

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)



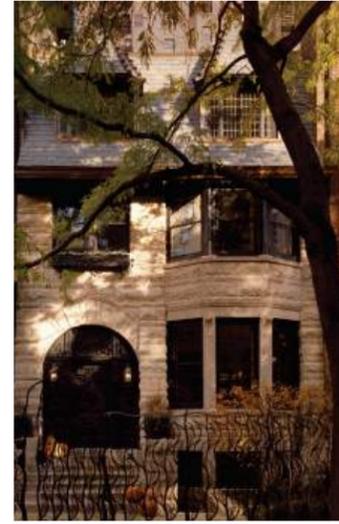


Fellin's Current Residence
1014 Ridge Court, Evanston, IL

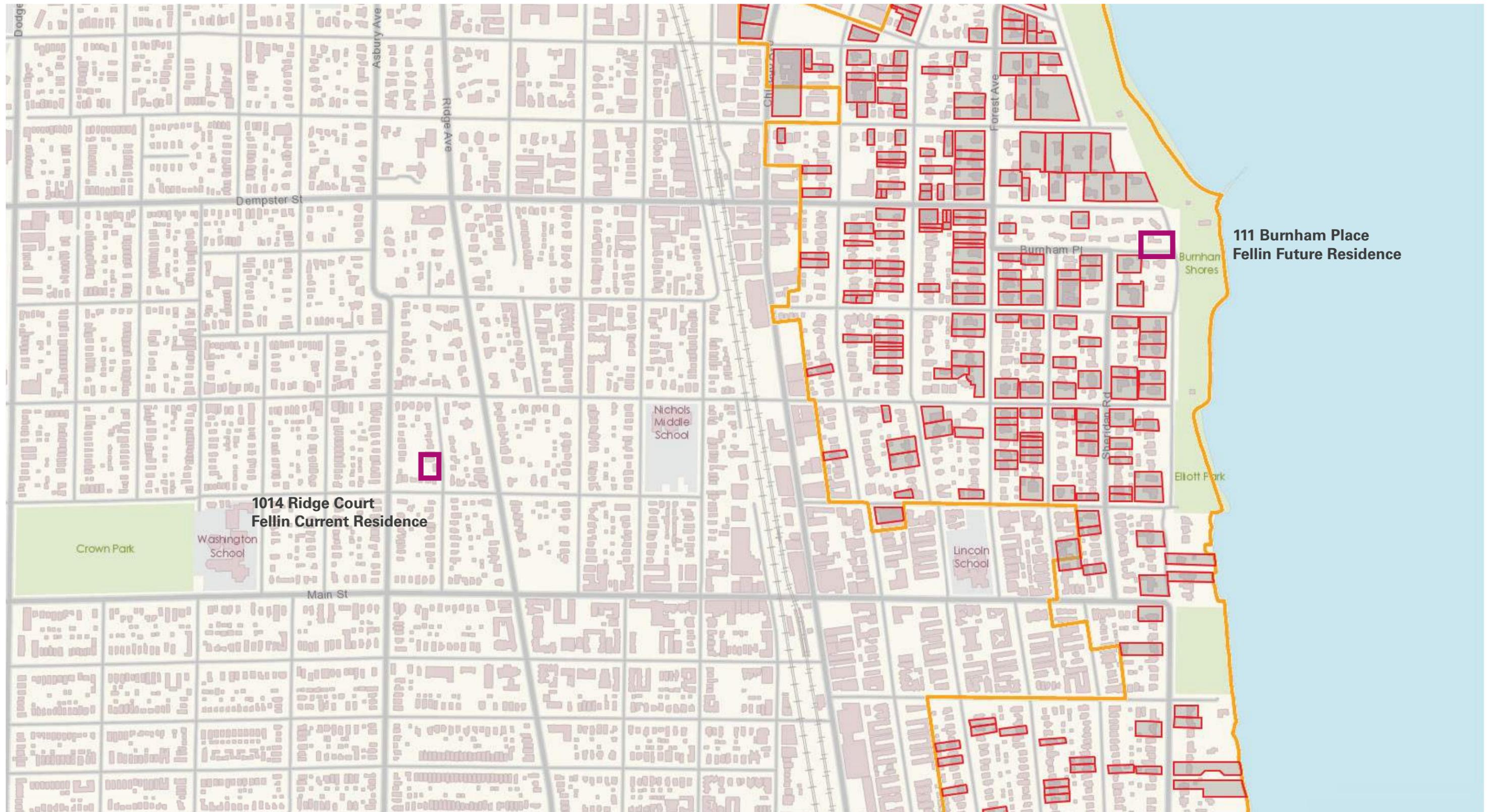


Paolo and Diane in Italy
Exploring CLT Panels - a proposed structural system

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):

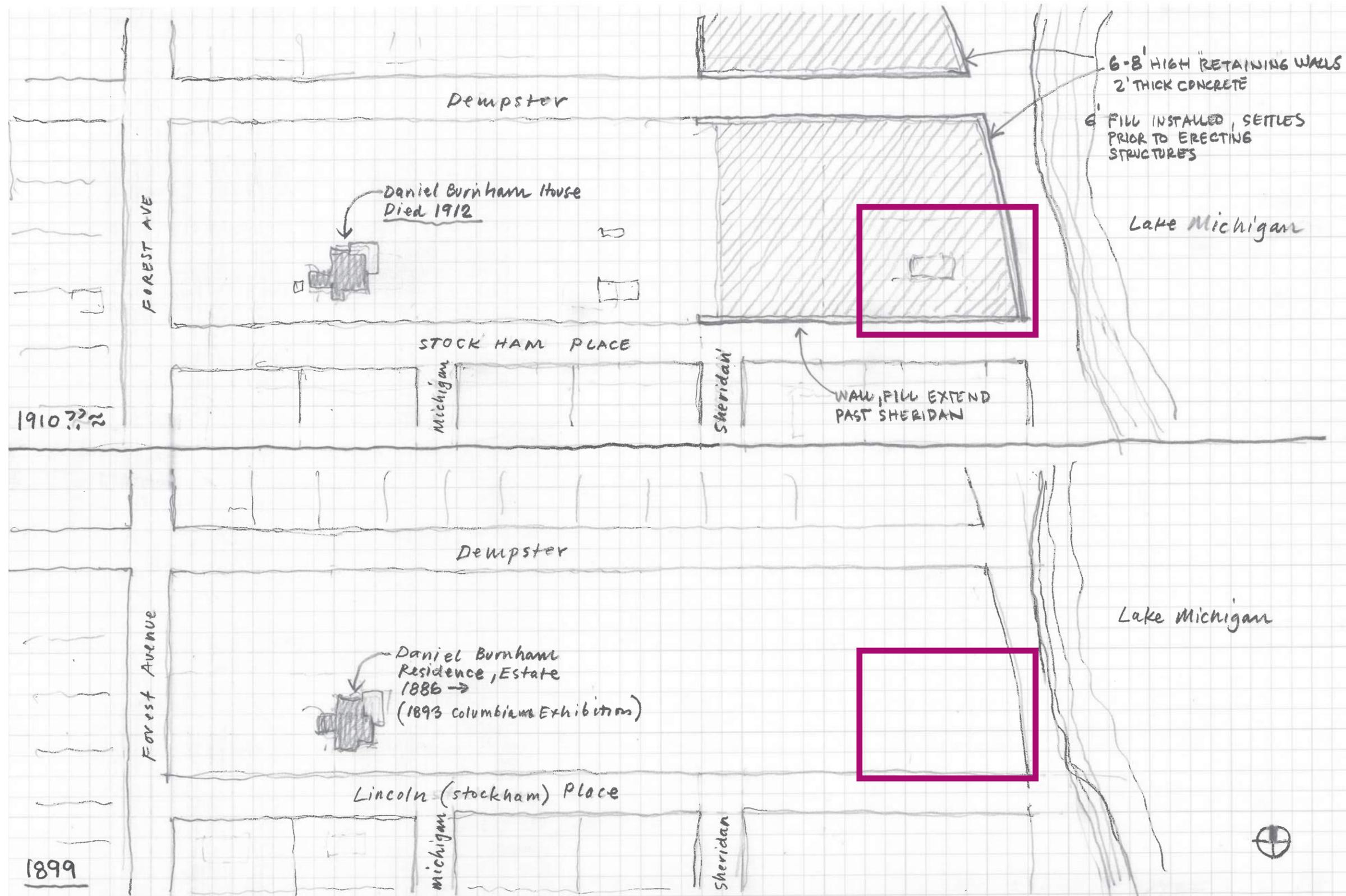
- Whether the property, structure or object is of such **historic, cultural, architectural or archaeological significance** that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- Whether the property, structure or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

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

STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



SANBORN 1899



SITE HISTORY 1899-1910

Application Building Permit

No. 3637 No. 3600

Granted to A.H. Burnham

To erect a one Story frame shelter house of one Rooms

19 feet front 30 feet deep 11 feet high

At No. 732 Dempster Situated on Stockman Resub

Cost of Building Complete, \$ 500.

Plans Approved 4/21/09

PERMIT FEES

To THE CITY OF EVANSTON. DR.

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

Evanston, Ill., 4-21-1929

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. Stockman

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

Owner D.A. Burnham Phone _____

Address _____

Architect " " Phone _____

Address _____

Mason Meiling & Melcher Phone _____

Address _____

Carpenter _____ Phone _____

Address _____

Signed by Meiling & Melcher

Address _____

Permit No. 3600

Address 732 Dempster

Application No. 3637

No. 3637 Building Permit No. 3600

APPLICATION FOR BUILDING PERMIT.

Evanston, Ill., 4/21 1909

TO THE COMMISSIONER OF PUBLIC WORKS:

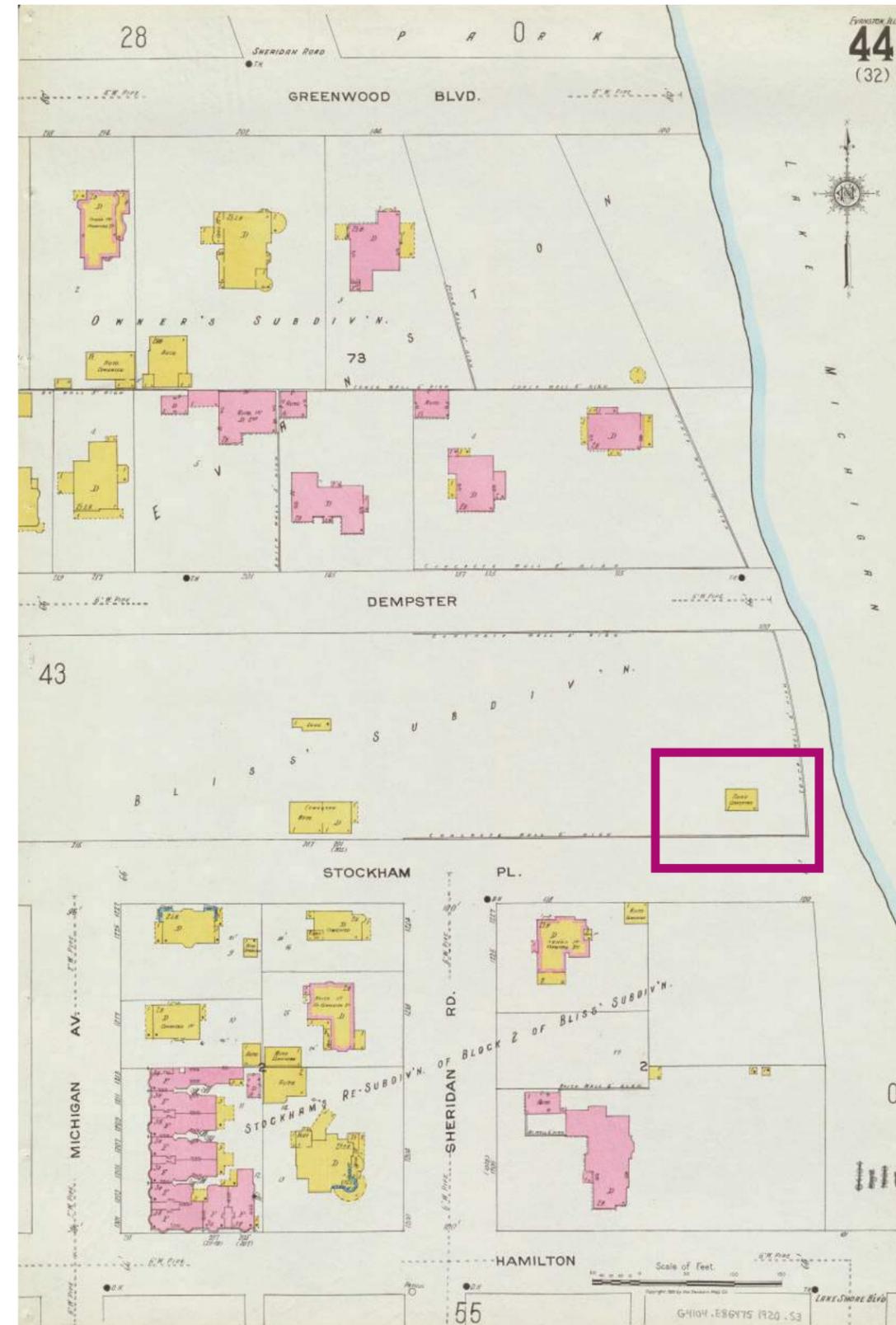
The undersigned herewith applies for a permit to build a one Story, Basement and Attic frame shelter house and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth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

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

DESCRIPTION

<u>732 Dempster</u>	LOT	BLOCK <u>1</u>		
On <u>Dempster</u> street, between <u>Front</u> street, <u>and Lake</u> street.				
MATERIALS AND COST.	DIMENSIONS.	FURNISHINGS.	NO.	SERVICE.
No. Cu. yds. Stone <u>None</u>	Width or Front <u>19</u>	Water Closets <u>None</u>		Heated by _____
No. Thousands of Brick <u>0</u>	Length or Depth <u>30</u>	Stairs <u>11</u>		Lighted by _____
No. Cu. Yards Concrete <u>1</u>	Elevation or Height <u>11</u>	Bath Tubs <u>0</u>		Ventilated by _____
No. Sq. Yards Plastering <u>150</u>	Rooms _____	Laundry Tubs <u>0</u>		
Total Cost of Building <u>500</u>	Fire Escapes _____	Urinals <u>0</u>		
<u>D.A. Burnham</u> Owner <u>Meiling & Melcher</u> Mason _____ Sewer Builder _____				
Plumber _____ Carpenter _____ Electrician _____				
Building and Partitions _____				
<u>Ground</u> Architect. Signed by <u>Meiling & Melcher</u> Builder.				

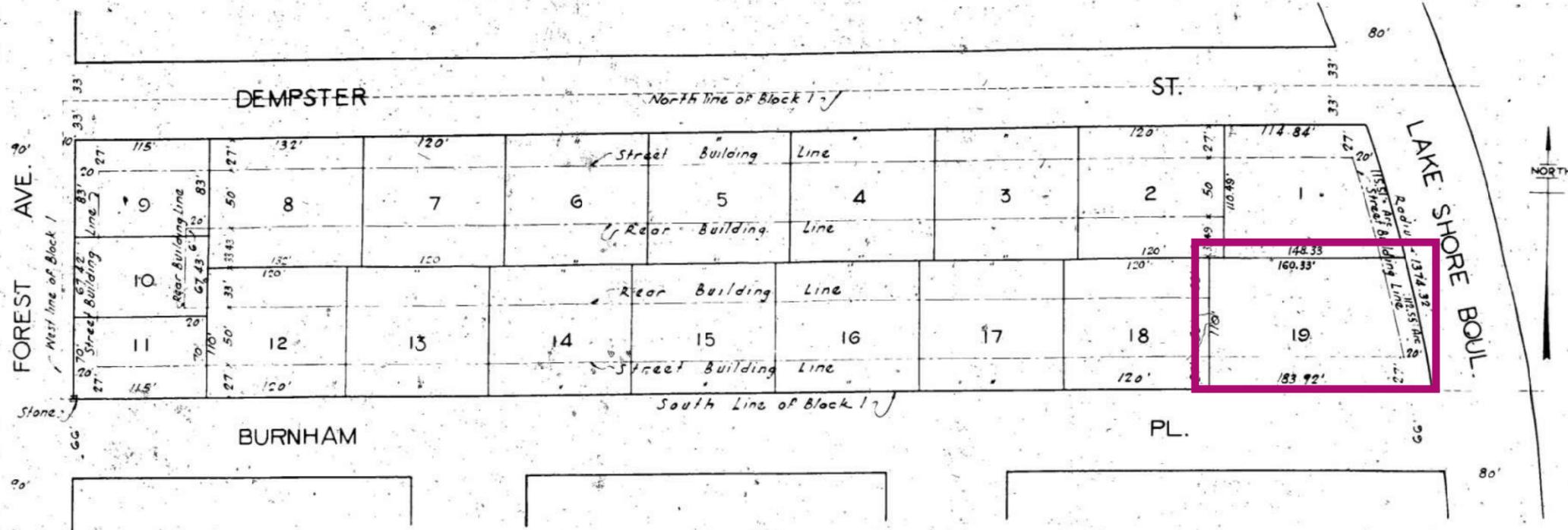
BUILDING PERMIT, 1909



SANBORN 1920

BURNHAM PARK

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



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

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

Restrictions:

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

- (a) Not more than one single family dwelling house costing not less than Fifteen Thousand Dollars (\$15,000) may be erected on any of said lots.
- (b) Any garage built on any one of said lots must be attached to a house and for all purposes shall be considered a part of such house, and no part of any garage shall be built nearer to the rear building line of the lot on which such house is situated than any part of the house to which the garage is attached.
- (c) Any building and every part thereof erected on any lot must be situated between the street building line and the rear building line of such lot. The restrictions contained in this paragraph (c) shall not apply to lots numbered 1, 11 and 19.
- (d) No building or part thereof shall be erected or maintained nearer than six (6) feet to the East line or nearer than thirty nine (39) feet to the West line of each of lots numbered 2, 3, 4, 5, 6 and 7. No building or part thereof shall be erected or maintained on any lot nearer than

The undersigned, as Trustees under the provisions of certain deeds in trust dated August 9 1923, and August 29, 1933, and duly recorded in the Recorder's Office of Cook County, Illinois, as documents numbered 4032832 and 11332385, respectively, do hereby certify that they are the owners of the property described in the foregoing certificate of the Chicago Guarantee Survey Company and that they have caused said property to be surveyed and subdivided as shown on the plat hereon drawn.

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

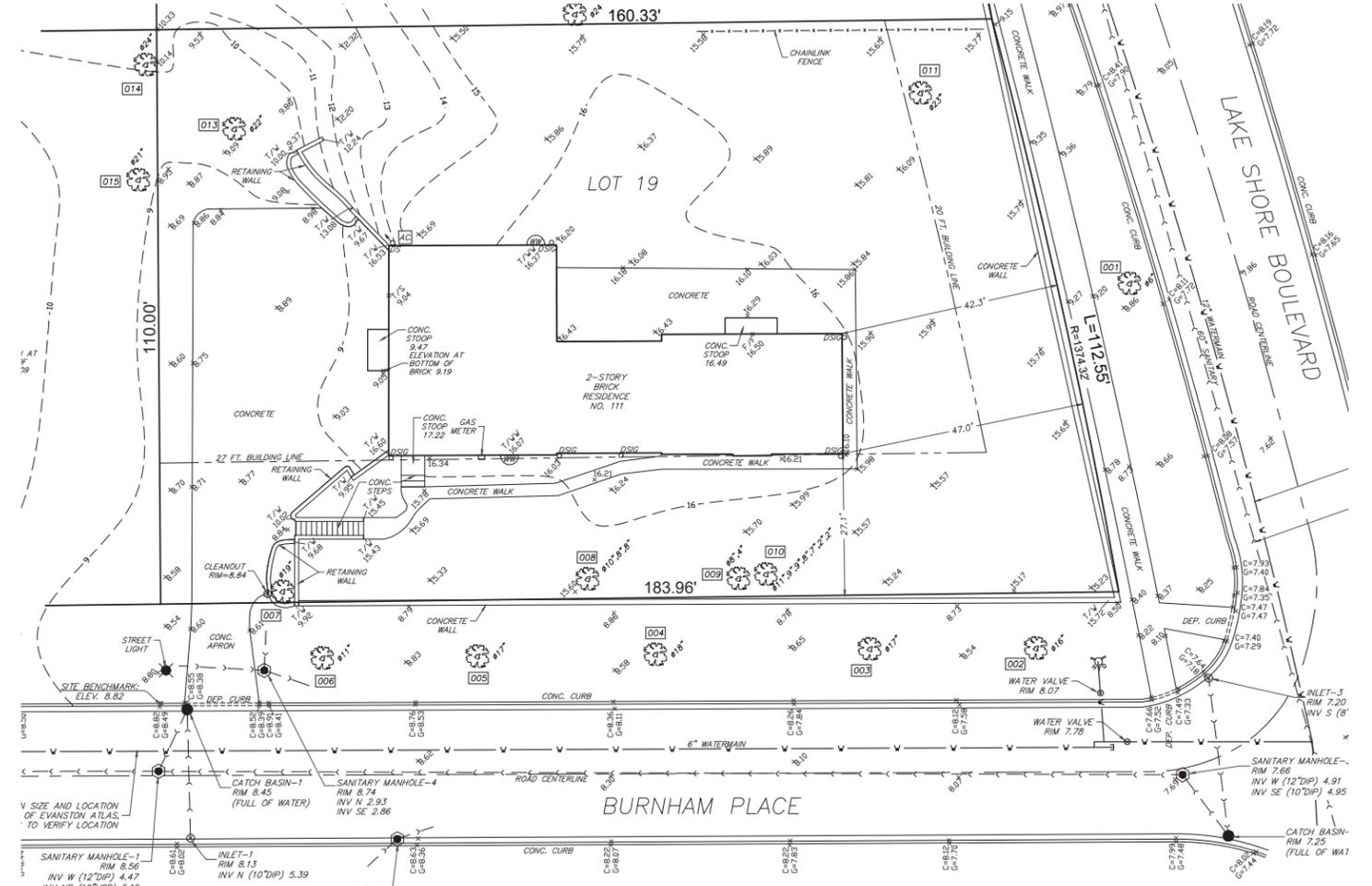
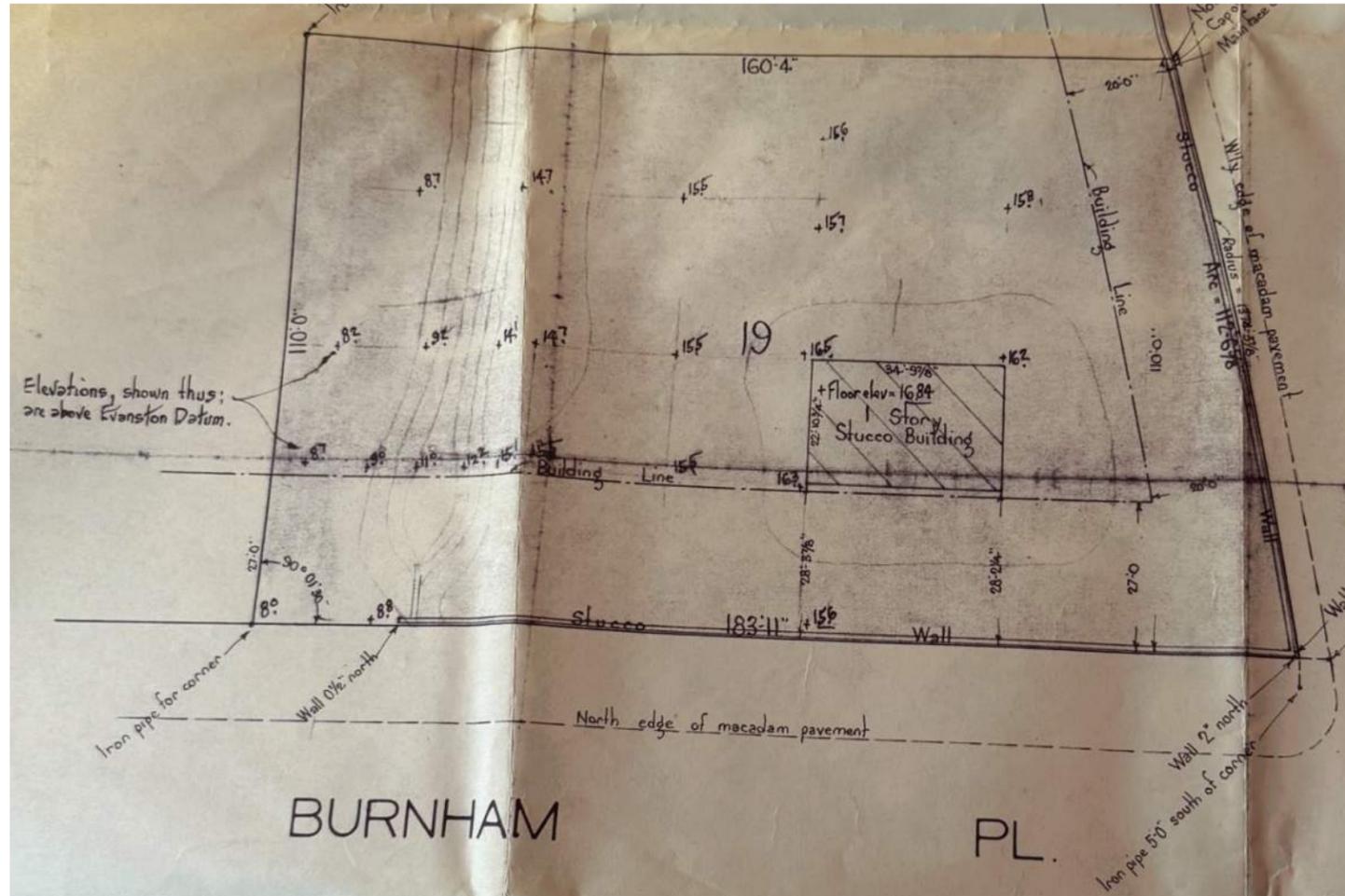
Continental Illinois National Bank and Trust Company of Chicago

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

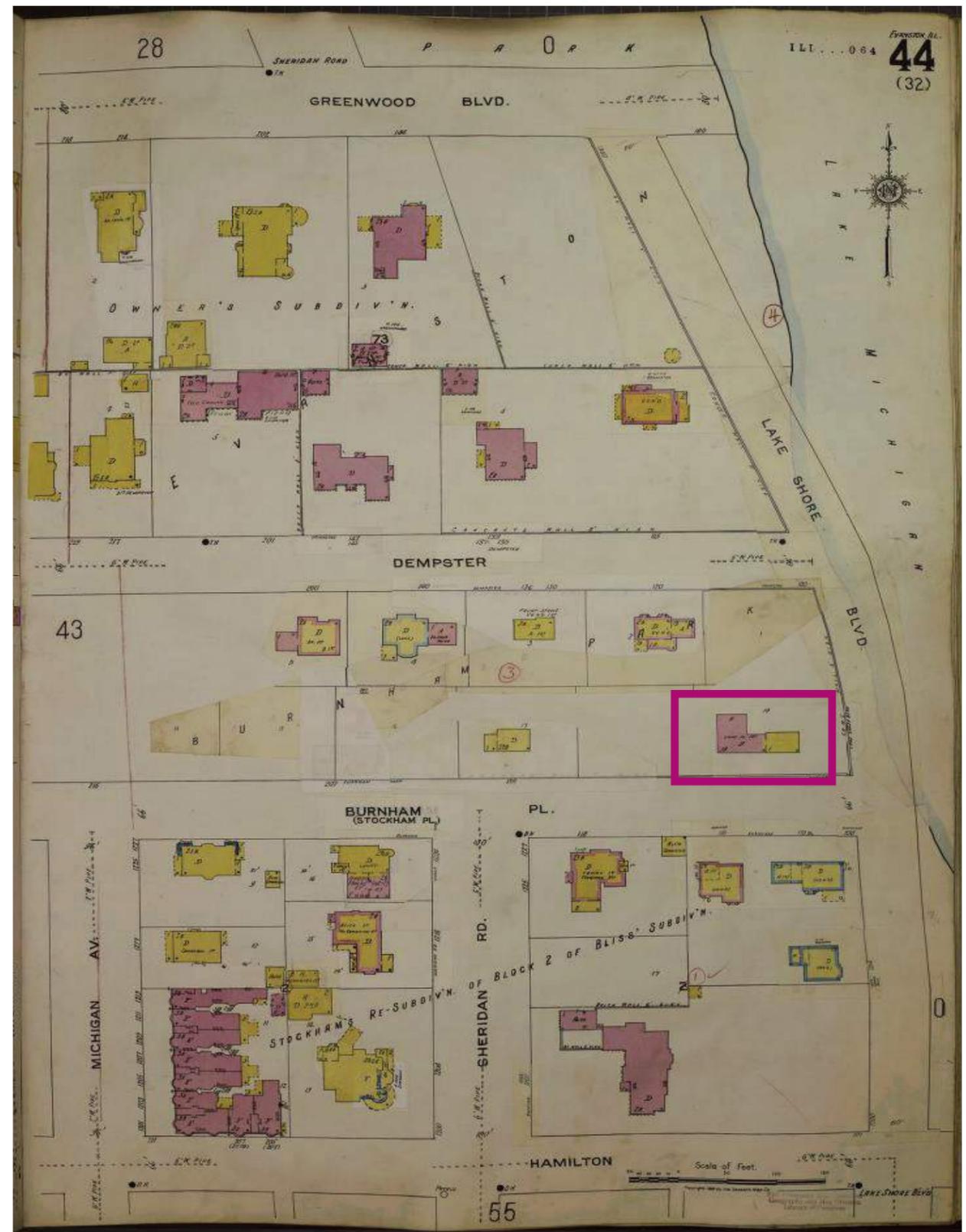
State of Illinois }
 County of Cook } ss
 I, *Orville Anderson*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John Burnham, who is personally known to me to be the same



BURNHAM PARK SUBDIVISION 1938



PROPERTY SURVEY 1945 VS. NOW



SANBORN 1950



NEIGHBORING PROPERTY TO NORTH



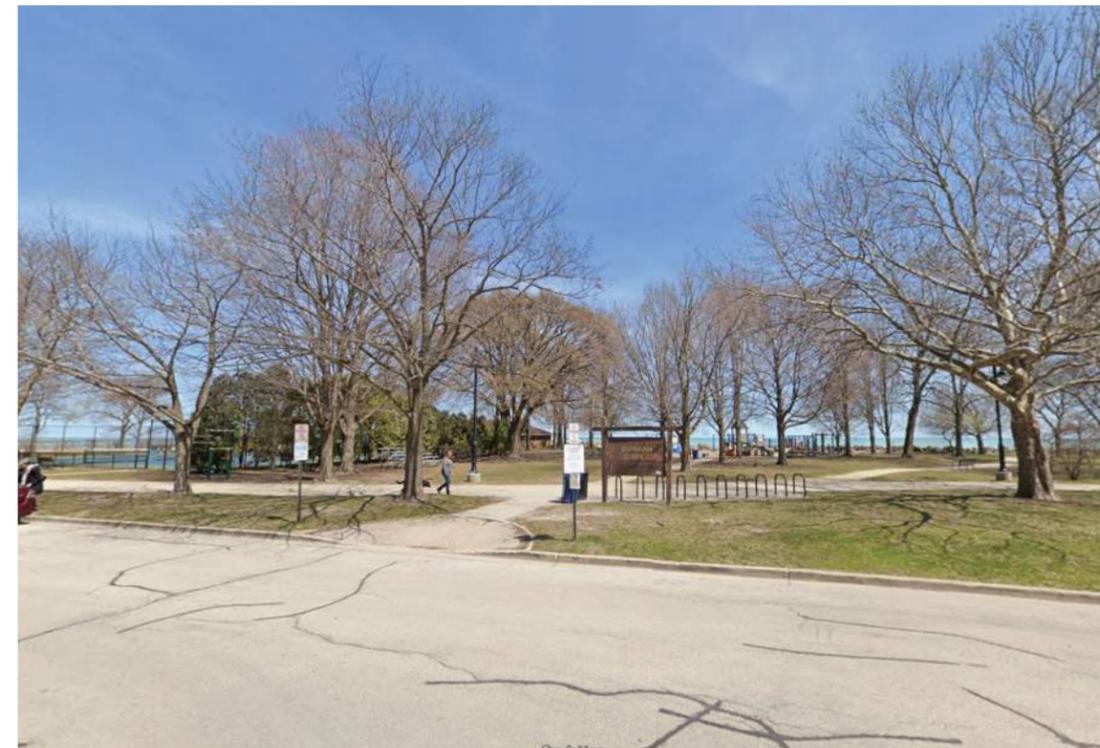
110 Burnham Place



116 Burnham Place



125 Burnham Place



Burnham Shores Park

ADJACENT NEIGHBORING CONTEXT



207 Burnham Place



647 Sheridan Square



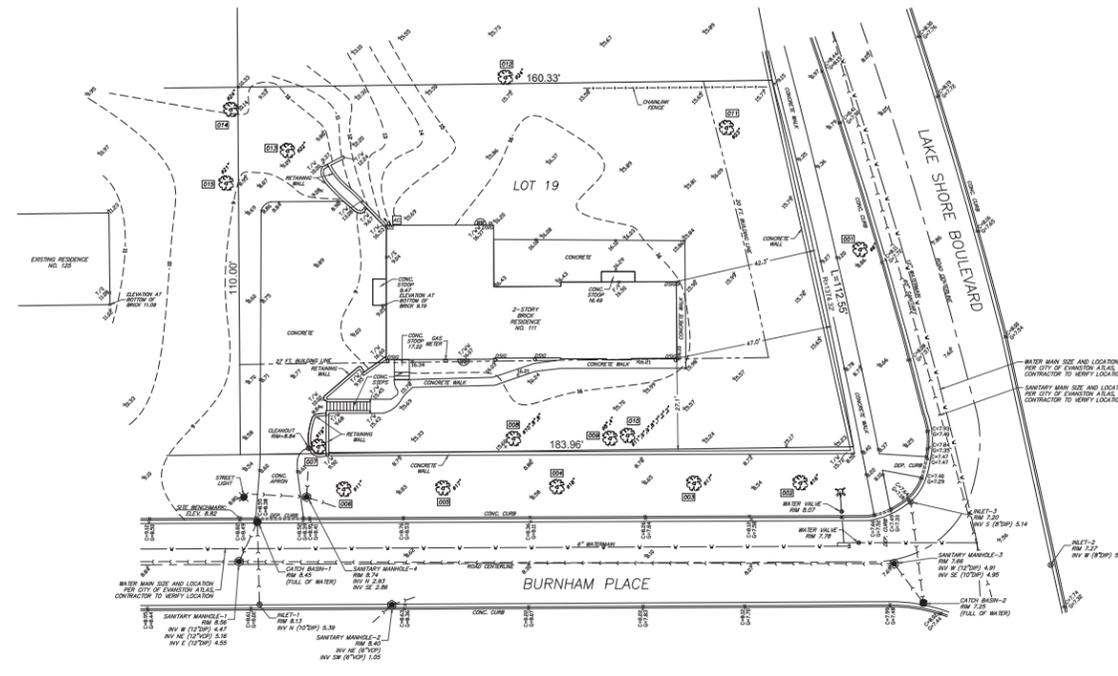
100 Greenwood St.



200 Dempster

NEIGHBORING CONTEXT

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
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	EJECTOR PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG 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	Birch	<i>Betula spp.</i>	6	1	1	
2	Red Oak	<i>Quercus rubra</i>	16	2	2	Dieback, leaf scorch
3	Red Oak	<i>Quercus rubra</i>	17	2	2	Dieback, leaf scorch
4	Red Oak	<i>Quercus rubra</i>	18	3	2	Dieback, leaf scorch
5	Red Oak	<i>Quercus rubra</i>	17	2	2	Dieback, leaf scorch
6	Red Oak	<i>Quercus rubra</i>	11	3	4	Dieback, leaf scorch, overtopped
7	Red Maple	<i>Acer rubrum</i>	19	5	5	Trunk decay, heavy dieback
8	Crabapple	<i>Malus spp.</i>	10.8.8	5	5	Heavy dieback, decay
9	Crabapple	<i>Malus spp.</i>	8.4	4	4	Heavy dieback, leaning
10	Crabapple	<i>Malus spp.</i>	11.9.9.7 8.2.2	3	2	Dieback
11	Norway Maple	<i>Acer platanoides</i>	23	1	3	Codominant stems, included bark.
12	Colorado Spruce	<i>Picea pungens</i>	24	2	3	Dieback, raised branches.
13	Norway Maple	<i>Acer platanoides</i>	22	2	3	Overtopped, exposed roots.
14	Norway Maple	<i>Acer platanoides</i>	24	2	3	Overtopped.
15	White Pine	<i>Pinus strobus</i>	21	1	2	One sided.
<p>Tree Condition. A visual assessment and rating of the overall health and vigor of the tree, as follows:</p> <p>1 - Excellent 2 - Very Good 3 - Good 4 - Below Average 5 - Poor 6 - Dead</p>						
<p>Tree Form. A visual assessment and rating of the form of the tree, as follows:</p> <p>1 - Excellent 2 - Very Good 3 - Good 4 - Below Average 5 - Poor 6 - Dead</p>						
<p>Prepared by: David Coulter, Osage Inc. ISA Certified Arborist #IL_0094 (Exp. 12/31/25)</p>						

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 LAYOUT. PROPERTY LINE INFORMATION SHOWN IS BASED ON THE PLAT OF SURVEY RECEIVED FROM THE OWNER AND ANY IRON PIPES (AS INDICATED) FOUND BY BO'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 JULLIE. @ 1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES ARE BASED ON VISUAL OBSERVATIONS. CONTRACTOR MUST VERIFY 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.

DATE	REVISIONS
8-19-25	TOPOGRAPHIC SURVEY

BOIC CONSULTING
CIVIL ENGINEERS
424 AMERICAN PARKWAY, STE 115
EVANSTON, ILLINOIS 60201
TEL: 847.329.3000
WWW.BOICCONSULTING.COM

SME
SEVIE & MAHER
ENGINEERS
ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE
418 BRENDA ROAD, SUITE 200, COOK COUNTY, ILLINOIS 60015
PHONE: 708.225.8200 FAX: 708.225.8201
WWW.SMESEVIEANDMAHER.COM

TOPOGRAPHIC SURVEY
111 BURNHAM PL., EVANSTON, IL 60202

PROJECT NO.:	251147
SHEET FILE:	
ISSUE DATE:	AUG. 15, 2025
SCALE:	1"=20'
SHEET NUMBER	C-1

CURRENT 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

GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT USE	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Good"/>	HISTORIC USE	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Not altered"/>	SECONDARY STRUCTURE	<input type="text"/>
		NRSECOND	<input type="text"/>

ARCHITECTURAL DESCRIPTION

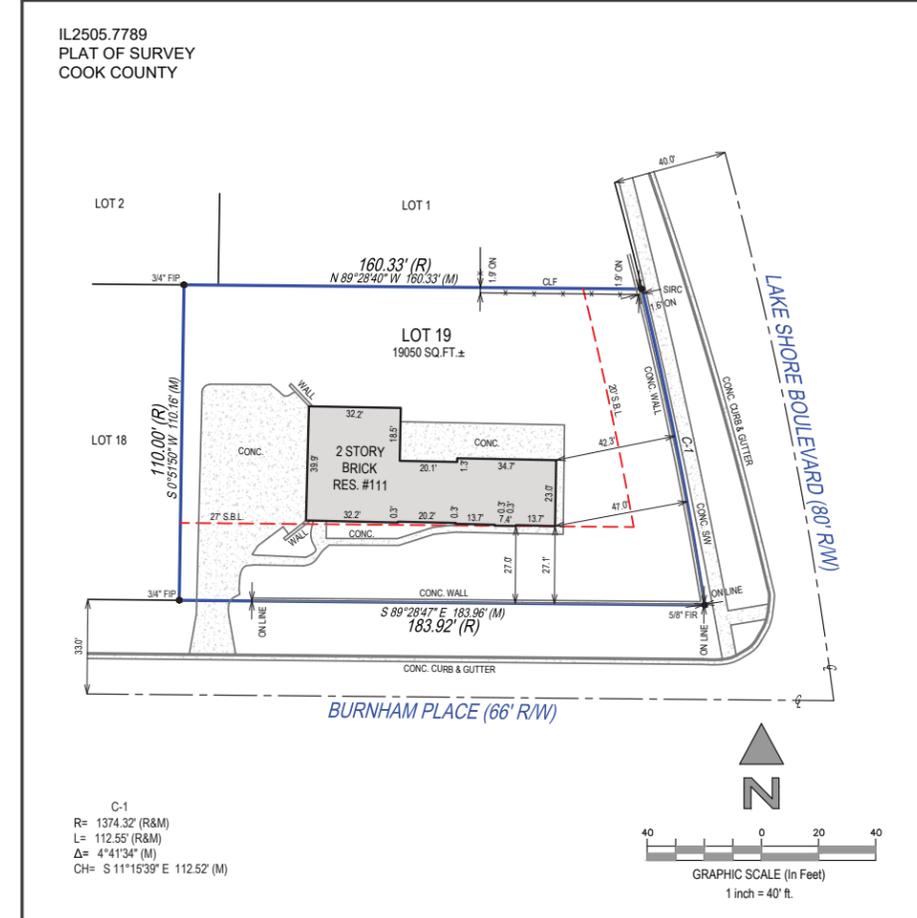
ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Multi-hipped"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1948"/>	FOUNDATION	<input type="text" value="Not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

SIGNIFICANCE

HISTORIC FEATURES



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



STATE OF ILLINOIS } SS
 COUNTY OF LASALLE }

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

Warren D. Johnson
 WARREN D. JOHNSON
 035-002911
 PROFESSIONAL LAND SURVEYOR
 SANDWICH, IL
 STATE OF ILLINOIS

POINTS OF INTEREST:
 NONE VISIBLE

EXACTA Land Surveyors, LLC
 Exakta Land Surveyors, LLC
 316 East Jackson Street | Morris, IL 60450
 Lic. # 184008059
 ic: 773.305.4011

SurveySTARS

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



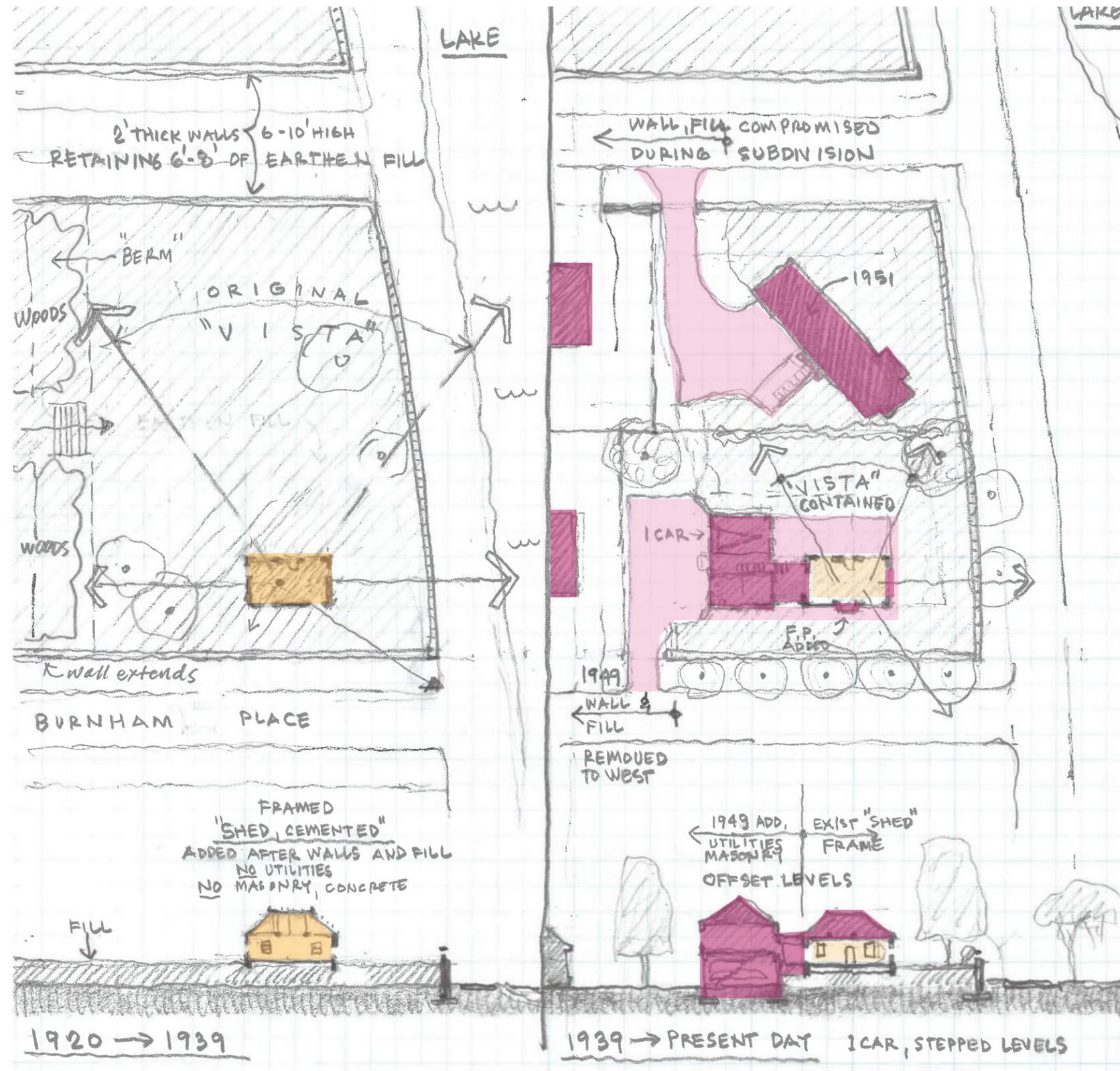
PHOTOS OF EXISTING RESIDENCE CLOSE UP



PHOTOS OF EXISTING RESIDENCE CLOSE UP AND INTERIORS

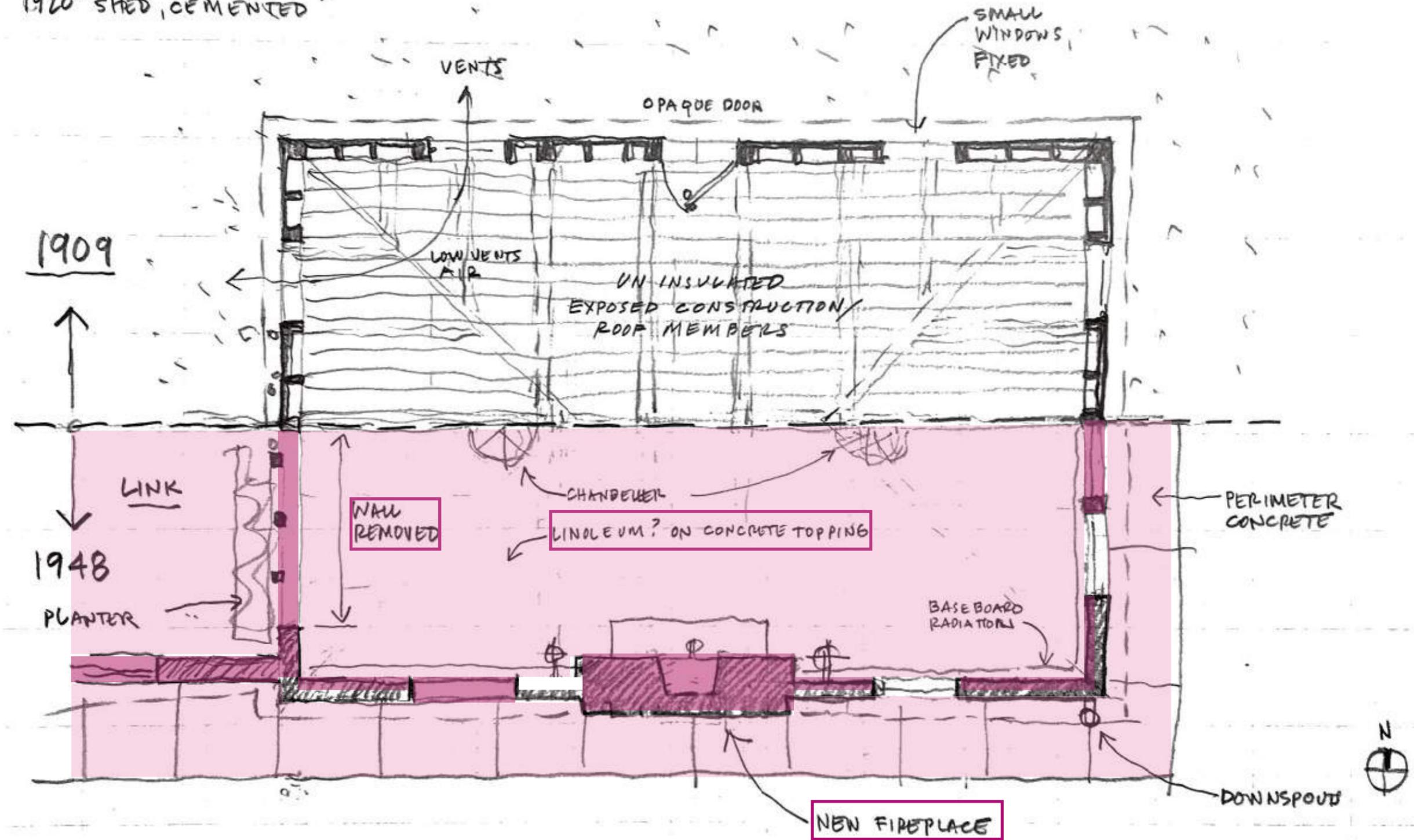


PHOTOS OF EXISTING RESIDENCE INTERIORS

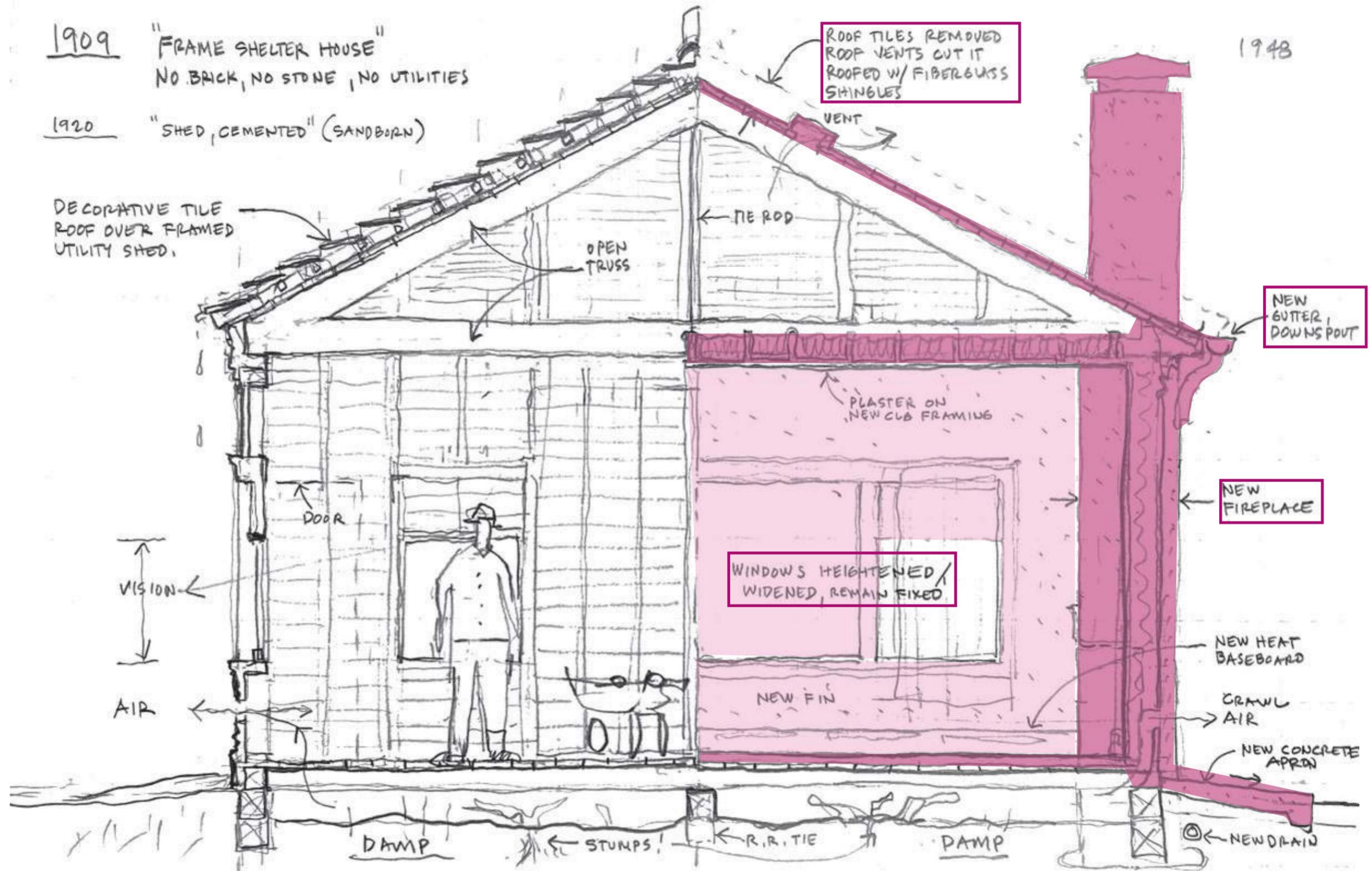


PROPERTY HISTORY DIAGRAM

FREE STANDING
GARDEN STRUCTURE / SHED
1920 "SHED, CEMENTED"



PLAN HISTORY OF EXISTING BUILDING



SECTION HISTORY OF EXISTING BUILDING



PHOTOS OF EXISTING FLOOR STRUCTURE



PHOTOS OF EXISTING ROOF STRUCTURE



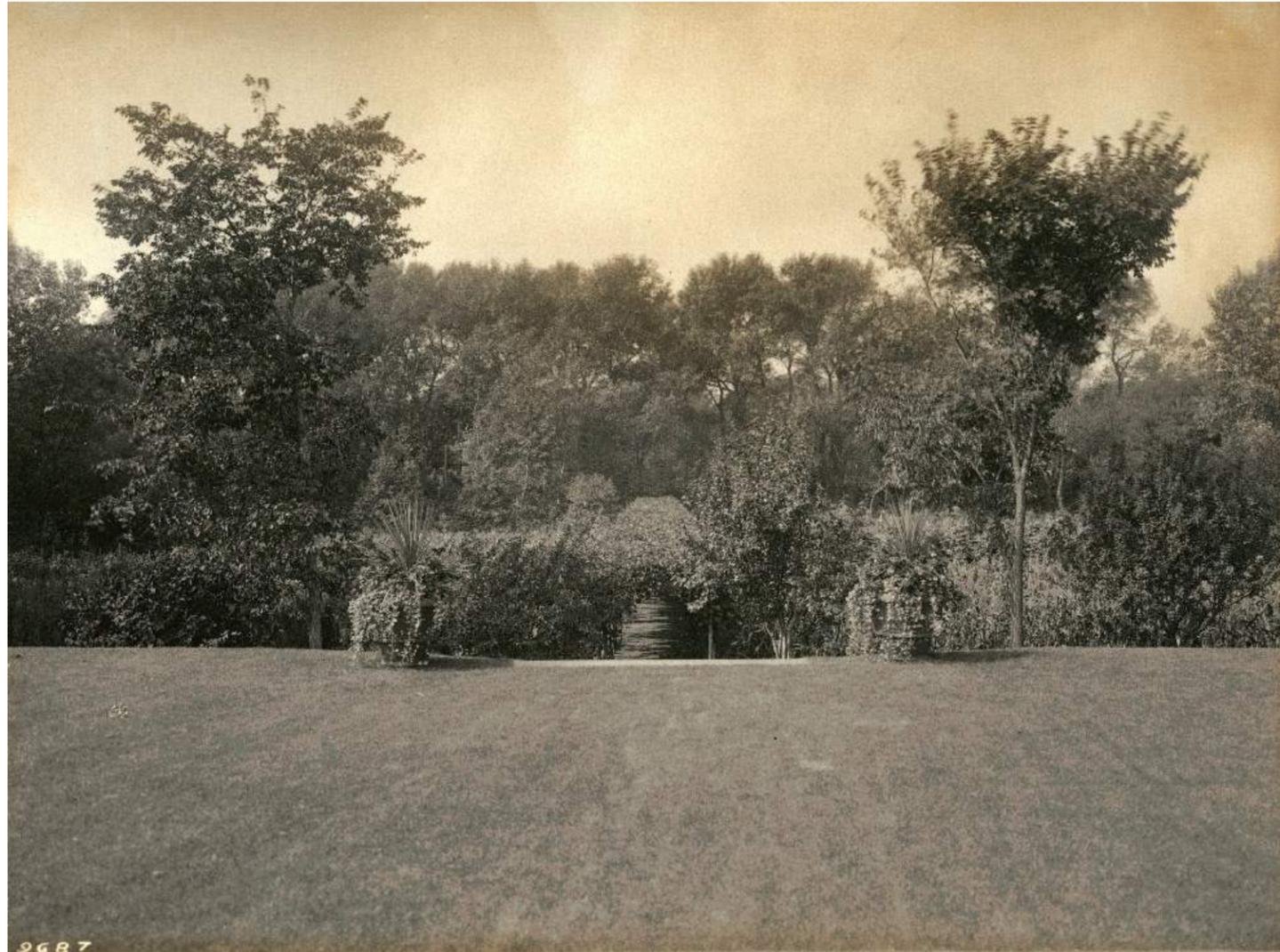
BUILDING EARLY PHOTOGRAPH VS. EXISTING CONDITION



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.

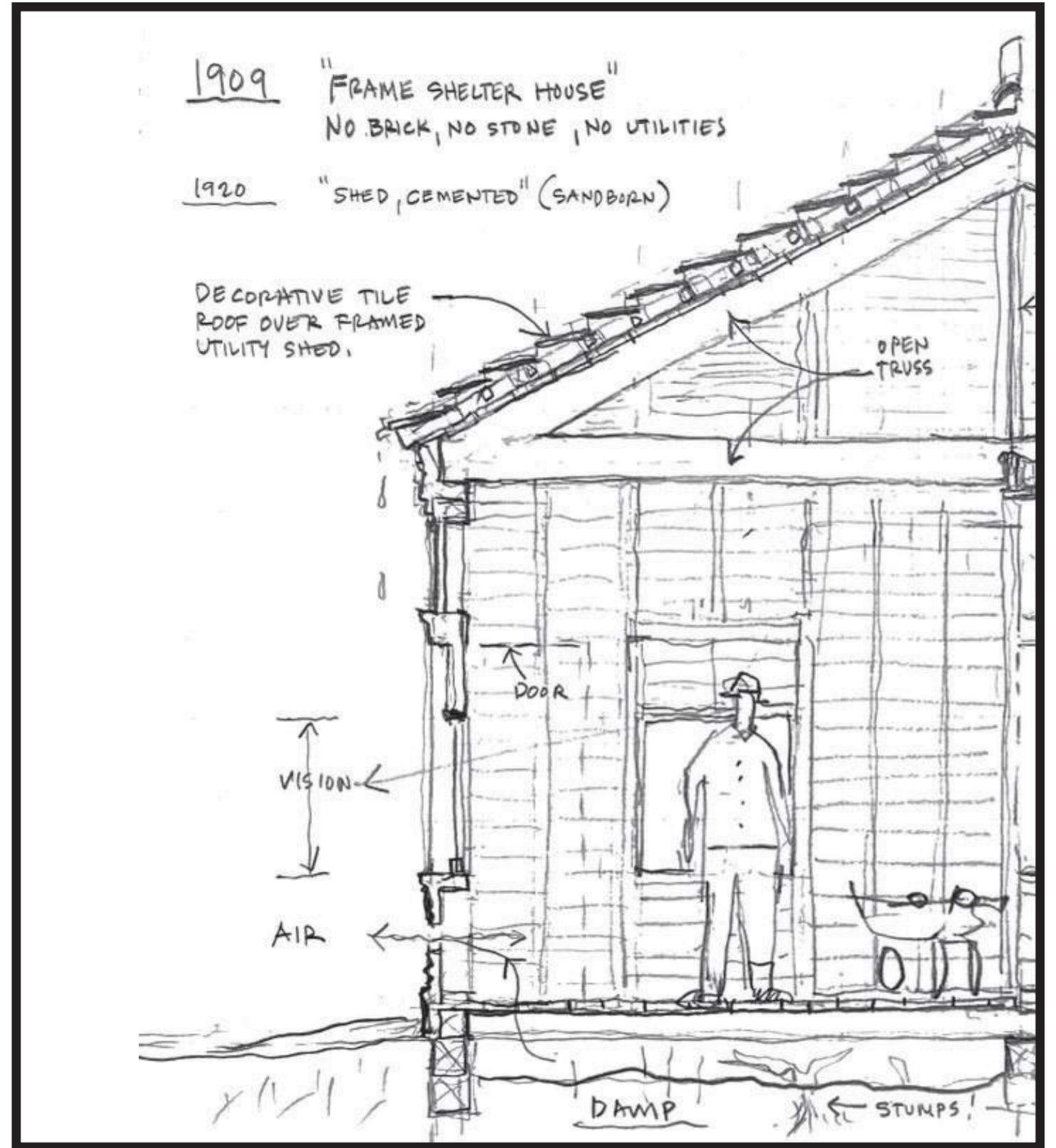
- The relationship of all proposed construction, relocation, and demolition **must respond to the characteristics of the site and streetscape** of the district.

- 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.

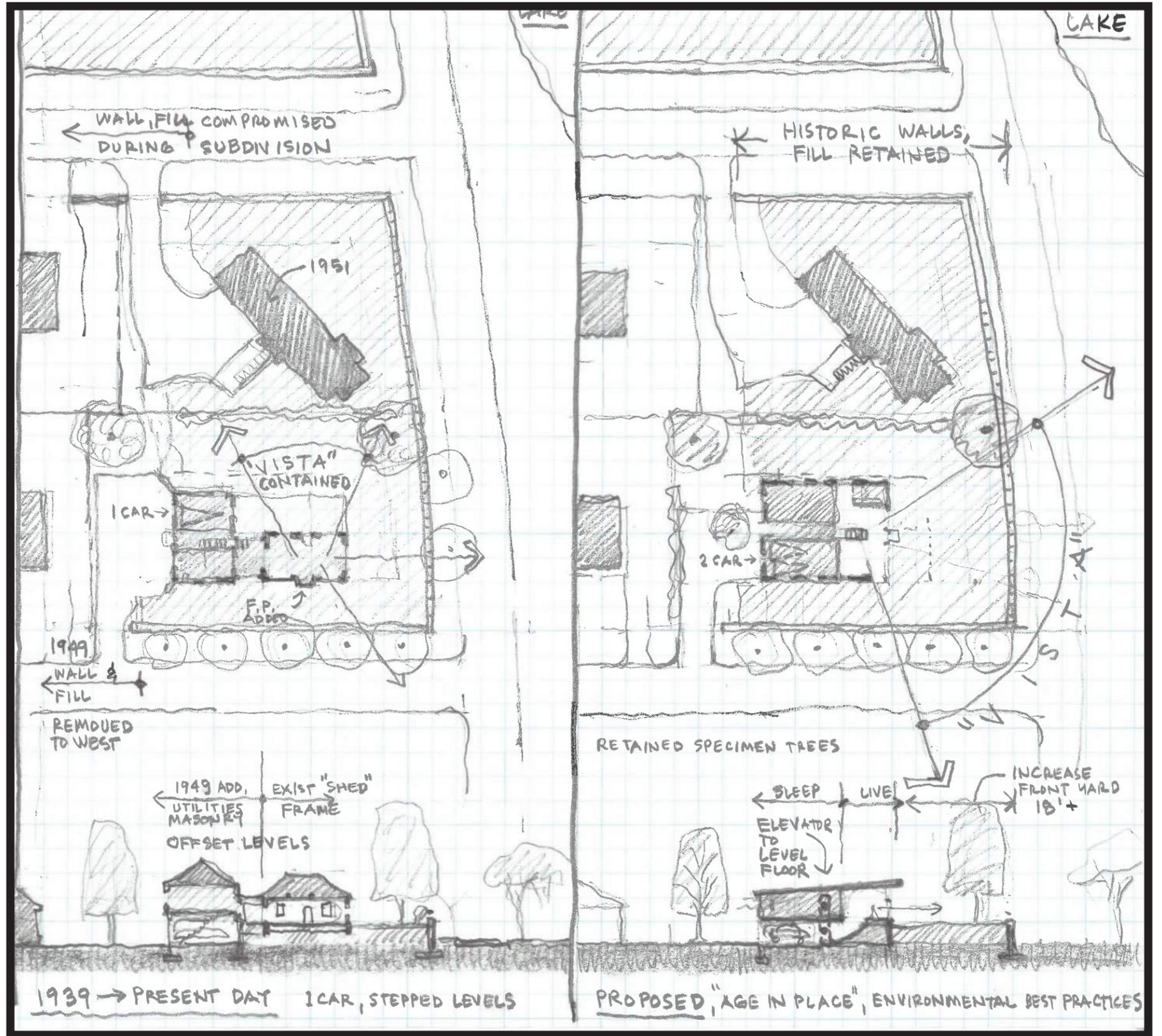
It is not hazardous or imminently dangerous. However to bring the structure to livable conditions and current building and energy codes would require great expense.



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.

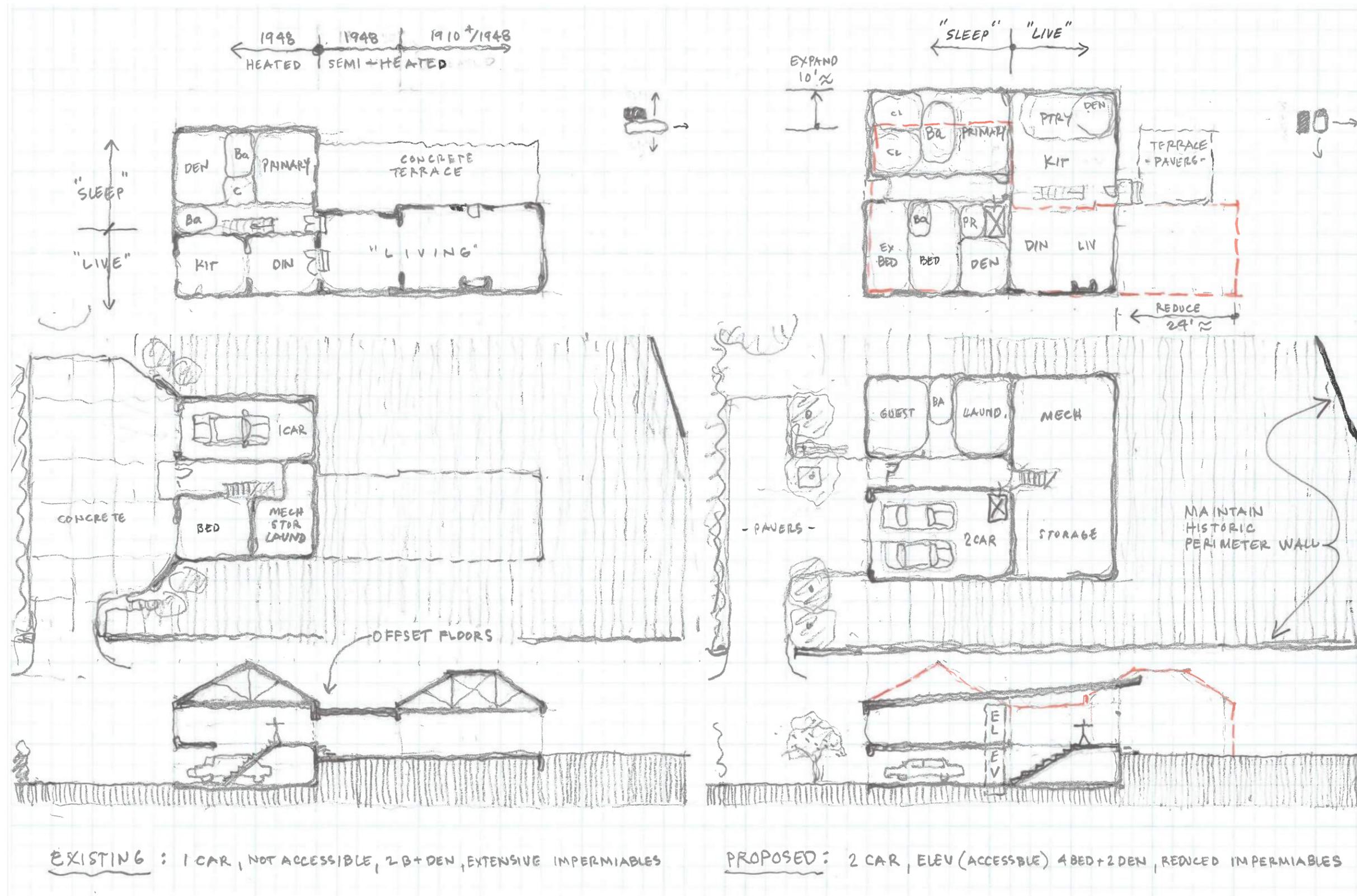
The following slides will illustrate the proposed property and its appropriateness to the district.



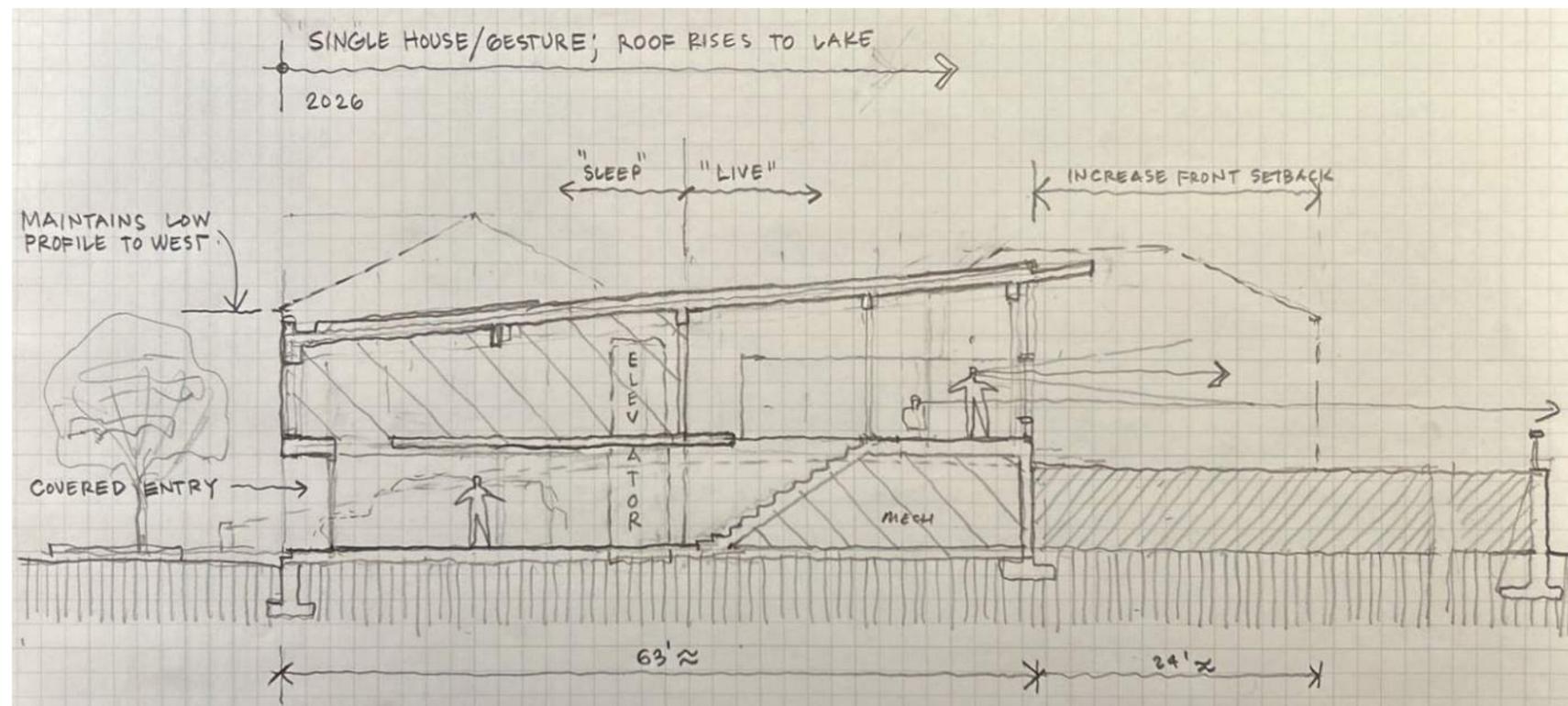
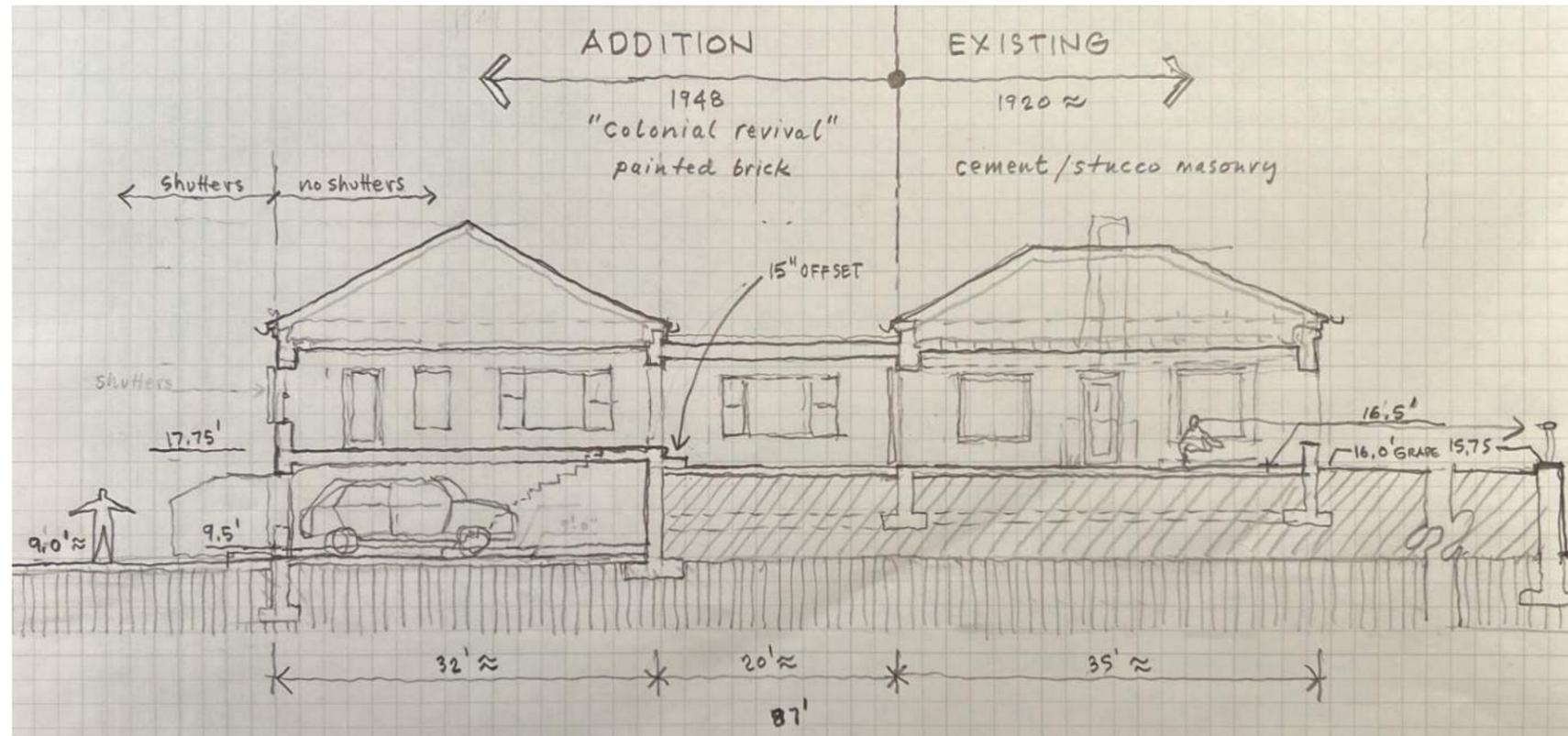
STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

END OF COA FOR DEMOLITION

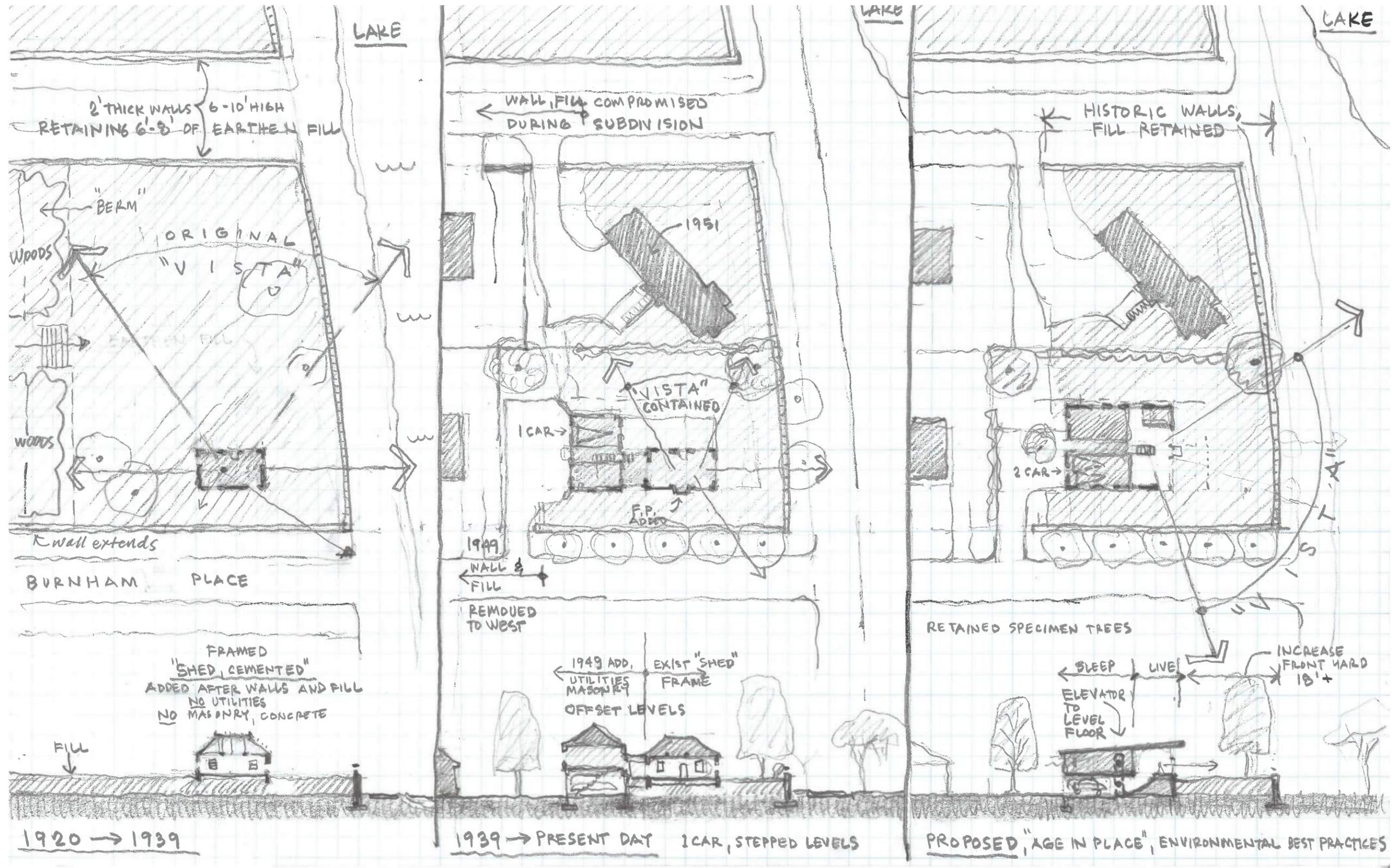
PROPOSED DESIGN



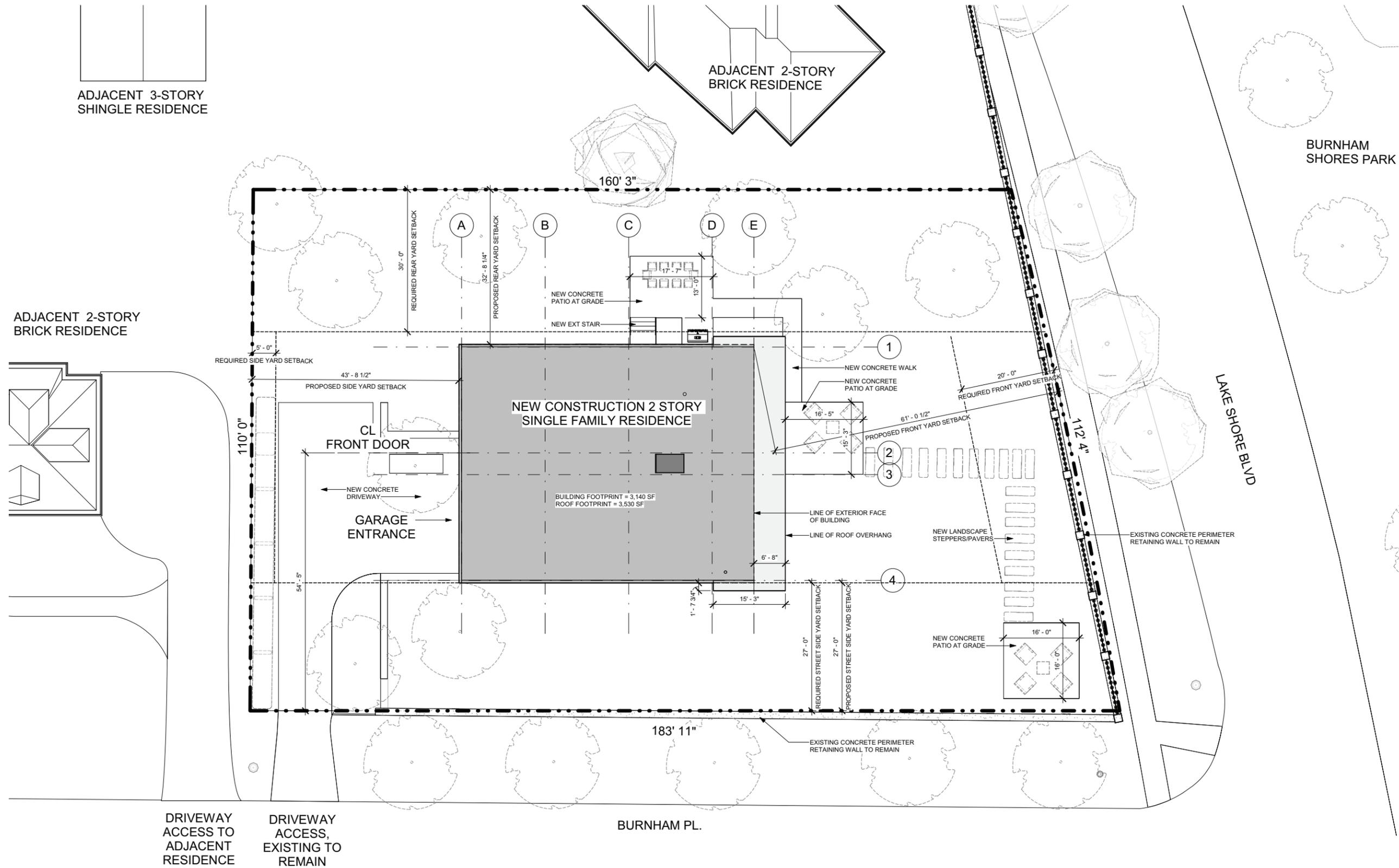
EXISTING AND PROPOSED PLANS



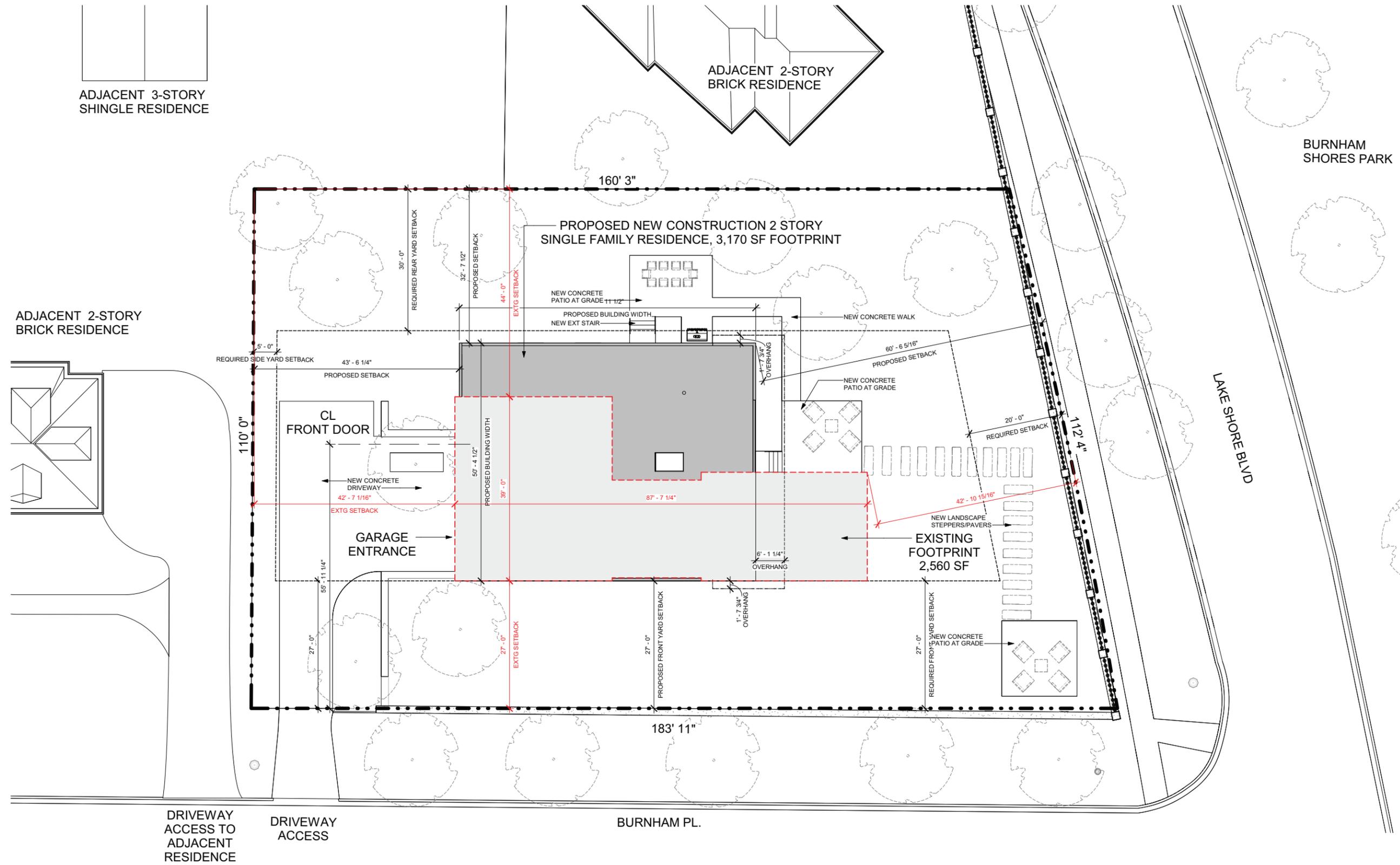
EXISTING AND PROPOSED SECTIONS



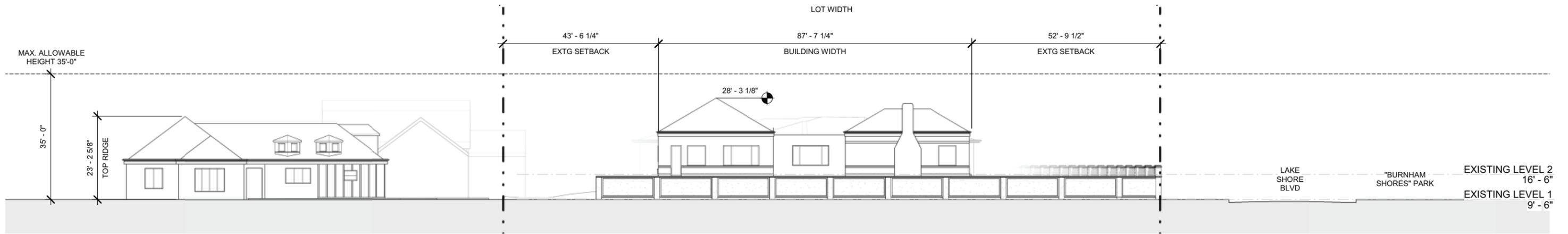
PROPERTY PROPOSED HISTORY



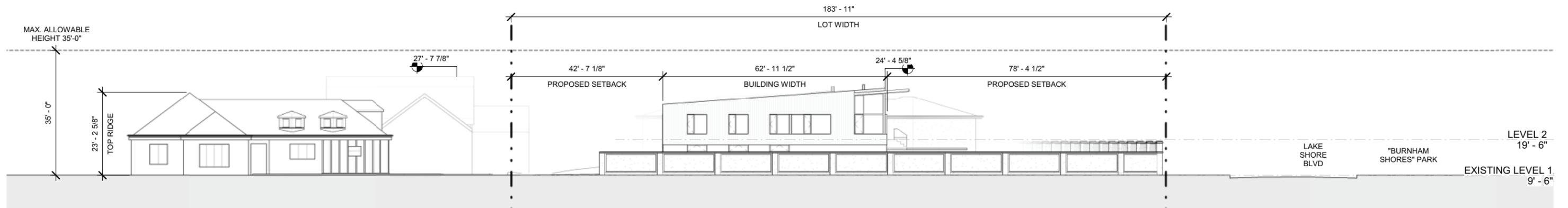
PROPOSED SITE PLAN



SITE PLAN COMPARISON: EXISTING VS. PROPOSED



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

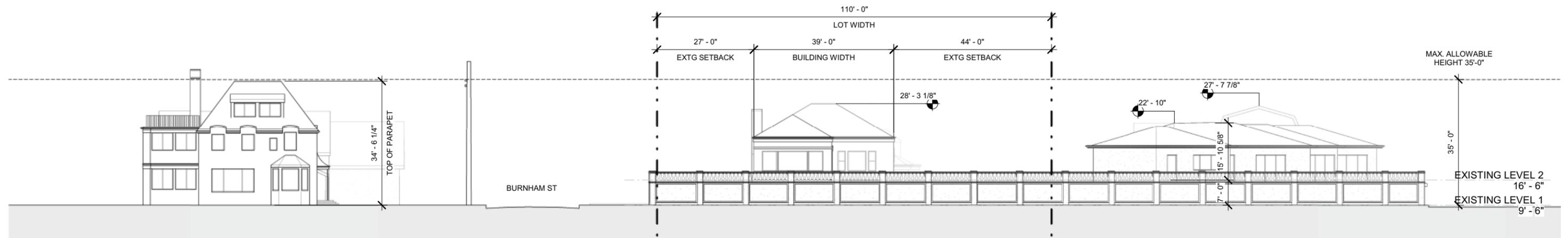


② CTX - SOUTH ELEVATION
1/16" = 1'-0"

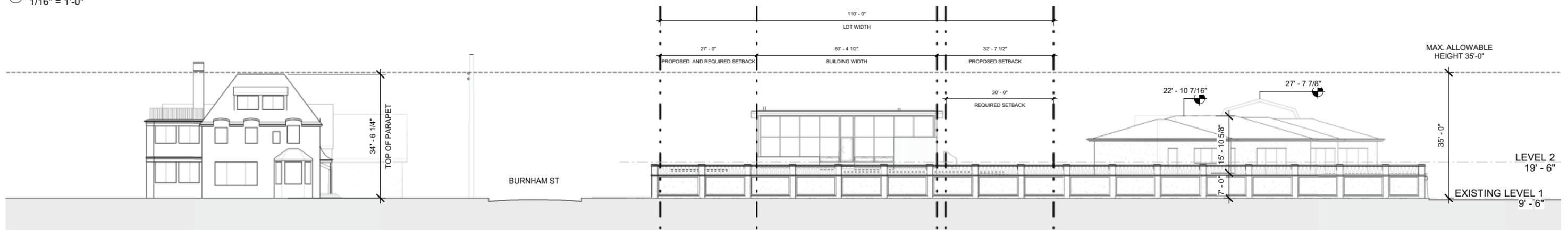
Existing Void / Solid Ratio: .18

Proposed Void / Solid Ratio: .27

EXISTING AND PROPOSED ELEVATIONS - SOUTH



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



④ CTX - EAST ELEVATION
1/16" = 1'-0"

Existing Void / Solid Ratio: .32

Proposed Void / Solid Ratio: .56

EXISTING AND PROPOSED ELEVATIONS - EAST



Existing from Burnham Place Driveway Entry



Proposed from Burnham Place Driveway Entry

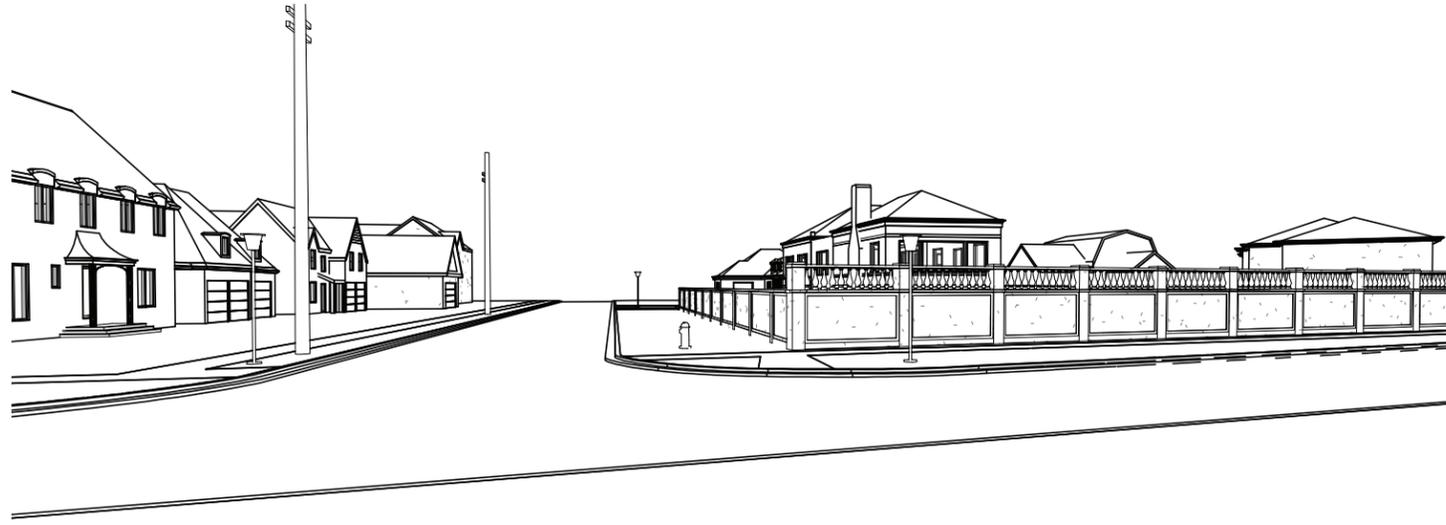


Existing from Burnham Place Looking North

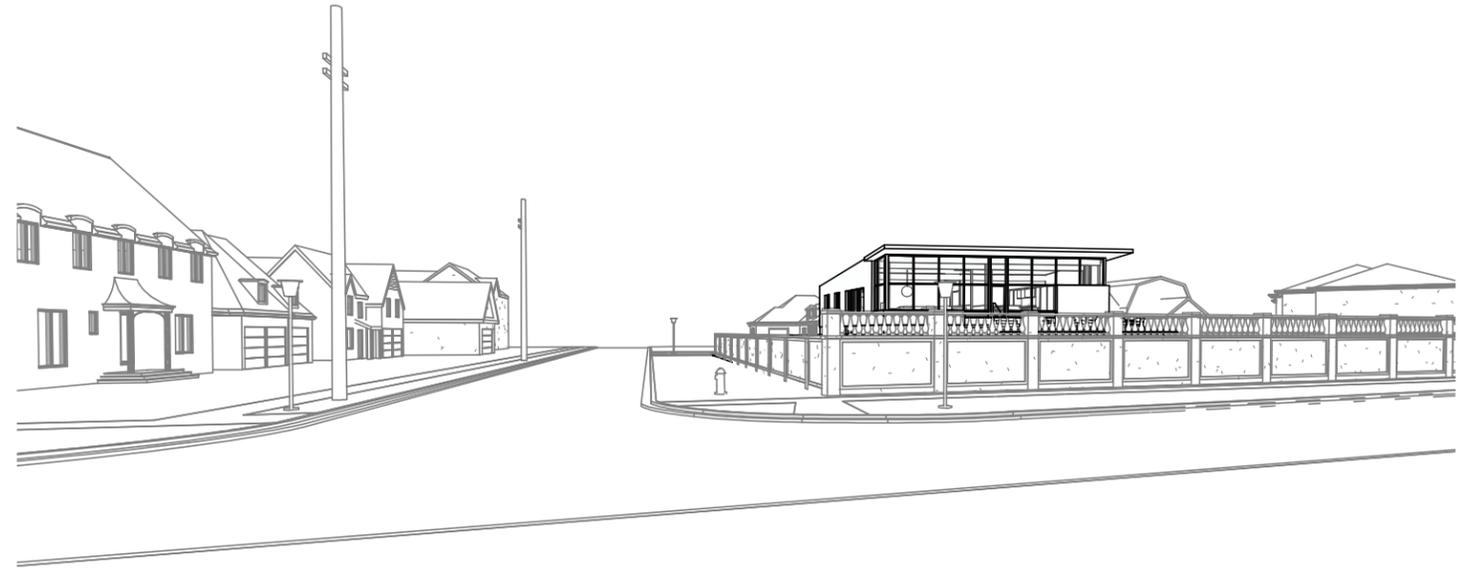


Proposed from Burnham Place Looking North

EXISTING AND PROPOSED PERSPECTIVES



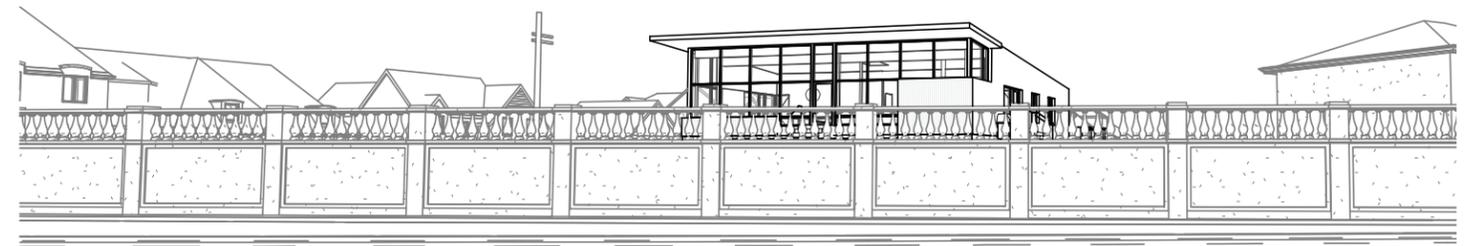
Existing from Burnham Place Corner



Proposed from Burnham Place Corner



Existing from Burnham Shores Park looking West



Proposed from Burnham Shores Park looking West

EXISTING AND PROPOSED PERSPECTIVES



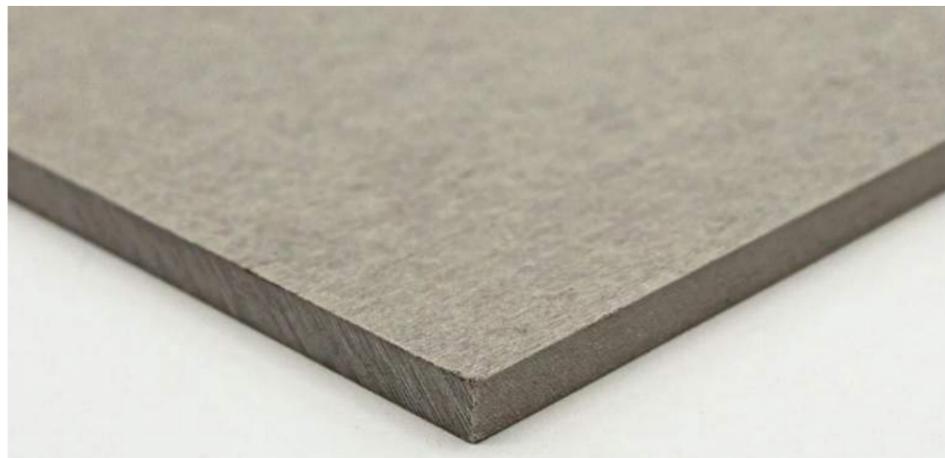
CLT Roof Structure and glulam beams, exposed overhang



Accoya Wood Siding Vertical - Medium Dark Tone at Second Floor

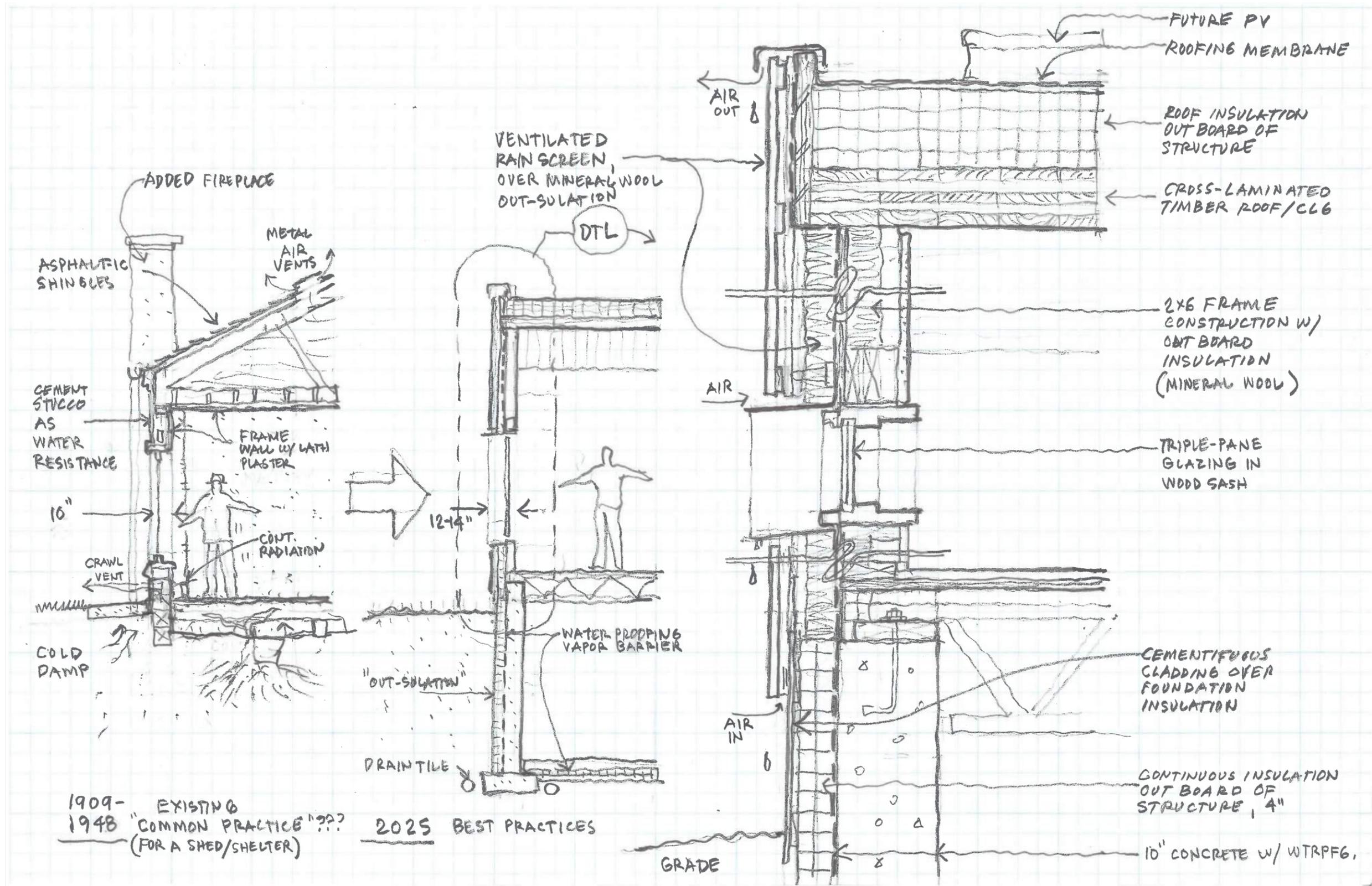


Dark bronze tone window cladding and trim



Fiber Cement Panels at base (light gray tone)

PROPOSED MATERIALS



PROPOSED CONSTRUCTION

Standards for review of construction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

11. Directional expression of facades. A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

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

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

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

STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

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

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

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

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

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

The proposed structure does not involve additions.

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

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

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

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

STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS



Existing from Burnham Place Driveway Entry



Proposed from Burnham Place Driveway Entry



Existing from Burnham Place Looking North



Proposed from Burnham Place Looking North

EXISTING AND PROPOSED RENDERINGS (SUPPLEMENTAL)



Existing from Burnham Place Corner



Proposed from Burnham Place Corner



Existing from Burnham Shores Park looking West



Proposed from Burnham Shores Park looking West

EXISTING AND PROPOSED RENDERINGS (SUPPLEMENTAL)



View from Driveway



View from SE Corner



View from NE Corner



View from NW Corner

PROPOSED DESIGN RENDERINGS (SUPPLEMENTAL)

END OF NEW CONSTRUCTION COA