

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

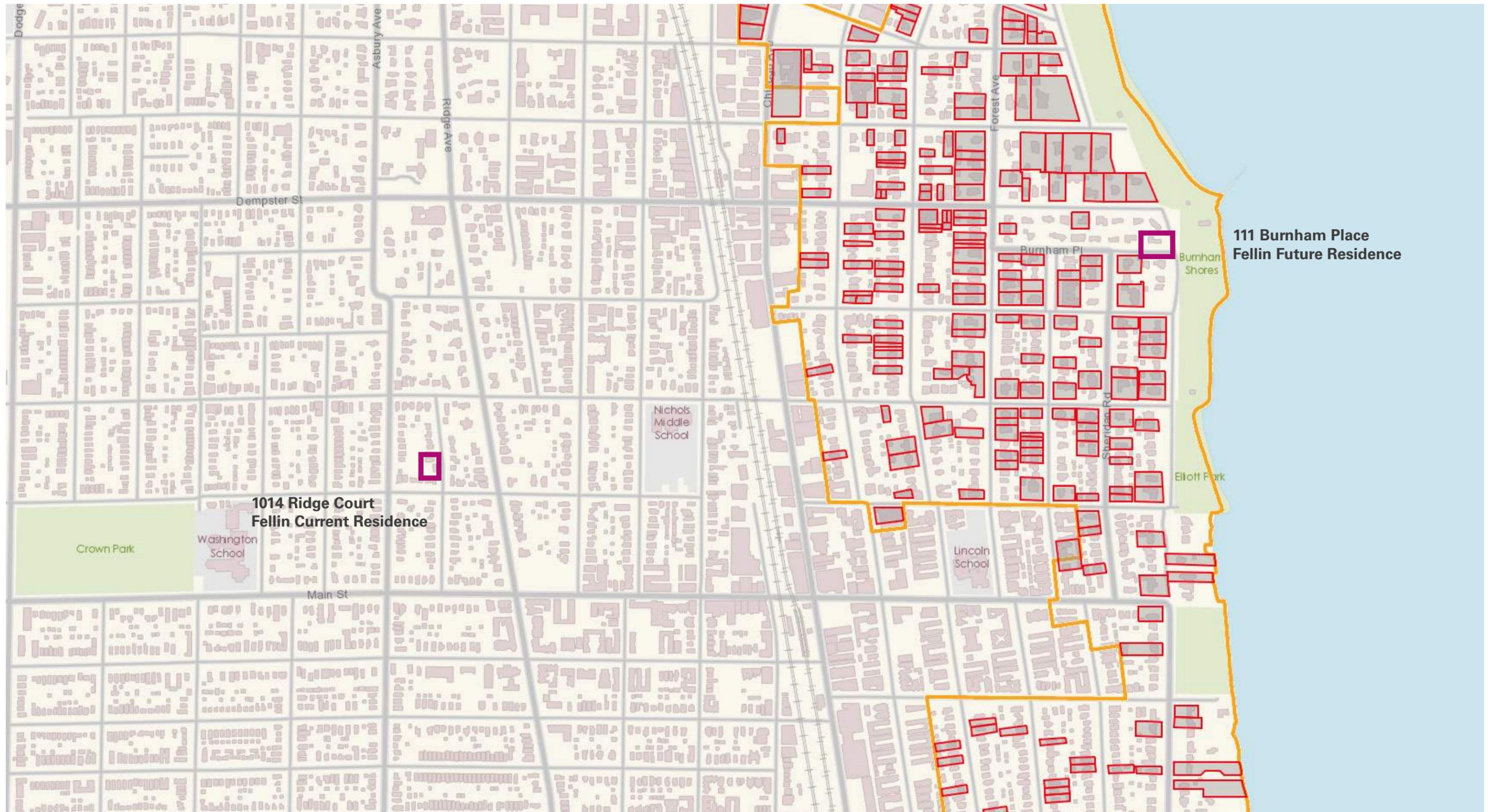


Paolo and Diane in Italy
Exploring CLT Panels - a proposed structural system

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.

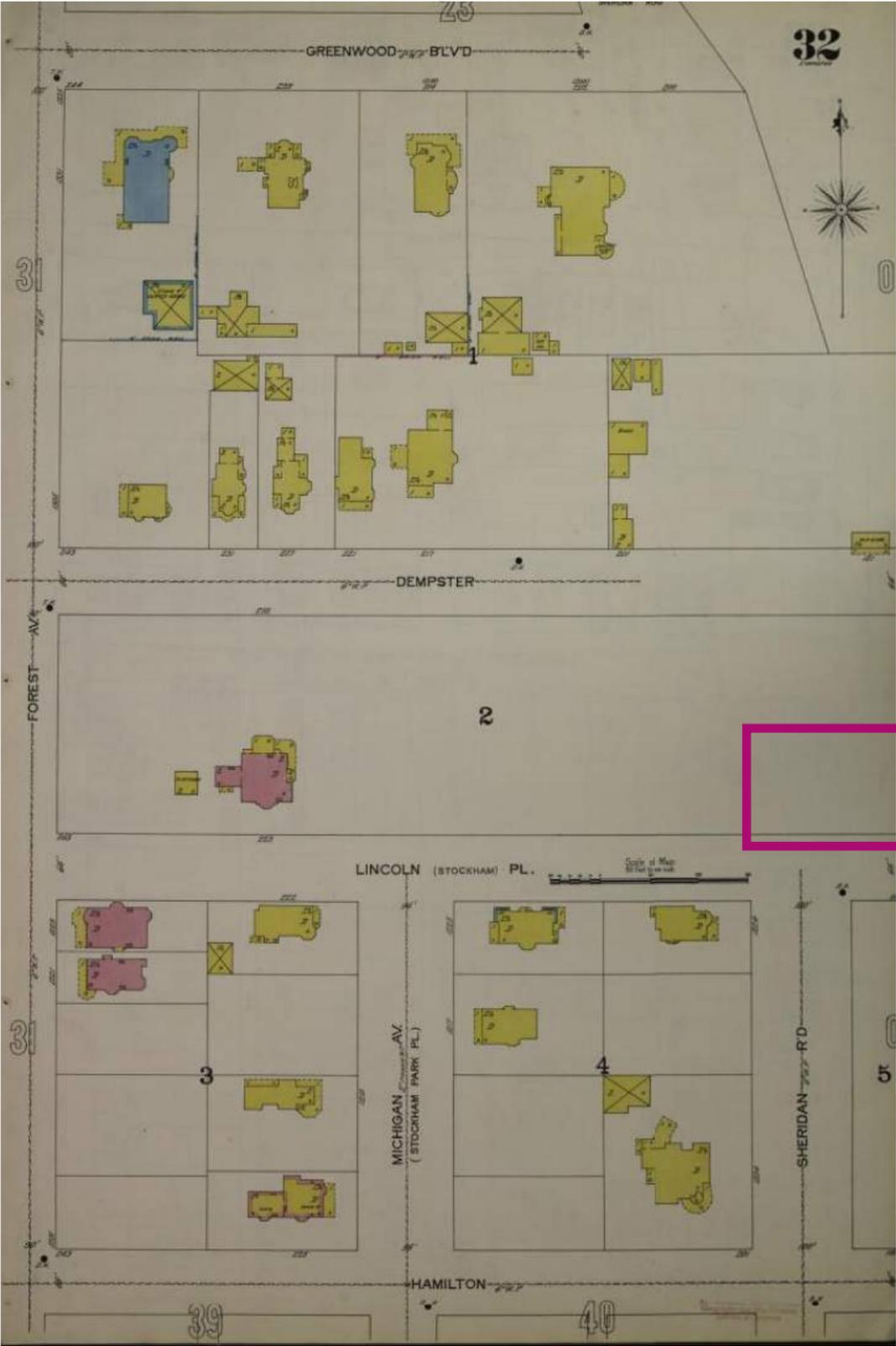
Standards for review of demolitions.

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):

- 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.
- 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.
- 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.
- 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.
- 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.
- 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

Application Building Permit

No. 3637 No. 3800

Granted to A.H. Burnham

To erect a one Story frame shelter house of one Rooms

19 feet front 30 feet deep 11 feet high

At No. 732 Dempster Situated on Stockmans Resub

Cost of Building Complete, \$ 500.

Plans Approved 4/21/09

PERMIT FEES

To THE CITY OF EVANSTON. DR.

Water Permit, No			
Sewer Permit, No			
Street Permit, No			
Bldg. Permit, No		<u>100</u>	
Fees for use of Water on Building Materials.			
<u>None</u> M. Brick at 10 cts. per thousand,			
" Cu. yds. Stone @ 10 cts. per Cu. yd.,			
" Cu. yds. Concrete @ 10 cts. per Cu. yd.,			
<u>150</u> Sq. yds. Plastering @ 20 cts. hd. sq. yds.		<u>30</u>	
Total,			<u>130</u>

Evanston, Ill., 4-21-1909

Building Commissioner:

The undersigned applies for a permit for the construction of a 1 story, frame shelter house

to be located on Lot 1 Block 1

Sub. Stockmans

Width, or Front	<u>19</u>	M. Brick	
Length, or Depth	<u>30</u>	Cu. yd. Concrete	
Elevation, or Height	<u>11</u>	Sq. yd. Plaster	<u>150</u>
Total Cost of Building	<u>500</u>	Cu. yd. Stone	
		Tile	
		Cement Block	

Owner D.A. Burnham Phone _____

Address _____

Architect " " Phone _____

Address _____

Mason Meiling & Melcher Phone _____

Address _____

Carpenter _____ Phone _____

Address _____

Signed by Meiling & Melcher

Address _____

Permit No. 3600

Address 732 Dempster

Application No. 3637

No. 3637 Building Permit No. 3600

APPLICATION FOR BUILDING PERMIT.

Evanston, Ill., 4/21 1909

TO THE COMMISSIONER OF PUBLIC WORKS:

The undersigned herewith applies for a permit to build a one Story, Basement and Attic frame shelter house, and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth in this application.

Same to be located and built in strict accordance with accompanying description, plans and specifications, which are hereby submitted for your approval.

DESCRIPTION

732 Dempster LOT _____ BLOCK 1

On Dempster Street, between Front Street, and Lake Street.

MATERIALS AND COST.	DIMENSIONS.	FURNISHINGS.	NO.	SERVICE.
No. Cu. yds. Stone <u>None</u>	Width or Front <u>19</u>	Water Closets <u>None</u>		Drained by _____
No. Thousands of Brick <u>1</u>	Length or Depth <u>30</u>	Sinks <u>11</u>		Lighted by _____
No. Cu. Yards Concrete <u>1</u>	Elevation or Height <u>11</u>	Bath Tubs <u>11</u>		Ventilated by _____
No. Sq. Yards Plastering <u>150</u>	Rooms _____	Laundry Tubs <u>11</u>		
Total Cost of Building <u>500</u>	Fire Escapes _____	Urinals <u>11</u>		

D.A. Burnham Owner Meiling & Melcher Mason _____ Sover Builder _____

Plumber _____ Carpenter _____ Electrician _____

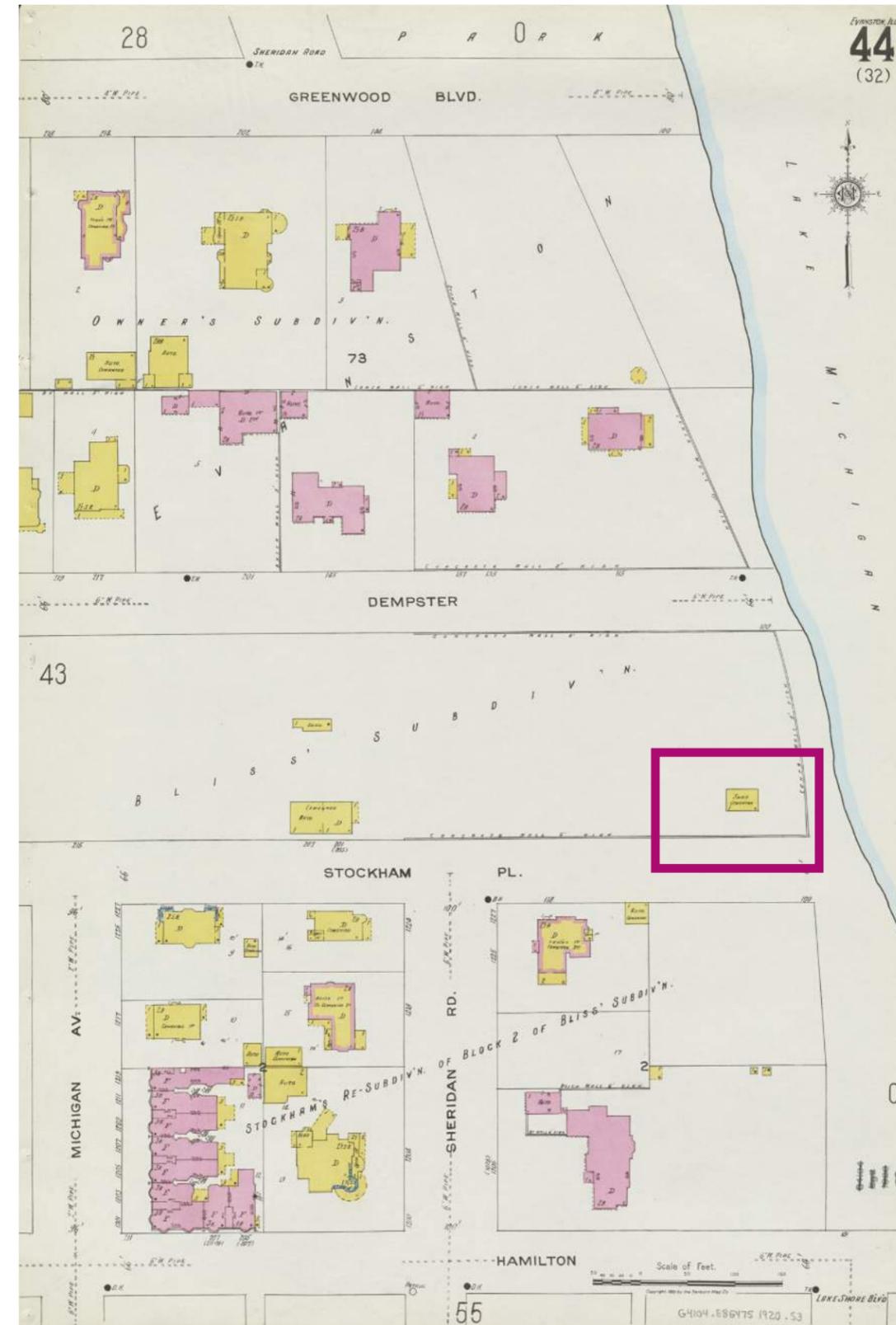
Heating and Ventilation _____

None Architect. Signed by Meiling & Melcher Builder.

BUILDING PERMIT, 1909



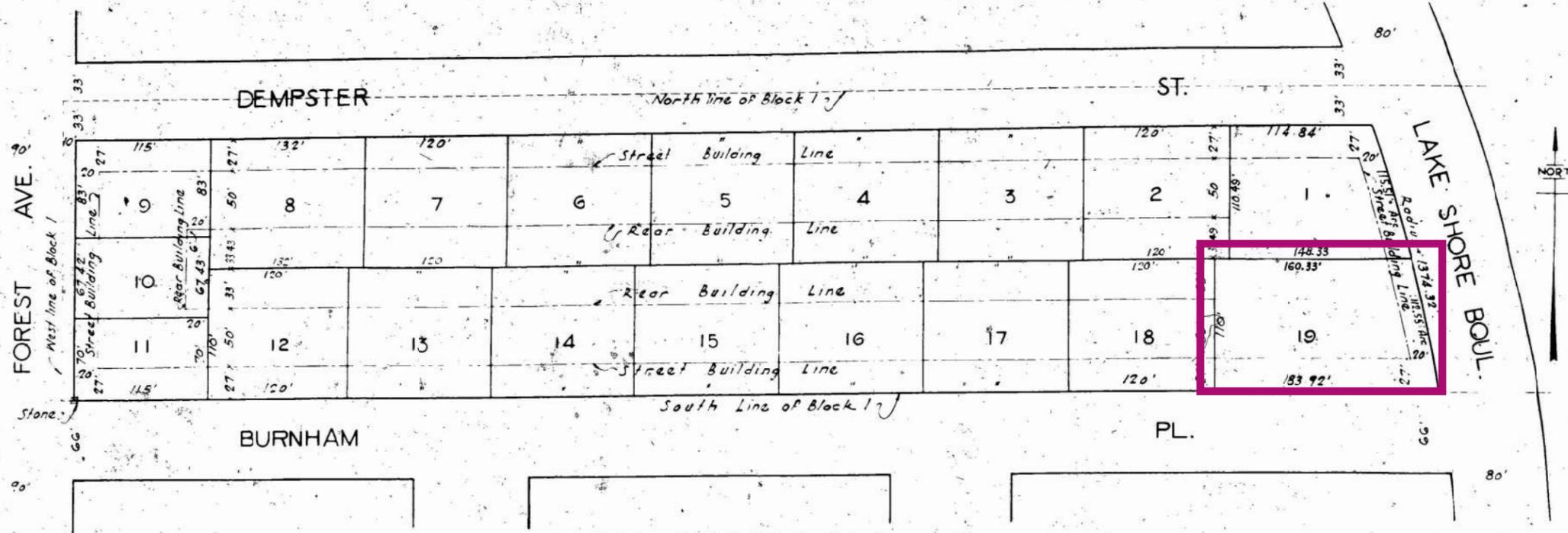
BUILDING EARLY PHOTOGRAPHS



SANBORN 1920

BURNHAM PARK

A subdivision of part of Block 1, and accretions, in George H. Bliss Addition to Evanston, in the Northeast quarter of Section 19, Township 41 North, Range 14 East of the 3rd Principal Meridian.



I find no deferred installments of outstanding unpaid Special Assessments due against the land included in the above plat.

Eugene S. Sanford
Superintendent of Special Assessments
Date Oct 19-1937

Restrictions:

All of lots numbered 1 to 19 inclusive shown on the plat hereon drawn are hereby made expressly subject to the following restrictions:

- (a) Not more than one single family dwelling house costing not less than Fifteen Thousand Dollars (\$15,000.00) may be erected on any of said lots.
- (b) Any garage built on any one of said lots must be attached to a house and for all purposes shall be considered a part of such house, and no part of any garage shall be built nearer to the rear building line of the lot on which such house is situated than any part of the house to which the garage is attached.
- (c) Any building and every part thereof erected on any lot must be situated between the street building line and the rear building line of such lot. The restrictions contained in this paragraph (c) shall not apply to lots numbered 1, 11 and 19.
- (d) No building or part thereof shall be erected or maintained nearer than six (6) feet to the East line or nearer than thirty nine (39) feet to the West line of each of lots numbered 2, 3, 4, 5, 6 and 7. No building or part thereof shall be erected or maintained on any lot nearer than

The undersigned, as Trustees under the provisions of certain deeds in trust dated August 9 1923, and August 29, 1933, and duly recorded in the Recorder's Office of Cook County, Illinois, as documents numbered 9032832 and 11332385, respectively, do hereby certify that they are the owners of the property described in the foregoing certificate of the Chicago Guarantee Survey Company and that they have caused said property to be surveyed and subdivided, as shown on the plat hereon drawn.

John Burnham Seal
A. B. Wells Seal As Trustees
John B. Sherman Seal As Owners

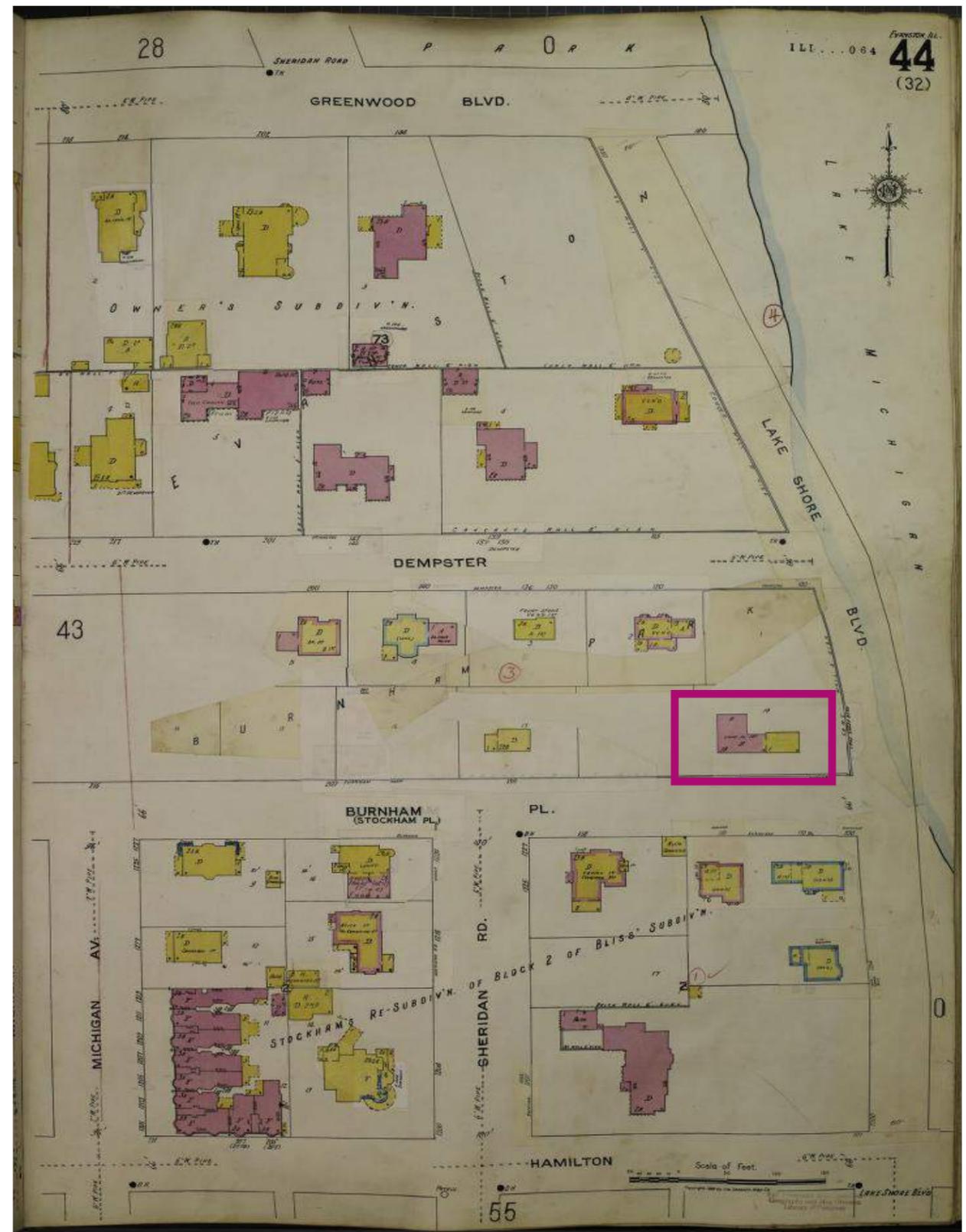
Continental Illinois National Bank and Trust Company of Chicago

By *W. H. Hunt* Vice-President
Attest: *Paul C. Butcher* Assistant Secretary

State of Illinois } ss
County of Cook }
I, *Orville Anderson*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Burnham, who is personally known to me to be the same



BURNHAM PARK SUBDIVISION 1938



SANBORN 1950

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

GENERAL INFORMATION
 CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

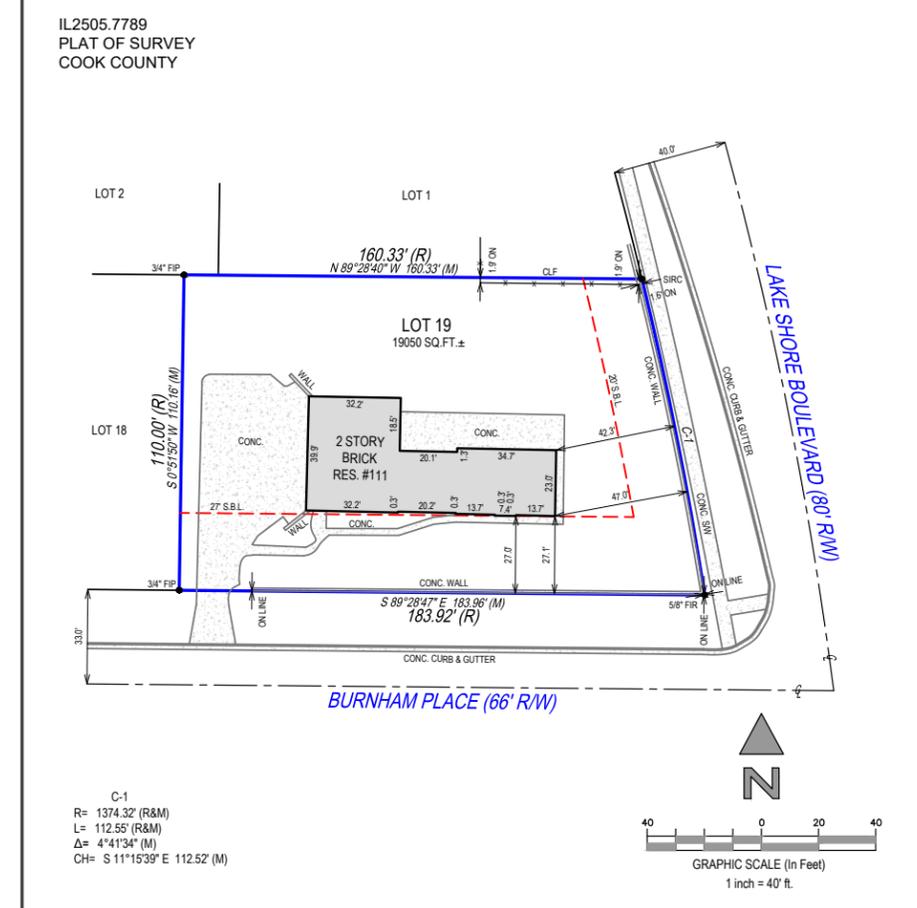
ARCHITECTURAL CLASSIFICATION <input type="text" value="Colonial Revival"/>	ROOF TYPE <input type="text" value="Multi-hipped"/>
DETAILS <input type="text"/>	ROOF MATERIAL <input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR <input type="text" value="1948"/>	FOUNDATION <input type="text" value="Not visible"/>
OTHER YEAR <input type="text"/>	PORCH <input type="text"/>
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



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



STATE OF ILLINOIS } SS
 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 HEREON.

Warren D. Johnson
 WARREN D. JOHNSON
 035-002971
 PROFESSIONAL LAND SURVEYOR
 SANDWICK, IL
 STATE OF ILLINOIS

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
 Exacta Land Surveyors, LLC
 P.O. # 184008059
 c/o 773.305.4011
 316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 06/04/25
 FIELD WORK DATE: 6/3/2025
 REVISION DATE(S): (REV1 6/4/2025)

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

EXISTING RESIDENCE



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.

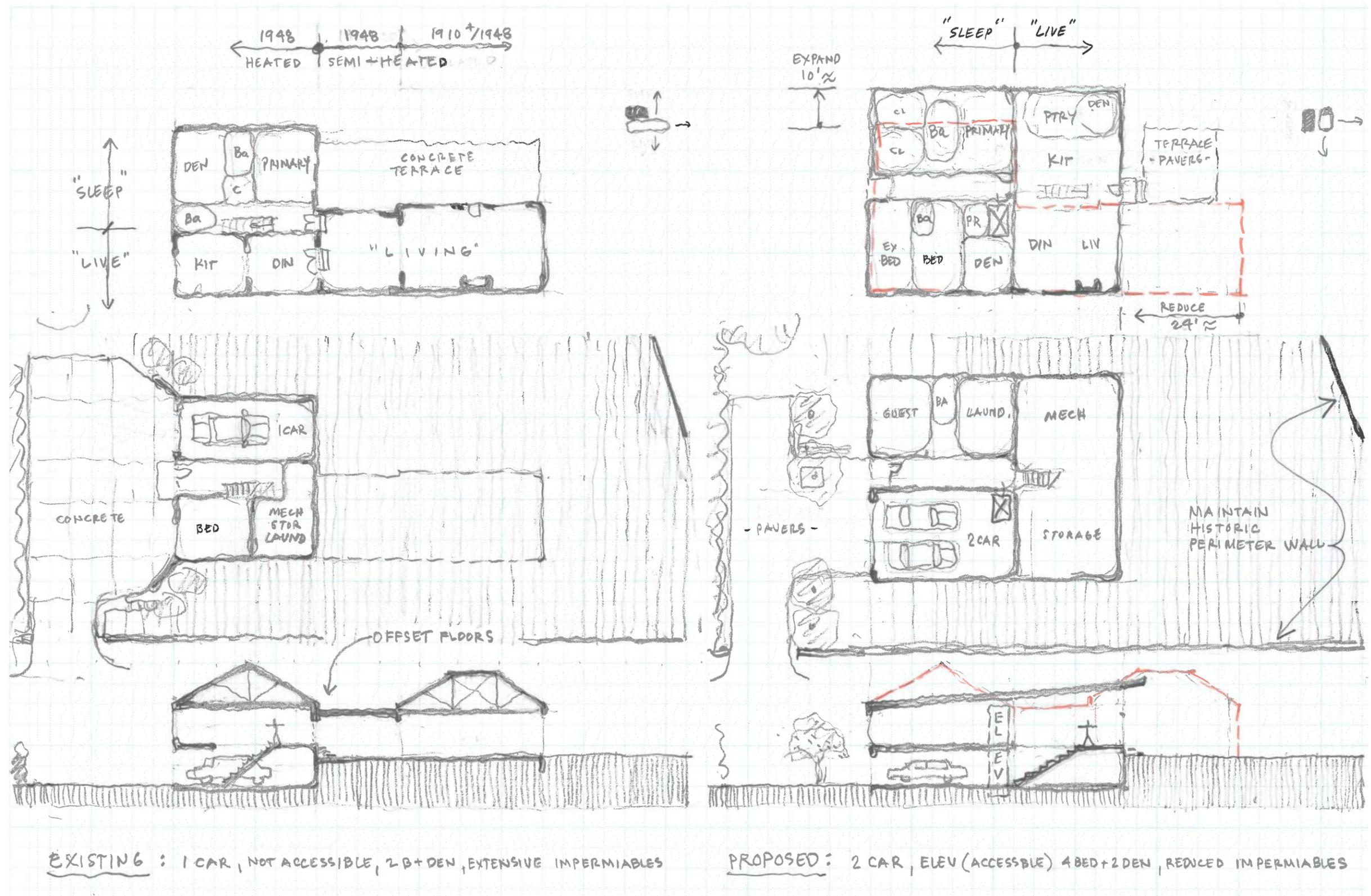
While the structure does show significant settlement issues and has fallen in to disrepair, it is not hazardous or imminently dangerous. To bring the existing structure up to livable conditions and modern code, however, would require great expense.

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.

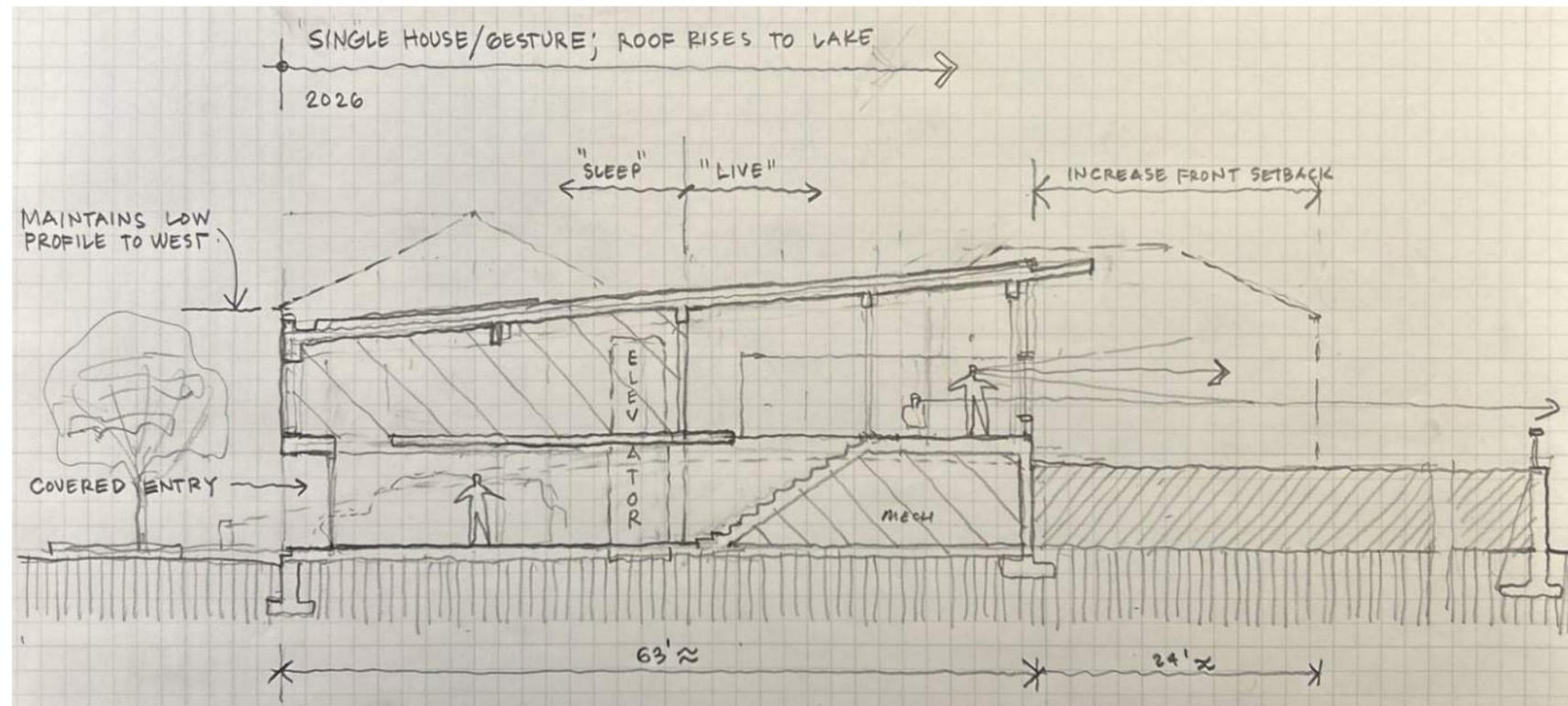
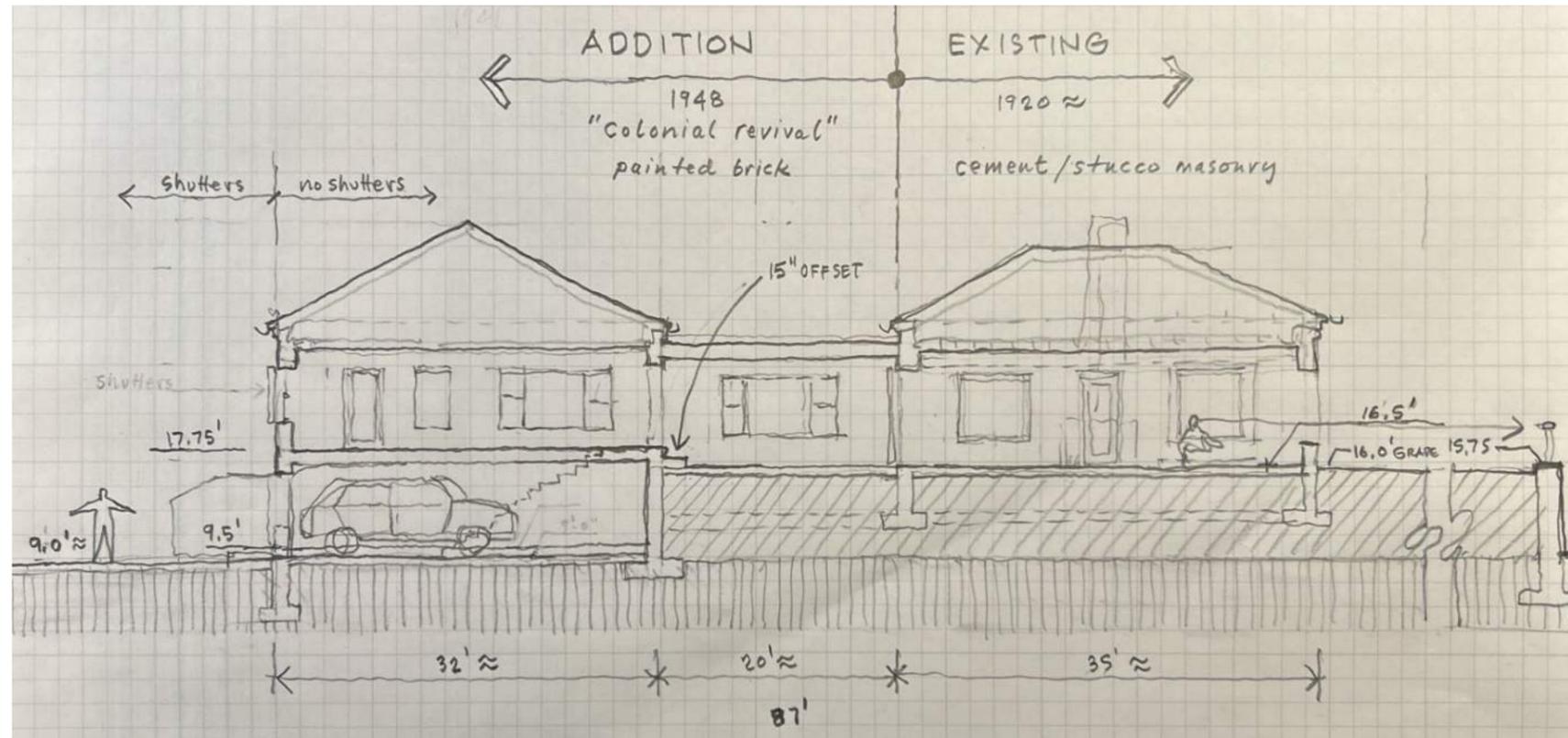
The following slides will illustrate the proposed property and its appropriateness to the district.

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.

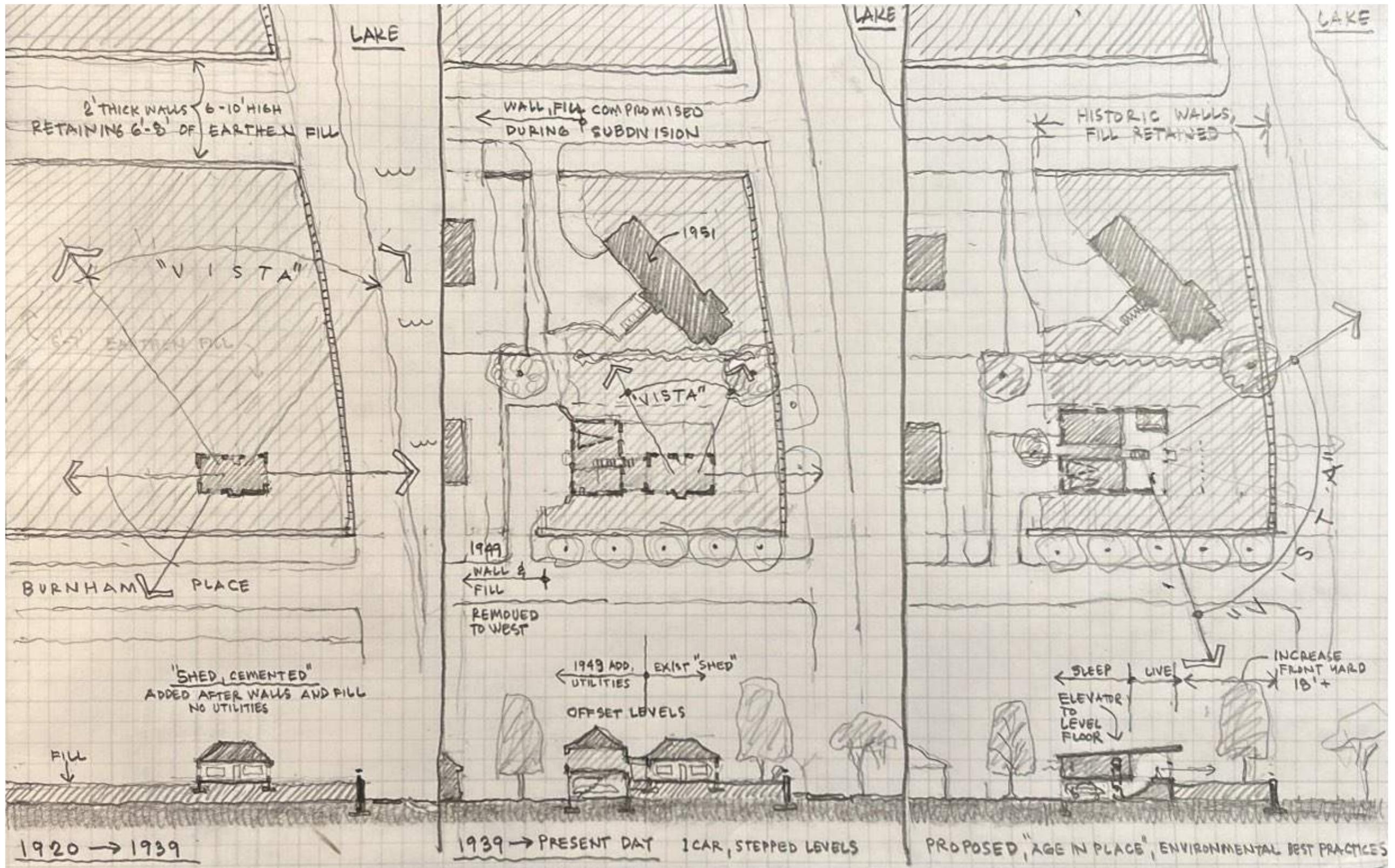
STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



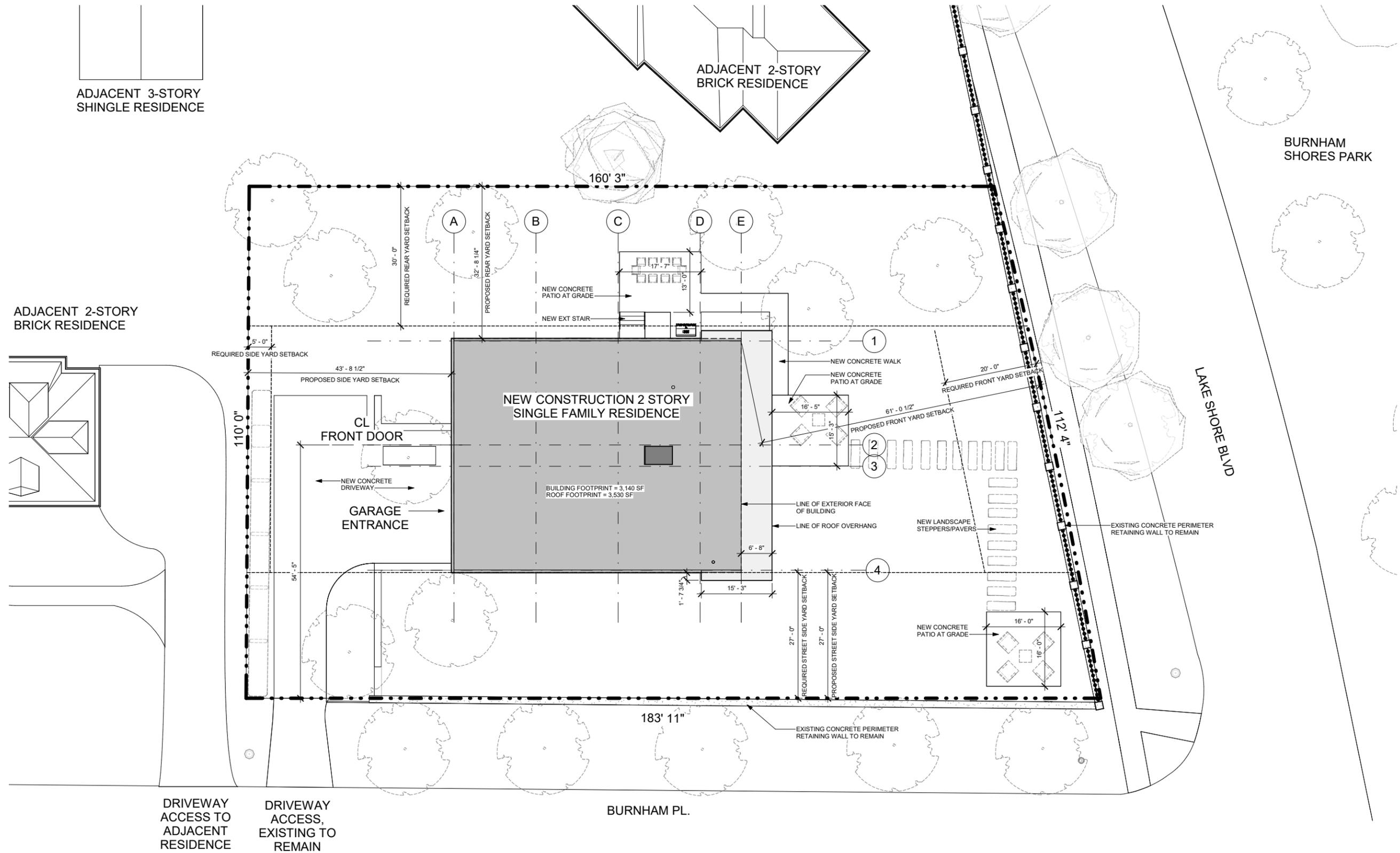
EXISTING AND PROPOSED PLANS



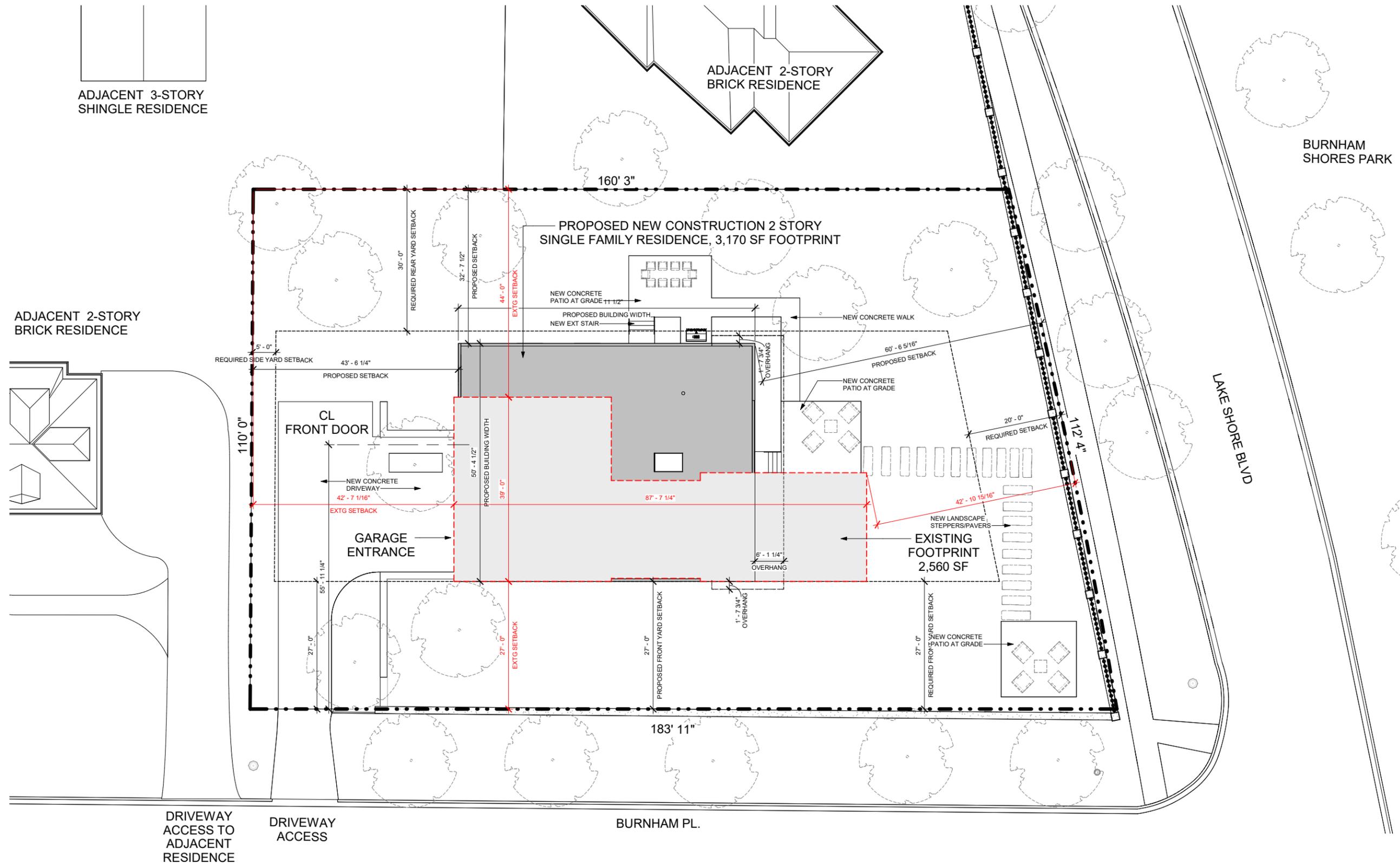
EXISTING AND PROPOSED SECTIONS



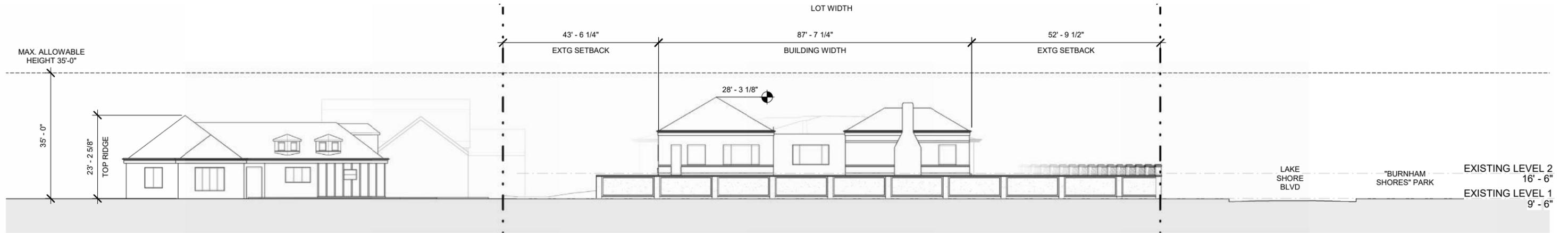
PROPERTY PROPOSED HISTORY



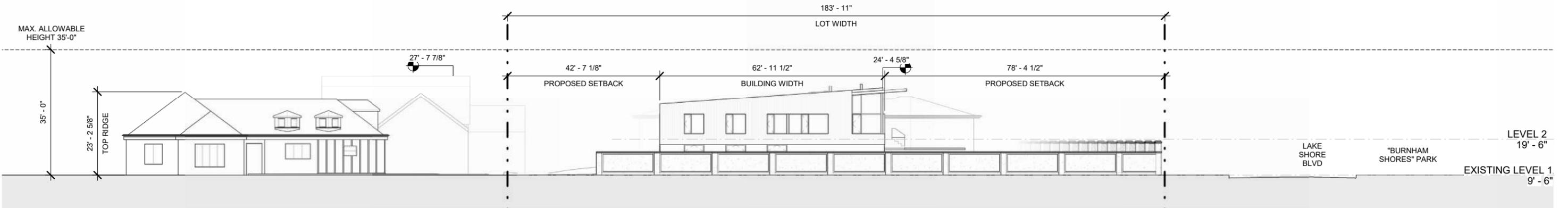
PROPOSED SITE PLAN



SITE PLAN COMPARISON: EXISTING VS. PROPOSED



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

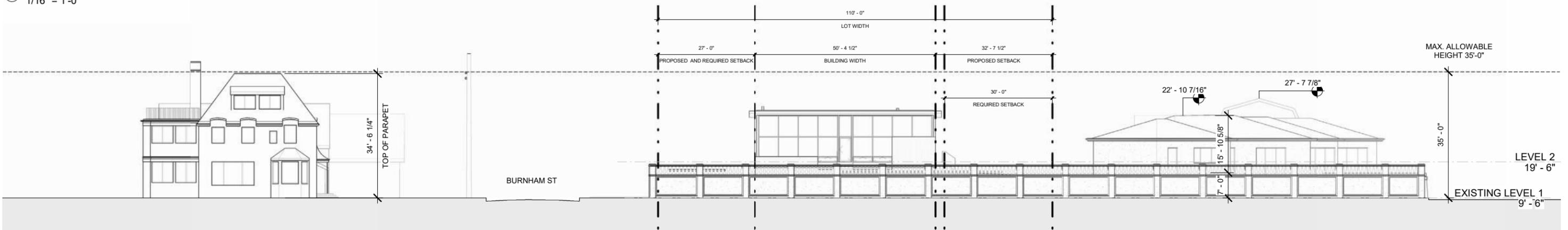
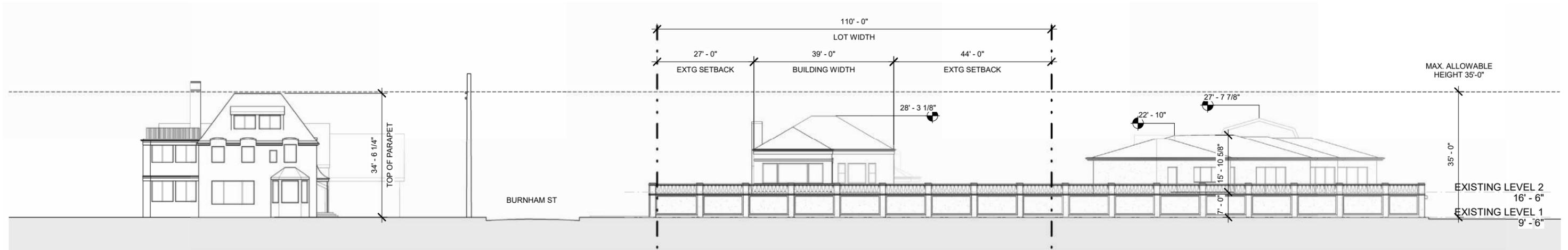


② CTX - SOUTH ELEVATION
1/16" = 1'-0"

Existing Void / Solid Ratio: .18

Proposed Void / Solid Ratio: .27

EXISTING AND PROPOSED ELEVATIONS - SOUTH



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

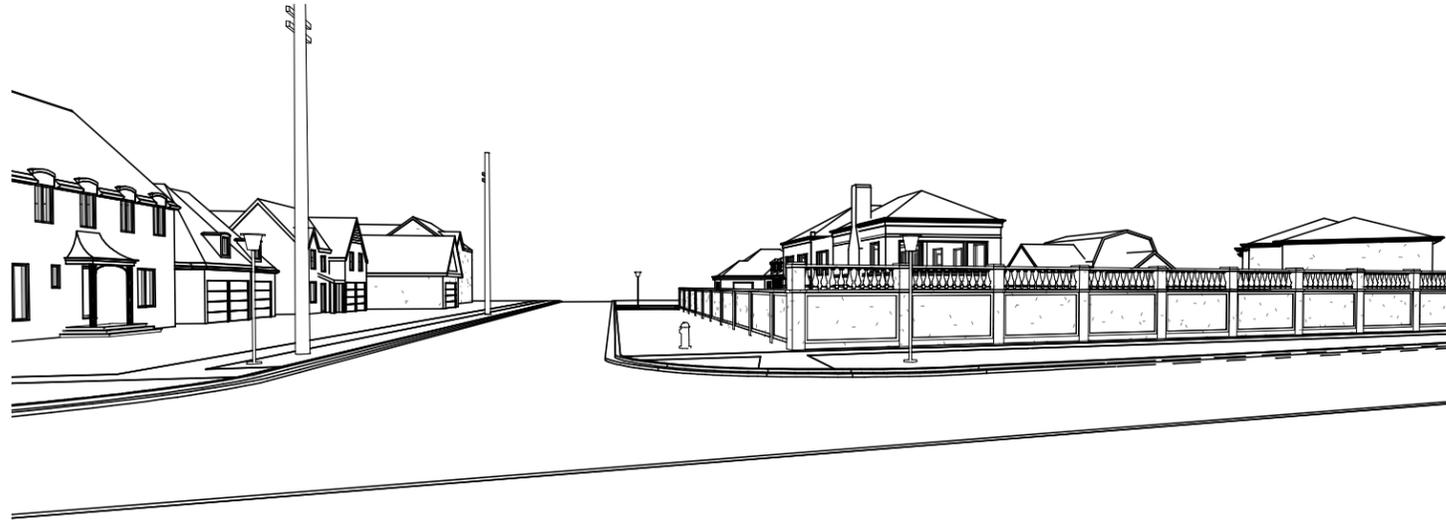


Existing from Burnham Place Looking North

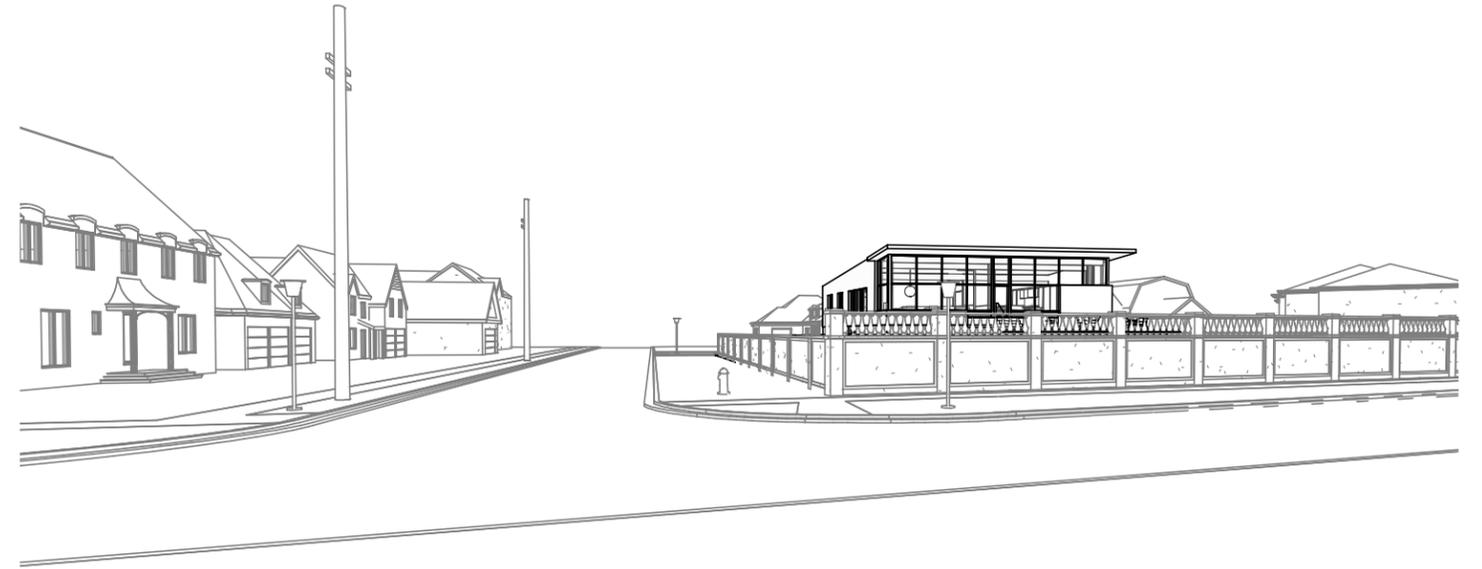


Proposed from Burnham Place Looking North

EXISTING AND PROPOSED PERSPECTIVES



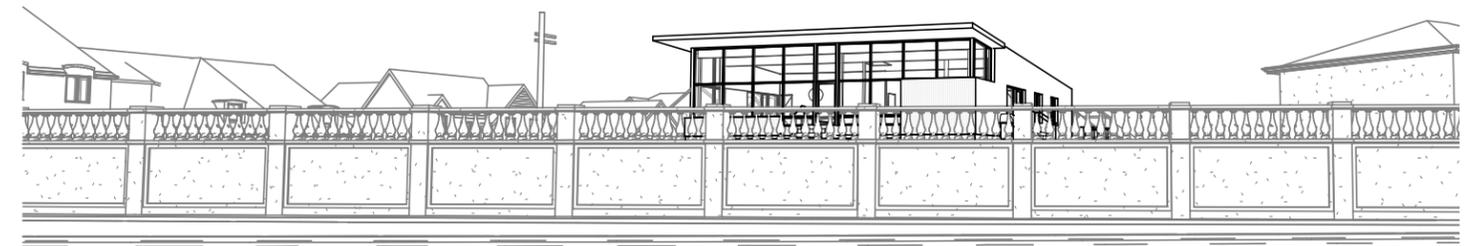
Existing from Burnham Place Corner



Proposed from Burnham Place Corner



Existing from Burnham Shores Park looking West



Proposed from Burnham Shores Park looking West

EXISTING AND PROPOSED PERSPECTIVES



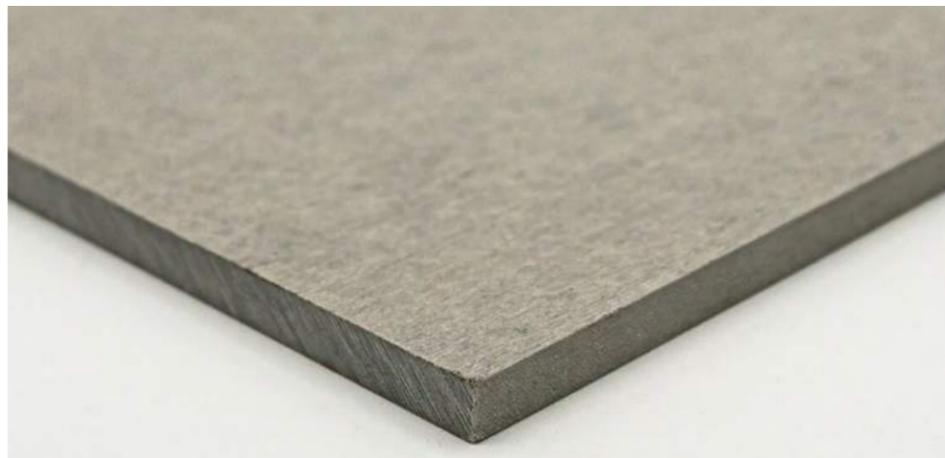
CLT Roof Structure and glulam beams, exposed overhang



Accoya Wood Siding Vertical - Medium Dark Tone at Second Floor

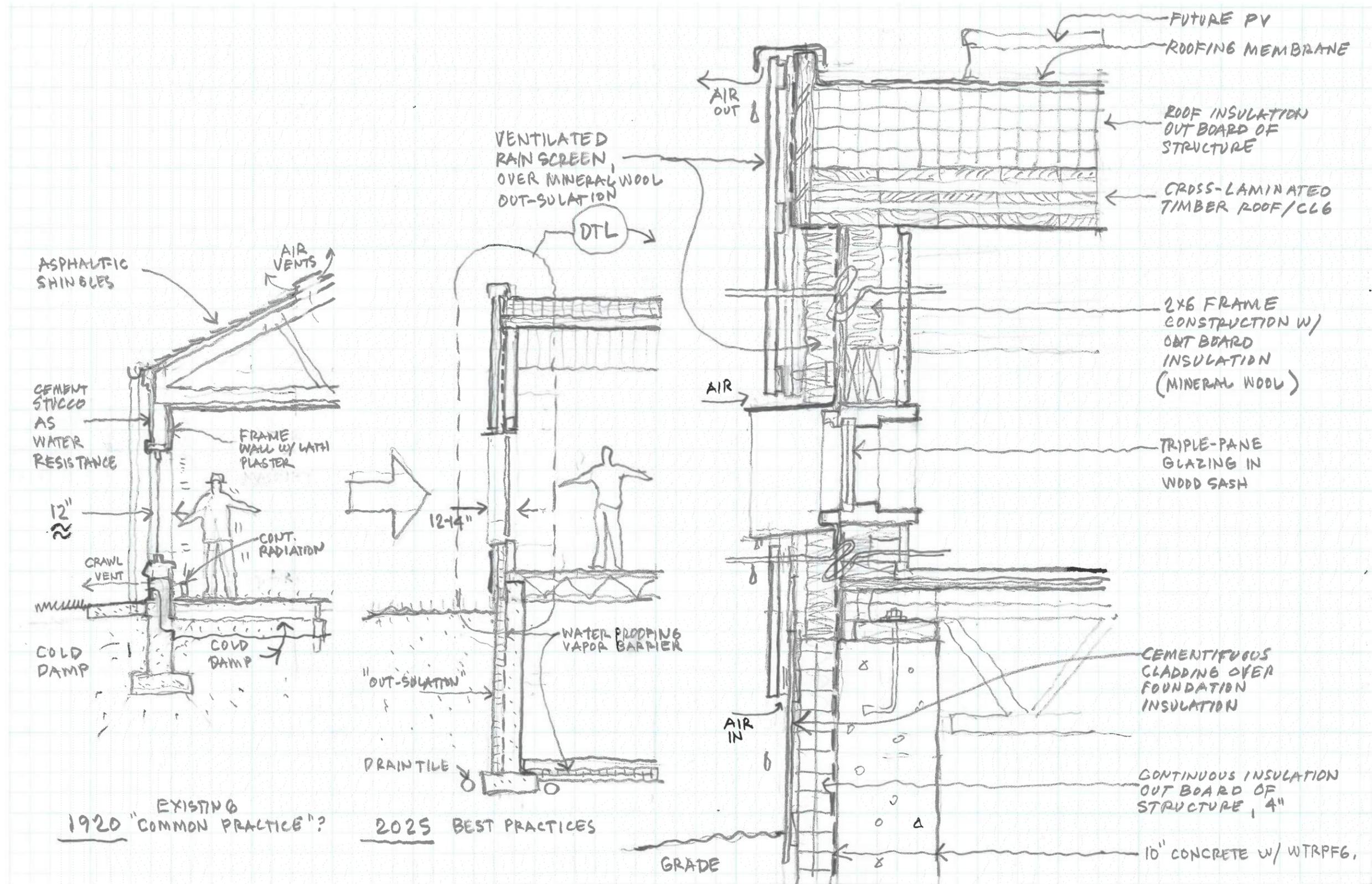


Dark bronze tone window cladding and trim



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 glulamated beam and cross-laminated wood roof system would be one of the first mass timber homes in Evanston. The facade will be continuously outsulated 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!