



AGENDA
Preservation Commission
Tuesday, January 20, 2026
909 Davis Street, Floor 3 Conference Room 332 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT (FOR ITEMS NOT LISTED AS OLD OR NEW BUSINESS)

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. OLD BUSINESS

A. 25PRES-0134 – 111 Burnham Place – Lakeshore Historic District 3 - 83

Continued from December 9, 2025.

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].

For Action

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

4. NEW BUSINESS

A. **26PRES-0002 – 1505 Ashland Avenue – Landmark**

84 - 117

Melanie Monastirsky, architect and applicant on behalf of the homeowner, submits for a Certificate of Appropriateness to alter the home by constructing a two-story addition to the homes side volume.

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

For Action

[26PRES-0002 – 1505 Ashland Avenue – Certificate of App - Pdf](#)

B. **2026 Officer Elections**

The following members of the Commission were nominated by their peers **and** have accepted the nomination to serve in the following roles;

1. Chair: Commissioner Klein
2. Vice-Chair: Commissioner Ahleman
3. Secretary: Commissioner Ziehm

Staff recommends a motion to approve the slate of electors for the 2026 calendar year.

5. APPROVAL OF MEETING MINUTES

A. **Minutes of December 9**

118 - 119

[Preservation Commission - Dec 09 2025 - Minutes - Html](#)

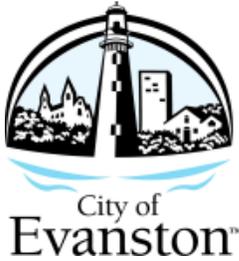
B. **Minutes of December 2**

120 - 121

[Preservation Commission Special Meeting - Dec 02 2025 - Minutes - Html](#)

6. ADJOURNMENT

The next regularly scheduled meeting of the Preservation Commission is February 10, 2026 with a COA submission deadline of January 20.



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: January 20, 2026

Recommended Action:

Continued from December 9, 2025. 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 (principle structure) 1909 (attached shelter house)

Style:

Neo-Colonial

Architect of Record:

Harry N. Johnson (principle structure) Daniel Burnham (attached shelter house)

Condition:

Good

Integrity:

Fair

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. The eastern most volume of the existing structure contains the shelter house designed by Daniel Burnham in 1909. The shelter house was once the only structure on a grand terrace that overlooked the lake at the eastern edge of Burnhams estate. The existing shelter house has fair integrity, with its core volume remaining and some original features and materials present, but has been impacted by significant alterations.

All elevations of the structure have been altered, likely in the 1940s when it was attached to the neo-colonial principle structure to its west. A chimney was added to the south elevation, and the south elevations west window has been removed. The pattern of fenestration at the east elevation has been altered to include a center picture window. The original windows have been replaced at this elevation as well with fiberglass windows. The north elevation original windows remain, but the original entrance has been altered with a neo-colonial pediment and pilasters. The west elevation has been demolished to incorporate the 1909 and 1948 structures interior programs. On the interior, a drop ceiling has been added, the floor has been replaced, and lighting and heating have been added. The structures clay tile roof has been replaced with asphalt shingles. Despite these alterations, the structure still retains its overall mass, original roof structure and vaulted interior ceiling, exterior window casings, and vernacular exterior detailing including a dentil course at the eave and stuccoed belt course. The most impactful alteration is that of setting, feeling, and the ability to communicate historic associations between the structure and the time and place in which it was historically significant as a respite from the elements on a grand terrace on which Burnham and his family entertained. The overall sense of past time and place have been significantly impacted despite the structure remaining.

The overall condition of the structure appears to be good, with little settling or evident structural issues.

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.

The shelter house itself is handsome yet vernacular in its massing and detailing. It is largely stripped of ornamentation, but its facade is skillfully broken down in scale by its fenestration, and use of simple stucco string and belt courses.

Public Comment

In addition to in-person testimony provided at the previous meeting, and letters from both Landmarks Illinois and the Evanston History Center, staff has received one additional written comment for the January 20 meeting (attached).

Process and Previous Deliberation

At the previous meeting, the Commission voted to continue to the case to allow the applicant to prepare a conditions assessment of the structure, further document and explore its integrity, and investigate the potential for relocation.

The Commission should continue to review the proposal against the standards for demolition and new construction. Staff recommends review of the additional testimony and documentation and further review and deliberation on the proposed new construction. The standards for demolition require that a replacement structure be reviewed and approved in order for the demolition to be approved.

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 01.15.2026 FINAL](#)

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

[Public Comment](#)



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>CELL 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

January 20th, 2026



wkarch

Wheeler Kearns Architects

01/20/2026 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)





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

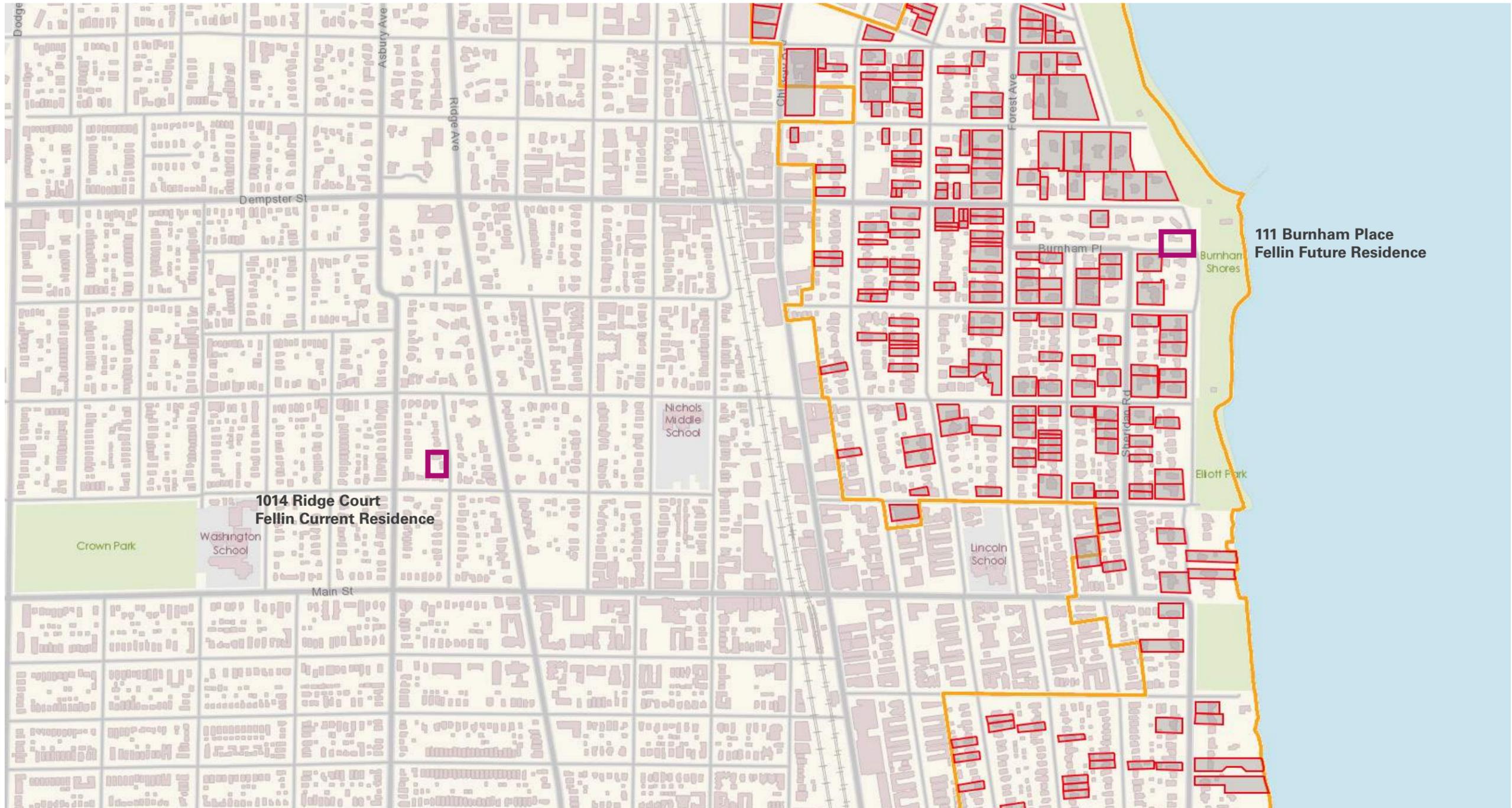


Paolo and Diane in Italy
Exploring CLT Panels - a proposed structural system

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.

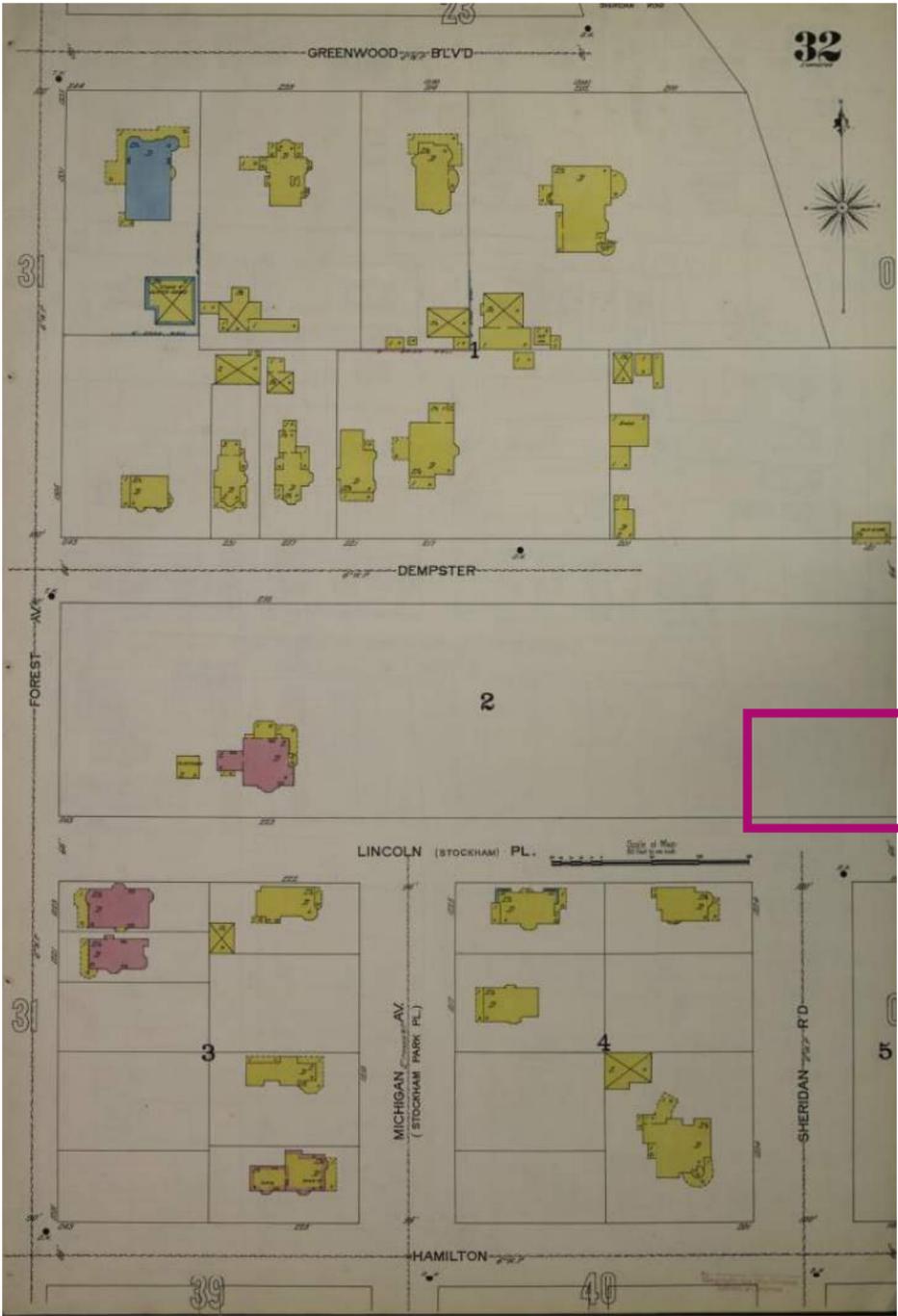
Standards for review of demolitions.

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):

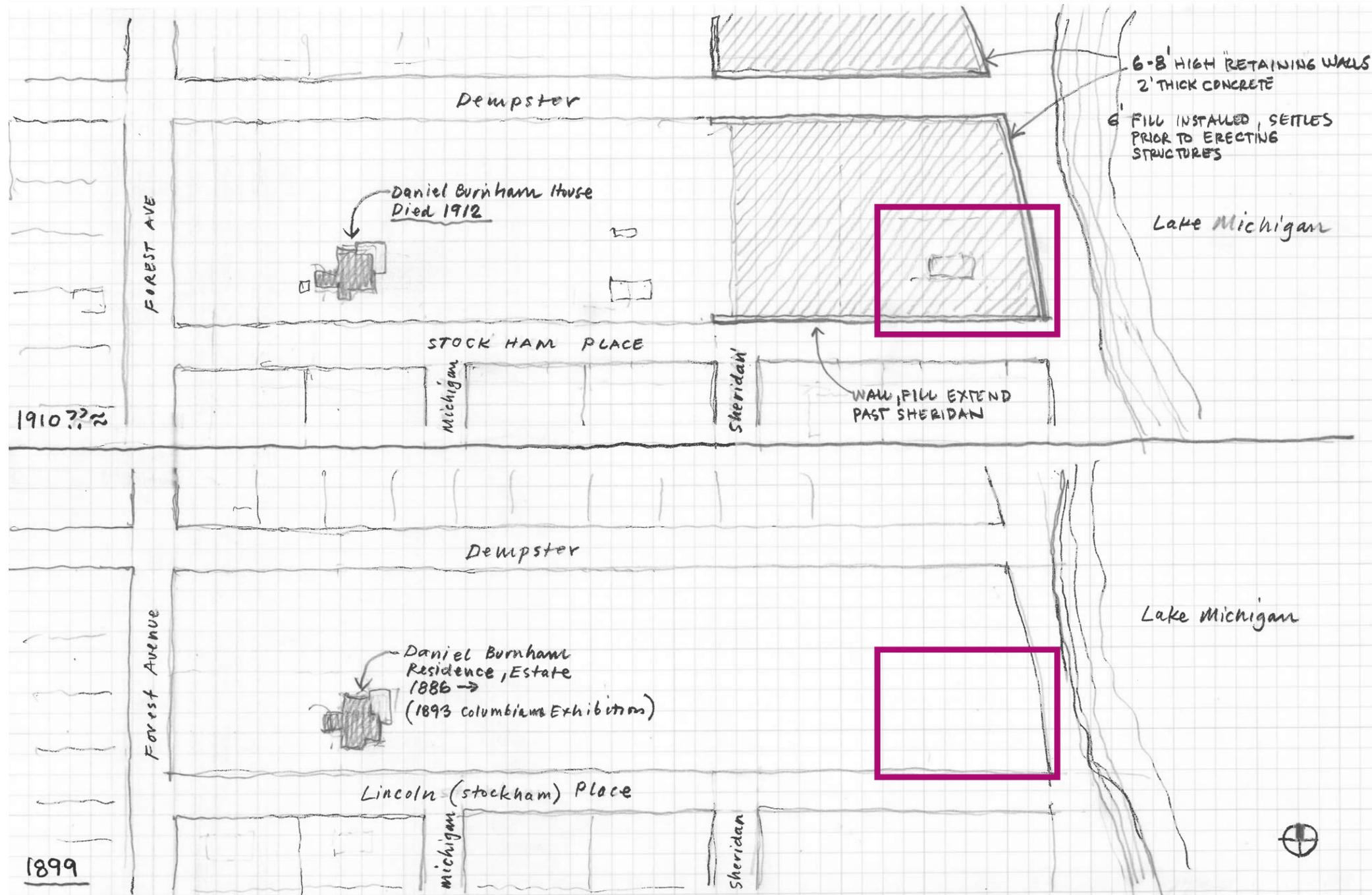
- 1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance** that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- 2. Whether the property, structure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

Application Building Permit

No. 3637 No. 3600

Granted to D. H. Burnham

To erect a one Story frame shelter house

of one Rooms

19 feet front 30 feet deep 11 feet high

At No. 232 Dempster Situated on

Stocklums Resub Lot Block

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. Stocklums

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. H. Burnham Phone _____

Address _____

Architect " Phone _____

Address _____

Mason Meiling & Malcher Phone _____

Address _____

Carpenter _____ Phone _____

Address _____

Signed by Meiling & Malcher

Address _____

Application No. 3637 Address 232 Dempster Permit No. 3600

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

<u>232 Dempster</u>	Street, between <u>Front</u>	LOT	BLOCK <u>1</u>
<u>232 Dempster</u>	Street, between <u>Front</u>	Street, between <u>Stocklums Resub</u>	and <u>Lake</u>

MATERIALS AND COST.	DIMENSIONS.	FURNISHINGS.	RO.	SERVICE.
No. Cu. yds. Stone <u>None</u>	Width or Front <u>19</u>	Water Closets <u>None</u>	Roofed by _____	
No. Thousands of Brick <u>0</u>	Length or Depth <u>30</u>	Sinks <u>11</u>	Lighted by _____	
No. Cu. Yards Concrete <u>0</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>		

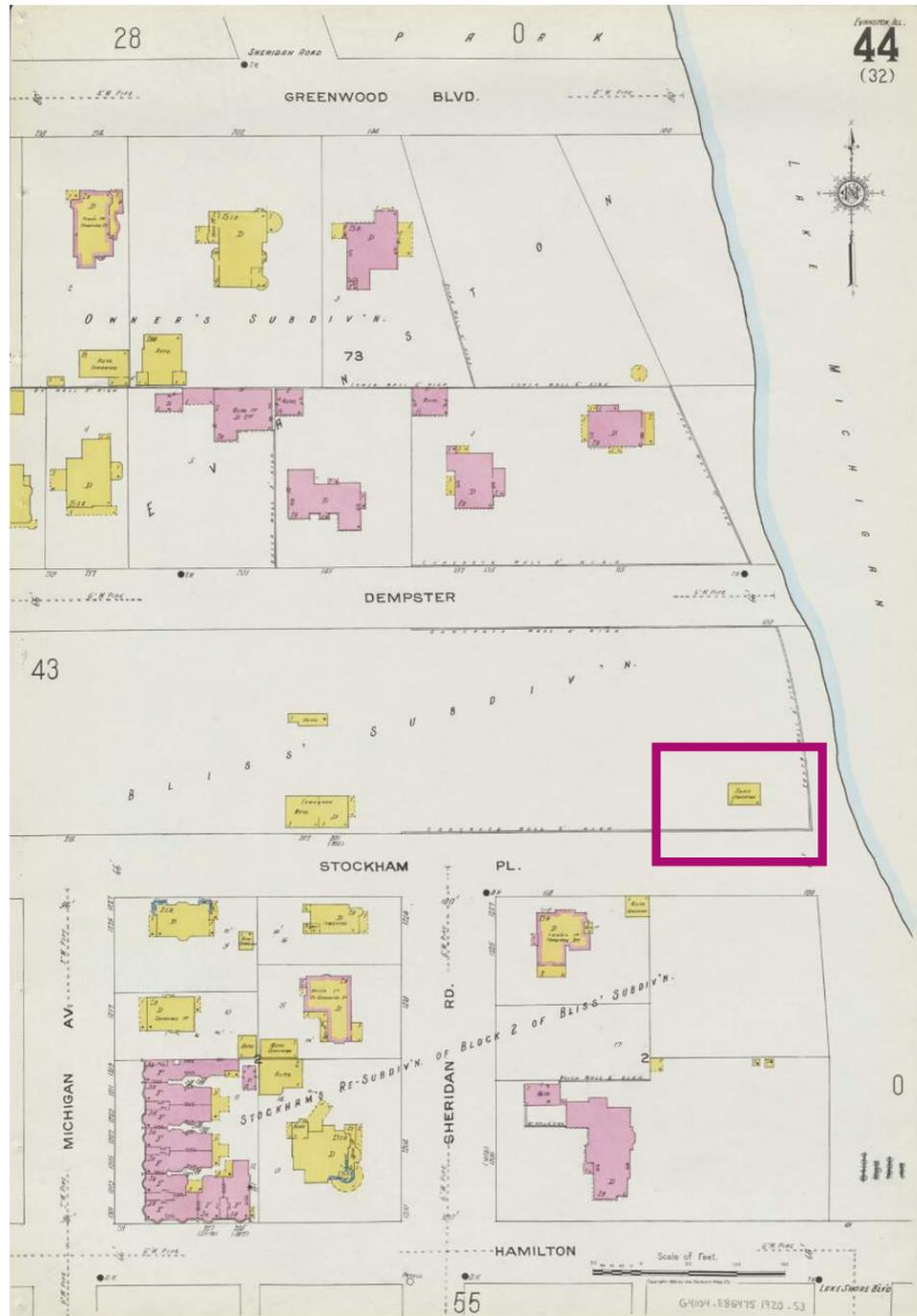
D. H. Burnham Owner Meiling & Malcher Mason _____

Plumber _____ Carpenter _____

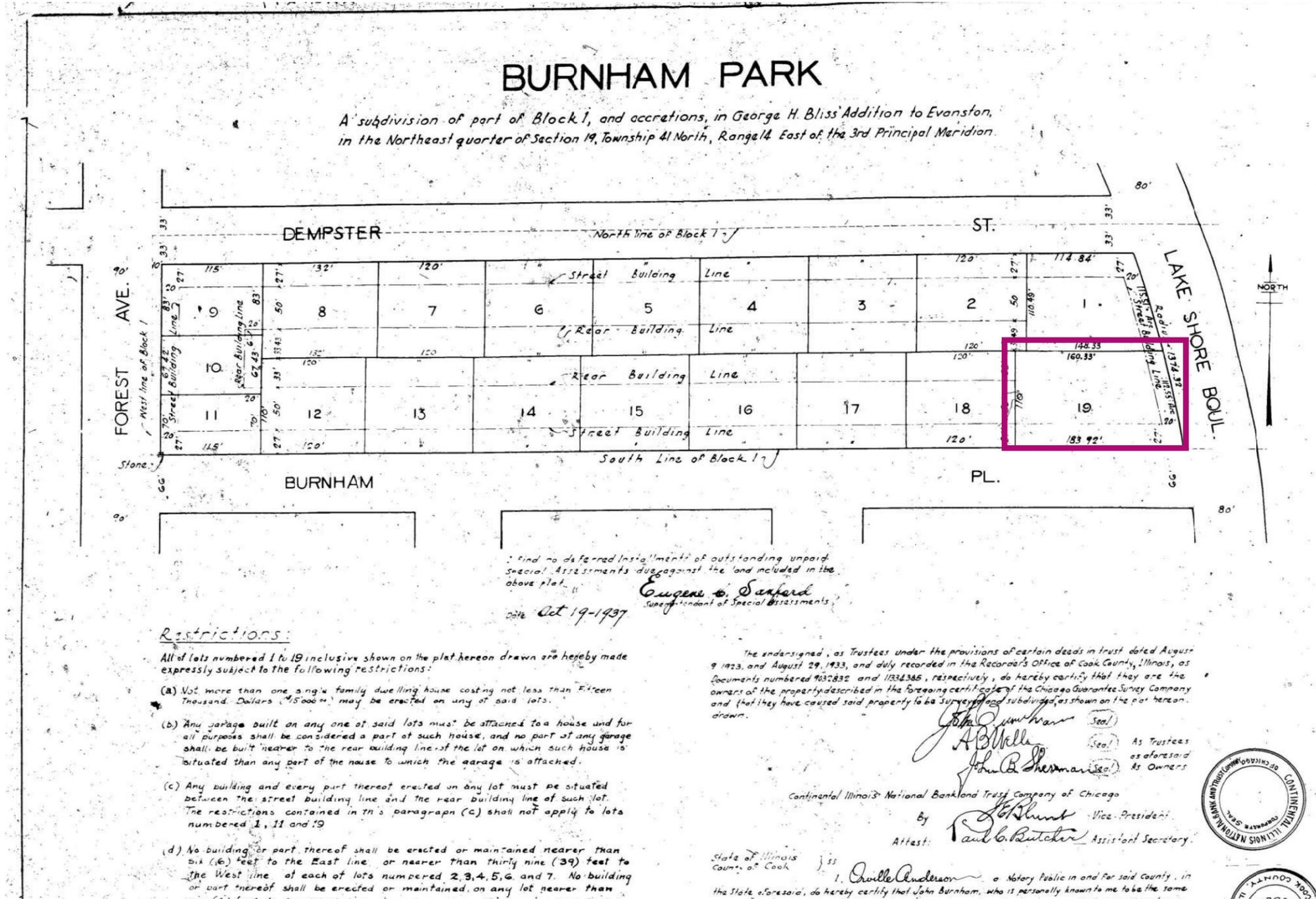
Roofing and Ventilation _____

Burnham Architect. Signed by Meiling & Malcher Builder.

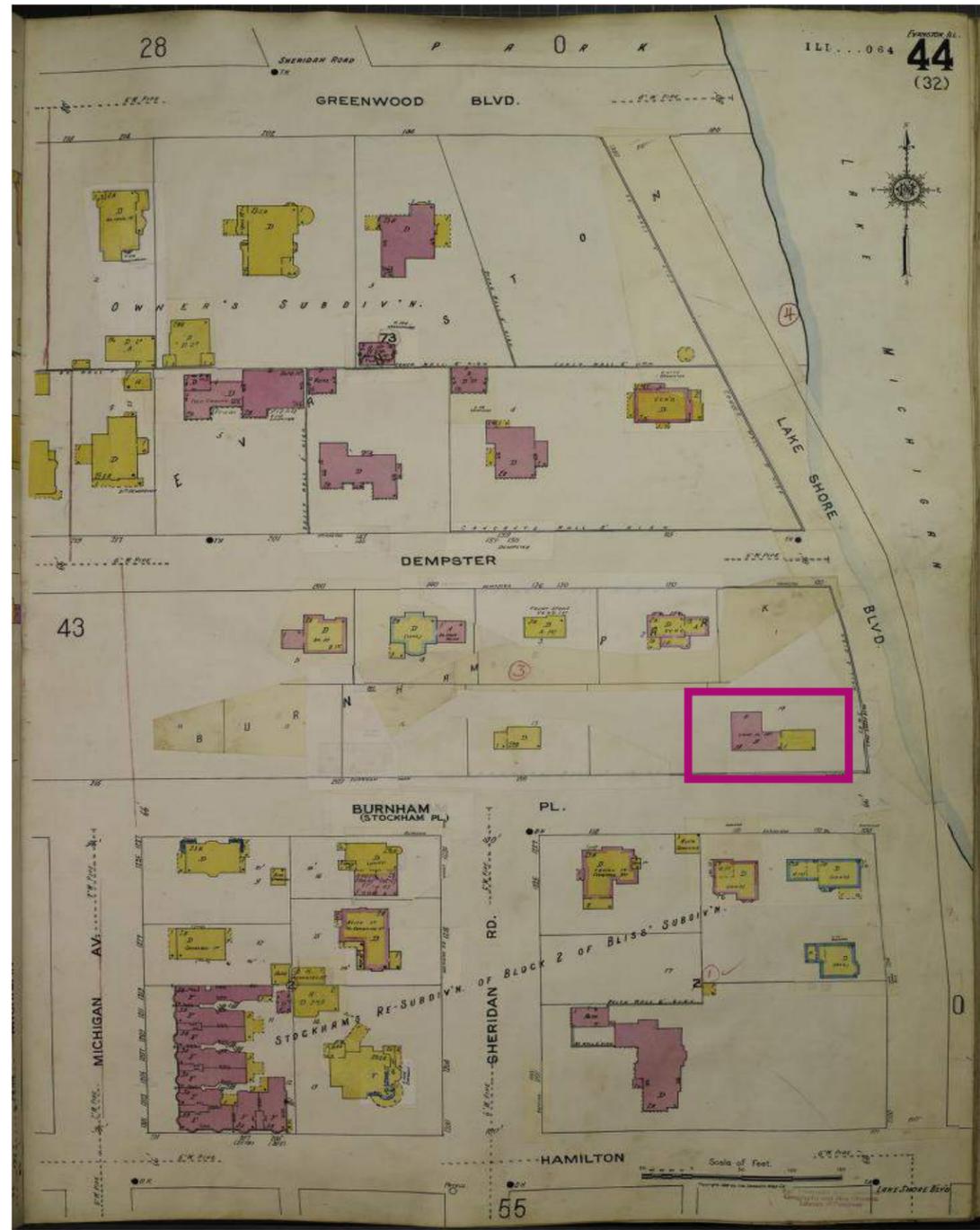
BUILDING PERMIT, 1909



SANBORN 1920



BURNHAM PARK SUBDIVISION 1938



SANBORN 1950



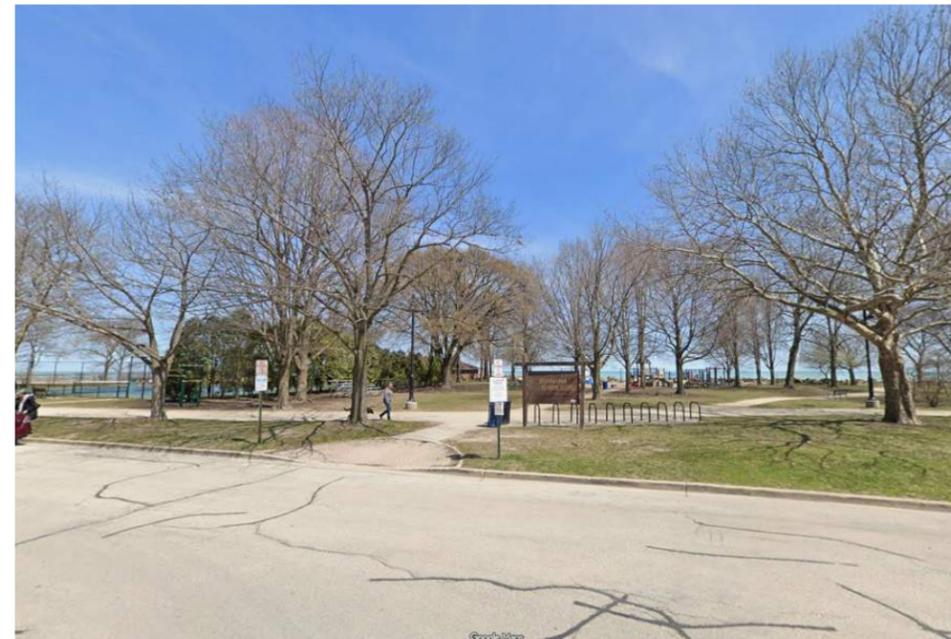
110 Burnham Place



116 Burnham Place



125 Burnham Place



Burnham Shores Park

ADJACENT NEIGHBORING CONTEXT



207 Burnham Place



647 Sheridan Square



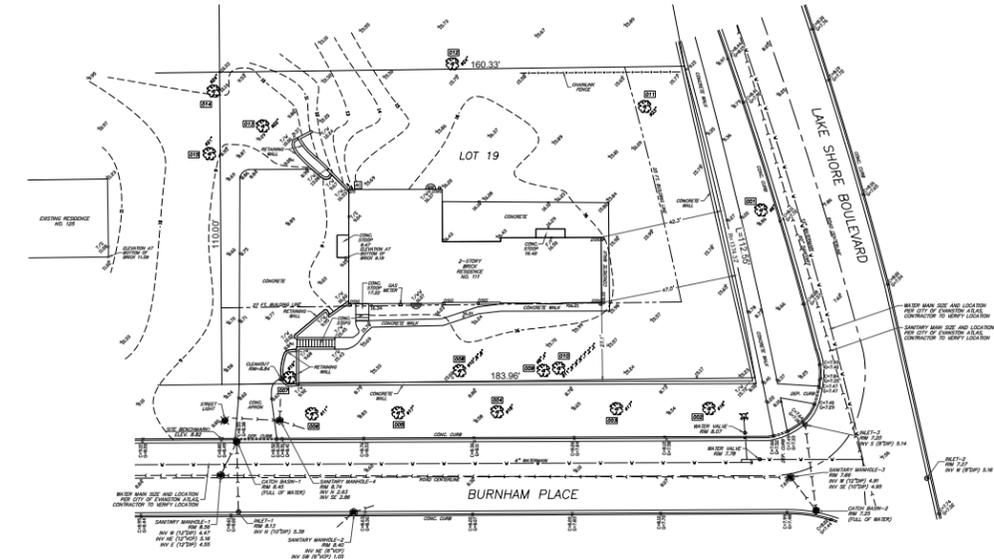
100 Greenwood St.



200 Dempster

NEIGHBORING CONTEXT

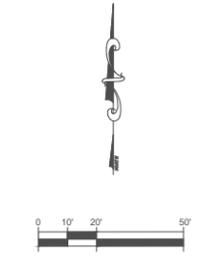
LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	COMBINATION SEWER
	PROPOSED SANITARY SEWER
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED PERFORATED PIPE
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	PROPOSED UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	PROPOSED 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]
	SMALL [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 NO.
	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



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



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. 24.65 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.

PROJECT STAFF	REVISIONS	DATE
PROJECT MANAGER	1. CORRECTING BUREAU	
DESIGNER		
CHECKER		
DATE		

BCI CONSULTING ENGINEERS
A General Service Engineering Company
11111 Burnham Pl., Evanston, IL 60202
Phone: 847.831.1000
www.bci-engineers.com

SME ENGINEERS
ENVIRONMENTAL & CIVIL & GEOTECHNICAL & WATER & COASTAL
11111 Burnham Pl., Evanston, IL 60202
Phone: 847.831.1000
www.sme-engineers.com

TOPOGRAPHIC SURVEY

111 BURNHAM PL., EVANSTON, IL 60202

PROJECT NO.:	251147
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	AUG. 18, 2025
SCALE:	1"=20'
SHEET NUMBER	C-1

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)

C-1
R= 1374.32' (R&M)
L= 112.55' (R&M)
Δ= 4°41'34" (M)
CH= S 11°15'39" E 112.52' (M)

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
PRO #184088059
cc 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



PHOTOS OF EXISTING RESIDENCE WALKING ALONG ACROSS THE STREET



PHOTOS OF EXISTING RESIDENCE WALKING ALONG ACROSS THE STREET



PHOTOS OF EXISTING RESIDENCE WALKING ALONG HISTORICAL WALL TO BE PRESERVED



PHOTOS OF EXISTING RESIDENCE WALKING ALONG HISTORICAL WALL TO BE PRESERVED



PHOTOS OF EXISTING RESIDENCE ON PROPERTY



PHOTOS OF EXISTING RESIDENCE ON PROPERTY



PHOTOS OF EXISTING RESIDENCE ON PROPERTY



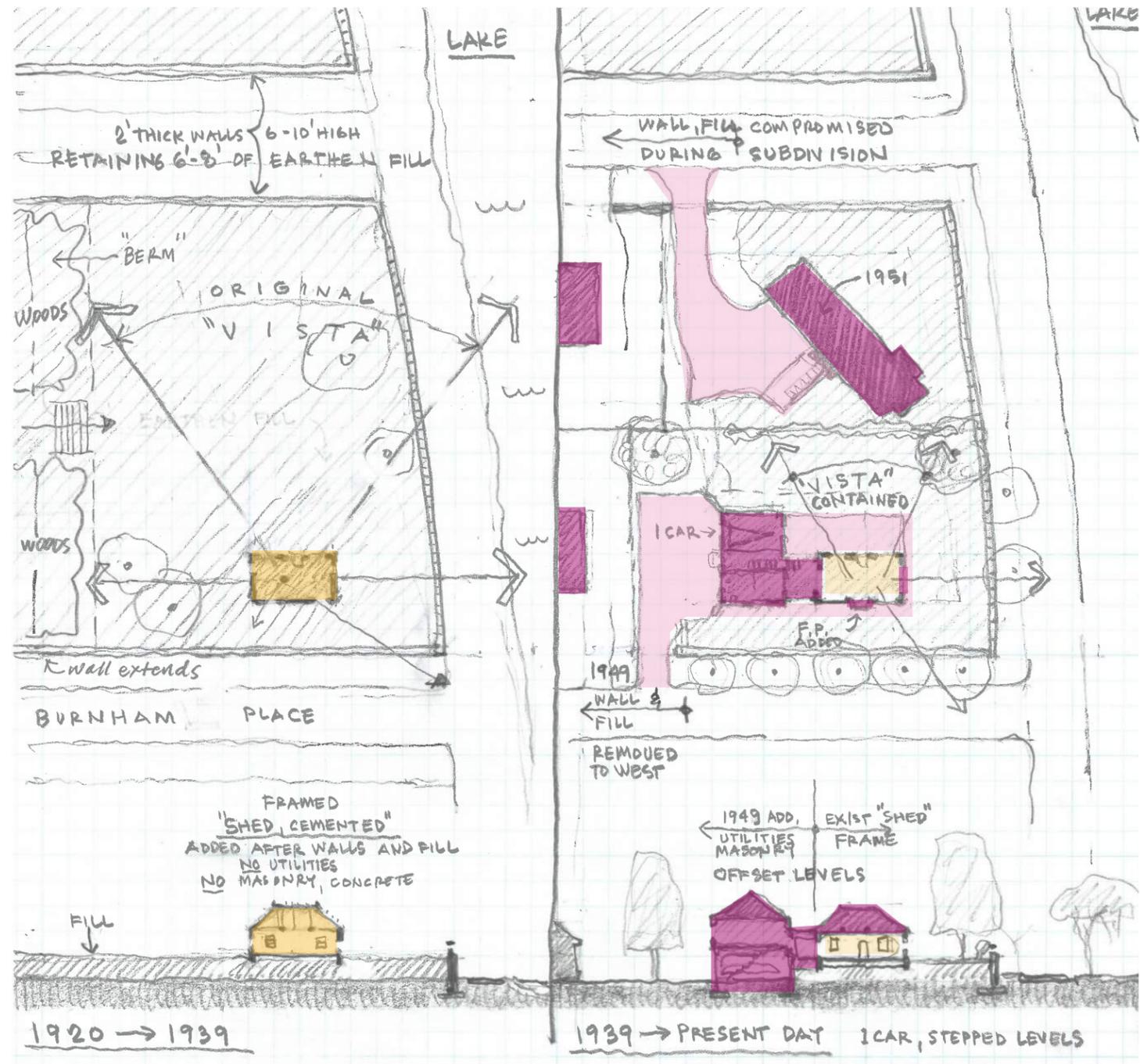
PHOTOS OF EXISTING RESIDENCE CLOSE UP



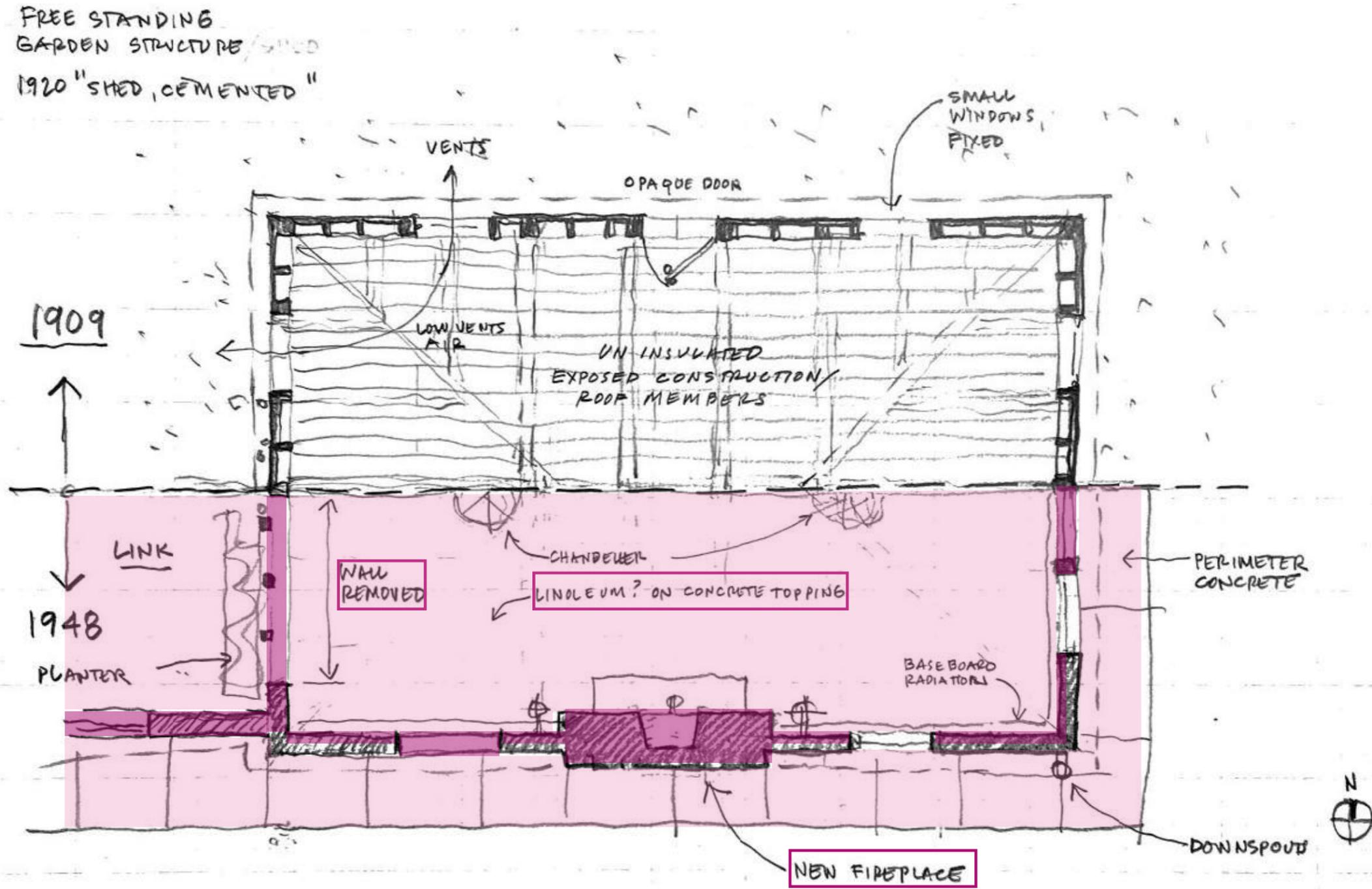
PHOTOS OF EXISTING RESIDENCE CLOSE UP AND INTERIORS



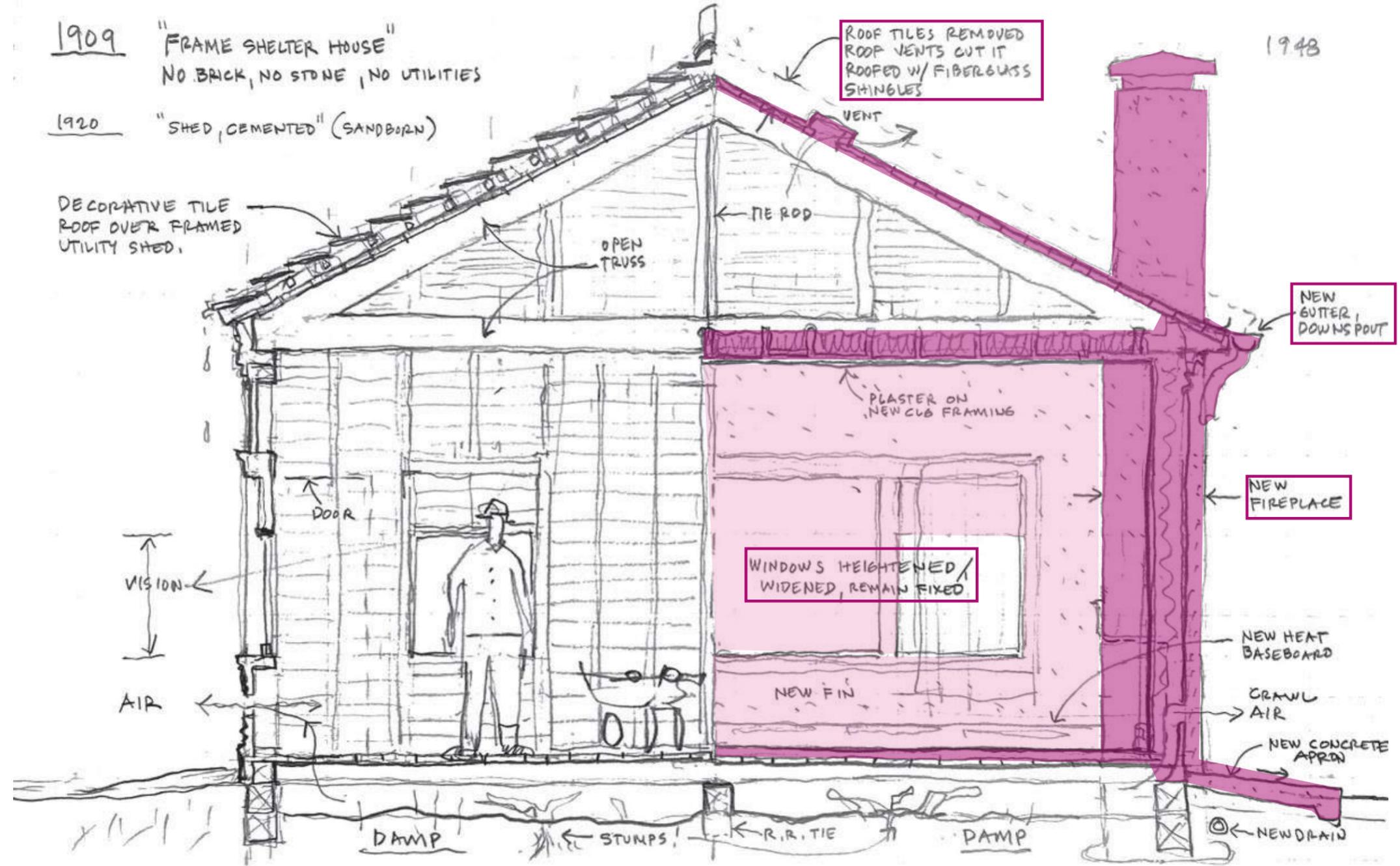
PHOTOS OF EXISTING RESIDENCE INTERIORS



PROPERTY HISTORY DIAGRAM



PLAN HISTORY OF EXISTING BUILDING



SECTION HISTORY OF EXISTING BUILDING



PHOTOS OF EXISTING FLOOR STRUCTURE



PHOTOS OF EXISTING ROOF STRUCTURE



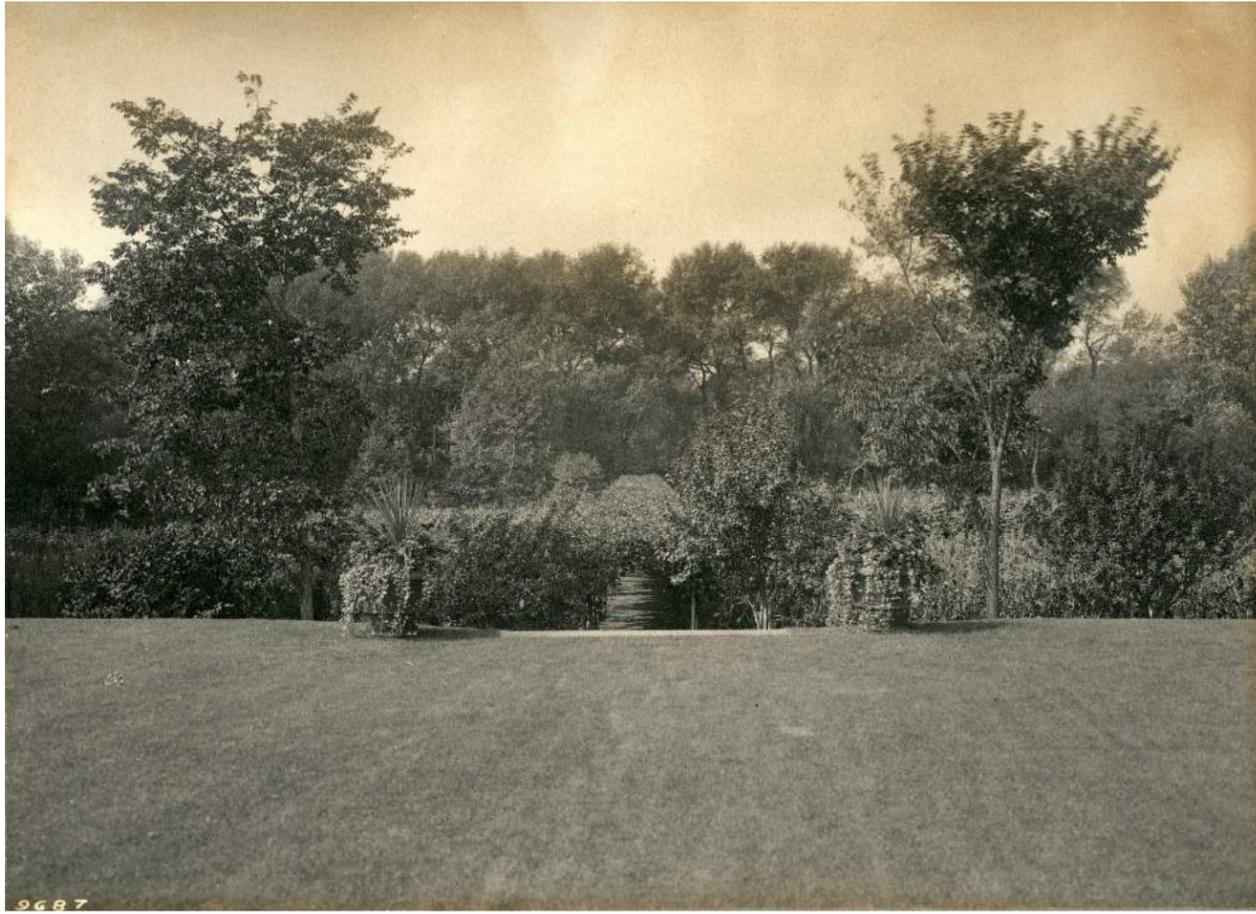
BUILDING EARLY PHOTOGRAPH VS. EXISTING CONDITION



BUILDING EARLY PHOTOGRAPH VS. EXISTING CONDITION



BUILDING EARLY PHOTOGRAPH VS. EXISTING CONDITION



BUILDING EARLY PHOTOGRAPH VS. EXISTING CONDITION

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 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. If the shelter attributed to the Burnham estate had any architectural significance, it has lost it over the years, especially with the addition of the 1948 house. Specifically:

East Wall- compromised by added enlarged fixed picture windows with fiberglass and aluminum frames.

South Wall- compromised by the addition of an added masonry chimney and fireplace (reference surveys). Inspection in ceiling shows new bricks and new framing around chimney. Most likely a window was closed on the southwest side of the wall given the removal of the west wall.

West Wall- compromised. Demolished with the addition of the 1948 house.

North Wall- is most like the original, though door, door trim decorations trim on door and the window openings have been heightened.

Original, low, decorative natural ventilation grills for the shelter house are evident in photos, which were removed and replaced by utilitarian metal crawl space vents, probably in 1948.

Roof- The decorative terracotta roof tiles/ornament were removed and been replaced by tar/ fiberglass shingles, gutters and downspouts were added. Internal inspection timber roof trusses, no ridge beam spanned by 2" roof planks. The addition of new 2x ceiling joists running east/west between trusses, insulation and plaster ceiling in room was most probably done with 1948 house addition. Roof relief vents are cut in to roof planks, utilitarian.

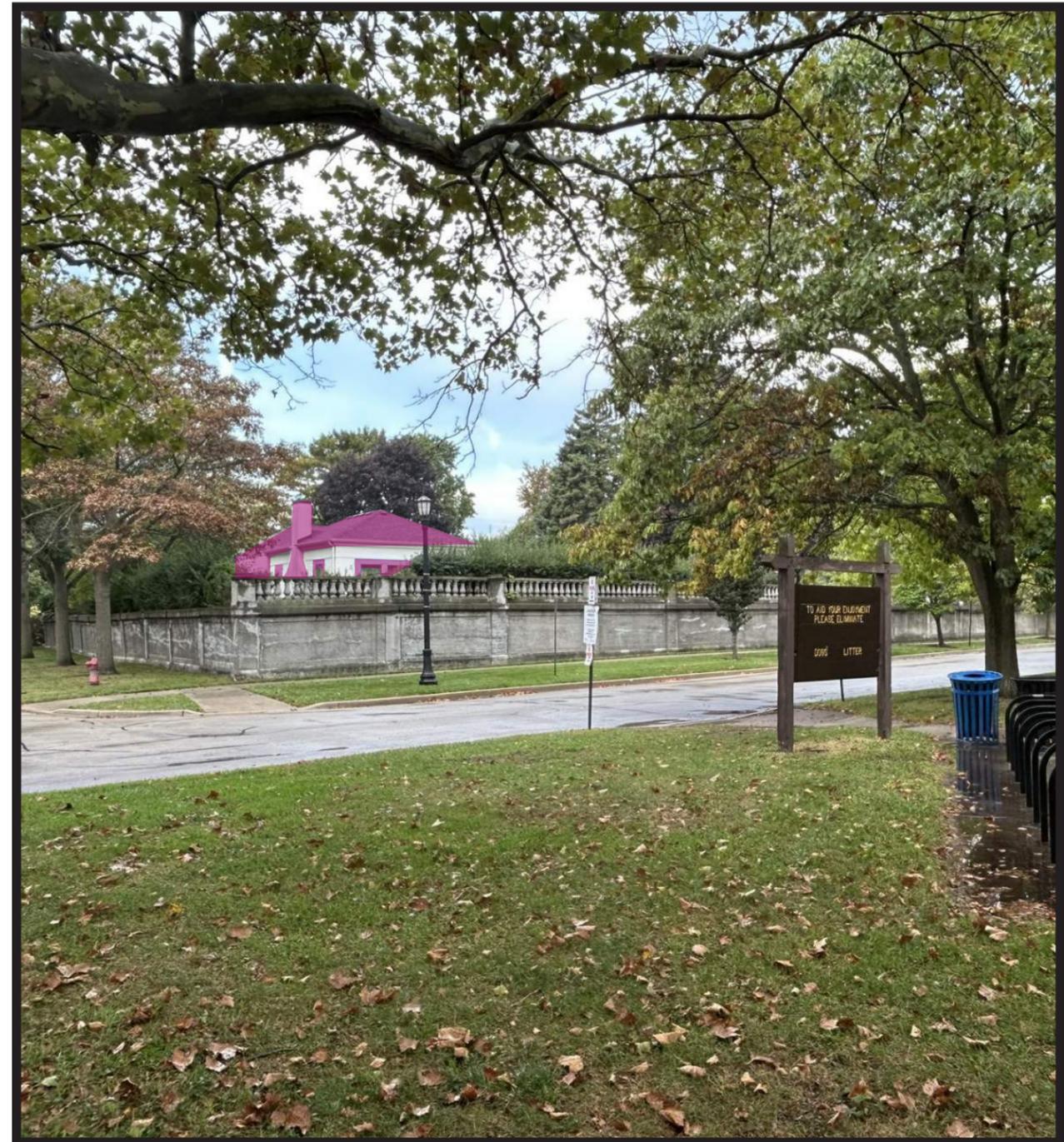
Concrete flatwork was added on all sides, presumably to shed water away from the at grade frame structure. (Original tile roof appears to have shed directly onto grade).



STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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 or the original shelter house do not have specific distinctive characteristics that relate to the neighborhood context. Its major contribution to the character of the district is its perimeter wall which is proposed to be retained. Given that the house in its current conditions is raised above the street level, there would be no detriment to the public interest or benefit to the people because it is not visible from the sidewalk/street nor is it accessible to the public.



STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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.

Constructing a new architecturally significant home while maintaining the contributing wall would be more in line with the objective of beautifying the district.

EXCERPTS FROM CITY OF EVANSTON'S HISTORIC PRESERVATION PROCEDURAL AND DESIGN GUIDELINES:

- Design guidelines and standards can assist all owners in maintaining and enhancing the appearance of their property and reinforcing the integrity of the historic district or the neighborhood as a "whole." They help maintain property values and improve the livability of older neighborhoods. The intent, in all instances, is to promote preservation, with an understanding that to keep historic districts vital, sensitive additions and **new construction should be seen as part of the larger whole of the neighborhood.**

- Preservation review in Evanston **recognizes change as an important indicator of a healthy, vibrant community** but also aims to ensure that proposed exterior changes to landmark structures or properties in the historic districts will not have adverse impacts on landmarks or the district as a whole. The Historic Preservation Ordinance of the City Code establishes the preservation review process to assist in shaping change that maintains and **enhances the uniqueness** of a historic district's assets and the integrity of a landmark, whether located within or outside of such a district.

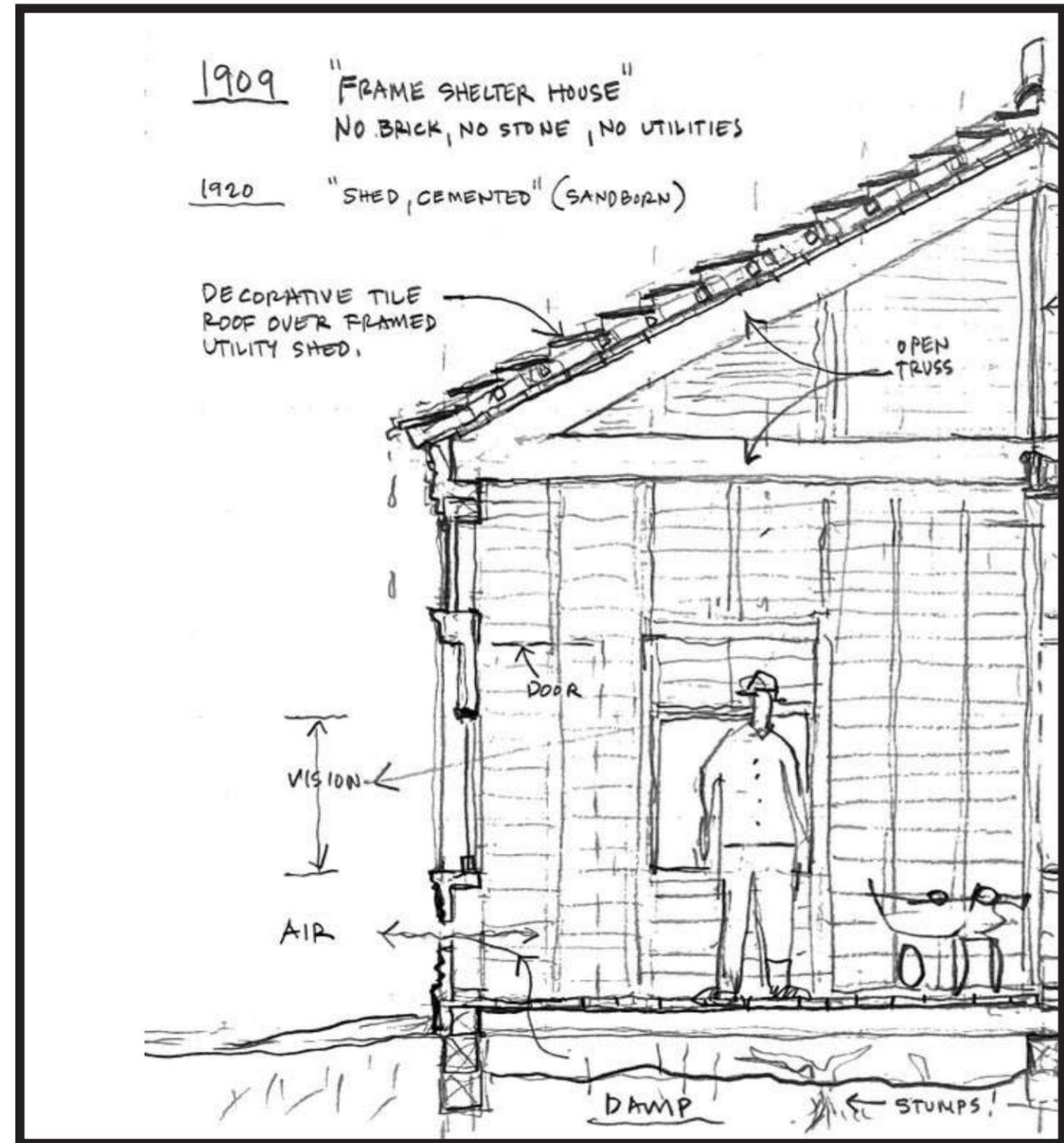
- The relationship of all proposed construction, relocation, and demolition **must respond to the characteristics of the site and streetscape** of the district.

- The Secretary of Interior's Standards, originally published in 1977 and revised in 1990, pertain to historic buildings regardless of material, construction type, size, or use/occupancy. They encompass the exterior and the interior, **related landscape features**, and the **building's site and environment** as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a **reasonable manner, taking into consideration economic and technical feasibility.**

STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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 utilitarian "shelter house" is of simple frame construction with limited architectural detail and does not tie it to a particular architectural style. The addition of 1948 is a weak imitation of the massing of the original shelter and distorts the intent and proportions of the original. Neither are significant enough to replicate, but it would be possible to replicate.



STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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 settlement issues and has fallen into disrepair, given that the shelter house is raised above the street level there would be no detriment to the public interest or the general welfare of the people because it is not visible from the sidewalk/street nor accessible to the public.

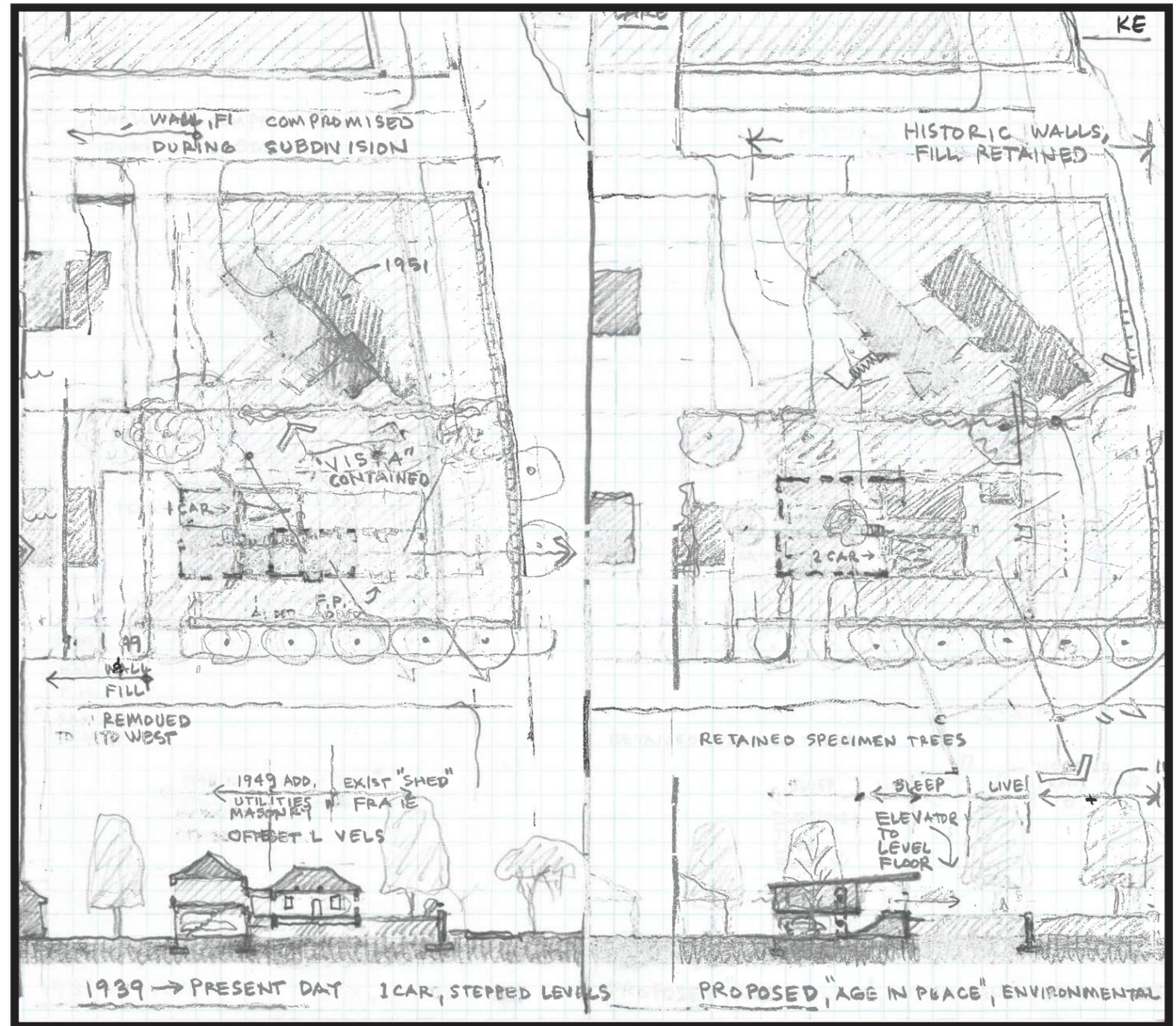
It is not hazardous or imminently dangerous. However to bring the structure to livable conditions and current building and energy codes would require great expense.



STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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.

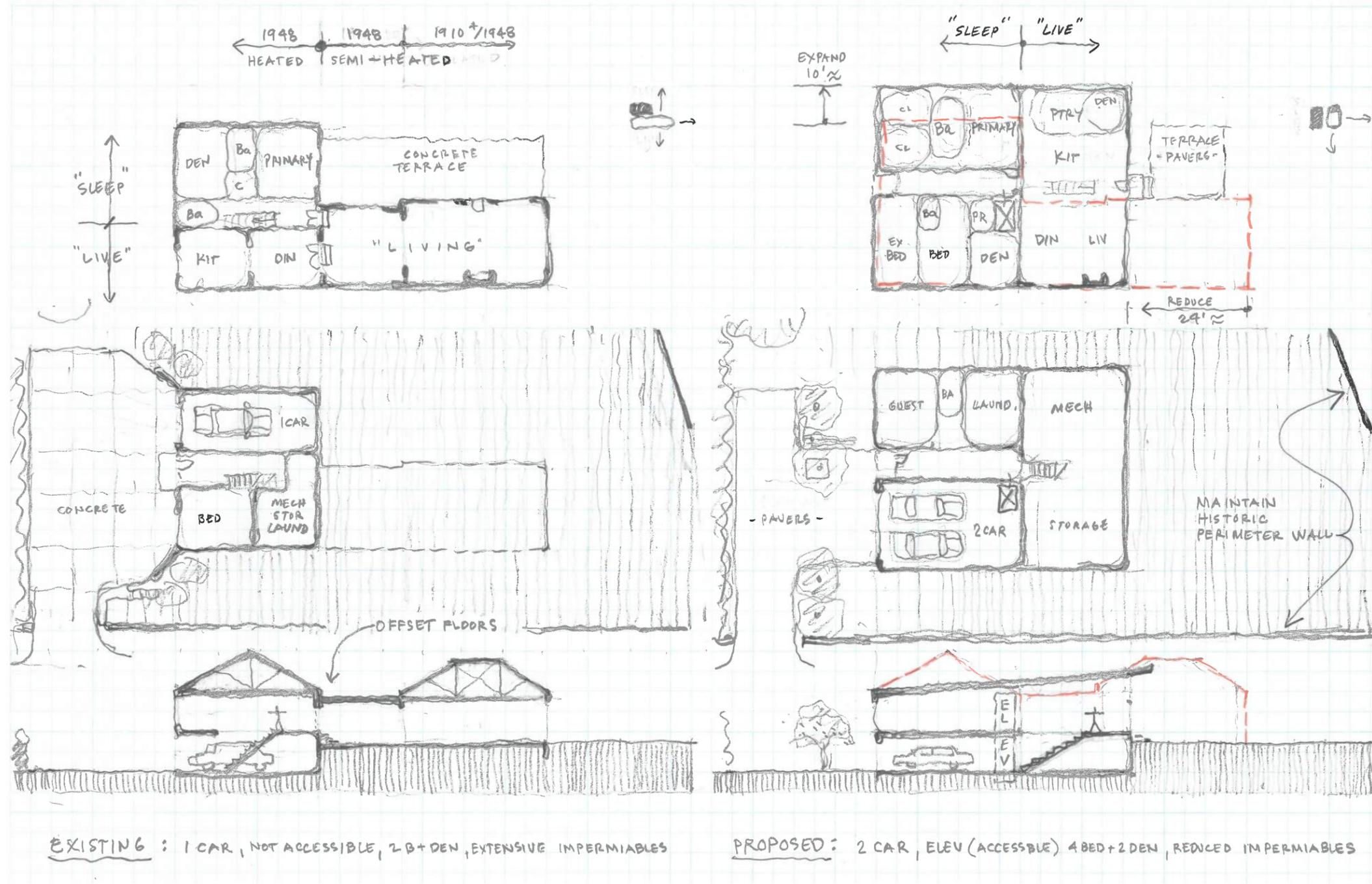
The following slides will illustrate the proposed property and its appropriateness to the district.



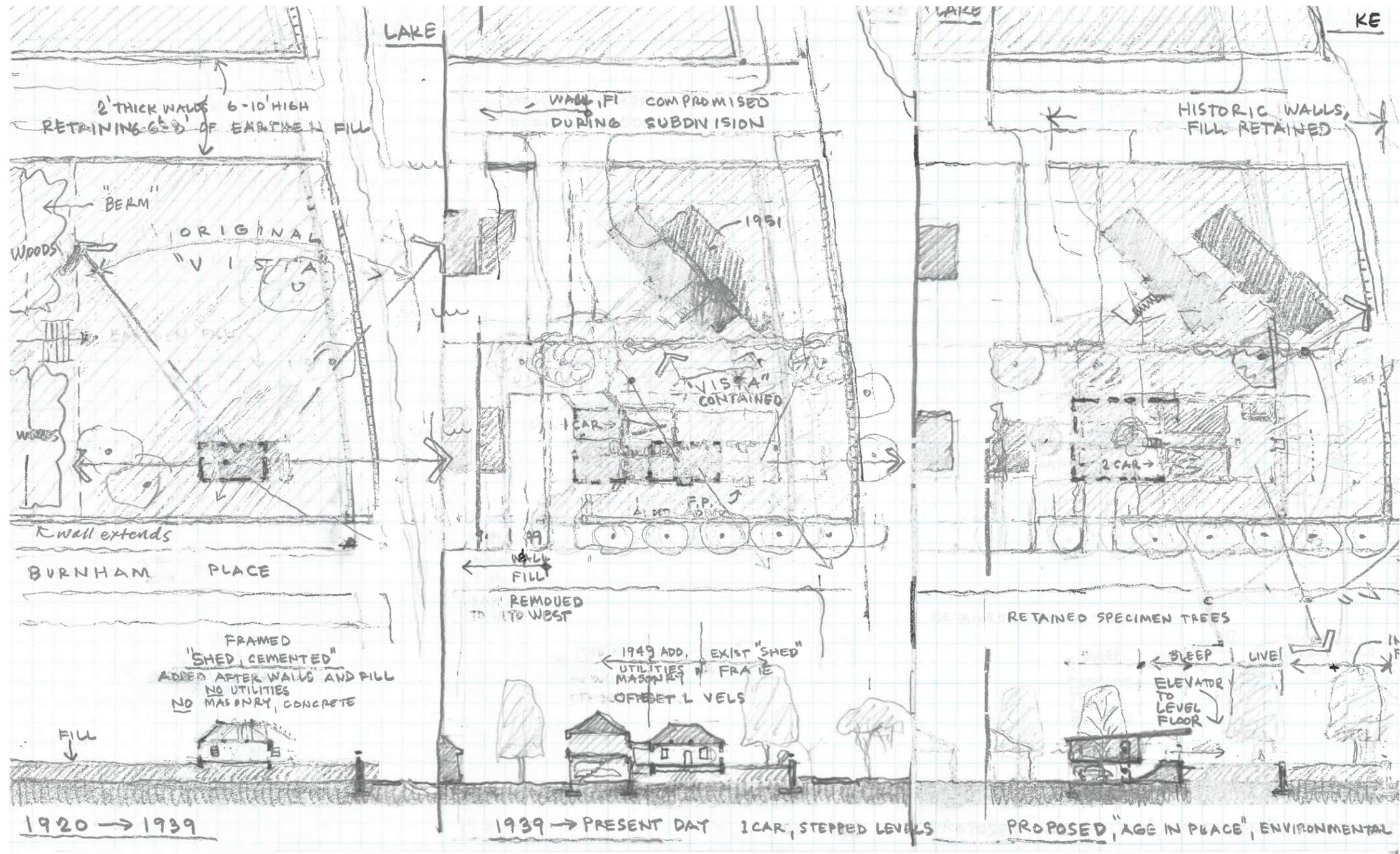
STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

END OF COA FOR DEMOLITION

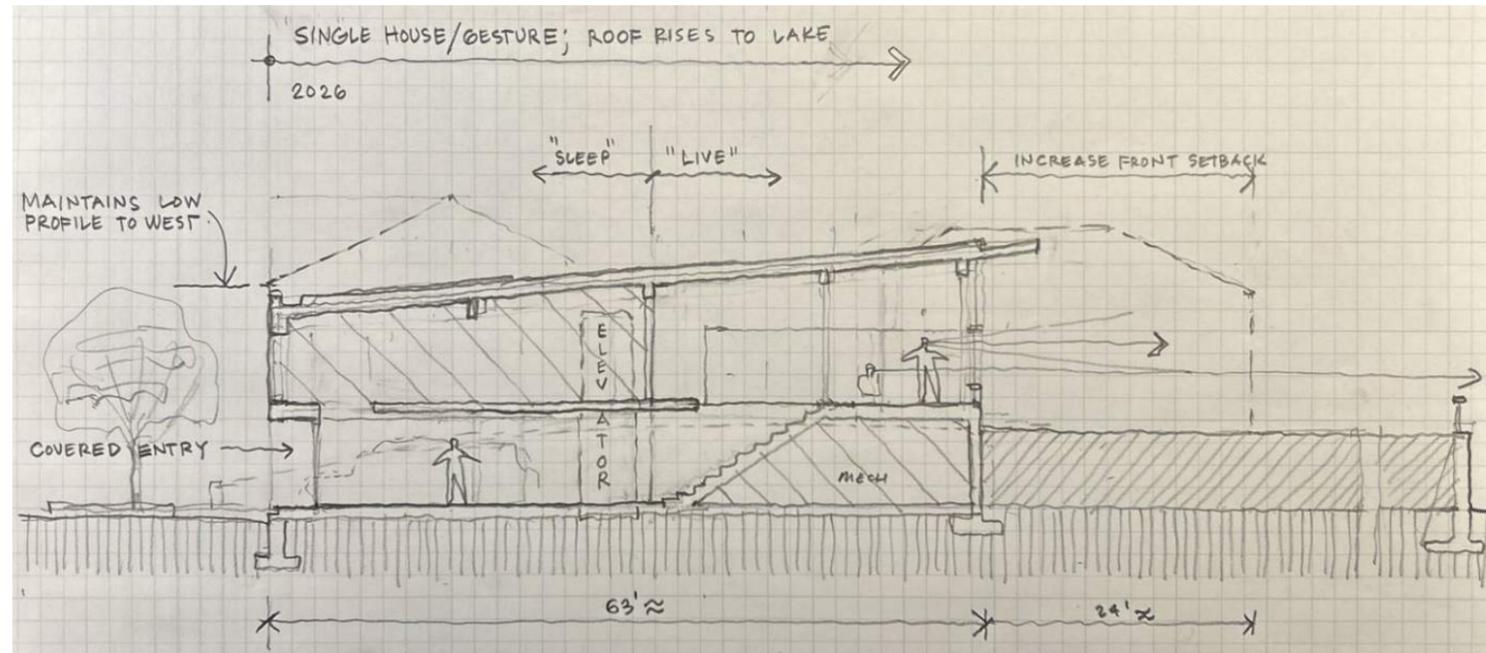
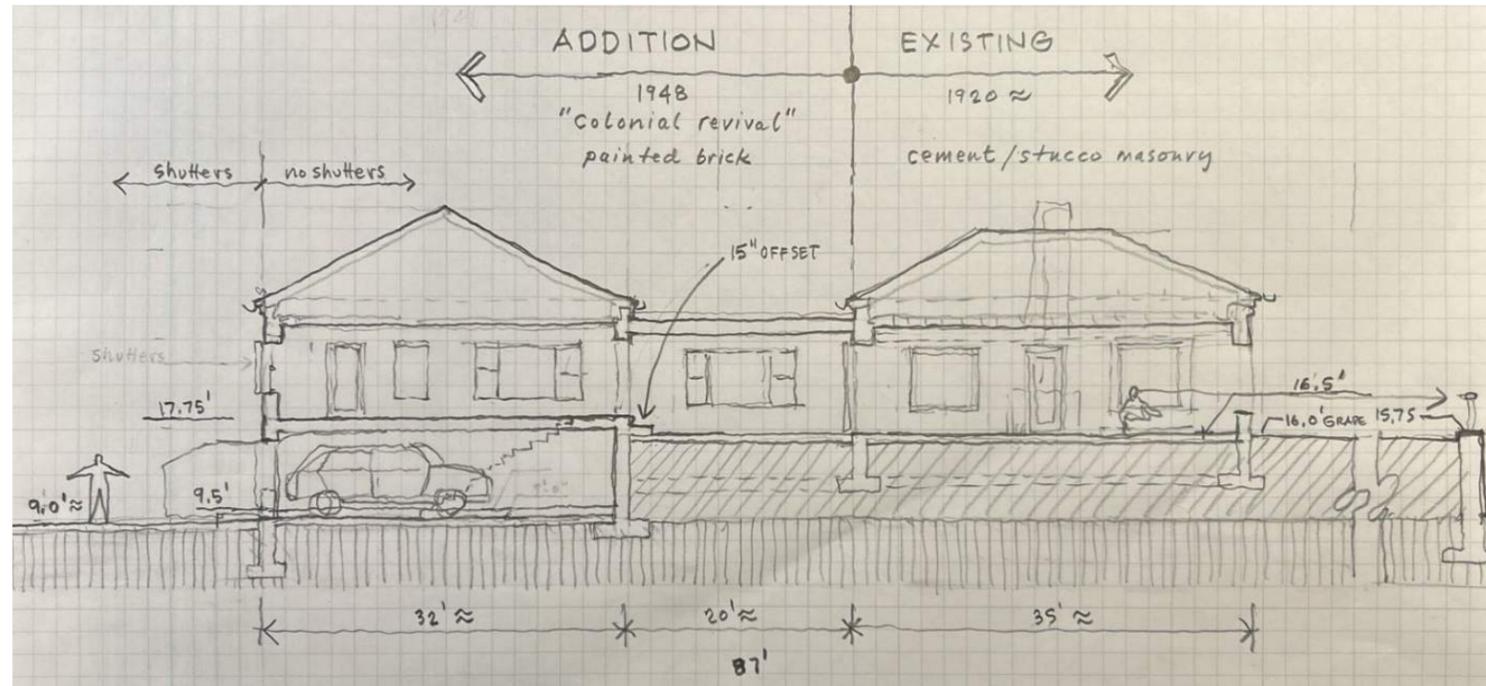
PROPOSED DESIGN



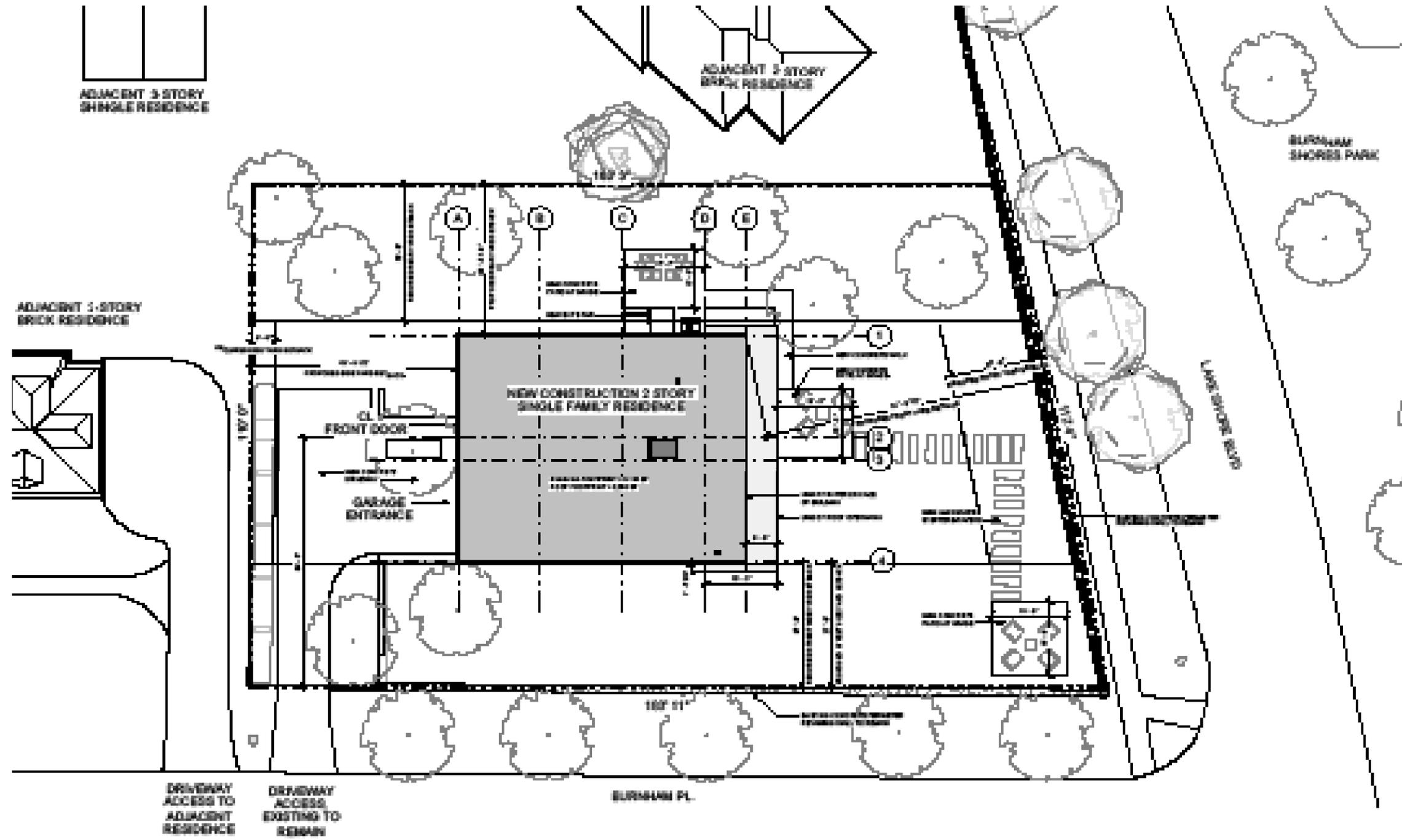
EXISTING AND PROPOSED PLANS



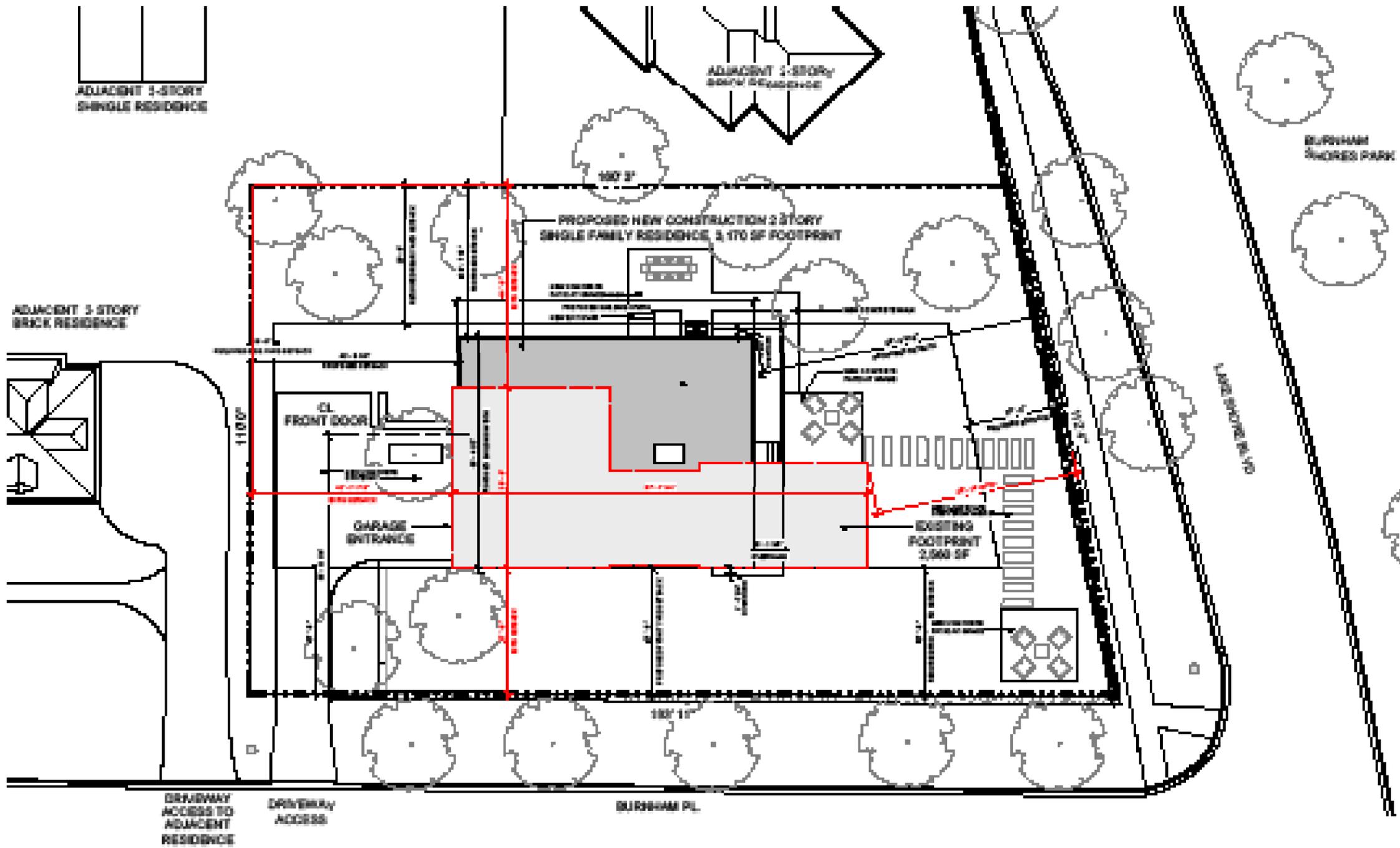
PROPERTY HISTORY DIAGRAM



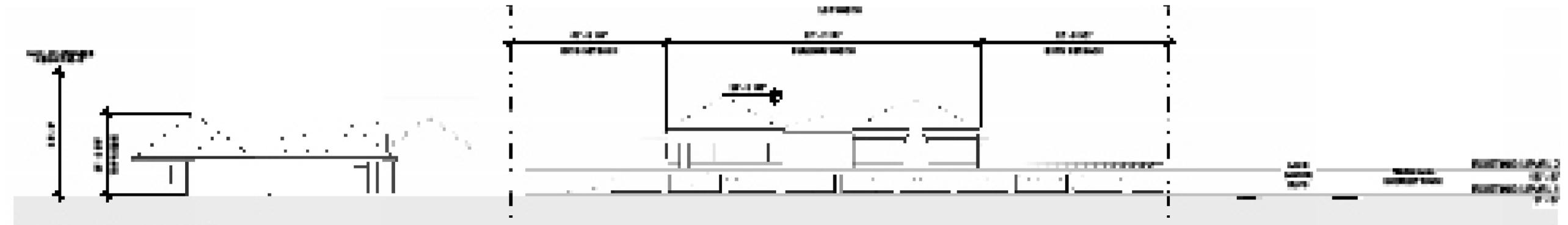
EXISTING AND PROPOSED SECTIONS



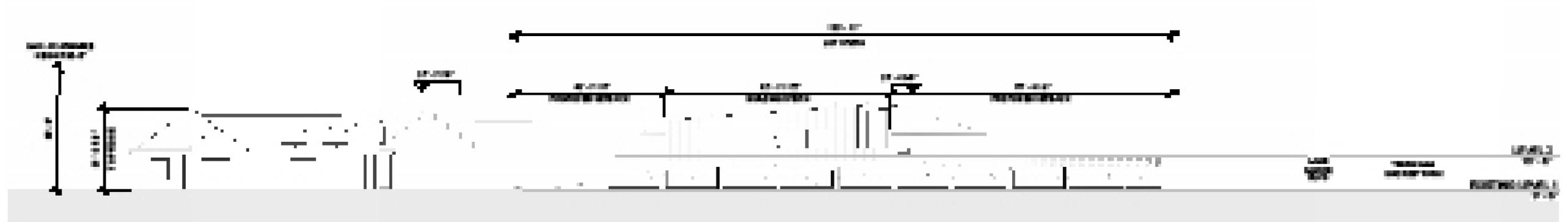
PROPOSED SITE PLAN



SITE PLAN COMPARISON: EXISTING VS. PROPOSED



1 EXISTING SOUTH FACADE

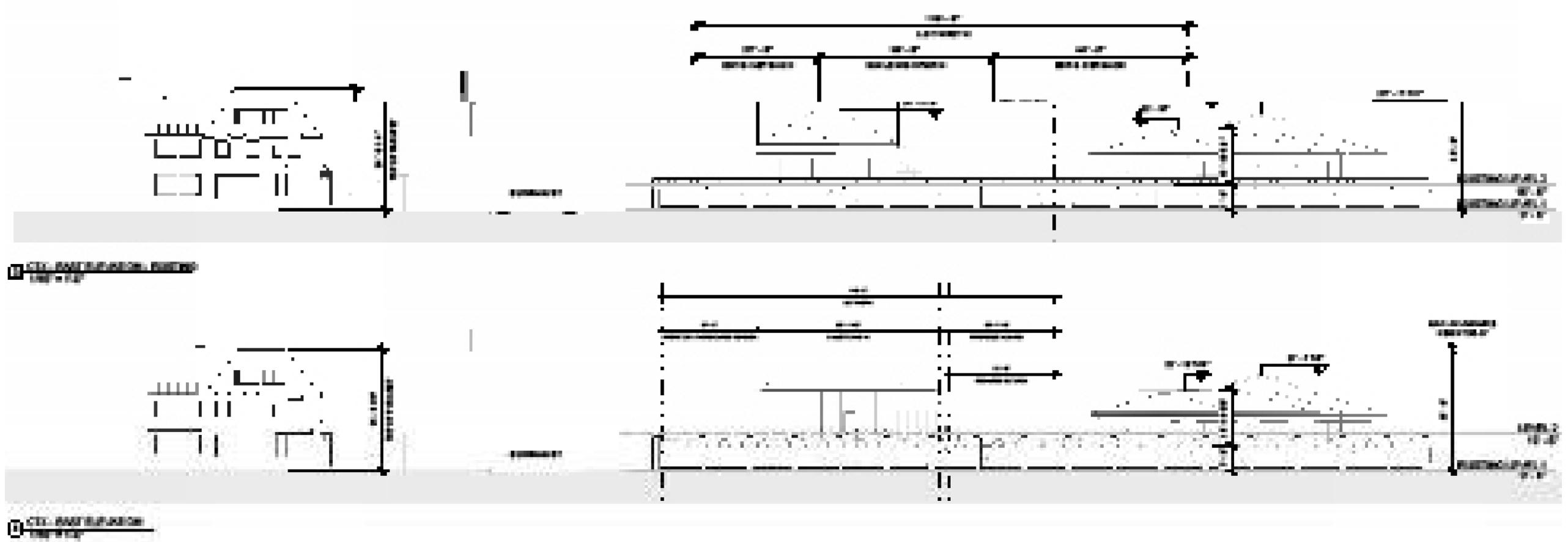


2 PROPOSED SOUTH FACADE

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

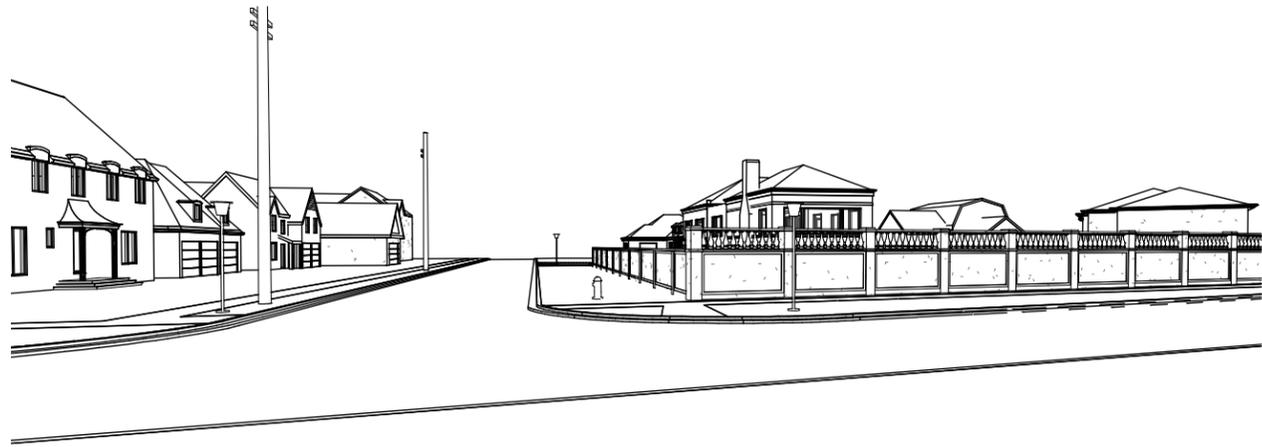


Existing from Burnham Place Looking North

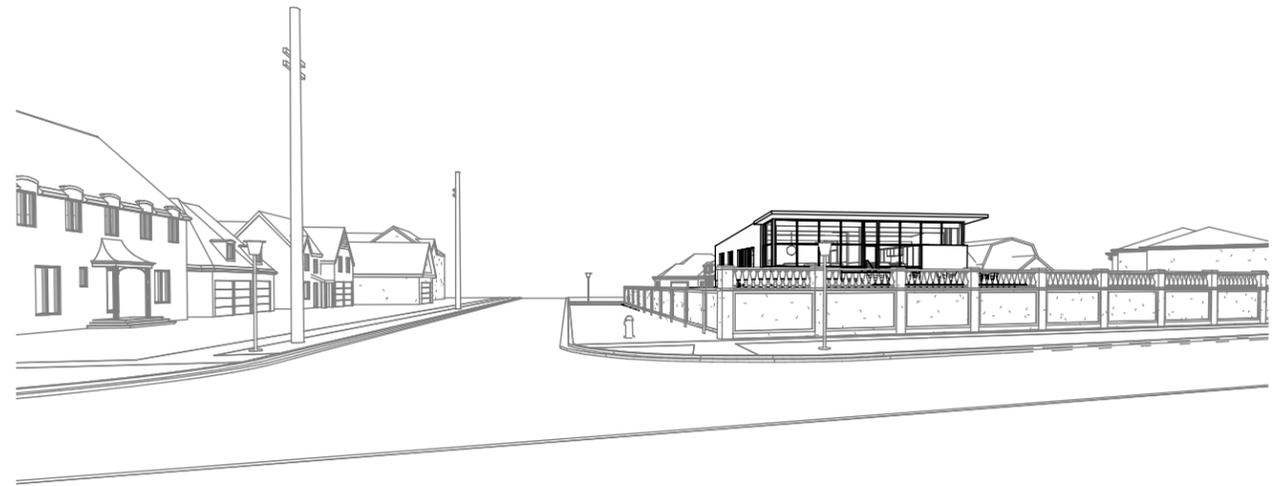


Proposed from Burnham Place Looking North

EXISTING AND PROPOSED PERSPECTIVES



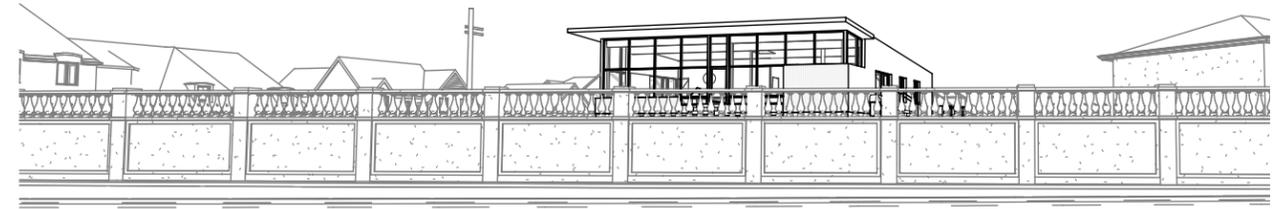
Existing from Burnham Place Corner



Proposed from Burnham Place Corner



Existing from Burnham Shores Park looking West

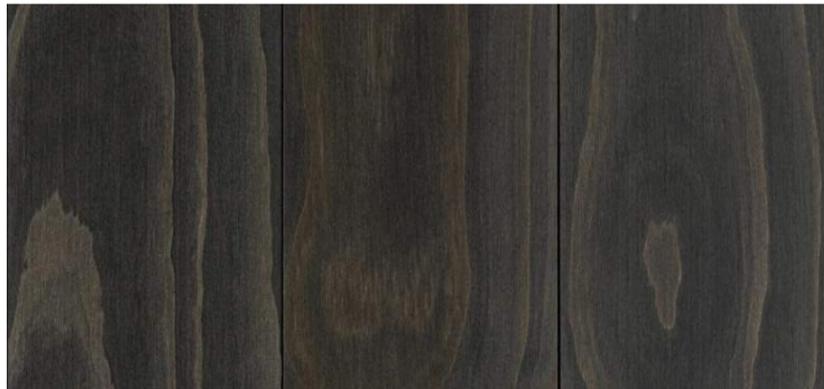
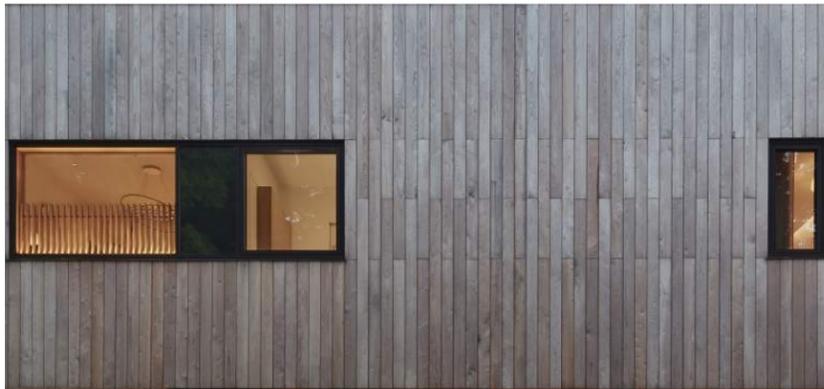


Proposed from Burnham Shores Park looking West

EXISTING AND PROPOSED PERSPECTIVES



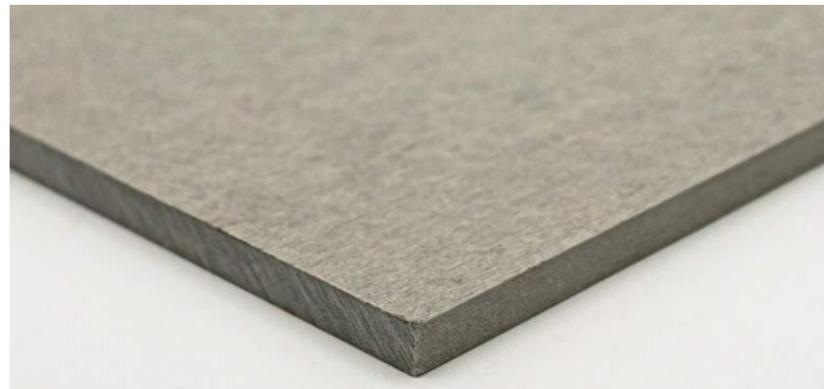
CLT Roof Structure and glulam beams, exposed overhang



Accoya Wood Siding Vertical - Medium Dark Tone at Second Floor

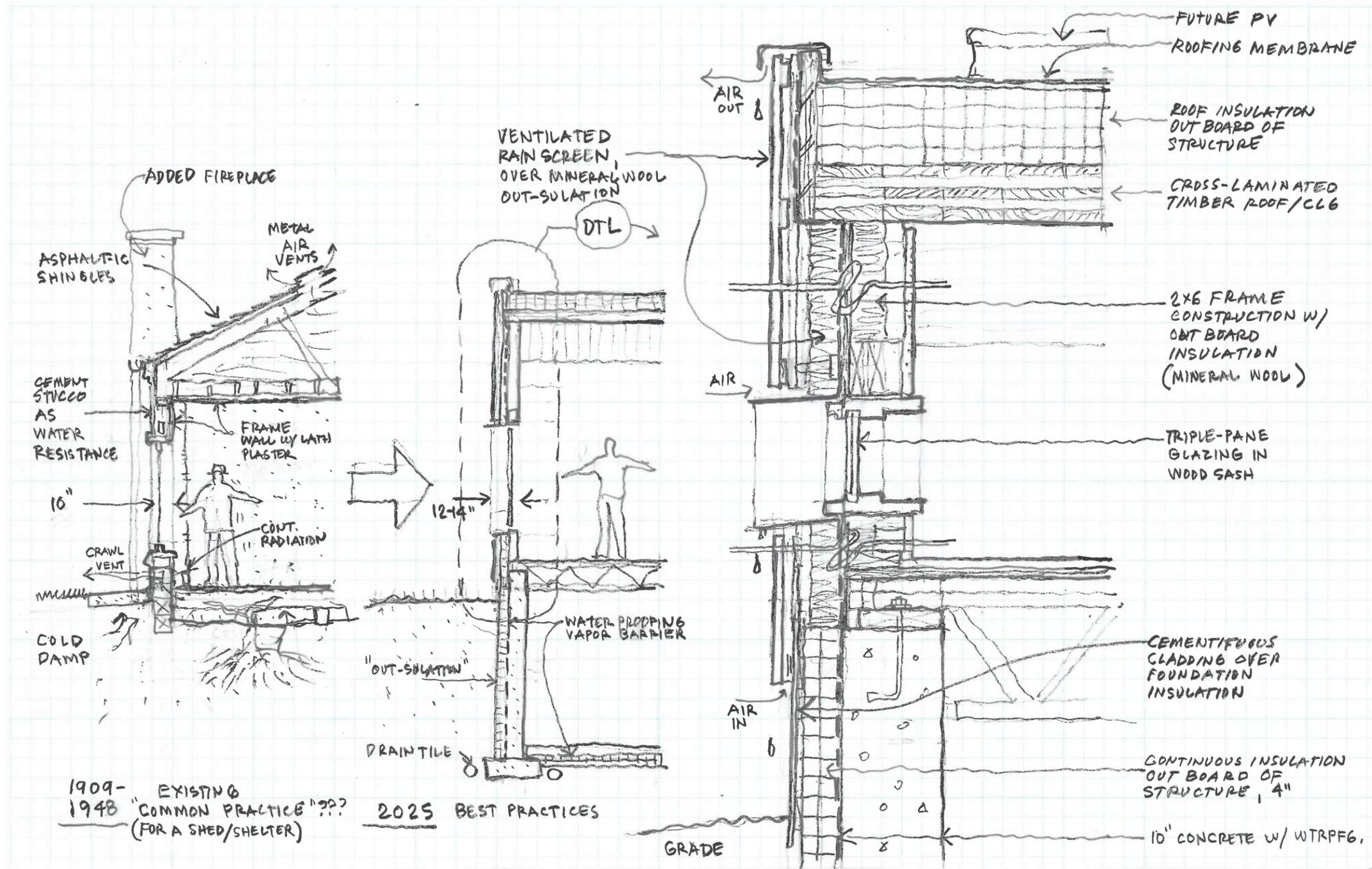


Dark bronze tone window cladding and trim



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 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)

END OF NEW CONSTRUCTION COA

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:



PHOTO ID

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

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
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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. Hennessey 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.

January 13, 2026

City of Evanston Preservation Commission
909 Davis Street
Evanston, Illinois 60201

Commissioners:

I write this letter in support of demolition of the Burnham-designed shelter house at 111 Burnham Place in Evanston.

My major concern is about context: Nothing remains of the original Burnham house on the site nor the wooded pathway leading to the shelter house. Nothing remains of the pergola and broad steps at the terrace on the eastern end of the site. Further, the entire site is hidden from public view by the high concrete wall. From an experiential viewpoint, nothing remains of the walk through the woods to the shelter house or the bucolic view to the north.

My second concern is about compromise: The shelter house is no longer free-standing as originally designed but clumsily attached to a modest two story home. The home itself is now listed as “contributing” simply because of this physical connection to the shelter house.

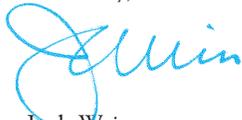
Since its 1948 attachment to the house, the shelter house no longer has the ceramic tile roof that gave it some architectural distinction. And from a functional view, a fireplace, electrical service, and baseboard heating have been added.

Evanston has many other Burnham-designed landmark structures that deserve protection, are more significant, and can easily be viewed by the public: Noyes Street School, First Presbyterian Church, 318-320 Dempster, and Miller School come to mind. Because it is on private property the public has no access to view or experience the shelter house.

While it is regretful that his shelter house would be demolished, in my mind it can never be saved unless physically separated from the existing home, restored, and relocated on the site. Even then who would bear the cost of such an effort for a structure that would still be on private property and remain unseen by the public?

Lastly, on reviewing the Standards for Demolition, it appears that the majority of standards for demolition are fully met. (See attached)

Sincerely,

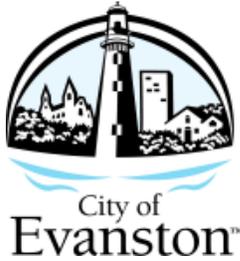


Jack Weiss
2025 Cultural Ambassador

Jack Weiss

400 Main Street, 2c
Evanston, Illinois 60202-1875

jack1101@att.net
847 866 7480



Memorandum

To: Members of the Preservation Commission

From: Cade Sterling, Planner

Subject: 26PRES-0002 – 1505 Ashland Avenue – Landmark
Melanie Monastirsky, architect and applicant on behalf of the
homeowner, submits for a Certificate of Appropriateness to alter the
home by constructing a two-story addition to the homes side volume.

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

Date: January 20, 2026

Recommended Action:

Staff recommends review of the proposal against the recommended applicable standards. 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 upon request.

Commission Action:

For Action

Summary:

Construction Period:

c. 1877

Style:

Vernacular Gable Front

Architect of Record:

Unknown

Condition:

Excellent

Integrity:

Good

Status:

Landmark designated as an exemplification of a building type once common in the city.

Setting:

1505 Ashland Avenue is an individual landmark located on the east side of Ashland Avenue, midblock between Grove Street to the north and Lake Street to the south. The property is one block south of the Ridge Historic District's southern edge. The block and surrounding properties were developed between the 1870s and 1890s, and retain good integrity today with a variety of vernacular building types.

Significance:

1505 Ashland Avenue is an excellent example of the characteristic reduction of high-style Greek Revival to the more pervasive vernacular of a common, two-story, balloon-frame, clapboard gable front cottage. The three windows on the second floor have pronounced cornices, the entrance nicely detailed with a multipane transom and side lights. The only disruptions to the integrity are the addition of a flat-roofed porch built in about 1916, and an inconspicuous addition at the rear of the structure. A request for a COA was approved in 2018 to raise the height of the rear addition, construct a new deck, construct a new detached garage, and replace windows in the home. Unfortunately, the rear elevation and rear third of the side elevations windows were replaced in vinyl rather than the approved clad wood windows. This condition was not discovered until the application before the Commission currently. The property has changed ownership since the 2018 application was approved.

Gable Front and Gable-Ell Forms:

Vernacular versions of Greek Revival, Italianate, Queen Anne and other vernacular homes are often defined as Gable-Front Cottages and Houses where the dominant gable-elevation faces the street.

Gable Front houses span a wide range of time. Nineteenth-Century examples are often highly simplified or reduced examples of Greek Revival, Gothic Revival, or Italianate houses. The type is assumed to have become popular by the second quarter of the Nineteenth Century when Greek Revival architecture was in fashion. Many stand two stories and are three bays wide, but lack the ornamentation of the houses more clearly definable by a style. Later Gable Front structures often stand one story and resemble bungalows in their overall low slung massing. All Gable Front houses share simple rectangular massing. The narrower gable-front side faces the street and contains the main entrance. These houses are commonly two rooms wide and two or more rooms deep. Subtypes include Gable Fronts with a shallow side gable, and the Gambrel Front house. These vernacular building types were readily available from catalogues from the turn of the century through the 1920s.

A Gable Ell Cottage or house includes the dominant front gable elevation but also contains a short wing or bay extension or addition on a side elevation (intersecting side gable). Often the Gable-Ell has intersecting roofs like an Upright and Wing, but the ridge lines of both roofs are always the same height. Volumetrically, the home would be a gable-front with a perpendicular side wing. Examples may occur in one, one-and-one-half, and two and two-and-one-half story homes. The type dates from the post-Civil War and was popular through 1915.

Evanston contains 38 Gable Front and Gable-ElI landmarks.

Public Comment

None.

Applicable Standards:

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

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

Alteration

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

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

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

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

Construction

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

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

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

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

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

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

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

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

11. Directional expression of facades. A structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in

its directional character, whether this be vertical character, horizontal character, or non-directional character.

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

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

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

Attachments:

[1505 Ashland Combined COA Application](#)

[1505 Ashland COA Drawings](#)

[1505 Ashland Survey](#)

[1505 Ashland Zoning Compliance Notice](#)

[Survey Sheet](#)

[Statement of Significance](#)



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: 1505 Ashland Avenue, Evanston, IL 60201		FOR STAFF USE ONLY Application Number:		
2) Applicant's Name: Danielle Beaulieu		Address: 53 W Jackson Blvd, Suite 1357		
City: Chicago	State: IL	Zip: 60604	Phone: 847.732.6403	Email: db@studio-lieu.com
3) Owner's Name: Nathaniel Zenner		Address: 1505 Ashland Avenue		
City: Evanston	State: IL	Zip: 60201	Phone: 847.476.0952	Email: nathaniel.zenner@gmail.com
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:				
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
6) Within Local Historic District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union				
7) Refer to the completed Zoning Analysis and check as applicable if your project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.				
8) Acknowledgement of Potential Archaeological Resources: <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)				
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met. <div style="display: flex; justify-content: space-between;"> <div style="border-bottom: 1px solid black; width: 40%; text-align: center;"></div> <div>Date: <u>12.18.2025</u></div> </div>				

Section B: Application for Certificate of Appropriateness

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

Attach a separate sheet or sheets if necessary.

The application proposes a new two-story addition (two stories above grade and one below grade) along north side of existing structure. The proposed addition footprint is 94.5 square feet (283.5 gross square feet total). The addition is set back 44'-8 1/2" from the front property line and 20' from the front facade. There will be no changes to the front facade or first 20' of the characteristic gable roofline. The proposed addition's siding, stucco, window, and trim will match the existing structure.

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

Attach a separate sheet or sheets if necessary.

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

2-8-9.B.7 - Relationship of materials and texture: Materials and textures on the exterior of the new addition will match materials and texture on the existing house exterior.

2-8-9.B.12 - Original qualities: The gable front facade and architectural details of noted landmark significance shall remain unchanged due to this addition. The proposal respects the vernacular of working class family homes and facilitates modern day requirements in keeping with the intent of the original home. The addition is set back 20' from the front facade to minimize impact to the landmark features.

2-8-9.B.15 - New additions: The new addition is set back 20' from the front facade. Should it be removed in the future, the essential form and integrity of the gable front would not be impaired.

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.**

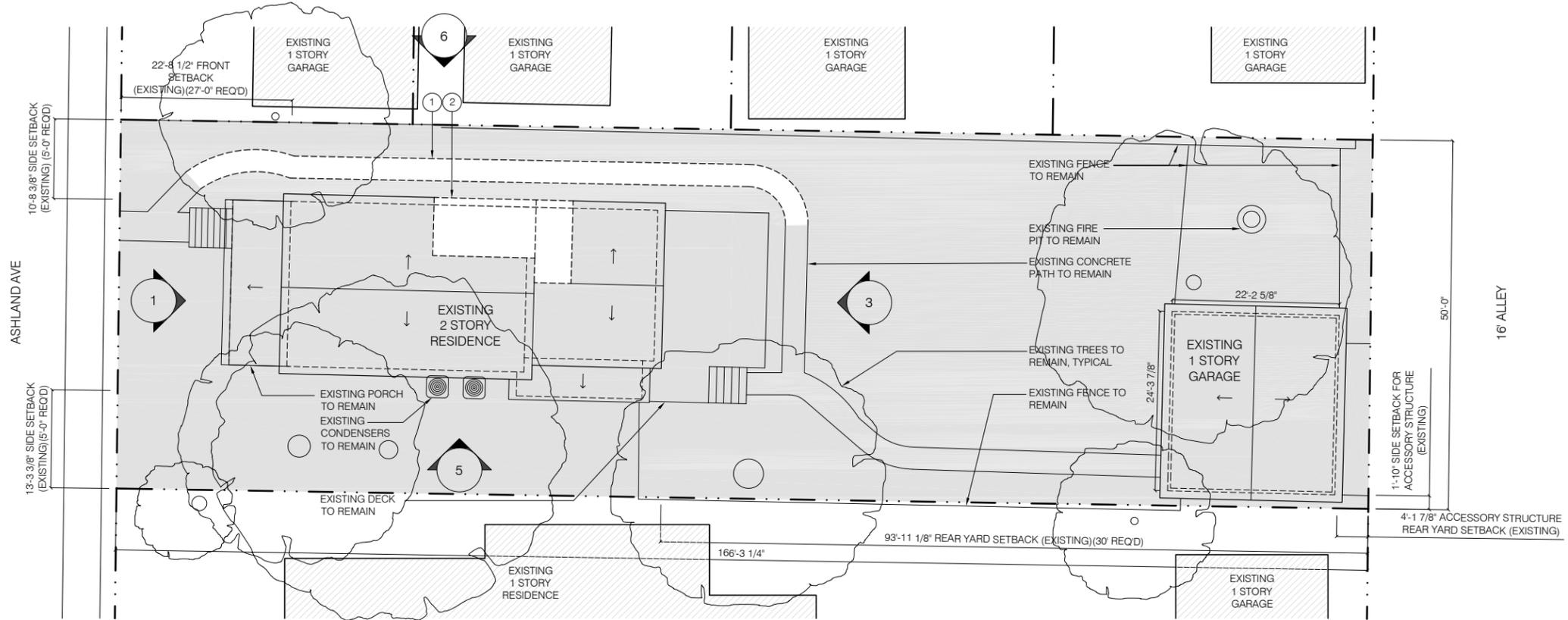
Links to Additional Information:

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](#)

Ashland
1505 Ashland Ave, Evanston, IL 60201

Certificate of Appropriateness Drawings | 12.18.2025

- lieu



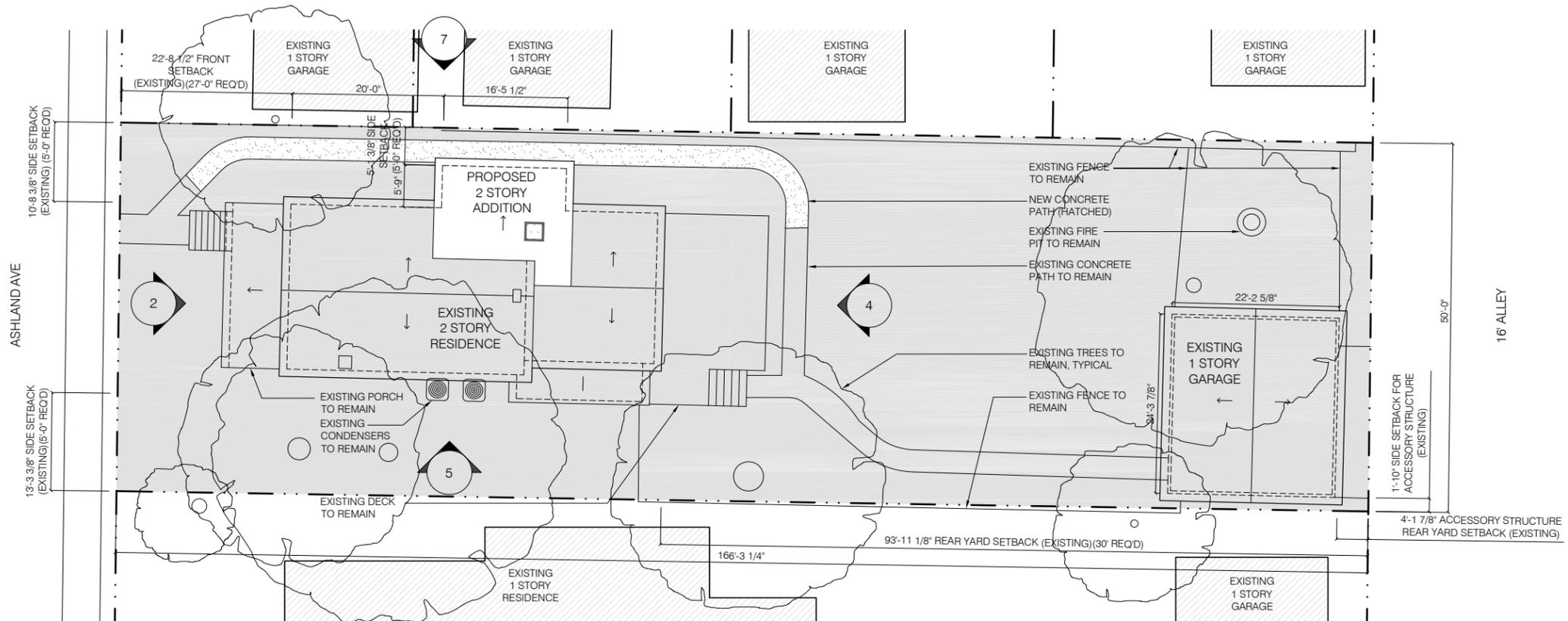
KEY NOTES

- 1. DEMOLISH CONCRETE SIDEWALK
- 2. DEMOLISH ROOF

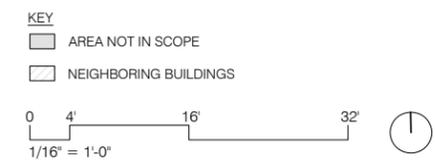
KEY

- [Hatched Box] AREA NOT IN SCOPE
- [Dashed Box] NEIGHBORING BUILDINGS
- [Dashed Line] DEMOLISH





LOT AREA		
	EXISTING	PROPOSED
PER SURVEY (50' X 166.27')	8313.5 SF	8313.5 SF
BUILDING LOT COVERAGE		
	EXISTING	PROPOSED
PRINCIPAL BUILDING	1141 SF	1235.5 SF
GARAGE	545 SF	545 SF
COVERED FRONT PORCH (50%)	203 SF*.5 = 101.5 SF	203 SF*.5 = 101.5 SF
DECK (EXCLUDE 3% OF LOT AREA)	379 SF-249 SF = 130 SF	379 SF-249 SF = 130 SF
TOTAL (30% OR 2494 SF MAX)	1917.5 SF = 23.1%	2012 SF = 24.2%
IMPERVIOUS SURFACE COVERAGE		
	EXISTING	PROPOSED
BUILDING LOT COVERAGE	1917.5 SF	2012 SF
CONCRETE SIDEWALKS	641 SF	653 SF
TOTAL (45% OR 3741.1 SF MAX)	2558.5 SF = 30.8%	2665 SF = 32.1%





Existing
View from Ashland Ave



Proposed
View from Ashland Ave



Existing
View from within the fence



Existing
View from Alley



Proposed
View from Alley



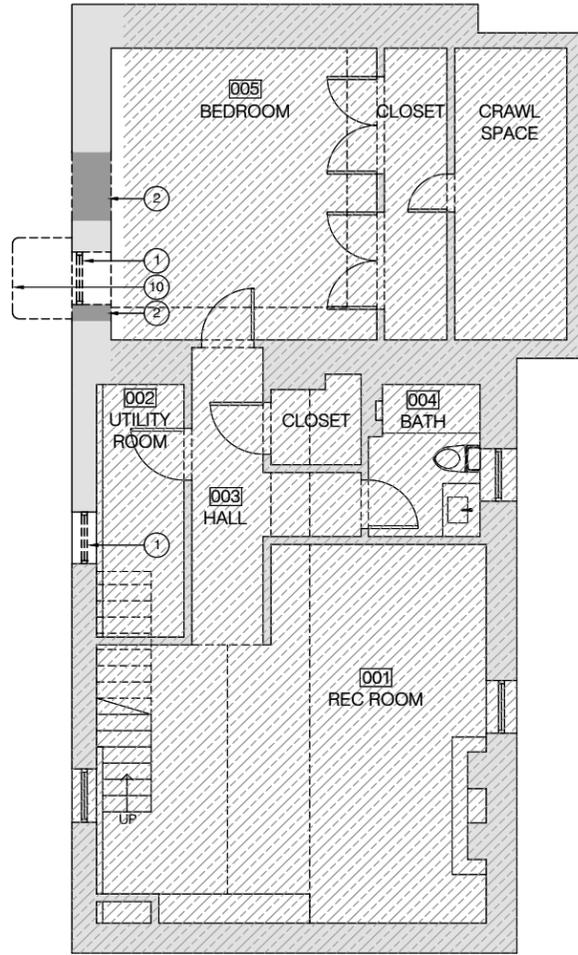
Existing
View from within property



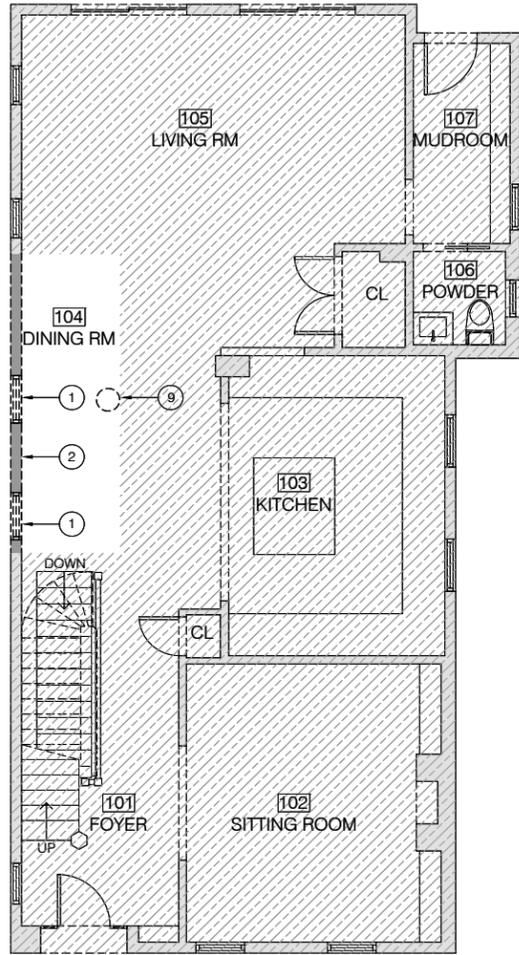
Proposed
View from within property



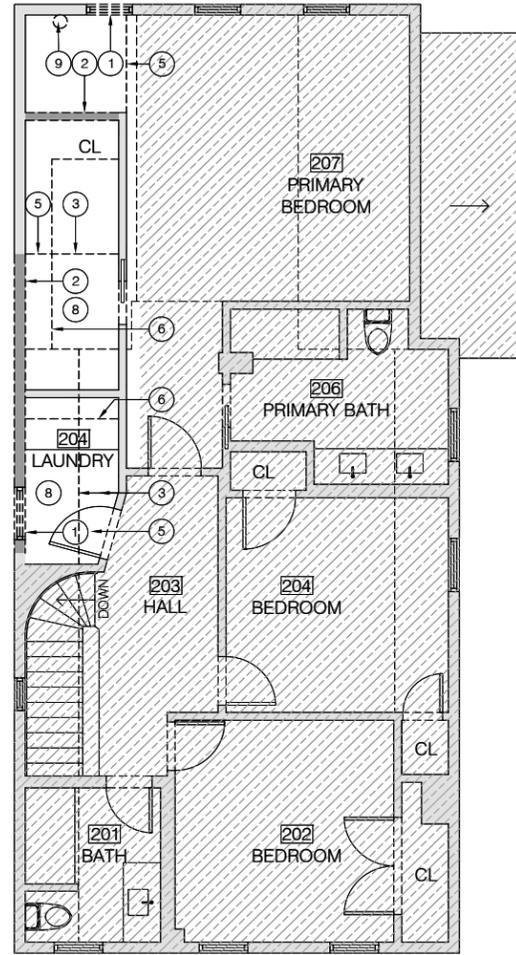
Existing - Unchanged
View of from public sidewalk (West & South Facades)



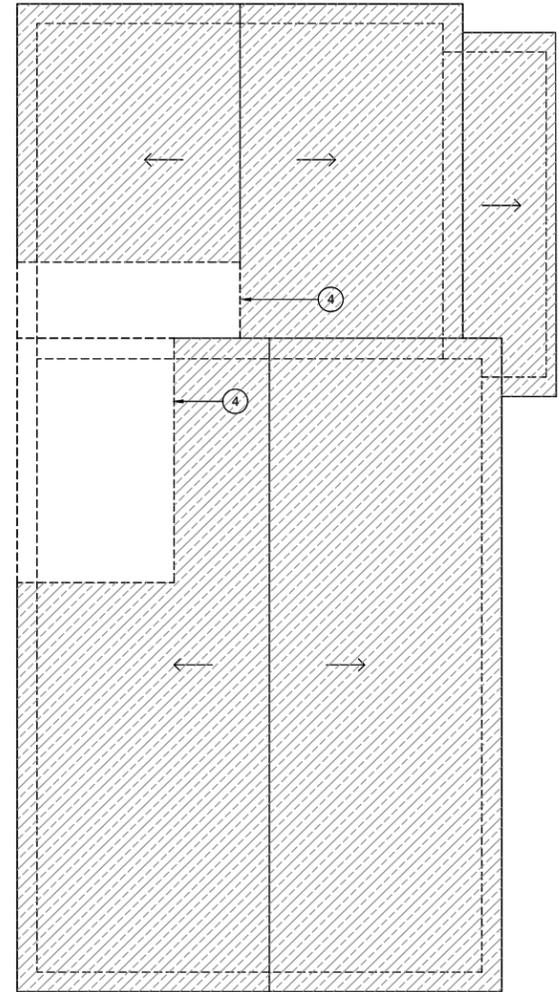
Lower Level



Ground Level



Upper Level



Roof Level

DEMOLITION KEY NOTES

1. REMOVE VINYL WINDOW
2. REMOVE WALL
3. REMOVE CEILING
4. REMOVE ROOF
5. REMOVE FLOORING
6. REMOVE MILLWORK & CLOSET ACCESSORIES
7. NOT USED
8. REMOVE LTG & ELECTRICAL DEVICES
9. REMOVE LIGHT FIXTURE
10. REMOVE AREA WELL

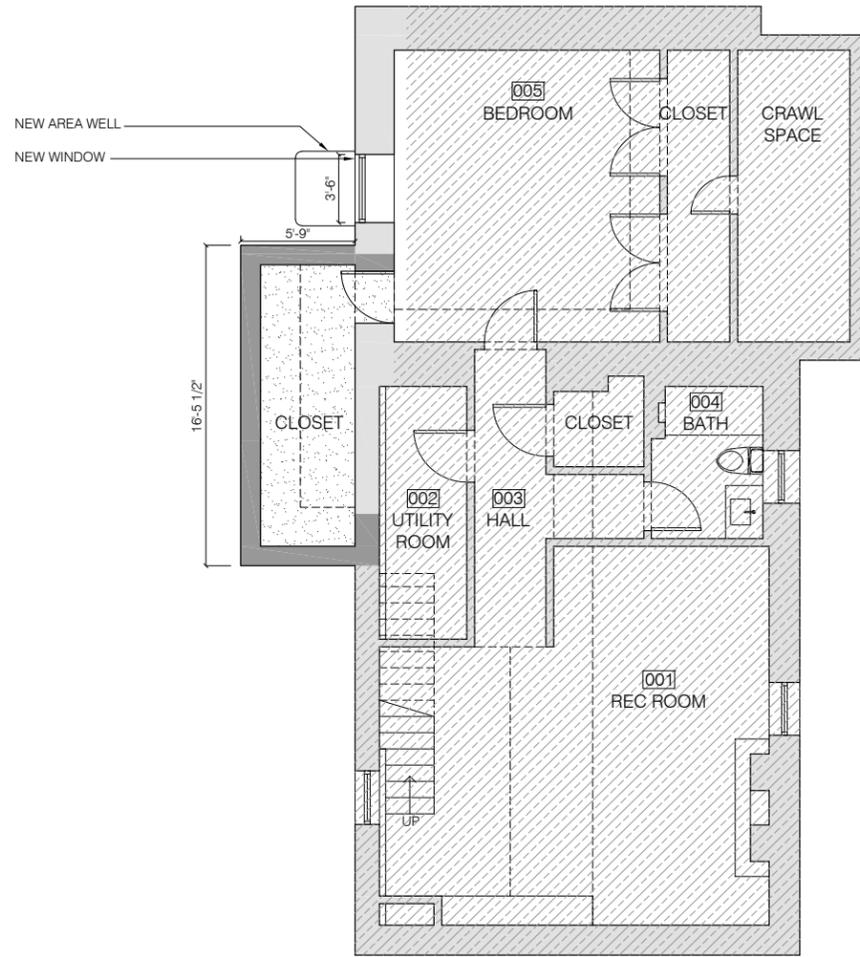
DEMOLITION GENERAL NOTES

1. ALL GAS, PLUMBING, FIRE PROTECTION, AND ELECTRICAL LINES WHICH ARE TO BE ABANDONED MUST BE PROPERLY CAPPED OR TERMINATED PER EVANSTON BUILDING CODE.
2. PROVIDE TEMPORARY BRACING/SHORING AS REQD

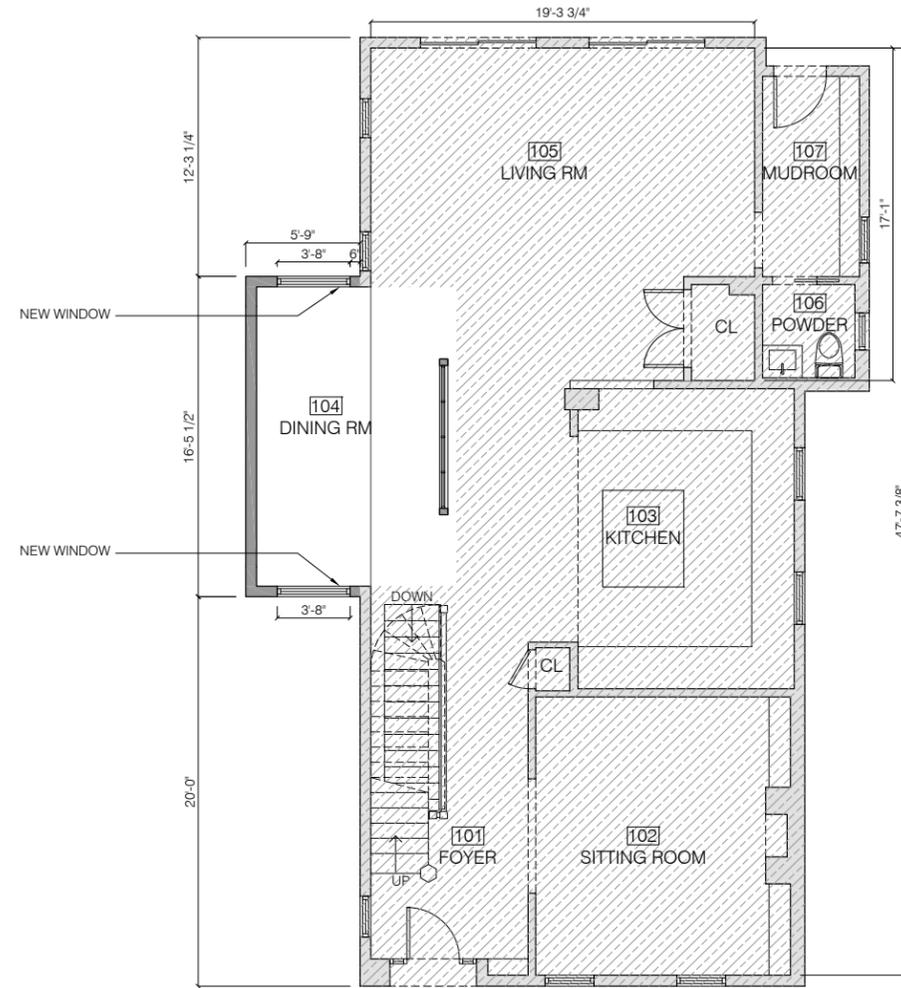
KEY

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- DEMOLISH
- NOT IN SCOPE





Lower Level



Ground Level

GENERAL NOTES

1. PROVIDE UTILITY ROOM VENTILATION AS REQ'D
2. PROVIDE NEW GUTTERS & DOWNSPOUT AT NEW ROOF. COORDINATE GUTTERS & NEW DOWNSPOUT AS REQ'D.
3. PROVIDE CODE REQ'D CLOSED CELL HIGH DENSITY SPRAY FOAM INSULATION AT ALL NEW WALLS AND ROOF

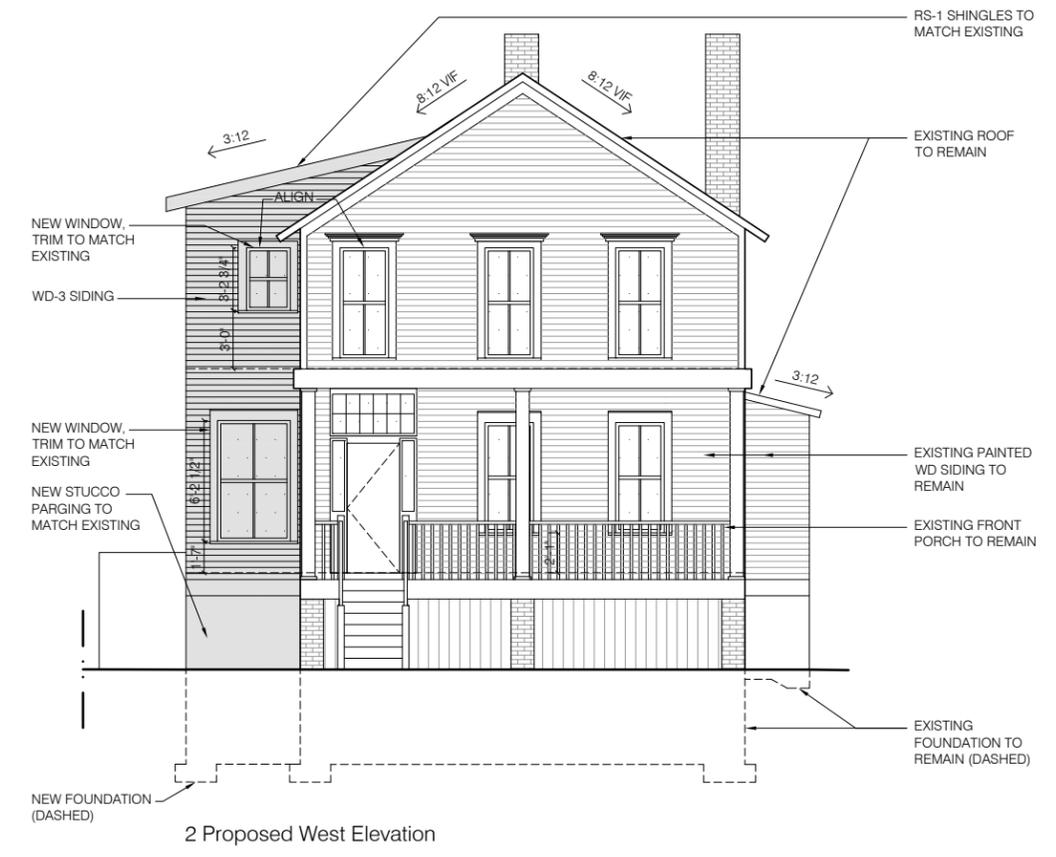
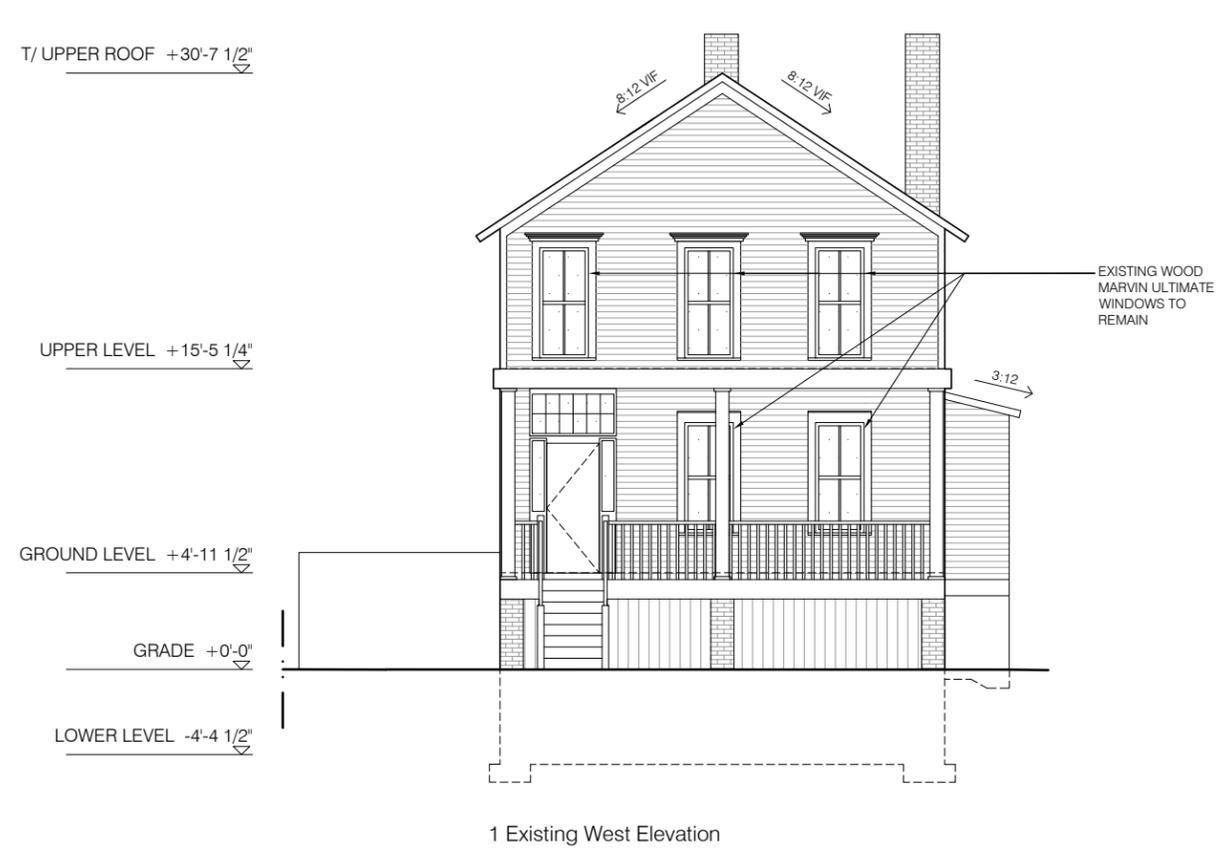
FINISHES

- | | |
|--------|---------------------------------------|
| CONC-1 | CONCRETE, CLEAR SEAL COATED |
| RS-1 | ROOF SHINGLE, MATCH EXISTING |
| WD-3 | PAINTED WOOD SIDING TO MATCH EXISTING |

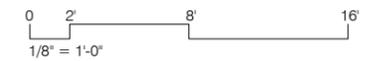
KEY

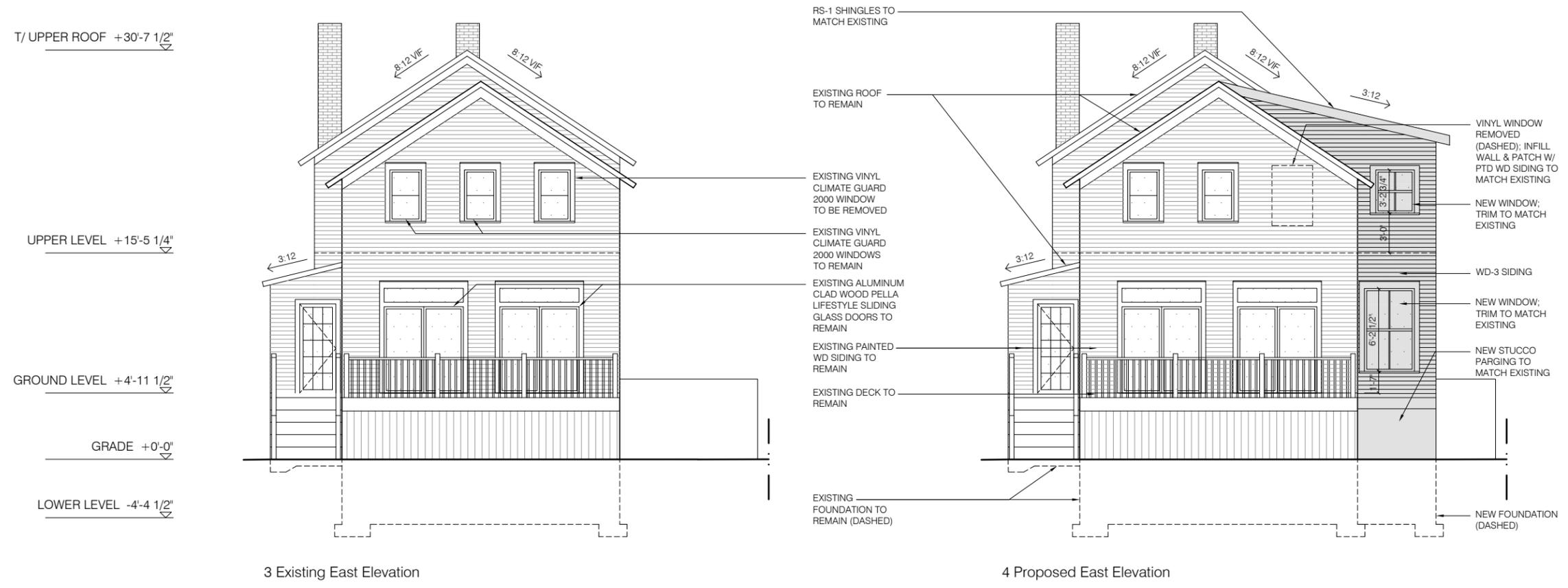
- EXISTING WALL TO REMAIN
- NEW WALL
- NOT IN SCOPE

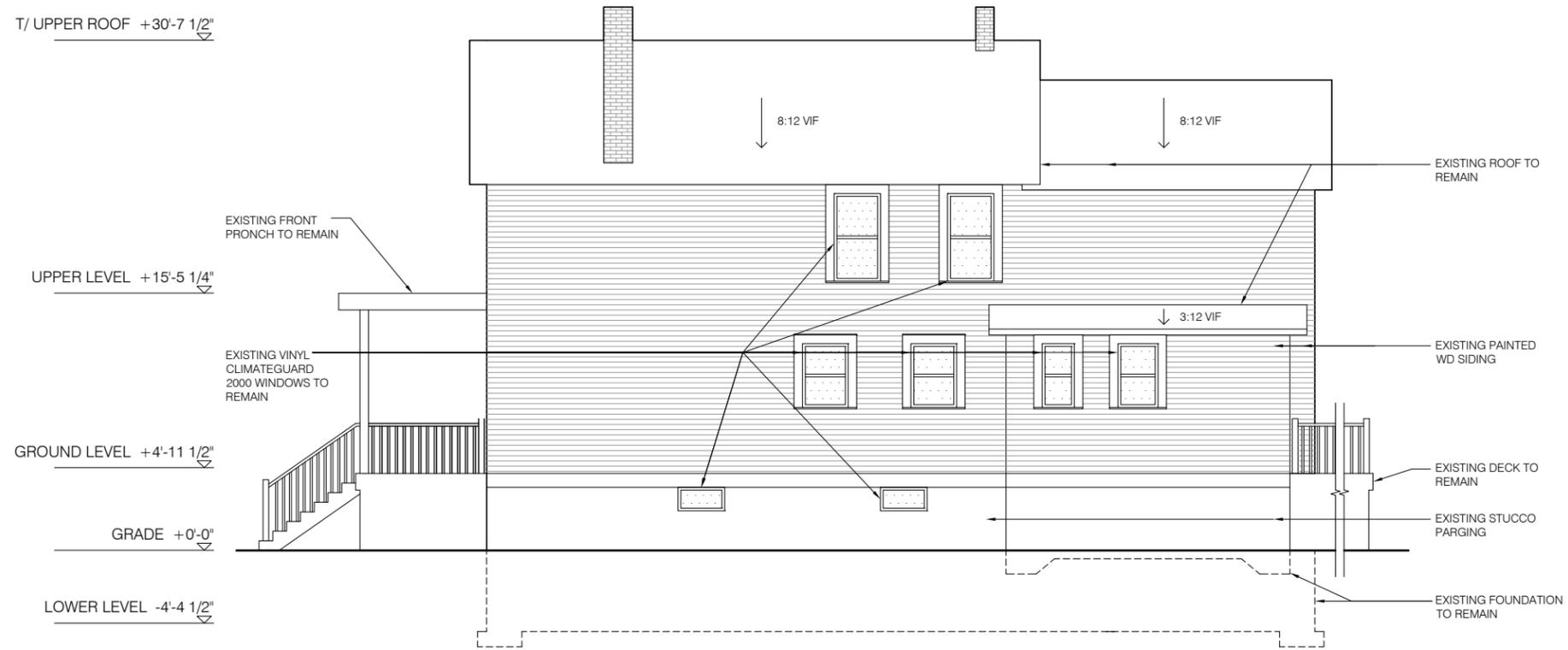




KEY
 [Pattern] EXISTING SIDING TO REMAIN
 [Pattern] NEW SIDING TO MATCH EXISTING
 [Pattern] NEW ADDITION



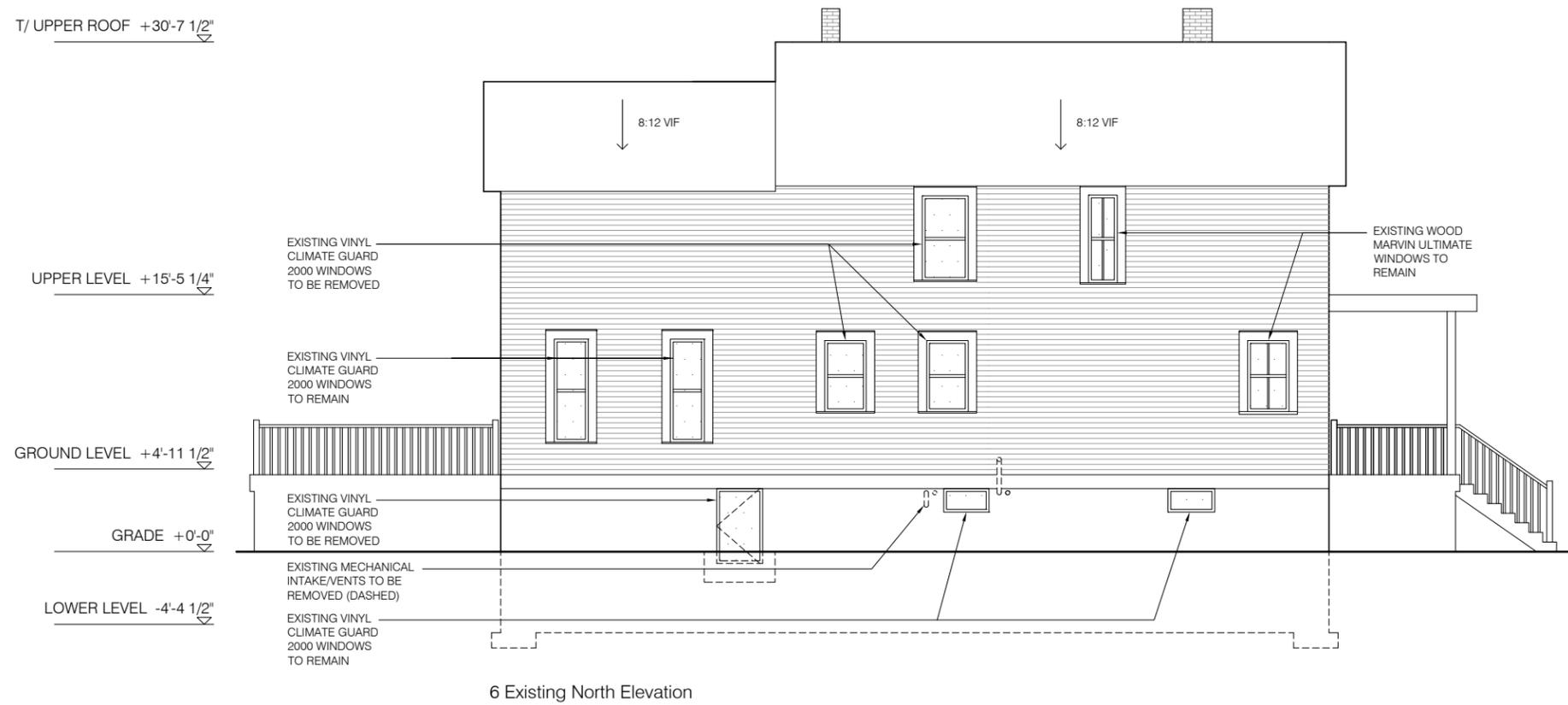




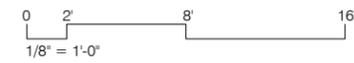
5 Existing South Elevation | No changes proposed

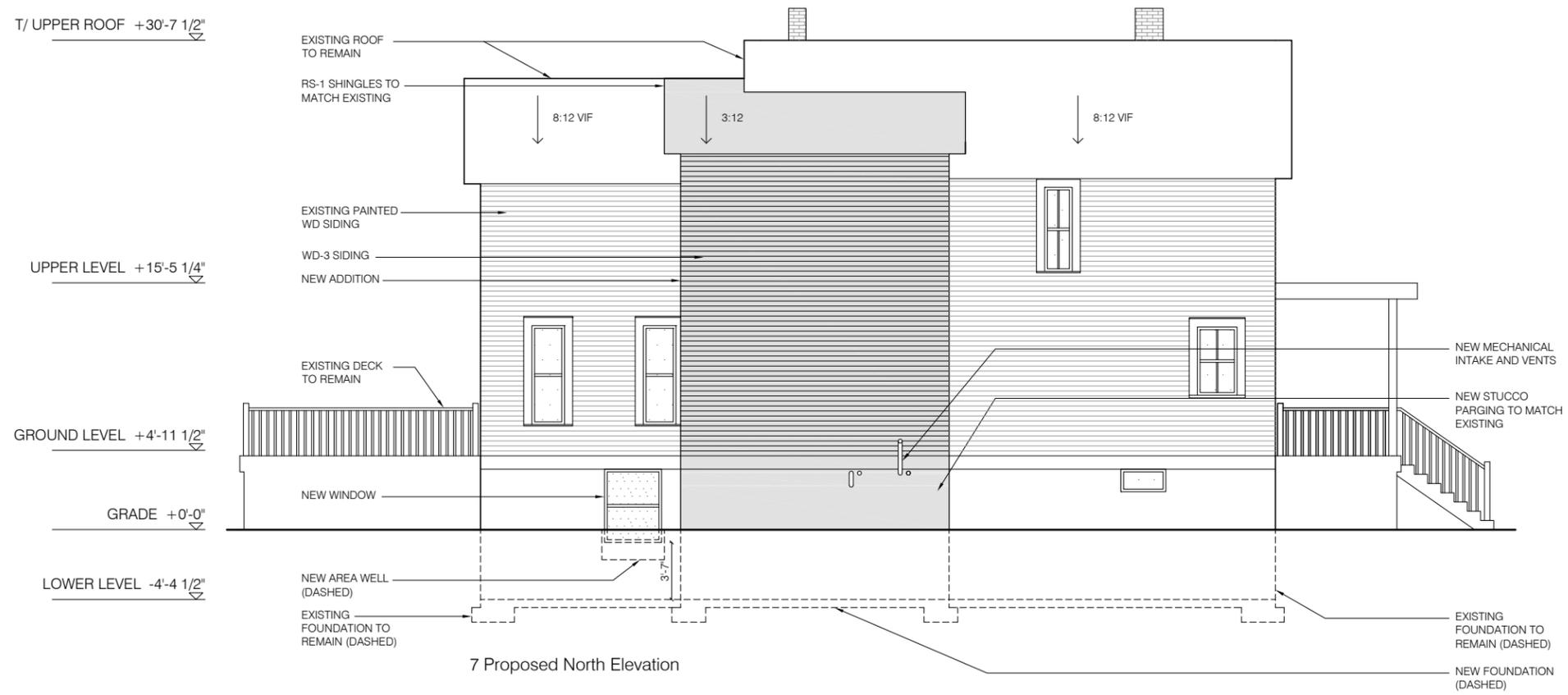
KEY
 EXISTING SIDING TO REMAIN

0 2' 8' 16'
 1/8" = 1'-0"



KEY
 EXISTING SIDING TO REMAIN





KEY

- EXISTING SIDING TO REMAIN
- NEW SIDING TO MATCH EXISTING
- NEW ADDITION

0 2' 8' 16'

1/8" = 1'-0"

The proposed design does not include windows on the north facade of the addition.

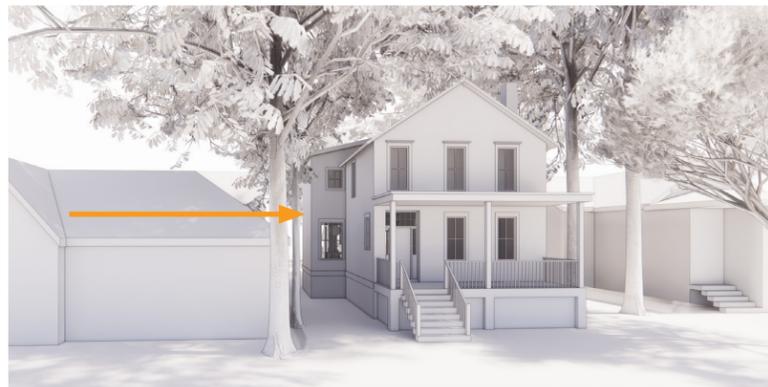
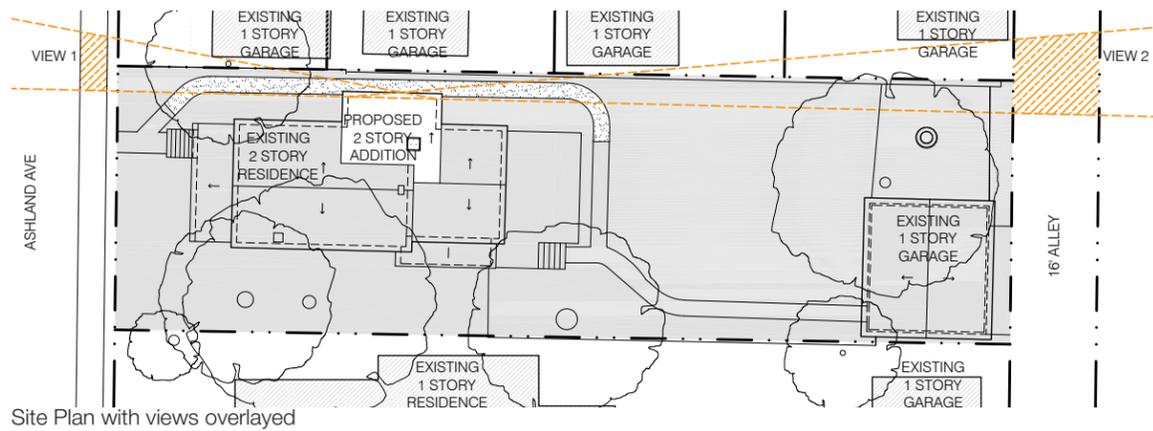
Views of the north facade of the addition from the public way (sidewalk on Ashland Avenue and 16' Alley) are limited and oblique as shown in orange in the diagram (right) and proposed renderings (right). Thus, the impact is minimal and unlikely to be noticeable.

Futhermore, a prominent portion of the front south facade also has no windows (below). This facade is much more visible from the public way and will remain unchanged. As such, the introduction of a facade without windows does not deviate from the character of the existing structure.

Windows on this facade are undesirable due to the following:

- 1) The views out from the addition would look directly at the garages on the adjacent lots, particularly from the dining room. The back facades of these garages are unkempt and therefore unsightly for a daily view (see next page).
- 2) The properties to the north would have a direct view into the addition, particularly on the second level creating privacy issues.

Lastly, this design decision does not impact the features deemed historic in the Landmark Inventory survey prepared by the city of Evanston.



1 | View of addition North facade is oblique and distant



2 | View of addition North facade is oblique and distant (fence ghosted)



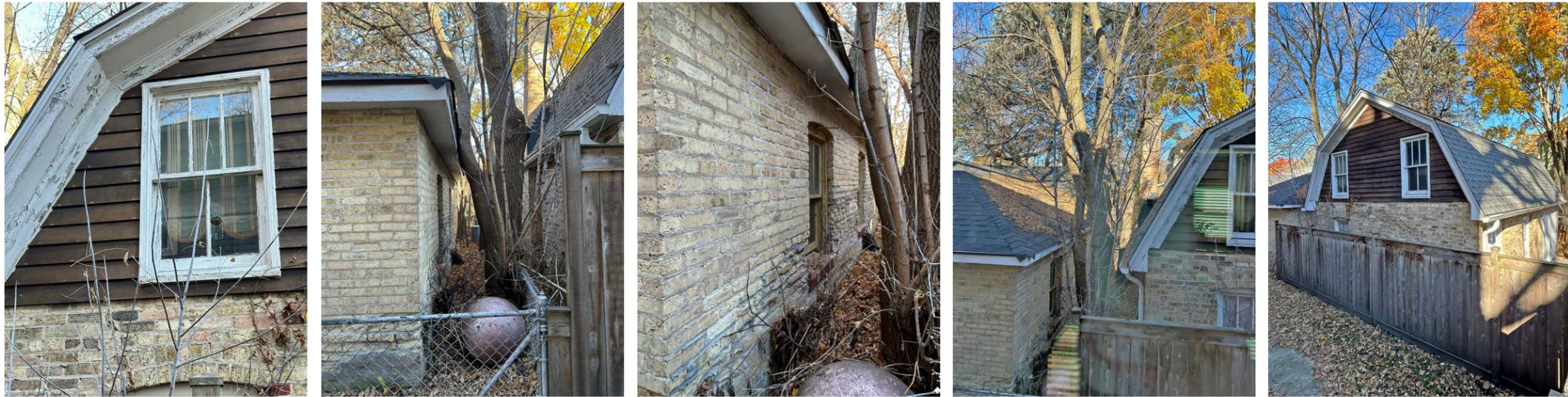
View of West and South facades from public sidewalk



1 | View of North and West facades from across street and from sidewalk



2 | View of North and East facades from within alley fence



- lieu

The original historic gable roof is 8:12. At the back of the house, the existing one-story addition shed roof slope is 3:12. The proposed addition has a shed roof slope of 3:12.

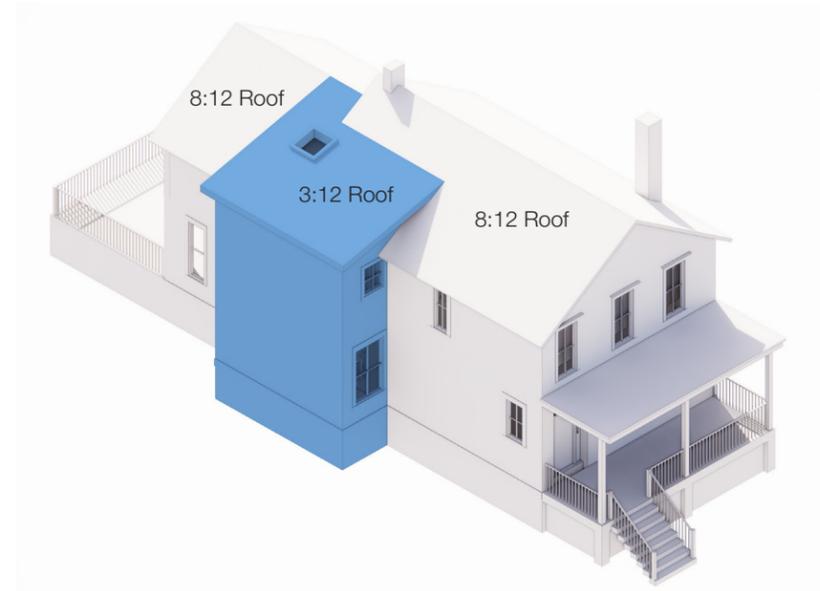
The roof profile is designed with the following considerations:

- 1) The proposed addition has a shed roof to better blend with the historic gable roof. The lines of the shed roof mimic the lines of the existing gable roof. If the addition had a gable roof, you would see asphalt shingles from the public ways. A gable roof would provide less usable space on the upper level and create complex conditions in terms of structure and water management where the addition roof intersects the two existing gable roofs.
- 2) The top of the addition roof intersects the existing ridge at the back of the house to minimize impact on the designated historic gable roof at the front of the house while simplifying structural connections (see axonometric diagrams below).
- 3) The upper level addition has a 8' ceiling to maximize use of space, which sets the bottom of the roof impacting the slope.
- 4) Proposed roof pitch matches the roof pitch of the existing 1 story addition at the southeast corner of the house (see building elevations and axonometric diagrams below).

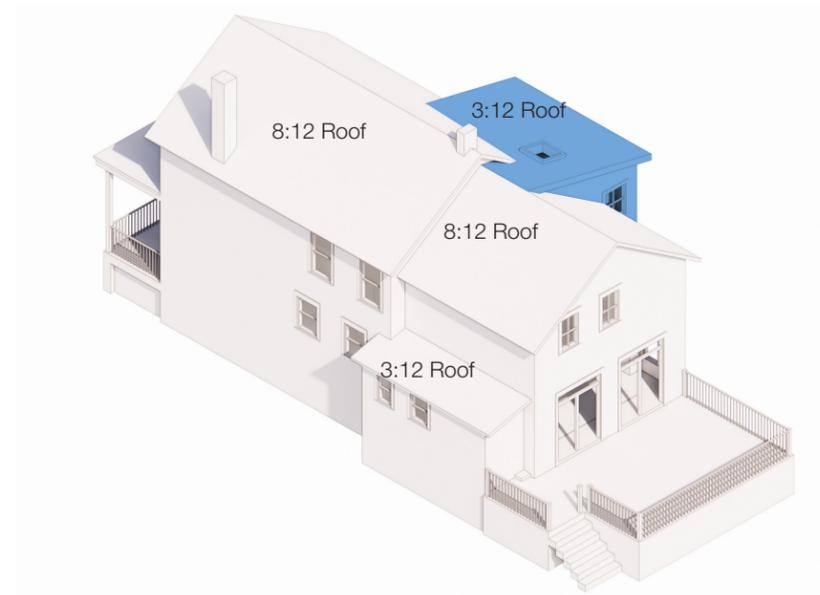
The proposed addition is set back 20' from the front facade of the house to maintain the appearance of the historic gable roofline at the front facade. As such, the difference in the roof pitches is not as apparent in person as it may seem in the West Elevation drawing.



Proposed View of West facade from Ashland Ave



Axonometric Northwest View of Existing and Proposed Roof (in blue)



Axonometric Southeast View of Existing and Proposed Roof (in blue)



Existing painted wood siding
New siding to match



Existing stucco parging at lower level
New lower level finish to match



Existing trim at finish transition
New trim to match



Existing painted wood window trim
New window trim to match



Exterior (wood)



Interior (wood)

A | Existing wood exterior/wood interior double-hung windows to remain
Marvin Ultimate
West, North Facades



Exterior (vinyl)



Interior (vinyl)

B | Existing vinyl exterior/vinyl interior double hung windows to remain unless noted
otherwise
Climate Guard 2000



Exterior (aluminum)



Interior (wood)

C | Existing aluminum-clad wood exterior/wood interior sliding glass door/transom to remain
Pella Lifestyle
East Facade

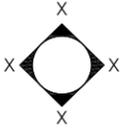


Window manufacturer photo



Vertical grille to match existing wood windows

D | Proposed new vinyl exterior/vinyl interior double-hung windows
Climate Guard Ultraview
North Facade at Addition

DRAWING TAG LEGEND		ABBREVIATIONS					
	ELEVATION KEY (4 SIDES)	AFF	ABOVE FINISHED FLOOR	(M)	MIRROR	ST STL	STAINLESS STEEL
	ELEVATION KEY (1 SIDE)	APPROX	APPROXIMATELY	MACH	MACHINE	STD	STANDARD
	NORTH ARROW	ARCH	ARCHITECTURAL	MATL	MATERIAL	STL	STEEL
	ROOM TAG	B/	BOTTOM OF	MAX	MAXIMUM	STOR	STORAGE
	ELEVATION TAG (ELEVATION)	BD	BOARD	MECH	MECHANICAL	STR	STAIR
	SECTION TAG	BLK	BLOCKING	MFR	MANUFACTURER	STRUCT	STRUCTURAL
		B.O.	BY OWNER	MIL	MILLIMETER	SUSP	SUSPENDED
		CL	CENTERLINE	MIN	MINIMUM	T/	TOP OF
		CLG	CEILING	MISC	MISCELLANEOUS	TEL	TELEPHONE
		CLR	CLEAR	M.O.	MASONRY OPENING	THK	THICK
		CLO	CLEAR OPENING	MTD	MOUNTED	TP	TOILET PAPER
		COL	COLUMN	MTL	METAL	TYP	TYPICAL
		CONC	CONCRETE	NIC	NOT IN CONTRACT	UNO	UNLESS OTHERWISE NOTED
		CONT	CONTINUOUS	NO	NUMBER	VERT	VERTICAL
		CT	CERAMIC TILE	NOM	NOMINAL	VIF	VERIFY IN FIELD
				NTS	NOT TO SCALE	VCT	VINYL COMPOSITE TILE
		DIA	DIAMETER	OA	OVERALL	W	WIDTH
		DIM	DIMENSION	OC	ON CENTER	W/	WITH
		DN	DOWN	OD	OUTSIDE DIAMETER	W/O	WITHOUT
		DTL	DETAIL	OH	OPPOSITE HAND	WC	WATER CLOSET
		DWG	DRAWING	OPNG	OPENING	W/D	WASHER/DRYER
		D/W	DISHWASHER	OPP	OPPOSITE	WD	WOOD
				PART	PARTITION	WDVN	WOOD VENEER
		EA	EACH	PL	PROPERTY LINE	WP	WORKPOINT
		EQ	EQUAL	PLC	PLASTIC	WPR	WATERPROOFING
		FD	FLOOR DRAIN	PLAM	PLASTIC LAMINATE		
		FLR	FLOOR	PLBG	PLUMBING		
		FT	FOOT/FEET	PLWD	PLYWOOD		
				PREFAB	PREFABRICATED		
		GA	GAUGE	PSF	POUNDS PER SQUARE FOOT	+	PLUS/AND
		GC	GENERAL CONTRACTOR	PSI	POUNDS PER SQUARE INCH	(N)	NEW
		GL	GLASS	PTD	PAINTED	(R)	RELOCATED
		G&P	GROUND & POLISHED			(X)	EXISTING TO REMAIN
		GRND	GROUND	QLTY	QUALITY		
		GYP	GYPSPUM	QTY	QUANTITY		
		GWB	GYPSPUM WALL BOARD	R	REFRIGERATOR		
				REF	REFERENCE		
		H,HT	HIGH, HEIGHT	REQD	REQUIRED		
		HDW	HARDWARE	REV	REVISION		
		HORZ	HORIZONTAL	RM	ROOM		
		HR	HOUR	RO	ROUGH OPENING		
				ROW	RIGHT OF WAY		
		IN	INCH	SECT	SECTION		
		INFO	INFORMATION	SHT	SHEET		
		INT	INTERIOR	SIM	SIMILAR		
				SPEC	SPECIFICATION		
		L	LENGTH	SQ	SQUARE		
		LAM	LAMINATED	SS	SOLID SURFACE		
		LAV	LAVATORY	ST	SEALANT TAPE		
		LIN	LINOLEUM				
		LVT	LUXURY VINYL TILE				



Grove Street

South Right of Way Line

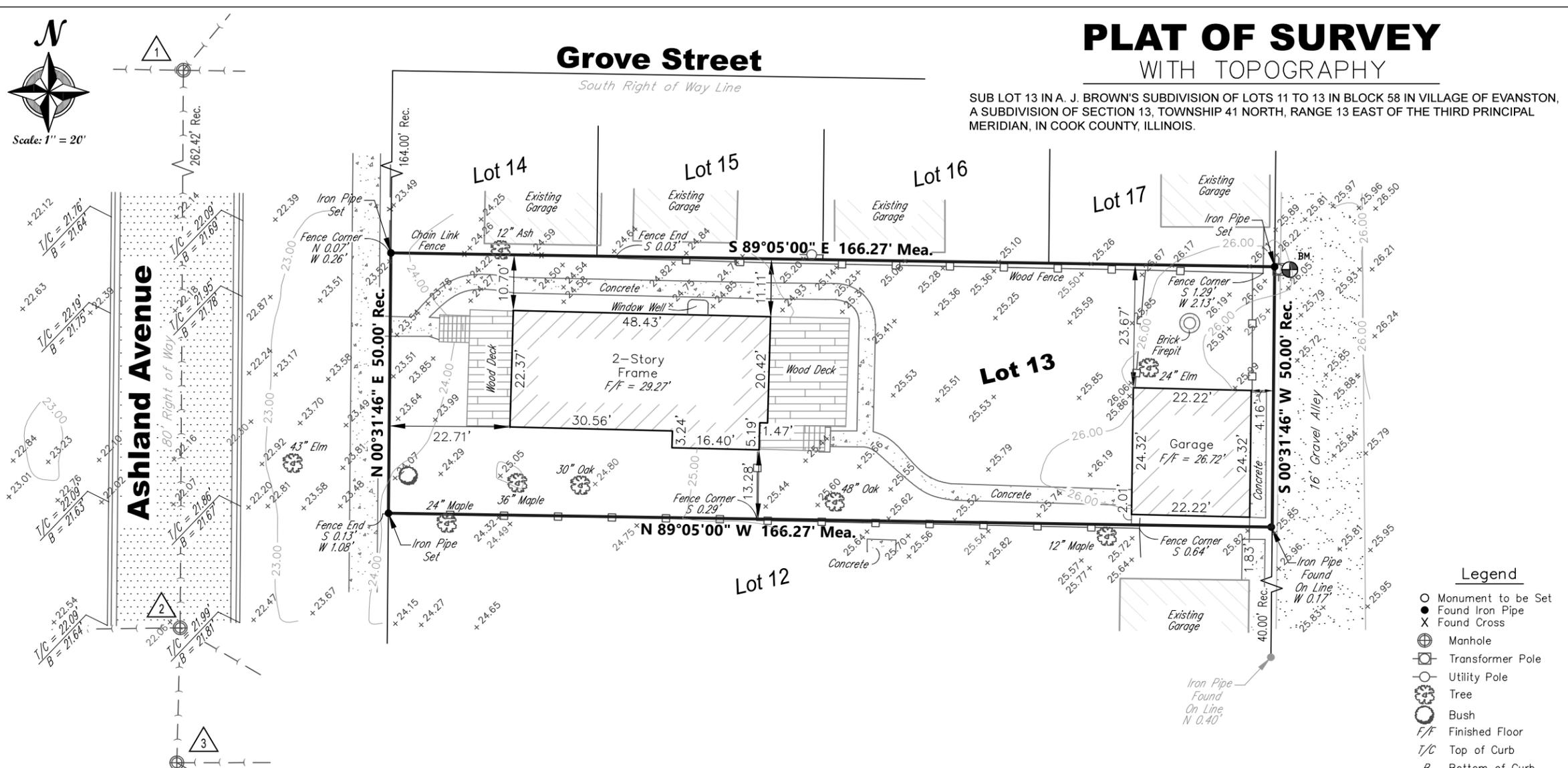
PLAT OF SURVEY WITH TOPOGRAPHY

SUB LOT 13 IN A. J. BROWN'S SUBDIVISION OF LOTS 11 TO 13 IN BLOCK 58 IN VILLAGE OF EVANSTON, A SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Scale: 1" = 20'

Ashland Avenue

Right of Way Line



Surveyor Notes:

- Field Work Completed on 11-14-2025
- Prepared for Nathaniel Zenner.
- Site Address: 1505 Ashland Ave., Evanston, IL 60201-4089
- Pin No.: 10-13-417-004
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
- The utilities as shown on this drawing were developed from visible observations only.
- All building dimensions and ties are to the current siding material and not to the foundation.
- Tree species were determined with the aid of PictureThis plant identifier.

- All boundary corners found at time of field work.
- Bearings are assumed.
- Benchmark - On Site
 - BM Nail on power pole located near the northeast corner of the property (as shown). Elevation = 27.47' (579.70 feet above mean tide at New York 1959 Adj.)
- Benchmark - Off Site
 - BM City of Evanston Benchmark #44, being a rod with a cap located at the northeast quadrant of the intersection of Dempster and Ridge Avenue. Elevation = 36.51' (579.70 feet above mean tide at New York 1959 Adj.)
 - BM City of Evanston Benchmark #66, being an NGS 3D monument located at the northeast quadrant of the intersection of Ashland Avenue and Greenleaf Street. Elevation = 25.46' (579.70 feet above mean tide at New York 1959 Adj.)

1	Manhole 1 RIM = 21.76' NE 12" Metal = 12.76' E 12" Conc. = 10.06' E 12" Metal = 18.06' S 12" Conc. = 10.16' W 12" Conc. = 9.81'
2	Manhole 2 RIM = 22.16' N 12" Conc. = 14.56' SE 12" Metal = 15.51' S 12" Conc. = 14.66' W 12" Metal = 15.41'
3	Manhole 3 RIM = 22.12' N 12" Conc. = 14.82' E 12" PVC = 15.62' SE 12" Metal = 17.87'

- ### Legend
- Monument to be Set
 - Found Iron Pipe
 - X Found Cross
 - ⊕ Manhole
 - ⊖ Transformer Pole
 - ⊙ Utility Pole
 - 🌳 Tree
 - 🌱 Bush
 - F/F Finished Floor
 - T/C Top of Curb
 - B Bottom of Curb
 - Spot Grade
 - 23.00- Contour
 - Sewer Line

State of Illinois)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 19th day of November, A.D. 2025 in Lake Zurich, Illinois.

Gloria Jean Koter, an Agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-26



This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drafted By : ER	Field Work : DH
Drawing Revisions	Date
REVISION	11/25/25
Updated tree species	

Field Work Completed: 11-14-2025	Date: 11-18-2025
Scale: 1" = 20'	Site Address:
1505 Ashland Avenue	
Evanston, Illinois	

Land Surveying Services, Inc.

1162 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number	LS220413-1
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY



**Zoning Analysis
Summary**

Review Date: 11.12.25
By: CWS

Permit Number:

25ZONA-0106 1505 Ashland

Case Status/Determination:

COMPLIANT

Applicant: Danielle Beaulieu

Plans prepared by: Danielle Beaulieu

Plans dated: October 22, 2025

Survey dated: April 11, 2022

District: R1

Proposal:

Two-story addition to side elevation

Comments:

1. **Lot size:** 8314 SF (unchanged)
2. **Lot coverage:** 24% proposed where 23% is existing and 30% is the maximum permitted.
3. **Impervious surface ratio:** 32% proposed where 31% is existing and 45% is the maximum permitted.
4. **Setbacks:**
 - a. Interior side-yard at new addition: 5'-1" proposed where 10'-10" is existing and 5' is the minimum required.
 - b. Rear-yard at addition: Greater than 30' as required, and not exceeding existing conforming rear-yard setback.
5. **Height:** Below existing ridge; two-story – height unchanged at 30'-7.5"
6. All other code requirements are not impacted by the proposal and are unchanged.
7. Proposal requires review and approval by the Preservation Commission.

City of EVANSTON

1505 ASHLAND AVENUE

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

LOCAL

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



PHOTO ID:

NATIONAL REGISTER

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

GENERAL INFORMATION

CATEGORY CONDITION
INTEGRITY CURRENT USE
HISTORIC USE
SECONDARY STRUCTURE NR SECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
DETAILS

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

ALTERATIONS

ADDITIONAL PHOTOGRAPHS



PHOTO ID:

10-13-417-004-0000-02.jpg

HISTORIC INFORMATION

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

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS OLD ADDRESS DATE OF CONSTRUCTION MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE OTHER PERMIT INFORMATION COA INFO
BUILDING PERMIT DESCRIPTION COST HISTORIC INFO OTHER SOURCES
ORIGINAL OWNER OCCUPIED? HISTORIC INFO COMPILER VOLUNTEER
EXTERIOR ALTERATION PERMITS



STATEMENT OF SIGNIFICANCE

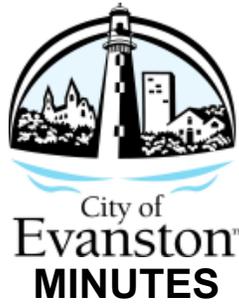
This small structure is an excellent example of the characteristic reduction of high-style Greek Revival to the pervasive vernacular of a common, two-story, balloon-frame, clapboard cottage. The three windows on the second floor have pronounced cornices, the entrance nicely detailed with a multipane transom and side-lights. The only disruption to the integrity is the addition of a flat-roofed porch built about 1916, but with its slight mass and three square posts it hardly detracts from the original clarity of the design and evocation of its prototype. Aside from that and the inconspicuous addition at the rear, the building has excellent integrity.

EVANSTON LANDMARK

ADDRESS: 1505 Ashland
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER: prob. 1877
 DATE OF CONSTRUCTION: shortly after 1870
 ARCHITECT OR BUILDER: unknown
 ORIGINAL SITE MOVED
 SIGNIFICANCE:
 HISTORICAL H1 H2 H3
 ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:





**City of
Evanston™
MINUTES**
Preservation Commission
Tuesday, December 9, 2025 @ 7:00 PM
909 Davis Street, Council Chambers, Floor 2

**COMMITTEE MEMBER
PRESENT:**

Amanda Ziehm, Commission Member
Carl Klein, Chair/Committee Member
Charles Smith, Committee Member
John Jacobs, Commission Member
Lesa Rizzolo, Committee Member
Matthew Johnson, Committee Member
Thomas Ahleman, Vice Chair/Committee Member

**COMMITTEE MEMBER
ABSENT:**

Joshua Bowes-Carlson, Committee Member
Sarah Dreller, Commission Member
Stuart Cohen, Commission Member

STAFF PRESENT:

Cade Sterling, Staff

1. CALL TO ORDER/DECLARATION OF A QUORUM

Chair Klein called the meeting to order with a physical quorum of six members present and one member (Johnson) participating remotely

2. PUBLIC COMMENT

The Commission received public comment

3. PRESENTATIONS

A. 555 Lincoln Street - Water Treatment Plant - Landmark

Darrell King provided the Commission with an overview of the security fence and gate project for the water treatment plant. The Commission asked questions of Mr. King.

4. NEW BUSINESS

A. Approval of 2026 Meeting Dates

The Commission discussed both the 2026 meeting schedule as well as a special meeting related to a landmark nomination for January 13

Motion to approve the 2026 meeting schedule and special January meeting.

Motion: Ziehm

Second: Ahleman

Motion Passed 7-0-3

Ayes: Ziehm, Klein, Smith, Jacobs, Rizzolo, Johnson, and Ahleman

Nays: None

Absent: Bowes-Carlson, Dreller, and Cohen

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

The Commission received public comment followed by a presentation and questions by the applicant before moving toward deliberation

A motion to continue the case to the January 20 meeting was made.

Motion: Klein

Second: Jacobs

Motion Passed 7-0-3

Ayes: Ziehm, Klein, Smith, Jacobs, Rizzolo, Johnson, and Ahleman

Nays: None

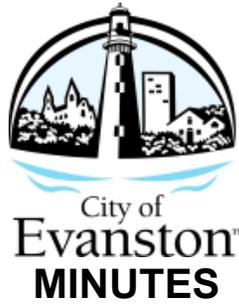
Absent: Bowes-Carlson, Dreller, and Cohen

5. DISCUSSION

A. 2026 Officer Nominations

B. Potential for a January 2026 Special Meeting

6. ADJOURNMENT



**City of
Evanston™
MINUTES**
Preservation Commission
Tuesday, December 2, 2025 @ 6:00 PM
909 Davis Street, Floor 2 Council Chambers

**COMMITTEE MEMBER
PRESENT:**

Amanda Ziehm, Commission Member
Carl Klein, Chair/Committee Member
Charles Smith, Committee Member
John Jacobs, Commission Member
Joshua Bowes-Carlson, Committee Member
Lesa Rizzolo, Committee Member
Sarah Dreller, Commission Member

**COMMITTEE MEMBER
ABSENT:**

Matthew Johnson, Committee Member
Stuart Cohen, Commission Member
Thomas Ahleman, Vice Chair/Committee Member

STAFF PRESENT:

Cade Sterling, Staff

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. NEW BUSINESS

A. 25PRES-0120 - Landmark Nomination - 2700 Hurd Avenue, commonly known as Willard Elementary School

Thomas Weber, nominator, provided testimony related to the proposed nomination and the associated criteria which it was nominated under. Following testimony, the commission asked questions of the nominator and moved to deliberation, finding that the proposed nomination likely met several criteria and requested that they continue with the process and directed staff to prepare a draft nomination report for review and approval within 70 days.

The Commission shall hold a public hearing on the proposed nomination considering all testimony or evidence relating to the designation criteria in Subsections [2-8-4\(A\)](#) and (B), from any person who makes written submissions or appears at the public hearing. Within seventy (70) days following the close of the public hearing, the Commission shall make a determination upon the evidence as to whether the nominated landmark or district does or does not meet the criteria for designation in Subsections [2-8-4\(A\)](#) and (B).

Motion: Dreller
Second: Rizzolo

Motion to open the public hearing

For Introduction

Approved 7-0-3

Ayes: Ziehm, Klein, Smith, Jacobs, Bowes-Carlson, Rizzolo, and Dreller

Nays: None

Absent: Johnson, Cohen, and Ahleman

Following receipt of testimony and documentation, as well as ample opportunity for the School District to provide the same, the Chair closed the public hearing and moved to deliberation

3. ADJOURNMENT