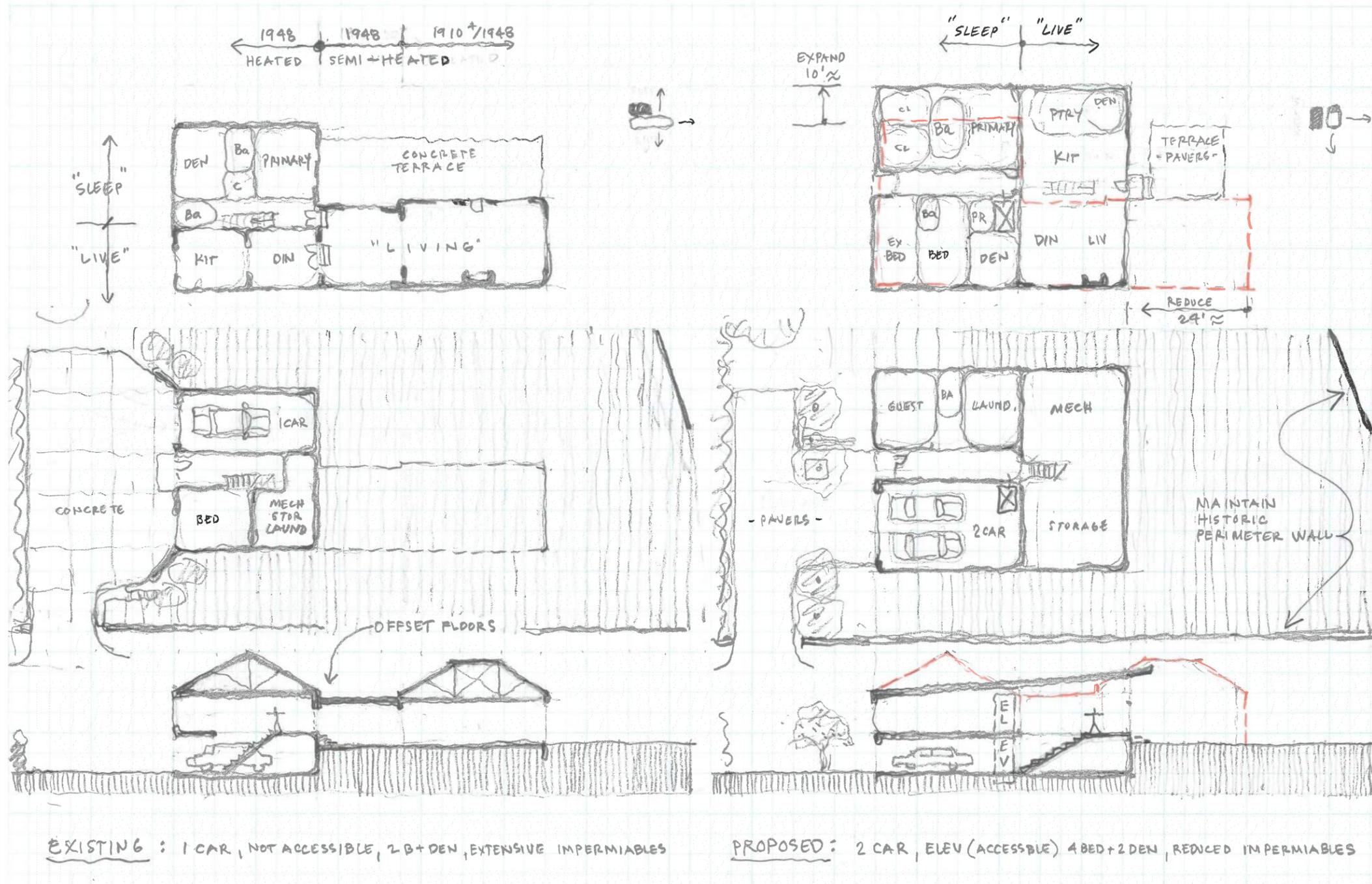
While the structure does show significant settlement issues and has fallen in to disrepair, it is not hazardous or imminently dangerous. To bring the existing structure up to livable conditions and modern code, however, would require great expense.

6. Except in cases where the owner has no plans for a period of up to five (5) years to replace an existing landmark or property, structure or object in a district, no certificate of appropriateness shall be issued until plans for a replacement structure or object have been reviewed and approved by the Commission.

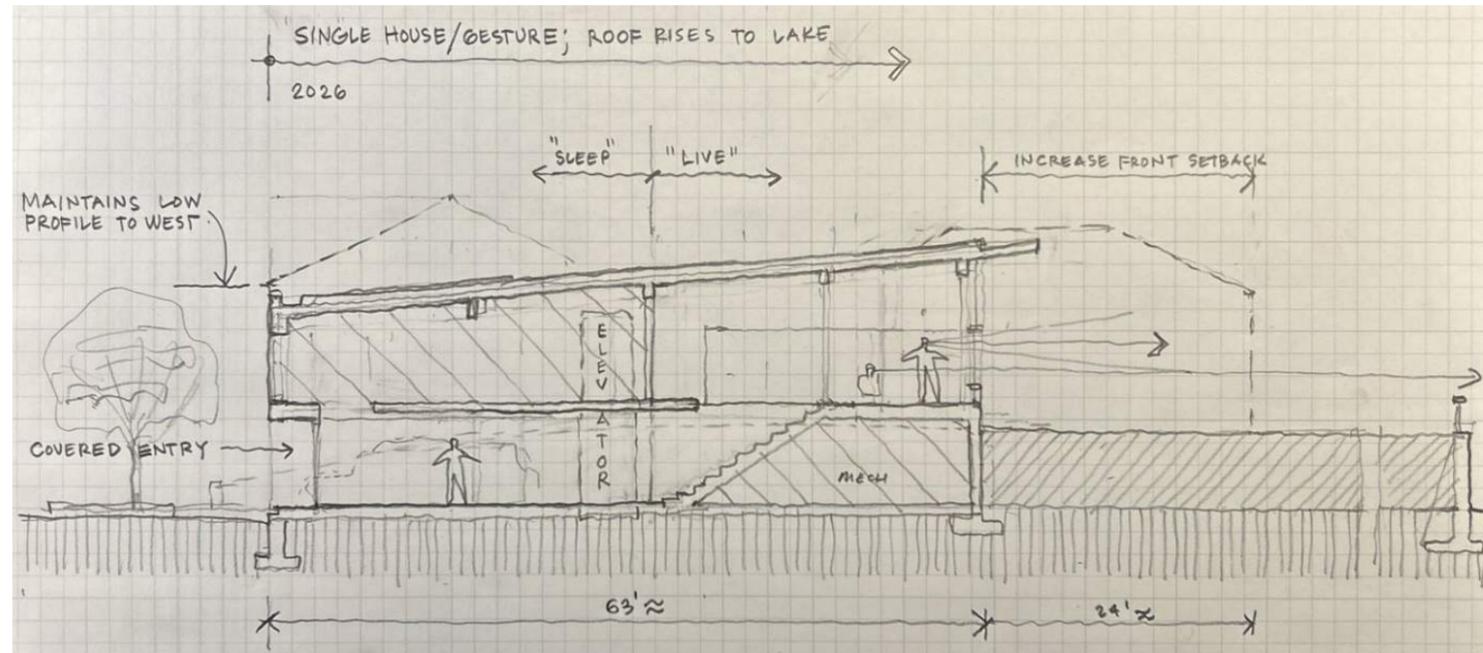
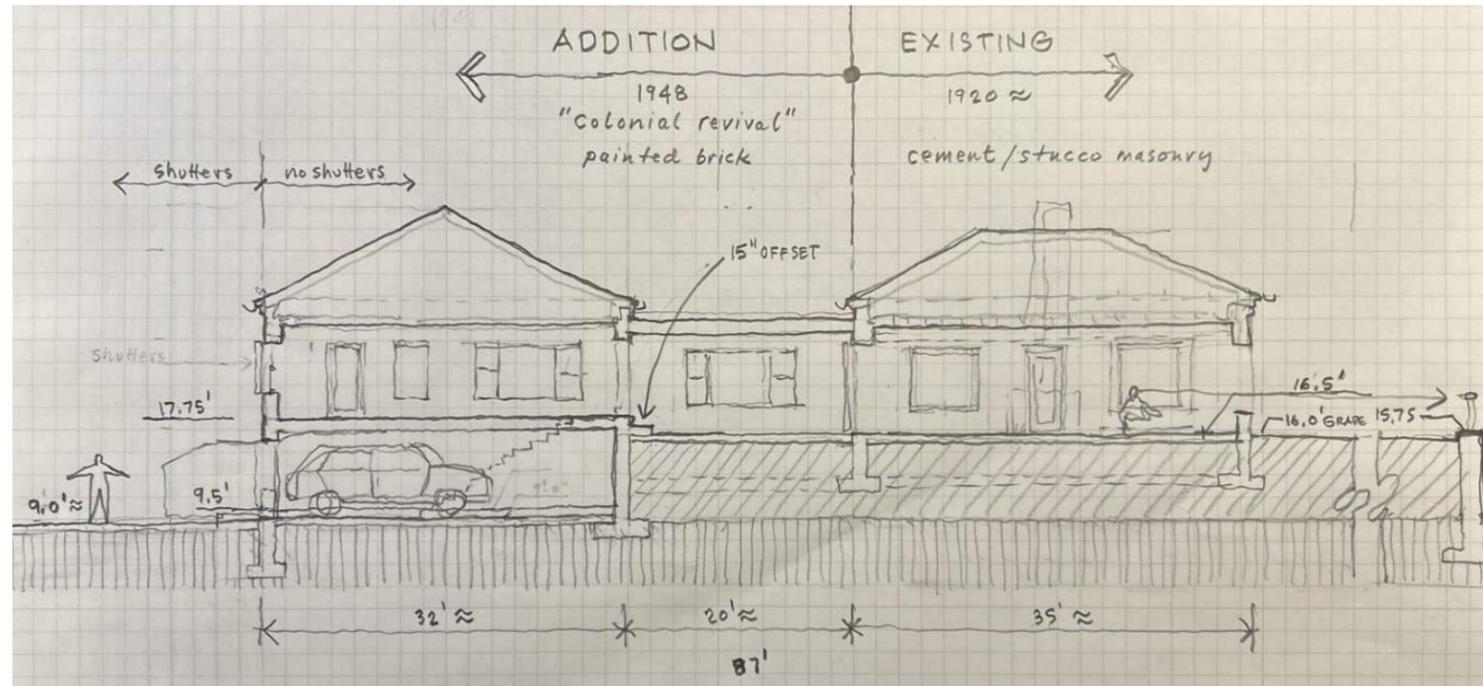
The following slides will illustrate the proposed property and its appropriateness to the district.

In addition to the above standards, the Commission shall also consider the Secretary of Interior's "Standards for the Treatment of Historic Properties," as amended. The Secretary of the Interior's Standards for the Treatment of Historic Properties.

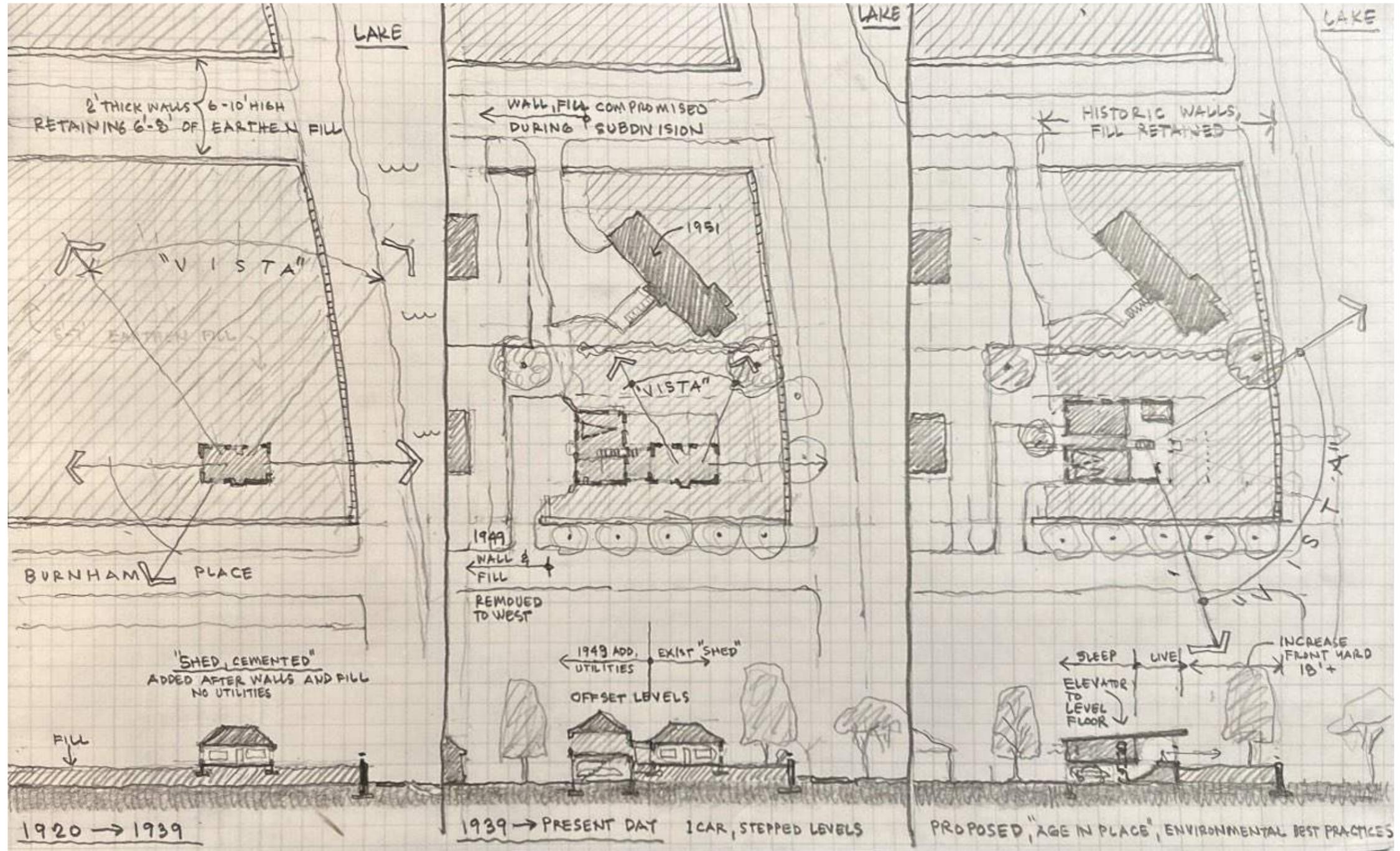
STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



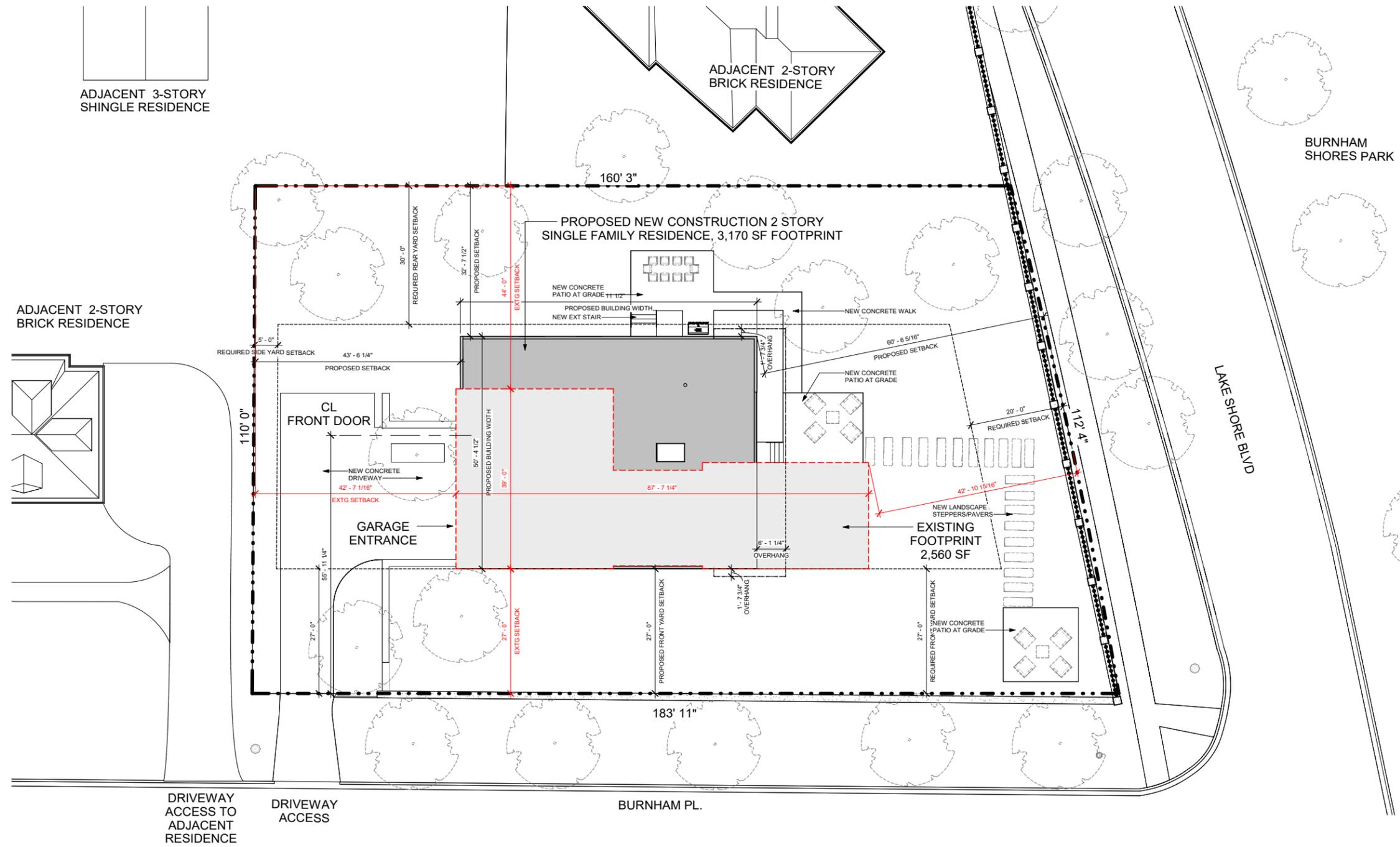
EXISTING AND PROPOSED PLANS



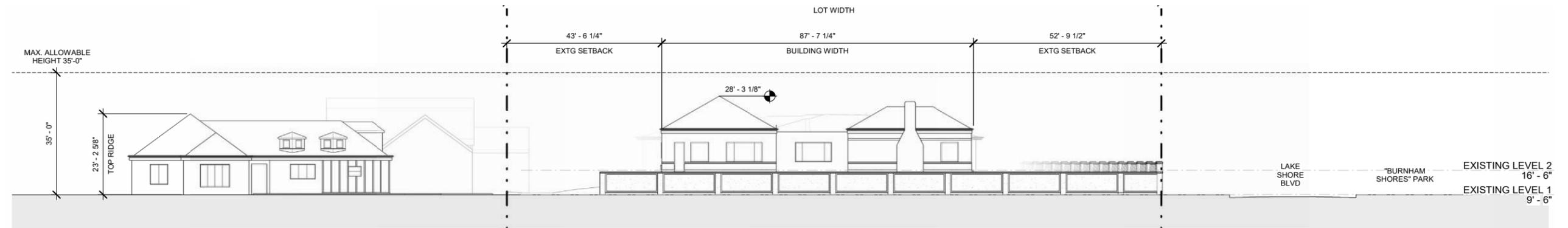
EXISTING AND PROPOSED SECTIONS



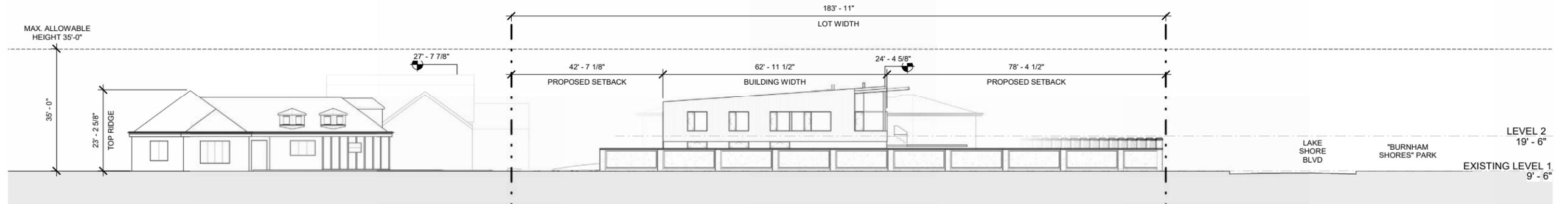
PROPERTY PROPOSED HISTORY



SITE PLAN COMPARISON: EXISTING VS. PROPOSED



① CTX - SOUTH ELEVATION - EXISTING
1/16" = 1'-0"

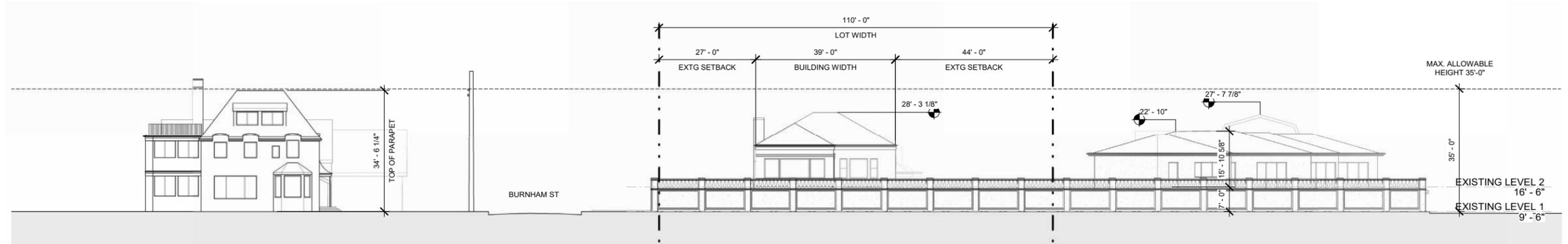


② CTX - SOUTH ELEVATION
1/16" = 1'-0"

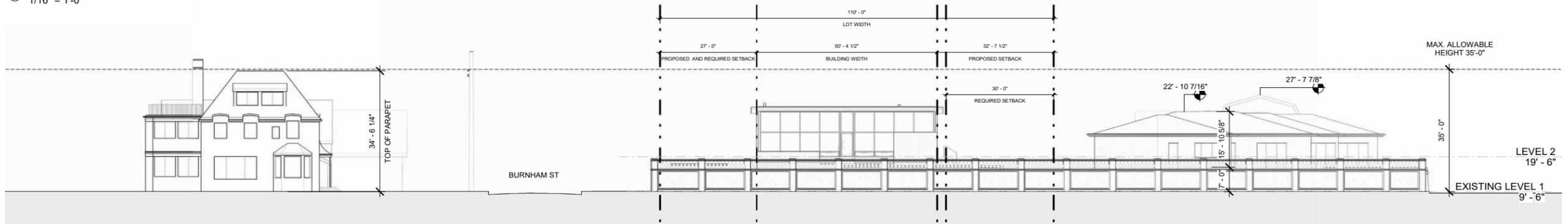
Existing Void / Solid Ratio: .18

Proposed Void / Solid Ratio: .27

EXISTING AND PROPOSED ELEVATIONS - SOUTH



③ CTX - EAST ELEVATION - EXISTING
1/16" = 1'-0"



④ CTX - EAST ELEVATION
1/16" = 1'-0"

Existing Void / Solid Ratio: .32

Proposed Void / Solid Ratio: .56

EXISTING AND PROPOSED ELEVATIONS - EAST



Existing from Burnham Place Driveway Entry



Proposed from Burnham Place Driveway Entry

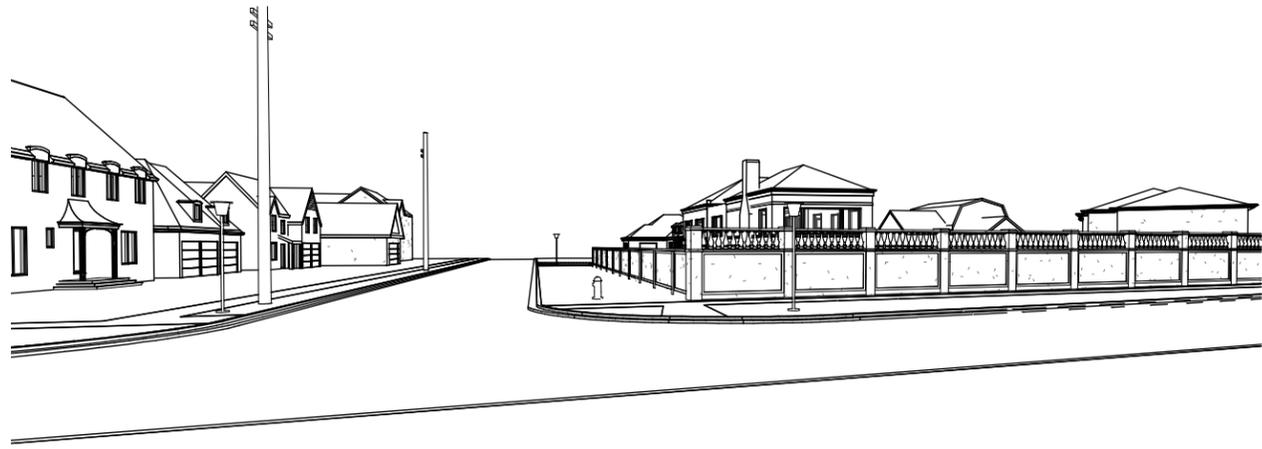


Existing from Burnham Place Looking North

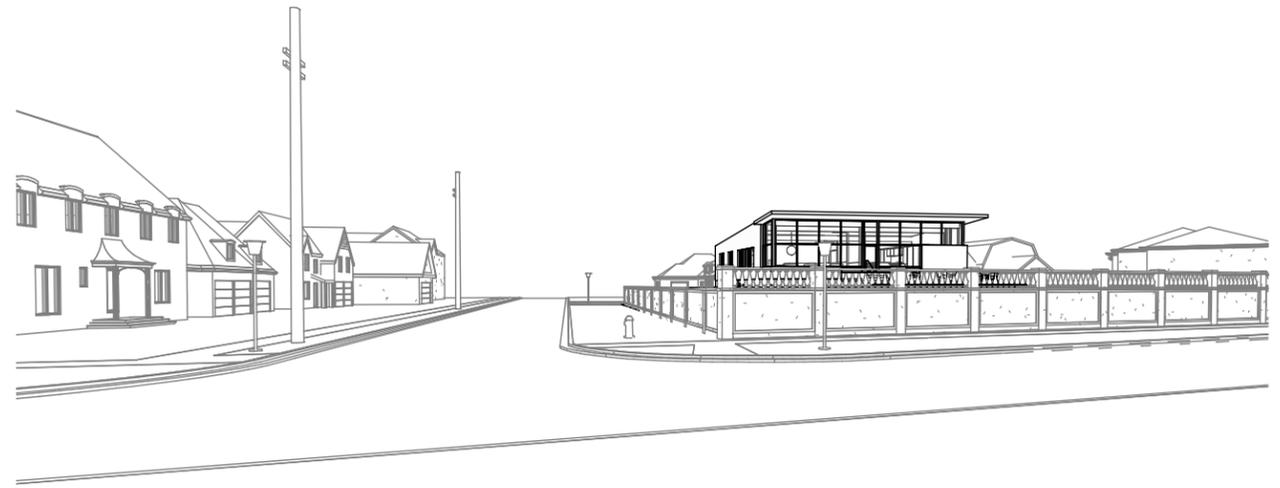


Proposed from Burnham Place Looking North

EXISTING AND PROPOSED PERSPECTIVES



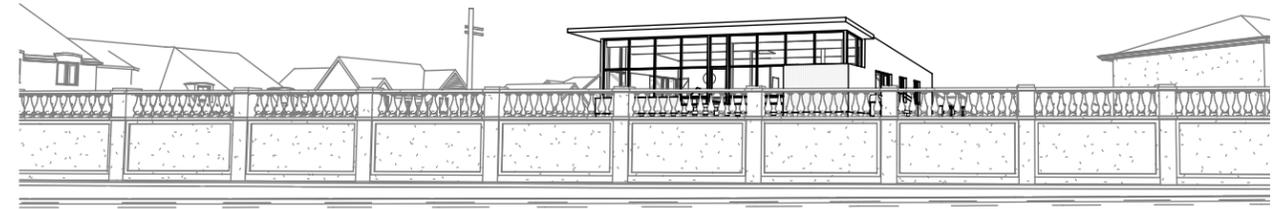
Existing from Burnham Place Corner



Proposed from Burnham Place Corner

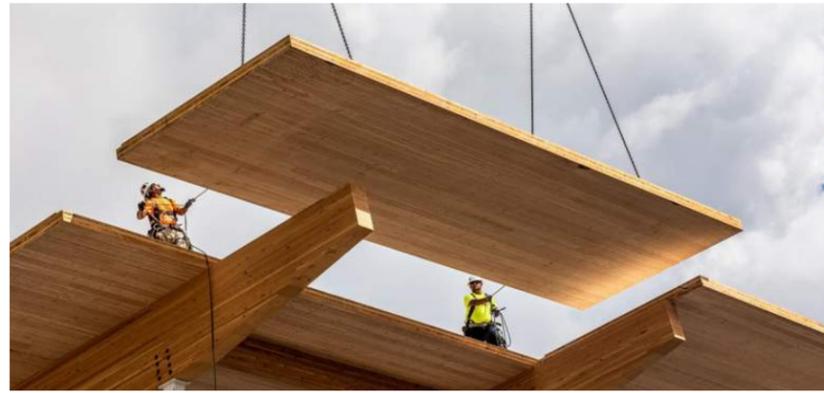


Existing from Burnham Shores Park looking West



Proposed from Burnham Shores Park looking West

EXISTING AND PROPOSED PERSPECTIVES



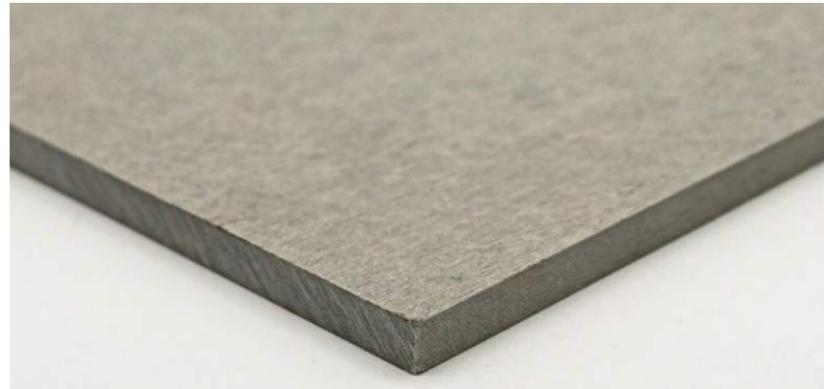
CLT Roof Structure and glulam beams, exposed overhang



Accoya Wood Siding Vertical - Medium Dark Tone at Second Floor

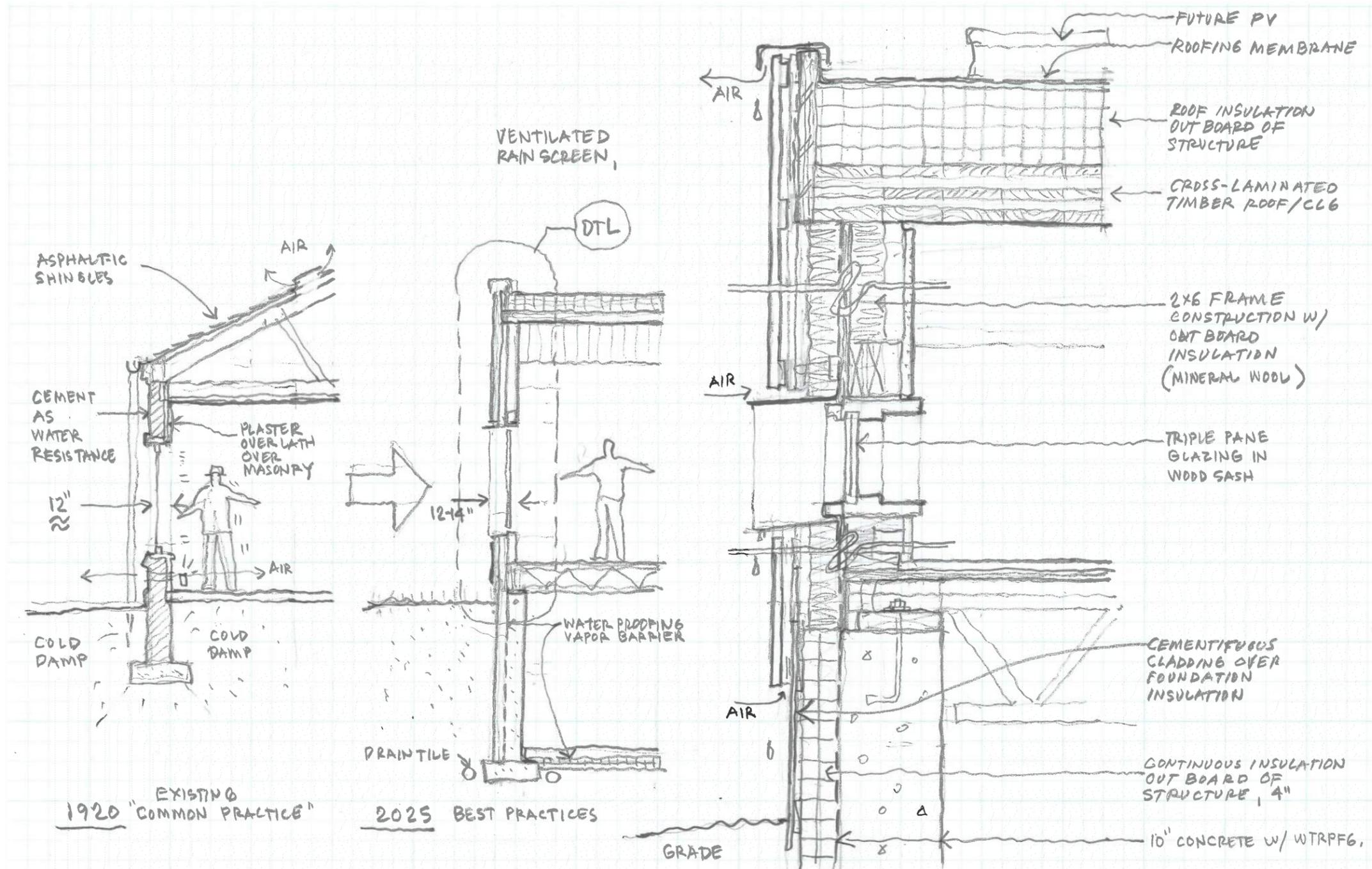


Dark bronze tone window cladding and trim



Fiber Cement Panels at base (light gray tone)

PROPOSED MATERIALS



PROPOSED CONSTRUCTION

Standards for review of construction.

In considering an application for a certificate of appropriateness for new construction and additions to existing buildings, the Commission shall consider only the following general standards, specific design guidelines, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection (E) of this Section:

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

The proposed height is less than the existing property and is in scale with its immediate neighbors and gestures toward the larger expanse of the lake and Burnham park.

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

The proposed facade widths are compatible with neighboring properties and varies only slightly from the exposures that exist on the current structure.

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.

The proposed openings are sized to cohere with adjacent properties with unit windows rather than large walls of glass. Where the property faces the views of the lake and no neighbors across the street, a large wall of glass is proposed.

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.

The rhythm of solid and void is consistent and relates to the neighboring properties with alternating balanced solid/void. The proposed does not depart significantly from the existing solid/void relationships.

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.

The proposed structure will be spaced from its neighbors in a similar way to the existing property. The proposed design re-orientes the spaces of the house to relate to the lake rather than the neighboring property to the north.

6. Rhythm of entrance porches, storefront recesses and other projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

The proposed structure maintains the current entry configuration to the property including driveway width and existing perimeter wall.

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.

The proposed structure will have a light masonry base with darker wood cladding and darker punched windows. This relates to the adjacent properties with similar characteristics.

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 proposed structure will have a simply pitched shed roof with no roof mounted mechanical equipment. A future solar panel system would be slimlined and angled at the same pitch as the proposed roof so as to not be visible from the street. Roof penetrations will be limited to a skylight and chimney flue.

9. Walls of continuity. Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

The existing perimeter wall will remain and keep the street presence cohesive.

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.

The proposed structure is modestly scaled for the neighborhood and is no greater in scale than what exists currently.

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 nondirectional character.

The proposed structure visually expresses a directional orientation toward the lake views with a roof that slowly lifts toward the lake and an increase in transparency and windows on that facade. Where it relates to homes across the street and to the west, the openings are smaller and residentially scaled.

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.

The proposed structure will replace the existing residence. There will be no modification to the existing perimeter wall except as required to repair any damage and restore to its best appearance.

STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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

There does not appear to be any archaeological resources on site.

14. Innovative design. Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

The proposed structure will follow the best construction methods available at this moment in history. A glulam beam and cross-laminated wood roof system would be one of the first mass timber homes in Evanston. The facade will be continuously insulated for best thermal performance alongside triple-paned windows. A future photovoltaic panel roof will help contribute electrical power to the property.

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.

The proposed structure does not involve additions.

16. New construction. In considering new construction such as a new free standing structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

The proposed structure is a modern home with attention paid to the scale of the existing district, the massing of the existing home, and the context of the lake presence and views. While referential to adjacent materials and architectural styles, the proposed project is not an imitation of any past architectural style or period.

17. Signs. Any sign that is readily visible from a public street shall not be incongruous to the historic character of the landmark or the district. Recommendations regarding signs are advisory only and may be referred to DAPR.

The only signage for this property would be the address numbers. The final design will follow Evanston standards and not be incongruous from adjacent properties.

STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



Existing from Burnham Place Driveway Entry



Proposed from Burnham Place Driveway Entry



Existing from Burnham Place Looking North



Proposed from Burnham Place Looking North

EXISTING AND PROPOSED RENDERINGS (SUPPLEMENTAL)



Existing from Burnham Place Corner



Proposed from Burnham Place Corner



Existing from Burnham Shores Park looking West



Proposed from Burnham Shores Park looking West

EXISTING AND PROPOSED RENDERINGS (SUPPLEMENTAL)



View from Driveway



View from SE Corner



View from NE Corner



View from NW Corner

PROPOSED DESIGN RENDERINGS (SUPPLEMENTAL)

THANK YOU!

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Multi-hipped"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1948"/>	FOUNDATION	<input type="text" value="Not visible"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung; picture"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light"/>
NO OF STORIES	<input type="text" value="1+bsmnt"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

111		BURNHAM	PLACE
-----	--	---------	-------

ALTERATIONS

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

Raymond, R. C.

ORIGINAL ARCHITECT

Johnson, Harry N.

BUILDING MOVED?

No

ARCHITECT SOURCE

Building Permit 26176

MOVED FROM

BUILDER

ADDITIONAL PHOTOGRAPHS



PHOTO ID2



PHOTO ID3

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/27/2012

Historic Info Compiler

MBM

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

111 [] BURNHAM PLACE

OLD ADDRESS
(city dir.year)

[]

DATE OF CONSTRUCTION 1948

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # [] **DATE** []

MOVED FROM []

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 26176 **DATE** 1948.11.09

BUILDING PERMIT DESCRIPTION 2-story brick veneer single family residence, garage attached

COST \$25,000

ORIGINAL OWNER Raymond, R. C.

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT Johnson, Harry N.

ARCHITECT SOURC Building Permit 26176

BUILDER []

EXTERIOR ALTERATION PERMITS

[]

OTHER PERMIT INFO

BP26061, 1948.09.07, Improve & repair frame building \$500-\$1,000, (O/A/B) W.S. Hennesey Co.

COA INFO

2012 - Remove asbestos roof shingles. Install new dimensional shingles (fiber glass/asphalt) on house and attached garage.

HISTORIC INFO

[]

OTHER SOURCES

ELHD n/a. PHOTO at EHC: W.S. Hennessey Company postcard by W. Osborn, 1950.

HISTORIC INFO COMPILER MBM

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 111

STREET BURNHAM PLACE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Mid-century, minimalist Colonial Revival set into rise, with main entry along west elevation at basement level; brick exterior; multi-hipped roof with shallow eaves and stylized dentil trim; center entry features classical wood surround; regular fenestration along west elevation; garage opening at north end of west elevation; concrete retaining walls; steps from driveway lead to secondary entrance at west end of south elevation; one-story hipped-roof east bay faces lake; south side brick end chimney; most windows appear to be historic double hung and single-light picture windows.