PRESERVATION COMMISSION

Tuesday March 9, 2021
7:00 P.M.
Via Virtual Meeting

AGENDA

As the result of an executive order issued by Governor J.B. Pritzker suspending in-person attendance requirements for public meetings, Preservation Commissioners and City staff will be participating in this meeting remotely.

Due to public health concerns, residents will not be able to provide public comment in-person at this meeting. Those wishing to make public comments at the Preservation Commission meeting may submit written comments in advance or sign up to provide public comment by phone or video during the meeting by calling/texting 847-448-4311 or completing the Preservation Commissions online comment form available by clicking here.

Community members may watch the Preservation Commission meeting online through the Zoom platform:

Join Zoom Meeting
https://zoom.us/j/94897380375?pwd=MmhzeW0vcFp3TnV6YlJoSnJ6eFl1UT09

Meeting ID: 948 9738 0375
Passcode: 245941
Dial by your location: (312)626-6799

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

2. **SUSPENSION OF THE RULES:** Members participating electronically or by telephone

3. **NEW BUSINESS**

   A. 1111 Judson Avenue – Lakeshore Historic District - 21PRES-0026
   Robert Kolososki, architect, applies for a Certificate of Appropriateness to alter the west and east elevations of a circa 1980s non-contributing structure. Specifically the applicant proposes to extend the covered porch with a new roofed structure on the west elevation and construction of a wooden egress stoop on the east elevation.
   Applicable standards: Alteration [1-10] and Construction [1-4; 6-8; and, 10, 11, 13].

Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at csterling@cityofevanston.org

The City of Evanston is committed to making all public meetings accessible to persons with disabilities. Any citizen needing mobility or communications access assistance should contact 847-448-4311 or 847-448-8064 (TYY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

B. 2410 Lawndale Avenue – Landmark - 21PRES-0023
Joe & Shiela Keitel, owners of record, apply for a Certificate of Appropriateness to alter the Landmark structures north, south, and west elevations with replacement of fifteen (15) original true divided lite six-over-one double-hung wood windows with non-divided lite aluminum clad wood windows with interior grills between the glazing.
Applicable standards: Alteration [1-10]

C. 321 Lake Street – Lakeshore Historic District - 21PRES-0018
Paul Janicki, architect, applies for a Certificate of Appropriateness to alter the half story above the full second story of the west and east elevations with construction of a central gable dormer to accommodate attic stair access (west elevation only) as well as enlargement of five existing gable dormers to accommodate larger windows for egress.
Applicable standards: Alteration [1-10]; and [Construction 1-4, 7, 8, and 10-14]

D. 1228 Forest Avenue – Lakeshore Historic District – Landmark - 21PRES-0025
Moshe Calamaro & Associates, applicant, applies for a Certificate of Appropriateness to alter the non-original front-porch to closely align with the original circa 1880s design. Specifically the applicant proposes to rebuild the existing front porch stairs on the east elevation, remove the uncovered porch and stair on the homes south elevation, and add a new stair at the south terminus of the front-porch. Additional improvements include restoration of the porches column bases and capitals, the wood frieze, fascia, soffit, and trims, and replacement of the concrete porch floor with tongue and groove wood decking.
Applicable standards: Alteration [1-10]; Construction [6, 7; and, 10-13]; and, Demolition [1-5]

E. 701 Sheridan Road – Lakeshore Historic District - 21PRES-0024
Holbert & Associates, applicant, applies for a Certificate of Appropriateness to alter the north and east elevations of the property. Specifically, the applicant proposes replacement of the north elevation casement windows with aluminum clad double-hung windows to match those extant on other elevations of the residence, replacement of the north side-door and, removal of the east rear-door and existing roofed entry structure to be replaced with a metal awning over new aluminum clad casement windows and transoms to match those on the existing east facing sunroom. Additional alterations include replacement of the existing sunroom windows with aluminum clad windows of similar profile and lite configuration to those existing.
Applicable standards: Alteration [1-10]. East elevation not visible from any public way.

F. 720 Judson Avenue – Lakeshore Historic District – Landmark - 21PRES-0020
Thomas Ahleman, architect, applies for a Certificate of Appropriateness to remove an existing wood pergola and construct a one-story roofed porch addition at the rear-volume of the residence accessed by a large aluminum clad wood sliding french door replacing an existing aluminum clad casement window and fixed double-window at basement level.
Applicable standards: Alteration [1-10] and Construction [1-8; and, 10-15].

G. 415 Dempster Street – Lakeshore Historic District – Landmark - 21PRES-0019
Mark A. Miller, architect, applies for a Certificate of Appropriateness to alter the existing front porch on the south elevation of the structure to more closely match the original condition. The applicant proposes to remove the screen porch, construct an expanded front stair and open porch, as well as relocate the properties main entrance to be identifiable from the street. Additionally, the applicant proposes to extend the open porch to the west and north and include an overhead wood pergola structure and side stair.
Applicable standards: Alteration [1-10]; Construction [1-7; and, 10-15]; and, Demolition [1-5].

H. 2390 Orrington Avenue – Northeast Historic District - 21PRES-0022
North Shore Builders, applicant, applies for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence with attached alley-accessible garage on a vacant lot in the Northeast Historic District and R1 Single-Family Residential Zoning District. Applicable standards: Alteration [1-2]; Construction [1-11; 13,14, and 16].

I. 1729 Asbury Avenue - Ridge Historic District - 21PRES-0021
Mike Hauser, architect, applies for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence and detached garage on a vacant lot in the Ridge Historic District and R1 Single-Family Residential Zoning District.
Applicable standards: Construction [1-11; 13,14, and 16].

J. 1211 Ridge Avenue - Ridge Historic District - 21PRES-0028
Kirsten & Patrick Coleman, owners of record, apply for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence on a vacant lot in the Ridge Historic District and R1 Single-Family Residential Zoning District.
Applicable standards: Construction [1-11; 13,14, and 16].

4. APPROVAL OF MEETING MINUTES of February 9, 2021

5. DISCUSSION

6. ADJOURNMENT
The next meeting of the Preservation Commission is scheduled for **April 13, 2021**.

Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at csterling@cityofevanston.org

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1111 Judson Avenue
Lakeshore Historic District - 21PRES-0026

Robert Kolososki, architect, applies for a Certificate of Appropriateness to alter the west and east elevations of a circa 1980s non-contributing structure. Specifically the applicant proposes to extend the covered porch with a new roofed structure on the west elevation and construction of a wooden egress stoop on the east elevation.

Applicable standards: Alteration [1-10] and Construction [1-4; 6-8; and, 10, 11, 13].

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 1111 Judson Avenue – 21PRES-0026

Date: March 1, 2021

Public Notice

Robert Kolososki, architect, applies for a Certificate of Appropriateness to alter the west and east elevations of a circa 1980s non-contributing structure. Specifically the applicant proposes to extend the covered porch with a new roofed structure on the west elevation and construction of a wooden egress stoop on the east elevation.
Applicable standards: Alteration [1-10] and Construction [1-4; 6-8; and, 10, 11, 13].

Architectural Significance

Located in the west central portion of the Lakeshore Historic District on the east side of Judson Avenue between Greenleaf Street to the south and Hamilton Street to the north, 1111 Judson Avenue is a two-story non-contributing Neo-Traditional styled residence constructed in 1988. The property is one of five single-family residences associated with a 1980s Planned Development which includes the properties at 1105 Judson, and 315-335 Greenleaf Street – formerly part of a large estate associated with the impressive Beers, Clay and Dutton Tudor Revial Landmark at 1108 Forest Avenue.

Surrounding properties are primarily large lot two-story single-family homes although a handful of small walk-ups and double-houses are intermixed. The properties immediately to the south include part of the same Planned Development, and do not contribute to the District. The properties immediately east include the former Coach House and Servants Quarters for the estate at 1108 Forest Avenue, all three of which are Landmarks and retain significant integrity. The property immediately to the north is a heavily altered circa 1870s Italianate residence (although the alterations are historic in their own right). The other individual properties on the block outside of those associated with the Planned Development retain excellent integrity with a mix of high-styles primarily built in the early 1900s. The block has six Landmark properties, all of which are located on Forest Avenue east of the subject property. Additional Landmark homes are found on the west side of Judson Avenue including the Stephen A. Jennings designed Queen Anne at 1114 Judson, located directly across the street.

The block retains good integrity of setting despite many non-contributing structures. Notably, the former estates wrought iron and stone perimeter fence was retained, enclosing in part, the subject property at 1111 Judson.

Proposal

- **West Elevation (Primary Facade)**
  The existing covered porch is narrow with concrete stairs running nearly the full length of the front-facing facade. The applicant proposes a modest roofed porch extension in the same footprint as the existing covered porch and concrete stair. The existing five wood columns are proposed to be removed and the porch floor extended west to the end of the existing stair which will be concealed with brick matching the existing brick on the residence. A new front entry stair is proposed in front of the main entrance which has been altered from two doors to one with sidelights. The roofed structure is proposed to have asphalt shingles to match the existing roof supported by six fiberglass columns (fiberglass shaft, capital, and base). The expanded porch is enclosed with a composite (azek) railing system.

- **East Elevation (Rear Façade not visible)**
  The applicant proposes construction of a small wooden egress stoop/deck at the rear of the property. This elevation and the proposed intervention is not visible from any public way.

- **North Elevation**
  N/A

- **South Elevation**
  N/A

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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 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.

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.

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.

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

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) **Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address: 1111 Judson Ave, Evanston

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: Bridget & Kari Ragnarsson

Address: 1111 Judson Ave

City: Evanston | State: IL | Zip: 60202 | Phone: 8475301296 | Email/Fax: bridget.eileen@gmail.com

3) Architect's Name: PRAIRIETECH - ROBERT KOLOSOSKI

Address: 415 S. MIDDLETON Ave.

City: PALATINE | State: IL | Zip: 60067 | Phone: 847.202-9223 | Email/Fax: PRAIRIETEKE COMCAST.NET

4) Contractor's Name: JNS Properties

Address: 1247 Gregory Ave

City: Wilmette | State: IL | Zip: 60091 | Phone: 3123994433 | Email/Fax: jnsprop@gmail.com

5) Landmark: ☐ Yes ☒ No **Refer to the Supplemental Information for guidance on page (i) (fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☒ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require** any Zoning Variance or Fence Variance or Special Use → **Complete section B only.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) **In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.**

Making a front porch and a back deck.

2) **Checklist (Check all that apply and attach any additional information)**

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☑ Construction	☑ Residential ☐ Other:	☑ Yes ☐ No
☐ Demolition	☐ Partial ☐ Total	☐ Yes ☐ No
☑ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☑ Front ☐ Side ☑ Rear	☑ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☐ Windows ☐ Storm Windows ☑ Doors ☐ Storm Doors	☑ New ☐ Replacement ☐ Restoration Style/Materials:	☑ Yes ☐ No
Roof: ☑ New ☐ Re-roof	☑ Front ☐ Side ☐ Rear	☑ Yes ☐ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Siding: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear Material:	☐ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☐ Air Conditioning Unit	☐ New ☐ Replacement	☐ Yes ☐ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☐	☐	Wood Frame	☐	☐	Copper	☐	☐	Wood
☐	☐	Stone	☐	☑	Sheet Metal	☐	☐	Wrought Iron
☑	☑	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☐	☐	Stucco				☐	☐	Other: _____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height: _____
☐	☐	Wood Siding						Length: _____
☐	☐	Aluminum Siding	☑	☑	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: _____	☐	☐	Synthetic Material, Type: _____	☐	☑	Stone
						☐	☐	Brick Pavers
☐	☐	Other: _____	☐	☐	Other: _____	☐	☐	Concrete Pavers
		Roofing Material			**Door Material**	☑	☐	Poured Concrete
☐	☐	Wood Shingles	☑	☑	Wood	☐	☐	Other: PORCH
☐	☐	Wood Shakes	☐	☐	Metal			
☐	☐	Slate	☐	☐	Clad			**Driveway Material**
☐	☐	Clay Tile	☐	☐	Other: _____	☐	☐	Asphalt
☑	☑	Asphalt Shingles				☐	☐	Poured Concrete
☐	☐	Metal Sheet			**Window Type**	☐	☐	Brick Pavers
☐	☐	Other: _____	☐	☐	Double Hung	☐	☐	Concrete Pavers
			☐	☐	Casement	☐	☐	Crushed Stone
		Chimney Material	☐	☐	Other: _____	☐	☐	Other: _____
☐	☐	Brick						
☐	☐	Stone			**Window Material**			**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Stucco	☐	☐	Wood			
☐	☐	Other: _____	☐	☐	Aluminum			
			☐	☐	Steel	☐	☐	Air Conditioning Unit
		Gutters/Downspouts	☐	☐	Other: _____	☐	☐	
☐	☐	Copper				☐	☐	
☑	☑	Aluminum			**Muntins**	☐	☐	
☐	☐	Galvanized Sheet	☐	☐	Not existing	☐	☐	
☐	☐	Other: _____	☐	☐	True divided lights	☐	☐	
			☐	☐	Simulated divided lights	☐	☐	

4) Applicant's Signature: Bridget Ragnarsson **Date:** 2/15/2021

Print Name: Bridget Ragnarsson

*Proceed to Section C if you are **requesting a zoning or fence variation and/or s special use**. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

4) Applicant's Signature: _____ **Print Name:**	**Date:**

NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

PLAT OF SURVEY

OF

PARCEL 1: LOT 1 IN WILSON ESTATE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS, DRIVEWAY, WALKWAY AND UTILITIES AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 23, 1987 AS DOCUMENT 87343066 AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED JUNE 23,1987 AS DOCUMENT 87343076.

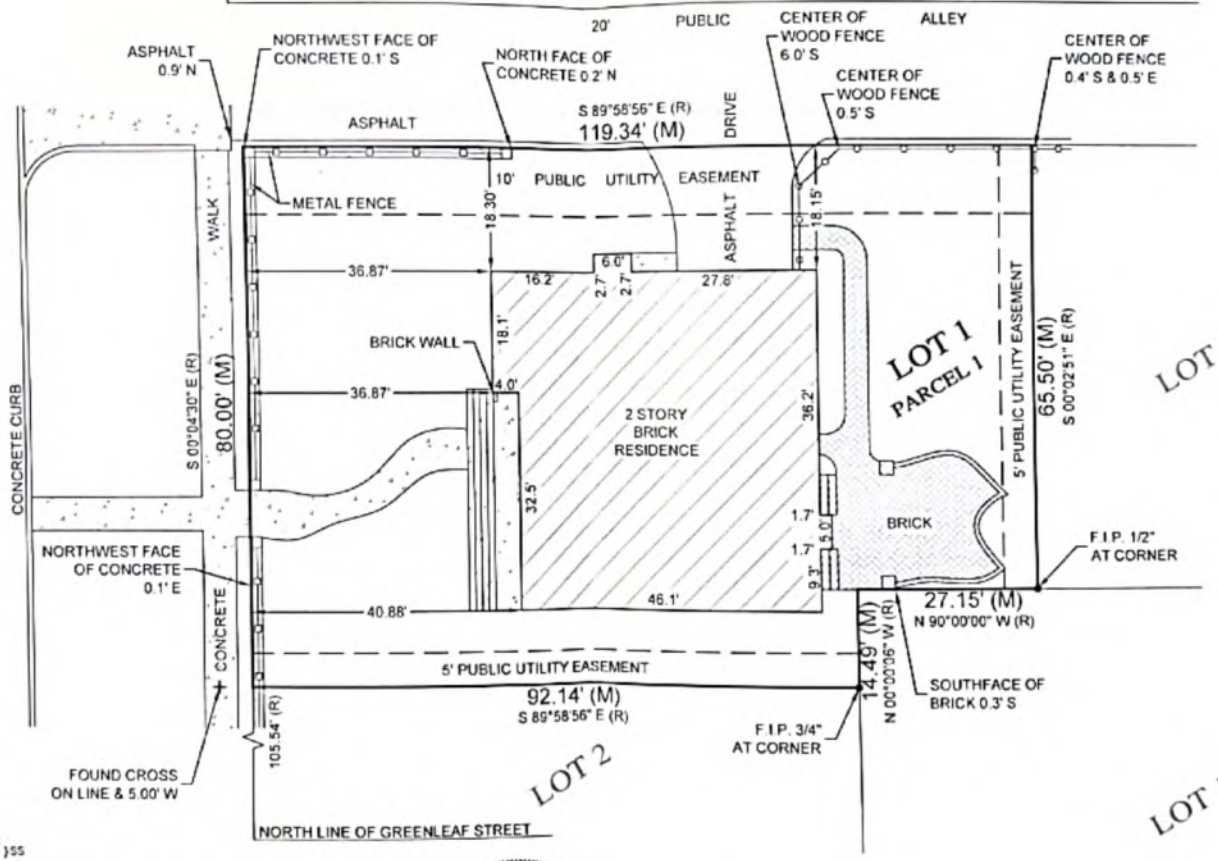
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

- = CHAIN LINK FENCE
- = WOOD FENCE
- = METAL FENCE
- = VINYL FENCE
- = EASEMENT LINE
- = SETBACK LINE
- = INTERIOR LOT LINE

AREA OF SURVEY:

"CONTAINING 9152 SQ. FT. OR 0.21 ACRES MORE OR LESS"





BASIS OF BEARING:
EAST LINE OF JUDSON AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°04'30" E (R)

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 13TH DAY OF FEBRUARY, A.D., 2017, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO: 184.001245

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

ADDRESS COMMONLY KNOWN AS 1111 JUDSON AVENUE
EVANSTON, ILLINOIS
CLIENT LAW OFFICE OF JESSICA BALL
FIELDWORK DATE (CREW) 02/10/2017 (MD/WM)
DRAWN BY: R.S. REVISED: JOB NO. 17-02-0034

Scanned with CamScanner

Scanned with CamScanner

PLAT OF SURVEY

OF

PARCEL 1: LOT 1 IN WILSON ESTATE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS, DRIVEWAY, WALKWAY AND UTILITIES AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 23, 1987 AS DOCUMENT 87343066 AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED JUNE 23,1987 AS DOCUMENT 87343076.

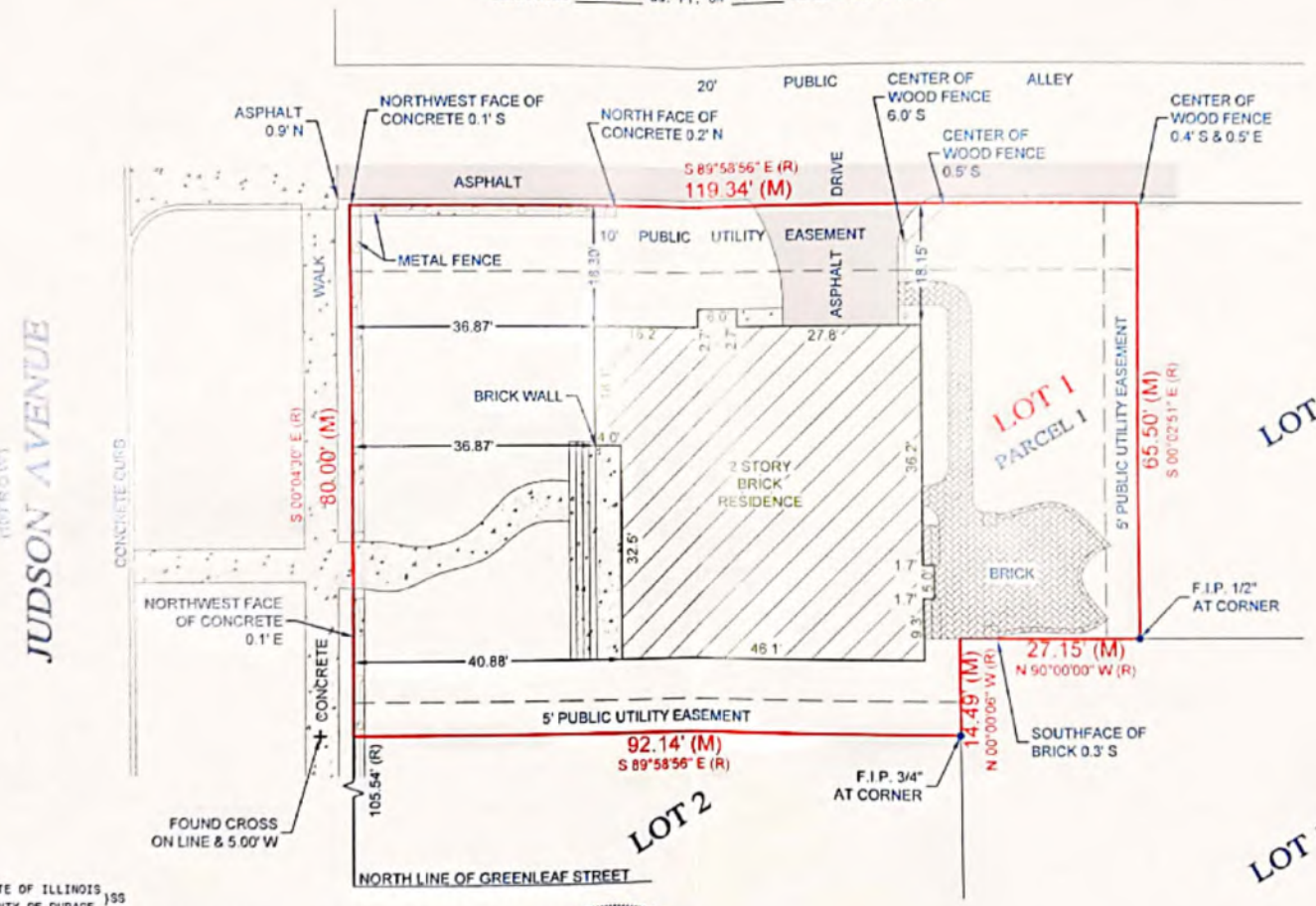
AREA OF SURVEY:

CONTAINING 9152 SQ. FT. OR 0.21 ACRES MORE OR LESS

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE





MEI
BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!
Morris Engineering, Inc
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 13TH DAY OF FEBRUARY, A.D., 2017, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JOSEPH P. MAIKISCH 3253 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1111 JUDSON AVENUE
EVANSTON, ILLINOIS
CLIENT LAW OFFICE OF JESSICA BALL
FIELDWORK DATE (CREW) 02/10/2017 (MD/WM)
DRAWN BY: R.S. REVISED: JOB NO. 17-02-0034

Zoning Analysis
Summary

Case Number:	**Case Status/Determination:**
21ZONA-0023 – 1111 Judson Avenue R1 Single-Family Residential District | Lakeshore Historic District	Compliant

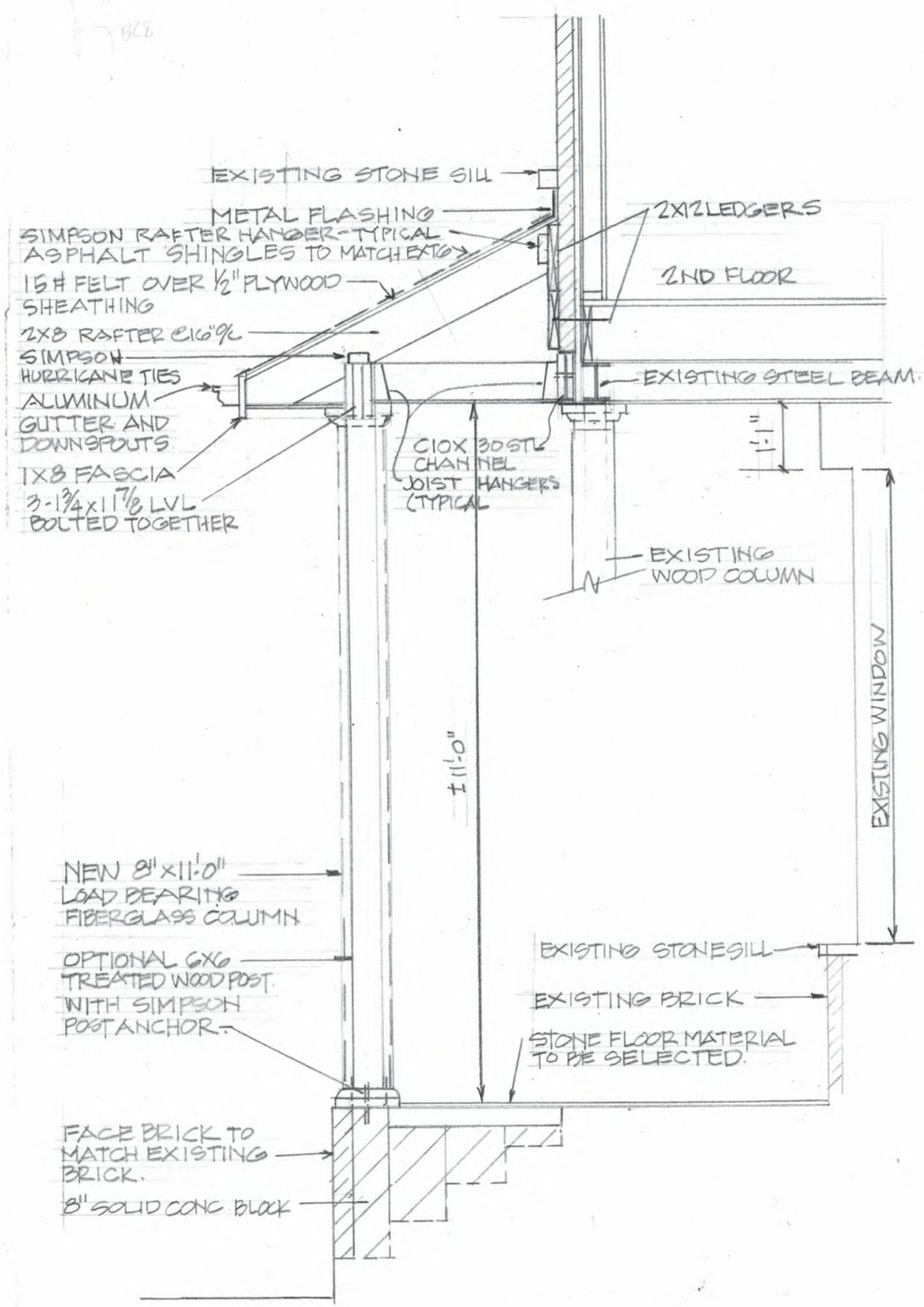
Proposal:

Proposed expanded open and covered front porch and rear-yard wooden entry stoop

Zoning Section:	**Comments:**
6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District.
6-8-2-5	The lot size is 9,152 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 80' where 35' is required.
6-8-2-7	The proposed building lot coverage is ~ 27.25% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~40% where 45% is the maximum permitted. (rear-stoop receives deck credit).
6-8-2-8 (A) 1.	The proposed front-yard setback is 36.87' where 27' is required. The proposed front-porch encroaches on the front-yard setback by less than the 25% permitted.
6-8-2-8 (A) 3.	The proposed south side-yard setback is 11.10' where 5' is required. The proposed open porch does not extend further into this setback.

Additional Comments:

- Review and issuance of COA by HPC is required.
- The proposed "deck" at the rear volume of the property has been determined to be an entry stoop due to its limited width and inability to reasonably accommodate a use other than egress. As such, it requires a 1' setback rather than the 3' setback for accessory uses and structures within a rear-yard.


EXISTING STONE SILL
METAL FLASHING
SIMPSON RAFTER HANGER-TYPICAL
ASPHALT SHINGLES TO MATCH EXTG.
15# FELT OVER ½" PLYWOOD SHEATHING
2X8 RAFTER @16"%
SIMPSON HURRICANE TIES
ALUMINUM GUTTER AND DOWNSPOUTS
1X8 FASCIA
3-1¾X11⅞ LVL BOLTED TOGETHER
2X12 LEDGERS
2ND FLOOR
EXISTING STEEL BEAM
C10X30ST. CHANNEL JOIST HANGERS (TYPICAL
EXISTING WOOD COLUMN
±11'-0"
EXISTING WINDOW
NEW 8"X11'-0" LOAD BEARING FIBERGLASS COLUMN
OPTIONAL 6X6 TREATED WOOD POST WITH SIMPSON POST ANCHOR
EXISTING STONE SILL
EXISTING BRICK
STONE FLOOR MATERIAL TO BE SELECTED.
FACE BRICK TO MATCH EXISTING BRICK.
8" SOLID CONC BLOCK



WEST ELEVATION



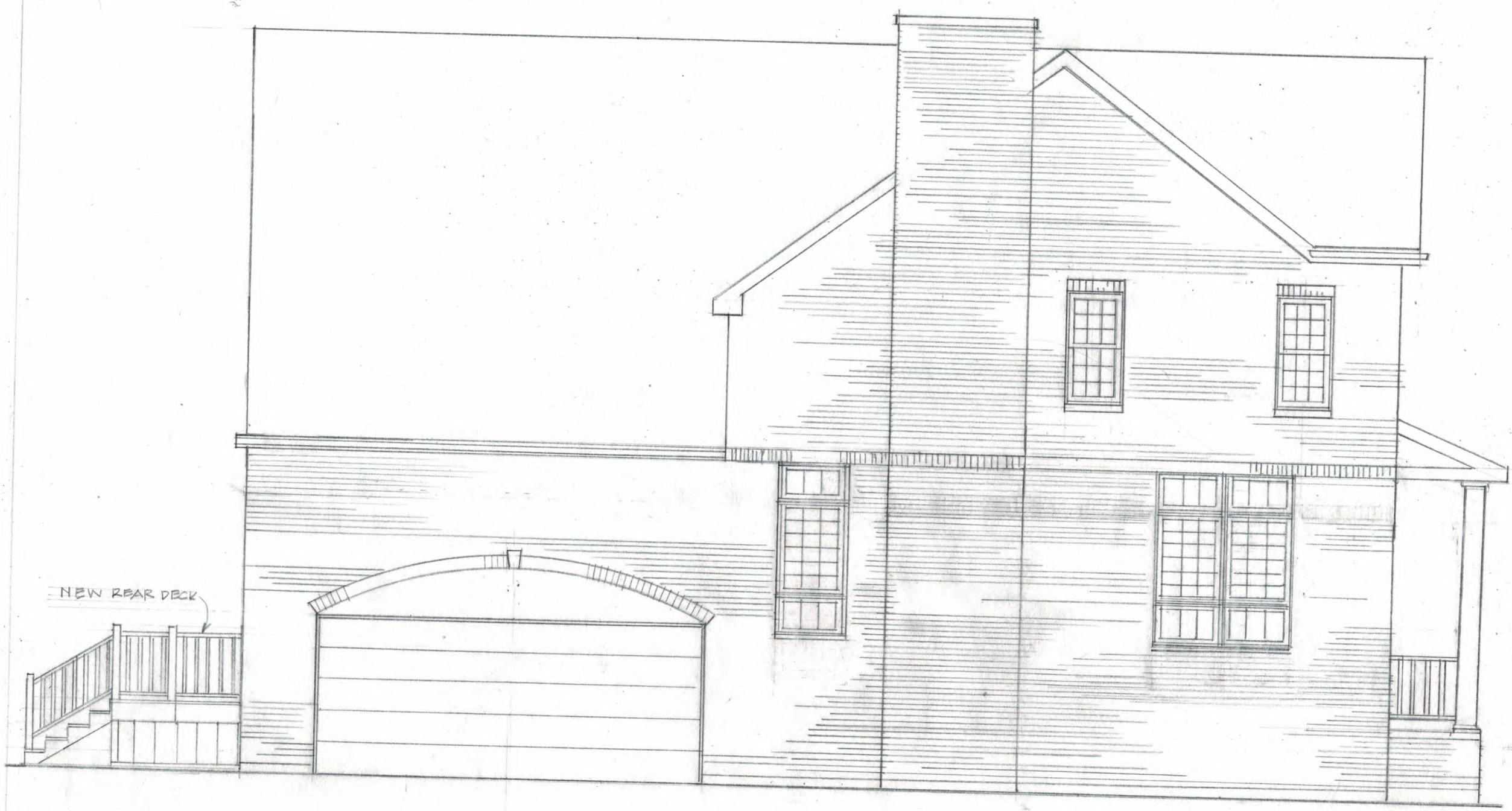
EAST ELEVATION

1/4" = 1'-0"



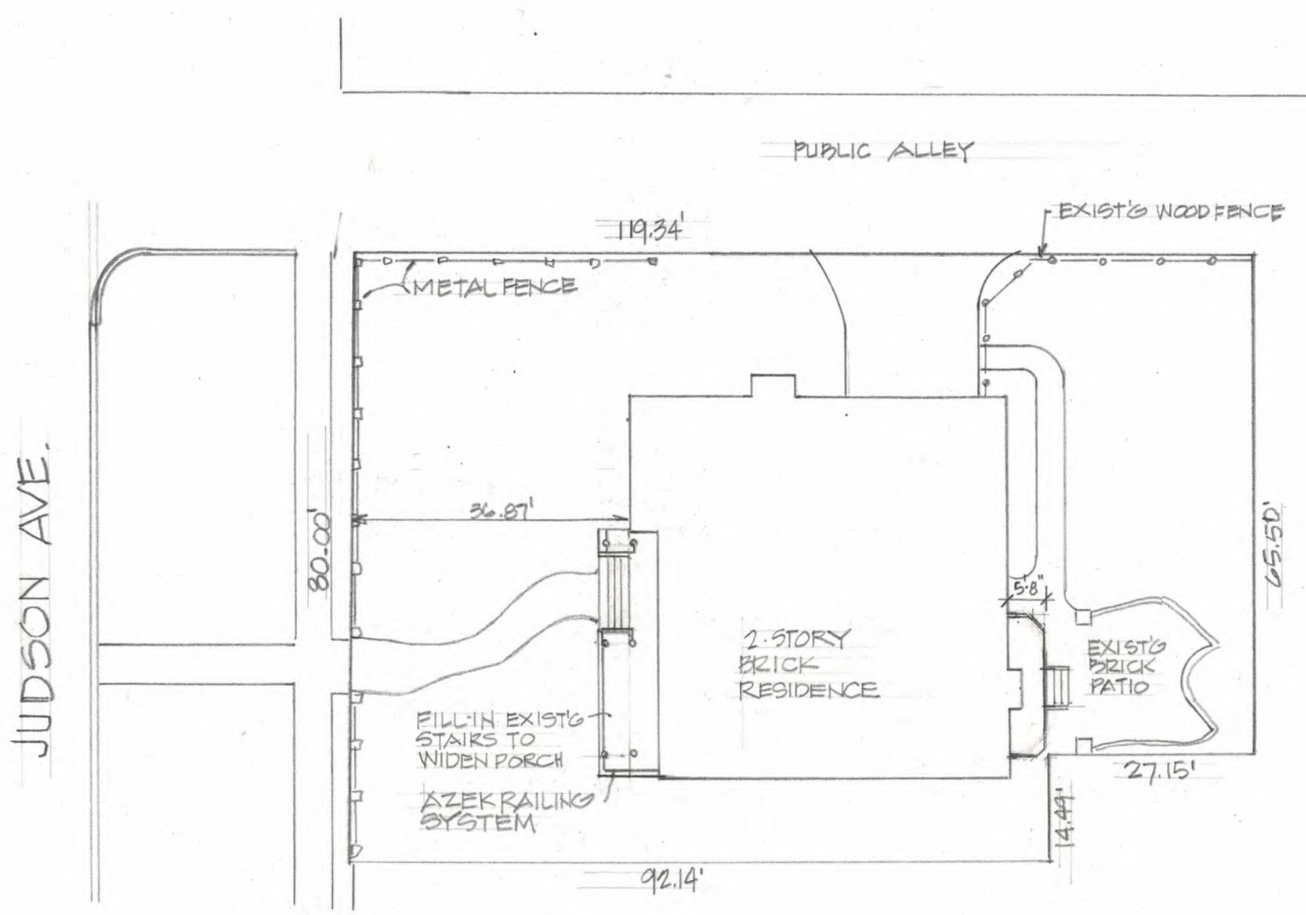
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



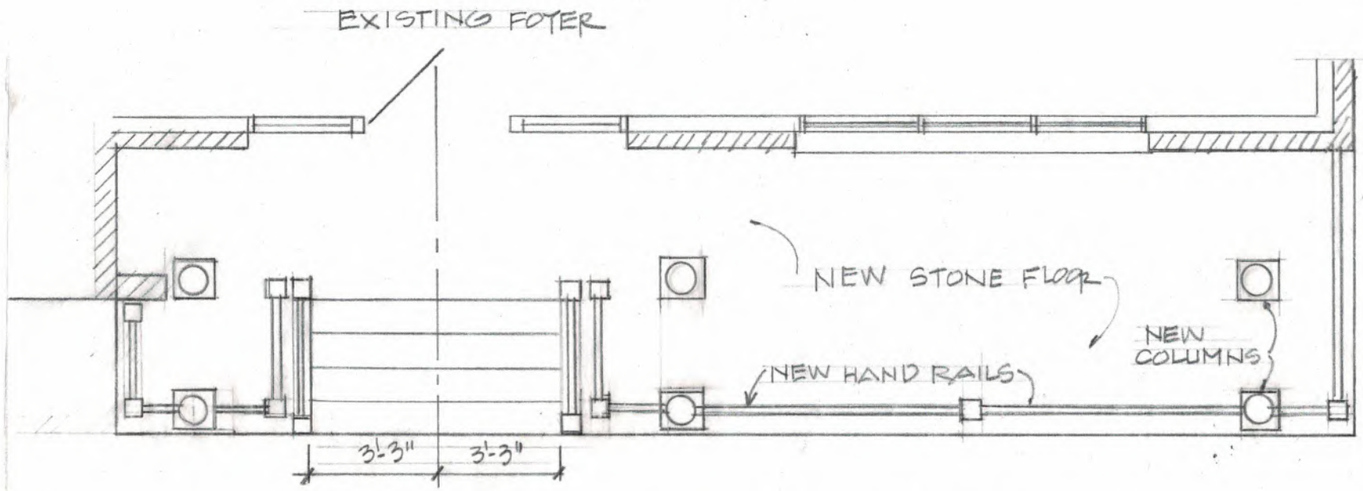
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



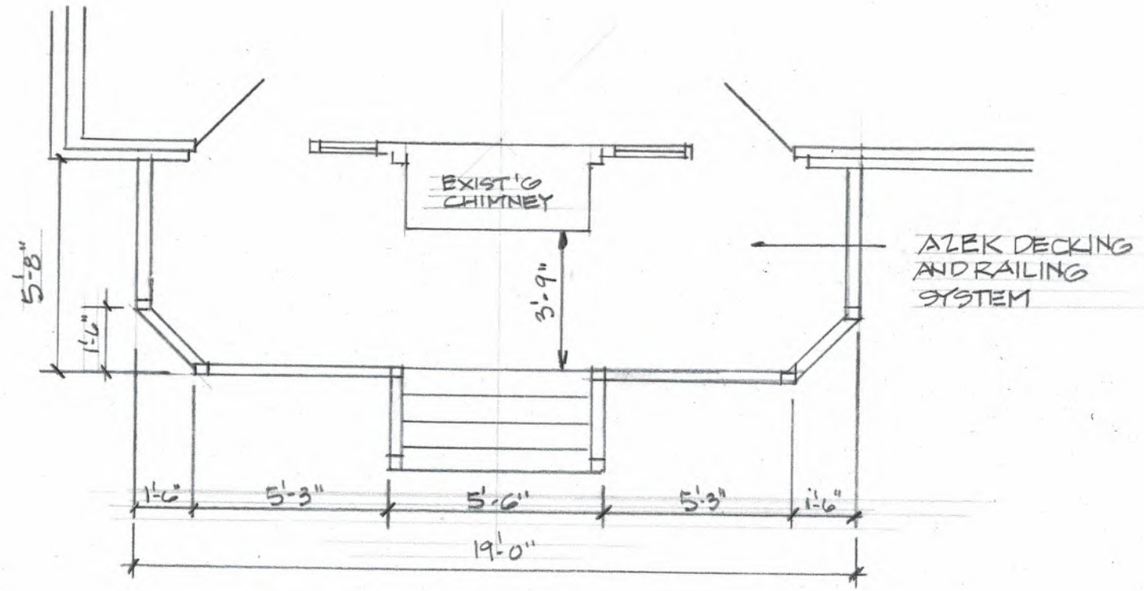
SITE PLAN

SCALE: 1" = 20'-0"



PLAN OF NEW FRONT PORCH

1/4"=1'-0"



NEW REAR DECK PLAN (1/4"=1'-0"








1111

BEGINNING STREET #	1111
END STREET #	
STREET # SUFFIX	
STREET NAME	JUDSON
SUFFIX	AVENUE
PIN	11-19-209-019-0000



LOCAL

WITHIN LOCAL DISTRICT?	Lakeshore
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	NC
LOCAL LANDMARK?	NO **YEAR** -
LOCAL LANDMARK ELIGIBLE?	NO
CRITERIA:	-

NATIONAL REGISTER

WITHIN NR DISTRICT?	Lakeshore
NR DISTRICT CONTRIB/NON-CONTRIB?	NC
NR LANDMARK?	NO **YEAR** -
NR ELIGIBLE?	NO **CRITERIA** -

PHOTO ID \Images\11-19-209-019-0000.jpg

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY	Building
CONDITION	Excellent
INTEGRITY	Not altered
CURRENT USE	Domestic - single dwelling
HISTORIC USE	Domestic - single dwelling
SECONDARY STRUCTURE	-
NRSECOND	-

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Neo-Traditional
DETAILS	
CONSTRUCTION YEAR	1988
OTHER YEAR	
DATESOURCE	Researcher
WALL MATERIAL (current)	Brick
WALL MATERIAL 2 (current)	
PLAN	Rectangular
NO OF STORIES	2
ROOF TYPE	Side gable
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Concrete
PORCH	Inset front
WINDOW MATERIAL	Vinyl
WINDOW MATERIAL 2	
WINDOW TYPE	Double hung/other
WINDOW CONFIGURATION	6/6; multi-light

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1111			*JUDSON*	*AVENUE*

ALTERATIONS

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)

BUILDING MOVED? *No*

MOVED FROM

ORIGINAL OWNER

ORIGINAL ARCHITECT

ARCHITECT SOURCE

BUILDER

ADDITIONAL PHOTOGRAPHS

PHOTO ID2

PHOTO ID3

OTHER PINS

SURVEYOR *Lara Ramsey*

SURVEYOR ORGANIZATION *GRANACKI HISTORIC CONSULTANTS*

SURVEY DATE *2/21/2012*

Historic Info Compiler *MBM*

SURVEYAREA *EVANSTON LAKESHORE PHASE II*

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1111			JUDSON	AVENUE

OLD ADDRESS (city dir.year)

DATE OF CONSTRUCTION 1988

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # **DATE** 1988

BUILDING PERMIT DESCRIPTION

COST

ORIGINAL OWNER

ORIGINAL OWNER OCCUPIED?

ORIGINAL ARCHITECT

ARCHITECT SOURC

BUILDER

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

COA INFO

2007 - Replace existing 3-tab asphalt shingles in kind.

HISTORIC INFO

Part of the first Planned Unit Development in Evanston.

OTHER SOURCES

ELHD n/a.

HISTORIC INFO COMPILER MBM

2410 Lawndale Avenue – Landmark - 21PRES-0023

Joe & Shiela Keitel, owners of record, apply for a Certificate of Appropriateness to alter the Landmark structures north, south, and west elevations with replacement of fifteen (15) original true divided lite six-over-one double-hung wood windows with non-divided lite aluminum clad wood windows with interior grills between the glazing.

Applicable standards: Alteration [1-10]

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 2410 Lawndale Avenue – 21PRES-0023

Date: February 24, 2021

Public Notice

Joe & Shiela Keitel, owners of record, apply for a Certificate of Appropriateness to alter the Landmark structures north, south, and west elevations with replacement of fifteen (15) original true divided lite six-over-one double-hung wood windows with non-divided lite aluminum clad wood windows with interior grills between the glazing.

Applicable standards: Alteration [1-10]

Architectural Significance

Located in northwest Evanston on the west side of Lawndale Avenue mid-block between Harrison Street to the north and Colfax Street to the south, 2410 Lawndale Avenue is a two-story Renaissance Revival styled residence constructed in 1928 and is a designated Landmark. The property was designed by architect B.J. Bruns. The property is an individual Landmark Property in excellent condition and retains excellent integrity. The home is a fine example of the style with significant historic features including its original wood windows on all elevations, clay-tile roof, and prominent front bay with arched windows between Corinthian columns, ornate second-story arched windows and stone pediments, and stone surround front entry with second-story porthole window.

B.J. Bruns (1881-1967) was a prolific Chicago architect who began his career with Graham, Anderson, Probst, and White, the successor firm to D.H. Burnham and Company, and a firm which left a significant architectural legacy in Chicago -- responsible for designing many of its most iconic works. Bruns left Graham, Anderson, Probst, and White in 1919 to start his own firm. During his career, he designed primarily residential buildings, including a large number of bungalows and American Foursquare houses in addition to high-style commissions. Later in his career Bruns adapted to modern movements including many fine examples of the International Style. Bruns designed many prominent buildings in the region including Landmark homes in Chicago, Oak Park, River Forest as well as several homes in Wisconsin. Three other Landmark homes in Evanston were designed by Bruns, 2412 Lincolnwood Drive, 2525 Lawndale, and 1020 Seward Street. He is considered a significant and influential regional architect and a master of his craft.

Surrounding properties are primarily mid-sized one and two-story single-family homes. Although not within a historic district, the individual properties on the block retain good integrity and are a mix of smaller vernacular and larger high-style homes. The block has one other Landmark property, 2401 Lawndale, an impressive Tudor Revival home on the corner of Lawndale Avenue and Colfax Street.

Although a historic district was never established, the surrounding blocks in Northwest Evanston have a considerable number of individual Landmark properties – a testament to the neighborhoods architectural legacy when the preservation ordinance and protection of resources was solely administered through Landmark nominations, rather than Local Districts. Many non-protected homes with considerable architectural significance exist in the surrounding neighborhoods including the many large-lot former estate properties along Lincoln Street, Central Park Avenue, Lincolnwood Drive, and portions of Colfax Street.

Proposal

- **East Elevation (Primary Facade)**
  N/A

- **West Elevation (Rear Façade visible from alley)**
  Three windows proposed to be replaced. Two on the second-floor and four on the first floor. All windows being replaced are original, six-over-one true divided lite double-hung wood windows with aluminum storms. Proposed replacements are double-hung aluminum-clad wood inserts with interior grills between glazing.

  These windows are not visible from the street. Although not visible from the alley due to a high fence and evergreen screening, those obstructions are not considered permanent and if they were removed, the windows would be seen from the public alley.

- **North Elevation**
  Six windows proposed to be replaced. Two on the second-floor and four on the first floor. All windows being replaced are original, six-over-one true divided lite double-hung wood windows with aluminum storms. Proposed replacements are double-hung aluminum-clad wood inserts with interior grills between glazing.

- **South Elevation**
  Six windows proposed to be replaced. Two on the second-floor and four on the first floor. All windows being replaced are original, six-over-one true divided lite double-hung wood windows with aluminum storms. Proposed replacements are double-hung aluminum-clad wood inserts with interior grills between glazing.

It is unclear if the applicant considered restoration of the wood windows and replacement of the exterior storms. From the photos submitted, the original windows appear in good condition and the deficiencies are primarily operational in nature, being a likely candidate for on-site mechanical restoration. Concerns with the windows being drafty, is likely a problem with interior weather stripping in the sash channel, meeting rails not aligning, and more importantly, outdated triple-track storm windows. Historic wood windows with a high quality storm outperform double-glazed metal windows without thermal breaks due to the

insulating value of the original windows old-growth wood as compared to composites, new wood, or metals.

The integrity of a historic structure is reliant on its many original, and high quality components and materials, such as windows. As these are removed, the structure begins to lose its architectural integrity and historic value. Replacement windows are appropriate when original windows are deteriorated beyond repair. If restoration is not possible, the replacement windows should closely match the historic windows in size, type, configuration, material, form, general appearance, and detail.

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Window & DOOR Replacement

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts; when a permit is required and when visible from the public street or the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey or site plan, floor plans, and elevation drawings of the existing and proposed windows/DOORs (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.**

The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure. The submission deadline of the completed COA application is **15 business days** prior to the next scheduled meeting date; this allows the City staff's review of the application to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Refer to Section 2-8-9 Standards for review of alteration (A) 6 to determine if the window(s) or DOOR(s) meet the standards for replacement.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided before or on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

For more information call: Carlos Ruiz at (847) 448-8687 or email: cruiz@cityofevanston.org

Section A. Required Information (Print) ** Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address: 2410 N Lawndale Ave			**FOR STAFF USE ONLY Application Number:**	
2) Owner's Name: Joe & Shiela Keitel			Address: 2410 N Lawndale Ave	
City: Evanston	State: IL	Zip: 60201	Phone: (847) 530-0883	Email/Fax: joekeitel@yahoo.com
3) Architect's Name:			Address:	
City:	State:	Zip:	Phone:	Email/Fax:
4) Contractor's Name: JC Lilly Windows and Doors			Address: 2020 N California Ave #195	
City: Chicago	State: IL	Zip: 60647	Phone: (312) 720-7875	Email/Fax: justin@jclilly.com

5) Landmark: ☑ Yes ☐ No ** Refer to the Supplemental Information for guidance on page* (i) *(fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☐ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.

Existing	Proposed	FRONT FACADE	Existing	Proposed	SIDE FAÇADE (L/R)	Existing	Proposed	REAR FACADE
		Window Type			**Window Type**			**Window Type**
☐	☐	Double Hung	☑	☑	Double Hung	☑	☑	Double Hung
☐	☐	Casement	☐	☐	Casement	☐	☐	Casement
☐	☐	Awning	☐	☐	Awning	☐	☐	Awning
☐	☐	Hopper	☐	☐	Hopper	☐	☐	Hopper
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		Window Material			**Window Material**			**Window Material**
☐	☐	Wood	☑	☐	Wood	☑	☐	Wood
☐	☐	Aluminum	☐	☑	Aluminum	☐	☑	Aluminum
☐	☐	Steel	☐	☐	Steel	☐	☐	Steel
☐	☐	Clad wood	☐	☐	Clad wood	☐	☐	Clad wood
☐	☐	Vinyl	☐	☐	Vinyl	☐	☐	Vinyl
☐	☐	Composite	☐	☐	Composite	☐	☐	Composite
☐	☐	**Other:**	☑	☐	**Other:** Windows have alluminum storms Windows	☐	☐	**Other:**
		Window Muntins			**Window Muntins**			**Window Muntins**
☐	☐	Not existing	☐	☐	Not existing	☐	☐	Not existing
☐	☐	True divided lights	☑	☐	True divided lights	☑	☐	True divided lights
☐	☐	Simulated divided lights	☐	☐	Simulated divided lights	☐	☐	Simulated divided lights
☐	☐	Grid	☐	☐	Grid	☐	☐	Grid
☐	☐	**Other:**	☐	☑	**Other:** Sculpted Grills Between glass Matching Existing patern	☐	☑	**Other:** Sculpted Grills Between glass Matching Existing patern
		DOOR Type			**DOOR Type**			**DOOR Type**
☐	☐	Single	☐	☐	Single	☐	☐	Single
☐	☐	French	☐	☐	French	☐	☐	French
☐	☐	Sliding	☐	☐	Sliding	☐	☐	Sliding
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		DOOR Material			**DOOR Material**			**DOOR Material**
☐	☐	Wood	☐	☐	Wood	☐	☐	Wood
☐	☐	Metal	☐	☐	Metal	☐	☐	Metal
☐	☐	Clad	☐	☐	Clad	☐	☐	Clad
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		DOOR Muntins			**DOOR Muntins**			**DOOR Muntins**
☐	☐	Not existing	☐	☐	Not existing	☐	☐	Not existing
☐	☐	True divided lights	☐	☐	True divided lights	☐	☐	True divided lights
☐	☐	Simulated divided lights	☐	☐	Simulated divided lights	☐	☐	Simulated divided lights
☐	☐	Grid	☐	☐	Grid	☐	☐	Grid
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**

Section C: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

See Document Site Plan, Windows ordered,

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☑ Windows ☐ Storm Windows ☐ DOORs ☐ Storm DOORs	☐ Front ☑ Side ☑ Rear	☑ Yes ☐ No See Pics- Rear 1/2 of home-

☑ New ☑ Replacement ☐ Restoration

Window Style/Materials:

DOOR Style/Materials:

Storm Window Style/Materials:

Storm DOOR Style/Materials:

3) Applicant's Signature: Justin Elick

Print Name: Justin Elick

Date: 2-10-2021

NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

J.C. Lilly Windows and Doors contracted to replace Mr. and Mrs Keitel's windows 11/1/2020.
The scope of work was to replace 15 windows in the home

The reason that Mr and Mrs Keitel wanted to replace their windows is for two primary reasons:

1. Comfort
2. Security

Comfort: The existing windows are single pane windows with next to zero thermal protection in summer or winter. Mr and Mrs Keitel are both seniors and felt incredibly uncomfortable in their own home. Attached is a thermal image of the existing window with a storm window that scientifically demonstrates the incredible transfer/lack of thermal performance the window has. The Flir camera shows the dramatic difference in surface temperature where the top of the radiator is 130 degrees and the perimeter of the window surround is in high 40s.



Security: The existing windows on first and 2nd floor are nearly impossible to operate- They either won't open or won't close- and many can adequately lock. The customers can't secure their first floor winodws and as the picture indicates they are nicely hidden in the rear of the home away from street traffic. Several of the windows are missing locks.

Current Window Configuration

The Existing Windows are wood framed windows painted in the Bahama Brown color with silver aluminum storm windows. The rooms the windows are in are the Keitel's Dining Room, Office, Kitchen, Sitting Room, Hallway, Bedroom and Bathroom. The 15 existing windows we are wanting to replace are on their first and second floor. None of the windows are on the front ½ of the North or South Facing portion of the home.

The Keitel's are senior that were suffering from severe drafts in the wintertime causing them extreme discomfort. They can't open, close or lock their existing windows. Additionally, the Keitels specifically wanted to grills that would allow them to clean them with arthritic hands. The sdl require additional cleaning of panes. Their desire to replace the windows was largely based off the existing windows not being able to protect their interior temperature level. The windows are in the back side elevations or rear of the home not readily visible by street or ally. I have provided site visits to demonstrate the lack of visibility from North, South, East and West view points of the home- Pics attached

Proposed Window Configuration

The customer requested the windows to be Marvin's Ultimate Double Hung w Bahama Brown Exterior Cladding and Prefinished Pine white interiors. This is widely praised and used for historical restorations because of its historically accurate proportions and characteristics.

An additional attachment will outline the make, model, glass and grill configuration in a separate document.

- All windows will have Aluminum Clad Exteriors
- All windows will have Prefinished white Pine Interiors.
- The glass installed will be cardinal low E 366 w argon gas
- ½ screens
- Brass spoon Hardware
- Colonial pattern, Sculpted Grills in top sash only in configuration as seen on the property currently- 2 vertical, 1 high

South Facing Photo from Side walk



South Facing Photo from Side walk
Close up w Windows ID to be replaced- 6 Windows







North Side of home- 4 windows



North Side of Home and West (rear)
Rear= 3 windows
North= 2 windows





Rear of home is completely not visible from West Alley





JC Lilly Windows / KEITEL
Joe & Sheila Keitel

Quote #: RZHXAP3

A Proposal for Window and Door Products prepared for:
Job Site:
60201

Shipping Address:
MIDWEST SIDING SUPPLY
1001 AUCUTT RD
MONTGOMERY, IL 60538-1128

Project Description:
2410 Lawndale Ave., Evanston, IL JUSTIN 312-720-7875

Featuring products from:

MARVIN

NORMA CELLA
MIDWEST SIDING SUPPLY
1001 AUCUTT RD
MONTGOMERY, IL 60538-1128
Phone: (773) 682-0745

Email:
ncella@midwestwindowanddoor.net

This report was generated on 1/21/2021 4:00:50 PM using the Marvin Order Management System, version 0003.05.00 (Old). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 7 TOTAL UNIT QTY: 15

LINE	MARK UNIT	PRODUCT LINE	ITEM		QTY	
1	1st Floor Living Room	Ultimate	Double Hung Insert G2 IO 28 1/8" X 61 3/4" Entered as FS 27 3/4" X 61 1/2"		3	
2	1st Floor Rear	Ultimate	Double Hung Insert G2 IO 28 1/8" X 61 3/4" Entered as FS 27 3/4" X 61 1/2"		2	
3	1st Floor Obscure	Ultimate	Double Hung Insert G2 IO 28 1/8" X 41 3/4" Entered as FS 27 3/4" X 41 1/2"		1	
4	1st Floor Breakfast Room	Ultimate	Double Hung Insert G2 IO 26 1/8" X 53 3/4" Entered as FS 25 3/4" X 53 1/2"		2	
5	1st Floor	Ultimate	Double Hung Insert G2 IO 24 1/8" X 41 3/4" Entered as FS 23 3/4" X 41 1/2"		2	
6	2nd Floor Hallway	Ultimate	Double Hung Insert G2 IO 28 1/8" X 57 3/4" Entered as FS 27 3/4" X 57 1/2"		1	
7	2nd Floor Bedrooms	Ultimate	Double Hung Insert G2 IO 34 1/8" X 57 3/4" Entered as FS 33 3/4" X 57 1/2"		4	

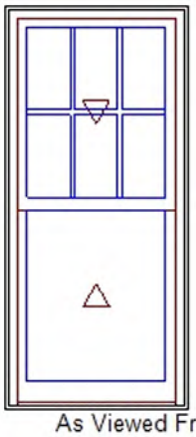
OLD

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 3	Mark Unit: 1st Floor Living Room			

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 27 3/4" X 61 1/2"
IO 28 1/8" X 61 3/4"
Egress Information
Width: 24 1/16" Height: 25 11/16"
Net Clear Opening: 4.29 SqFt

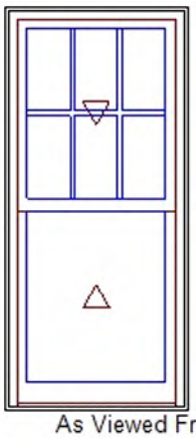
Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 27 3/4" X 61 1/2"
Inside Opening 28 1/8" X 61 3/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H
Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

OLD

Line #2 Qty: 2	Mark Unit: 1st Floor Rear			

MARVIN

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 27 3/4" X 61 1/2"
Inside Opening 28 1/8" X 61 3/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H


As Viewed From The Exterior

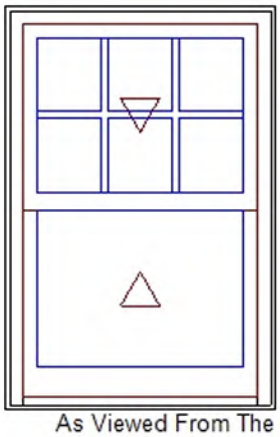
Entered As: FS
FS 27 3/4" X 61 1/2"
IO 28 1/8" X 61 3/4"
Egress Information
Width: 24 1/16" Height: 25 11/16"
Net Clear Opening: 4.29 SqFt

Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

OLD

Line #3 Qty: 1	Mark Unit: 1st Floor Obscure			

MARVIN

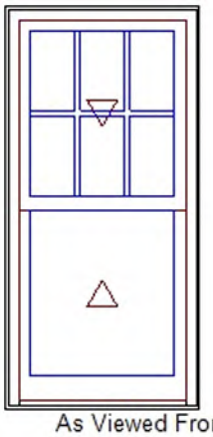

As Viewed From The Exterior

Entered As: FS
FS 27 3/4" X 41 1/2"
IO 28 1/8" X 41 3/4"
Egress Information
Width: 24 1/16" Height: 15 11/16"
Net Clear Opening: 2.62 SqFt

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 27 3/4" X 41 1/2"
Inside Opening 28 1/8" X 41 3/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 Obscure w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H
Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 Obscure w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

Line #4 Qty: 2	Mark Unit: 1st Floor Breakfast Room			

MARVIN



As Viewed From The Exterior

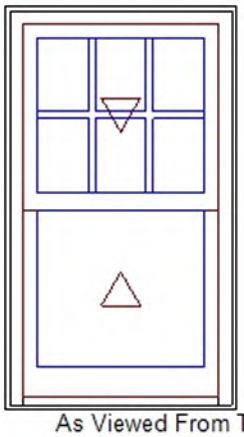
Entered As: FS
FS 25 3/4" X 53 1/2"
IO 26 1/8" X 53 3/4"
Egress Information
Width: 22 1/16" Height: 21 11/16"
Net Clear Opening: 3.32 SqFt

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 25 3/4" X 53 1/2"
Inside Opening 26 1/8" X 53 3/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H
Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

OLD

Line #5 Qty: 2	Mark Unit: 1st Floor			

MARVIN



As Viewed From The Exterior

Entered As: FS
FS 23 3/4" X 41 1/2"
IO 24 1/8" X 41 3/4"

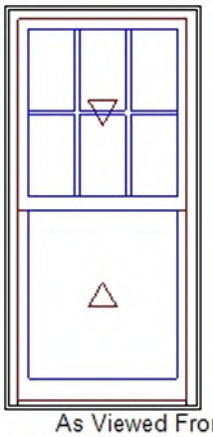
Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 23 3/4" X 41 1/2"
Inside Opening 24 1/8" X 41 3/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H
Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar

Egress Information
Width: 20 1/16" Height: 15 11/16"
Net Clear Opening: 2.19 SqFt

Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

Line #6 Qty: 1	Mark Unit: 2nd Floor Hallway			

MARVIN



As Viewed From The Exterior

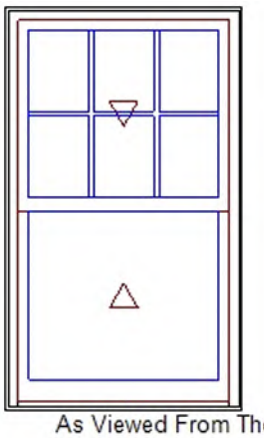
Entered As: FS
FS 27 3/4" X 57 1/2"
IO 28 1/8" X 57 3/4"
Egress Information
Width: 24 1/16" Height: 23 11/16"
Net Clear Opening: 3.96 SqFt

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 27 3/4" X 57 1/2"
Inside Opening 28 1/8" X 57 3/4"
0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H
Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

Line #7 Qty: 4	Mark Unit: 2nd Floor Bedrooms			

MARVIN

Bahama Brown Clad Exterior
Painted Interior Finish - White - Pine Interior
Ultimate Double Hung Insert G2
Frame Size 33 3/4" X 57 1/2"
Inside Opening 34 1/8" X 57 3/4"



As Viewed From The Exterior

Entered As: FS
FS 33 3/4" X 57 1/2"
IO 34 1/8" X 57 3/4"
Egress Information
Width: 30 1/16" Height: 23 11/16"
Net Clear Opening: 4.95 SqFt

0° Degree Frame Bevel
Top Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG
Low E3 w/Argon
Black Perimeter Bar
GBG - Contour
Rectangular 3W2H
Bahama Brown Ext - White Int
Ogee Interior Glazing Profile
Bottom Sash
Bahama Brown Clad Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
White Interior Weather Strip Package
Beige Exterior Weather Strip Package
Brass Sash Lock
Brass Top Sash Strike Plate Assembly Color
Aluminum Screen
Bahama Brown Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
3 1/4" Jambs
***Note: Exterior GBG color is designed to best match Marvin clad colors when used with the Low E II glass. The use of different types of glazing options may alter the exterior GBG color appearance.
***Note: Unit Availability and Price is Subject to Change

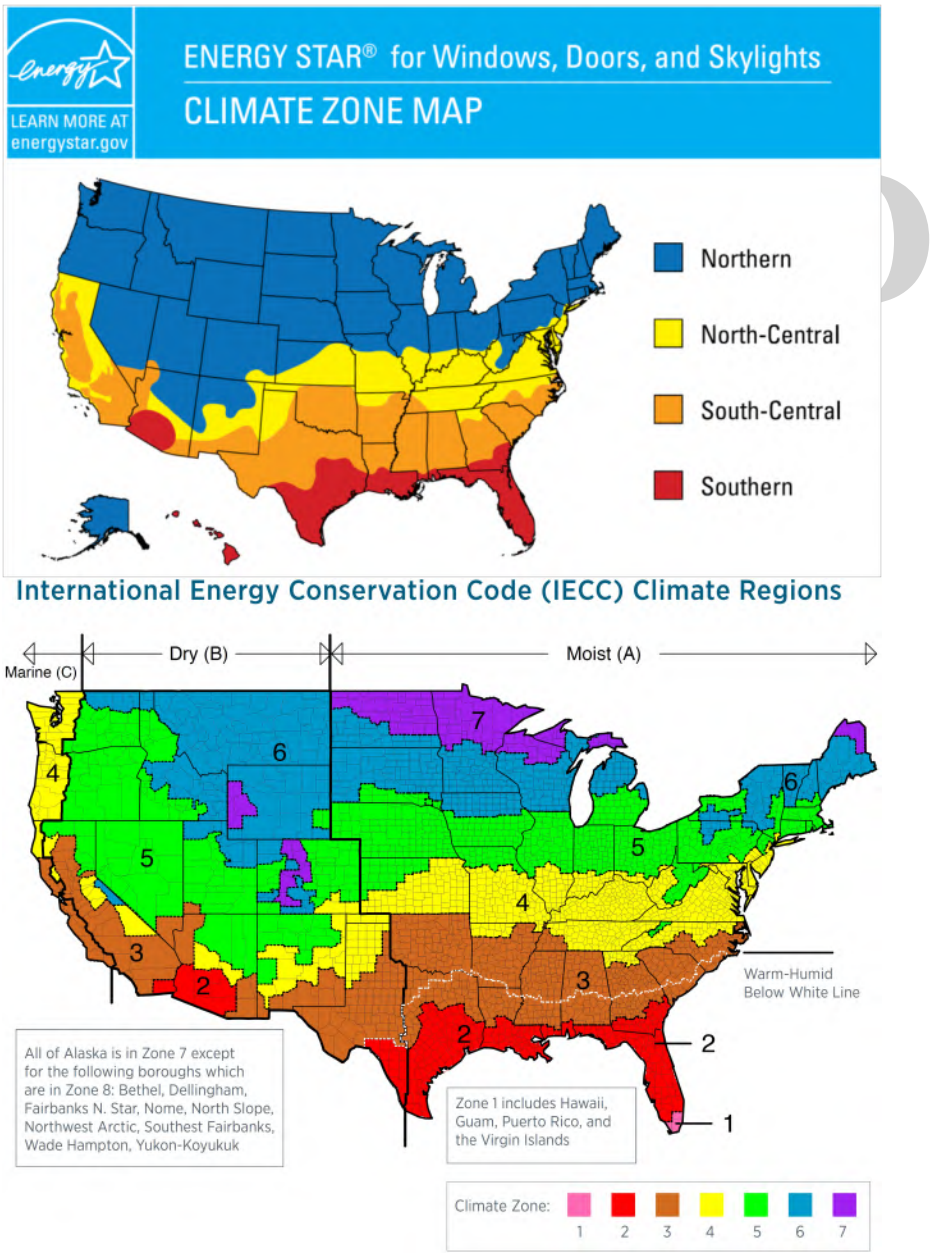
OLD

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



PURCHASE APPROVAL/SIGN OFF

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

BUYER:

Signature: _____

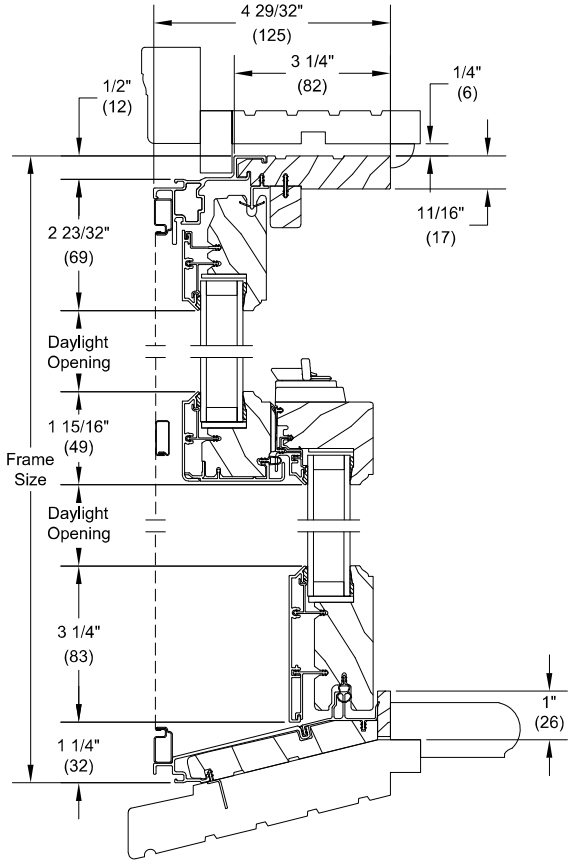
Title: _____

Date: _____

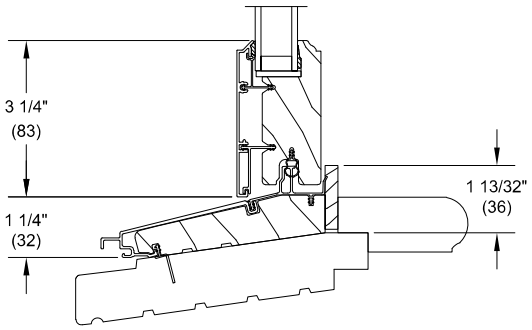
OLD

Section Details: Operating

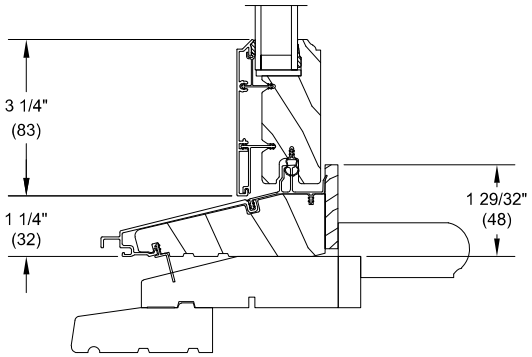
Scale: 3" = 1' 0"



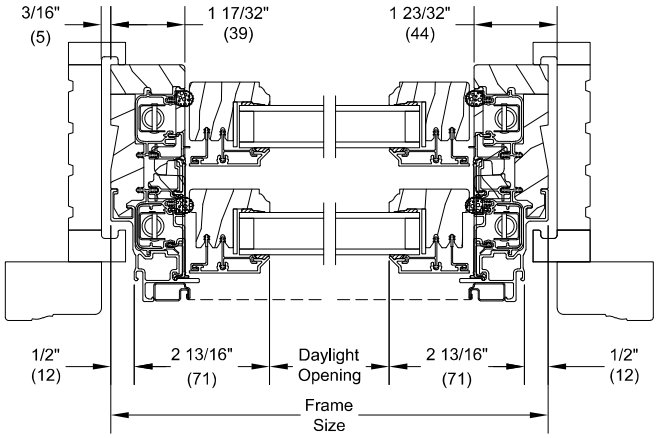
14 Degree Bevel Sill Option
Installed in existing frame



8 Degree Bevel Sill Option
Installed in existing frame



0 Degree Bevel Sill Option
Installed in existing frame



Jamb
Installed in existing frame

Inside View Of Windows-
Joe and Shela Keitel
2410 Lawndale Ave
Evanston, IL 60201

Overview
The replacement windows are nearly identical to existing windows in:

a. **Color- Exterior Bahama Brown, Interior is prefinished white pine**
b. **Grill Configuration- Grills are between glass and are exact configuration of what Keitels currently have of 2V1H**
c. **The size of the two grills/muntin is exact same width-11/16” grill and sculpted**
d. **The bottom rail of the Marvin ultimate is 3.25” inches specifically designed to mirror exactly historic windows like Keitel’s have.**
e. **The check rail/meeting rail is .25” different between original and new**


The New York Times
THE COMICS ISSUE




ENERGY STAR® certified versions of this product are available. Ask your salesperson for details.
ASK ABOUT ENERGY STAR
WARNING








DOUBLE HUNG NEXT GENERATION
Figure 1
Side View (Antisash Only)
Figure 2
Units with clad casing require installation of a drip cap along the head jamb.
IMPORTANT
DO NOT APPLY THE NAILING FIN CORNER GUSSETS AT THIS TIME. Install the unit into the rough opening following the insulation installation instructions.
2 DEWALT
3
4
2 LUFKIN
3
4
5
6





Grill Configuration of existing and replacement is exact width 11/16th wide with exact same configuration of 2V, 1Hight top sash only


MARVIN


MARVIN
MARVIN

City of EVANSTON

2410 LAWNDALE AVENUE

BEGINNING STREET NUMBER 2410
END STREET NUMBER
STREET # SUFFIX
STREET NAME Lawndale Avenue
PIN 10-11-304-031-0000

LOCAL

WITHIN LOCAL DISTRICT? No
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK? Yes
YEAR
LOCAL LANDMARK ELIGIBLE?
CRITERIA



PHOTO ID:
10-11-304-031-0000-01.jpg

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? No **NR LANDMARK?** No **YEAR**
NR ELIGIBLE? No **CRITERIA** **ALTERNATE ADDRESS?**

GENERAL INFORMATION

CATEGORY Single Family Residential **CONDITION** Excellent
INTEGRITY Excellent **CURRENT USE** Single Family Residential
HISTORIC USE Single Family Residential
SECONDARY STRUCTURE Garage **NR SECOND**

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION Renaissance Revival
DETAILS
Front bay windows with Corinthian columns, porthole window, arched windows
CONSTRUCTION YEAR 1928 **OTHER YEAR**
DATE SOURCE Building Permit **WALL MATERIAL (CURRENT)** Brick
WALL MATERIAL 2 (CURRENT) Stone **PLAN** Rectangular
NO OF STORIES 2 **ROOF TYPE** **ROOF MATERIAL** Clay Tile
FOUNDATION Undetermined **PORCH**

WINDOW MATERIAL Wood **WINDOW MATERIAL 2**
WINDOW TYPE Casement
WINDOW CONFIGURATION Multi Light/Multi Light **SIGNIFICANCE**
HISTORIC FEATURES
Bay window with stone columns and pediment, pointed arch windows 2nd story, tile roofs.
ALTERATIONS
Large two story wood sided addition to the rear on west elevation.

ADDITIONAL PHOTOGRAPHS



PHOTO ID:
10-11-304-031-0000-02.jpg



PHOTO ID:
10-11-304-031-0000-03.jpg

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) | **BUILDING MOVED?**

ARCHITECT SOURCE Building Permit **BUILDER** Leeborg, H.

MOVED FROM | **ORIGINAL OWNER** Leeborg, H.

SURVEYOR Ian Sission **SURVEYOR ORGANIZATION** The Lakota Group

ORIGINAL ARCHITECT Bruns, B. J.

SURVEY DATE May 23, 2015 **SURVEY AREA**

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS 2410 Lawndale Avenue **OLD ADDRESS** **DATE OF CONSTRUCTION** 1928

PERMIT MOVING INFORMATION

MOVING PERMIT # **DATE MOVED**

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # BP#17948 **DATE** 1928.05.05

OTHER PERMIT INFORMATION

BUILDING PERMIT DESCRIPTION BR 2-sty dwelling **COST**

COA INFO
14PRES-0080: Replacing a 6ft high fence along the rear property line.

ORIGINAL OWNER OCCUPIED?

HISTORIC INFO **OTHER SOURCES**

EXTERIOR ALTERATION PERMITS
BP#17962, 1928.09.05: Frame 2-car gar; BP#79-1981.3.31: Room Add; BP#95-32968, 1995.13.10, CONC tile RF replacement in kind; 14FNCE-0100: Replace existing wood fence on alley side.

HISTORIC INFO COMPILER **VOLUNTEER** A. McGuire

STATEMENT OF SIGNIFICANCE

This yellow brick two-story structure is a substantial house of Spanish derivation similar to several found in northeast Evanston and south Wilmette. It is almost identical to 2770 Garrison Avenue, also by Benedict J. Bruns. Bruns is noteworthy for having designed several structures in northwest Evanston.

The building's most significant design feature is its elaborate stonework. Stone molding in a Baroque curve-counter curve pattern surrounds the recessed front door and the two multi-paned second-story windows, which repeat the curved pattern in their lintels. Over the doorway, on the second story, is a quatrefoil window, also surrounded by stone moldings. On the first floor, twisted stone pilasters with Cornithian capitals supporting a narrow horizontal band of foliate ornament separate three arched French doors linked by a shallow wrought iron balustrade. These form a shallow curved bay. Both the bay and the structure's hipped roof are sheathed in green tile.

79Y86
H. Leeborg House
2410 Lawndale Avenue

EVANSTON LANDMARK

ADDRESS: 2410 Lawndale Avenue
COMMON NAME: H. Leeborg House
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: 1928
ARCHITECT OR BUILDER: Benedict J. Bruns
ORIGINAL SITE: X MOVED: ____
SIGNIFICANCE:

HISTORICAL	___ H1	___ H2	___ H3
ARCHITECTURAL	___ A4	___ A5	___ A6
	X A7	___ A8	___ A9

OTHER COMMENTS:





321 Lake Street – Lakeshore Historic District - 21PRES-0018

Paul Janicki, architect, applies for a Certificate of Appropriateness to alter the half story above the full second story of the west and east elevations with construction of a central gable dormer to accommodate attic stair access (west elevation only) as well as enlargement of five existing gable dormers to accommodate larger windows for egress.

Applicable standards: Alteration [1-10]; and [Construction 1-4, 7, 8, and 10-14]

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 321 Lake Street – 21PRES-0018

Date: February 24, 2021

Public Notice

Paul Janicki, architect, applies for a Certificate of Appropriateness to alter the half story above the full second story of the west and east elevations with construction of a central gable dormer to accommodate attic stair access (west elevation only) as well as enlargement of five existing gable dormers to accommodate larger windows for egress. **Applicable standards: Alteration [1-10]; and [Construction 1-4, 7, 8, and 10-14]**

Architectural Significance

Located in the northcentral portion of the Lakeshore Historic District on the north side of Lake Street between Judson Avenue to the west and Forest Avenue to the east, 321 Lake Street is a side-entry Colonial Revival styled home with east facing primary facade constructed in 1927. The property was designed by architect Frederick Stanton, and commissioned by Adolph Hoeft. The property is a contributing structure in good condition and retains excellent integrity.

Little is known of Frederick Stanton other than he was an active member of some of the most influential organizations of the time including a member of the Chicago Architectural Club, Illinois Society of Architects, and Chicago Architects Business Association, the first independent statewide organization of architects in the United States. Stanton is the architect of record for the Moorish Revival styled Conner Fellowship Hall in Avalon Park (Chicago). 321 Lake Street is the only structure he designed in the District.

Surrounding properties are predominately large-lot single-family residences constructed on the former site of the Charles Grey estate, which was demolished in 1927, giving way to the many revival style homes seen on the block and developed between the late 1920s and early 1940s. The southern two-thirds of the block contain individual properties of significant architectural integrity, while the northern 1/3 has seen significant alterations and contains 3 non-contributing structures. The block as a whole retains good integrity of setting despite a handful of curb-cuts diminishing a cohesive parkway. Two Local Landmarks are in close proximity including 303 Lake Street, located two houses east on the corner of Lake Street and Forest Avenue, and a significant Greek Revival styled home across the street at 314 Lake Street.

Proposal

- **East Elevation (Primary Facade)**
  The proposed alteration to the east elevations half-story above the full second story will have two enlarged gable-dormers replacing the existing smaller dormers which did not provide adequate space for egress, as required due to the new bedroom locations. Although enlarged, the proportions and horizontal positioning of the existing dormers is retained while the vertical positioning has been raised slightly to accommodate increased interior functionality. The materiality matches the existing condition with wood windows with simulated divided lites to match the original design, wood shingle cladding, and asphalt roof.

- **West Elevation**
  The proposed alteration to the west elevation mirrors that of the east elevation where two existing gable-dormers will be slightly repositioned and enlarged. Additionally, the west elevation includes a new, larger gable-dormer with double-window in order to accommodate the new code compliant access stair to the attic space. This larger dormer is positioned at the center of the roofline with a sill height slightly lower than the two smaller dormers.

- **North Elevation**
  N/A

- **South Elevation**
  N/A

Public Comment
Staff has received three letters of support from neighboring property owners who believe the interventions are sympathetic to the existing architectural integrity of the residence and District as a whole.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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 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.

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.

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.

Zoning Analysis
Summary

Case Number:	**Case Status/Determination:**
21PRES-0018 – 321 Lake Street R1 Single-Family Residential District | Lakeshore Historic District	Compliant

Proposal:

Proposed vertical alteration of existing gable dormers on east and west elevations and construction of a larger central gable dormer on west elevation.

Zoning Section:	**Comments:**
6-8-2-9	The existing conforming height of the structure, 34’-8”, remains unchanged with the gable dormers located below the existing ridge of the central gable.
6-8-1-8	The proposed east side elevation dormers although occupying the 20% of the roof closest to the front-facing facade, is an existing legally non-conforming condition, they are simply being altered to provide an egress sized window. The alteration occurs in the vertical direction, so the legally non-conforming condition remains unchanged. This is also true of the west side elevation dormers (the two smaller dormers), with the new larger gable dormer in the middle, they still do not exceed 30% of the total length of the side elevation (24.5% is proposed).

Additional Comments:

- Review and issuance of COA by the Preservation Commission is required.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page "i" fifth below].

1) Property Address: 321 Lake Street

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: Corinne and Mason Rocca
Address: 321 Lake Street
City: Evanston State: IL Zip: 60201 Phone: Email/Fax:

3) Architect's Name: Paul Janicki Architects
Address: 1718 Sherman Avenue
City: Evanston State: IL Zip: 60201 Phone: 847-328-4600 Email/Fax: paul@pauljanickiar

4) Contractor's Name:
Address:
City: State: Zip: Phone: Email/Fax:

5) Landmark: ☐ Yes ☑ No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;
If yes, ☑ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require** any Zoning Variance or Fence Variance or Special Use → **Complete section B only.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

We are proposing adding 2 new bedrooms to the attic space in this house for a growing family. In order to add these bedrooms, we must remove the existing stair to the attic that makes creating 2 bedrooms impossibe. The scheme calls for continuing the main staircase for the house and extending it into the attic. In order to get headroom for this, a new 2-window dormer is being proposed. Since the bedrooms will need life safety in the form of egress windows, a larger casement window will have to replace the double-hungs which do not meet code for this. Once we realized we needed larger openings, we chose the smallest casement that met code and also matched the original window proportions. This created a need for a slightly larger dormer to accomodate these windows. The proportion of the new proposed dormers would accurately match the originals. We kept the centerlines of these new dormers intact but also elected to move these dormers slightly higher up the roof in order to gain usability underneath them as well as sight lines that would make them more useful.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☑ Construction	☑ Residential ☐ Other:	☑ Yes ☐ No
☑ Demolition	☑ Partial ☐ Total	☑ Yes ☐ No
☑ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☑ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☑ Windows ☐ Storm Windows ☐ Doors ☐ Storm Doors	☑ New ☐ Replacement ☐ Restoration Style/Materials:	☑ Yes ☐ No
Roof: ☐ New ☑ Re-roof	☑ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Siding: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear Material:	☐ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☐ Air Conditioning Unit	☐ New ☐ Replacement	☐ Yes ☐ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☐	☐	Wood Frame	☑	☑	Copper	☐	☐	Wood
☐	☐	Stone	☐	☐	Sheet Metal	☐	☐	Wrought Iron
☐	☐	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☐	☐	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height:_____
☐	☐	Wood Siding						Length:_____
☐	☐	Aluminum Siding	☑	☑	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: _____	☐	☐	Synthetic Material, Type: _____	☐	☐	Stone
						☐	☐	Brick Pavers
☐	☐	Other: _____	☐	☐	Other: _____	☐	☐	Concrete Pavers
		Roofing Material			**Door Material**	☐	☐	Poured Concrete
☐	☐	Wood Shingles				☐	☐	Other: _____
☐	☐	Wood Shakes	☐	☐	Wood			
☐	☐	Slate	☐	☐	Metal			**Driveway Material**
☐	☐	Clay Tile	☐	☐	Clad	☐	☐	Asphalt
☑	☑	Asphalt Shingles	☐	☐	Other: _____	☐	☐	Poured Concrete
☐	☐	Metal Sheet				☐	☐	Brick Pavers
☐	☐	Other: _____			**Window Type**	☐	☐	Concrete Pavers
			☑	☐	Double Hung	☐	☐	Crushed Stone
		Chimney Material	☐	☑	Casement	☐	☐	Other: _____
☐	☐	Brick	☐	☐	Other: _____			
☐	☐	Stone						
☐	☐	Stucco			**Window Material**			**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Other: _____	☑	☑	Wood			
			☐	☐	Aluminum			
		Gutters/Downspouts	☐	☐	Steel	☐	☐	Air Conditioning Unit
☐	☐	Copper	☐	☐	Other: _____	☐	☐	
☐	☐	Aluminum				☐	☐	
☐	☐	Galvanized Sheet			**Muntins**	☐	☐	
☐	☐	Other:_____	☐	☐	Not existing	☐	☐	
			☑	☐	True divided lights	☐	☐	
			☐	☑	Simulated divided lights	☐	☐	

4) Applicant's Signature: _____ **Date:** 2-12-21

Print Name: Paul Janicki

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special us**e. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

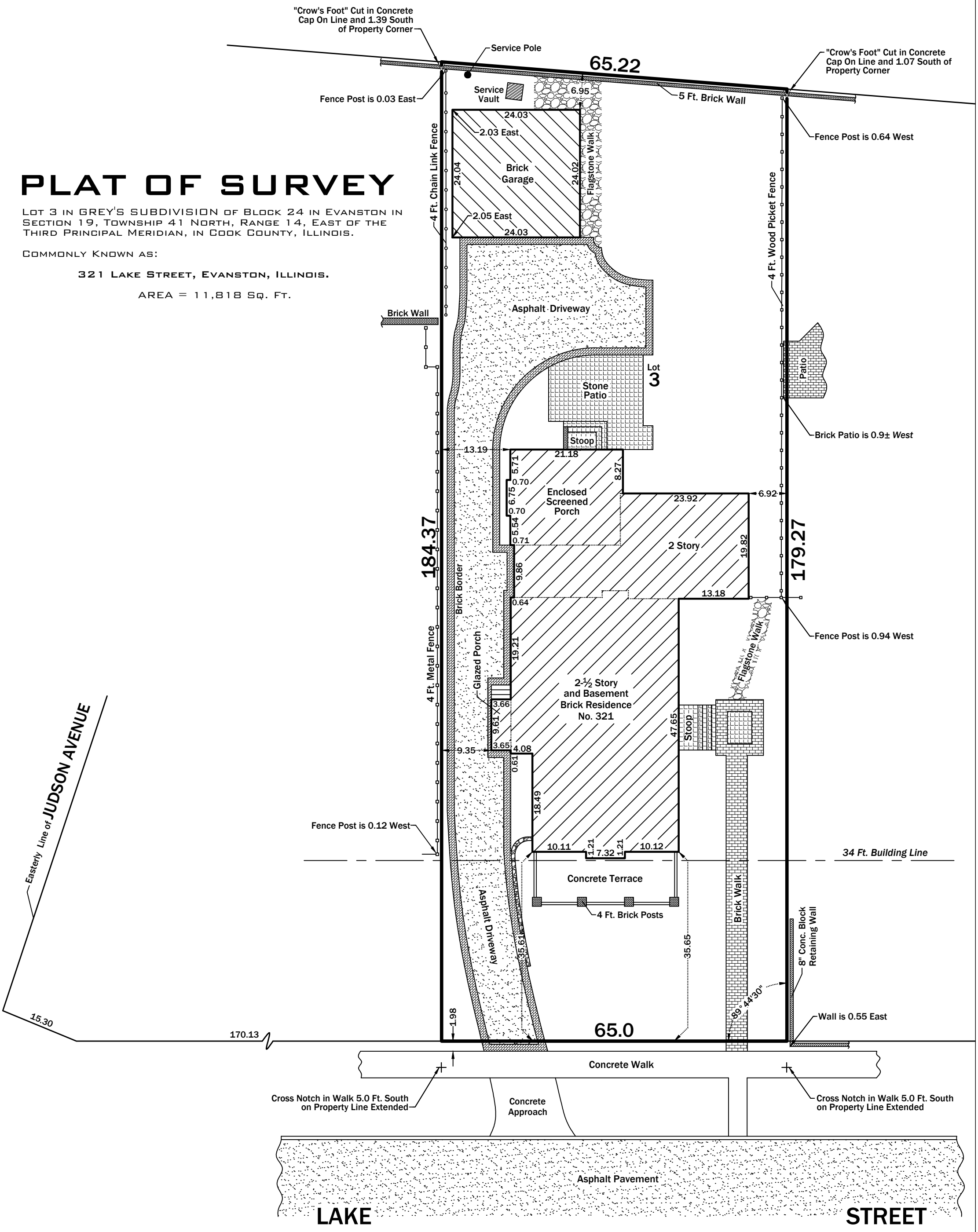
PLAT OF SURVEY

Lot 3 in GREY'S SUBDIVISION of Block 24 in Evanston in Section 19, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as:

321 Lake Street, Evanston, Illinois.

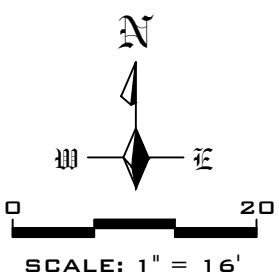
AREA = 11,818 Sq. Ft.



Prepared for: Corrine Rocca
Purpose: Building Permit
Field Date: 2-3-21
Delivery Date: 2-8-21
Formats: Bond & PDF

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



SCALE: 1" = 16'

North Shore Survey, Ltd.
436 Catalpa Lane, Libertyville, Illinois 60048
(847) 446-6510 Northshoresurvey@gmail
Professional Design Firm No. 184.006982

State of Illinois }
County of Cook } SS

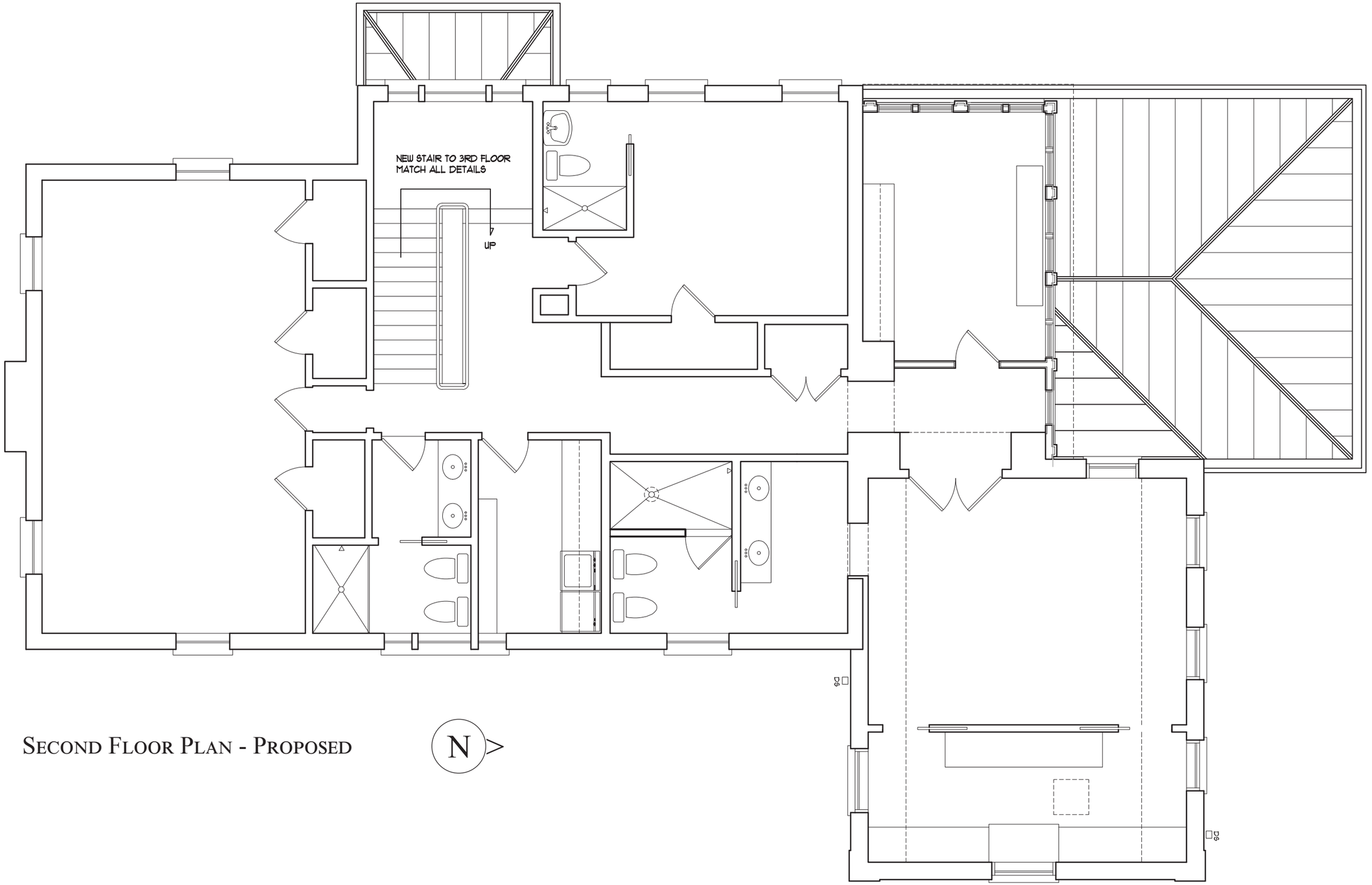
WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

Professional Illinois Land Surveyor
License No. 35-2232 Exp. 11-30-2022

DATED: February 3, 2021

Instr.: ART CAD: ART Legal: ARO

File No.
43946-U



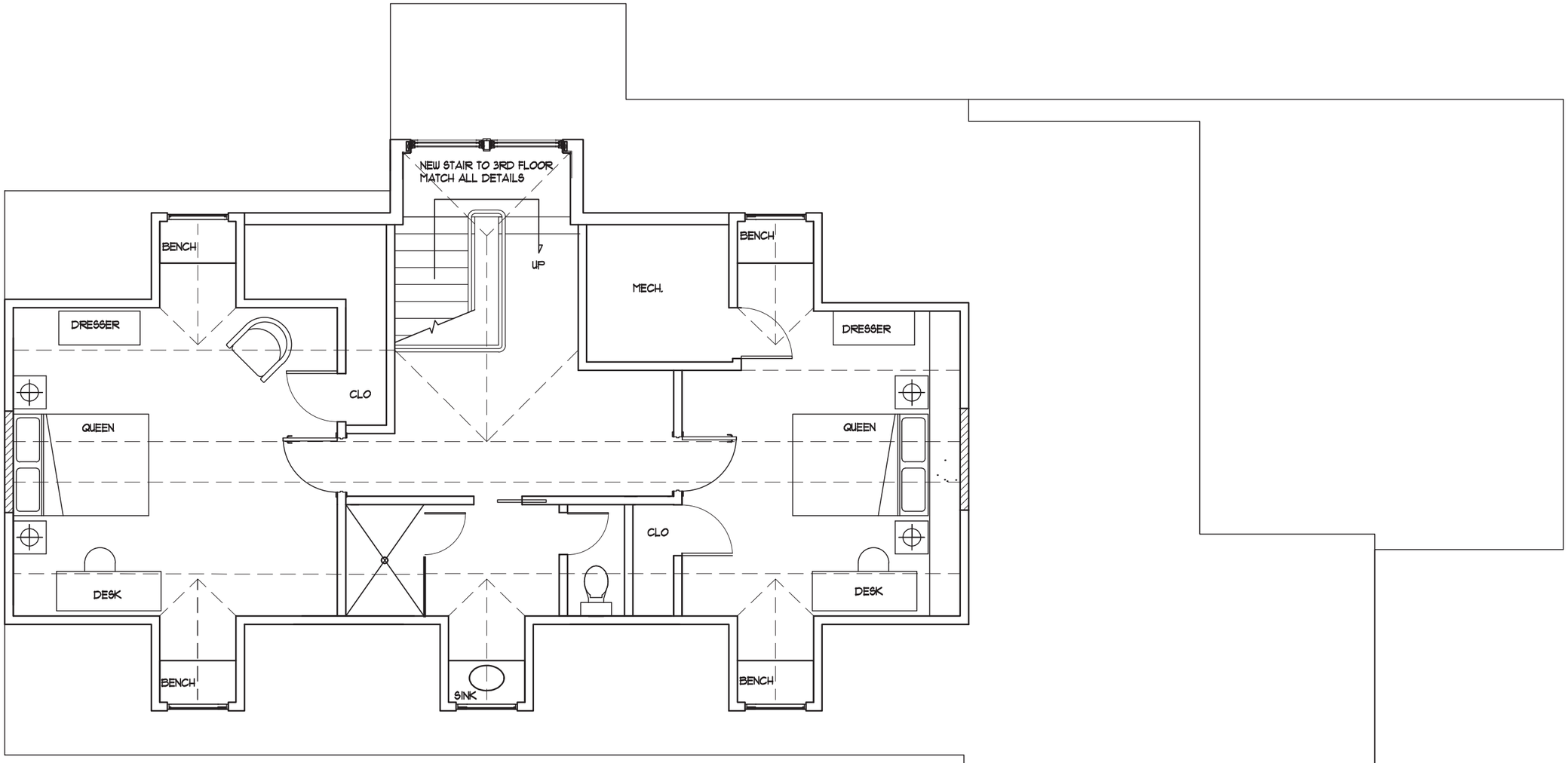
Second Floor Plan - Proposed

N

321 Lake Street

Evanston, IL

PAUL JANICKI
ARCHITECTS



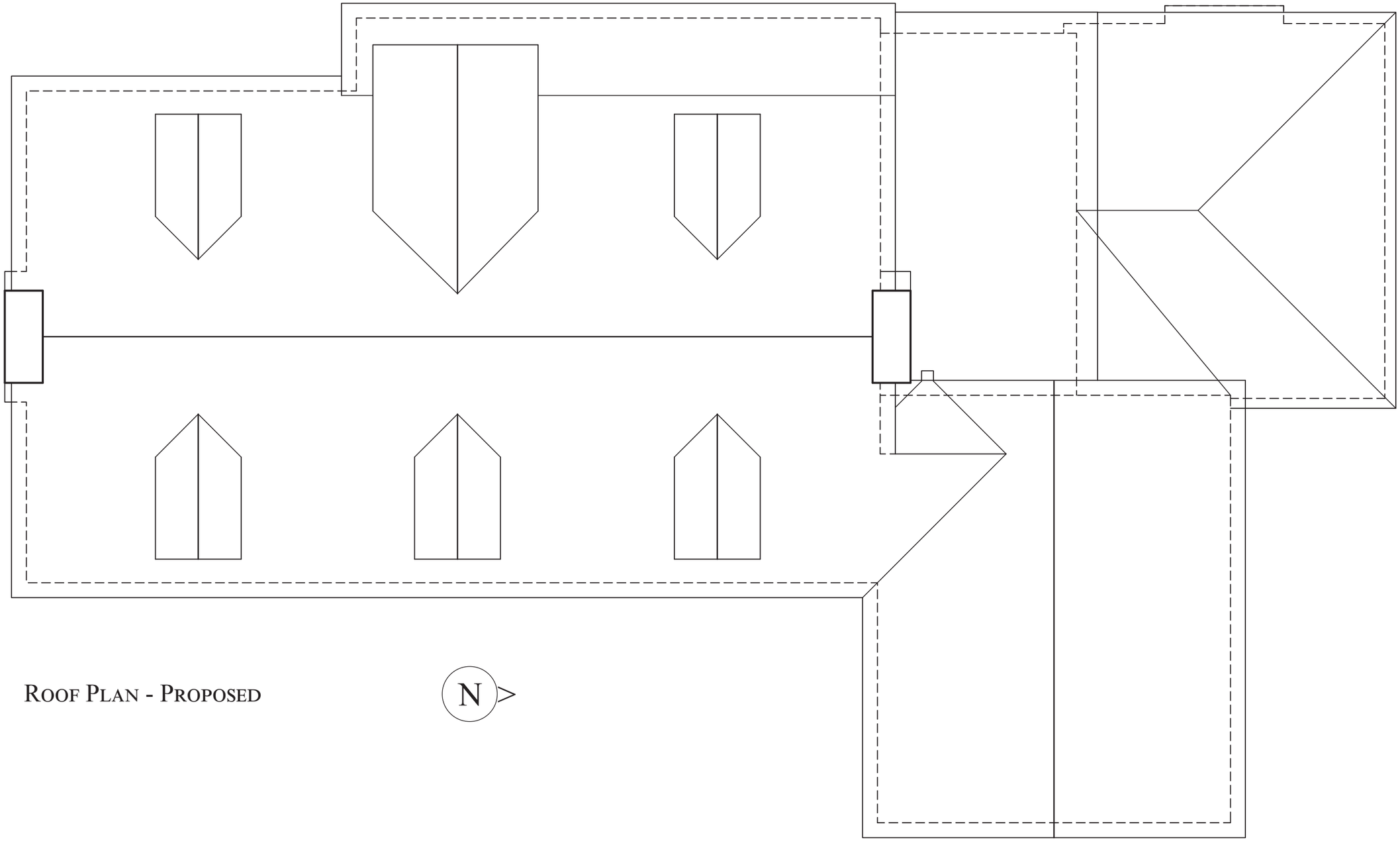
THIRD FLOOR PLAN - PROPOSED

N

321 LAKE STREET

EVANSTON, IL

PAUL JANICKI
ARCHITECTS



ROOF PLAN - PROPOSED

N

321 LAKE STREET

EVANSTON, IL

PAUL JANICKI
ARCHITECTS



West Elevation - Existing



West Elevation - Proposed



South Elevation - Existing



South Elevation - Proposed

321 Lake Street

Evanston, IL

PAUL JANICKI
ARCHITECTS



East Elevation - Existing

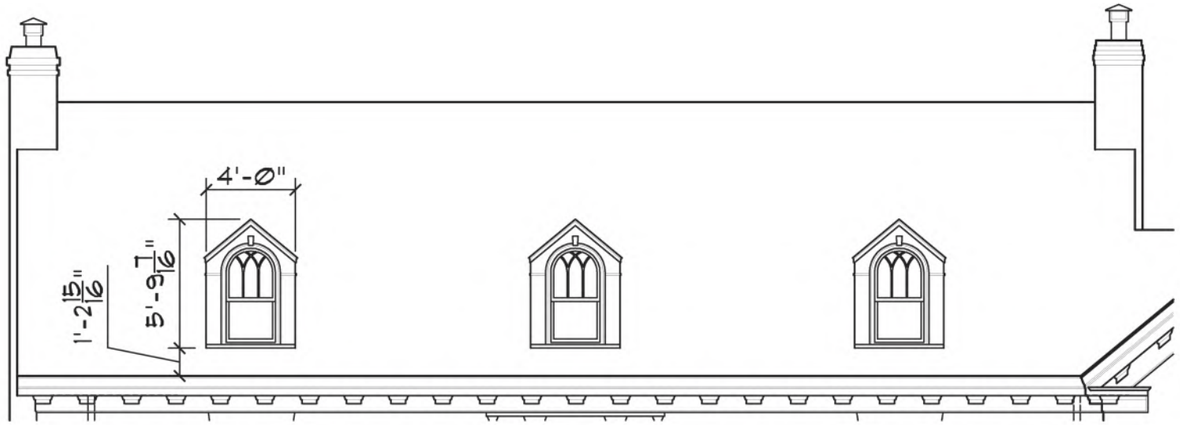


East Elevation - Proposed

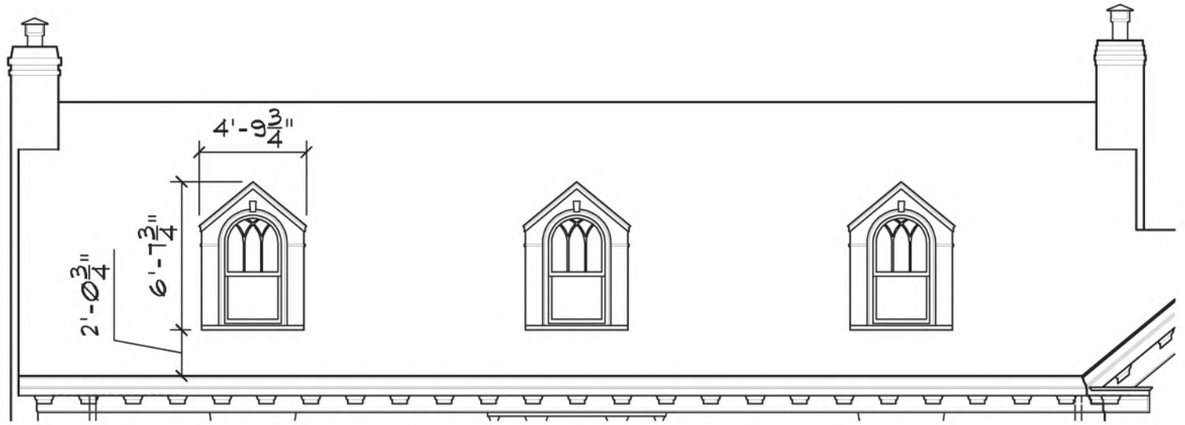
321 Lake Street

Evanston, IL

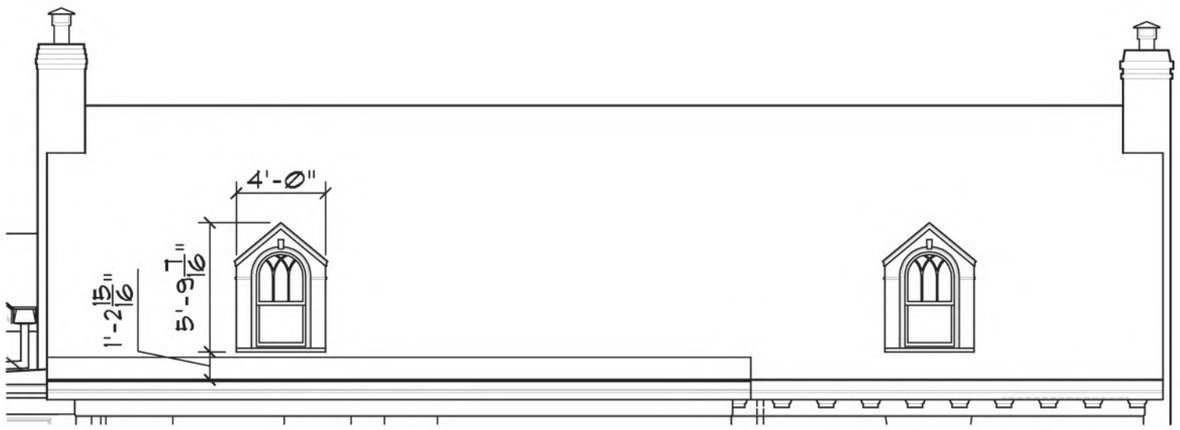
PAUL JANICKI
ARCHITECTS



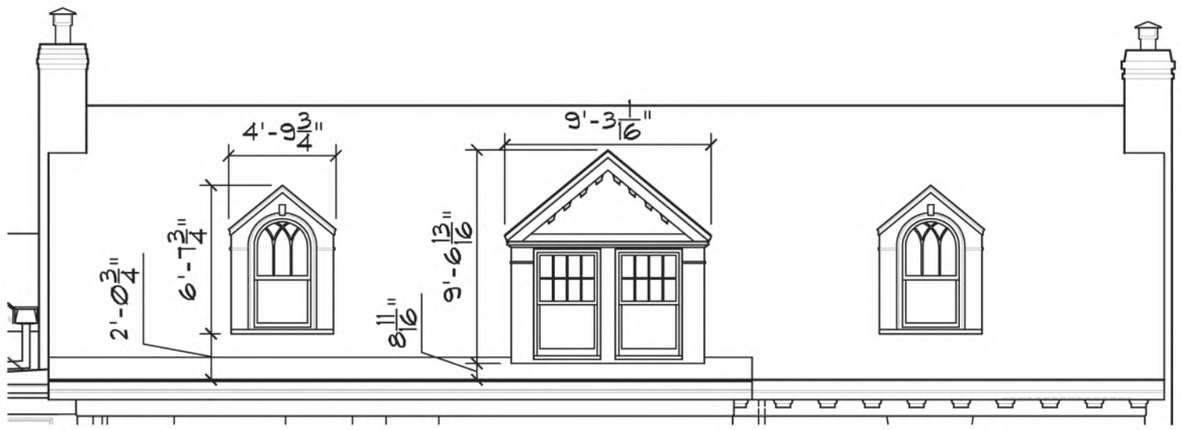
East Roof Elevation - Existing



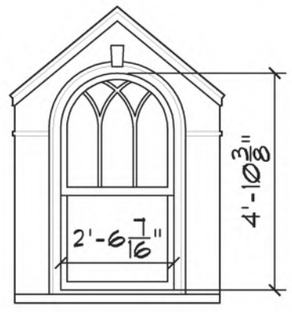
East Roof Elevation - Proposed



West Roof Elevation - Existing



West Roof Elevation - Proposed

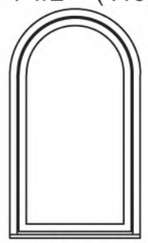


Proposed Dormer
(Typical)

USE THIS WINDOW →

Masonry Opening	2-11 5/8	(905)
Rough Opening	2-9	(838)
Rgh. Opg. Radius	1-4 1/2	(419)

5-1 7/8 (1572)
5-0 9/16 (1538)
3-8 1/16 (1119)



UWCART3260 **

Marvin Window
(From Marvin Catalog)

** These units meet national egress codes for fire evacuation.

321 Lake Street
Evanston, IL

PAUL JANICKI
ARCHITECTS



East Elevation - Existing



East Elevation - Proposed

321 Lake Street
Evanston, IL

PAUL JANICKI
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West Elevation - Existing



West Elevation - Proposed

321 Lake Street
Evanston, IL

PAUL JANICKI
ARCHITECTS

BEGINNING STREET #	321
END STREET #	
STREET # SUFFIX	
STREET NAME	LAKE
SUFFIX	STREET
PIN	11-18-410-010-0000



PHOTO ID \Images\11-18-410-010-0000.jpg

ALTERNATE ADDRESS?

LOCAL

WITHIN LOCAL DISTRICT?	Lakeshore
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	C
LOCAL LANDMARK?	NO
YEAR	-
LOCAL LANDMARK ELIGIBLE?	YES
CRITERIA:	3

NATIONAL REGISTER

WITHIN NR DISTRICT?	Lakeshore
NR DISTRICT CONTRIB/NON-CONTRIB?	C
NR LANDMARK?	NO
YEAR	-
NR ELIGIBLE?	NO
CRITERIA	-

GENERAL INFORMATION

CATEGORY	Building
CONDITION	Good
INTEGRITY	Addition(s)
CURRENT USE	Domestic - single dwelling
HISTORIC USE	Domestic - single dwelling
SECONDARY STRUCTURE	Detached garage
NRSECOND	C

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Colonial Revival
DETAILS	
CONSTRUCTION YEAR	1927
OTHER YEAR	
DATESOURCE	Building permit
WALL MATERIAL (current)	Brick
WALL MATERIAL 2 (current)	Wood - shingle
PLAN	Rectangular
NO OF STORIES	2.5
ROOF TYPE	Side gable
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Not visible
PORCH	-
WINDOW MATERIAL	Wood
WINDOW MATERIAL 2	
WINDOW TYPE	Double hung/casement
WINDOW CONFIGURATION	4/1; 8/1; 6/1; multi-light/1; multi-light

SIGNIFICANCE

One of a group of 1920s Revival-style houses built on the former estate of Charles Grey, this Colonial Revival residence is a well-preserved and handsome example of the style, with a symmetrical east-facing façade and classical detailing.

HISTORIC FEATURES

House's principal façade faces east; side gable roof with cornice returns; modillion cornice; brick exterior with decorative brick corner quoins; east and west gable dormers with multi-light/1 wood windows and shingled walls--SEE CONTINUATION SHEET

ADDRESS

321			LAKE	STREET

ALTERATIONS One-story northeast corner addition (post-1945--see Sanborn maps).

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) 317-19 Lake

BUILDING MOVED? No

MOVED FROM

ORIGINAL OWNER Hoeft, Adolph

ORIGINAL ARCHITECT Stanton, Frederick

ARCHITECT SOURCE BP16109

BUILDER BP16109

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-18-410-010-0000-2.jpg

PHOTO ID3

OTHER PINS

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/29/2012

Historic Info Compiler aoe

SURVEYAREA EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

321			LAKE	STREET

OLD ADDRESS (city dir.year) 317-19 Lake

DATE OF CONSTRUCTION 1927

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 16109 **DATE** 1927.01.10

BUILDING PERMIT DESCRIPTION (as 317-19 Lake) 2-story brick veneer family dwelling 31'x58'x35'h

COST $20,000

ORIGINAL OWNER Hoeft, Adolph

ORIGINAL OWNER OCCUPIED? Yes

ORIGINAL ARCHITECT Stanton, Frederick

ARCHITECT SOURC BP16109

BUILDER BP16109

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

(as 317-19 Lake) BP16110, 1927.01.10, 1-story brick 2-car garage 24'x24'x12'h $500, owner Adolph Hoeft, archt Frederick Stanton, mason A H Morby.

COA INFO

2009 - Install canopy over existing driveway.

HISTORIC INFO

The house at 321 Lake is one of six built on the Charles F. Grey estate that once occupied the south half of the block bounded by Davis, Forest, Lake & Judson. Grey's 1870 brick Italianate mansion was demolished in 1927.

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Koenig & Strey Glenview 1971.

HISTORIC INFO COMPILER aoe

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 321

STREET LAKE STREET

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

House's principal façade faces east; side gable roof with cornice returns; modillion cornice; brick exterior with decorative brick corner quoins; east and west gable dormers with multi-light/1 wood windows and shingled walls; center entry on east elevation—wood door with leaded glass transom and sidelights; classical wood surround with pilasters; three-part window bay above entry; historic wood double hung windows with flat arch brick lintels; north and south end chimneys; two French doors on south elevation leading to brick terrace, with stone capped piers and balustrade; two-story rear (west—visible from street) bay with second-story Palladian window.

City of Evanston™

Cade Sterling <csterling@cityofevanston.org>

The Rocca's new 3rd floor

1 message

Al White <aswhitedd@ameritech.net> Thu, Feb 11, 2021 at 9:48 AM
To: csterling@cityofevanston.org
Cc: paul@pauljanickiarchitects.com, Corinne Rocca <corinnerocca@hotmail.com>, ICE - Spouse - Terre <terretuzzolino@sbcglobal.net>

Cade,

Corrine has shared with us Paul's designs for the Rocca's 3rd floor enhancements. As with all of Paul's work, it looks very lovely and we're fine with the "look and feel!"

Good luck to all!

Al White & Terre Tuzzolino

Sent from my cellphone

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Support for proposed project at 321 Lake Street

2 messages

John Engel <johnfengel@gmail.com> Thu, Feb 11, 2021 at 4:28 PM
To: csterling@cityofevanston.org, Paul Janicki <paul@pauljanickiarchitects.com>
Cc: Corinne Rocca <corinnerocca@hotmail.com>, Ellen Engel <elleneengel@gmail.com>

Hello,

This is to inform you that we have looked at the plans for 321 Lake Street as prepared by the architect, Mr. PAUL Janicki, and are highly supportive of the work being proposed. We believe it is very attractive, blends nicely with the existing architectural details, sustains the historical appeal and makes the side of 321 Lake that faces our property even more attractive. We are happy to answer any questions that you may have.

John and Ellen Engel
325 Lake Street
Evanston IL 60201

John F. Engel
johnfengel@gmail.com
Mobile: 847-778-0454
www.jacksonspringsmp.com

Cade Sterling <csterling@cityofevanston.org> Fri, Feb 12, 2021 at 8:26 AM
To: John Engel <johnfengel@gmail.com>
Cc: Paul Janicki <paul@pauljanickiarchitects.com>, Corinne Rocca <corinnerocca@hotmail.com>, Ellen Engel <elleneengel@gmail.com>

Thank you John and Ellen,

Your comments and interest in this case are very much appreciated. I will include them in next month's preservation packet.

Have a lovely weekend ahead.

Cade W. Sterling
City Planner
City of Evanston
847-448-8231



Step Up! Support our neighbors most impacted by COVID-19.
Donate to the Evanston Community Rapid Response Fund at cityofevanston.org/EvanstonCares

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[Quoted text hidden]

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

321 Lake Street work

2 messages

Henry Adams <henry.w.adams@gmail.com> Fri, Feb 19, 2021 at 6:38 AM
To: csterling@cityofevanston.org
Cc: paul@pauljanickiarchitects.com

Cade,
This is Henry Adams, of 314 Lake Street, Evanston. I understand that the Rocca's of 321 Lake Street are doing some work on their 3rd floor.
I wanted to let the City know that I support their work. They have done several renovations on the house and all of them have been high-quality projects that have been consistent with the house's historic nature. I live in a historic house across the street, so I appreciate their efforts.
This project will give them more room without compromising its historic charm.
Feel free to reach out to me if you have any questions.
Best Regards
Henry Adams
314 Lake Street

Cade Sterling <csterling@cityofevanston.org> Fri, Feb 19, 2021 at 9:19 AM
To: Henry Adams <henry.w.adams@gmail.com>
Cc: Paul Janicki <paul@pauljanickiarchitects.com>

Thank you Henry, your comments and interest in this proposal are very much appreciated. I will include them in the March preservation commission packet.

Have a lovely weekend ahead.

Cade W. Sterling
City Planner
City of Evanston
847-448-8231



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[Quoted text hidden]

1228 Forest Avenue
Lakeshore Historic District – Landmark - 21PRES-0025

Moshe Calamaro & Associates, applicant, applies for a Certificate of Appropriateness to alter the non-original front-porch to closely align with the original circa 1880s design. Specifically the applicant proposes to rebuild the existing front porch stairs on the east elevation, remove the uncovered porch and stair on the homes south elevation, and add a new stair at the south terminus of the front-porch. Additional improvements include restoration of the porches column bases and capitals, the wood frieze, fascia, soffit, and trims, and replacement of the concrete porch floor with tongue and groove wood decking.

Applicable standards: Alteration [1-10]; Construction [6, 7; and, 10-13]; and, Demolition [1-5]

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 1228 Forest Avenue – 21PRES-0025

Date: February 24, 2021

Public Notice

Moshe Calamaro & Associates, applicant, applies for a Certificate of Appropriateness to alter the non-original front-porch to closely align with the original circa 1880s design. Specifically the applicant proposes to rebuild the existing front porch stairs on the east elevation, remove the uncovered porch and stair on the homes south elevation, and add a new stair at the south terminus of the front-porch. Additional improvements include restoration of the porches column bases and capitals, the wood frieze, fascia, soffit, and trims, and replacement of the concrete porch floor with tongue and groove wood decking. **Applicable standards: Alteration [1-10]; Construction [6, 7; and, 10-13]; and, Demolition [1-5]**

Architectural Significance

Located in the central portion of the Lakeshore Historic District on the west side of Forest Avenue midblock between Dempster Street to the north and Hamilton Street to the south, 1228 Forest Avenue is a Shingle styled single-family residence constructed in 1897 and designated a Landmark Property in 1978. The property was designed by architect Franklin Pierce Burnham and commissioned by William H. Burnet. The property is a contributing structure in excellent condition and retains excellent integrity despite minor alterations including modifications to the now non-original front-porch and veranda. The home is an excellent example of a Shingle Style home – likely the best preserved and true to the style within the Lakeshore District. Historic features include the broad cross gambrel roof with intersecting gambrel bays, shingled walls, and expansive veranda. Notable alterations include the poorly executed brick porch base and concrete deck addition.

Franklin Pierce Burnham was one of the most influential architects on the North Shore and an important national figure in the late 19th century. Burnham started his career in 1867 at age fourteen, working as a draftsman at the Chicago architectural offices of J.H. Barrows. In 1877 Burnham would depart for San Francisco, starting his own practice designing primarily residential homes in the burgeoning City following the mid 19th Century Gold Rush. Returning to Chicago in 1887, Burnham founded a firm in partnership with notable national architect Willoughby J. Edbrooke (native son of Evanston, supervising architect for the U.S. Treasury Department, and designer of many significant national works including

the Old Post Office in Washington D.C. the Milwaukee Federal Building, University of Notre Dame Administration Building, and the Federal Courthouse in St. Paul, Minnesota, among others). The two were masters of Classicism, particularly the Richardsonian Romanesque style which flourished as an institutional aesthetic during the late 19th Century.

Burnham and Edbrooke designed many institutional buildings but also residential homes primarily in Evanston and Chicago. Notable projects the firm completed include the Georgia State Capitol, Kane County Courthouse in Geneva, and Mecca Flats and the Cold Storage Warehouse (one of the largest buildings at the fair, and the site of a tragic fire) -- both designed for the Worlds Columbian Exposition. Locally, Burnham is best known for his impact on the North Shore as the architect for the planned community of Kenilworth, where he designed many individual homes, the communities train station, and many planned institutional and commercial buildings still standing today. Edbrooke would pass in 1896 and Burnham would return to California where his practice continued to flourish, designing mostly institutional buildings including twelve Carnegie Libraries, of which only two remain.

Burnham and Edbrooke designed one other structure still extant in the Lakeshore Historic District, an impressive Queen Anne styled home at 1432 Forest Avenue.

Surrounding properties are a mix of residential densities with some large-lot single-family homes, several double-houses, and a handful of smaller multi-family buildings.The individual buildings in the area retain excellent integrity and are a mix of early high-style homes including Queen Anne, Gothic Revival, and Colonial Revival as well as early to mid 20th century styles including Craftsman, Prairie, and Tudor Revival. The block as a whole retains excellent integrity of setting with mature shade trees, narrow streets, and no immediate curb-cuts or surface parking. Several Local Landmarks are in close proximity including the Queen Anne styled double-house immediately north (1230-1232 Forest), a Gothic Revival styled home immedietly south (1218 Forest), and an Ernest Mayo designed masonry Queen Anne styled home across the street (1225 Forest). The block was developed primarily between the late 19th and early 20th centuries and is an excellent example of vibrant mixed-use built fabric which predates the City's first zoning ordinance.

<u>Proposal</u>

- **East Elevation (Primary facade)**
    - Remove existing non-original porch and stair brick side walls and replace with stockpiled original brick. Install new 2" limestone coping stone.
    - Remove existing porch stair and re-construct according to circa 1880s Burnham plans while adding new balustrade similar in materiality to existing top rail and new brick newel posts with sphere finial. Treads and risers are limestone set on concrete.
    - Remove existing concrete deck and replace with wood decking and wood fascia boards and trims to match original dimensions and profiles indicated in Burnham plan.
    - Remove existing non-original steel railing at north terminus of porch and replace with original posts and balusters in stockpile

- Repair and restore existing column capitals and base where possible and replace as needed in wood (original drawings proposed fiberglass but applicant has agreed to substitute wood for all proposed composites).
- Construct new stair at the porches south terminus as reflected in original Burnham plan. Stair to match the restored existing stair at the north terminus with same limestone coping stone, brick side walls, brick newel posts with sphere finial, wood balustrade, and limestone treads and risers set on concrete.
- Install new wood 4" Dia. Sphere finials on porch railing per original Burnham plan.
- New cedar shingle roof above porch to match existing.
- Install internal copper gutters and copper drip edge to match existing.
- Repair existing wood frieze boards, soffit, and fascia with wood to match existing profiles.

- **West Elevation**
  N/A

- **North Elevation**
  N/A

- **South Elevation (highly visible secondary facade)**
  Remove existing, non-original uncovered deck and wood stair and reinstall rail, posts, and balusters between new south stair and the homes southeast corner.

If the applicant wishes to install a railing with height to the top rail less than code, as per original plan, preservation planning staff recommends request of a waiver from the Building Official per IBC section 3409 with a high likelihood of approval due to the original plans existence. This would help resolve the proposed brick newel posts and sphere finials, although similar to the original plan, having more height than original. Discussions regarding the use of a painted polyurethane sphere did not occur. Staff would recommend conditioned use of wood for the smaller spheres on the porch railing and not a composite material. The finials on the stair brick newel posts are limestone to match the existing limestone finials on the entry piers at the street.

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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

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.

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.

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.

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.

Zoning Analysis Summary

Case Number:	Case Status/Determination:
20ZONA-0147 – 1228 FOREST AVE	COMPLIANT

Plan Dated: 11-15-20
Prepared by: Moshe Calamaro & Associates, Inc.

Proposal:

REBUILD FRONT PORCH STAIRS ON EAST SIDE OF HOUSE;
REMOVE UNCOVERED PORCH AND STAIRS ON SOUTH SIDE OF HOUSE, CONSTRUCT NEW STAIRS TO FRONT PORCH TO THE SOUTH;
REPAIRS TO FRONT PORCH;

Zoning Section:	Comments:
	No zoning issues with proposed work.

MICHAEL GRIFFITH 12-29-20

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) **Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address: 1228 Forest Avenue			**FOR STAFF USE ONLY Application Number:**	
2) Owner's Name: Blair Thrush Lele			Address: 1228 Forest Avenue	
City: Evanston	State: IL	Zip: 60202	Phone: (847)363-5436	Email/Fax: lele@englevolkers.com
3) Architect's Name: Moshe Calamaro & Associates, Inc			Address: 930 Pitner Avenue Suite #7	
City: Evanston	State: IL	Zip: 60202	Phone: 847-733-0015	Email/Fax: mbeebe@mosheca.com
4) Contractor's Name:			Address:	
City:	State:	Zip:	Phone:	Email/Fax:

5) Landmark: ☑ Yes ☐ No **Refer to the Supplemental Information for guidance on page (i) (fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☑ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require** any Zoning Variance or Fence Variance or Special Use → **Complete section B only.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

1. Rebuild existing front porch stairs east side. New stairs to be the same as original house drawings except stairs to be Building Code compliant with added guard rails, handrails, balusters. Railings & balusters to be compatible with existing typical @ porch and to be composite material (for durability) with a paint finish. Replace non-original wood treads & risers with new limestone over concrete to match shapes & dimensions of orginal. Replace non-original brick with original to match from home owner's stock at stair side walls. The original house drawings included in submittal for reference.)
2. Add new staircase @ the south end of front porch as in the original house drawings. New stairs to match front to be rebuilt stairs.
3. Remove (non-original) uncovered porch & stairs on south side of house.
4. Replace all front porch wood column bases (heavily deteriorated) with new compatible fiberglass composite bases.
5. Repair & refinish front porch wood column capitals except (4) existing capitals to be replaced (heavily deteriorated) with CUSTOM CARVED WOOD TO MATCH EXISTING.
6. Repair existing wood frieze, fascia, soffit, trims to match original shapes & dimensions (to be exterior grade wood).
7. Replace cracked & sinking non-original concrete porch floor with new tongue & groove wood decking (was original) with clear finish
8. Paint finishes: New painted surface colors to match existing.
9. Porch: new wood floor deck to receive clear finish.

Reason for submitting for COA. This is a historic home with a very neglected, deteriorated, and altered (from original design), front porch and stairs. Owner wishes to restore the porch and rebuild the front stairs, add new stairs @ south end (both to match original house design), replace all wood column bases and (4) wood column capitals with fiberglass composite members to be compatible with original. Also, owner wishes to remove non-original uncovered side porch & stairs. Owner is very interested in the durability & longevity of the exterior materials where replacement is warranted.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☐ Construction	☐ Residential ☐ Other:	☐ Yes ☐ No
☐ Demolition	☐ Partial ☐ Total	☐ Yes ☐ No
☑ Alteration ☑ Restoration ☑ Addition ☐ Landscaping	☑ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☐ Windows ☐ Storm Windows ☐ Doors ☐ Storm Doors	☐ New ☐ Replacement ☐ Restoration Style/Materials:	☐ Yes ☐ No
Roof: ☐ New ☑ Re-roof	☑ Front ☐ Side ☐ Rear	☑ Yes ☐ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Siding: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear Material:	☐ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☐ Air Conditioning Unit	☐ New ☐ Replacement	☐ Yes ☐ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed	Façades/Front Porch & Rear Porch Material
☑	☑	Wood Frame
☑	☑	Stone
☑	☑	Brick
☐	☐	Stucco
☐	☐	Synthetic Stucco
☐	☐	Wood Siding
☐	☐	Aluminum Siding
☐	☐	Vinyl Siding
☐	☐	Shingle, Material: _____
☐	☑	Other: Composite material

Existing	Proposed	Roofing Material
☑	☑	Wood Shingles
☐	☐	Wood Shakes
☐	☐	Slate
☐	☐	Clay Tile
☐	☐	Asphalt Shingles
☐	☐	Metal Sheet
☐	☐	Other: _____

Existing	Proposed	Chimney Material
☐	☐	Brick
☐	☐	Stone
☐	☐	Stucco
☐	☐	Other: _____

Existing	Proposed	Gutters/Downspouts
☑	☑	Copper
☐	☐	Aluminum
☐	☐	Galvanized Sheet
☐	☐	Other: _____

Existing	Proposed	Flashing Material
☑	☑	Copper
☐	☐	Sheet Metal
☐	☐	Other: _____

Existing	Proposed	Fascias, Soffits, Rakeboards, Trim
☑	☑	Wood
☐	☐	Metal
☐	☐	Synthetic Material, Type: _____
☐	☐	Other: _____

Existing	Proposed	Door Material
☐	☐	Wood
☐	☐	Metal
☐	☐	Clad
☐	☐	Other: _____

Existing	Proposed	Window Type
☐	☐	Double Hung
☐	☐	Casement
☐	☐	Other: _____

Existing	Proposed	Window Material
☐	☐	Wood
☐	☐	Aluminum
☐	☐	Steel
☐	☐	Other: _____

Existing	Proposed	Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights

Existing	Proposed	Fences
☐	☐	Wood
☐	☐	Wrought Iron
☐	☐	Aluminum
☐	☐	Other: _____
		Height: _____
		Length: _____

Existing	Proposed	Terraces, Patios, Decks
☑	☑	Wood
☑	☑	Stone
☑	☑	Brick Pavers
☐	☐	Concrete Pavers
☑	☐	Poured Concrete
☐	☐	Other: _____

Existing	Proposed	Driveway Material
☐	☐	Asphalt
☐	☐	Poured Concrete
☐	☐	Brick Pavers
☐	☐	Concrete Pavers
☐	☐	Crushed Stone
☐	☐	Other: _____

Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):

☐	☐	Air Conditioning Unit
☐	☐	
☐	☐	
☐	☐	
☐	☐	
☐	☐	

4) Applicant's Signature: _____ **Date:** February 3, 2021

Print Name: Michael P. Beebe, Architect

*Proceed to Section C if you are **requesting a zoning or fence variation and/or s special use**. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

1228 FOREST AVENUE
EVANSTON, ILLINOIS
PROPOSED FRONT PORCH REPAIRS AND STAIR ADDITION

PROPOSED SCOPE OF WORK:

1. TO BE REPLACED IN–KIND:
   - 1.1 REPLACE (4) EXISTING HIGHLY DETERIORATED WOOD "SCAMOZZI" STYLE COLUMN CAPITALS WITH NEW CUSTOM CARVED WOOD "SCAMOZZI" STYLE COLUMN CAPITALS TO MATCH EXISTING WITH PAINT FINISH.
   - 1.2 REPLACE ALL FRONT PORCH WOOD "ATTIC" STYLE COLUMN BASES WITH NEW COMPOSITE LOAD BEARING "ATTIC" STYLE COLUMN BASES TO BE COMPATIBLE WITH EXISTING WITH PAINT FINISH. EXISTING COLUMN BASES ARE DETERIORATED BEYOND REPAIR.
   - 1.3 REPLACE EXISTING COPPER INTERIOR ROOF GUTTER & DRIP EDGE WITH NEW 16 OZ COPPER TO MATCH EXISTING.

2. TO BE RESTORED:
   - 2.1 ALL EXTERIOR WOOD TRIMS AND BALUSTRADES, AT THE FRONT PORCH & PORTE COCHIERE TO BE SCRAPED, PREPPED, PRIMED, AND FINISHED WITH 2–COATS OF EXTERIOR GRADE PAINT. COLOR TO MATCH EXISTING.
   - 2.2 ALL BRICK MASONRY BELOW FRONT PORCH DECK TO BE TUCKPOINTED WITH MORTAR COLOR AND JOINT STYLE TO MATCH EXISTING. BRICK AT FRONT PORCH TO BE CLEANED.
   - 2.3 THE EXISTING COLUMN CAPITALS TO REMAIN, ARE TO BE STRIPPED DOWN TO BARE WOOD, REPAIRED AS NEEDED, PREPPED, PRIMED, AND FINISHED WITH 2–COATS OF EXTERIOR GRADE PAINT TO MATCH EXISTING COLOR.
   - 2.4 THE SOUTH WEST CORNER OF FRONT PORCH FOUNDATION TO BE REPAIRED AND UNDERPINNED WITH NEW CONCRETE FOOTING WHERE FOUNDATION HAS SETTLED.

3. TO BE REPAIRED:
   - 3.1 REPAIR EXISTING WOOD FRIEZE, FACIA, SOFFIT TRIMS, BOARDS, AND RAILINGS AS NEEDED (WHERE DETERIORATED) WITH EXTERIOR GRADE WOOD TO MATCH DIMENSIONS AND PROFILES OF EXISTING WITH PAINT FINISH (SEE 2.1 ABOVE).

4. TO BE ALTERED FROM AS–BUILT:
   - 4.1 REBUILD EXISTING NON–ORIGINAL FRONT PORCH STAIRS FACING EAST.
     - 4.1.1 NEW STAIRS TO MATCH THE ORIGINAL HOUSE DRAWINGS EXCEPT STAIRS TO BE BUILDING CODE COMPLIANT WITH THE ADDITION OF A BAULSTRADE AND HANDRAILS. NEW RAILINGS AND BALUSTERS TO BE COMPATIBLE WITH EXISTING ADJACENT PORCH RAILINGS AND BALUSTERS. NEW RAILS AND BALUSTERS TO BE COMPOSITE MATERIAL WITH PAINT FINISH. HANDRAIL TO BE WOOD.
     - 4.1.2 REPLACE WOOD TREADS & RISERS WITH NEW LIMESTONE TREADS AND RISERS TO MATCH DIMENSIONS AND SHAPES OF THE ORIGINAL AS INDICATED ON ORIGINAL HOUSE DRAWINGS.
     - 4.1.3 REPLACE NON–ORIGINAL BRICK AT STAIRS WITH ORIGINAL BRICK FROM HOMEOWNER'S STOCK.
   - 4.2 REPLACE EXISTING NON–ORIGINAL CONCRETE PORCH SLAB WITH NEW TONGUE & GROOVE WOOD TO MATCH ORIGINAL DESIGN INDICATED IN ORIGINAL 1880S DRAWINGS. WOOD DECK TO BE IPE WITH CLEAR FINISH. NEW WOOD DECK FASCIA TRIMS TO MATCH DIMENSIONS AND SHAPES INDICATED ON THE ORIGINAL 1880S HOUSE DRAWINGS TO RECEIVE PAINT FINISH. REPLACE EXISTING WOOD JOISTS WITH TREATED WOOD JOISTS AS REQUIRED.
   - 4.3 REMOVE EXISTING NON–ORIGINAL UNCOVERED CONCRETE AND BRICK PORCH AND NON–ORIGINAL WOOD STAIRS ON THE SOUTH SIDE OF THE HOUSE.

5. TO BE NEW (ADDITION):
   - 5.1 PROPOSED STAIRCASE ADDITION ON THE SOUTH END OF THE FRONT PORCH AS INDICATED IN THE ORIGINAL 1880S HOUSE DRAWINGS.
   - 5.2 NEW STAIR ADDITION TO MATCH THE PROPOSED REBUILT EAST SIDE FRONT STAIRS (SEE ABOVE NOTES 4.1.1.– 4.1.3).
   - 5.3 ADD NEW BALL FINIALS TO PORCH GUARD RAIL NEWEL POSTS AND AT STAIR BRICK NEWEL POST TO MATCH THOSE INDICATED ON THE ORIGINAL 1880S HOUSE DRAWINGS. STAIR NEWEL FINIAL TO BE LIMESTONE. PORCH RAILING NEWEL BALL FINIALS TO BE POLYURETHANE MATERIAL WITH PAINT FINISH.

6. PAINT FINISHES: ALL PAINTED SURFACES TO RECEIVE PRIMER AND 2–COATS OF EXTERIOR GRADE PAINT. COLORS TO MATCH EXISTING

SHEET LIST

SHEET NO.	DESCRIPTION
GO	COVER SHEET, PROPOSED SCOPE OF WORK
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A3	ROOF PLAN
A3.1	PHOTOS–EAST ELEVATION
A3.2	PHOTOS–EAST ELEVATION
A3.3	PHOTOS–EAST ELEVATION
A4	EAST ELEVATION
A5	ORIGINAL DRAWING–EAST ELEVATION
A6	NORTH ELEVATION
A7	WEST ELEVATION
A7.1	PHOTOS–SOUTH ELEVATION
A7.2	PHOTOS–SOUTH ELEVATION
A8	SOUTH ELEVATION
A9	ORIGINAL DRAWING–PORCH SECTION
A10	NEW STAIR SECTIONS
A11	EXISTING COLUMN CAPITAL DETAIL
A12	COLUMN BASE DETAILS
A13	COLUMN BASE DETAILS–EXISTING & PROPOSED DETAILS, BALL FINIALS.
A14	PHOTOS–BALUSTERS: PROPOSED & EXISTING
A15	BALUSTRADE SECTIONS–EXISTING & PROPOSED

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COVER SHEET

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

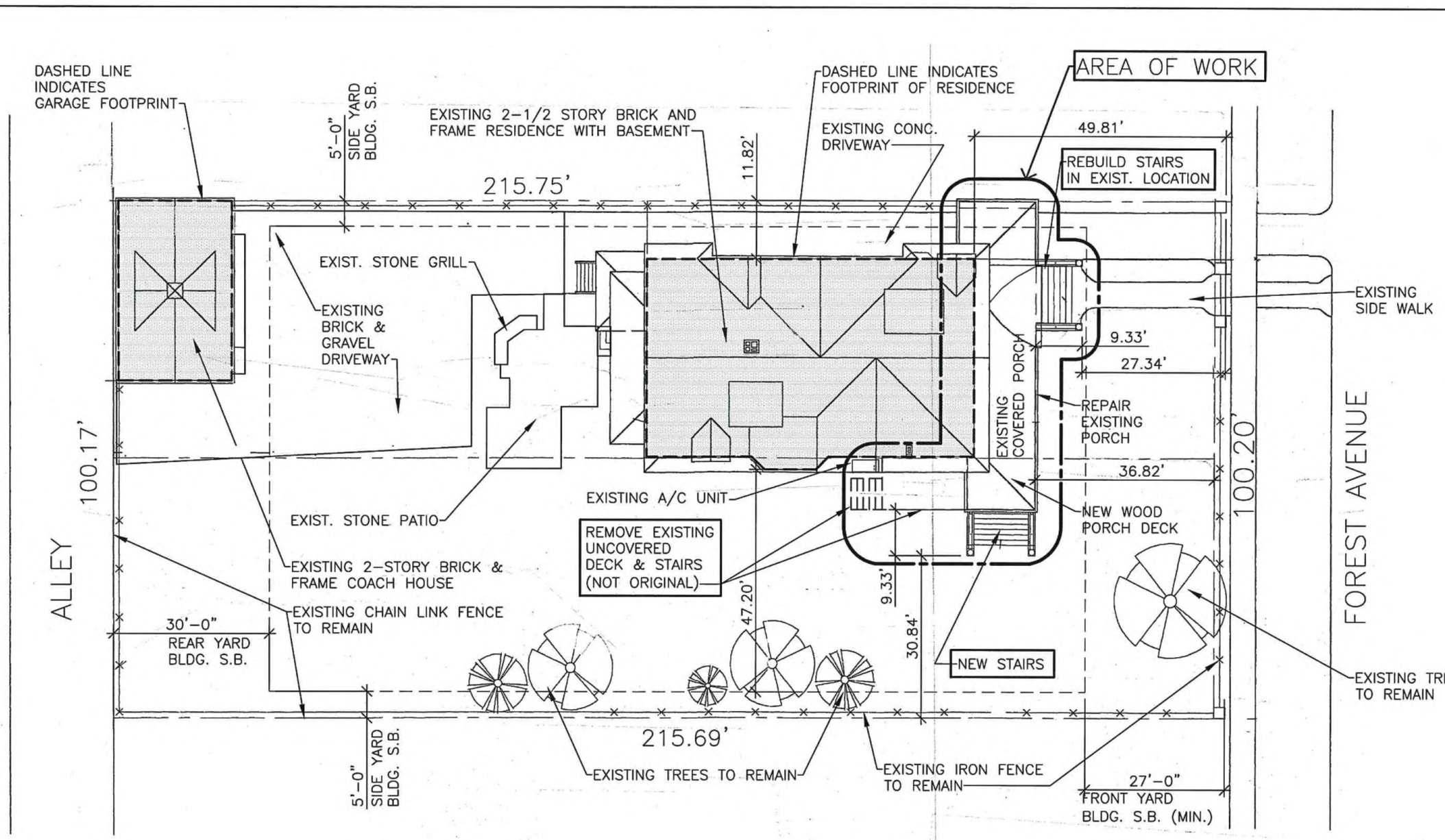
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SHEET: GO

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NORTH

SITE PLAN

SCALE: 1" = 20'

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SITE PLAN

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

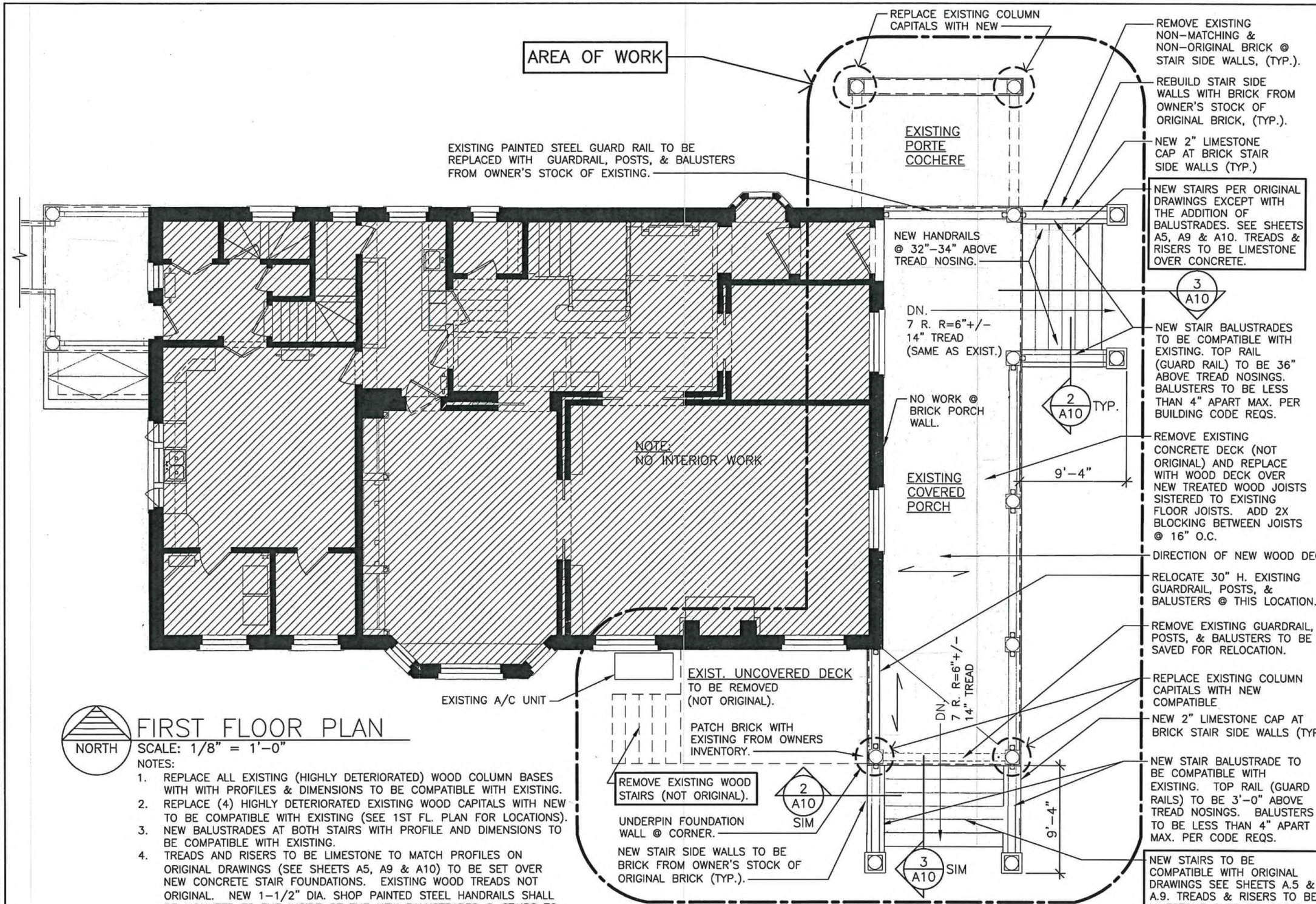
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SHEET: A1

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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:

1. REPLACE ALL EXISTING (HIGHLY DETERIORATED) WOOD COLUMN BASES WITH WITH PROFILES & DIMENSIONS TO BE COMPATIBLE WITH EXISTING.
2. REPLACE (4) HIGHLY DETERIORATED EXISTING WOOD CAPITALS WITH NEW TO BE COMPATIBLE WITH EXISTING (SEE 1ST FL. PLAN FOR LOCATIONS).
3. NEW BALUSTRADES AT BOTH STAIRS WITH PROFILE AND DIMENSIONS TO BE COMPATIBLE WITH EXISTING.
4. TREADS AND RISERS TO BE LIMESTONE TO MATCH PROFILES ON ORIGINAL DRAWINGS (SEE SHEETS A5, A9 & A10) TO BE SET OVER NEW CONCRETE STAIR FOUNDATIONS. EXISTING WOOD TREADS NOT ORIGINAL. NEW 1-1/2" DIA. SHOP PAINTED STEEL HANDRAILS SHALL BE MOUNTED TO THE INSIDE OF THE NEW BALUSTRADES @ STAIRS TO BE 32"-34" ABOVE TREAD NOSING PER BUILDING CODE.

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FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

FIRST FLOOR PLAN

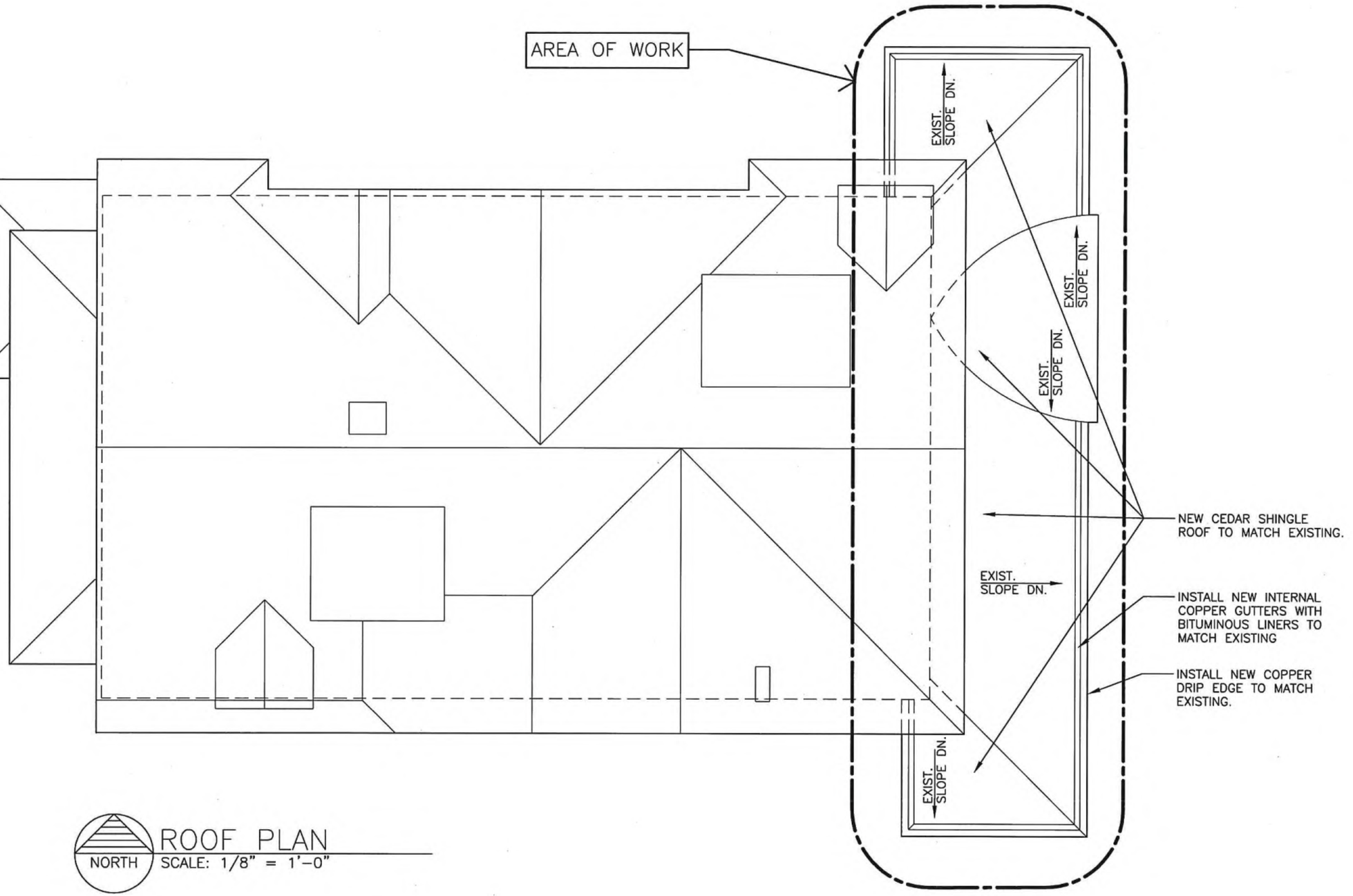
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SHEET: A2

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NORTH

ROOF PLAN

SCALE: 1/8" = 1'-0"

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ROOF PLAN

FRONT PORCH REPAIRS TO RESIDENCE
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EVANSTON, ILLINOIS

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SHEET: A3

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PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION

EXISTING (NOT ORIGINAL) PAINTED STEEL BALUSTRADES TO BE REMOVED AND REPLACED WITH ORIGINAL BALUSTRADE FROM OWNER'S INVENTORY.

EXISTING (NOT ORIGINAL) WOOD FRONT STAIRS, BRICK WALLS, PAINTED STEEL BALUSTRADE AND BRICK WALLS TO BE REMOVED AND RE-BUILT.



PARTIAL EAST ELEVATION

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PHOTOS - EAST ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

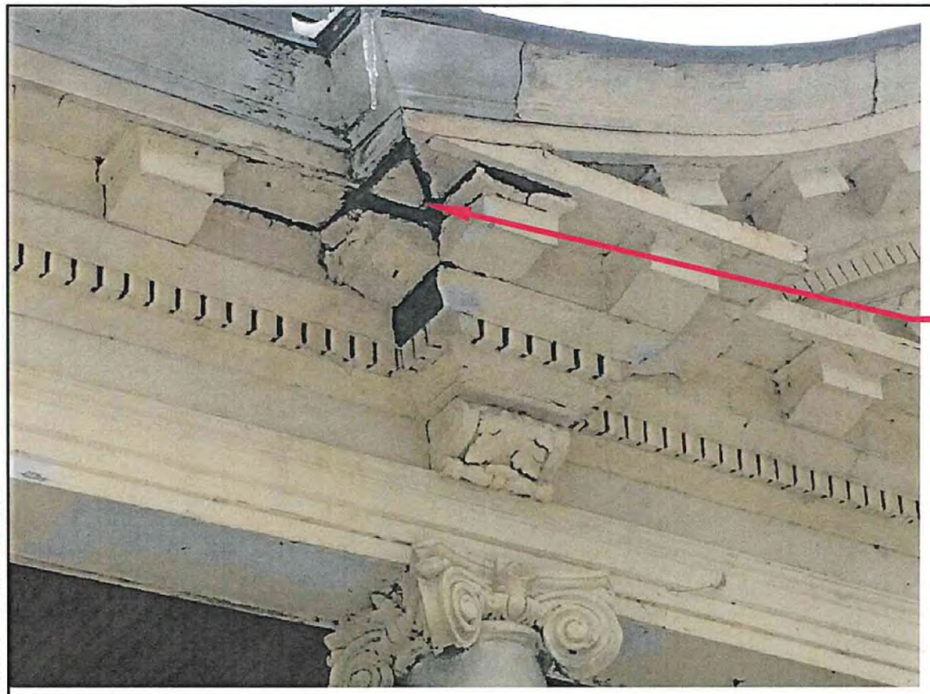
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DRAWING DATE: 02.29.2021

SHEET: A3.1

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EXISTING AREA OF FRIEZE AND SOFFIT TO BE REPAIRED

EXISTING ORIGINAL DETERIORATED COLUMN CAPITAL (SCAMOZZI STYLE) TO BE REPLACED WITH NEW TO BE COMPATIBLE WITH EXISTING



EAST ELEVATION

EAST ELEVATION



NON-ORIGINAL UNDERSIZED COLUMN BASES (ATTIC STYLE) TO BE REPLACED WITH NEW TO BE COMPATIBLE WITH ORIGINAL

EXISTING CRACKED CONCRETE SLAB (NOT ORIGINAL) TO BE REMOVED AND REPLACED WITH SLOPE TONGUE & GROOVE IWOOD DECK.



WEST ELEVATION

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PHOTOS - EAST ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

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MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A3.2

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EAST ELEVATION

TYPICAL DETERIORATED COLUMN CAPITAL TO BE REPLACED WITH NEW TO BE COMPATIBLE WITH EXISTING



EAST ELEVATION



EAST ELEVATION

TYPICAL DETERIORATED COLUMN BASES. ALL TO BE REPLACED WITH NEW TO BE COMPATIBLE WITH EXISTING.



EAST ELEVATION

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PHOTOS - EAST ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB

MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A3.3

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NEW STAIR

NEW STAIRS @ THIS LOCATION PER ORIGINAL HOUSE DRAWINGS EXCEPT BALUSTRADE DESIGN TO BE MODIFIED TO MEET BUILDING CODES. NEW PAINTED STEEL HANDRAIL TO BE MOUNTED TO THE INSIDE OF THE BALUSTRADE @ 2'-10" ABOVE TREAD NOSING ON BOTH SIDES. SEE DETAILS 2/A10 AND 3/A10. FOR PROPOSED STAIRS. FOR ORIGINAL DRAWINGS SEE SHEETS A5 & A9.

RE-BUILD EXISTING STAIRS

STAIR DESIGN TO BE PER ORIGINAL HOUSE DRAWINGS EXCEPT BALUSTRADE DESIGN TO BE MODIFIED TO MEET BUILDING CODES SEE SHEETS A5 & A9. FOR ORIGINAL DRAWINGS. SEE DETAILS 2/A10 AND 3/A10. FOR PROPOSED.

1 / A4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:

1. REPLACE ALL MISS-MATCHED BRICK WITH OWNERS' INVENTORY OF ORIGINAL BRICK & ORIGINAL BRICK TO BE SAVED FOR RE-USE.
2. ALL EXTERIOR TRIM SHALL BE INSPECTED FOR DETERIORATED AND/OR DAMAGED MATERIALS. REPLACE ALL PORTIONS OF DETERIORATED MATERIALS WITH NEW EXTERIOR GRADE BOARDS AND TRIMS TO MATCH EXISTING DIMENSIONS AND PROFILES.
3. ALL EXTERIOR WOOD TRIM AT THE FRONT PORCH & PORTE COCHIERE TO BE SCRAPED, PREPPED, PRIMED, AND FINISHED WITH 2-COATS OF EXTERIOR GRADE PAINT.

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EAST EXTERIOR ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

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MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A4

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A4 EAST EXTERIOR ELEVATION.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE



1 / A5 EAST ELEVATION – ORIGINAL DRAWING
SCALE: 1/8"=1'-0"
FOR REFERENCE

S:\119495-MC 1228 FOREST AVE EVANSTON\A5 119495 1897 ORIGINAL EAST ELEVATION.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE

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1897 ORIGINAL EAST ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A5



RE-BUILD EXISTING STAIRS

NEW STAIRS TO BE PER ORIGINAL HOUSE DRAWINGS EXCEPT BALUSTRADE DESIGN TO BE MODIFIED TO MEET CODE. SEE SHEETS A.8 & A.9 FOR ORIGINAL DRAWINGS. SEE COLUMN DETAILS ON A.11 AND A.12.

1/A6 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: REFER TO NOTES ON SHEET A4.

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NORTH EXTERIOR ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB

MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A6

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1/A7 WEST ELEVATION
SCALE: 1/8" = 1'-0"
NOTE: REFER TO NOTES ON SHEET A4.

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WEST EXTERIOR ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A7

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A7 WEST EXTERIOR ELEVATION.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE



PARTIAL SOUTH AND EAST ELEVATION



SOUTH ELEVATION

EXISTING ORIGINAL BALUSTRADE TO BE REMOVED AND SAVED FOR RELOCATION.

EXISTING WOOD STAIRS, BRICK WALLS, PAINTED STEEL BALUSTRADE, UNCOVERED CONCRETE DECK AND BRICK WALLS (ALL NOT ORIGINAL) TO BE REMOVED.



PARTIAL SOUTH ELEVATION
(LOOKING EAST)

MOSHE CALAMARO & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
930 PITNER AVENUE, SUITE #7 - EVANSTON, ILLINOIS 60202
PH (847) 733-0015 - FX (847) 733-0018 WWW.MOSHECAL.COM INFO@MOSHECAL.COM

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LICENSE #184-006658

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PHOTOS - SOUTH ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB

MC NUMBER:
119495

DRAWING DATE:
02.29.2021

SHEET:
A7.1

S:\119495-MC 1228 Forest Ave Evanston\119495 A7.1 Photos.dwg - Plotted 03-02-2021 by Mike Beebe



EXISTING GUARD RAIL



DAMAGE TO EXISTING SOFFIT TO BE REPAIRED WITH WOOD TRIMS TO MATCH EXISTING.

PARTIAL WEST ELEVATION



EXISTING ORIGINAL BALUSTRADE TO BE REMOVED, SAVED, AND RELOCATED.

TYPICAL DETERIORATED COLUMN BASE TO BE REPLACED WITH NEW TO BE COMPATIBLE WITH EXISTING.

SEAM WHERE ORIGINAL COVERED PORCH MEETS NON-ORIGINAL UNCOVERED DECK. SMALL BRICKS TOOTHED INTO MASONRY WHERE ORIGINAL CORNER USED TO BE.

PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION

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PHOTOS - SOUTH & WEST ELEVATIONS

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

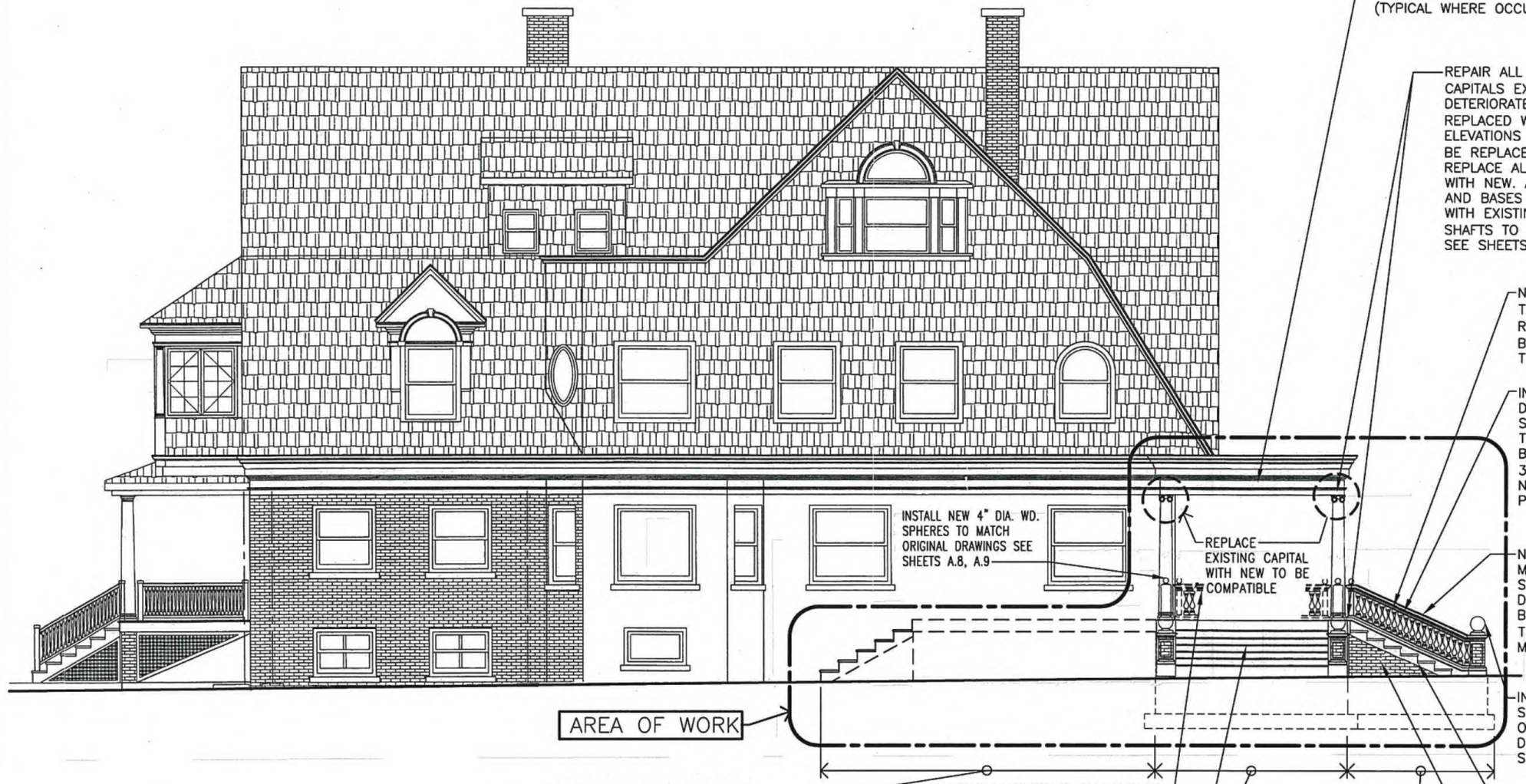
DRAWN BY: MJB

MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A7.2

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A7.2 PHOTOS.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE



REPAIR DETERIORATED PORTIONS OF EXISTING WOOD FRIEZE BOARDS, SOFFIT, AND FASCIA TRIMS WITH EXTERIOR GRADE WOOD TRIMS TO MATCH EXISTING SHAPES. (TYPICAL WHERE OCCURS)

REPAIR ALL EXISTING COLUMN CAPITALS EXCEPT (4) HIGHLY DETERIORATED CAPITALS TO BE REPLACED WITH NEW. (SEE ELEVATIONS FOR CAPITALS TO BE REPLACED).
REPLACE ALL COLUMN BASES WITH NEW. ALL NEW CAPITALS AND BASES TO BE COMPATIBLE WITH EXISTING. ALL COLUMN SHAFTS TO REMAIN (TYPICAL).
SEE SHEETS A11, A12, & A.13.

NEW BALUSTRADE TOP RAIL (GUARD RAIL) @ STAIRS TO BE @ 3'-0" ABOVE TREAD NOSINGS.

INSTALL NEW 1-1/2" DIA. SHOP PAINTED STEEL HANDRAIL TO THE INSIDE OF BALUSTRADE @ 32"-34" ABOVE TREAD NOSINGS, BOTH SIDES PER CODE.

INSTALL NEW 4" DIA. WD. SPHERES TO MATCH ORIGINAL DRAWINGS SEE SHEETS A.8, A.9

REPLACE EXISTING CAPITAL WITH NEW TO BE COMPATIBLE

NEW BALUSTRADE TO MATCH EXISTING SHAPES & DIMENSIONS - SHALL BE SPACED LESS THAN 4" APART AT MAX.

INSTALL NEW SPHERE TO MATCH ORIGINAL HOUSE DRAWINGS SEE SHEETS A5, A9

AREA OF WORK

NEW TREADS & RISERS OVER NEW CONC. FOUNDATION @ STAIRS

BRICK @ STAIRS TO MATCH EXISTING FROM OWNER'S INVENTORY

DEMOLITION / REMOVAL

REMOVE EXISTING WOOD STAIRS, UNCOVERED CONCRETE DECK, & BRICK DECK WALLS. SAVE BRICK FOR RE-USE.

REMOVE EXISTING BALUSTRADE AND SAVE FOR RE-USE.

NEW LIMESTONE TREADS & RISERS OVER NEW CONC. STAIRS

NEW STAIR

NEW STAIRS TO BE PER ORIGINAL HOUSE DRAWINGS EXCEPT BALUSTRADE DESIGN TO BE MODIFIED TO MEET BUILDING CODES. SEE SHEETS A5 & A9 FOR ORIGINAL DRAWINGS.

REBUILD EXISTING STAIRS

REPLACE STAIRS TO BE PER EXISTING ORIGINAL HOUSE DRAWINGS. BALUSTRADE DESIGN TO BE MODIFIED TO MEET BUILDING CODES. SEE DETAILS ON SHEETS A11, A12, & A13.

1/A8 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: REFER TO NOTES ON SHEET A4.

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SOUTH EXTERIOR ELEVATION

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

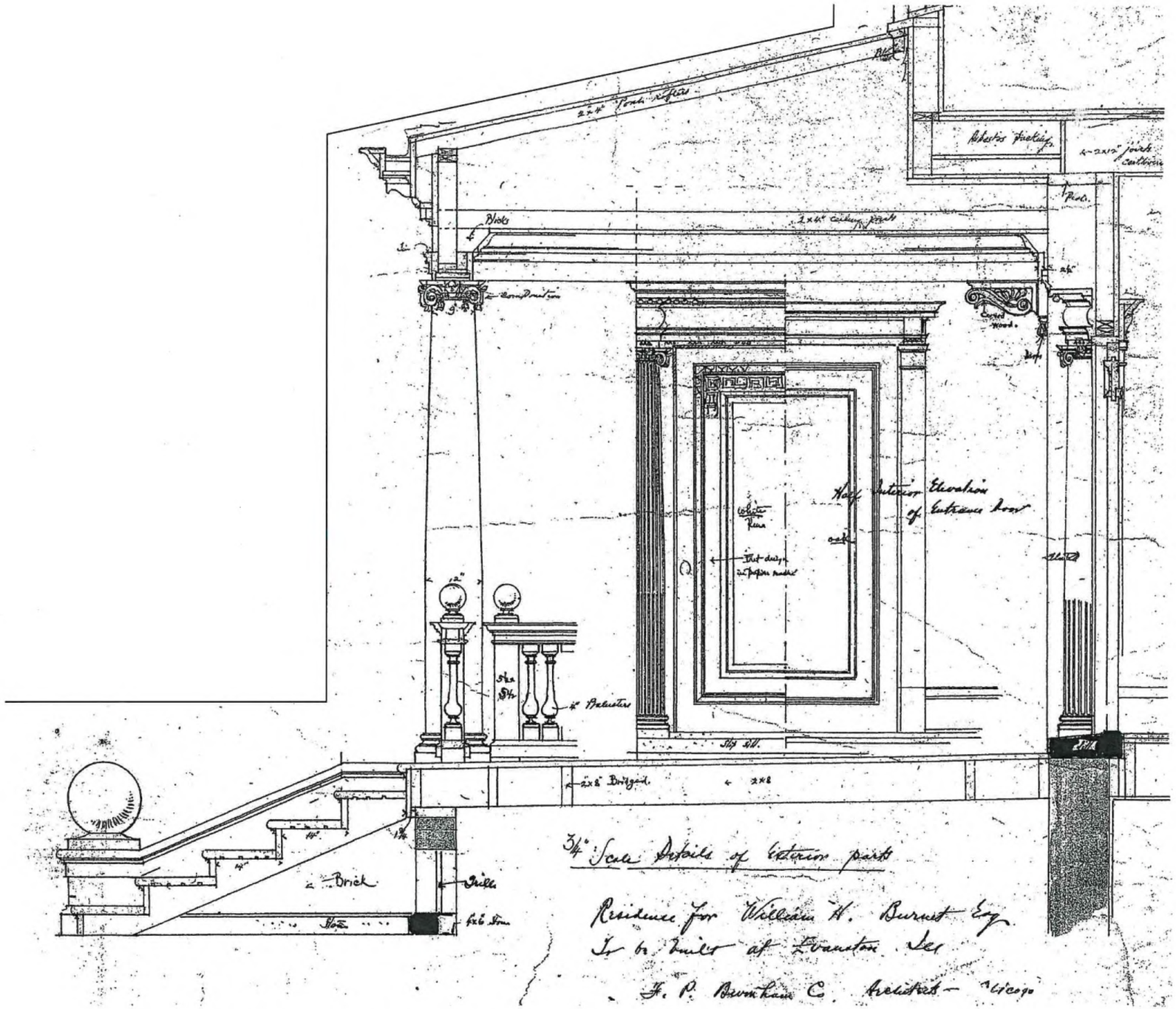
DRAWN BY: MJB

MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A8

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A8 South Exterior Elevation.dwg - Plotted 03-02-2021 by Mike Beebe



1 / A9 PORCH SECTION – ORIGINAL DRAWING FOR REFERENCE
SCALE: 1/2 = 1'-0"

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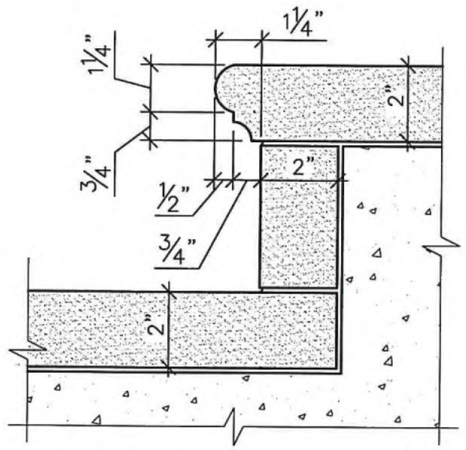
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1897 ORIGINAL PORCH SECTION

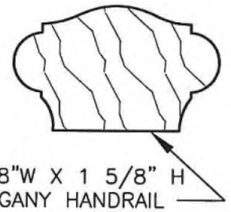
FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A9

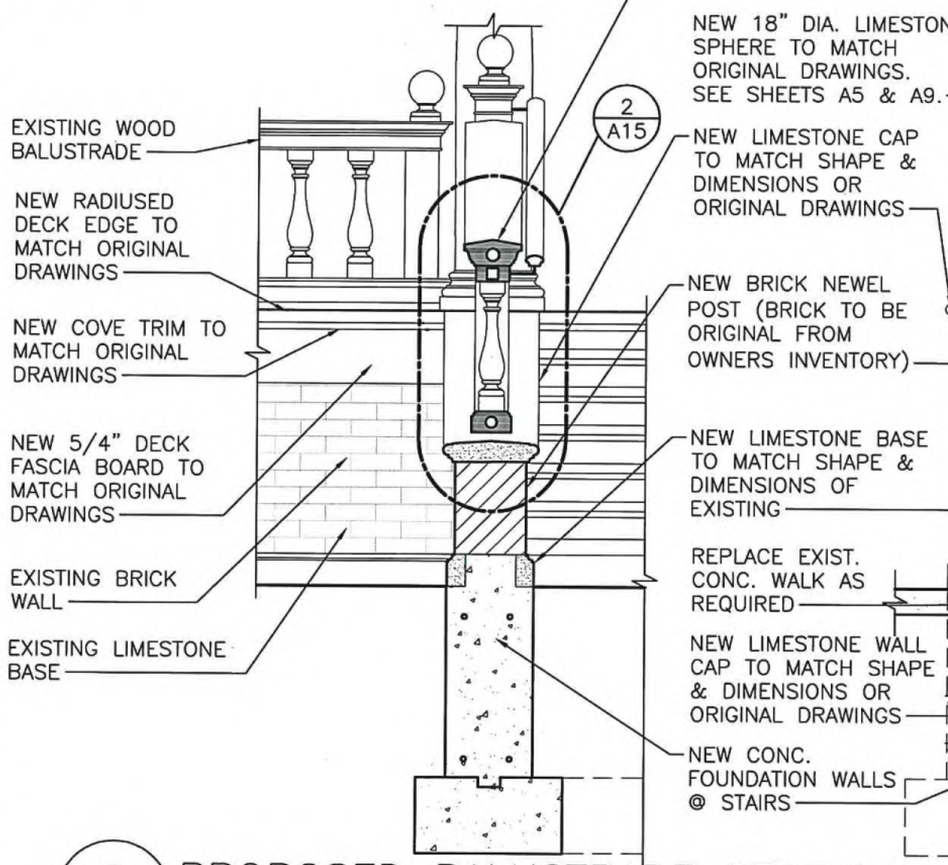
S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A.9 DETAILS.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE



1 / A10 TREAD NOSING DETAIL
SCALE: 3" = 1'-0"



4 / A10 PROPOSED HAND RAIL
SCALE: 6" = 1'-0"



2 / A10 PROPOSED BALUSTRADE SECTION
SCALE: 1/2"=1'-0"

3 / A10 PROPOSED STAIR SECTION
SCALE: 1/2"=1'-0"

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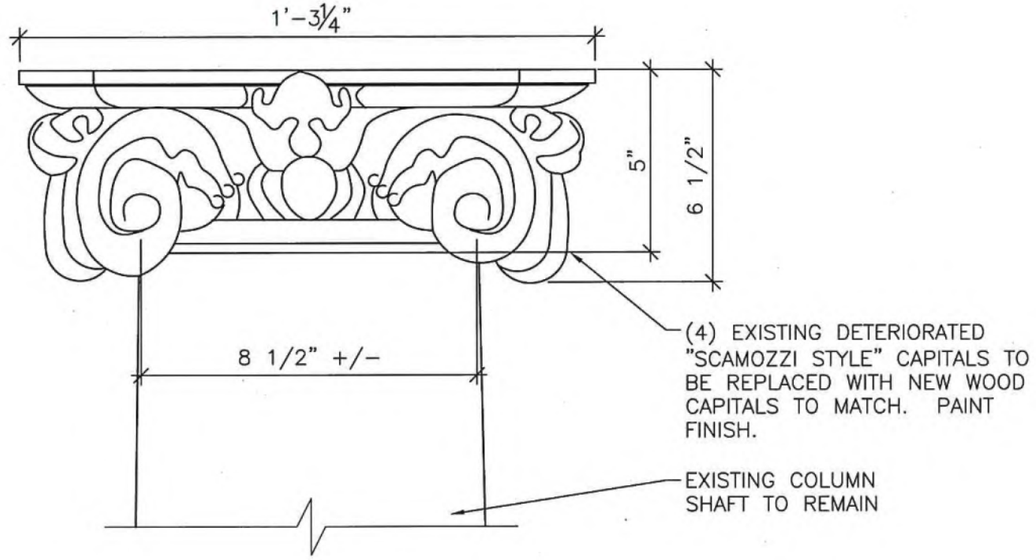
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STAIR DETAILS

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A10

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A10 PROPOSED STAIR SECTION & DETAILS.DWG - PLOTTED 03-04-2021 BY MIKE BEEBE



1/A13 CAPITAL DETAIL—EXISTING
SCALE: 3" = 1'-0"

NOTE:
SCHEMATIC REPRESENTATION FOR DIMENSIONS ONLY

NOTE:
NEW (4) REPLACEMENT COLUMN CAPITALS TO BE CUSTOM MADE OF WOOD TO MATCH DIMENSIONS & PROFILES OF EXISTING.



EXISTING COLUMN CAPITAL



EXISTING COLUMN CAPITAL

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COLUMN CAPITAL DETAILS

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EVANSTON, ILLINOIS

DRAWN BY: MJB

MC NUMBER: 119495

DRAWING DATE: 02.29.2021

SHEET: A11

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A11 EXISTING COLUMN CAPITALS.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE



EXISTING COLUMN BASE

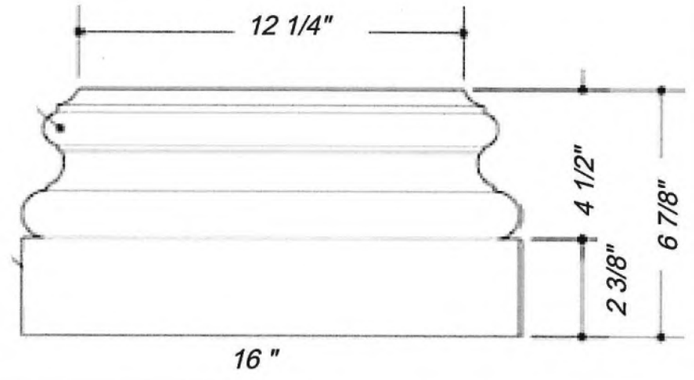


PROPOSED COLUMN BASE

Caps & Bases Dimensions

STYLE	PRODUCT #	"D" HOLE DIAMETER	"W" WIDTH	"H" HEIGHT
ATTIC BASE	BSE600-6	6 1/4"	8 1/2"	3 5/8"
	BSE600-8	8 1/4"	11"	4 3/4"
	BSE600-10	10 1/4"	13 1/2"	5 5/8"
	BSE600-12	12 1/4"	16"	6 7/8"
	BSE600-14	14 1/4"	18 3/4"	8 1/4"
	BSE600-16	16 1/4"	21 1/2"	9 1/2"

NOTE:
NEW REPLACEMENT COLUMN CAPITALS & BASES TO BE LOAD BEARING FIBERGLASS COMPOSITE (PRIMED FOR PAINT FINISH) TO BE PROVIDED BY:
ARCHITECTURAL ELEMENTS, INC.
WWW.ARCHITECTURAL-ELEMENTS.COM
(800) 399-0268



PROPOSED COLUMN BASE REPLACEMENT

MOSHE CALAMARO & ASSOCIATES, INC.
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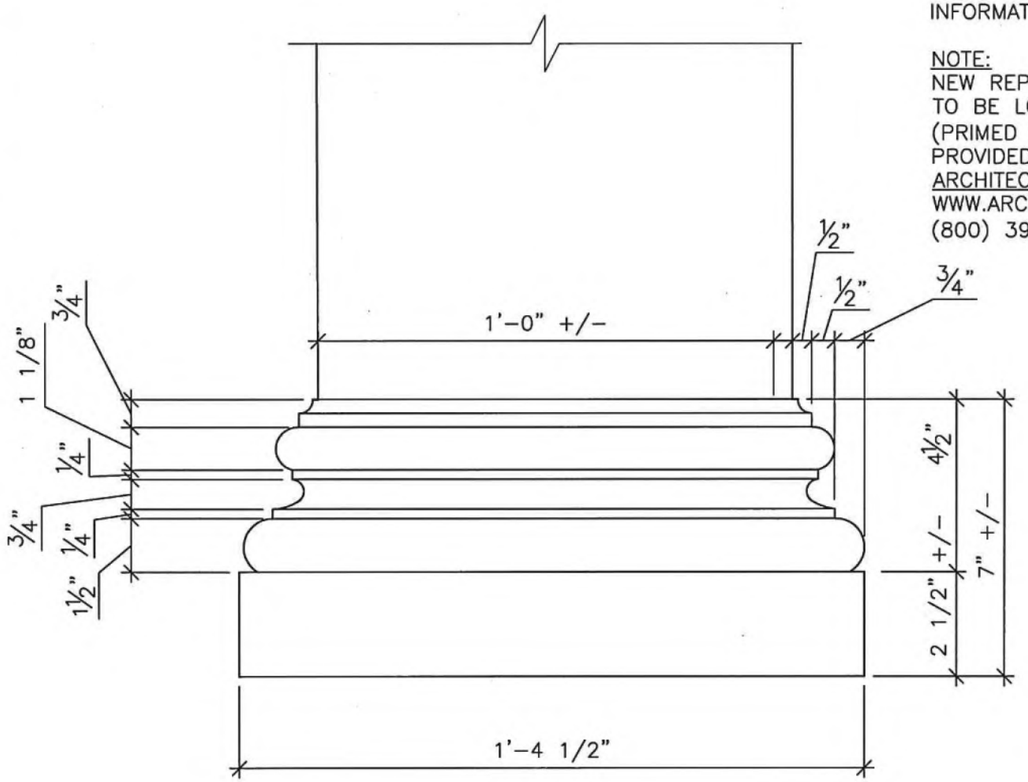
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COLUMN BASE DETAILS

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A12

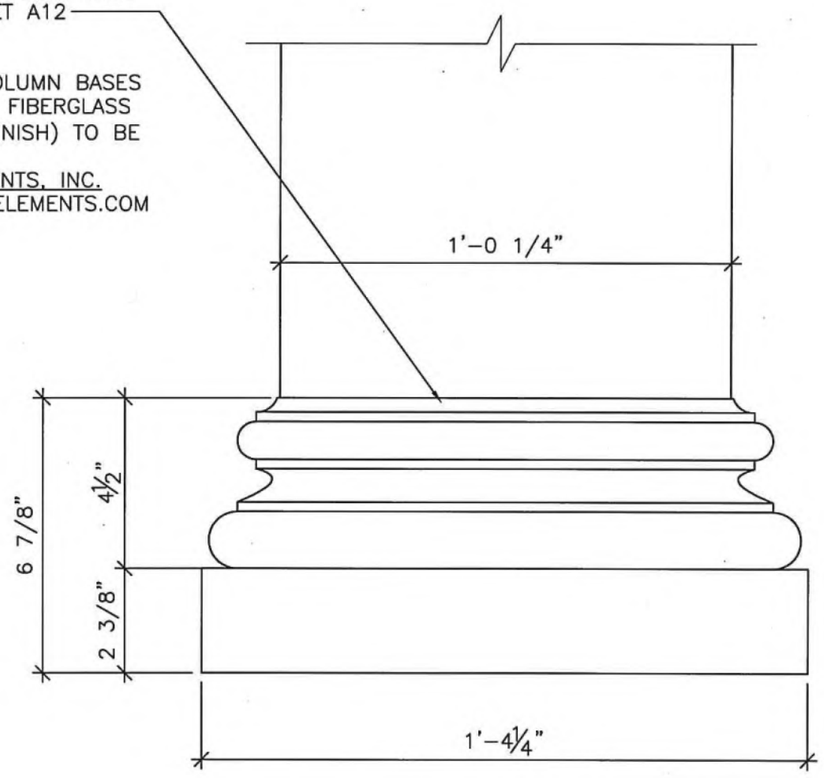
S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A12 COLUMN BASE.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE



1 / A13 COLUMN BASE DETAIL-EXISTING
SCALE: 3" = 1'-0"

ALL EXISTING "ATTIC STYLE" BASES TO BE REPLACED DUE TO DETERIORATION. NEW FIBERGLASS COMPOSITE (LOAD BEARING) BASES TO BE COMPATIBLE WITH ORIGINAL. PAINT FINISH. SEE COLUMN BASE INFORMATION ON SHEET A12

NOTE:
NEW REPLACEMENT COLUMN BASES TO BE LOAD BEARING FIBERGLASS (PRIMED FOR PAINT FINISH) TO BE PROVIDED BY:
ARCHITECTURAL ELEMENTS, INC.
WWW.ARCHITECTURAL-ELEMENTS.COM
(800) 399-0268



2 / A13 COLUMN BASE DETAIL-PROPOSED
SCALE: 3" = 1'-0"

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STRUCTURAL ENGINEERS
930 PITNER AVENUE, SUITE #7 - EVANSTON, ILLINOIS 60202
P: (847) 733-0015 - F: (847) 733-0018 WWW.MOSHECAL.COM INFO@MOSHECAL.COM

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EXISTING & PROPOSED COLUMN BASE DETAILS

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A13

S:\119495-MC 1228 FOREST AVE EVANSTON\119495 A.13 New & Existing Base Details.dwg - Plotted 03-02-2021 by MIKE BEEBE



EXISTING BALUSTERS



PROPOSED BALUSTERS @ STAIRS

PROPOSED POLYURETHANE BALUSTERS
(PRIMED FOR PAINT) TO BE PROVIDED BY:
ARCHITECTURAL ELEMENTS, INC.
WWW.ARCHITECTURAL-ELEMENTS.COM
(800) 399-0268
#BAL776303-21, 21"H.
#BAL296769-19, 19"H.
MATERIAL: POLYURETHANE



PROPOSED BALL FINIALS @ RAILINGS

PROPOSED POLYURETHANE BALL FINIALS (PRIMED FOR PAINT) TO BE PROVIDED BY:
ARCHITECTURAL ELEMENTS, INC.
WWW.ARCHITECTURAL-ELEMENTS.COM
(800) 399-0268
#FIN537784-4
DIA. 4 1/2",
HEIGHT 6 5/8"
BASE DIA. 3 1/2"
MATERIAL: POLYURETHANE

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STRUCTURAL ENGINEERS
930 PITNER AVENUE, SUITE #7 - EVANSTON, ILLINOIS 60202
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BALUSTERS - EXISTING & PROPOSED
PROPOSED BALL FINIALS

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

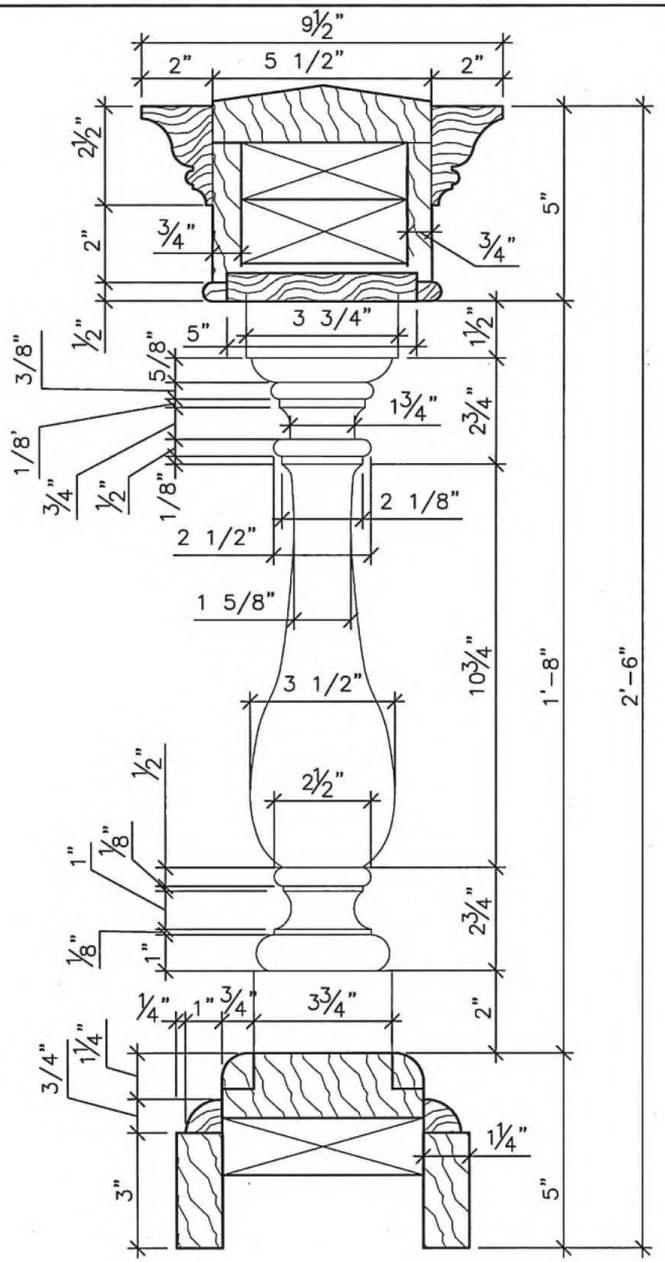
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MC NUMBER: 119495

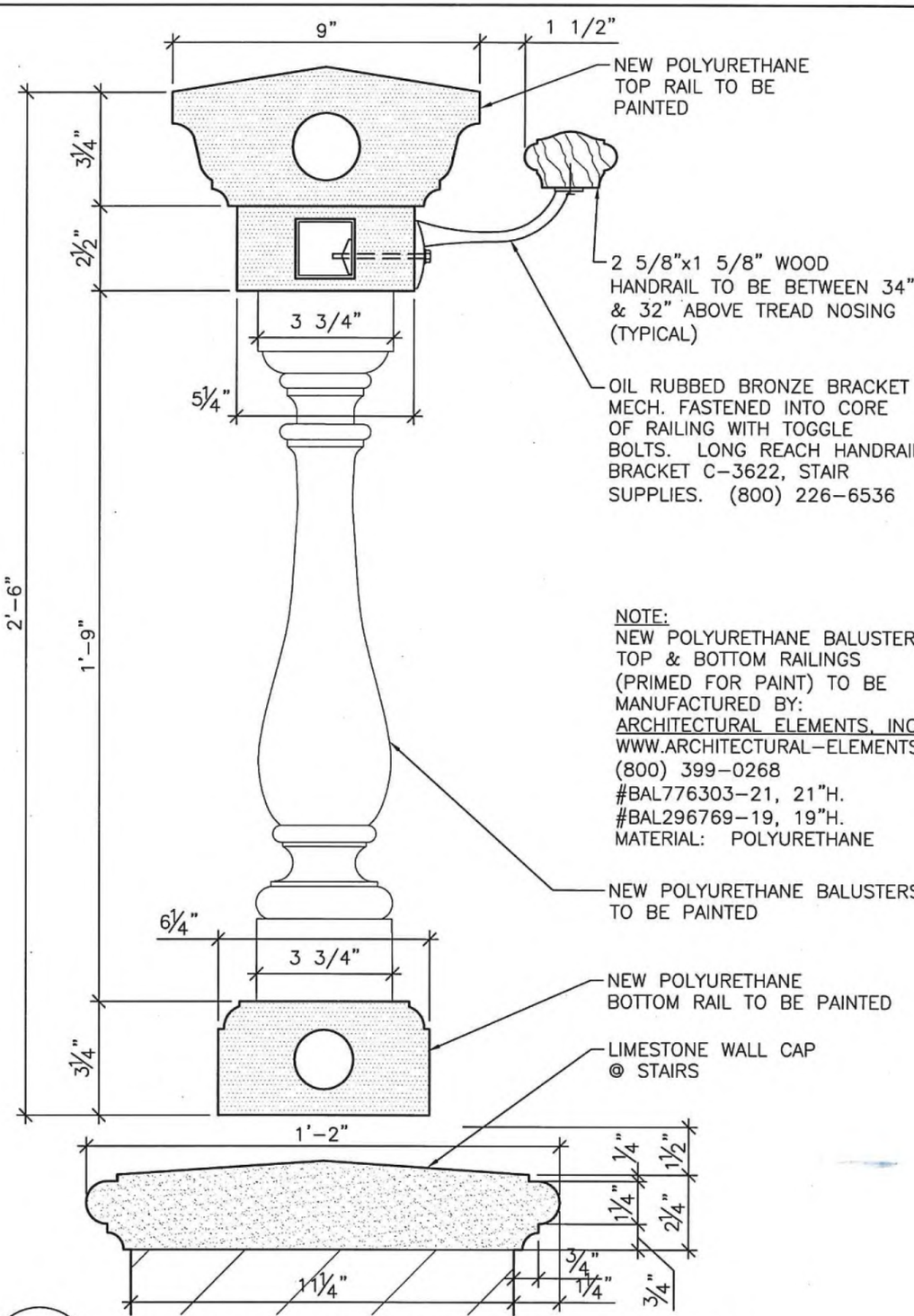
DRAWING DATE: 02.29.2021

SHEET: A14

S:\119495-MC 1228 FOREST AVE EVANSTON\A14 BALUSTERS.DWG - PLOTTED 03-04-2021 BY MIKE BEEBE



1 A15 EXISTING BALUSTRADE @ PORCH
SCALE: 3" = 1'-0"



NOTE:
NEW POLYURETHANE BALUSTERS, TOP & BOTTOM RAILINGS (PRIMED FOR PAINT) TO BE MANUFACTURED BY:
ARCHITECTURAL ELEMENTS, INC.
WWW.ARCHITECTURAL-ELEMENTS.COM
(800) 399-0268
#BAL776303-21, 21"H.
#BAL296769-19, 19"H.
MATERIAL: POLYURETHANE

2 A15 PROPOSED BALUSTRADE @ STAIRS
SCALE: 3" = 1'-0"

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STRUCTURAL ENGINEERS
930 PITNER AVENUE, SUITE #7 - EVANSTON, ILLINOIS 60202
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BALUSTRADE SECTIONS EXISTING & NEW

FRONT PORCH REPAIRS TO RESIDENCE
1228 FOREST AVE.
EVANSTON, ILLINOIS

DRAWN BY: MJB
MC NUMBER: 119495
DRAWING DATE: 02.29.2021
SHEET: A15

S:\119495-MC 1228 FOREST AVE EVANSTON\A15 BALUSTRADE EXISTING & NEW.DWG - PLOTTED 03-02-2021 BY MIKE BEEBE

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PROFESSIONAL DESIGN FIRM NO: 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL.: (847) 675-3000, FAX: (847) 675-2167
E-mail:pa@professionalsassociated.com

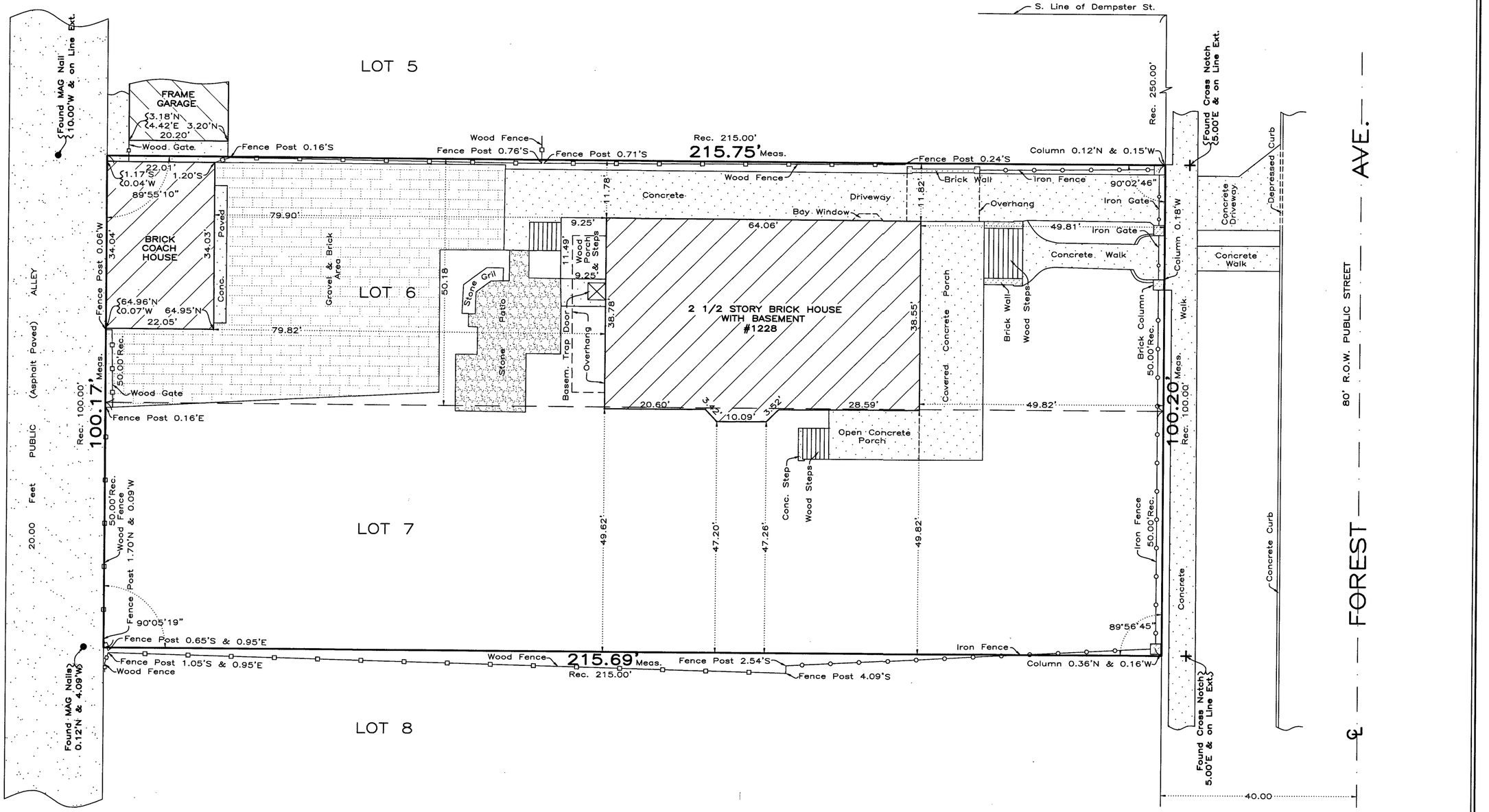
PLAT OF SURVEY

NORTH
GRAPHIC SCALE
0 15
(IN FEET)
1 Inch = 15 Ft.

LOTS 6 AND 7 IN BLOCK 74 IN NORTH WESTERN UNIVERSITY SUBDIVISION OF THE PART OF THE NORTH 1/2 OF THE NORTH 1/2 LYING EAST OF CHICAGO AVENUE (EXCEPT THE 15 1/2 ACRES IN THE NORTHEAST CORNER OF THE SAID TRACT) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 21,612 SQ.FT. = 0.496 ACRE.

COMMONLY KNOWN AS: 1228 FOREST AVENUE, EVANSTON, ILLINOIS.



NOTE:
COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 98-41838

SCALE: 1 INCH = 15 FEET.

DATE OF FIELD WORK: June 26, 2020.

ORDERED BY: BLAIR THRUSH LELE

HYLTON E. DONALDSON
035-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: July 1, 2020.

Hylton E. Donaldson
IL. PROF. LAND SURVEYOR — LICENSE EXP. DATE NOV. 30, 2020.

Drawn By: A.T.

BEGINNING STREET #	1228
END STREET #	1228
STREET # SUFFIX	1/2
STREET NAME	FOREST
SUFFIX	AVENUE
PIN	11-19-202-020-0000



PHOTO ID \Images\11-19-202-020-0000.jpg

LOCAL

WITHIN LOCAL DISTRICT?	Lakeshore		
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	C		
LOCAL LANDMARK?	YES	**YEAR**	1978
LOCAL LANDMARK ELIGIBLE?	-		
CRITERIA:	N/A		

NATIONAL REGISTER

WITHIN NR DISTRICT?	Lakeshore		
NR DISTRICT CONTRIB/NON-CONTRIB?	C		
NR LANDMARK?	NO	**YEAR**	-
NR ELIGIBLE?	YES	**CRITERIA**	C

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY	Building	**CURRENT USE**	Domestic - single dwelling
CONDITION	Good	**HISTORIC USE**	Domestic - single dwelling
INTEGRITY	Minor alterations and addition(s)	**SECONDARY STRUCTURE**	Coach house
		NRSECOND	C

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Shingle Style	**ROOF TYPE**	Cross gambrel
DETAILS		**ROOF MATERIAL**	Wood - shingle
CONSTRUCTION YEAR	1897	**FOUNDATION**	Brick
OTHER YEAR		**PORCH**	Full front
DATESOURCE	Building permit	**WINDOW MATERIAL**	Wood
WALL MATERIAL (current)	Brick	**WINDOW MATERIAL 2**	
WALL MATERIAL 2 (current)	Wood - shingle	**WINDOW TYPE**	Double hung/fixed
PLAN	Irregular	**WINDOW CONFIGURATION**	1/1; 1-light
NO OF STORIES	2.5		

SIGNIFICANCE A relatively rare and intact example of the Shingle Style in the Lakeshore Historic District, this handsome residence, with broad cross-gambrel roof, shingled walls, and classical porch, was designed by Franklin P. Burnham & Co.

HISTORIC FEATURES Front-facing gambrel roof, with intersecting north and south gambrel bays; blonde brick on first story; wood shingles on gambrel walls and dormer walls; front porch that extends past façade on south side--SEE CONTINUATION SHEET

ADDRESS

1228	1228	1/2	FOREST	AVENUE

ALTERATIONS 2nd story addition over bay window on south elevation (1909); concrete deck addition to front porch (base on entire porch is replacement—brick doesn't match original exterior brick); shed roof addition on north elevation

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)

BUILDING MOVED? No

MOVED FROM

ORIGINAL OWNER Burnet, William H.

ORIGINAL ARCHITECT Burnham, Franklin P. & Co.

ARCHITECT SOURCE Building Permit 940

BUILDER Carlson, Axel

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-202-020-0000-2.jpg



PHOTO ID3 \Images\11-19-202-020-0000-3.jpg

OTHER PINS

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/14/2012

Historic Info Compiler MBM & aoe

SURVEYAREA EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1228	1228	1/2	FOREST	AVENUE

OLD ADDRESS (city dir.year)

DATE OF CONSTRUCTION 1897

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 940 **DATE** 1897.01.11

BUILDING PERMIT DESCRIPTION 2-story house & barn; house 39'w x 64'd x 42'h, 16 rooms; barn 22x34x30'h

COST $12,000 (house & barn)

ORIGINAL OWNER Burnet, William H.

ORIGINAL OWNER OCCUPIED? Yes

ORIGINAL ARCHITECT Burnham, Franklin P. & Co.

ARCHITECT SOURC Building Permit 940

BUILDER Carlson, Axel

EXTERIOR ALTERATION PERMITS

BP2968, 1907.04.22, 2-story frame addition (to house) 14'x5'x35'h $400, (O/A/B) Henry M. Dawes

OTHER PERMIT INFO

BP1070, 1897.09.25 storehouse 22x25x12 $250, (O) Burnet, (A) FP Burnham. BP1233, 1898.11.01 greenhouse 16x40x12 $200, (O) Burnet, (A) CR Ayars. BP11748, 1923.10.17, 1-story garage improvement 12x24x25 $1500, (O/A) TA Somerville, (Carp) TB Carson.

COA INFO

HISTORIC INFO

Home of Charles Gates Dawes before he moved to 225 Greenwood in 1909 (see address).

OTHER SOURCES

IHSS #100*. Evanston Landmark (1978). ELHD #56. ILLUSTRATION: Inland Architect 31:3 (Apr 1898). PHOTOS at EHC: North Shore Realty postcard 1957; Mae B. Blackwell postcard 1959.

HISTORIC INFO COMPILER MBM & aoe

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1228

STREET FOREST AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Front-facing gambrel roof, with intersecting north and south gambrel bays; blonde brick on first story; wood shingles on gambrel walls and dormer walls; front porch that extends past façade on south side, and connects to north side porte cochere; wood cornice with dentil trim, modillions, Ionic columns, and eyebrow pediment above entry on porch; classical stone entry surround with fluted Ionic engaged columns; Palladian windows under side and front gambrel peaks, with Ionic capitals and classical trim (north side Palladian window features incised decorative panels on either side of upper round arch window); 1/1 double hung wood windows on front and side elevations; flat-arch brick lintels over 1st story window openings; elaborate flanged segmental arch lintels over 2nd story windows on façade, with shell ornament and dentil trim; three-sided 1st story bay window on south elevation; smaller wood-trimmed window bay at east end of north elevation; gable roof dormers on north and south elevations.

701 Sheridan Road – Lakeshore Historic District - 21PRES-0024

Holbert & Associates, applicant, applies for a Certificate of Appropriateness to alter the north and east elevations of the property. Specifically, the applicant proposes replacement of the north elevation casement windows with aluminum clad double-hung windows to match those extant on other elevations of the residence, replacement of the north side-door and, removal of the east rear-door and existing roofed entry structure to be replaced with a metal awning over new aluminum clad casement windows and transoms to match those on the existing east facing sunroom. Additional alterations include replacement of the existing sunroom windows with aluminum clad windows of similar profile and lite configuration to those existing.

Applicable standards: Alteration [1-10]. East elevation not visible from any public way.

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 701 Sheridan Road – 21PRES-0024

Date: March 2, 2021

Public Notice

Holbert & Associates, applicant, applies for a Certificate of Appropriateness to alter the north and east elevations of the property. Specifically, the applicant proposes replacement of the north elevation casement windows with aluminum clad double-hung windows to match those extant on other elevations of the residence, replacement of the north side-door and, removal of the east rear-door and existing roofed entry structure to be replaced with a metal awning over new aluminum clad casement windows and transoms to match those on the existing east facing sunroom. Additional alterations include replacement of the existing sunroom windows with aluminum clad windows of similar profile and lite configuration to those existing.

Applicable standards: Alteration [1-10].

Architectural Significance

Located in the far southeast portion of the Lakeshore Historic District on the east side of Sheridan Road between Sheridan Square to the south and Kedzie Street to the north, 701 Sheridan Road is a two-and-one-half story residence constructed originally in 1904 and reconstructed in 1908 due to loss by fire. The home was significantly altered between 1908 and the 1950s. The property was designed by architect Henry J. Ross and commissioned by Amy A. Forbes. The property is a contributing structure in good condition but retains fair to poor integrity due to extensive alterations.

Henry J. Ross lived in Evanston at the home across the street, 640 Sheridan Road, a 1920s Tudor Revival designed by himself. Ross also designed the significant lakefront Colonial Revival home directly to the east at 699 Sheridan Road. Henry J. Ross had a successful career as an architect designing many residential homes and apartment buildings primarily in Chicago. He designed two significant buildings in Chicago, a theatre at 1618 West Devon, and a small apartment building at 4911 West Washington in the Austin Neighborhood. Before starting his own firm, Henry J. Ross worked as an architect at the firm of Henry L. Ottenheimer in Chicago. Much more is known of Ottenheimer, a prominent Jewish architect in Chicago who started his career under the firm Adler & Sullivan before traveling to Paris to study abroad, returning to Chicago and initially starting his own firm before building a more successful firm in partnership known as Ottenheimer,

Stern, and Reichert. This firm was responsible for many significant works in Chicago including many Landmark properties. The firm is known for unusual interpretations of the Classical Revival style, freely mixing the classical and revival styles with modern movements (examples include the Wilson Theatre and Swedish State Bank in Chicago). Some of the work by Ross, particularly the theatre at 1618 West Devon shows related influence.

Surrounding properties are an eclectic mix of styles, masses, and vintages constructed between the 1880s and 1970s as well as one neo-traditional home two houses north (constructed in 2005). The portion of the block south of the subject property, including the home immediately south) contains several significant International Style homes designed by prominent architects – only one of which is currently a designated Landmark (Booth and Nagle designed 641 Sheridan Square) these are erroneously listed as non-contributing structures and should be considered evolutionary fabric of architectural significance. The integrity of setting for the southern portion of the block is fair to good.

Proposal

- **West Elevation (Primary facade)**
  N/A

- **East Elevation (Rear façade not visible from a public way)**
  Replacement of four outswing casement windows in existing openings (sunroom) and alterations to the deck including new tension wire railing and access stairs. Removal of existing roofed structure over east door and replacement with a standing seam metal roof overhang, new door, windows, and transoms. Replacement of east basement window with new awning window. All doors and windows are wood.

  These interventions are not visible from a public way and do not fall under the Commissions purview.

- **North Elevation**
  Replacement of two outswing casement windows with Marvin Ultimate wood six-over-one simulated divided lite double-hung windows (altering the existing sill height to accommodate interior renovations – new sill is cedar). Alter door location and repurpose existing leaded glass wood window in new location east of new door location. Infill all openings and match existing stucco.

- **South Elevation**
  N/A

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) **Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address: 701 Sheridan Road			**FOR STAFF USE ONLY Application Number:**	
2) Owner's Name: Michelle and Michael Wolf			Address: 701 Sheridan Road	
City: Evanston	State: IL	Zip: 60202	Phone:	Email/Fax: wolfsonthelake@gmail.com
3) Architect's Name: Holbert and Associates, Architects			Address: 2147 N. Claremont Avenue	
City: Chicago	State: IL	Zip: 60647	Phone: 773-862-7919	Email/Fax: holbertarchitects@sbcglobal.net
4) Contractor's Name: tbl			Address:	
City:	State:	Zip:	Phone:	Email/Fax:

5) Landmark: ☐ Yes ☑ No **Refer to the Supplemental Information for guidance on page* (i) *(fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☑ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require** any Zoning Variance or Fence Variance or Special Use → **Complete section B only.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

Interior remodel on existing single family residence- kitchen, breakfast room and bath tile and fixture replacement. We are replacing the side door in the gangway to allow a wider door for basement access from the north side yard. We are eliminating the rear basement stair to allow the kitchen access to the view of the lake. The basement is currently used for incidental storage only.

The existing casement windows on the north wall shall be replaced with double-hung windows to match the typical double-hung window.
New casement windows of similar proportion to the existing sunroom shall be added at the east kitchen wall with transoms above to expand the view to the lake. There shall be an awning over the windows to protect them and the rear entry door

The existing soffit and windows in the sunroom have settled and there is considerable slope. There has been extensive minor alteration to the windows such that they no longer close fully, nor are the sashes the same size or, indeed, square. The headers at these windows shall be replaced and new windows of the same size, number and configuration as the existing shall be installed in the existing opening.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☐ Construction	☑ Residential ☐ Other:	☑ Yes ☐ No north side is visible from the street south side not visible east side visible from the lakefront only
☑ Demolition	☑ Partial ☐ Total remove existing columns and roof at rear entry door	☑ Yes ☑ No north side is visible from the street south side not visible east side visible from the lakefront only
☑ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☐ Front ☑ Side ☐ Rear	☑ Yes ☑ No north side is visible from the street south side not visible east side visible from the lakefront only
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☑ Windows ☐ Storm Windows ☑ Doors ☐ Storm Doors	☑ New ☑ Replacement ☐ Restoration Style/Materials: wood casement replacements and double hungs new wood casements	☑ Yes ☑ No north side is visible from the street south side not visible east side visible from the lakefront only
Roof: ☑ New ☐ Re-roof	☐ Front ☐ Side ☐ Rear	☑ Yes ☐ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Siding: ☐ New ☐ Replacement Stucco repair	☐ Front ☐ Side ☐ Rear Material: Cementitious stucco to match	☑ Yes ☑ No Stucco repair
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☐ Air Conditioning Unit	☐ New ☐ Replacement	☐ Yes ☐ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☑	☑	Wood Frame	☐	☐	Copper	☐	☐	Wood
☐	☐	Stone	☑	☑	Sheet Metal	☐	☐	Wrought Iron
☐	☐	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☑	☐	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height:_____
☐	☐	Wood Siding						Length:_____
☐	☐	Aluminum Siding	☑	☑	Wood cedar soffit at awning			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: _____	☐	☐	Synthetic Material, Type: _____	☐	☑	Stone Stone to be added to raised concrete patio
						☐	☐	Brick Pavers
☐	☐	Other: _____	☐	☐	Other: _____	☐	☐	Concrete Pavers
		Roofing Material				☑	☐	Poured Concrete
☐	☐	Wood Shingles			**Door Material**	☐	☐	Other: _____
☐	☐	Wood Shakes	☑	☑	Wood			
☐	☐	Slate	☐	☐	Metal			**Driveway Material**
☐	☐	Clay Tile	☐	☐	Clad	☐	☐	Asphalt
☑	☐	Asphalt Shingles	☐	☐	Other: _____	☐	☐	Poured Concrete
☐	☐	Metal Sheet				☐	☐	Brick Pavers
☐	☑	Other: Standing seam awning			**Window Type**	☐	☐	Concrete Pavers
			☑	☑	Double Hung	☐	☐	Crushed Stone
		Chimney Material	☑	☑	Casement	☐	☐	Other: _____
☐	☐	Brick	☐	☐	Other: _____			
☐	☐	Stone						
☐	☐	Stucco			**Window Material**			**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Other: _____	☑	☑	Wood			
			☑	☐	Aluminum	☐	☐	Air Conditioning Unit
		Gutters/Downspouts	☐	☐	Steel	☐	☐	
☐	☐	Copper	☐	☐	Other: _____	☐	☐	
☑	☑	Aluminum				☐	☐	
☐	☐	Galvanized Sheet			**Muntins**	☐	☐	
☐	☐	Other:_____	☑	☑	Not existing	☐	☐	
			☑	☐	True divided lights	☐	☐	
			☑	☐	Simulated divided lights	☐	☐	

4) Applicant's Signature: _____ **Date:** 25 January, 2021

Print Name: Kindon Mills

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special use**. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

4) Applicant's Signature: _____ **Print Name:**	**Date:**

NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

Zoning Analysis
Summary

Case Number:	Case Status/Determination:
21ZONA-0012 – 701 Sheridan Road R1 Single-Family Residential District | Lakeshore Historic District	Compliant

Proposal:

Proposed interior renovations, window and door replacements, and removal of exterior covered entry with new covered awning.

Zoning Section:	Comments:
6-8-2-8 (C) 4.	The proposed roofed overhang, located in the rear-yard, is 3.7' from the rear-yard lot line where 3.45' existed previously and 3' is required.
6-4-1-9 (B)	The proposed roof overhand in the rear-yard does not encroach on the required 3' rear-yard where it is permitted to encroach on said yard by 10%.

Additional Comments:

- Review and issuance of COA by HPC is required.

BREWER-WOLF RESIDENCE
701 SHERIDAN ROAD
EVANSTON, ILLINOIS

SCOPE OF WORK:
INTERIOR REMODEL OF EXISTING
SINGLE FAMILY DWELLING
RELOCATE NORTH SIDE ENTRY
REPLACE WINDOWS

LIST OF DRAWINGS

1 TITLE SHEET, SITE PLAN
2 EXTERIOR PHOTOS
3 EXTERIOR PHOTOS
4 FIRST FLOOR PLAN
5 PARTIAL BASEMENT PLAN
6 EXISTING ELEVATIONS
7 EXISTING ELEVATIONS
8 PROPOSED ELEVATIONS
9 PROPOSED ELEVATIONS
10 EX PHOTOS/ AWNING SECTION
11 EXISTING INTERIOR PHOTOS/ WINDOWS
12 EXISTING SUNROOM WINDOW ELEVATION
13 PROPOSED SUNROOM WINDOW ELEVATION
14 SUNROOM WINDOW DETAILS
15 NORTH WINDOW DETAIL
16 INTERIOR ELEVATIONS
17 INTERIOR ELEVATIONS
18 INTERIOR ELEVATIONS



EXISTING WEST (STREET) FACADE
NO CHANGE

DRAWING 1

REV	ISSUED AND DATE
	PRESERVATION SUBMISSION 01/25/2021

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CHICAGO, IL 60647
773-862-7919
HOLBERTARCHITECTS@SBCGLOBAL.NET

WOLF RESIDENCE
701 SHERIDAN ROAD
EVANSTON, IL 60202



EXISTING NORTH FACADE



EXISTING SOUTH FACADE



EXISTING EAST FACADE FROM PRIVATE ALLEY



EXISTING EAST FACADE FROM PRIVATE ALLEY

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REV	ISSUED AND DATE
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DRAWING 2

EXISTING OVERHANGING BAY
AND SUNROOM WINDOWS

EXISTING OVERHANGING BAY
AND SUNROOM WINDOWS

EXISTING COVERED PATIO/ ROOF

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DRAWING 3

WOLF RESIDENCE
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EVANSTON, IL 60202

REMOVE EXISTING WINDOW AND RELOCATE TO DOOR OPENING AS FIXED SASH

REMOVE EXISTING DOOR AND JAMB NEW DOOR IN WINDOW OPENING RAISE HEAD TO 80"

PATCH STUCCO FOR UNIFIED SURFACE PAINT HALLWAY TO TOP OF STAIRS

REMOVE EXISTING DOOR

VERIFY HEADER

STAIRS 113

SIDE ENTRY 112

REAR STAIRS 114

EXISTING STAIRS TO BASEMENT REMOVE CARPET, SAND AND PAINT TREADS

REPAIR PLASTER AND TRIM IN EXISTING BASEMENT STAIR AND LANDING PAINT FINISH

POWDER RM 110

STAIRS 111

HALL 108

NOTE: EXISTING STUCCO ON NORTH WALL TO BE REPAIRED. VERIFY EXTENT OF WORK AND PRICE REPAIR AND THOROCOAT. INFILL OPENING BELOW NEW WINDOW UNIT "D"

REPLACE EXISTING WINDOWS WITH NEW DOUBLE HUNG WINDOWS. MATCH EXISTING DIVIDED LITE PATTERN AT DOUBLE HUNGS. NO CHANGE TO EXISTING OPENING

RADIATOR

REPLACE EXISTING WINDOW

UPPER CABINETS

INDUCTION OR GAS COOKTOP

ELECTRIC OVEN BELOW

UPPER CABINETS

RADIATOR

REPLACE EXISTING WINDOW

TILE FLOOR OVER NEW CEMENT BOARD UNDERLAYMENT. VERIFY CONDITION OF SUB-FLOOR

STAIRS 105A

REPLACE DOOR ADD TRANSOM

(2) 2x10 HEADER WITH (2) 2X4 EACH END

ENTRY 105

CUBBIES BELOW (ACCESS AT LANDING)

REMOVE STAIRS TO BASEMENT

RADIATOR

32"

REMOVE EXISTING ROOF AND COLUMNS AT REAR ENTRY

SPACE FOR TROLLY/ COUNTER

GUTTER AND DOWNSPOUT

EXISTING PATIO NO CHANGE

KITCHEN 104

RECESSED COVE TO ORIGINAL HEIGHT

EXISTING CEILING HEIGHT

REF

GARBAGE RECYCLE

SPICE PULLOUT

ISLAND 106

OPEN FOR KETTLE/ TOASTER

PANTRY

INFILL FLOORING TOOTH-IN TO MATCH EXISTING FLOORING PATTERN

DW

(3) 2X12 HEADER

DW DRAWER

COUNTER FOR KEYS, PHONE CHARGING

TRAYS

EGG

OVEN

(2) 1 3/4"X9 1/4" LVL HEADER WITH (3) 2X4 EACH END

PAVING FOR GRILL AND EGG

AWNING OVERHEAD

GRILL

PULL-OUT BELOW TO HOLD COMPOST

PREP SINK

NEW CASEMENT WINDOWS AND HEADER

REPLACE BASEMENT WINDOW WITH AWNING IN EXISTING LOCATION

B

RELOCATE CONDENSER

AC CONDENSER

INFILL FLOORING TOOTH-IN TO MATCH EXISTING FLOORING PATTERN

(3) 12" M=L

PULL-OUT

HANDRAIL @ 36" ABOVE TREAD HORIZONTAL CABLE RAIL @ 3" O.C.

FUTURE STAIRS N.I.C.

HOOKS

NEW LAUNDRY SINK AND STORAGE CABINET OFCI

REMOVE EXISTING WASHER AND DRYER NEW STACKING WASHER AND DRYER BY OWNER, CONTRACTOR TO INSTALL

EXISTING WOOD FLOOR TO REMAIN NO CHANGE

INSTALL NEW DRAIN FOR WASHER WASHER SHALL BE IN PAN WITH DRAIN

LAUNDRY 109

FD

W/D

LAUNDRY SINK

HANGING ROD

PULL-OUT STORAGE

BUTLERS PANTRY 107

BAR AREA

ESPRESSO

REF

6 5/8"

NEW 3" T&G RIFT AND QUARTERED OAK FLOORS MATCH KITCHEN HEIGHT

4

SERVING COUNTER WITH BASE DRAWERS FOR TABLE WARE

REMOVE LOW WALL TO FLOOR INSTALL BASE CABINET BOOKSHELVES EXISTING HEADER TO REMAIN

RECESSED COVE CEILING

EXISTING MATCH EXISTING CEILING HEIGHT (LOW POINT)

NEW GUARDRAIL @ 36" ABOVE DECK NEW 4X4 POST ON POST-BASE CONNECTOR TO EXISTING DECK

HORIZONTAL CABLE RAIL @ 3" O.C.

A

EXISTING PERGOLA NO CHANGE

(2) 2X12 HEADER AT EXISTING WINDOW HEAD, TYPICAL WITH (3) 2X4 EACH END AND (2) 2X4 EACH SIDE OF DOOR

EXISTING CASING TO REMAIN EXTEND JAMB AND INFILL MORTISE. PAINT FINISH

BUILD OUT WALL TO CABINET LOCATION

EXISTING DOORS TO REMAIN NO CHANGE TO DOOR OR OPENING

1

REPLACE EXISTING DOOR WITH ONE-LITE DOOR AND WOOD SCREEN DOOR

EXISTING DINING ROOM 108

SUNROOM/ BREAKFAST ROOM 103

EXISTING PATIO 100

REPLACE EXISTING CASEMENTS WITH MARVIN PUSH-OUT CASEMENTS MATCH EXISTING SDL PATTERN TYPICAL FOR 14 CASEMENTS

EXISTING PICTURE WINDOW TO REMAIN. NO CHANGE

A

REMOVE CONTINUOUS CROWN AT PERIMETER OF SUNROOM

BULKHEAD AT WINDOWS TO REMAIN MAKE LEVEL AND LEVEL WINDOW HEADS

EXISTING STAIRS 101

NORTH

A

PROPOSED PARTIAL FLOOR PLAN

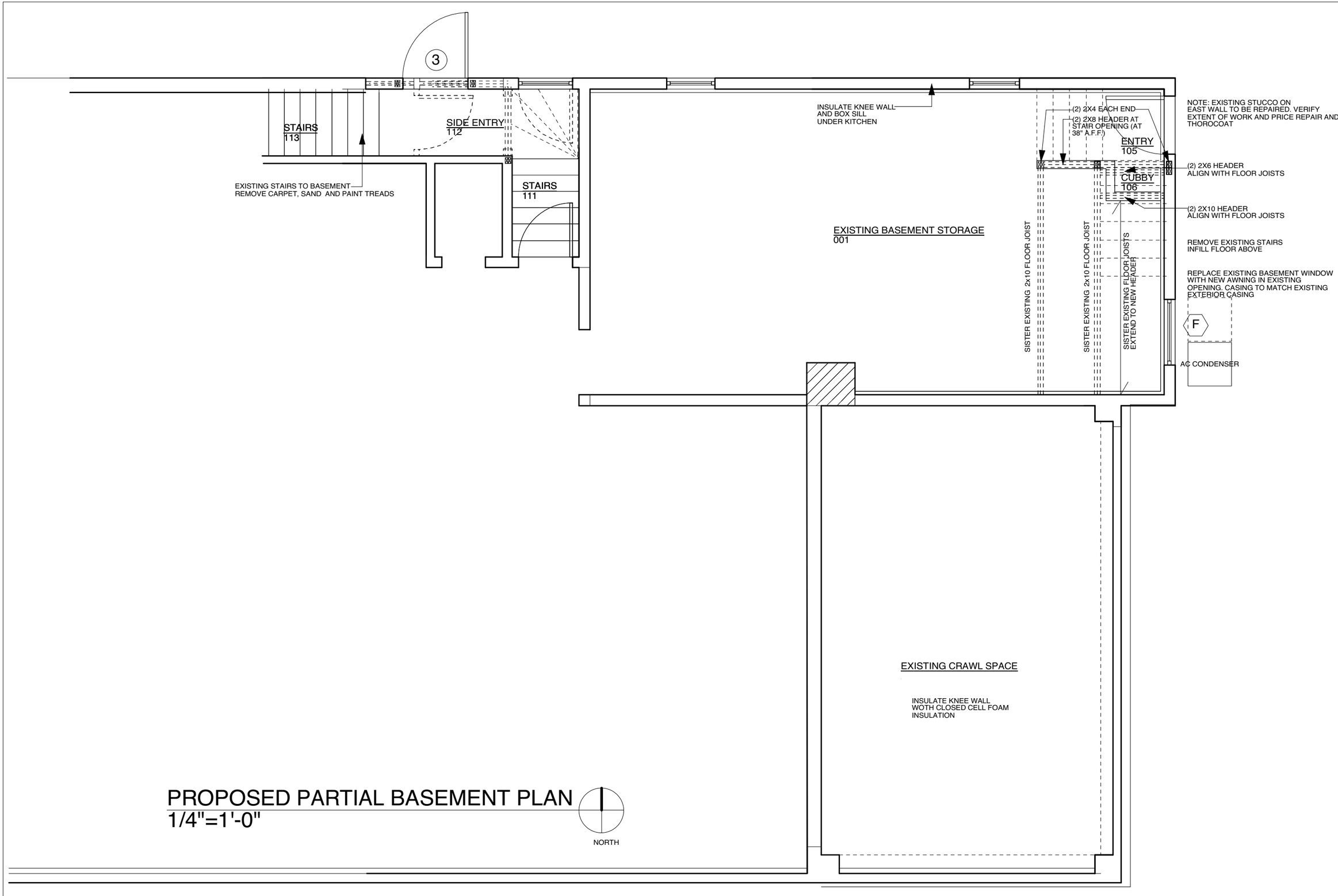
1/4"=1'-0"

DRAWING 4

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PROPOSED PARTIAL BASEMENT PLAN
1/4"=1'-0"

NORTH

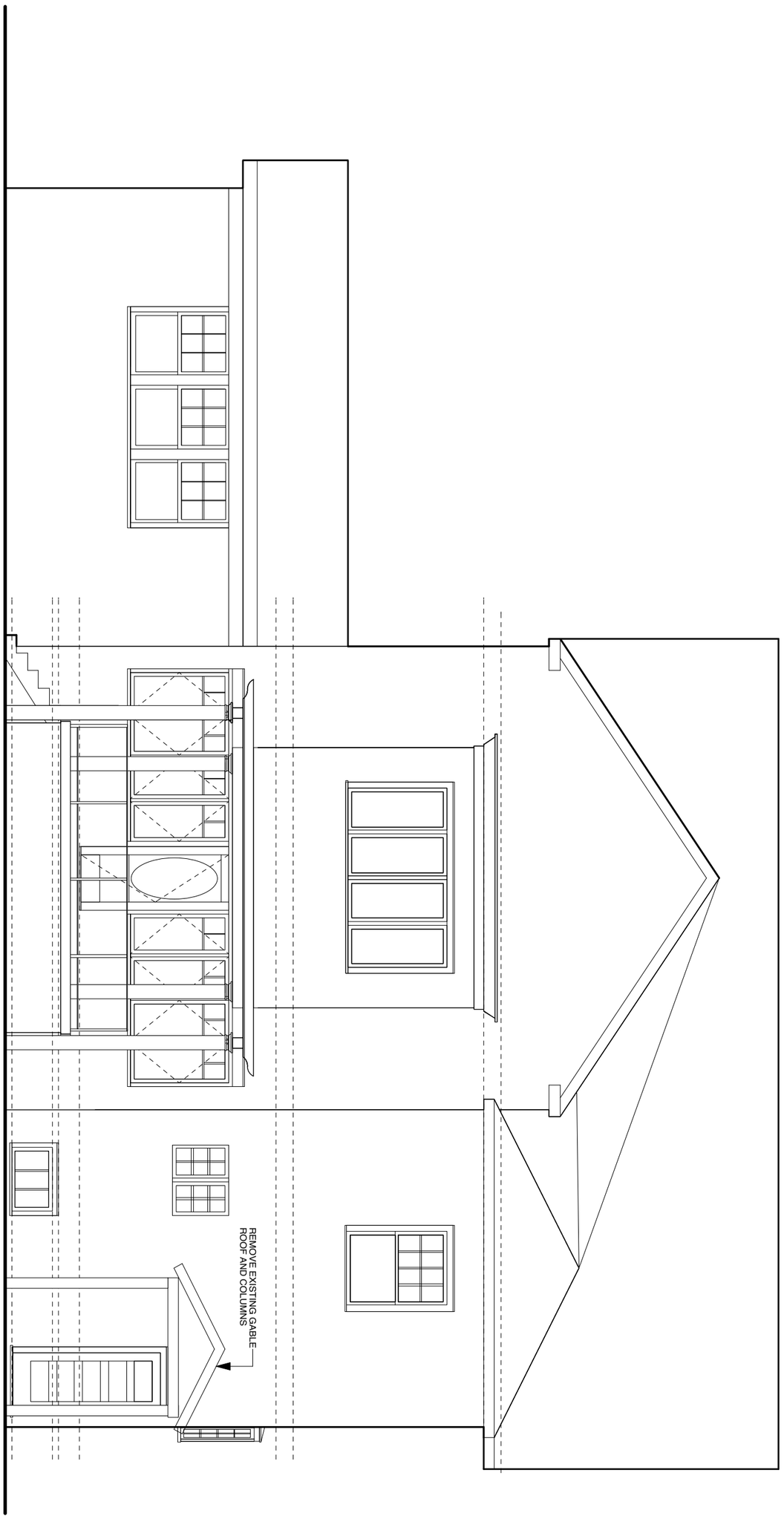
DRAWING 5

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



WOLF RESIDENCE
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REV	ISSUED AND DATE	DRAWING
	PRESERVATION SUBMISSION 01/25/2021	6

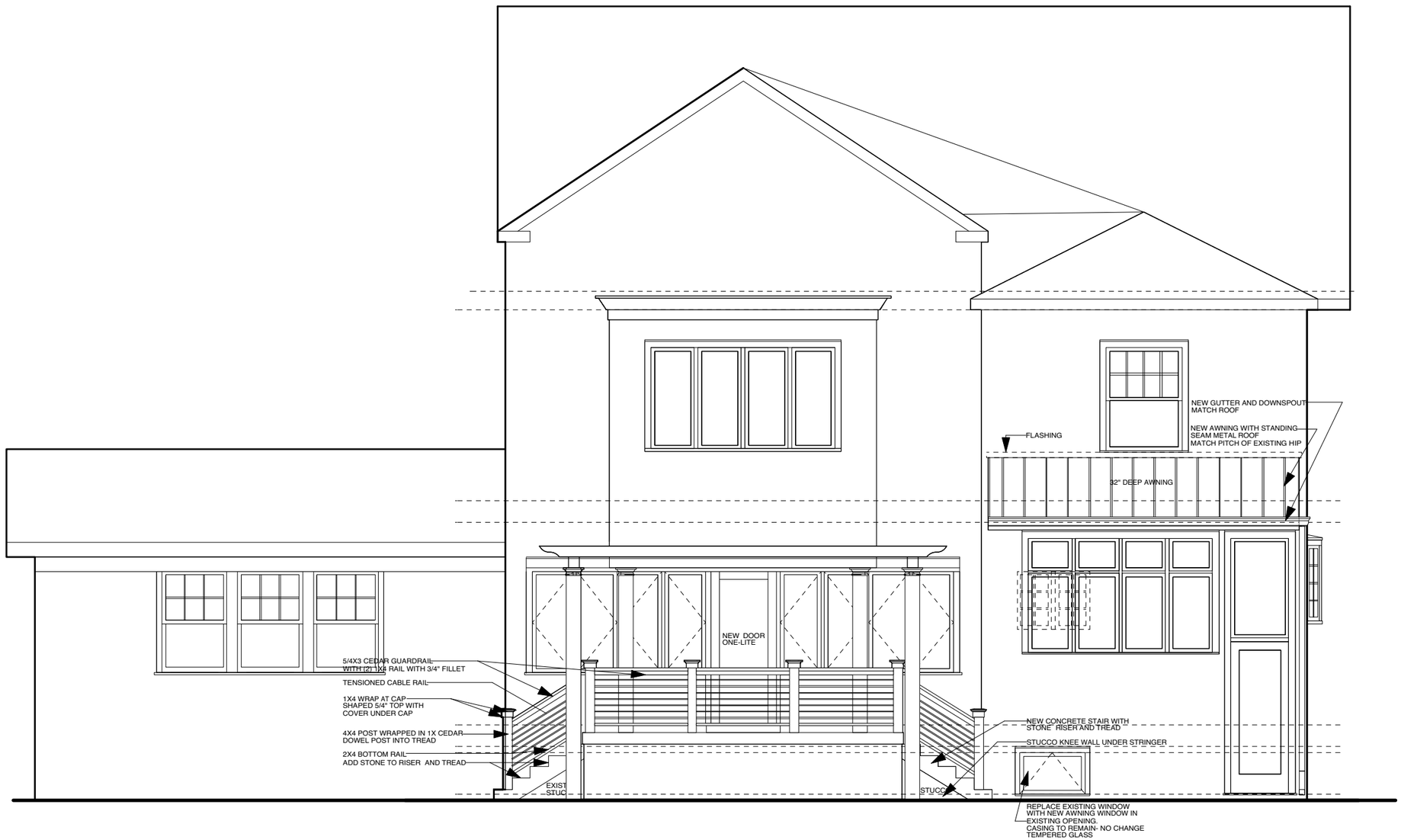
EXISTING NORTH ELEVATION
3/16"=1'-0"

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	PRESERVATION SUBMISSION 01/25/2021

DRAWING 7

WOLF RESIDENCE
701 SHERIDAN ROAD
EVANSTON, IL 60202

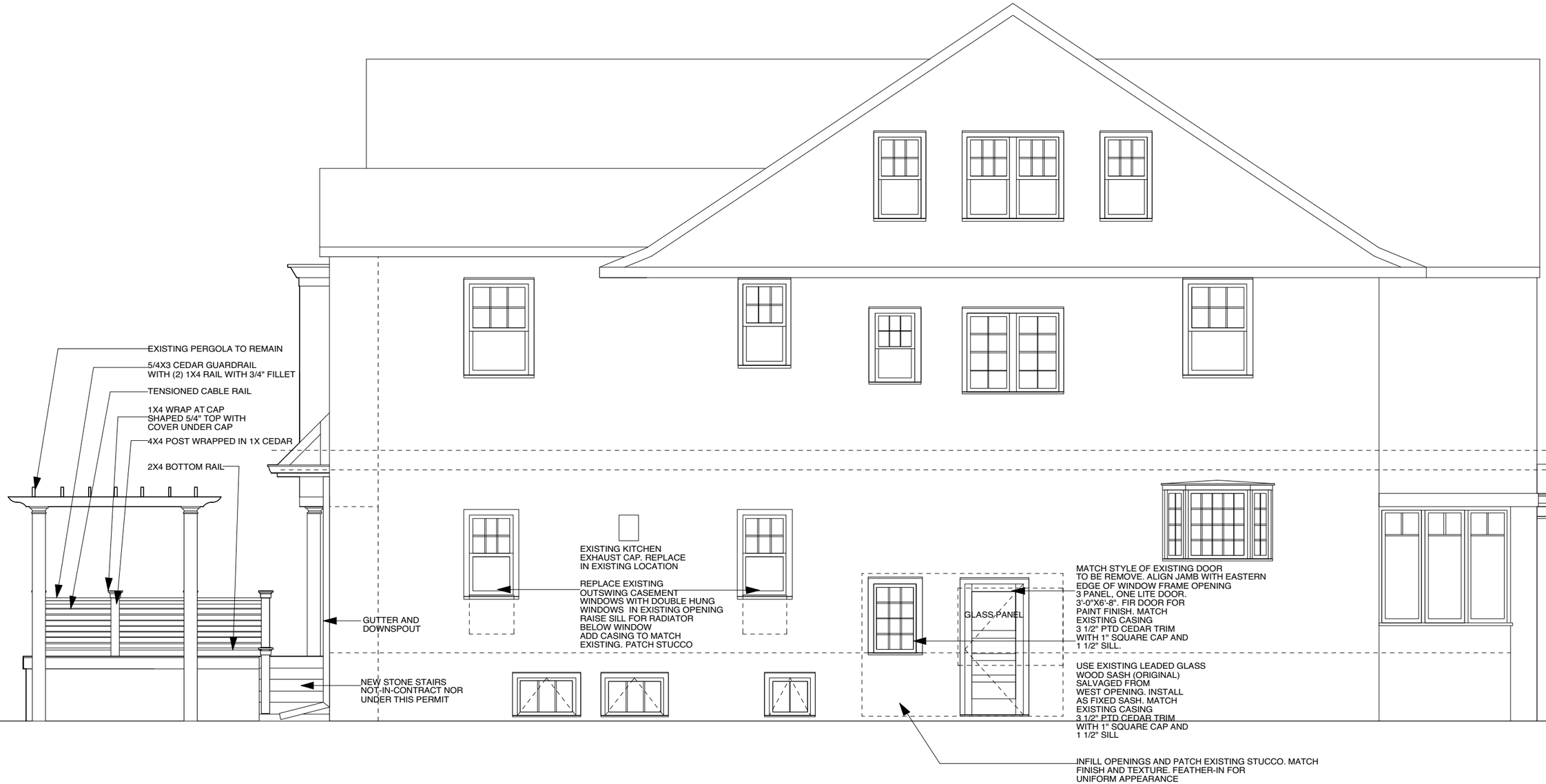


PROPOSED EAST ELEVATION
3/16"=1'-0"

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REV	ISSUED AND DATE	DRAWING
	PRESERVATION SUBMISSION 01/25/2021	8

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PROPOSED NORTH ELEVATION
3/16"=1'-0"

REV	ISSUED AND DATE	DRAWING
	PRESERVATION SUBMISSION 01/25/2021	9

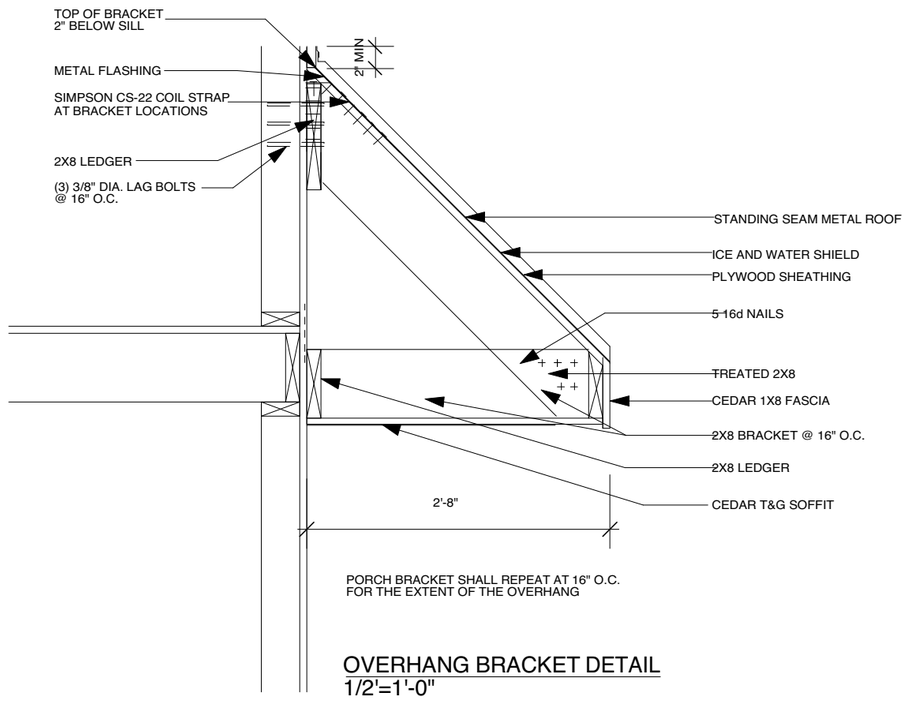
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OVERHANG BRACKET DETAIL
1/2'=1'-0"

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SUNROOM WINDOWS (SOUTH)



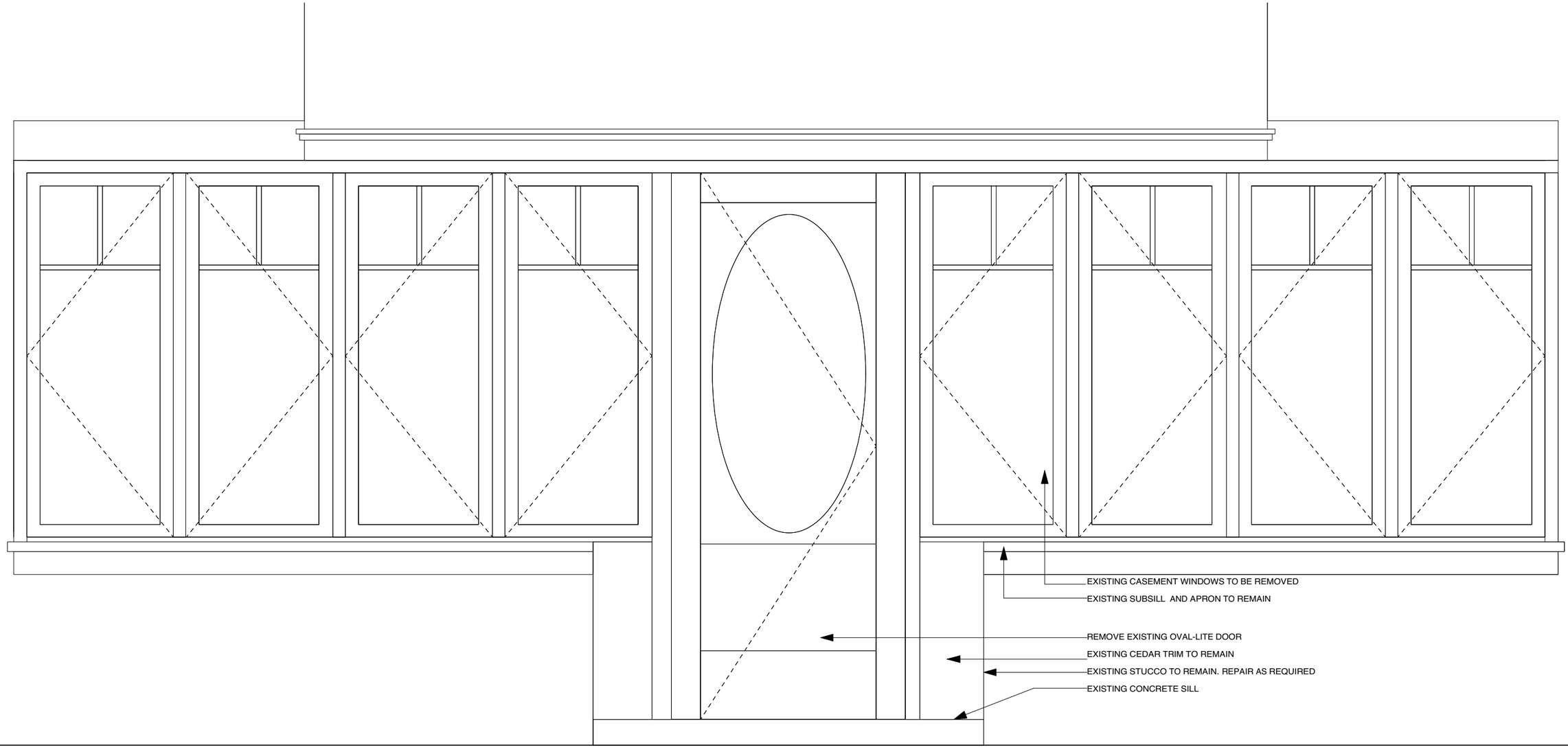
SUNROOM WINDOWS (EAST)

DRAWING 11

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	PRESERVATION SUBMISSION 01/25/2021

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EXISTING SUNROOM ELEVATION (EAST)
3/4"=1'-0"

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DRAWING 12

WOLF RESIDENCE
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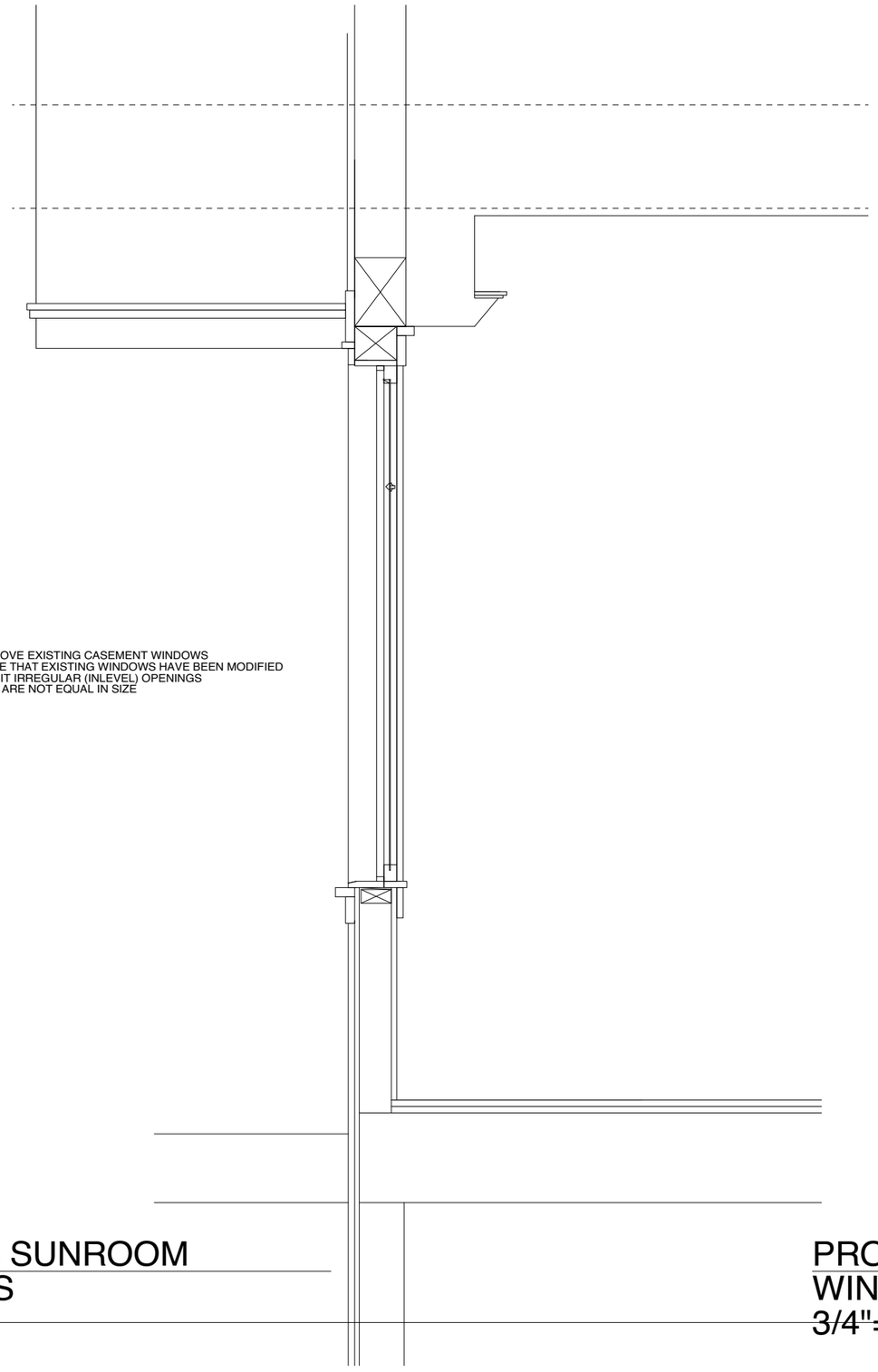
PROPOSED SUNROOM ELEVATION (EAST)
3/4"=1'-0"

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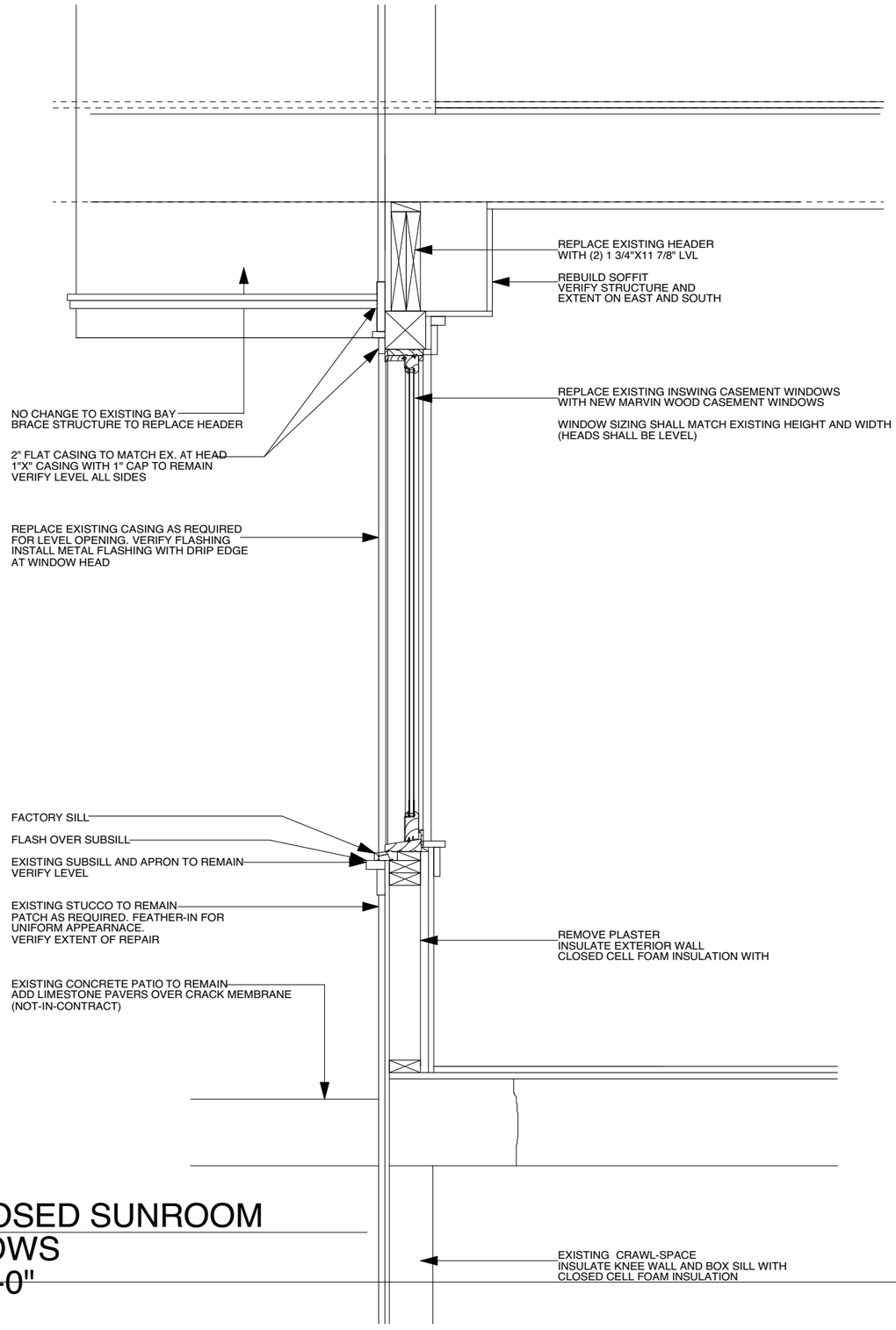
DRAWING 13

WOLF RESIDENCE
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REMOVE EXISTING CASEMENT WINDOWS
NOTE THAT EXISTING WINDOWS HAVE BEEN MODIFIED
TO FIT IRREGULAR (INLEVEL) OPENINGS
AND ARE NOT EQUAL IN SIZE

EXISTING SUNROOM WINDOWS
3/4"=1'-0"

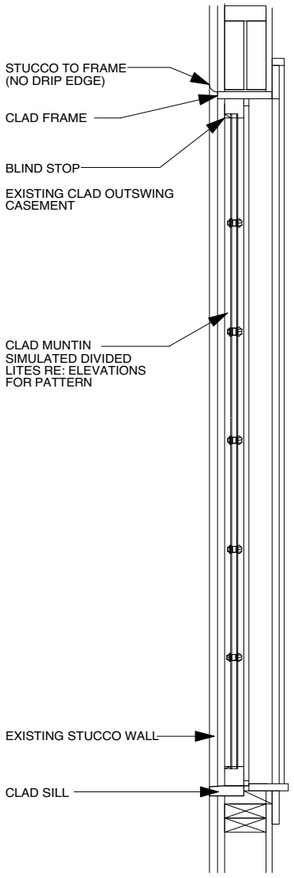


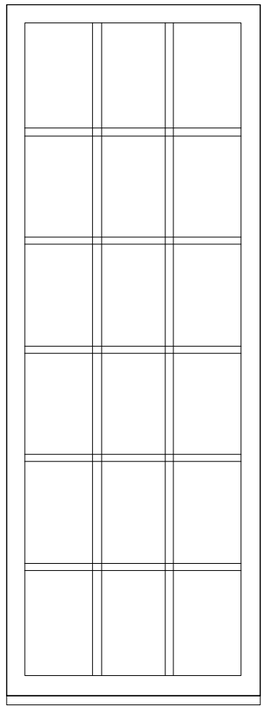
PROPOSED SUNROOM WINDOWS
3/4"=1'-0"

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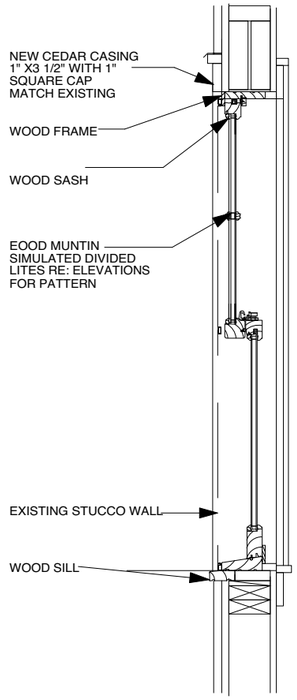
REV	ISSUED AND DATE	DRAWING
	PRESERVATION SUBMISSION 01/25/2021	14

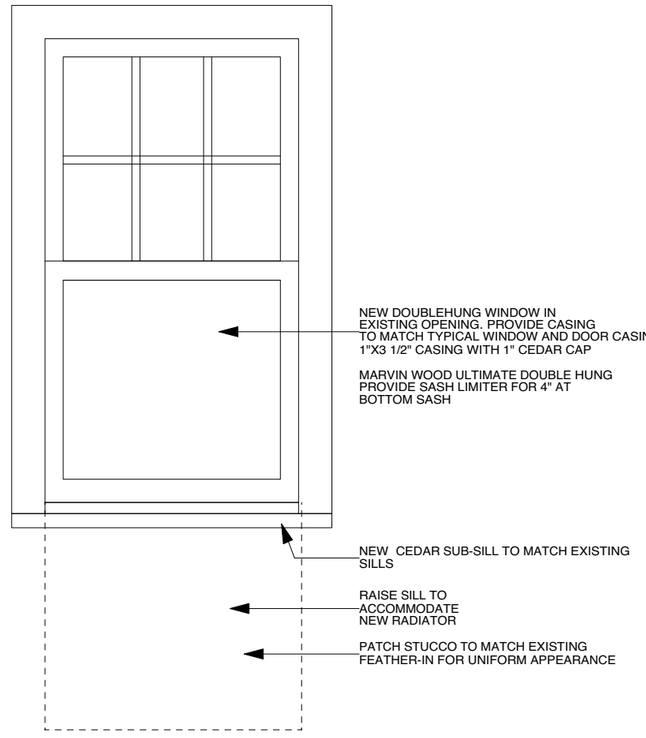
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NOTE: OUTSWING CASEMENT REDUCES
USABILITY OF GANGWAY BECAUSE THE SILL
IS LOW AND WINDOWS OPEN INTO THE WALKING SPACE

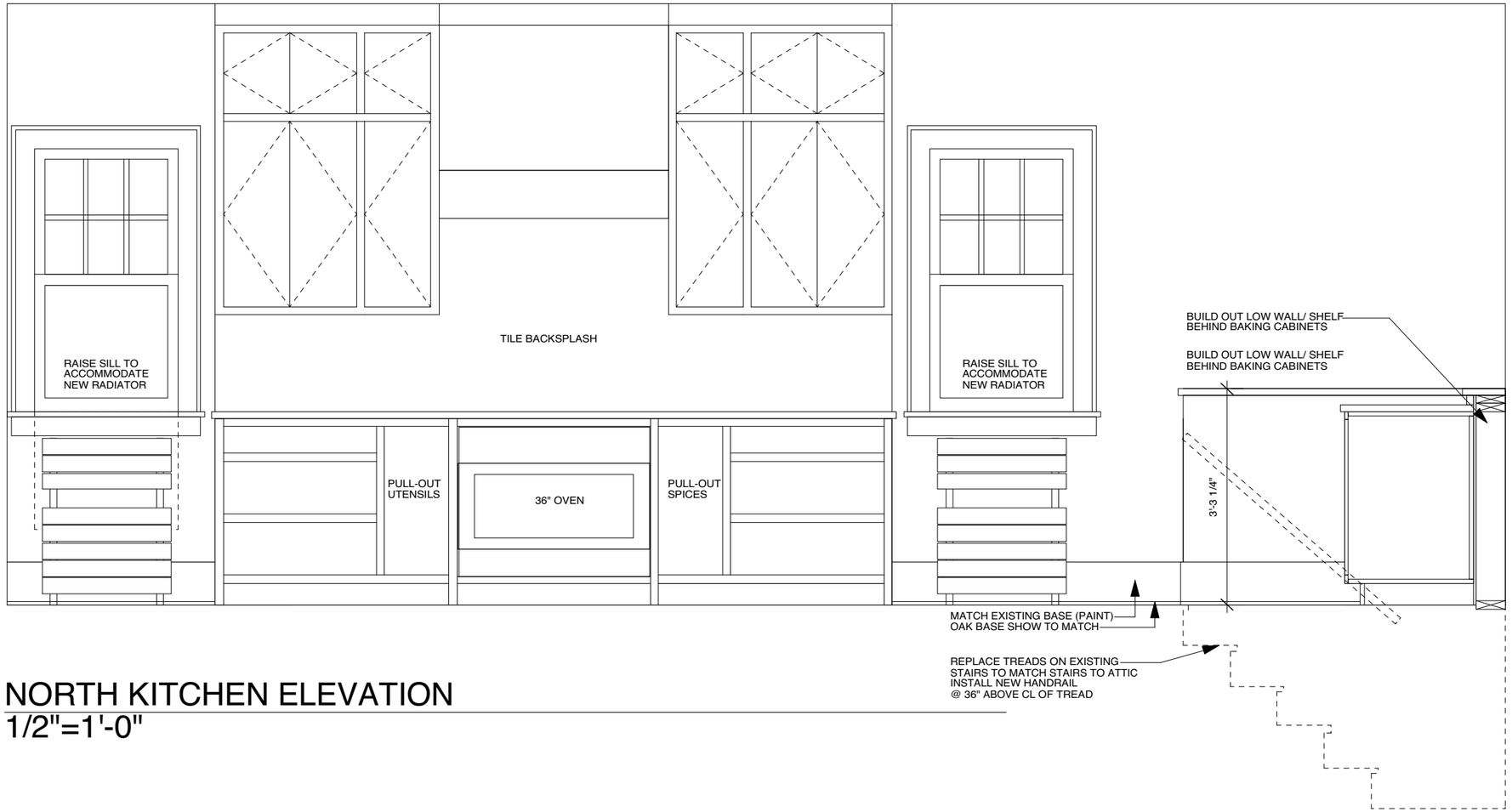




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	PRESERVATION SUBMISSION 01/25/2021	15

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NORTH KITCHEN ELEVATION
1/2"=1'-0"

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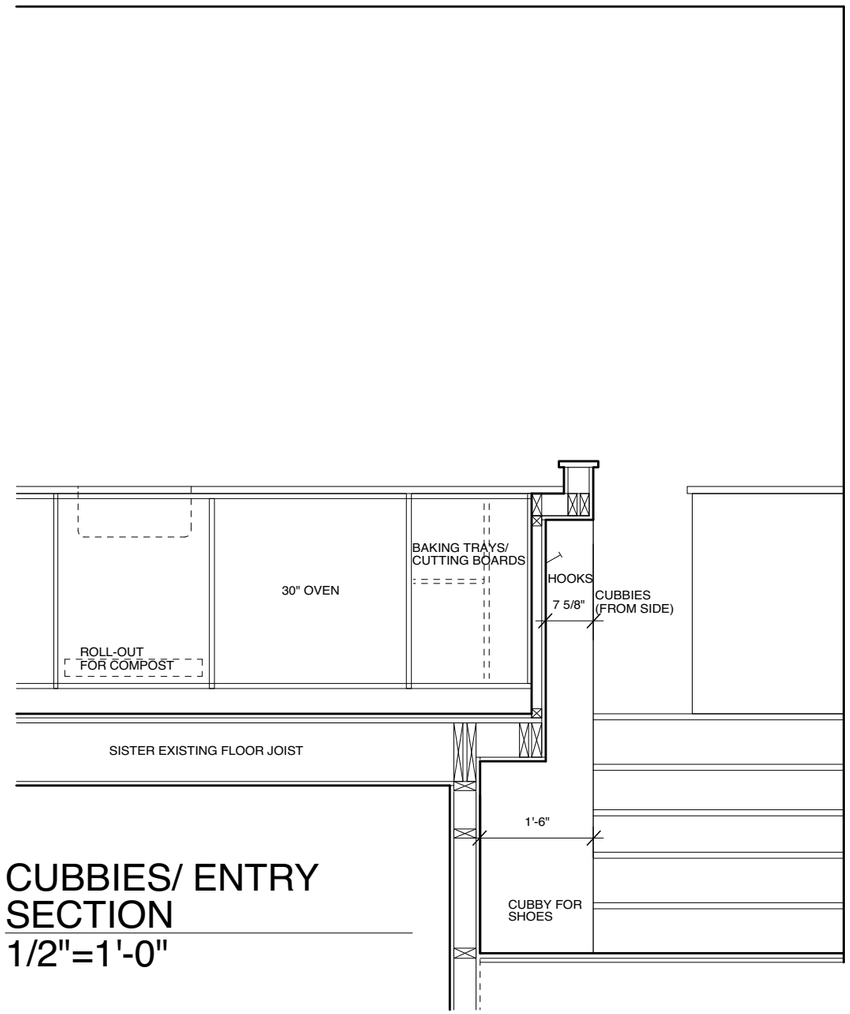
REV	ISSUED AND DATE
	PRESERVATION SUBMISSION 01/25/2021

DRAWING 16

WOLF RESIDENCE
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EAST KITCHEN/BAKING ELEVATION
1/2"=1'-0"



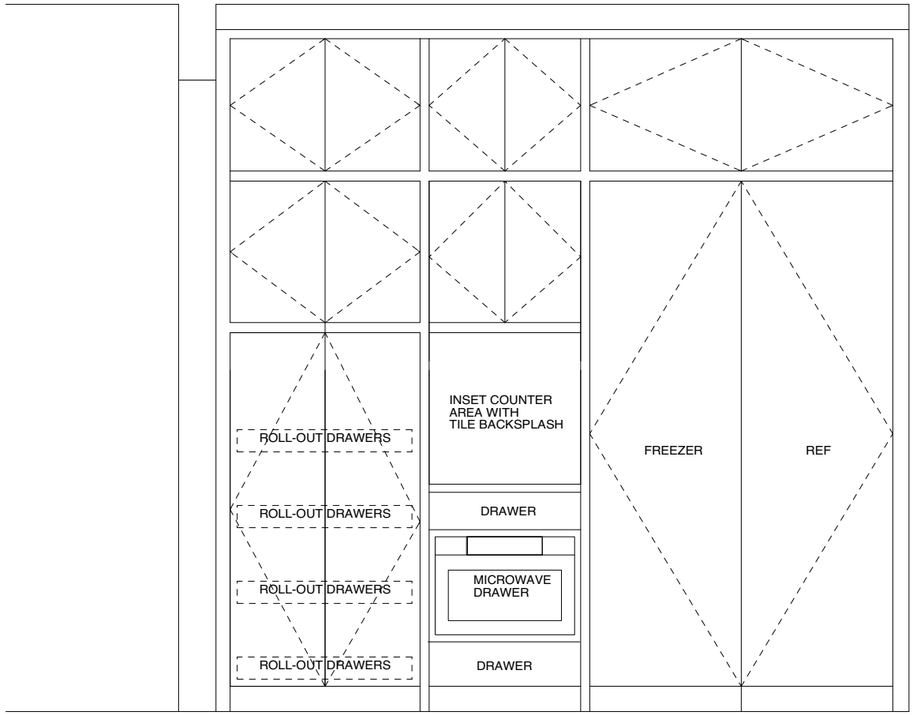
CUBBIES/ ENTRY SECTION
1/2"=1'-0"

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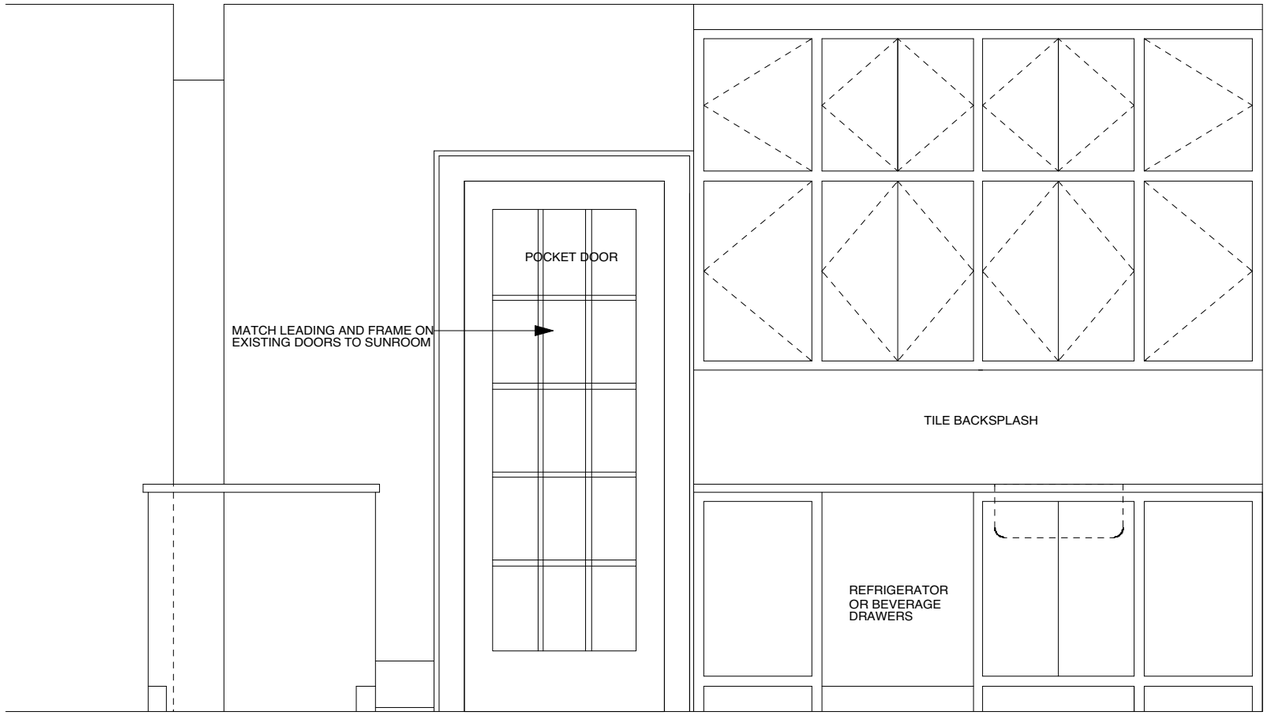
REV	ISSUED AND DATE
	PRESERVATION SUBMISSION 01/25/2021

DRAWING 17

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WEST KITCHEN ELEVATION
1/2"=1'-0"



SOUTH PANTRY ELEVATION
1/2"=1'-0"

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DRAWING 18

WOLF RESIDENCE
701 SHERIDAN ROAD
EVANSTON, IL 60202

BEGINNING STREET #	701
END STREET #	
STREET # SUFFIX	-
STREET NAME	SHERIDAN
SUFFIX	ROAD
PIN	11-20-102-024-0000



PHOTO ID \Images\11-20-102-024-0000.jpg

LOCAL

WITHIN LOCAL DISTRICT?	LAKESHORE
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	C
LOCAL LANDMARK?	NO
YEAR	-
LOCAL LANDMARK ELIGIBLE?	NO
CRITERIA:	-

NATIONAL REGISTER

WITHIN NR DISTRICT?	LAKESHORE
NR DISTRICT CONTRIB/NON-CONTRIB?	C
NR LANDMARK?	NO
YEAR	-
NR ELIGIBLE?	NO
CRITERIA	-

PREVIOUSLY SURVEYED? IHSS (O)

GENERAL INFORMATION

CATEGORY	Building
CONDITION	Good
INTEGRITY	Minor alterations and addition(s)
CURRENT USE	Domestic - single dwelling
HISTORIC USE	Domestic - single dwelling
SECONDARY STRUCTURE	Detached garage
NRSECOND	C

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Other
DETAILS	-
CONSTRUCTION YEAR	1904/1908
OTHER YEAR	1920 (circa)
DATESOURCE	Building permits
WALL MATERIAL (current)	Stucco
WALL MATERIAL 2 (current)	-
PLAN	Irregular
NO OF STORIES	2.5

ROOF TYPE	Side gable
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Parged
PORCH	Front entry
WINDOW MATERIAL	Wood
WINDOW MATERIAL 2	Aluminum
WINDOW TYPE	Double hung/casement
WINDOW CONFIGURATION	6/6; multi-light/1; multi-light

SIGNIFICANCE -

HISTORIC FEATURES Side gable roof of original house, with overhangs under gable; stucco exterior; lower 2-story side gable front bay with overhanging eaves and cornice returns; hipped front porch structure --SEE CONTINUATION SHEET

ADDRESS

701		-	*SHERIDAN*	*ROAD*

ALTERATIONS *House shows extensive alterations to the façade, some of which may be historic, some of which dates from after 1950—hipped roof front porch along south end of façade enclosed--SEE CONTINUATION SHEET*

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) *651 and 705 Sheridan Road*

BUILDING MOVED?

MOVED FROM

ORIGINAL OWNER *Forbes, Amy A.*

ORIGINAL ARCHITECT *Ross, H.J.*

ARCHITECT SOURCE *BP3461*

BUILDER *Peterson, Fred*

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 *\Images\11-20-102-024-0000-2.jpg*

PHOTO ID3 -

SURVEYOR *Lara Ramsey*

SURVEYOR ORGANIZATION *GRANACKI HISTORIC CONSULTANTS*

SURVEY DATE *3/30/2011*

Historic Info Compiler *MBM*

PERMIT/HISTORIC INFORMATION

CURRENT ADDRES

701	—		-	SHERIDAN ROAD

OLD ADDRESS (city dir.year) 651 and 705 Sheridan Road

DATE OF CONSTRUCTION 1904/1908

MOVING INFORMATION

BUILDING MOVED?

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 3461 **DATE** 1908.11.19

BUILDING PERMIT DESCRIPTION 2-story frame Imp: renewal of burnt bldg. 42' wide, 52' deep, 36' high; 8 rms. See HISTORIC INFO

COST $4,000

ORIGINAL OWNER Forbes, Amy A.

ORIGINAL OWNER OCCUPIED? Yes (1905EvD); no (1909, 1912EvD)

ORIGINAL ARCHITECT Ross, H.J.

ARCHITECT SOURC BP3461

BUILDER Peterson, Fred

EXTERIOR ALTERATION PERMITS

BP 3949. 1910.03.31. 2 sty fr porch. $250. (O) Wm. Ballhatchet (A) H.J. Ross (B) F.J. Anderson BP 8631. 1921.03.03. 2 sty hse. Impr. $800. (O) L.G. Blessing. (B) C.W. Johnson. SEE CONTINUATION SHEET

OTHER PERMIT INFO

**BP18079, 1928.06.12, 2-story hse impr $8000 owner Blessing, archt Ross, bldr A. Freund. BP 11648. 1923.09.28. 1story garage Impr. $400. (O/A) L.G. Blessing (B) C.W. Johnson

COA INFO

Scraping loose brick face and afflorescence from brick in basement, repoint brick using type "N" mortar. City staff recommends type "O" mortar instead. (2010)

HISTORIC INFO

BP 2238. 1904.09.28. 2 story frame house,42' wide, 53'6" deep, 42' high, 11 rooms. $7,000. (O) Amy A. Forbes (A) C.W. Van Keuren (B) Fred Peterson. House apparently burned in 1908.

OTHER SOURCES

ELHD # n/a PHOTO: Real Estate tear sheet, 1964, Samuel Sherwin Real Estate

HISTORIC INFO COMPILER MBM

PRIMARY KEY 11-20-102-024-0000

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 701

STREET SHERIDAN ROAD

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gable roof of original house, with overhangs under gable; stucco exterior; lower 2-story side gable front bay with overhanging eaves and cornice returns; hipped front porch structure (not enclosed, with stucco corner column and knee walls; most windows are possibly replacements (most appear to be wood double hung and casement—but there are a lot of different configurations that don't seem to be appropriate to the house)

Alterations

House shows extensive alterations to the façade, some of which may be historic, some of which dates from after 1950—hipped roof front porch along south end of façade enclosed; elaborate entry bay built in center of façade (think this is post-war—no sign of it on Sanborn maps, although this could be an oversight of the maps—there is an $8,000 permit dated 1928, so some of these alterations could date from then—check real estate papers); 2nd and 3rd-story front gable addition over historic 1-story sun porch at north end of façade (post-1950); one-story south side addition (1924); 2-story rear addition (1920s); 3-sided north side window bay addition

Exterior Alteration Permits

BP 3949. 1910.03.31. 2 sty fr porch. $250. (O) Wm. Ballhatchet (A) H.J. Ross (B) F.J. Anderson
BP 8631. 1921.03.03. 2 sty hse. Impr. $800. (O) L.G. Blessing. (B) C.W. Johnson.
BP 12430. 1924.05.20. 1 sty sun parlor. $1,200. (O) L.G. Blessing (A) H.J. Ross. (B) C.W. Johnson**

720 Judson Avenue
Lakeshore Historic District – Landmark - 21PRES-0020

Thomas Ahleman, architect, applies for a Certificate of Appropriateness to remove an existing wood pergola and construct a one-story roofed porch addition at the rear-volume of the residence accessed by a large aluminum clad wood sliding french door replacing an existing aluminum clad casement window and fixed double-window at basement level.

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

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 720 Judson Avenue – 21PRES-0020

Date: February 24, 2021

Public Notice

Thomas Ahleman, architect, applies for a Certificate of Appropriateness to remove an existing wood pergola and construct a one-story roofed porch addition at the rear-volume of the residence accessed by a large aluminum clad wood sliding french door replacing an existing aluminum clad casement window and fixed double-window at basement level. **Applicable standards: Alteration [1-10] and Construction [1-8; and, 10-15].**

Architectural Significance

Located in the far southwest portion of the Lakeshore Historic District on the west side of Judson Avenue mid-block between Kedzie Street to the north and Keeney Street to the south, 720 Judson Avenue is a two-story Prairie styled residence constructed in 1912 and designated a Landmark Property in 1978. The property was designed and commissioned by architect, builder, and developer Charles H. Thompson and sold the following year. The property is a contributing structure in good condition and retains excellent integrity despite minor alterations. The home is a fine example of the style with significant horizontality extenuated with horizontal banding, low hipped roof with deep eaves, and elongated single-story front bay and second story exterior spaces. The home is stripped of ornamentation other than the styles distinctive art glass ribbon windows.

Charles Thompson was one of Evanstons more prolific and well known developers who designed and developed 27 properties in the Lakeshore Historic District including nearly the entire block west of Clark Square between Main Street and Sheridan Road. Nearly all of Thompsons work was in the Craftsman Style although he designed a few American Four-Square and Renaissance Revival homes within the District. Thompson designed one other Prairie Style home at 1049 Michigan – also a Local Landmark, and constructed four years prior to his work at 720 Judson.

Surrounding properties are primarily standard lot two-story single-family homes. The individual properties on the block retain excellent integrity, notably all structures in this block are listed as contributing. The northern two-thirds of the block were developed extensively between 1910 and 1920 in Craftsman and Renaissance Revival styles. With the remainder and some intermixed being developed earlier in various Revival Styles,

Queen Anne, and Italianate Styled homes dating as early as circa 1870s but most between 1880 and 1900. The block as a whole retains excellent integrity of setting with mature shade trees, wide parkway, and expansive front lawns. Two Local Landmarks are in close proximity -- 730 Judson two homes to the north, Prairie styled 704 Judson to the south, and an impressive Colonial Revival double-house across the street at 735 Judson.

The properties immediately to the west, include several large Classical Revival styled four-story brick courtyard apartment buildings as well as a large garage and surface parking lot across the alley to the south. These properties are not within the District.

Proposal

- **East Elevation (Primary Facade)**
  N/A

- **West Elevation (Rear Façade visible from alley)**
  The proposed alterations to the west elevation include removal of the existing pergola, removal of an existing aluminum clad double casement window (to be replaced with an aluminum clad sliding French door), and removal of two fixed windows at basement level. Proposed construction includes a single-story open porch with hipped asphalt shingle roof and wide eaves with box gutter. The proposed roofed structure is centered on the rear-façade, supported by four stucco clad columns, and enclosed by a painted wood picket railing. Access stairs located at the west terminus of the roofed structure occur on either side of the porch (north and south) and are screened with a stucco planter wall and steel mesh guardrail. The ridge of the proposed roof aligns with the ridge of the single story bay at the homes east elevation.

  Mass, form, materiality, and detailing are sympathetic to existing conditions of the residence and the rear stucco three-car garage on the alley.

- **North Elevation**
  N/A

- **South Elevation**
  N/A

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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 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.

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.

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.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) ** Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address:
720 JUDSON AVENUE, EVANSTON, IL, 60202

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: DEREK JENSEN AND KOURTNEY THALGOTT

Address: 720 JUDSON AVENUE

City:	State:	Zip:	Phone:	Email/Fax:
EVANSTON	IL	60202	630-926-2500	DJENSEN10@GMAIL.COM , KOURTNEY.THALGOTT@GMAIL.COM

3) Architect's Name: THOMAS AHLEMAN, AIA

Address: 1234 SHERMAN AVE, STE 202

City:	State:	Zip:	Phone:	Email/Fax:
EVANSTON	IL	60202	847-733-7300	THOMAS@STUDIOTALO.COM

4) Contractor's Name: TBD

Address:

City:	State:	Zip:	Phone:	Email/Fax:

5) Landmark: ☒ Yes ☐ No ** Refer to the Supplemental Information for guidance on page* (i) *(fifth page below).*

6) Within Local Historic District: ☐ Yes ☐ No;

If yes, ☒ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project <u>requires</u>:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B <u>and</u> C (next 2 pages). <u>If</u> project <u>does not</u> require** any Zoning Variance or Fence Variance or Special Use → **Complete section B <u>only</u>.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

THE PROPOSED ACTIVITY CONSISTS OF THE CONSTRUCTION OF A REAR YARD 1-STORY ROOFED PORCH AND THE MODIFICATION OF SITE PAVING.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☒ Construction	☒ Residential ☐ Other:	☒ Yes ☐ No
☒ Demolition	☒ Partial ☐ Total	☐ Yes ☒ No
☐ Alteration ☐ Restoration ☒ Addition ☐ Landscaping	☐ Front ☐ Side ☒ Rear	☒ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☐ Windows ☐ Storm Windows ☒ Doors ☐ Storm Doors	☒ New ☐ Replacement ☐ Restoration Style/Materials: FRENCH SLIDING DOOR	☐ Yes ☒ No
Roof: ☒ New ☐ Re-roof	☐ Front ☐ Side ☒ Rear	☒ Yes ☐ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Siding: ☒ New ☐ Replacement	☐ Front ☐ Side ☒ Rear Material: Stucco	☒ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☒ Air Conditioning Unit Relocate existing	☐ New ☐ Replacement	☐ Yes ☒ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☐	☐	Wood Frame	☐	☐	Copper	☒	☐	Wood
☐	☐	Stone	☒	☒	Sheet Metal	☐	☐	Wrought Iron
☐	☐	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☒	☒	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height: 4FT AND 6FT
☐	☐	Wood Siding						Length:_____
☐	☐	Aluminum Siding	☒	☐	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: _____	☐	☒	Synthetic Material, Type: Painted beadboard at soffits. Boral fascia & trim ptd to match.	☐	☐	Stone
						☐	☐	Brick Pavers
☐	☐	Other: _____	☒	☐	Other: Existing soffits are stucco.	☒	☒	Concrete Pavers
		Roofing Material			**Door Material**	☐	☐	Poured Concrete
☐	☐	Wood Shingles				☐	☐	Other: _____
☐	☐	Wood Shakes	☒	☐	Wood			**Driveway Material**
☐	☐	Slate	☐	☐	Metal	☐	☐	Asphalt
☐	☐	Clay Tile	☐	☒	Clad	☒	☐	Poured Concrete
☒	☒	Asphalt Shingles to match existing	☐	☐	Other: _____	☐	☐	Brick Pavers
☐	☐	Metal Sheet				☐	☐	Concrete Pavers
☐	☐	Other: _____			**Window Type**	☐	☐	Crushed Stone
			☒	☐	Double Hung	☐	☐	Other: _____ No change.
		Chimney Material	☒	☐	Casement No change.			
☐	☐	Brick	☐	☐	Other: _____			
☐	☐	Stone						
☒	☐	Stucco			**Window Material**			**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Other: No change.	☒	☐	Wood			
			☐	☐	Aluminum	☒	☒	Air Conditioning Unit
		Gutters/Downspouts	☐	☐	Steel	☐	☐	(Relocate from west to south of house to conform with zoning requirements)
☐	☐	Copper	☐	☐	Other: _____ No change.	☐	☐	
☐	☐	Aluminum				☐	☐	
☐	☐	Galvanized Sheet			**Muntins**	☐	☐	
☐	☒	Other:_____	☒	☒	Not existing	☐	☐	
		New porch will have box gutters w/ downspouts on the south. Existing house has no gutters or downspouts.	☐	☐	True divided lights	☐	☐	
			☐	☐	Simulated divided lights	☐	☐	

4) Applicant's Signature: _____ **Date:** 01.22.2021

Print Name: Thomas Ahleman

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special us**e. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

N/A

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

N/A

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

N/A

4) Applicant's Signature: _____ **Date:** 01.22.2021

Print Name: Thomas Ahleman

NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).


Google











Zoning Analysis

Summary

Case Number:	Case Status/Determination:
20ZONA-0123	Compliant

Proposal:

1-STORY ROOFED REAR PORCH; MODIFY SITE PAVING

Site Information:

Property Address	720 JUDSON AVE	**Zoning District:**	R1
Overlay District:	None	**Preservation District:**	

Applicant:	Thomas Ahleman
Phone Number:	

MICHAEL GRIFFITH 11-02-20

Signature Date

Zoning Section **Comments**

Recommendation(s): Click on the link(s) below to access online application(s)

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS APPLICATION

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SD1.1	PROPOSED FLOOR PLAN
SD1.2	PROPOSED ROOF PLAN
SD2.0	EXISTING AND PROPOSED NORTH ELEVATION
SD2.1	EXISTING AND PROPOSED WEST ELEVATION
SD2.2	EXISTING AND PROPOSED SOUTH ELEVATION
SD3.0	AXONOMETRIC VIEWS
SD3.1	PERSPECTIVE VIEW

THALGOTT-JENSEN RESIDENCE
720 JUDSON AVENUE
EVANSTON, IL 60202

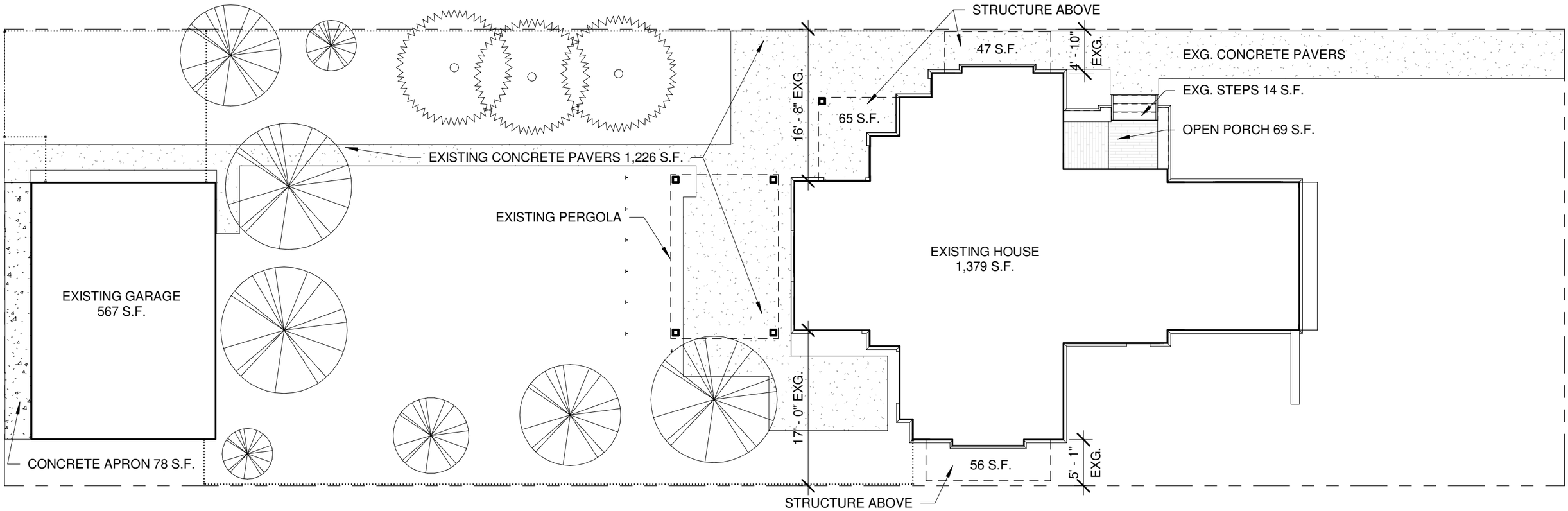
01/22/2021

studio talo architecture inc.

| 1234 sherman ave. | evanston | il | 60202 | t. 847.733.7300 | www.studiotalo.com |

© 2020

SCALE
3/16" = 1'-0"



1 EXISTING SITE PLAN
3/32" = 1'-0"

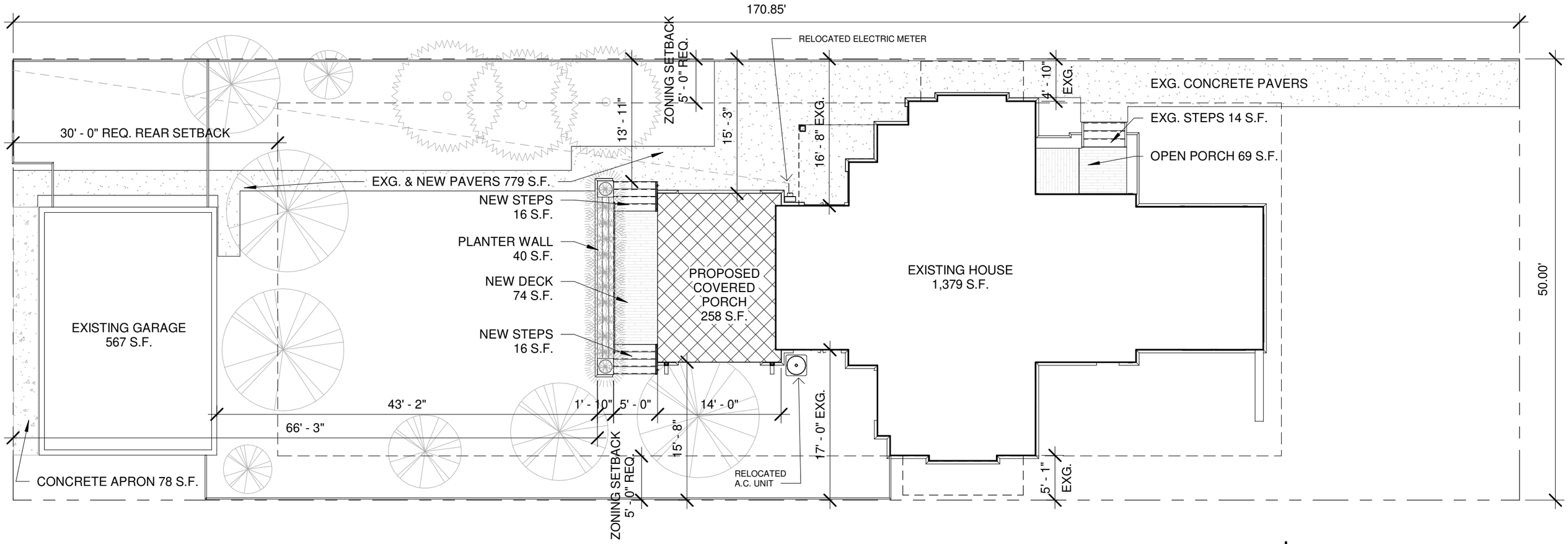
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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD0.1



1 PROPOSED SITE PLAN
3/32" = 1'-0"

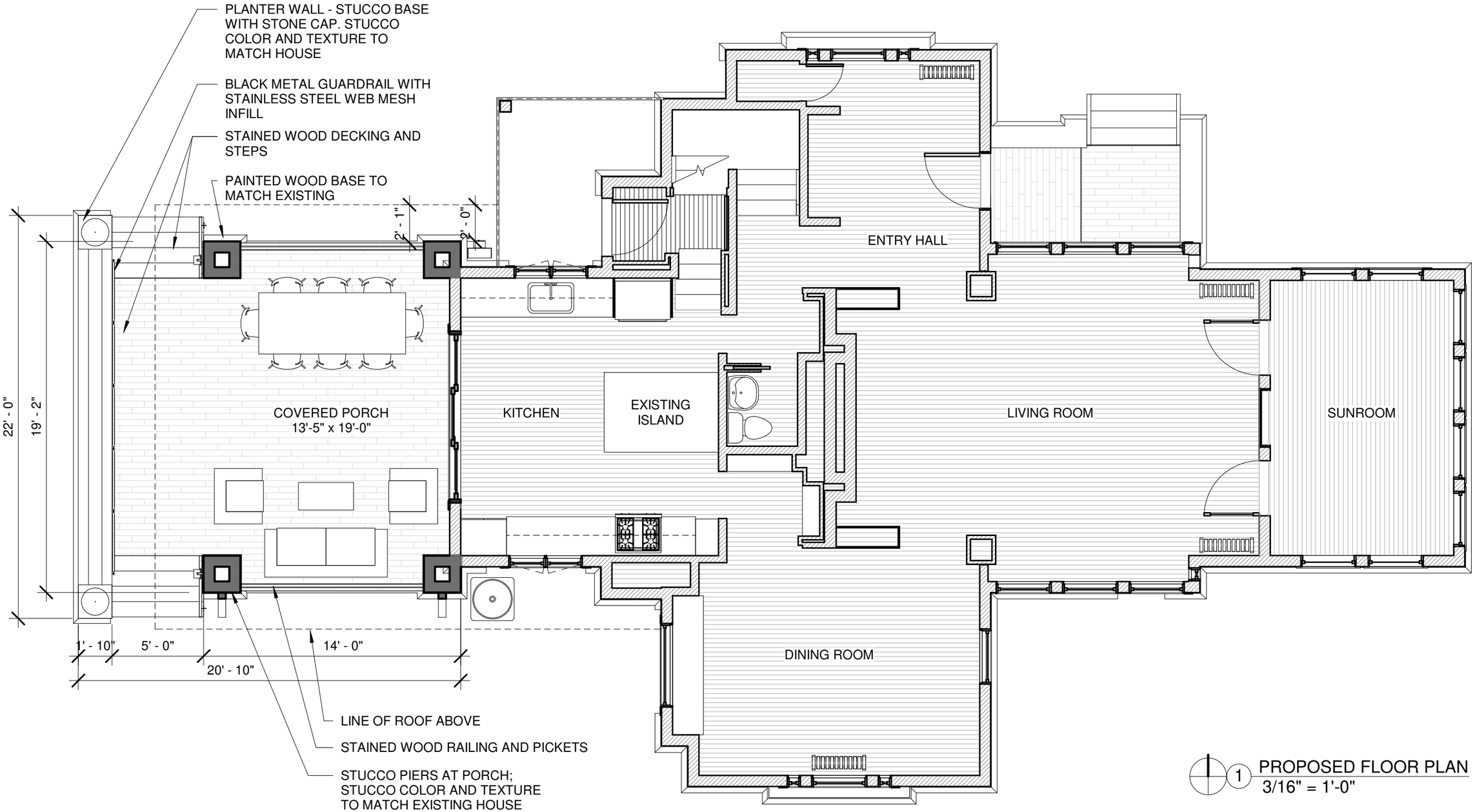
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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD1.0



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"

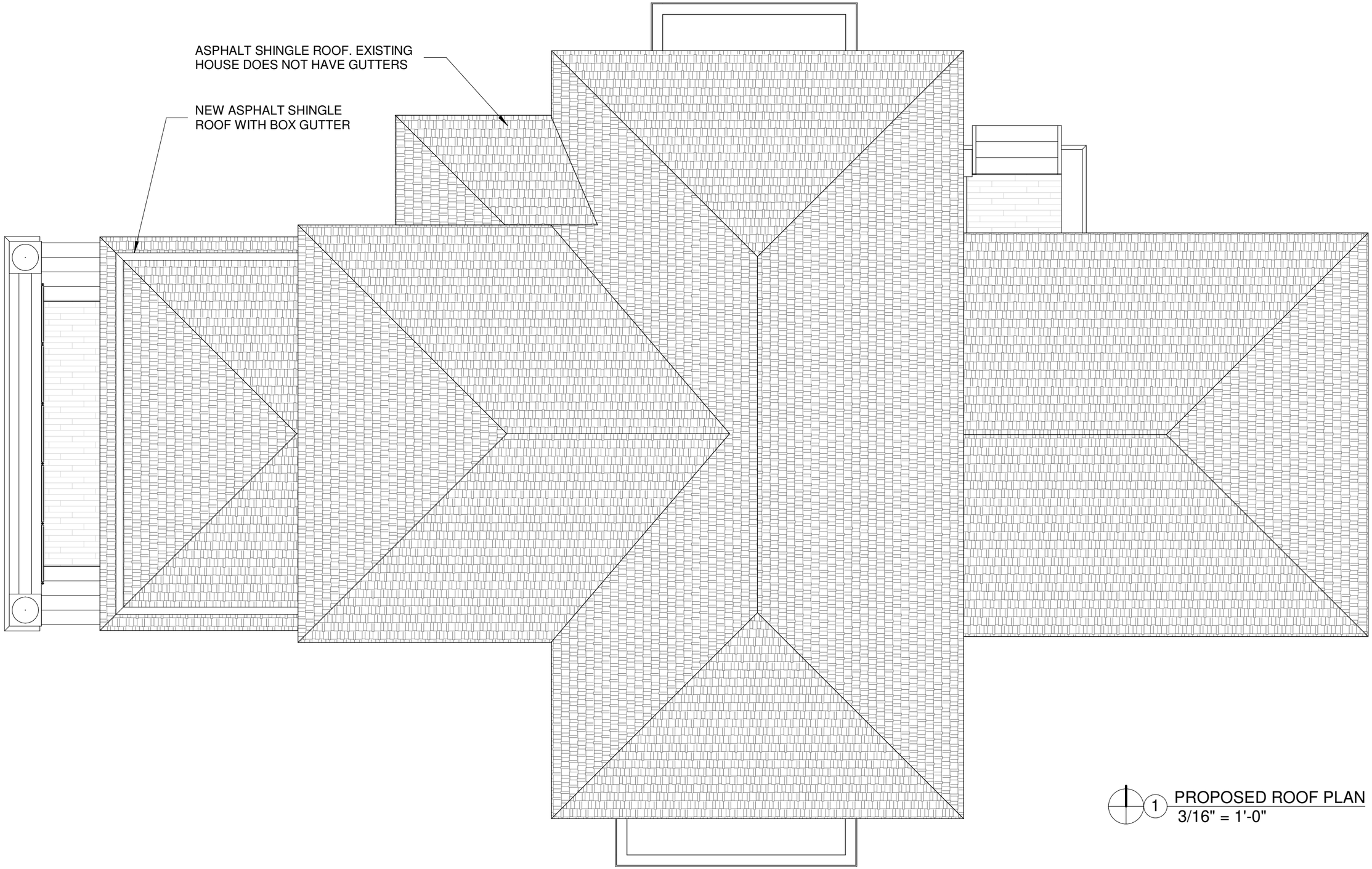
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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD1.1



1 PROPOSED ROOF PLAN
3/16" = 1'-0"

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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD1.2



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

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THALGOTT-JENSEN RESIDENCE

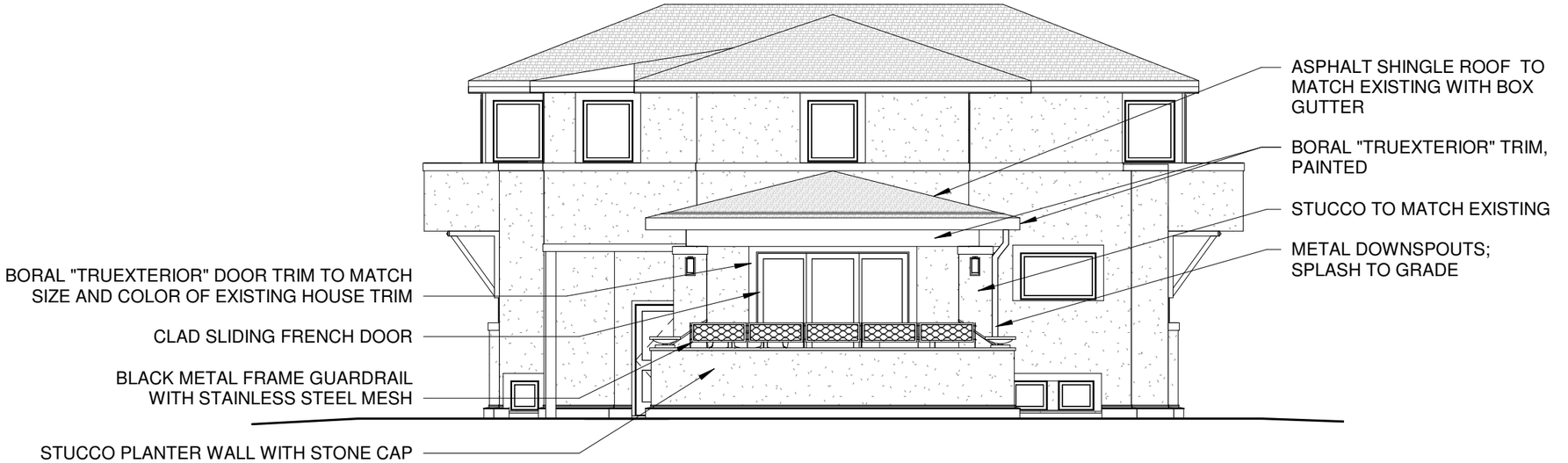
Date: 01/22/2021

Project #2012

SD2.0



1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"

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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD2.1



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

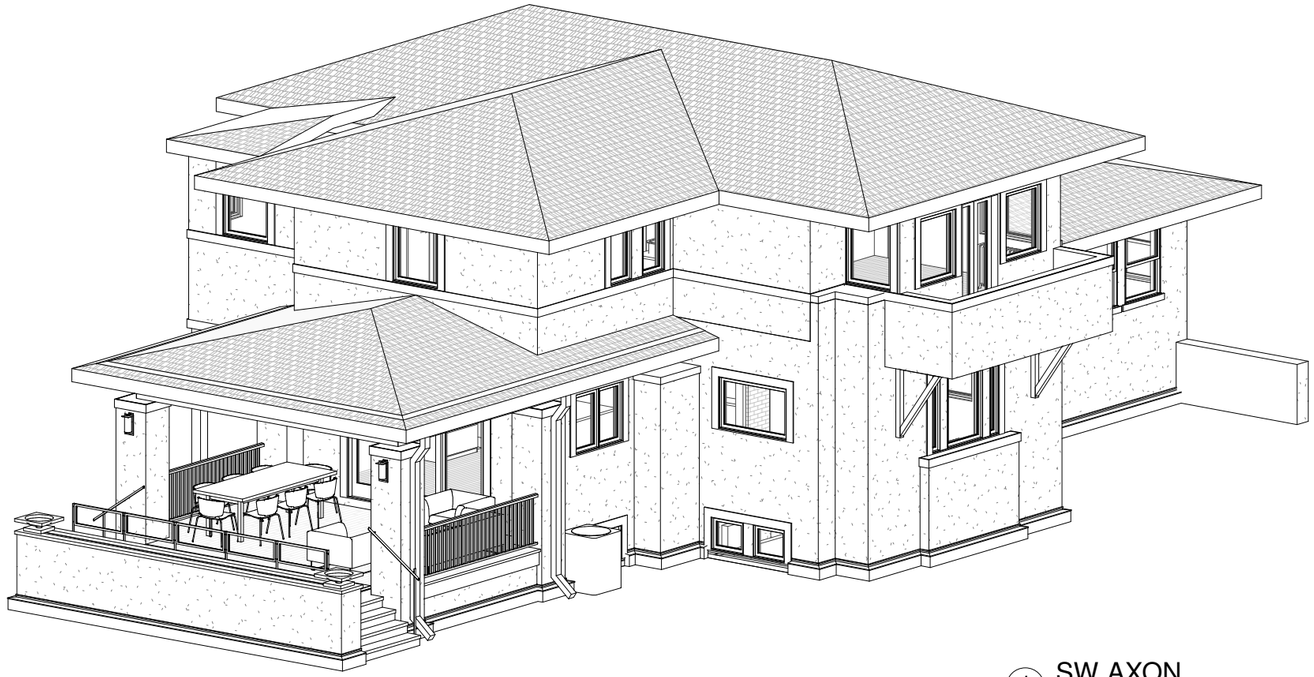
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THALGOTT-JENSEN RESIDENCE

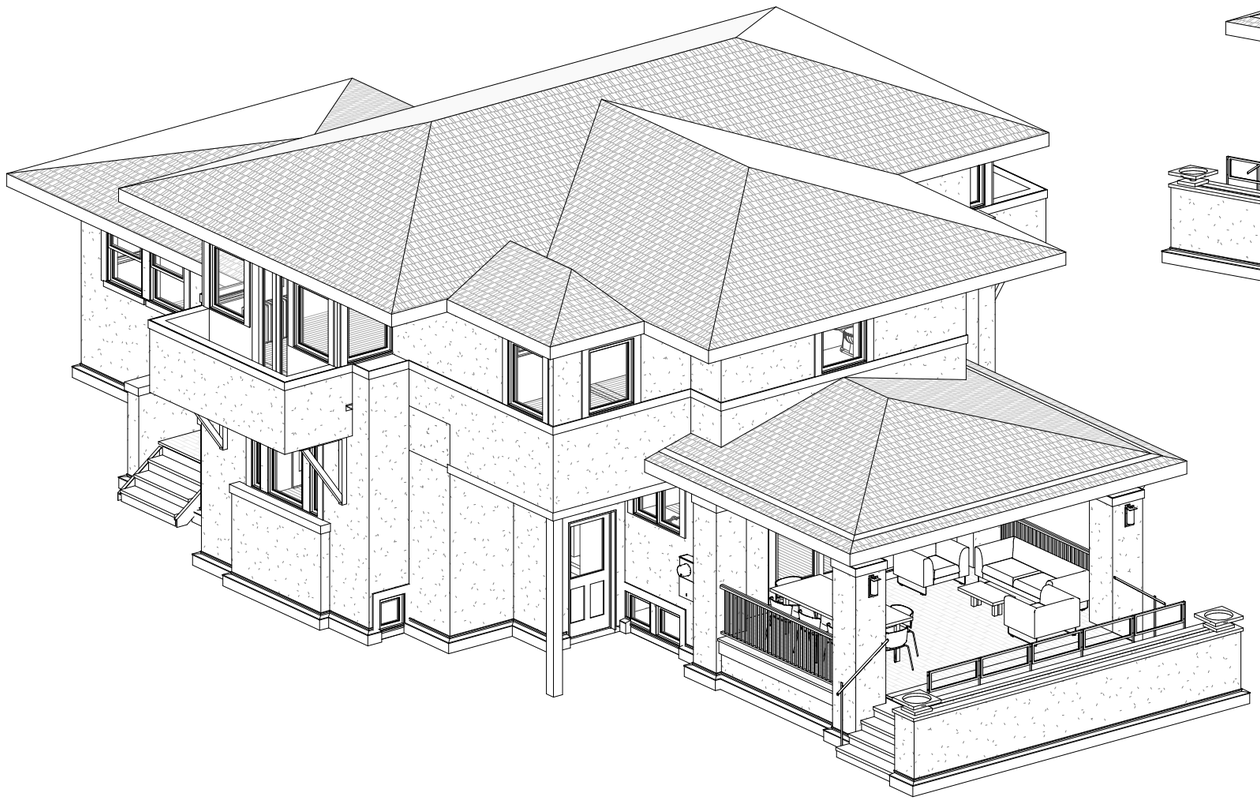
Date: 01/22/2021

Project #2012

SD2.2



1 SW AXON



2 NW AXON

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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD3.0



1 VIEW FROM GARAGE

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THALGOTT-JENSEN RESIDENCE

Date: 01/22/2021

Project #2012

SD3.1



BEGINNING STREET #	720
END STREET #	
STREET # SUFFIX	-
STREET NAME	JUDSON
SUFFIX	AVENUE
PIN	11-19-408-025-0000



LOCAL

WITHIN LOCAL DISTRICT?	LAKESHORE		
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	C		
LOCAL LANDMARK?	YES	**YEAR**	1978
LOCAL LANDMARK ELIGIBLE?	-		
CRITERIA:	-		

NATIONAL REGISTER

WITHIN NR DISTRICT?	LAKESHORE		
NR DISTRICT CONTRIB/NON-CONTRIB?	C		
NR LANDMARK?	NO	**YEAR**	-
NR ELIGIBLE?	NO	**CRITERIA**	-

PHOTO ID \Images\11-19-408-025-0000.jpg

PREVIOUSLY SURVEYED? IHSS (P)

GENERAL INFORMATION

CATEGORY	Building	**CURRENT USE**	Domestic - single dwelling
CONDITION	Good	**HISTORIC USE**	Domestic - single dwelling
INTEGRITY	Minor alterations	**SECONDARY STRUCTURE**	Detached garage
		NRSECOND	C

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Prairie	**ROOF TYPE**	Hipped
DETAILS	-	**ROOF MATERIAL**	Asphalt - shingle
CONSTRUCTION YEAR	1912	**FOUNDATION**	Concrete
OTHER YEAR	-	**PORCH**	-
DATESOURCE	Building permit	**WINDOW MATERIAL**	Wood
WALL MATERIAL (current)	Stucco	**WINDOW MATERIAL 2**	Art glass
WALL MATERIAL 2 (current)	-	**WINDOW TYPE**	Double hung/casement
PLAN	Irregular	**WINDOW CONFIGURATION**	3/1; multi-light
NO OF STORIES	2		

SIGNIFICANCE This finely-crafted Prairie School home was built for C. H. Thompson, one of Evanston's more prolific developers. The house features the horizontal massing and clean lines that are characteristic of the style.

HISTORIC FEATURES Shallow hipped roof with deep overhangs; and centered chimney; broad 1-story front bay, with sun porch at front; north end entry, historic single panel glazed door; stoop/steps with stucco knee wall--SEE CONTINUATION SHHET

ADDRESS

720		-	JUDSON	AVENUE

ALTERATIONS Wood steps and railing at front entry; 3/1 wood windows on front sun porch appear to be replacements; AC unit on south elevation

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) -

BUILDING MOVED? No

MOVED FROM -

ORIGINAL OWNER Thompson, C H

ORIGINAL ARCHITECT Thompson, C H

ARCHITECT SOURCE BP4827

BUILDER Thompson, C H

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \Images\11-19-408-025-0000-2.jpg



PHOTO ID3 \Images\11-19-408-025-0000-3.jpg

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/8/2011

Historic Info Compiler aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRES

720	—	-	JUDSON	AVENUE

OLD ADDRESS (city dir.year) -

DATE OF CONSTRUCTION 1912

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # P4827 **DATE** 1912.05.22

BUILDING PERMIT DESCRIPTION 2-story frame residence 40'x46'x25'

COST $4500

ORIGINAL OWNER Thompson, C H

ORIGINAL OWNER OCCUPIED? No (1914EvD)

ORIGINAL ARCHITECT Thompson, C H

ARCHITECT SOURC BP4827

BUILDER Thompson, C H

EXTERIOR ALTERATION PERMITS

-

OTHER PERMIT INFO

P15146 1926.05.12 1story frame 3-car garage 24x18x12 $500 owner H B Reisa, amc Harris Bros

COA INFO

-

HISTORIC INFO

CH Thompson was a developer who hired good architects to design his houses (M B Perkins).

OTHER SOURCES

IHSS #141*. Evanston Landmark (1978). ELHD #134. Erna E. Thompson Associates real estate photo 1975 (EHC).

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-408-025-0000

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 720

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Shallow hipped roof with deep overhangs; and centered chimney; broad 1-story front bay, with sun porch at front; north end entry, historic single panel glazed door; stoop/steps with stucco knee wall; stucco cladding; horizontal banding; north and south end 2nd story balconies; ribbon windows with geometric leaded glass

415 Dempster Street
Lakeshore Historic District – Landmark - 21PRES-0019

Mark A. Miller, architect, applies for a Certificate of Appropriateness to alter the existing front porch on the south elevation of the structure to more closely match the original condition. The applicant proposes to remove the screen porch, construct an expanded front stair and open porch, as well as relocate the properties main entrance to be identifiable from the street. Additionally, the applicant proposes to extend the open porch to the west and north and include an overhead wood pergola structure and side stair.

Applicable standards: Alteration [1-10]; Construction [1-7; and, 10-15]; and, Demolition [1-5].

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 415 Dempster Street – 21PRES-0019

Date: February 24, 2021

Public Notice

Mark A. Miller, architect, applies for a Certificate of Appropriateness to alter the existing front porch on the south elevation of the structure to more closely match the original condition. The applicant proposes to remove the screen porch, construct an expanded front stair and open porch, as well as relocate the properties main entrance to be identifiable from the street. Additionally, the applicant proposes to extend the open porch to the west and north and include an overhead wood pergola structure and side stair. **Applicable standards: Alteration [1-10]; Construction [1-7; and, 10-15]; and, Demolition [1-5].**

Architectural Significance

Located in the west central portion of the Lakeshore Historic District on the north side of Dempster Street between Hinman Avenue to the west and Judson Avenue to the east, 415 Dempster Street is a Queen Anne styled double-house (west unit) constructed in 1896 and designated a Landmark Property in 1978. The property was designed by architect Stephen A. Jennings and commissioned by Mrs. J.C. Dyke. The property is a contributing structure in good condition and retains good integrity despite minor alterations including enclosure of the front-porch at 415 Dempster and replacement windows in existing openings on the front-facing elevation below the front gable.

Stephen A. Jennings was one of the most prolific and important architectural figures in 19th century Evanston. He designed homes throughout the City including several Landmark homes in the Ridge and Northeast Historic Districts as well as 21 additional homes in the Lakeshore Historic District, 9 of which are located in the block immediately south. The work at 415 Dempster Street is considered an excellent refined example of Stephen A. Jennings work and showcases his ability to span both high-style and the vernacular. Notable features of the double-house include its symmetry and balance; narrow wood cladding; broad side-gable roof and cornice returns; prominent front-gable with flared ends; shed roof entry porches with square corner piers on the sides of the front-facing gable; side bay windows, and; historic one-over-one wood windows. Staff was unable to determine when the alterations to the front-porch took place and they are not indicated on

the Survey Sheet for the property. Staff does not believe these alterations are historic in their own right and rather that they diminish the structures integrity.

Surrounding properties are a mix of residential densities with some large-lot single-family homes, several double-houses, and a handful of smaller multi-family buildings. The property is adjacent to an alley to the west which separates it from the former HHC Miller Public School, todays Chiraravalle Montessori School, designed by D.H. Burnham and Company – one of Evanston's most important publicly funded institutional buildings. The individual buildings in the area retain excellent integrity and are a mix of early high-style homes including Queen Anne, Italianate, and Greek Revival. The block as a whole retains excellent integrity of setting with mature shade trees, narrow streets, and no immediate curb-cuts or surface parking. Several Local Landmarks are in close proximity including the D.H. Burnham Designed former Miller School to the west, 1246 Judson to the south, and prominent Queen Anne four-flats designed by Sidney Smith at 1301-1307 Judson to the east. This portion of the City is an excellent example of vibrant mixed-use built fabric which predates the City's first zoning ordinance.

Proposal

- **South Elevation (Primary Facade)**
  The proposed alterations to the south elevation include removal of the enclosed screen porch, relocation of the front-door, and construction of street-facing stairs to more closely match the condition of the double-houses east unit. The materiality and detailing is similar to the existing condition of the east units porch and stair. All materials are indicated as wood although it should be verified that composites are not being used including for the porch decking.

- **West Elevation**
  The proposed alterations to the west elevation include an extension of the porch in front of the side bay window and a stair to a rear-yard brick patio at the extensions northern terminus. Above the extended porch the applicant proposes a wooden pergola/trellis structure with sculpted joist ends.

- **North Elevation**
  N/A

- **East Elevation**
  N/A

The proposed work necessitates minor zoning relief for impervious surface ratio and west side-yard setback. The Preservation Commission is not required to make a recommendation on requests for minor zoning relief although it may do so if deemed appropriate. Staff believes the request for minor zoning relief may face difficulty meeting the standards for review by the Zoning Administrator. Particularly, compliance and alternative solutions are possible including removal of a portion or all of the west extension of the porch and north stair and/or removal of some brick areas. These changes would negate the need for relief as well as maintain the balance of the double-house with symmetric front-porches and non-obscured bay window (obstructed primarily by the wooden pergola/trellis, not the porch extension).

Public Comment
Staff has received 9 letters of support from neighboring property owners.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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 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.

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.

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.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) **Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address: **415 Dempster Street**			**FOR STAFF USE ONLY** **Application Number:**	
2) Owner's Name: **Erin and Ellis Booker**			Address:	
City: **415 Dempster Street**	State: **Evanston, IL. 60201**	Zip:	Phone: **847-418-7318**	Email/Fax: **eandebooker@gmail.com**
3) Architect's Name: Mark A. Miller Architects/Builders Inc.			Address: 1201 Hull Ter	
City: Evanston	State: IL	Zip: 60202	Phone: 773-764-3569	Email/Fax: **mark@zenplusarchitecture.com**
4) Contractor's Name: TBD			Address:	
City:	State:	Zip:	Phone:	Email/Fax:

5) Landmark: ☑ Yes ☐ No **Refer to the Supplemental Information for guidance on page* (i) *(fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☑ Lakeshore ☐ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project <u>requires</u>:

☐ Major Zoning Variance; ☑ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B <u>and</u> C (next 2 pages). <u>If</u> project <u>does not</u> require** any Zoning Variance or Fence Variance or Special Use → **Complete section B <u>only</u>.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

Current exterior front entry stair location difficult to move furniture into/out of house. Aligning entry steps with front entry door will help. Adjoining neighbor's home is set up this way, so new work will match attached neighbors entry stairs.

Existing open porch deteriorating and current porch stairs heading west unsafe. Rebuild to code and install new stairs on north side of porch for easy access to side yard.

Proposing trellis over west uncovered portion of porch to add architectural element with common historic detailing (sculptued trellis ends) found throughout neighborhood.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☑ Construction	☑ Residential ☐ Other:	☑ Yes ☐ No
☑ Demolition	☑ Partial ☐ Total	☑ Yes ☐ No
☑ Alteration ☑ Restoration ☐ Addition ☐ Landscaping	☑ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☐ Windows ☐ Storm Windows ☐ Doors ☐ Storm Doors	☐ New ☐ Replacement ☐ Restoration Style/Materials:	☐ Yes ☐ No
Roof: ☐ New ☐ Re-roof	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Fence / Gate: ☐ New ☑ Replacement	☐ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Siding: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear Material:	☐ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☐ Air Conditioning Unit	☐ New ☐ Replacement	☐ Yes ☐ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☑	☑	Wood Frame	☐	☐	Copper	☑	☑	Wood
☐	☐	Stone	☐	☐	Sheet Metal	☐	☐	Wrought Iron
☐	☐	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☐	☐	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height: 6 ft.
☐	☐	Wood Siding						Length: 48 ft.
☐	☐	Aluminum Siding	☐	☐	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☑	☑	Wood
☐	☐	Shingle, Material: _____	☐	☐	Synthetic Material, Type: _____	☐	☐	Stone
		_____				☑	☑	Brick Pavers
☐	☐	Other: _____	☐	☐	Other: _____	☐	☐	Concrete Pavers
		Roofing Material			**Door Material**	☐	☐	Poured Concrete
☐	☐	Wood Shingles	☐	☐	Wood	☐	☐	Other: _____
☐	☐	Wood Shakes	☐	☐	Metal			**Driveway Material**
☐	☐	Slate	☐	☐	Clad	☐	☐	Asphalt
☐	☐	Clay Tile	☐	☐	Other: _____	☐	☐	Poured Concrete
☐	☐	Asphalt Shingles				☐	☐	Brick Pavers
☐	☐	Metal Sheet			**Window Type**	☐	☐	Concrete Pavers
☐	☐	Other: _____	☐	☐	Double Hung	☐	☐	Crushed Stone
			☐	☐	Casement	☐	☐	Other: _____
		Chimney Material	☐	☐	Other: _____			
☐	☐	Brick						**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Stone			**Window Material**			
☐	☐	Stucco	☐	☐	Wood	☐	☐	Air Conditioning Unit
☐	☐	Other: _____	☐	☐	Aluminum	☐	☐	
			☐	☐	Steel	☐	☐	
		Gutters/Downspouts	☐	☐	Other: _____	☐	☐	
☐	☐	Copper				☐	☐	
☐	☐	Aluminum			**Muntins**	☐	☐	
☐	☐	Galvanized Sheet	☐	☐	Not existing	☐	☐	
☐	☐	Other:_____	☐	☐	True divided lights	☐	☐	
			☐	☐	Simulated divided lights	☐	☐	

4) Applicant's Signature: Mark Miller _____ **Date:** 1/25/21

Print Name: Mark A. Miller

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special use**. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses - 6-15-11-5: RELATIONSHIP TO SPECIAL USES AND VARIATIONS: Whenever an application is made for a special use or variation relating to a historic landmark, or a property located in a local historic district, the application shall be referred to the Preservation Commission that shall have the authority to make its recommendations to the appropriate decision making body relating to lot coverage, yard requirements, parking, building height, fences, and/or landscaping based upon its determination as to whether the special use or variation: **(submit the zoning analysis summary and the completed zoning, fence variation or special use application(s) from the Planning & Zoning Division)**

A) Is necessary and/or appropriate in the interest of historic conservation and does not adversely affect the historical architecture or aesthetic integrity of the landmark or character of local historic districts (Briefly explain below/attach a separate sheet if necessary).

The minor variation requested is due to hardships impossed by this oddly small lot that does not meet 1/2 of the required lot size for an R-1 zone. This makes meeting Impervious Surfaces and Lot Coverage difficult. Requesting a very small increase of 6.75" west and 16"north for the re-building of existing porch to allow for 3 ft. wide minimum stairway to north for yard access (replacing west non-code-compliant stair to yard) and to allow sitting area on western porch which is being replaced by relocating entry steps to front door. Wood details to be in historic nature of home's architectural vocabulary. Requesting to extend brick patio west 3'-10" to allow for outdoor dining table. Impervious surfaces being removed for no net gain.

B) Is necessary to provide the owner a recoverable rate of return on the real property where the denial thereof would amount to a taking of the property without just compensation (Briefly explain below/attach a separate sheet if necessary).

Every SFR in an R-1 zone typically has enough rear, front and side yard space to allow enough Impervious Surface and Lot Coverage square footage to have a sidewalk connecting front to rear door; a place to dine outside and an entry porch. We feel this is a reasonable request to do the same for this R-1 dwelling unit.

C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98). (Briefly explain below/attach a separate sheet if necessary).

The requested work has no impact on public health, safety and welfare or injurious to property for the school across the alley or the adjoining dwelling unit of the shared structure in our opinion public health, safety and welfare or injurious to property. The improvements will improve the current delapidated porch stairs.

4) Applicant's Signature: Mark A. Miller **Print Name:** Mark A. Miller	**Date:** 2.16.21

NOTE: The deadline for submission of Certificate of Appropriateness applications is **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of each month (except when marked with *). However, both dates are subject to change. Be prepared to give a brief overview of your project (10 minutes or less) and present any information that would enhance your application (e.g., photos, letters of support from neighbors, scale models, samples of proposed materials seeking to replicate existing materials, etc.).

Zoning Analysis
Summary

Case Number:	Case Status/Determination:
21ZONA-0013 – 415 DEMPSTER ST	NON-COMPLIANT

Proposal:	Plan Latest Revision Dated: 01-25-21
RELOCATE EXTERIOR FRONT PORCH STAIRS, ENLARGE EXISTING FRONT PORCH, ADD NEW STAIRS AND PATIO	

Zoning Section:	Comments:
	Property zoned R1.
6-8-2-3	Existing use: Dwelling-Two-family, 413 and 415 Dempster Street; one zoning lot. Dwelling-Two-family a permitted use when located in a historic district and constructed prior to the zoning code adoption.
	Lot size, min: 7200 sf; 3700.6 sf existing. No change.
	Lot width, min: 35'; 62.1' existing. No change.
	Building lot coverage, max: 30%, 1110.2 sf; 55.4%, 2053 sf existing; No change.
6-8-2-10	Non-compliant: Impervious surface coverage, max: 45%, 1665.3 sf; 67.3%, 2490 sf existing; 70%, 2589 sf proposed. Calculation based on application details that include the zoning lot(413 and 415), and includes the concrete slab in rear yard (not clear if this area was included with application details). Stepping stones not counted towards impervious surface coverage as long as there are sizeable gaps between stones for rain water to seep into the ground. Plat of survey for 4115 Dempster Street is not current, plat of survey not provided for 413 Dempster Street, in order to show existing improvements on the zoning lot.

6-4-1-9	Non-compliant: Front yard setback, min: 27', 20.3' to an open front porch; 10' setback proposed.
6-4-1-9	Interior side yard setback, min: 5' to principal structure; 4.5' to porch; 4.8' proposed to porch.
6-8-2-8;	Non-compliant: Interior side yard setback, min: 5' to principal structure; 5' to patio/terrace in interior side yard; 0' proposed.

MICHAEL GRIFFITH 02-10-21

H. R. SMITH
R. R. HANSEN
MEMBERS
ILLINOIS PROFESSIONAL
LAND SURVEYORS
ASSOCIATION

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

(312) CHICAGO TELEPHONE BR 3-5315

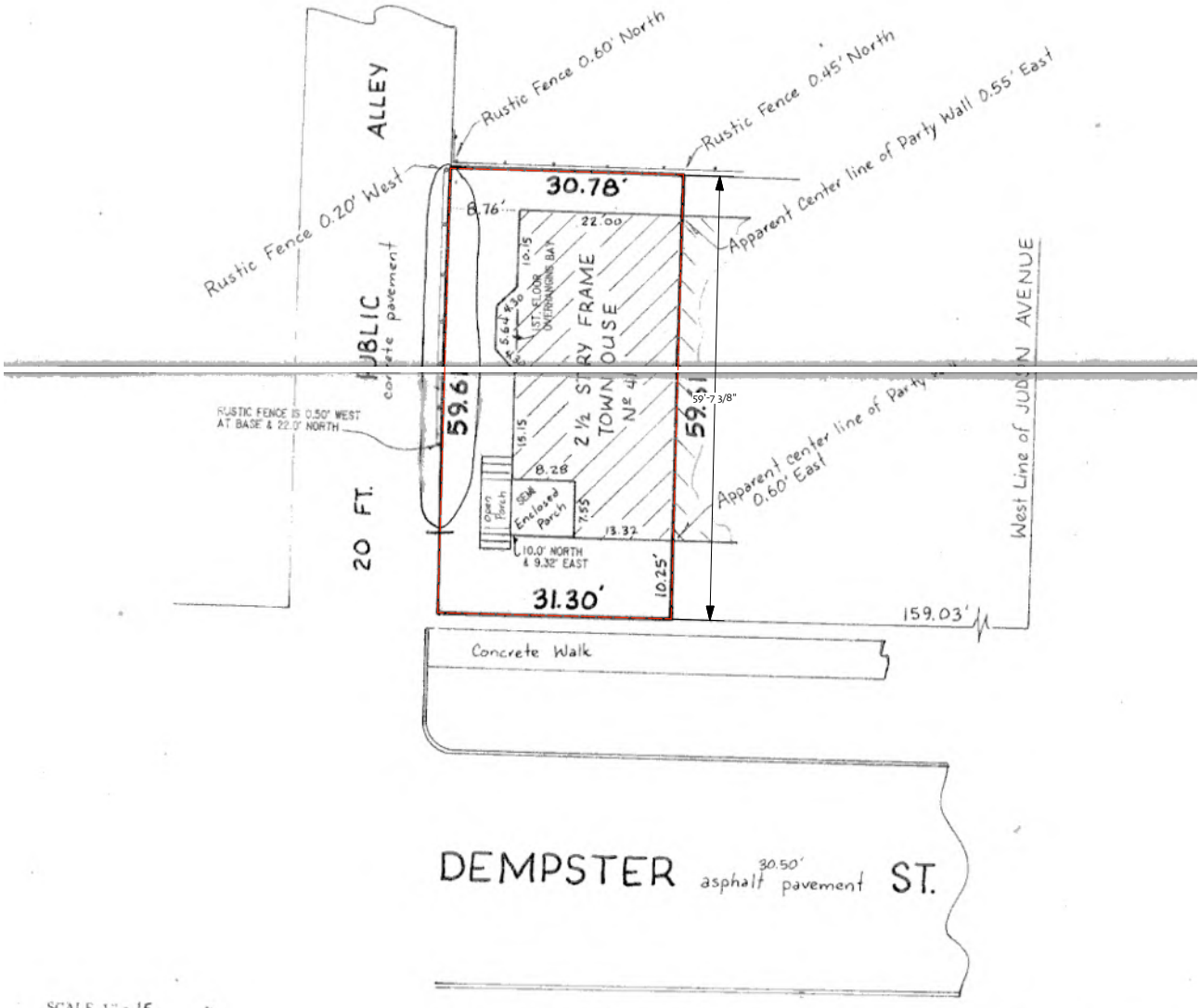
1415 SHERMAN AVE., EVANSTON, ILLINOIS 60201

(708) EVANSTON TELEPHONE UN 4-6315

BOOK 93 PAGE 229 ORDER NO 93-229 EVANSTON, APRIL 20, 1993

ORDERED BY JOHN DONOHUE FOR

That part of the West 65.0 feet of Lot 9 in Block 37 in the Village of Evanston (now City of Evanston), lying West of a li drawn from a point in the North line of said Lot 9, which is 30.78 feet East of the Northwest corner of said Lot to point on the South line of said Lot 9, which is 31.30 feet East of the Southwest corner of said Lot, all in the South east fractional quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



SCALE, 1" = 15 ft.
TOP OF PLAT IS NORTH

EVANSTON, APRIL 20, 1993

STATE OF ILLINOIS, }
COUNTY OF COOK, } ss.

We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises, except as shown hereon

SURVEYOR

HERBERT R. SMITH 1487 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EVANSTON, ILL.

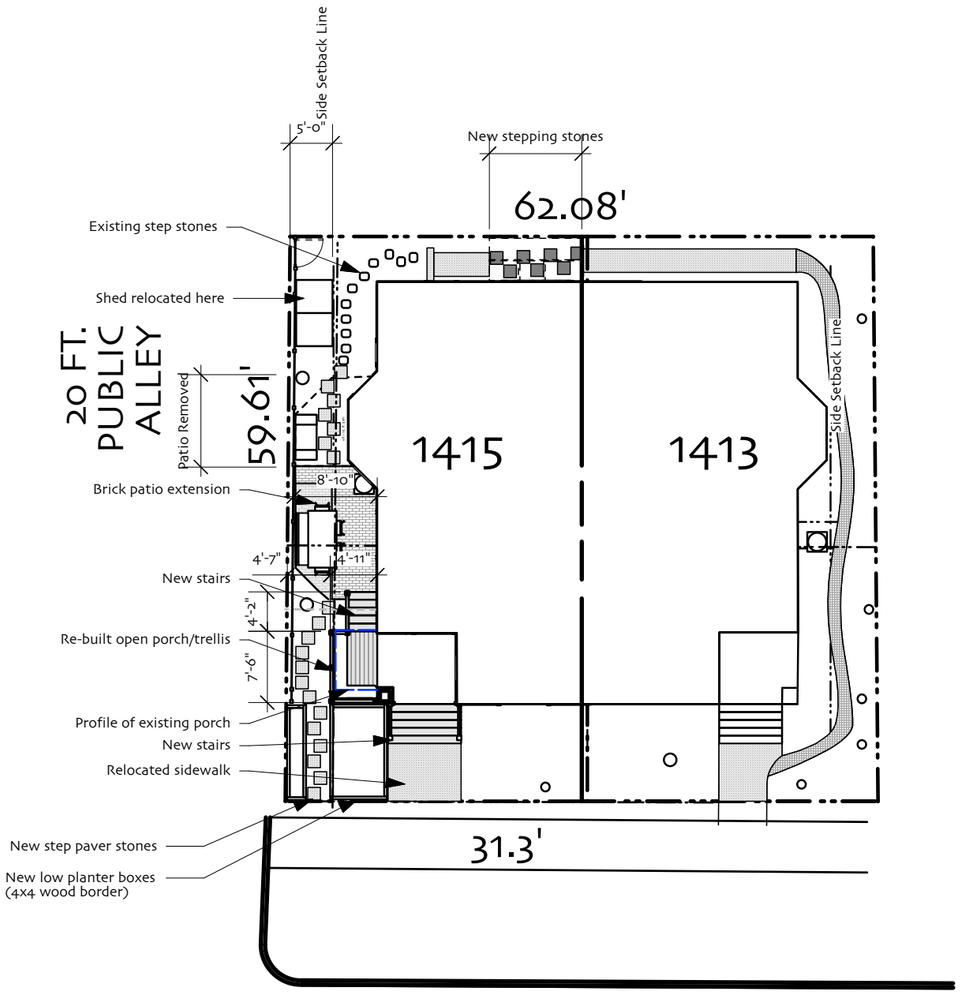
EVANSTON, APRIL 20, 1993

STATE OF ILLINOIS, }
COUNTY OF COOK, } ss.

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey

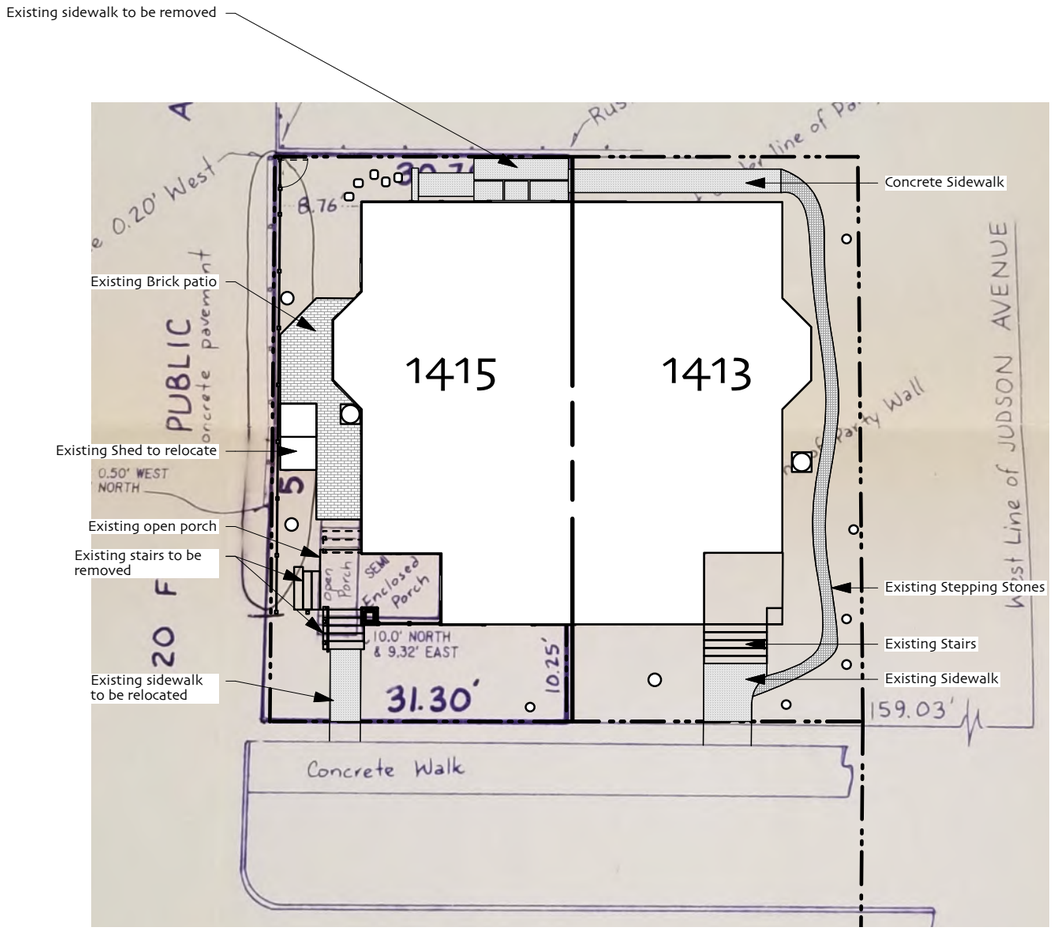
B. H. SUHR & COMPANY
SURVEYORS
By Herbert R. Smith

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same, and report any difference at once
Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.
This survey has been made for the use in connection with a mortgage loan transaction or Real Estate Transfer and is not to be used for any other purpose.
Dimensions are shown in feet and decimal parts thereof. No dimension is to be assumed by scaling.



DEMPSTER

1 SITE PLAN: PROPOSED
Scale: 1/16" = 1'-0"



DEMPSTER

2 SITE PLAN: EXISTING
Scale: 1/16" = 1'-0"

BOOKER RESIDENCE
PORCH RENOVATION
415 Dempster, Evanston, IL. 60201

MARK A. MILLER
ARCHITECTS/BUILDERS
1201 HULL TERRACE, EVANSTON, IL. 60202
PH. 773.764.3569 FX. 773.465.7972
EMAIL: MARK@ZENPLUSARCHITECTURE.COM
WEB: WWW.ZENPLUSARCHITECTURE.COM

DRAWN BY: MM
CHECKED BY: MARK A. MILLER
JOB NUMBER: E&E-20-AR
SHEET # Site



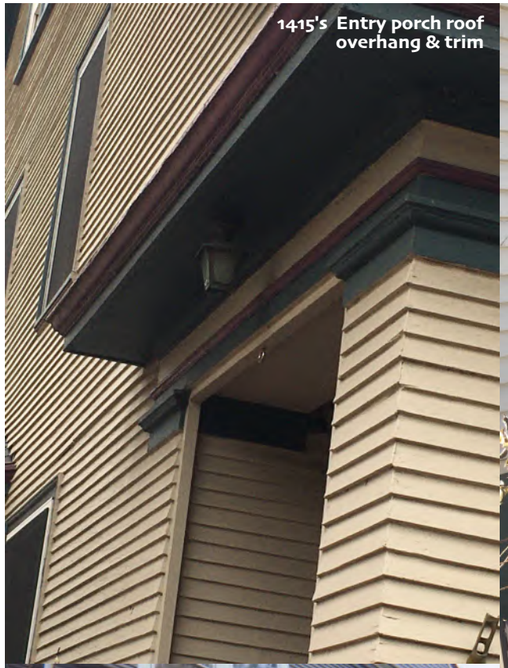


1 PHOTO: FRONT ELEVATION FACING DEMPSTER

BOOKER
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DRAWN BY: MM
CHECKED BY: MARK A. MILLER
JOB NUMBER: E&E-20-AR
SHEET # Ph-1







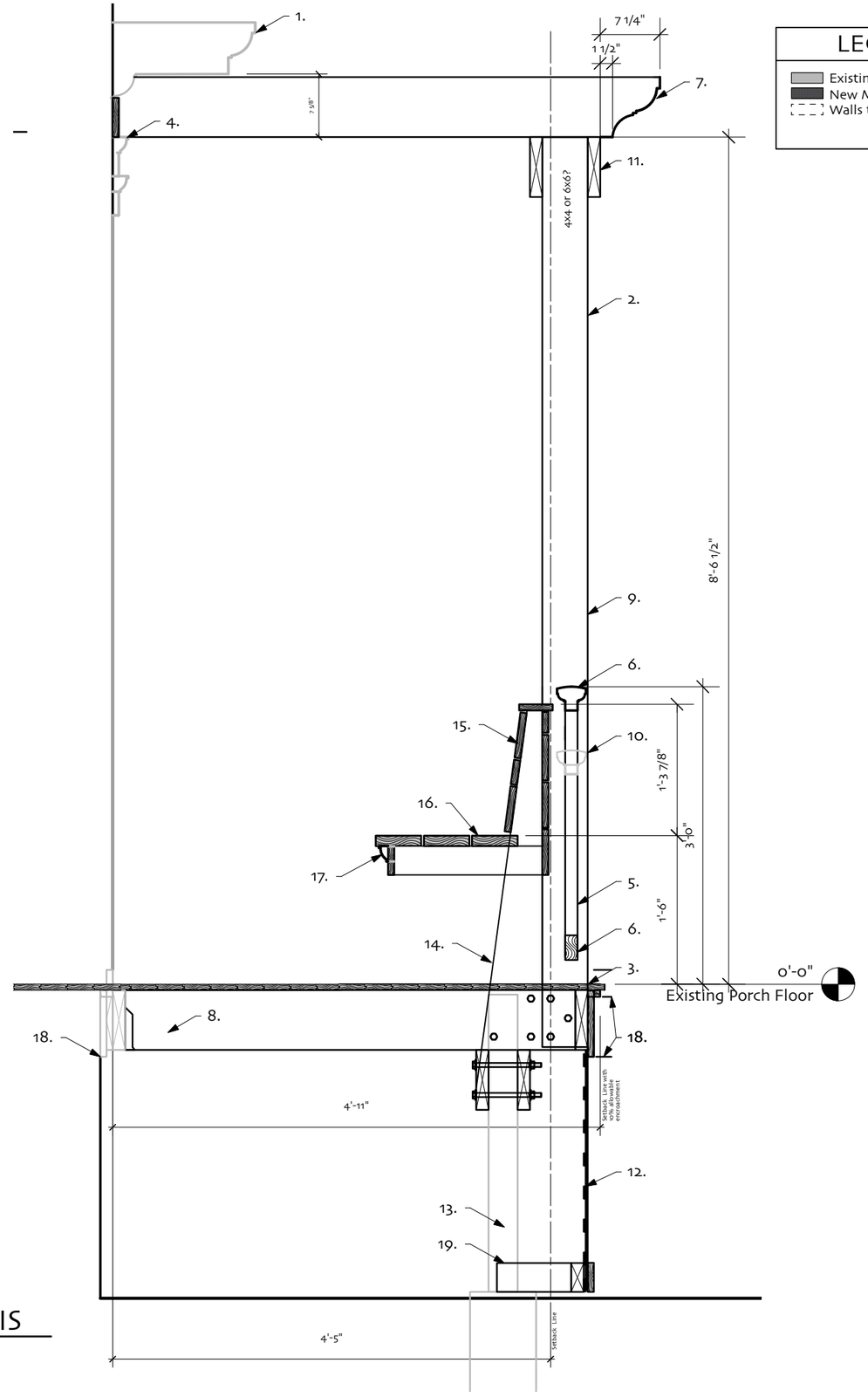




1 CONTEXT PHOTOS

Keynotes

1. Existing roof overhang at entry porch
2. 4x4 post with 1x outer layer, painted to match newel posts
3. New 1x4 tongue and groove flooring, painted to match/replace and extend existing
4. Crown trim details below roof overhang. Trellis height to work with these lines.
5. 1 1/8" wide x 1 1/2" deep ballusters with spacing to match neighbors (approx. 3/4")
6. Top and bottom guardrail profiles and color to match existing
7. Sculpted ends of trellis members, to match profile of crown trim found at roof overhang fascia
8. Existing 2x8 floor joists replaced with longer members
9. Painted premium wolmanized wood (no knots) as trellis posts
10. Location of neighbor's rail height (not to code)
11. 2x6 with sculpted ends
12. Painted wood lattice to screen underside of porch
13. Existing 4x4 posts and 8" concrete piers
14. Ripped 2x8 bench structure @ 32' o.c. with (3) 1/2" bolts per
15. Painted 1x bench wrap/trim
16. 5/4 x 6 painted wood bench seat
17. Crown moulding trim to match same found below roof overhang
18. Dimensions of fascia board between siding and masonry foundation. Porch design uses same dimension
19. Wolm. 2x4 bottom support for lattice



2 SECTION: PORCH/TRELLIS

LEGEND

- Existing Material
- New Material
- Walls to be Demolished

BOOKER RESIDENCE

PORCH RENOVATION

415 Dempster, Evanston, IL. 60201

MARK A. MILLER
ARCHITECTS/BUILDERS

1201 HULL TERRACE, EVANSTON, IL. 60202
PH. 773.764.3569 FX. 773.465.7972
EMAIL: MARK@ZEN**PLUS**ARCHITECTURE.COM
WEB: WWW.ZEN**PLUS**ARCHITECTURE.COM

DRAWN BY: MM

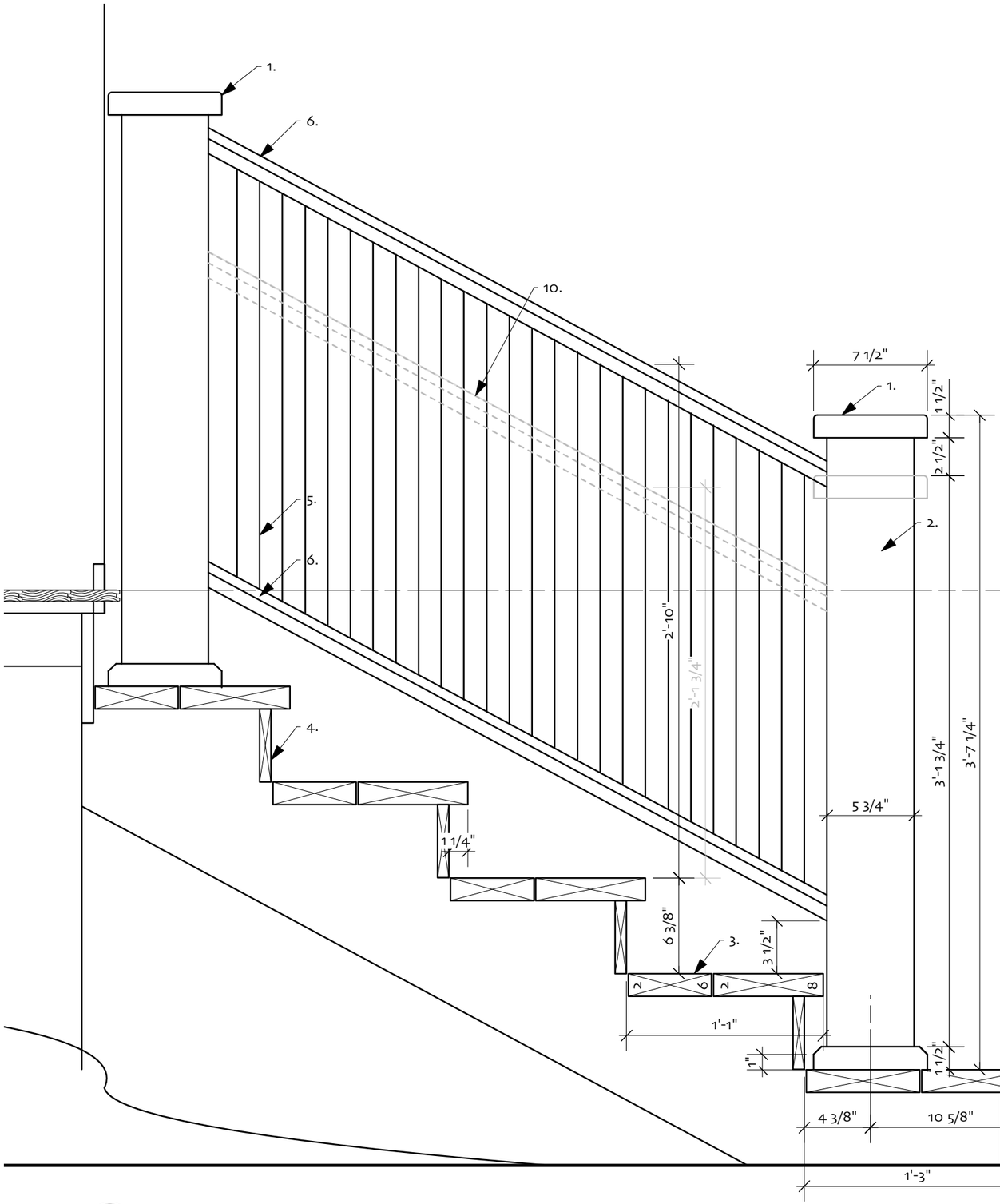
CHECKED BY: MARK A. MILLER

JOB NUMBER: E&E-20-AR

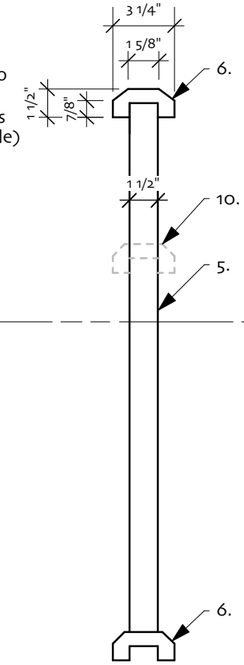
SHEET # D-1

Keynotes

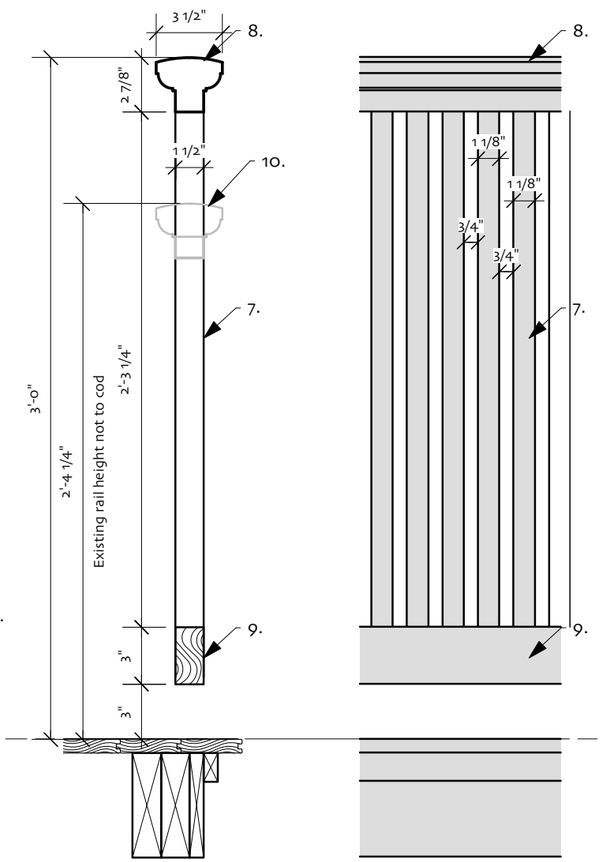
1. 2x painted wood cap with 1/4" radius top edge
2. 4x4 post with 1x outer layer, painted to match neighbors stairs
3. Painted 2x treads
4. 1x risers
5. 2x2 painted ballusters to match neighbor's spacing and color
6. Top and bottom handrail profile
7. 1 1/8" wide x 1 1/2" deep ballusters with spacing to match neighbors (approx. 3/4")
8. Replicate dimensions and detail of existing guardrail, paint to match
9. Painted premium wolmanized wood (no knots) as bottom rail
10. Location of neighbor's rail height (not to code)



1 STAIR RAIL ELEVATION



2 STAIR RAIL SECTION



SECTION ELEVATION

3 GAURDRAIL

BOOKER RESIDENCE

PORCH RENOVATION

415 Dempster, Evanston, IL. 60201

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WEB: WWW.ZENPLUSARCHITECTURE.COM

DRAWN BY:	MM
CHECKED BY:	MARK A. MILLER
JOB NUMBER:	E&E-20-AR
SHEET #	D-2

Keynotes:

1. Dining Table: 3ft x 6ft. (select size)
2. Porch extension
3. Built-in seating
4. New wider entry steps similar to neighbors (32.11 sq. ft.)
5. Existing brick patio extension (41.6 sq. ft.)
6. Existing tree, see clearance dimension
7. Storage shed
8. New gate location: Fence replaced with same
9. New Concrete Sidewalk to public walk, (46.8 sq. ft.)
10. New steps down to yard (13.67 sq. ft.)
11. BBQ
12. Raised Planter Boxes
13. Footprint of previous porch
14. Proposed paver steps
15. Brick patio area removed (72.5 sq. ft.)
16. Concrete sidewalk removed, replace with stepping stones spaced for water drainage (losses 44.38 sq. ft.)
17. Footprint of existing deteriorated porch

Side Yard Setback Line

48.1 sq. ft. gain

3ft x 6ft

Bench

A/C

4'-11" Open Porch

10 ft

10 ft

4'-2"

7'-6"

11'-8"

1 FIRST FLOOR PLAN: Proposed
Scale: 1/4" = 1'-0"

BOOKER RESIDENCE
PORCH RENOVATION
415 Dempster, Evanston, IL. 60201

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DRAWN BY: MM
CHECKED BY: MARK A. MILLER
JOB NUMBER: E&E-20-AR
SHEET # SD-3G Revised



1 EXISTING: EXTERIOR ELEVATION SOUTH
Scale: 3/16" = 1'-0"

BOOKER
RESIDENCE

PORCH RENOVATION

415 Dempster, Evanston, IL. 60201

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WEB: WWW.ZENPLUSARCHITECTURE.COM

DRAWN BY: MM

CHECKED BY: MARK A. MILLER

JOB NUMBER: E&E-20-AR

SHEET # SD-E2

Keynotes:

1. New porch posts/guardrail (5.5 x 5.5) painted to match siding color on existing home
2. Porch extension floor
3. New handrail and ballisters w/solid stain to match color of existing crown moulding on home
4. New wider entry steps similar to neighbors at front entry
5. New steps off porch to rear yard
6. 2x6 beams to support trellis: paint to match color of crown moulding
7. 2x8 trellis joists with sculpted ends, finished with paint to match siding color of existing home
8. Lattice trim to shield area under porch w/solid stain to match crown mould trim on existing home
9. Existing roof overhang, fascia and trim to remain
10. Existing painted wood siding - 2 3/4" exposure to remain



1 PROPOSED EXTERIOR ELEVATION SOUTH
Scale: 3/16" = 1'-0"

BOOKER RESIDENCE
PORCH RENOVATION
415 Dempster, Evanston, IL. 60201

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WEB: WWW.ZENPLUSARCHITECTURE.COM

DRAWN BY: MM
CHECKED BY: MARK A. MILLER
JOB NUMBER: E&E-20-AR
SHEET # SD-E4



1 EXISTING: EXTERIOR ELEVATION WEST
Scale: 3/16" = 1'-0"

BOOKER
RESIDENCE

PORCH RENOVATION

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WEB: WWW.ZENPLUSARCHITECTURE.COM

DRAWN BY: MM

CHECKED BY: MARK A. MILLER

JOB NUMBER: E&E-20-AR

SHEET # SD-E1



Keynotes:

1. New porch posts/guardrail (4x4) stained to match color of crown moulding trim on existing home
2. Porch extension floor
3. New handrail and ballisters w/solid stain to match color of existing crown moulding on home
4. New wider entry steps similar to neighbors at front entry
5. New steps off porch to rear yard
6. 2x8 beams to support trellis: stain with solid stain to match color of crown moulding
7. 2x10 trellis joists with sculpted ends, finished with solid stain to match siding color of existing home
8. Lattice trim to shield area under porch w/solid stain to match crown mould trim on existing home
9. Existing roof overhang, fascia and trim to remain
10. Existing painted wood siding - 2 3/4" exposure to remain

1 PROPOSED EXTERIOR ELEVATION WEST

Scale: 3/16" = 1'-0"

BOOKER RESIDENCE

PORCH RENOVATION

415 Dempster, Evanston, IL. 60201

MARK A. MILLER
ARCHITECTS/BUILDERS

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WEB: WWW.ZENPLUSARCHITECTURE.COM

DRAWN BY: MM

CHECKED BY: MARK A. MILLER

JOB NUMBER: E&E-20-AR

SHEET # SD-E3

MINOR VARIATION APPLICATION

CASE #: _____

Date Received:
Ward:
Zoning District:
Preservation:

zoning office use only

1. PROPERTY

Address 415 Dempster Street

Permanent Identification Number(s):

PIN 1: 11-18-419-021-0000 PIN 2: ____-____-____-____-____

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.

2. APPLICANT

Name: Mark A. Miller

Organization: Mark A. Miller Architects/Builders Inc.

Address: 1201 Hull Terrace

City, State, Zip: Evanston, IL. 60202

Phone: Work: 773-764-3569 Home: _____ Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: mark@zenplusarchitecture.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- ☐ **same**
- ☒ architect
- ☐ officer of board of directors
- ☐ builder/contractor
- ☐ attorney
- ☐ other: _____
- ☐ potential purchaser
- ☐ lessee
- ☐ potential lessee
- ☐ real estate agent

3. PROPERTY OWNER (Required if different than applicant. **All** property owners must be listed and must sign below.)

Name(s) or Organization: Erin and Ellis Booker

Address: 415 Dempster Street

City, State, Zip: Evanston, IL. 60201

Phone: Work: _____ Home: 847-418-7318 Cell/Other: _____

Fax: Work: _____ Home: _____

E-mail: eandebooker@gmail.com

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

Ellis Booker — 02/15/2021

Property Owner(s) Signature(s) -- **REQUIRED** Date

4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Mark Miller — 2/15/21

Applicant Signature – **REQUIRED** Date

5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- ☐ **(This) Completed and Signed Application Form**
- ☐ **Plat of Survey** Date of Survey: **April 20, 1993**
- ☐ **Project Site Plan** Date of Drawings: **Feb 15, 2021**
- ☐ **Zoning Analysis** Date**:** **Feb 16, 2021**
- ☐ **Proof of Ownership** Document Submitted: Deed
- ☐ **Application Fee** Amount $_____ plus postage for two public notice mailings

Notes:

- **Incomplete applications will not be accepted**. Applications lacking any required documents or materials will not be accepted. Incomplete applications cannot be "held" at the zoning office.
- **Documents, drawings, or other materials submitted as part of other applications** (for example, building permit applications, or applications for Certificates of Appropriateness [Preservation Commission]) cannot be copied by the Zoning Office for submission with this application. You must provide separate copies.
- **Plats of survey** must accurately and completely reflect the current conditions of the property, must be dated and legible, and must be stamped by a licensed surveyor. Surveys must include dimensions of the property boundaries, the exteriors of all extant improvements, dimensions between structures and from structures to property boundaries.
- **Site Plans** must be legible when reproduced on letter-size paper, must be dated, and must include dimensions of all proposed improvements, dimensions between structures and from structures to property boundaries.
- **Project Zoning Analysis -** Prior to filing for a variance, you must have first applied for zoning certification (zoning analysis or by way of a building permit application), and received a "non-compliant" zoning analysis result that identified all non-complying elements of the proposed plan. You will need information from that document in order to fill out this application.
- **Proof of Ownership -** Accepted documents for proof of ownership include: deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents). **A tax bill cannot be accepted as proof of ownership.**
- **Application Fees** may be paid by cash, check, or credit card.
- **Public Notice Mailings -** A third party is used to mail notices of the application and of the determination, a total of two mailings. The applicant will be billed for these mailings by the third party.
- **Return this form and all required additional materials in person to:**

  City of Evanston, Zoning Office
  2100 Ridge Avenue, Room 3202
  Evanston, IL 60201

  Hours of Operation:
  Monday – Friday, 8:30am – 5:00 pm
  Excluding holidays

6. PROPOSED PROJECT

A. Briefly describe the proposed project:

Remove existing front entry stairs, build new, symmetrically to match attached neighbor's stair. Rebuild existing deteriorated side porch, enlarging it 16"north and 6.75"west to allow for built-in seating and a minimum 3ft. wide stair heading north to side yard. Removal of north portion of brick patio on sideyard, extending south portion 3'-10" west to allow for outdoor dining table. Parcel hardships due to oddly small lot size in an R-1 zone.

B. Have you applied for a Building Permit for this project?

☑ **NO** ☐ **YES** (Date: _____ Building Permit Application ID: _____)

8. REQUESTED VARIATIONS

What specific variations are you requesting? For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant.

(A) Section (e.g. 6-8-3-4, See Zoning Analysis)	**(B) Requirement to be Varied** (e.g., "requires a minimum front yard setback of 27 feet")	**(C) Requested Variation** (e.g., "a front yard setback of 25.25 feet")
1		
6-4-1-9	**A front yard setback of 27 feet**	**A front yard setback of 10 feet A variation of 17 feet due to non-compliant property dimensions in an R-1 Zone**
2		
6-4-1-9	**A side yard setback of 5 feet**	**A side yard setback of 4.5 feet for porch Section (B) 1 - allows for up to 10% encroachment into side yard setback**
3		
6-8–2-8	**A side yard setback of 5 feet to ground level brick patio**	**A side yard setback of .75 feet to allow for reasonable dining table and circulation width**

9. PRACTICAL DIFFICULTY

What characteristic(s) of the property prevent compliance with the requirements of the Zoning Ordinance?

This odd parcel does not meet minimum size requirements of a R-1 zone lot, yet it has to comply with max. Lot Coverage and Impervious Surfaces ratios, which is impossible. Every home in Evanston has enough I.S. to allow a sidewalk from rear door of home to front door of home and a space in the rear yard for a basic dining table. This lot has minimal rear yard and side yard for the most basic of residential amenities and home owners require hardship relief.

10. ALTERNATIVES

A. Have you considered revising the proposed project so that a variation is not necessary?

We have done so as not to increase Impervious Surface calculations. We have reduced it by 19 sq. ft. If brick patio is not extended west, no way to accommodate dining table AND the ability to have width to walk from front door to rear door of home.

Without variance porch seating restricts min. stairwell dimension. Previous porch seating area becomes front entry with new stair location to match neighbor's.

B. Have you considered revising the proposed project so that a smaller variation can be requested?

This seems about as small as it gets: 16" and 6.75"

C. How have you minimized the impact that the variance will have on adjoining property owners?

No impact on adjoining property owners that we find.

MINOR VARIATION
INFORMATION

A. GENERAL INFORMATION

1. Who can submit an application?

In order to submit an application for zoning relief, an applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person (§6-3-8-4).
All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at his/their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing.

2. How do I submit an application?

Applications must be submitted in person Monday through Friday (excl. holidays) from 8:30am until 5:00pm at the Zoning Office of the City of Evanston Civic Center, 2100 Ridge Avenue, Room 3700.

Applications must be complete, including all required documentation and fee. Applications are not accepted by mail or e-mail. Application materials cannot be returned.

3. What forms of payment are accepted?

Cash, Credit Card, Check.

B. INFORMATION ABOUT MINOR VARIATIONS

1. What is a "Variation?"

The purpose of a variation is to relieve a particular hardship or practical difficulty that the regulations of the Zoning Ordinance may impose upon a land owner as a result of the special or peculiar characteristics of the property that make compliance with the Zoning Ordinance difficult or impossible (§6-3-8-1).

For detailed information, please refer to the Zoning Ordinance, Chapter 3, Section 6-3-8, "Implementation and Administration - Variations," and Appendix D, Section D.6, "Submission Requirements for Variation Applications."

The following are eligible for minor variations:

- single and two family uses only;
- up to a 35% increase beyond a numeric standard for maximum allowances; up to 35% decrease from minimum requirements:
- yards and setbacks; height; separation of principal and accessory structures; accessory structure requirements; lot width and depth; lot coverage; dormer size and location; and impervious surface coverage.

2. What is the Process?

- Once the application is complete, the Zoning Office sends notification of the application to property owners within 250 feet.
- Property owners have 10 working days to submit public comments in writing to the Zoning Office.
- Following the review period, the Zoning Administrator denies, approves, or approves with conditions the application.
- A notice of the determination is mailed to the applicant and property owners within 250 feet.

3. What is the timeframe?

The approximate time from when the Zoning Office receives a completed application for a minor variation to when the applicant can reasonably expect a decision on that application is 30 days.

4. What standards are used to decide? (§6-3-8-12(A)):
In order to grant a minor variation, the Administrator must find that:

- the applicant has a difficulty that is not self-created and relates to the characteristics of the property which prevents compliance with the regulation;
- if granted, the variation will not have a substantial adverse impact on adjoining properties;
- the request conforms to the Comprehensive General Plan and the purposes of the Zoning Ordinance; and
- the variation granted is the minimum change in the requirements of the Zoning Ordinance necessary to alleviate the property's practical difficulty.

5. Can I Appeal? (§6-3-8-6(E)): The applicant or the property owners within 250 feet may appeal the decision to the Zoning Board of Appeals within 10 working days of the date of mailing of the notification.

CONTACT INFORMATION

Community Development Department – Planning & Zoning Division
2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201
P. 847.448.4311 F.847.448.8120 E. zoning@cityofevanston.org www.cityofevanston.org/zoning

18)

AFTER RECORDING MAIL TO:
Michael H. Wasserman
Michael H. Wasserman, PC
105 W Madison, Street
Suite 401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Ellis C. Booker and
Erin Booker
415 Dempster Street
Evanston, IL

Doc#. 1829747019 Fee: $52.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2018 10:29 AM Pg: 1 of 3

Dec ID 20181001607838
ST/CO Stamp 1-691-325-600

Above Space for Recorder's Use Only

NORTH AMERICAN TITLE COMPANY
18-307007

Quit Claim Deed

Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR (S) **Ellis C. Booker, married to Erin Booker** of the City of Evanston, County of Cook State of IL for the consideration of Ten Dollars and No Cents ($10.00), and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to

Ellis C. Booker and Erin Booker, married to each other, of 415 Dempster Street, Evanston, IL 60201, as tenants by the entirety, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 415 Dempster Street, Evanston, IL 60201, legally described as:

THAT PART OF THE WEST 65 FEET OF LOT 9 IN BLOCK 37 IN THE VILLAGE OF EVANTON, (NOW CITY OF EVANSTON) LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 9 WHICH IS 30.78 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT TO A POINT ON THE SOUTH LINE OF SAID LOT 9 WHICH IS 31.30 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT ALL IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS.

IN

CITY OF EVANSTON
EXEMPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

3

Permanent Real Estate Index Number (s): **11-18-419-021-0000**

Address(es) of Real Estate: **415 Dempster Street, Evanston, IL**

Dated this 13 day of September, 2018

(SEAL)
Ellis C. Booker

State of ,
County of ss,

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ellis C. Booker personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13TH day of SEPTEMBER, 2018

Commission expires 02/17/2020,
NOTARY PUBLIC

This instrument was prepared by attorney
Michael H. Wasserman, 105 West Madision Street, Suite 401, Chicago, IL 60602
312.726.1512 www.mhwasserman.com

"OFFICIAL SEAL"
BEN SIMON
Notary Public, State of Illinois
My Commission Expires 2/17/2020

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45 REAL ESTATE TAX LAW"
10-15-18
DATE BUYER, SELLER OR REPRESENTATIVE

REAL ESTATE TRANSFER TAX		15-Oct-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
11-18-419-021-0000	20181001607838	1-691-325-600

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/26/18, 2018.

Signature: _____
ELLIS BOOKER OR AGENT

Subscribed and Sworn to before me this
26 day of September, 2018.

Official Seal
Richard Cohn
Notary Public State of Illinois
My Commission Expires 02/13/2022

_____
Notary Public

The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/26, 2018.

Signature: _____
ELLIS BOOKER AND ERIN BOOKER OR AGENT

Subscribed and Sworn to before me this
26 day of September, 2018.

Official Seal
Richard Cohn
Notary Public State of Illinois
My Commission Expires 02/13/2022

_____
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attache to deed or AB] to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

BEGINNING STREET #	415
END STREET #	
STREET # SUFFIX	
STREET NAME	DEMPSTER
SUFFIX	STREET
PIN	11-18-419-021-0000



PHOTO ID \Images\11-18-419-021-0000.jpg

ALTERNATE ADDRESS?

LOCAL

WITHIN LOCAL DISTRICT?	Lakeshore
LOCAL DISTRICT CONTRIB/NON-CONTRIB?	C
LOCAL LANDMARK?	YES
YEAR	1978
LOCAL LANDMARK ELIGIBLE?	-
CRITERIA:	N/A

NATIONAL REGISTER

WITHIN NR DISTRICT?	Lakeshore
NR DISTRICT CONTRIB/NON-CONTRIB?	C
NR LANDMARK?	NO
YEAR	-
NR ELIGIBLE?	NO
CRITERIA	-

GENERAL INFORMATION

CATEGORY	Building
CONDITION	Good
INTEGRITY	Minor alterations
CURRENT USE	Domestic - multiple dwelling (double house)
HISTORIC USE	Domestic - multiple dwelling (double house)
SECONDARY STRUCTURE	-
NRSECOND	-

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Queen Anne - Double House
DETAILS	
CONSTRUCTION YEAR	1896
OTHER YEAR	
DATESOURCE	Building permit
WALL MATERIAL (current)	Wood
WALL MATERIAL 2 (current)	
PLAN	Rectangular
NO OF STORIES	2.5
ROOF TYPE	Side gable
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Brick
PORCH	Multiple entry
WINDOW MATERIAL	Wood
WINDOW MATERIAL 2	
WINDOW TYPE	Double hung
WINDOW CONFIGURATION	1/1

SIGNIFICANCE An restrained example of the work of Stephen A. Jennings, one of Evanston's most successful 19th century architects.

HISTORIC FEATURES West unit in 1890s Double House—structure consists of two mirror-image units; broad side gable roof with cornice returns; center 2.5-story front bay shared by both units, with pent roof with flared ends; shed-roof entry porch--SEE CONTINUATION SHEET

ADDRESS

415			*DEMPSTER*	*STREET*

ALTERATIONS *Replacement windows in original openings under front gable*

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) *Part of the double house at 413-15 Dempster.*

BUILDING MOVED? *No*

MOVED FROM

ORIGINAL OWNER *Dyke, Mrs. J. C.*

ORIGINAL ARCHITECT *Jennings, Stephen A.*

ARCHITECT SOURCE *BP913*

BUILDER *Peterson, Fred*

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 *\Images\11-18-419-021-0000-2.jpg*

PHOTO ID3

OTHER PINS

SURVEYOR *Lara Ramsey*

SURVEYOR ORGANIZATION *GRANACKI HISTORIC CONSULTANTS*

SURVEY DATE *3/9/2012*

Historic Info Compiler *MBM & aoe*

SURVEYAREA *EVANSTON LAKESHORE PHASE II*

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

415			DEMPSTER	STREET

OLD ADDRESS (city dir.year) Part of the double house at 413-15 Dempster.

DATE OF CONSTRUCTION 1896

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # **DATE**

BUILDING PERMIT DESCRIPTION

COST

ORIGINAL OWNER Dyke, Mrs. J. C.

ORIGINAL OWNER OCCUPIED?

ORIGINAL ARCHITECT Jennings, Stephen A.

ARCHITECT SOURC BP913

BUILDER Peterson, Fred

EXTERIOR ALTERATION PERMITS

OTHER PERMIT INFO

COA INFO

HISTORIC INFO

OTHER SOURCES

HISTORIC INFO COMPILER MBM & aoe

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 415

STREET DEMPSTER STREET

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

West unit in 1890s Double House—structure consists of two mirror-image units; broad side gable roof with cornice returns; center 2.5-story front bay shared by both units, with pent roof with flared ends; shed-roof entry porch along west side of center front gable, with square corner pier; 1-story west side bay window; historic 1/1 wood windows.

March 1, 2021

To: City of Evanston.
Preservation Committee

From: Joseph C. Fischer
413 Dempster St.
Evanston, IL 60201

Re: Letter of support for Erin and Ellis Booker, at 415 Dempster St., to renovate their porch

Dear members of the Preservation Committee,

I wholeheartedly support the application of my neighbors, Erin and Ellis Booker, for obtaining a permit to renovate their porch.

Their proposed renovation is very sound as it restores the front of our duplex to what it has been historically.

My front stairs line up with the front door, just as the Booker plan intends to do.

Thus, the planned renovation returns integrity and harmony to the front of our duplex.
It indeed creates a symmetrical exterior with the overall structure of the front of our duplex.

Please feel free to contact me if you have any questions.

Sincerely,

Joseph C. Fischer
jcfisher@nl.edu
847-864-4544

From: jerry esrick
Sent: Saturday, February 27, 2021 5:25 PM
To: erin@erinbooker.com
Subject: Your permit

Ellen and I support your project wholeheartedly. Looks like a big improvement. You are authorized to share this with the City.

Best, Jerry Esrick

Sent from my iPhone

Jerry Esrick
1326 Judson Ave.
Evanston IL 60201
jerryesrick@gmail.com
847-910-8226

February 27, 2021

To whom it may concern:

I am writing about the proposed architectural changes for 415 Dempster St., Evanston, Illinois. I gather a permit is required for these changes.

As a neighbor of 415 Dempster, I have no concerns about the proposed change and would support them.

If further information would be helpful, please let me know.

Very truly yours,

Morris Fisher, MD
1246 Judson Ave.
Evanston, Illinois 60202

From: Gus granchalek
Sent: Saturday, February 27, 2021 9:55 AM
To: erin@erinbooker.com
Subject: support for proposed extertior rennovation at 415 Dempster

Erin and Ellis Booker,

Thank you for sharing your designs with us for your proposed renovations to the front of your home at 415 Dempster. We have no concerns with your desired changes and value the communication.

Best Regards,
Kristen and Gus Granchalek
1314 Judson Ave, Evanston, IL 60201

From: Peter Steffen
Sent: Sunday, February 28, 2021 6:20 PM
To: erin@erinbooker.com
Subject: 415 Dempster Porchway and Exterior Renovation

Dear Erin and Ellis,
Beth and I have reviewed the plans you have for your porchway and exterior. It makes total sense to us and I think that the symmetry these changes will create with Joe Fischer's side of the duplex will look very nice.

We have no objection to your plan and support these proposed changes If there is anything else you need from us please let me know.
.
Walter Peter Steffen lll
Beth E. Murphey-Steffen
418 Dempster St.
Evanston, Illinois 60202

Sent from Mail for Windows 10

From: MNiazmand
Sent: Monday, March 1, 2021 2:07 PM
To: erin@erinbooker.com
Subject: Letter of support for porch relocation

Mr. & Mrs. Booker, my name is Mike Niazmand. I live at 408 Greenwood Street. I walked by your property, and I see that you have no garage, and I also saw the location of your porch. I can see that a relocation will make perfect sense and will not have any negative effect on anyone. Please accept this letter as a show of support for the approval of your permit.

Mike Niazmand

Michael Niazmand
Sent from mobile device

From: Michelle Greco Froeschle
Sent: Thursday, February 25, 2021 9:01 PM
To: erin@erinbooker.com
Subject: Letter of support for porch

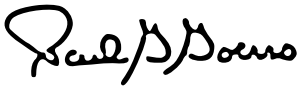
Hi- We received your letter today about your porchway plans. Looks like a great idea. We support it! And yes pls stop by and say hello. We just moved a last month and are eager to meet new folks!
Michelle & Randall Froeschle
1302 Hinman (Hinman/Dempster)
Evanston, IL

1310 Judson Avenue
Evanston, IL 60201
March 1, 2021

Dear Evanston Historic Preservation Commission,

We support the project at 415 Dempster Street – Lakeshore Historic District Case #21PRES-0019. The updated porch will be a nice improvement to the house and the neighborhood.

Thank you,



Debbie Crimmins and Paul Goerss

2390 Orrington Avenue
Northeast Historic District - 21PRES-0022

North Shore Builders, applicant, applies for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence with attached alley-accessible garage on a vacant lot in the Northeast Historic District and R1 Single-Family Residential Zoning District.

Applicable standards: Alteration [1-2]; Construction [1-11; 13,14, and 16].

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 2390 Orrington Avenue – 21PRES-0022

Date: March 3, 2021

Public Notice

North Shore Builders, applicant, applies for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence with attached alley-accessible garage on a vacant lot in the Northeast Historic District and R1 Single-Family Residential Zoning District. **Applicable standards: Alteration [1-2]; Construction [1-11; 13,14, and 16].**

Architectural Significance

Located in the far northeast portion of the Northeast Local Historic District on the west side of Orrington Avenue between Lincoln Street to the North and Colfax Street to the South, 2390 Orrington is a vacant lot and the former site of Wesley Hall, the Kendall College Administration Building. Although the Local Historic District ends at Lincoln Street, the National Register District extends much further north to Sheridan Place, near the border of Wilmette. The National Register District not being overlaid entirely by the Local District is peculiar and contrary to preservation planning best practices. Markedly, the National Register District has no land-use controls outside of the Zoning Ordinance and is in essence an honorary designation.

Surrounding properties are a mix of vernacular and high-style single-family residences as well as the Landmark institutional complex of the former Roycemore Academy campus. The former Kendall College campus has been built-out (other than the subject property which is the last remaining lot) with varying contemporary and neo-traditional single-family homes. As such, the individual properties on the block retain no architectural significance with all being non-contributing due to their age. The former Roycemore complex, a Landmark and contributing structure, retains good integrity and is in fair condition despite a neglected state. The three homes immediately north are Local Landmarks with excellent integrity. They are outside the Local District, but within the National Register District.

The block as a whole retains poor to fair integrity of setting, primarily due to many neo-traditional non-contributing interventions and the loss of significant shade trees including large Ash and Elm trees along the Orrington and Colfax frontages -- likely due to disease. The block retains some semblance of its integrity of setting on the Lincoln Street Frontage where the transition between the new development and the National Register Historic

District (NRHD) to the north is softened through retention of significant Oak species, predominately on the 2390 Orrington Parcel. These Oaks are mentioned in the developments tree preservation plan as “remain if possible” (3) and “remain” (1). They vary in size between 30 and 50 inch caliper and are likely between 100 and 200 years of age – remnants of the former Oak Savannahs of the area and a significant contribution to the Districts significance as indicated in the nominations statement of significance which mentions the prominence of the areas unusually wide and expansive parkways lined with mature shade trees creating enclosure and overhead canopy. Much of the Districts, and Evanstons, urban forest and canopy have declined in recent years – suffering from disease, lack of inoculation for private trees, and periods of severe drought.

The blocks to the north, including the block-sized Long Field northeast of the subject property, and the blocks to the south retain significant integrity of setting and display primarily large-lot single family homes in an amalgam of styles of varying architectural significance. Development in the area took place largely after the Sherman Avenue and Central Street streetcars were installed circa 1890s. Unlike the Ridge and Lakeshore Historic Districts, much of the Northeast District developed after the City’s first zoning ordinance – leading to more uniformity in lot size, setbacks, and building type. This is further reflected in the Districts progression of building types and styles popular during the first third of the 20th Century. Notably the District has nearly 100 Colonial Revival homes as well as nearly as many Craftsman and Bungalows but few earlier styles such as Queen Anne, Greek Revival, Gothic Revival, and Italianate, which had fallen out of favor by this time. The homes largely have reduced ornamentation and simpler materiality.

Relevant Legislative History

There has been a significant body of legislative history regarding the former Kendall College site including previous planned developments and plans for subdivision not pertinent to this specific case. If necessary, the Preservation Coordinator can supply any missing context and background information.

September 2010 meeting of the Preservation Commission:

The now approved subdivision was discussed and acted on. During debate, there was some public comment in regards to the trees in question as well as concern amongst Commissioners that the stand of oak trees at the now 2390 Orrington lot be protected. During deliberation, Commissioners were advised by the Preservation Coordinator that the stand of oak trees in question at the northeast portion of the subdivision were not under consideration and that the concern was for the subdivision only not specific instances of construction or alteration to a single site. A motion to recommend approval of the plan for subdivision was approved unanimously 8-0. Notably, then Commissioner Shumaker made the motion for approval noting specifically that the standards were met in part because nothing was proposed for construction at the time – identifying that although the subdivision in isolation met the standards, specific instances of construction would presumably need to be reviewed independently.

Ordinance 13-R-11 – Proposed Plat of Subdivision:

In March of 2011 after three previous meetings, the City Council passed the proposed subdivision plan including an approved tree protection plan for the development noting that trees on private property shall be protected as feasible (all attached). The four trees are identified as “remain” (1) and “remain if possible” (3). The City Council added an amendment to the Ordinance specifying the tree at the end of the alley be saved. This was

adopted March 28, 2011. Contemporaneously, a Tree Preservation Ordinance was adopted but only applies to lots of record 2 acres or more in size.

May 14, 2019 Preservation Commission Meeting
An application was presented to the Commission for construction of a single-family residence with an attached two-car garage. The application included a letter from Nels Johnson, Tree Experts, recommending that the Burr Oak tree 32" in diameter located the furthest north on the lot be preserved, and the Burr Oak tree, 35" in diameter, located south of the first Burr Oak tree, be removed without routing of the stump due to shared root systems. The applicant proposed replacing the removed trees with new plantings. During public comment, Alderman Fiske, Ward 1, argued that the Burr Oak trees were important to the District and that trees are critical features for the feeling and character of the District. Additional public comment suggest that if the trees were removed, standard for construction 9 would not be met.

Commission members made the following key comments:

- The proposed house unnecessarily maximized bulk, volume, and mass
- The proposed house design does not fit with the character of the rest of the development where houses have front entrances and covered porches

Commissioners recommended a revised proposal with consideration of standards for construction 3, 4, 6, 7, 9, and 10.

November 12, 2019 Preservation Commission Meeting
The applicant returned with a revised proposal for construction of the home and attached garage with the following key changes:

- Reduced the size of the home
- Reduced the window sizes and altered window styles to be more uniform
- Footprint reduced to accommodate a covered front porch
- Materials changed from all brick to brick on the first floor and cedar lap siding on the second
- 3 of the 4 trees were proposed to be saved

Members of the public argued that three trees would not be saved and they were all highly impacted by the development. Alderman Fiske agreed, noting this was an opportunity to save all the trees while designing a smaller house with innovative design.

Former Assistant City Attorney Hugh DuBose stated that the current tree preservation ordinance adopted in March of 2011 does not fall under the Commissions jurisdiction and that the lot was under 2 acres so it doesn't apply.

Commission members made the following key comments.

- The development is still too large in footprint and the trees appear to be an afterthought. The home should be designed to integrate with the existing environment.
- The probability of saving the trees is low unless a home of much smaller size is considered. City Council through the approved plat of subdivision agreed a home could be built on this lot.

- The developer should explore the alternative of switching the front yard to Lincoln street.
- The Commission needs a design that protects the three large trees on the lot, with a reasonable expectation of survival after construction.
- The Commission asked for revisions.

January 14, 2020 Preservation Commission Meeting
The applicant returned with a revised plan for construction of a single-family home and attached garage with the following key points:

- The home is custom designed
- The house footprint was reduced (29% lot coverage where 30% is permitted). The height is the same or less than surrounding homes.
- The City approved plat and tree protection plan calls for three trees to remain on the lot only if possible. The arborist prepared a plan to save atleast one of the trees identified as preserve if possible. The developer will keep the tree in the alley which was identified to remain.
- The applicant proposed to plant six new 10” caliper trees to replace those which are cut or die.

During discussion, former Assistant City Attorney DuBose noted that the commissions standards for construction, particularly standard for construction 9, did not apply to trees. Chair Simon agreed and stated that the City should likely have more restrictions on private trees of this size but until that legislation is drafted there was little the Commission could do and that the developer had made an agreement with the City that a home could be built on this lot through the approved plat of survey for the site.

Alderman Fiske reiterated the importance of the trees to the integrity of setting of the District and believed a smaller house of significant design and innovation could be proposed for this site which preserves the trees. She stated that there should be no confusion that when the City Council adopted the ordinance for the plat of survey, these trees were intended to be preserved.

Commissioners made the following key comments:

- Regarding Standard 9 for construction, if trees are all in a row and make a strong wall of enclosure, than it would apply, but the current trees do not compromise this standard being met.
- With the corner lot, the primary façade is in line with Orrington Avenue, and the secondary façade is proposed on Lincoln Street. Perhaps alternating these and having the primary façade on Lincoln Street would afford more protection to the trees
- The original comments from May concerning bulk and mass of the house were never addressed. It is still too large, the house the same scale and no effort was made to work with the natural constraints of the site.

A motion to approve the COA failed on a 2-7 vote with the following standards not being met: Standard for construction 5, 10, and 11.

March, 2020 Appeal to City Council
The City Council did not accept the appeal.

Concern and purview of “heritage trees”

During previous debate for this site, it was determined by many Commissioners as well as representatives from the Law Department, that the standards for construction in Section 2-8-9 (B) do not apply to anything naturally occurring and otherwise not man made unless they create cohesive walls of enclosure (Standard 9). Standard 9 is less applicable to trees, and rather intended for landscape masses such as hedge walls, significant fences and masonry walls, etc… found in portions of the three Historic Districts, but not in this location. Additionally, the trees in question do not create a cohesive wall of enclosure, at least not in the way Standard 9 intends.

The concern regarding heritage trees is not a concern of construction but one of integrity of setting. Appropriately, integrity of setting is addressed not in standards for construction, but within standards for alteration in Section 2-8-9 (A), specifically standards for alteration 1 and 2 listed below.

> **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.

These two standards are not limited to structures -- directly referencing alteration to a property, site and its environment. The ordinance defines the following:

> **Property:** “A site, building, structure, or object and any associated land or lot of record”.
>
> **Site:** “The location of a building, structure, object, activity, or event.”
>
> **Environment:** Not defined.

As such, staff recommends that these standards regarding integrity of setting be considered for this case and for all instances of new construction where significant distinguishing environmental features are present. Previous determinations by Law and the Commission regarding standards for construction not applying to the trees in question were not incorrect. However, staff believes the Commission was not afforded proper guidance on all standards which could apply to this case and similar cases where important environmental features of a property exist and are proposed to be altered or destroyed. The argument for inclusion of these standards was discussed with the new City Attorney, who agreed with the staff planners determination as well as reiterating that the individual Commissioners must be permitted to freely interpret and debate the ordinances standards and may apply any of the individual standards at their discretion.

Proposal

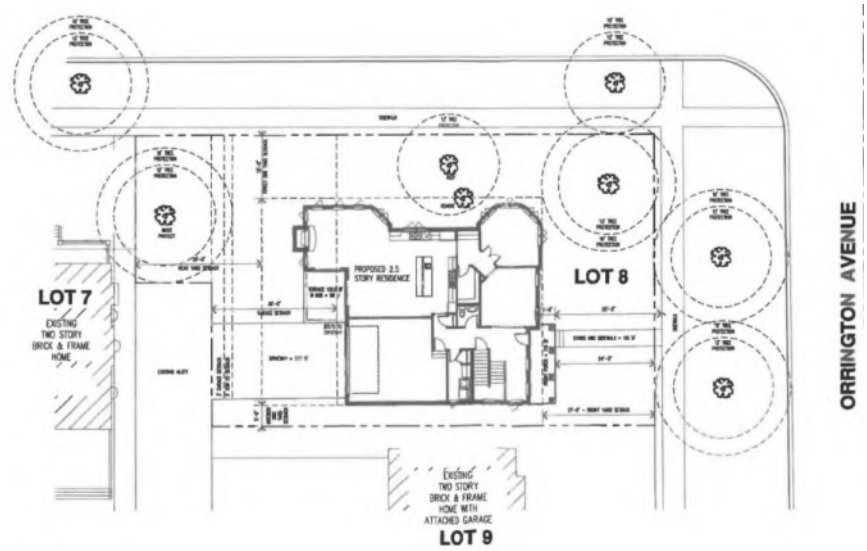
Corner properties should be of specific concern to the Commission, particularly because two highly visible frontages and elevations exist. The treatment of these two primary

facades, as well as how the structure transitions across the two frontages is critical. Although the Local Historic District ends at Lincoln Street, the Commission would appropriately concern itself with the relationship between this property and the properties north of Lincoln Street since they are Landmark properties.

The proposed home is a neo-traditional with Colonial Revival inspirations. The applicant proposes construction of two-and-one-half story single-family home and attached garage accessible from the rear alley to the west. Primary materials include cedar lap siding, brick chimney, and asphalt roofing. Windows are Anderson 400 series wood double-hung windows with SDL. Compared to the last submission denied in January of 2020, the new proposal has the same orientation (Orrington is the primary elevation), reduced building lot coverage by 40 square feet (28.5% where 29% was previously proposed), and is closer to the middle two existing trees than previously proposed. The front-yard setback remains the same. Height remains the same at 34'-9". Although form has been altered, the overall bulk remains similar. Comparison of site-plans below:



Proposed site-plan (above)



Previous Site-Plan

Public Comment

Staff has received considerable public comment on this case. In all instanced the primary concern was preservation of the stand of heritage Burr Oak trees and a disregard for the Commissions earlier direction to reduce the size of the proposed residence. All comments attached.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions 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.

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 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 non-directional character.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page "i" fifth below].

1) Property Address: 2390 Orrington ave

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: North Shore Builders I

Address: 2700 Patriot blvd, #430

City:	State:	Zip:	Phone:	Email/Fax:
Glenview	il	60026	8478157705	jbalistreri@wmryan

3) Architect's Name: North Shore Builders I

Address: 2700 Patriot Blvd #430

City:	State:	Zip:	Phone:	Email/Fax:
Glenview	il	60026	8478157705	

4) Contractor's Name: North Shore Builder's I

Address: 2700 Patriot Blvd #430

City:	State:	Zip:	Phone:	Email/Fax:
Glenview	il	60026	8478157705	

5) Landmark: ☐ Yes ☑ No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☐ Lakeshore ☐ Ridge ☑ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require** any Zoning Variance or Fence Variance or Special Use → **Complete section B only.**

Check if your project requires: ☐ Special Use ☑ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

Construction of final home in the approved Kendall Place Development.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☑ Construction	☑ Residential ☐ Other:	☑ Yes ☐ No
☐ Demolition	☐ Partial ☐ Total	☐ Yes ☐ No
☐ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☐ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Garage: ☑ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☑ Rear	☐ Yes ☐ No
☑ Windows ☐ Storm Windows ☑ Doors ☐ Storm Doors	☑ New ☐ Replacement ☐ Restoration Style/Materials:	☐ Yes ☐ No
Roof: ☑ New ☐ Re-roof	☑ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Fence / Gate: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear	☑ Yes ☐ No
Siding: ☑ New ☐ Replacement	☑ Front ☑ Side ☑ Rear Material:	☑ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☐ Air Conditioning Unit	☑ New ☐ Replacement	☐ Yes ☐ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☐	☑	Wood Frame	☐	☐	Copper	☐	☐	Wood
☐	☐	Stone	☐	☑	Sheet Metal	☐	☐	Wrought Iron
☐	☑	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☐	☐	Stucco				☐	☐	Other: _____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height: _____
☐	☑	Wood Siding – CEDAR						Length: _____
☐	☐	Aluminum Siding	☐	☑	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: Asphalt	☐	☐	Synthetic Material, Type: _____	☐	☐	Stone
						☐	☐	Brick Pavers
☐	☐	Other: _____	☐	☐	Other: _____	☐	☐	Concrete Pavers
		Roofing Material			**Door Material**	☐	☑	Poured Concrete
☐	☐	Wood Shingles	☐	☑	Wood	☐	☐	Other: _____
☐	☐	Wood Shakes	☐	☐	Metal			**Driveway Material**
☐	☐	Slate	☐	☑	Clad	☐	☐	Asphalt
☐	☐	Clay Tile	☐	☐	Other: _____	☐	☑	Poured Concrete
☐	☑	Asphalt Shingles				☐	☐	Brick Pavers
☐	☐	Metal Sheet			**Window Type**	☐	☐	Concrete Pavers
☐	☐	Other: _____	☐	☑	Double Hung	☐	☐	Crushed Stone
			☐	☐	Casement	☐	☐	Other: _____
		Chimney Material	☐	☐	Other: _____			
☐	☑	Brick						**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Stone			**Window Material**			
☐	☐	Stucco	☐	☑	Wood	☐	☑	Air Conditioning Unit
☐	☐	Other: _____	☐	☐	Aluminum	☐	☐	
			☐	☐	Steel	☐	☐	
		Gutters/Downspouts	☐	☐	Other: Wood Clad	☐	☐	
☐	☐	Copper				☐	☐	
☐	☑	Aluminum			**Muntins**	☐	☐	
☐	☐	Galvanized Sheet	☐	☐	Not existing	☐	☐	
☐	☐	Other: _____	☐	☐	True divided lights	☐	☐	
			☐	☑	Simulated divided lights			

4) Applicant's Signature: _____ **Date:** 1/25/2021

Print Name: JOSEPH BALISTRERI

*Proceed to Section C if you are **requesting a zoning or fence variation and/or s special use**. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

Requirement/Request for COA	Compliance	Details
Zoning Analysis	✓	Completed and Approved- Adhered to all setback/lot coverage requirements set by City of Evanston
Standards: Standard 1: Height	✓	NSB built 18 houses in Kendall Place. This is one of the approved elevations, with exact same height as the others.
Standard 2: Proportion of Facades- Relationship of the width ot the height of the facades shall be visually compatible with properties, structures, sites, visually related to.	✓	•Lot Coverage is same as others in development and meets zoning requirements set and enforced by the city of Evanston, and Zoning analysis has been approved by the City. •Same width/height as the other elevations NSB has already built in the community •Setbacks are the same as the other corner lots in the community and within the community and set and enforced by Evanston
Standard 3: Proportion of Openings	✓	Same Window/door counts as the other similar/like kind approved elevations by the City
Standard 4: Rhythm of solids to voids in facades. Relationship of solids to voids in the facades should be visually compatible with related properties/structures	✓	•Same as other homes on the block
Standard 5: Rhythm of spacing and structures on streets	✓	•Relationship of solids to voids in the facades of a structure are the same as the others in the area and the other built by NSB in the neighborhood. Same setbacks, set forth and enforced by the City of Evanston, and approved during the Zoning analysis
Standard 6: Rhythm of Entrance Porches, storefront recesses and other projections	✓	•Same amount of porches and projections of the other homes approved by the city of Evanston that NSB has already built, and in the others in the area.
Standard 7: Relationship of materials and textures	✓	•Materials will be the same and or higher quality as already approved and built in the other NSB homes in the neighborhood, and in area. Cedar Siding, Real Brick, Wood trim, upgraded Wood/Clad windows (others were Anderson 200 windows, these are Anderson 400 windows), same Roof materials
Standard 8: Roof shapes and roof mounted equipment	✓	•Roof pitches, shapes, materials etc are the same as the neighboring homes built by NSB.
Standard 9: Walls of continuity: Facades, property and site structures, such as masonry walls, fences and landscape masses, shall, when it is characteristic of the area, form cohesive walls of enclosure along street, to endure compatibility with properties , structures, sites, public ways, objects and places to which such elements are visually related	✓	•Façade and structures are visually comparable as the other homes NSB has built in the development and in the Area. No masonry walls, landscape masses (as determined by the City of Evanston and their attorney, trees are not landscape masses). However this home will have the same or more trees than every other home in the development.
Standard 10: Scale of structures. Size/mass in relationship to open spaces	✓	•Home is the same size and mass as others in the development and area. Lot Coverage is the same or as others in development and meets zoning requirements set and enforced by the city of Evanston, and Zoning analysis has been approved by the City.
Standard 11: Directional expression of facades. A structure shall be visually compatible.	✓	•Façade and colors are visually compatible. Facades have been already approved by the City, and color scheme has been altered using colors that have already approved, thus not to violate any monotony issues, provide some variance, but fit the overall look and feel of the community.
Standard 12: Original Qualities. The distinguished original qualities should be preserved when possible.	✓	•NSB has proven that they have made every reasonable effort to preserve the trees in the community. While The City of Evanston and their attorney has concluded that because the City of Evanston had already entered into an agreement with NSB and the commission should not be reviewing such items . By hiring Nels Johnson and other experts NSB confirmed that the best/only way to preserve all the trees on the site, building a home, would be removal of one. This has been approved by the City of Evanston, when the site was re-platted to preserve larger more important trees and duly noted and signed by the City of Evanston and it's mayor, noting that NSB would not be subjected to economic hardship and could built a house, and certain trees were to remain only if possible. NSB will be saving 2 out of 3 of these trees, and keep the other 4 of the trees that were noted as "Existing Trees to remain."
Standard 13: Archaeological Resources	✓	•Every Reasonable effort made to protect and preserve Archaeological resources
Standard 14: Innovative Design	✓	•Design is compatible with the size, scale, color, material and character of the property, and neighborhood. Innovative design principles will be used as the others, and higher quality materials will be used.
Standard 15- New Additions	✓	•Not applicable, new home is comparable to the other in the planned development built by NSB.
Standard 16: New Construction	✓	•Not applicable
Standard 17: Signs	✓	•Not applicable

Zoning Analysis Summary

Case Number:	**Case Status/Determination:**
20ZONA-0134 – 2390 Orrington Avenue R1 Single-Family Residential District | Northeast Historic District	Compliant

Proposal:

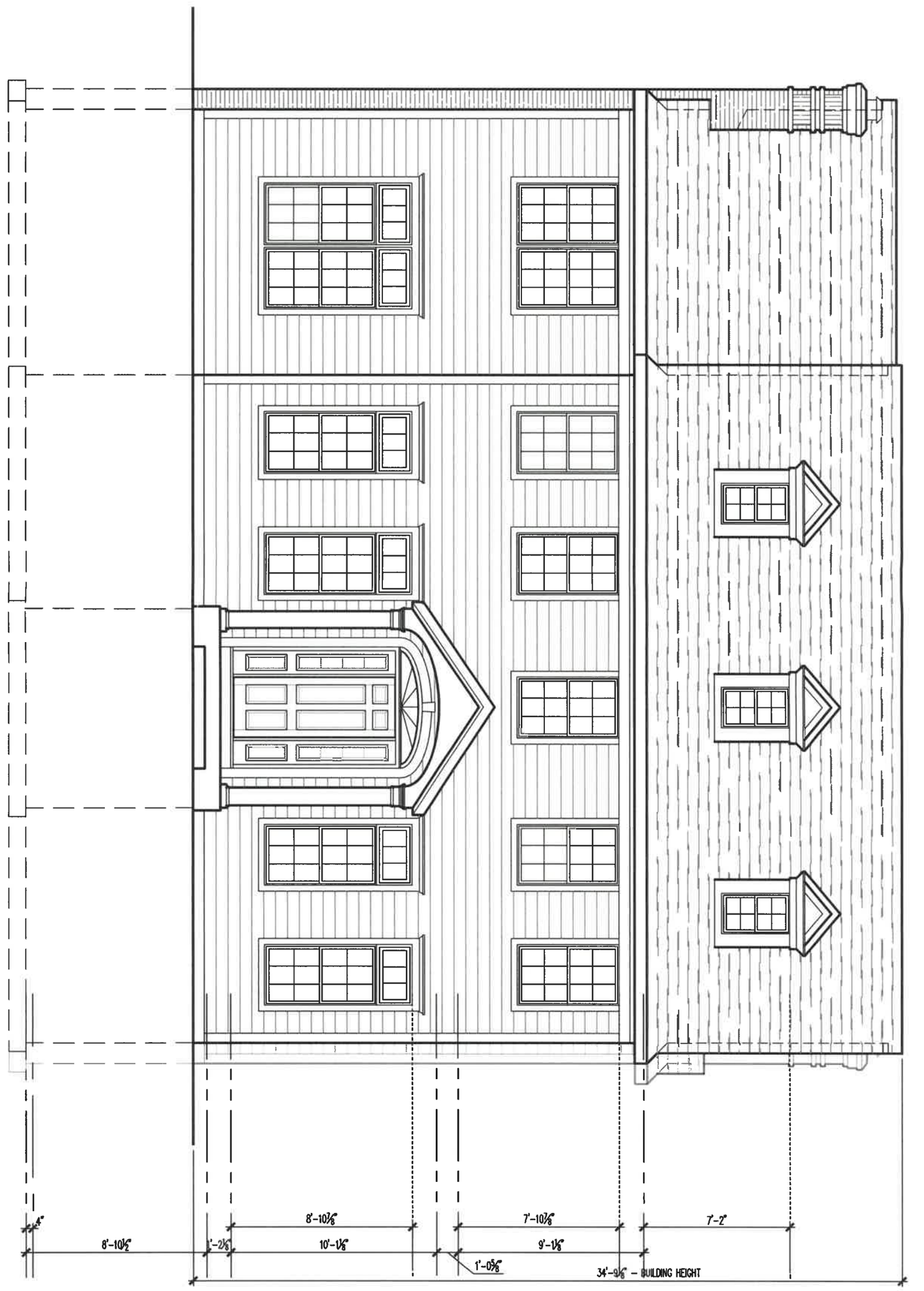
New SRF, attached two-car garage, and deck in rear-yard.

Zoning Section:	**Comments:**
6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District.
6-8-2-5	The lot size is 7,978 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 35' where 35' is required.
6-8-2-7	The proposed building lot coverage is ~ 28.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~37% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is 27' where 27' is required.
6-8-2-8 (A) 2.	The proposed street side-yard setback is 15' where 15' is required
6-8-2-8 (A) 3.	The proposed side-yard setback is 5' where 5' is required
6-8-2-8 (A) 4.	The proposed rear-yard setback is 30' where 30' is required.
6-8-2-8 (C) 4.	The proposed deck, located in the rear-yard, is 30' from the rear-yard lot line where 3' is required.
6-8-2-9	The proposed structure is 34.9' H and 2.5 stories where 35' or 2.5 stories is the maximum permitted
6-8-2-12	The proposed access for off-street parking is from the alley and does not cross the front lot-line
Title 6, Chapter 16 Table 16-B	Two off-street parking spaces are proposed where 2 are required
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard.
6-8-1-8	The proposed front facing dormers above the second story are located within the center 60% of the front facing façade principle extrusion.

Additional Comments:

- Review and issuance of COA by HPC is required.

Front Elevation - East



DETAIL TITLE / DESCRIPTION	DIVISION	INITIAL DATE		SHEET NO.
Second Floor Plan - 2199 SF Lot 8 Kendall Place	ILLINOIS	10/05/2020 REVISION -/-/-	NORTH SHORE BUILDERS	4 OF 7

WWW.WILLIAMRYANHOMES.COM

Second Floor Plan - 2199 SF

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SHEET NO. 2 OF 7

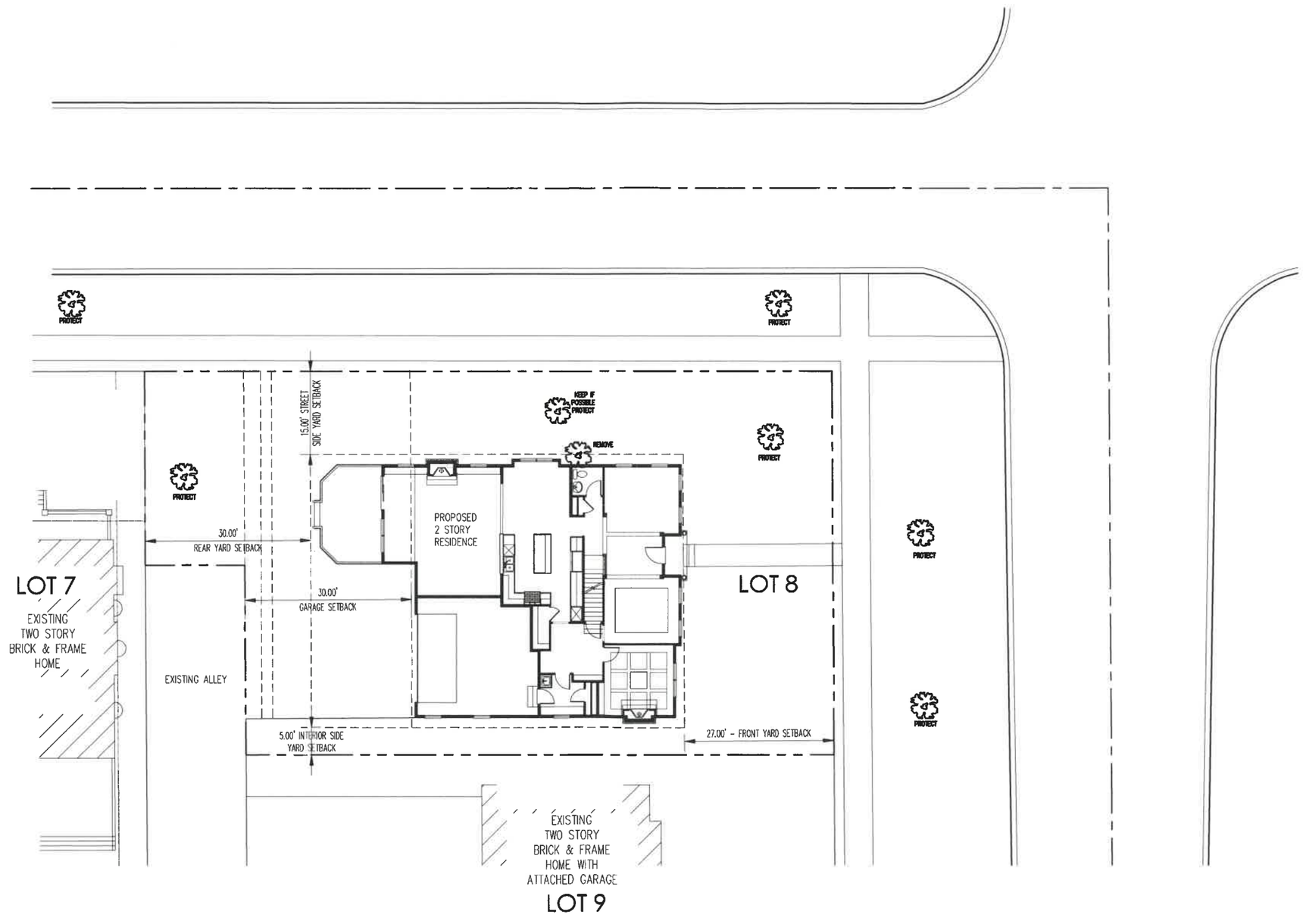
NORTH SHORE BUILDERS

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DIVISION	INITIAL DATE
ILLINOIS	10/05/2020
	REVISION
	3

DETAIL TITLE / DESCRIPTION

Second Floor Plan - 2199 SF
Lot 8
Kendall Place



Kendall Place - Lot 8

2390 Orrington Ave. - Evanston, Illinois

10/29/2020

PROPOSED SITE PLAN

DETAIL TITLE / DESCRIPTION	DIVISION
	ILLINOIS

INITIAL DATE	10/05/2020
REVISION	-

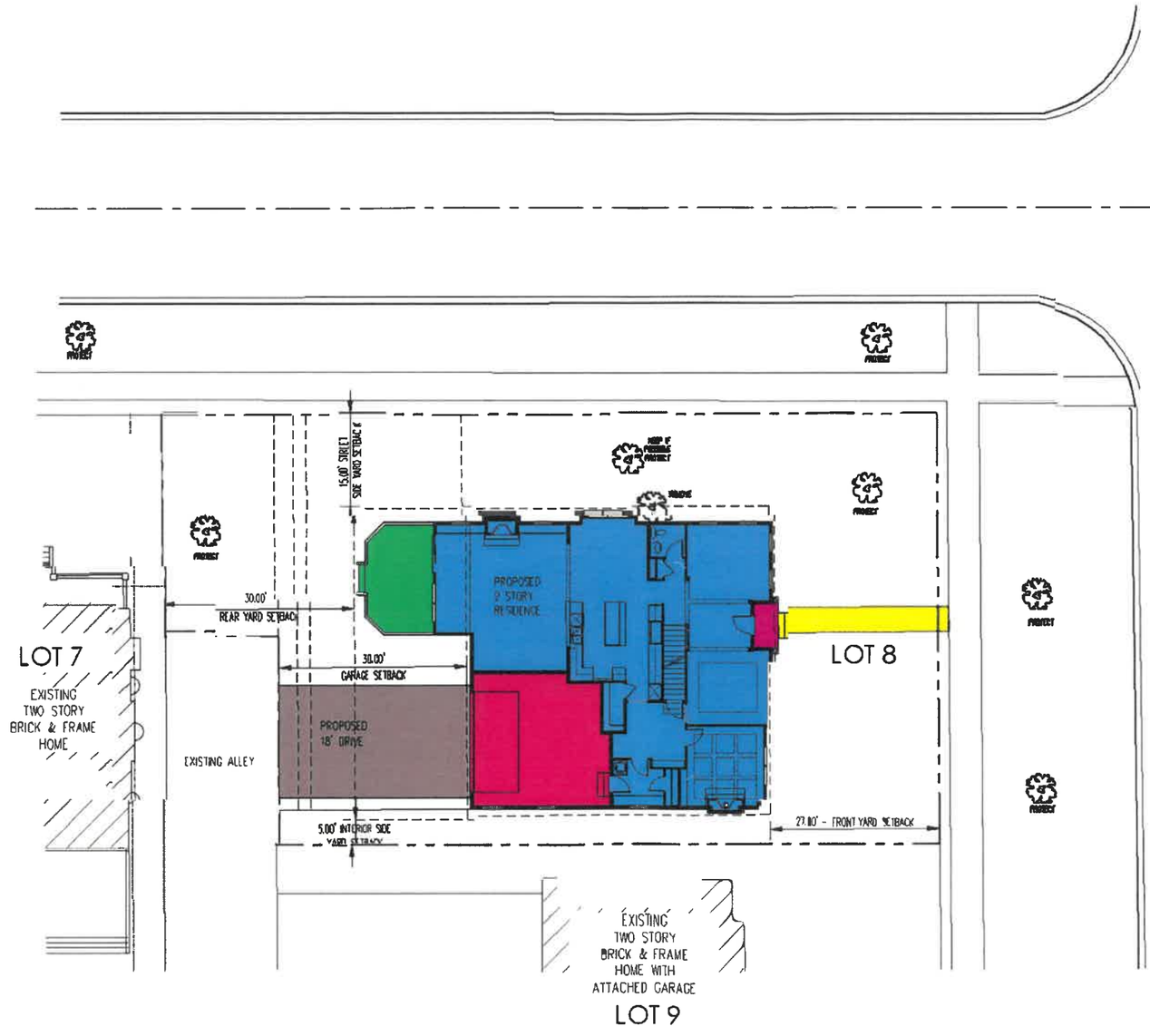
NORTH SHORE BUILDERS

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SHEET NO. 3 OF 7

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LOT COVERAGE DATA

A = 1st Floor	=	1829.40 SF
B Attached Garage	=	456.06 SF
C = Deck	=	194.13 SF
D = Driveway	=	549.89 SF
E = Front Porch	=	30.00/2 = 15 SF
F = Sidewalk	=	112.13 SF
Total		3156.59 SF

Lot SF = 7,978 SF
Coverage = 39.75%

Kendall Place - Lot 8
2380 Orrington Ave. - Evanston, Illinois
10/29/2020

NORTH SHORE BUILDERS

SHEET NO 3 OF 7

DIVISION	INITIAL DATE
ILLINOIS	10/05/2020
DETAIL TITLE / DESCRIPTION	REVISION
PROPOSED SITE PLAN	-

First Floor Plan - 1829 SF

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SHEET NO. 1 OF 7

NORTH SHORE BUILDERS

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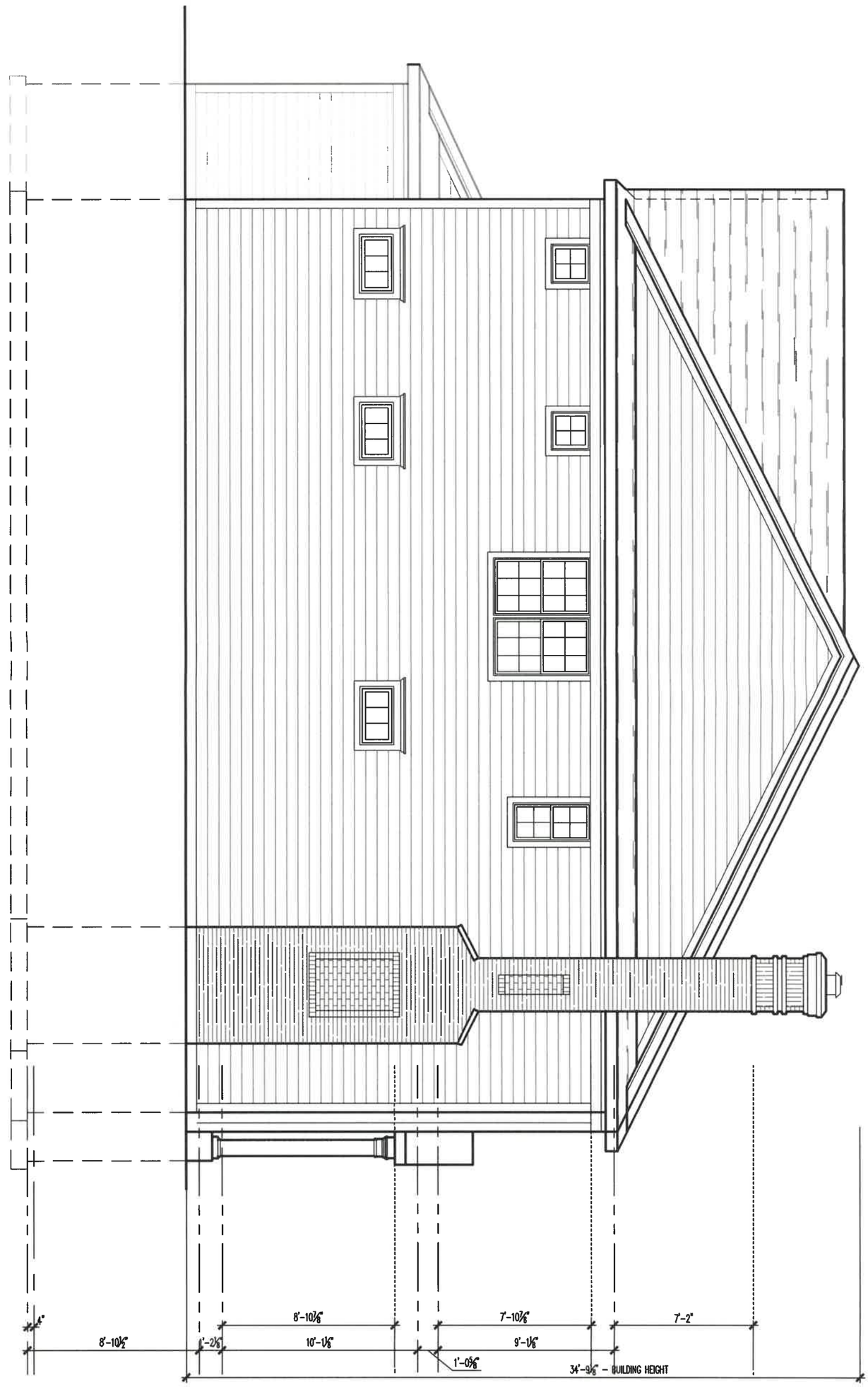
DIVISION	INITIAL DATE
ILLINOIS	10/05/2020
	REVISION

DETAIL TITLE / DESCRIPTION

First Floor Plan - 1829 SF - Lot 8

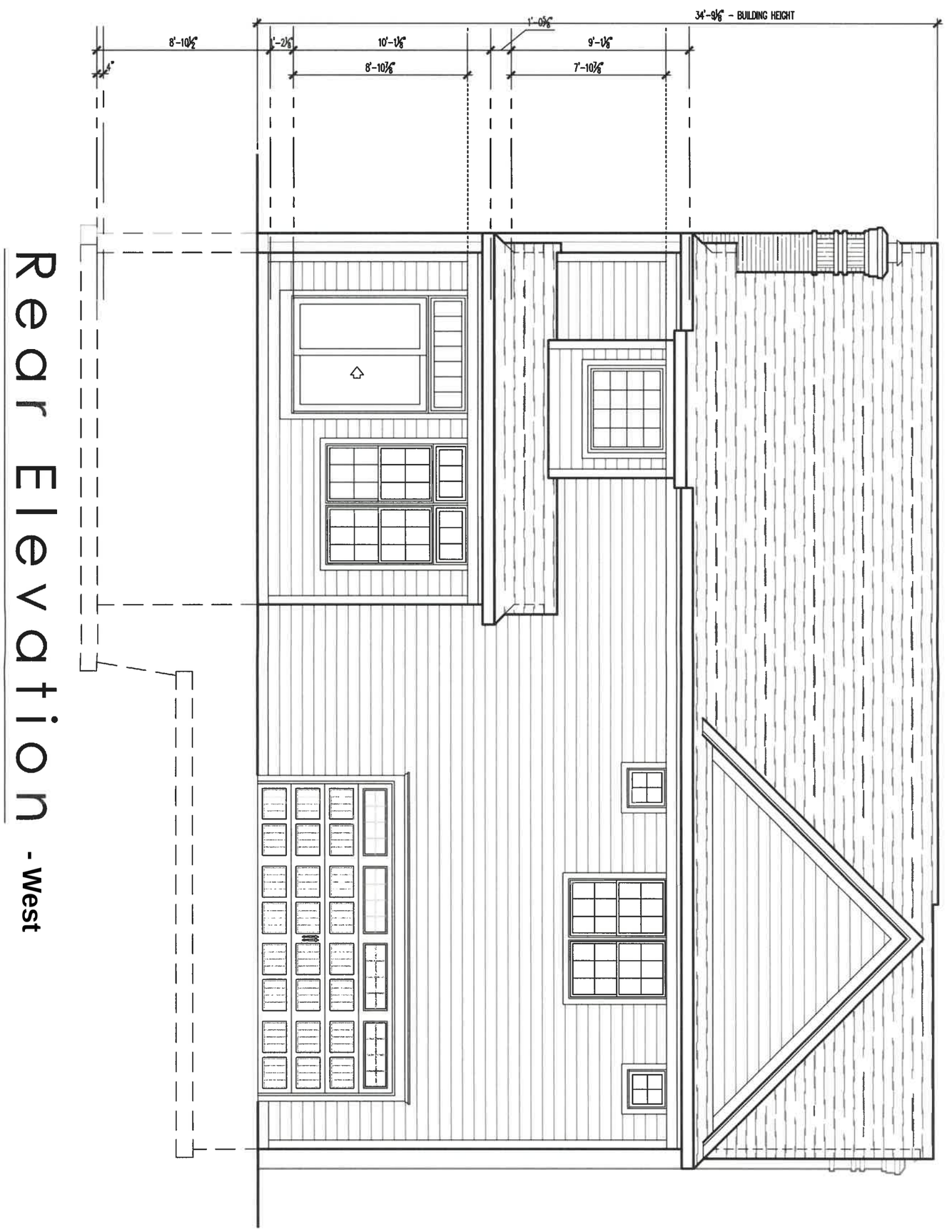
Kendall Place

Left Elevation - South



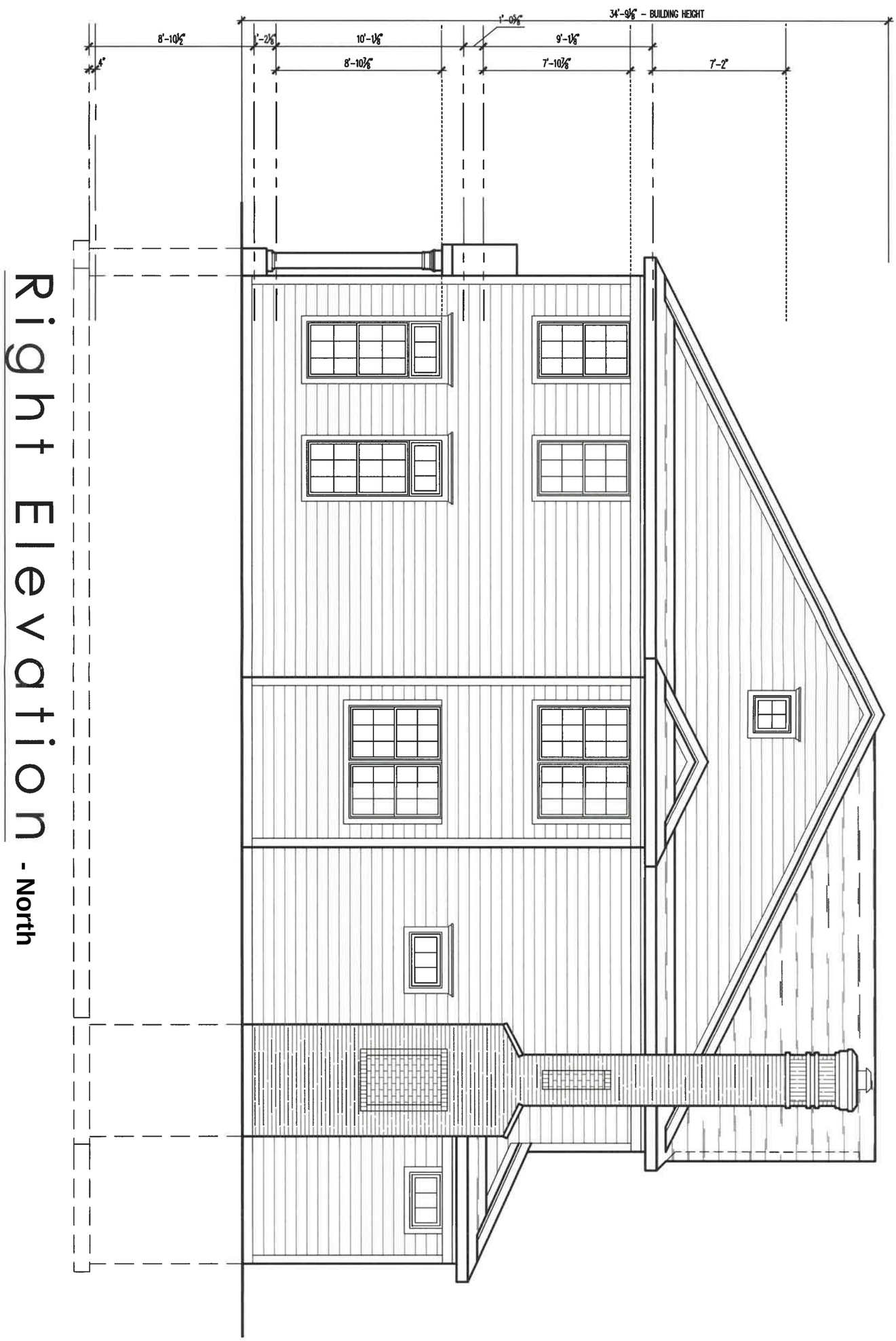
DETAIL TITLE / DESCRIPTION	DIVISION	INITIAL DATE		SHEET NO.
Second Floor Plan - 2199 SF Lot 8 Kendall Place	ILLINOIS	10/05/2020 REVISION -/-/-	NORTH SHORE BUILDERS	5 OF 7

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Rear Elevation - West

DETAIL TITLE / DESCRIPTION	DIVISION	INITIAL DATE		SHEET NO.
Second Floor Plan - 2199 SF Lot 8 Kendall Place	ILLINOIS	10/05/2020 REVISION -/-/-	NORTH SHORE BUILDERS WWW.WILLIAMRYANHOMES.COM	6 OF 7



Right Elevation - North

DETAIL TITLE / DESCRIPTION	DIVISION	INITIAL DATE		SHEET NO.
Second Floor Plan - 2199 SF Lot 8 Kendall Place	ILLINOIS	10/05/2020 REVISION -/-/-	NORTH SHORE BUILDERS WWW.WILLIAMRYANHOMES.COM	7 OF 7

PROPOSED LOT ENGINEERING PLAN

of

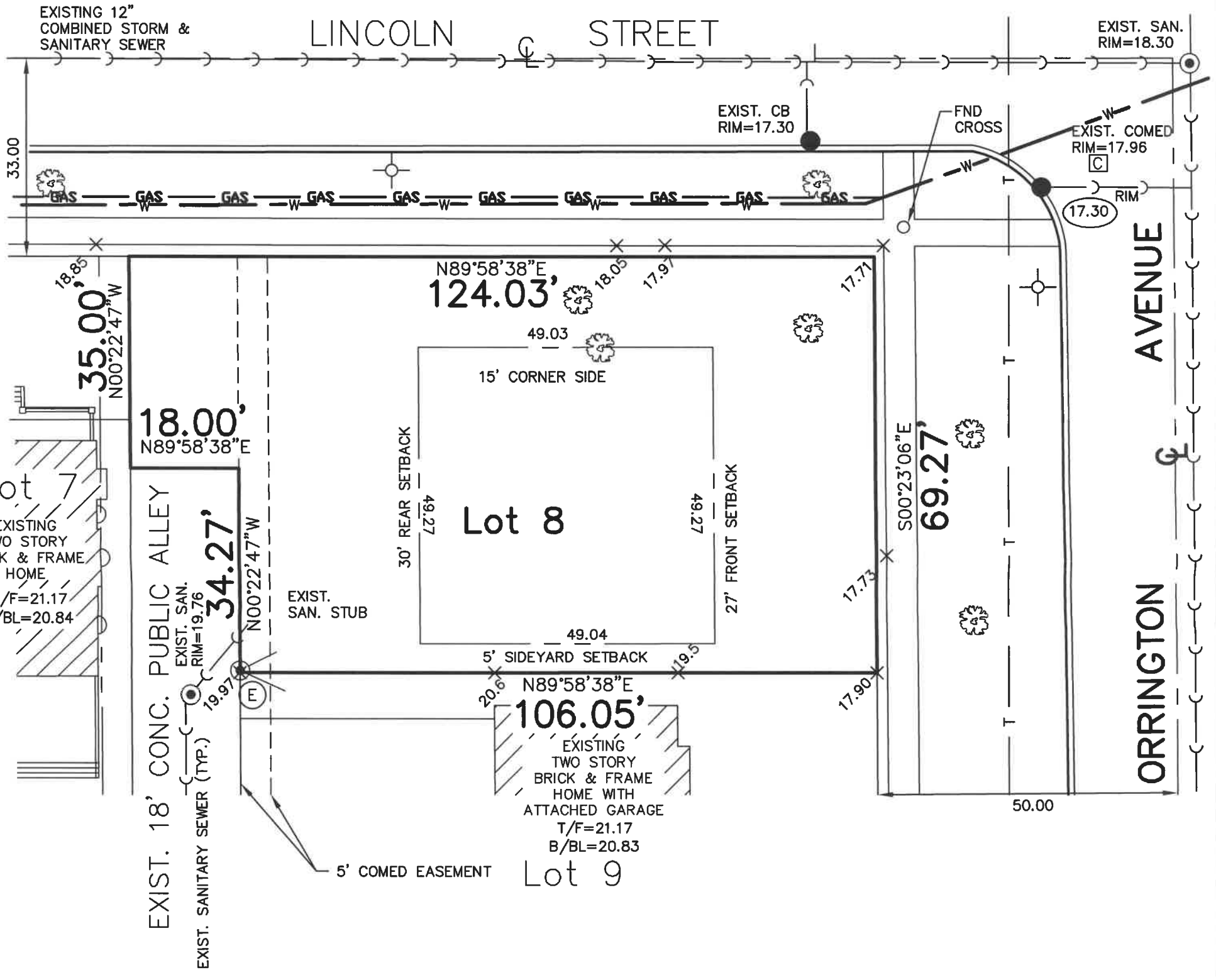
LOT 8 IN EVANSTON HOMES RESUBDIVISION, BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2011 AS DOCUMENT NUMBER 1113834038 IN COOK COUNTY, ILLINOIS.

ADDRESS : XXX ORRINGTON AVENUE, EVANSTON, ILLINOIS 60201.

TOTAL AREA: (BOUNDED BY SOLID HEAVY LINES) 7,978 ± SQ. FT.
HOUSE AREA: X,XXX S.F.
GARAGE AREA: XXX S.F.
PATIO/PORCH/DECKS: XXX S.F.
SERVICE WALKS: XXX S.F.
APRON AREA: XX S.F.
TOTAL IMPERVIOUS AREA: X,XXX S.F.
PERCENTAGE OF IMPERVIOUS AREA: XX% OF TOTAL AREA

N
W E
S

RECORDED
1"=20'



CHRISTIAN-ROGE & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
730 WEST RANDOLPH, 5th FLOOR
CHICAGO, ILLINOIS 60661
(312) 207-2700 & (312) 372-2023

WILLIAM RYAN HOMES
945 N. PLUM GROVE RD., SCHAUMBURG, IL 60173
KENDALL PLACE LOT 8

DRAWN BY:	DATE:	SCALE:	PROJECT MANAGER:	PROJECT:
XX	XX-XX-XX	1"=20'	W.A.MYERS	14-006

Evanston Homes Resubdivision

BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFTER RECORDING RETURN TO:
ZONING DIVISION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EVANSTON
2100 RIDGE AVE #3700
EVANSTON, IL 60201

SEND TAX BILLS TO:
GRANITE INVESTMENT PROPERTIES, INC.
1000 LAKE ST, SUITE 200
OAK PARK, IL 60301

P.I.N.s:	P.I.N.s:
11-07-110-015-0000	11-07-110-025-0000
11-07-110-016-0000	11-07-110-026-0000
11-07-110-017-0000	11-07-110-027-0000
11-07-110-018-0000	11-07-110-028-0000
11-07-110-019-0000	11-07-110-029-0000
11-07-110-020-0000	11-07-110-030-0000
11-07-110-021-0000	11-07-110-031-0000
11-07-110-022-0000	11-07-110-032-0000
11-07-110-023-0000	11-07-110-033-0000
11-07-110-024-0000	11-07-110-034-0000
	11-07-110-035-0000

Doc#: 1113834038 Fee: $156.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 05/18/2011 11:20 AM Pg: 0

RECORDING FEE 156
DATE 5/18/11 COPIES 6
OK BY RB

OWNER CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

SMITHFIELD PROPERTIES XXXII, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER THE PROPERTY CERTIFIED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND THIS IS TO CERTIFY THAT TO THE BEST KNOWLEDGE OF THE OWNER, THE AFOREMENTIONED PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF EVANSTON/SKOKIE SCHOOL DISTRICT 65 AND EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202.

DATED: APRIL 13 2011

NORWOL CORPORATION, AN ILLINOIS CORPORATION, ITS MANAGER
BY: R. Buono
ROBERT BUONO, ITS PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, [illegible], A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT BUONO, PRESIDENT OF THE MANAGER OF SMITHFIELD PROPERTIES XXXII, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A MANAGER OF SAID LIMITED, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MANAGER ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AS PART OWNER OF THE PROPERTY, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13TH DAY OF APRIL 2011

NOTARY PUBLIC

"OFFICIAL SEAL"
Lawrence M Green
Notary Public, State of Illinois
My Commission Expires 8/2/2014

MORTGAGEE CERTIFICATE

THE UNDERSIGNED AS MORTGAGEE UNDER MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF Cook COUNTY, ILLINOIS, ON THE 20th DAY OF September A.D. 2007 AS DOCUMENT NUMBER 0731818093 HEREBY CONSENTS TO AND APPROVES THE PLAT HEREON DRAWN.

CRYSTAL LAKE BANK & TRUST COMPANY, N.A.
MORTGAGEE

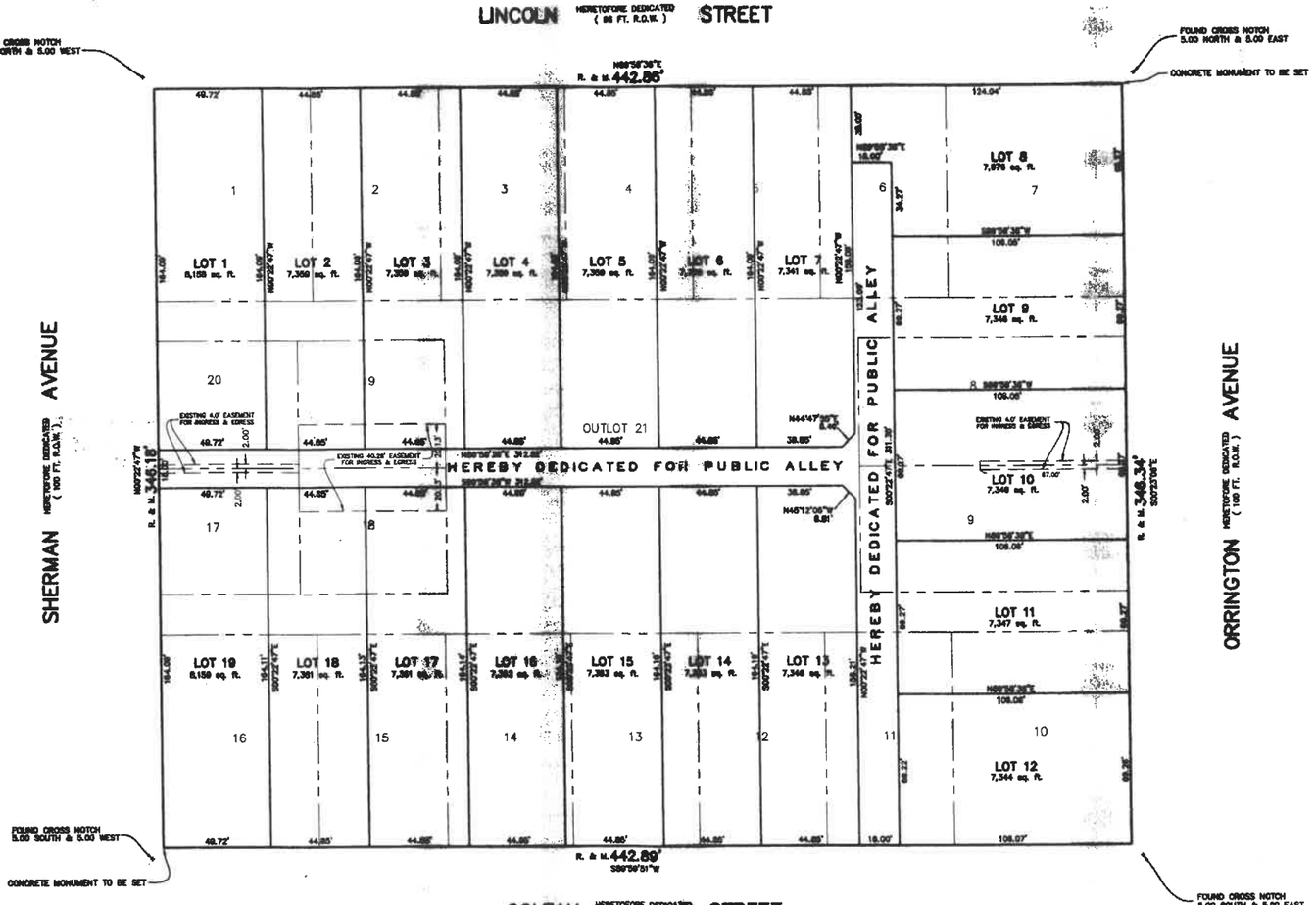
BY:
ITS: EVP PRESIDENT

STATE OF ILLINOIS)
COUNTY OF McHenry)SS

I, [illegible], A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT [illegible] EVP PRESIDENT OF [illegible] WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH EVP PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11TH DAY OF APRIL A.D. 2011

NOTARY PUBLIC

OFFICIAL SEAL
[illegible]
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/2/2014



REVISED: MARCH 24, 2011 LOT 8 PER ORDER #2011-14665 [RJT]
REVISED: REDRAWN 11-3-10 (#2010-14633 (RB)
REVISED: OCTOBER 1, 2010 PER ORDER NO. 2010-14407 [RJT]
REVISED: SEPTEMBER 28, 2010 PER ORDER NO. 2010-14407 [RJT]
REVISED: JULY 20, 2010 PER ORDER 2010-14003-001 [RJT]

CROWED BY: SMITHFIELD PROPERTIES LLC	CHECKED:	DRAWN: RJT
ADDRESS: EVANSTON HOMES RESUBDIVISION		

GREMLEY & BIEDERMANN
PLCS, Corporation
License No. 184-002332
Professional Land Surveyors
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
Telephone: (773) 485-0900 Fax: (773) 286-1814 Email: INFO@PLCS-Survey.com

ORDER NO.	DATE	PAGE NO.
2010-14003-001	JUNE 16, 2010	1 OF 1
	SCALE 1 Inch = 30 Feet	

G:\CAD\SHAP\2010-14003\dwg\2010-14003-SUR.dwg

WE DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THIS TRACT OF LAND IN THE ABOVE PLAT.
COUNTY CLERK
DATE 4/19/11

GRAPHIC SCALE
60 30 0 30 60
(IN FEET)
1" = 30'

NOTE:

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE 3 DAY OF May A.D., 2011. IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS 16 DAY OF May A.D., 2011

CITY CLERK, EVANSTON, ILLINOIS

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, [illegible] DIRECTOR OF FINANCE OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS 12 DAY OF May A.D., 20[illegible]

DIRECTOR OF FINANCE, EVANSTON, ILLINOIS

ZONING ENFORCEMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

ZONING ENFORCEMENT OFFICER, EVANSTON, ILLINOIS

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

DIRECTOR OF PUBLIC WORKS, EVANSTON, ILLINOIS

CORPORATION COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

CORPORATION COUNSEL, EVANSTON, ILLINOIS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, Robert G. Biedermann A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

LOTS 1 THROUGH 20 AND OUTLOT 21 IN EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 2006 AS DOCUMENT NUMBER 0628939022, IN COOK COUNTY, ILLINOIS, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

CONTAINING 153,347 SQUARE FEET OR 3.5204 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS MAP NO. 17031C0270J, MAP REVISED AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON NOVEMBER 3, 2010.

SIGNED ON MARCH 28, 2011.

BY: Robert G. Biedermann

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2012



VIEW FROM THE EAST



VIEW FROM THE NORTH



VIEW FROM THE CORNER OF ORRINGTON AND LINCOLN



VIEW FROM THE WEST



EXISTING AERIAL VIEW



ADJACENT HOME ON ORRINGTON



EAST SIDE OF ORRINGTON



VIEW FROM THE ALLEY



VIEW FROM ORRINGTON



LINCOLN STREET ADJACENT PROPERTY

NORTH SHORE BUILDERS

Existing Lot and Streetscape Conditions

Kendall Place Lot 8
Evanston, Illinois

The drawings presented are illustrative of the architectural design intent only and do not represent the full design or scope of work. All applicable codes, standards and UFFI requirements must be met upon permit plan submittal. © 2017 BSB Design Inc.

January 18, 2018

BSB DESIGN
BSBDESIGN.COM


2390 Orrington Ave


NO PARKING




STOP





3/22/2011
3/2/2011
2/21/2011

13-R-11

A RESOLUTION

Approving a Plat of Subdivision for 2408 Orrington Avenue, Former Site of Kendall College

WHEREAS, the City of Evanston, Cook County, Illinois, (the "City") is a home rule unit of government under the Illinois Constitution of 1970, and

WHEREAS, Article VII, Section 6a of the Illinois Constitution of 1970 confers certain powers upon home rule units, among which are the powers to regulate for the protection of the public health, safety, and welfare, and

WHEREAS, the power to regulate land use, including subdivisions, is a legitimate means of promoting the public health, safety, and welfare, and

WHEREAS, Smithfield Properties XXXII, LLC ("Smithfield"), seeks to subdivide the property bounded by Orrington Avenue, Colfax Street, Sherman Avenue, and Lincoln Street, located in the City and commonly known as 2408 Orrington Avenue, the former site of Kendall College (the "Subject Property"), which is depicted in Exhibit A, attached hereto and incorporated herein by reference, into nineteen (19) lots, located in the City's R1 Residential Zoning District for future residential development, and

WHEREAS, at its meeting of September 21, 2010, the Preservation Commission held a public hearing, pursuant to proper notice, to review the proposed subdivision of the Subject Property, received testimony and made written findings pursuant Section 2.60.12 of the Evanston City Code of 1979, as amended (the "City

UNOFFICIAL COPY

Code"), that the proposed subdivision met the applicable standards, and recommended City Council approval thereof; and

WHEREAS, at its meetings of January 24, 2011, and February 14, 2011, the Planning and Development Committee of the City Council ("P&D Committee") considered and discussed the proposed subdivision of the Subject Property, including the proposed alleyways and protection of trees on the Subject Property, and recommended City Council approval thereof, and

WHEREAS, the City Council has exhaustively considered citizen input and participation, and evaluated economic, zoning, planning, land use, due process, and other relevant factors in the course of its legislative deliberations regarding this Resolution, and

WHEREAS, at its meetings of February 14, 2011, February 28, 2011, March 14, 2011 and March 28, 2011, the City Council considered and adopted the records and recommendations of the P&D Committee,

WHEREAS, The City Council and Smithfield have agreed to modify the proposed subdivision in order to protect an existing oak tree that is located in the original proposed alleyway and that the City Council finds that such revision to the alleyway is minor and does not result in a significant modification to the original proposed subdivision and therefore does not require any further review by the Preservation Commission or the P&D Committee,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

UNOFFICIAL COPY

SECTION 1: That the foregoing recitals are found as fact and incorporated herein by reference

SECTION 2: That, pursuant to Title 4, Chapter 13 of the City Code, the City Council hereby approves the Plat of Subdivision, attached hereto as Exhibit A and incorporated herein by reference

SECTION 3: That Smithfield shall develop and use the Subject Property in substantial compliance with all applicable resolutions and ordinances; its testimony and representations to the Preservation Commission, P&D Committee and the City Council; Exhibit A, the Plat of Subdivision, the Tree Preservation Plan attached hereto as Exhibit B and incorporated herein by reference; and the Public Alley Construction Agreement, attached hereto as Exhibit C and incorporated herein by reference.

SECTION 4: That, pursuant to the Tree Preservation Plan, Smithfield shall use commercially reasonable efforts to not remove or damage any trees located in the parkway and indicated with green circles on said Plan during Smithfield's construction of the public alley. The provisions of this Section 4 shall be effective against Smithfield, but shall not be effective against any subsequent purchaser of a lot or lots for development of a single family home.

SECTION 5: That, pursuant to the Public Alley Construction Agreement and permits issued by the City, Smithfield shall construct the proposed alleys on the Subject Property, as indicated on the Plat of Subdivision.

SECTION 6: That Smithfield shall execute and record a covenant against Lot 8 in the Subdivision granting an option for the benefit of the City to obligate the owner of said Lot 8 to dedicate to the City, for no compensation, that portion of said lot 8

UNOFFICIAL COPY

as depicted on Exhibit D attached hereto and incorporated herein by reference (the "Future Dedication Parcel") provided. (a) the oak tree existing on the Future Dedication Parcel as of the date hereof is removed or is destroyed; (b) the City agrees to improve, at the City's sole cost and expense, the Future Dedication Parcel as a public alley; and (c) the City exercises such option by written notice to the owner of said Lot 8 not later than three (3) years after the oak tree is removed or destroyed.

SECTION 7: That, within sixty (60) days of the effective date of this Resolution, Smithfield shall record, at its cost, a certified copy of this Resolution, together with all exhibits, with the Recorder of Deeds in Cook County, Illinois.

SECTION 8: That, when necessary to effectuate the terms, conditions, and purposes of this resolution, "Smithfield" shall be read as "Smithfield's agents, assigns, and successors in interest", provided however, it shall not be deemed to include the purchaser of a lot or lots for development of a single family home

SECTION 9: The City agrees that the City will provide Lots 8, 9, 10 within the Subdivision with services similar in scope and nature to the services provided to the other lots in the Subdivision.

SECTION 10: That the City Manager or his designee is hereby authorized and directed to sign any documents necessary to implement this Resolution

SECTION 11: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

UNOFFICIAL COPY

13-R-11

Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene, City Clerk

Adopted: March 28, 2011

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

13-R-11

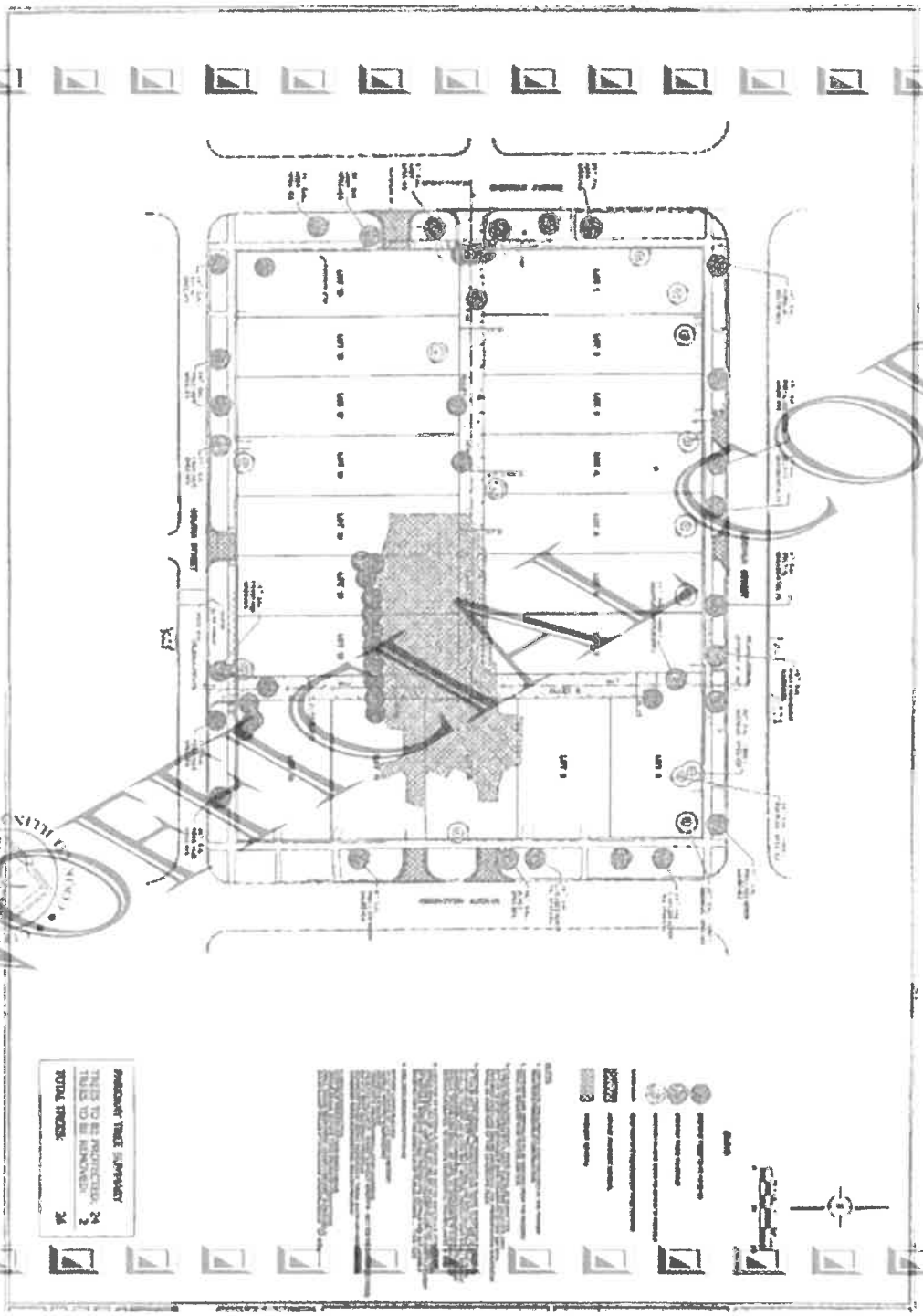
EXHIBIT B

TREE PRESERVATION PLAN

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS



UNOFFICIAL COPY

Evanston Homes Resubdivision

BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFTER RECORDING RETURN TO:
ZONING DIVISION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EVANSTON
2100 RIDGE AVE. 60201
EVANSTON, IL 60201

SEND TAX BILL TO:
GRANITE INVESTMENT PROPERTIES, INC.
1000 LAKE ST, SUITE 200
OAK PARK, IL 60301

P.I.N.s:	P.I.N.s:
11-07-110-015-0000	11-07-110-029-0000
11-07-110-016-0000	11-07-110-030-0000
11-07-110-017-0000	11-07-110-027-0000
11-07-110-018-0000	11-07-110-026-0000
11-07-110-019-0000	11-07-110-025-0000
11-07-110-020-0000	11-07-110-024-0000
11-07-110-021-0000	11-07-110-031-0000
11-07-110-022-0000	11-07-110-032-0000
11-07-110-023-0000	11-07-110-033-0000
11-07-110-034-0000	11-07-110-035-0000
	11-07-110-036-0000

Doc#: 1113834038 Fee: $156.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 05/18/2011 11:00 AM Pg: 0

SURVEYING FILE 156
DATE 5/16/11 CHKD
DR BY AS

OWNER CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

SMITHFIELD PROPERTIES XXXII, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER THE PROPERTY CERTIFIED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND THIS IS TO CERTIFY THAT TO THE BEST KNOWLEDGE OF THE OWNER, THE AFOREMENTIONED PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF EVANSTON/SKOKIE SCHOOL DISTRICT 65 AND EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202.

DATED: APRIL 13 2011

NORMOL CORPORATION, AN ILLINOIS CORPORATION, ITS MANAGER

BY: R. Buono

ROBERT BUONO, ITS PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, [redacted], A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT BUONO, PRESIDENT OF THE MANAGER OF SMITHFIELD PROPERTIES XXXII, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A MANAGER OF SAID LIMITED, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MANAGER ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AS PART OWNER OF THE PROPERTY, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13 TH DAY OF APRIL 2011

NOTARY PUBLIC

"OFFICIAL SEAL"
[redacted]
Notary Public, State of Illinois
My Commission Expires 10/13/2013

MORTGAGEE CERTIFICATE

THE UNDERSIGNED AS MORTGAGEE UNDER MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 12TH DAY OF [redacted] A.D. 2007 AS DOCUMENT NUMBER 0731403345 HEREBY CONSENTS TO AND APPROVES THE PLAT HEREON DRAWN.

CRYSTAL LAKE BANK & TRUST COMPANY, N.A.
MORTGAGEE

BY:

ITS: V.P. PRESIDENT

STATE OF ILLINOIS)
COUNTY OF Kane)SS

I, Sue Lisbon A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Kevin Mullins V. PRESIDENT OF Crystal Lake Bank WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH V.P. PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11TH DAY OF APRIL A.D. 2011

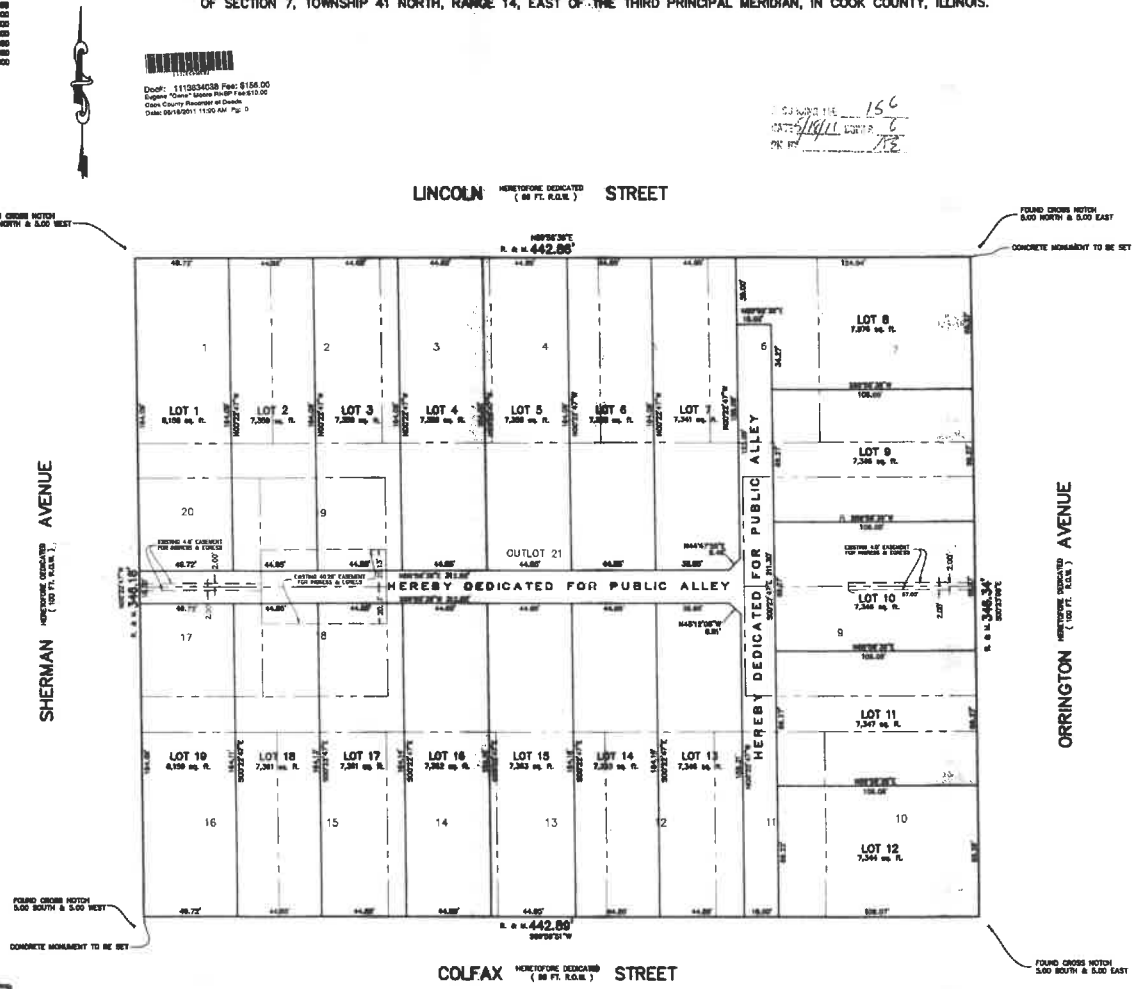
NOTARY PUBLIC

OFFICIAL SEAL
[redacted]
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:

REVISED: MARCH 24, 2011 LOT 8 PER ORDER (2011-14888 [RJT]
REVISED: RESTAKED 11-3-10 (2010-14651 [DB])
REVISED: OCTOBER 1, 2010 PER ORDER NO. 2010-14407 [RJT]
REVISED: SEPTEMBER 30, 2010 PER ORDER NO. 2010-14402 [RJT]
REVISED: JULY 30, 2010 PER ORDER 2010-14003-001 [RJT]

GREMLEY & BIEDERMANN
PLCC
Lincolnshire, Illinois
Professional Land Surveyors
1560 North Milwaukee Avenue, Chicago, IL 60647
Telephone: (773) 645-0882 Fax: (773) 384-4085 Email: INFO@GLCS-Survey.com

ORDER NO. 2010-14003-001
SCALE: 1 inch = 30 feet
PAGE NO. 1 OF 1



GRAPHIC SCALE

1" = 60'

NOTE:

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE. MEASUREMENT UPON THIS PLAT.

I, DAVID D. ORR, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT AND UNPAID CURRENT OR FORFEITED GENERAL TAXES UNPAID CURRENT SPECIAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DAVID D. ORR
COUNTY CLERK

DATE 5/19/11

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE 9 DAY OF MAY A.D., 2011 IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS 16 DAY OF MAY A.D., 2011

CITY CLERK, EVANSTON, ILLINOIS

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, [redacted] DIRECTOR OF FINANCE OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS 12 DAY OF MAY A.D., 20 11

DIRECTOR OF FINANCE, EVANSTON, ILLINOIS

ZONING ENFORCEMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

ZONING ENFORCEMENT OFFICER, EVANSTON, ILLINOIS

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

DIRECTOR OF PUBLIC WORKS, EVANSTON, ILLINOIS

CORPORATION COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

CORPORATION COUNSEL, EVANSTON, ILLINOIS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, Ronald G. Biedermann A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

LOTS 1 THROUGH 20 AND OUTLOT 21 IN EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2006 AS DOCUMENT NUMBER 0628039022, IN COOK COUNTY, ILLINOIS, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

CONTAINING 153,347 SQUARE FEET OR 3.5204 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS MAP NO. 17031C0270J, MAP REVISED AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

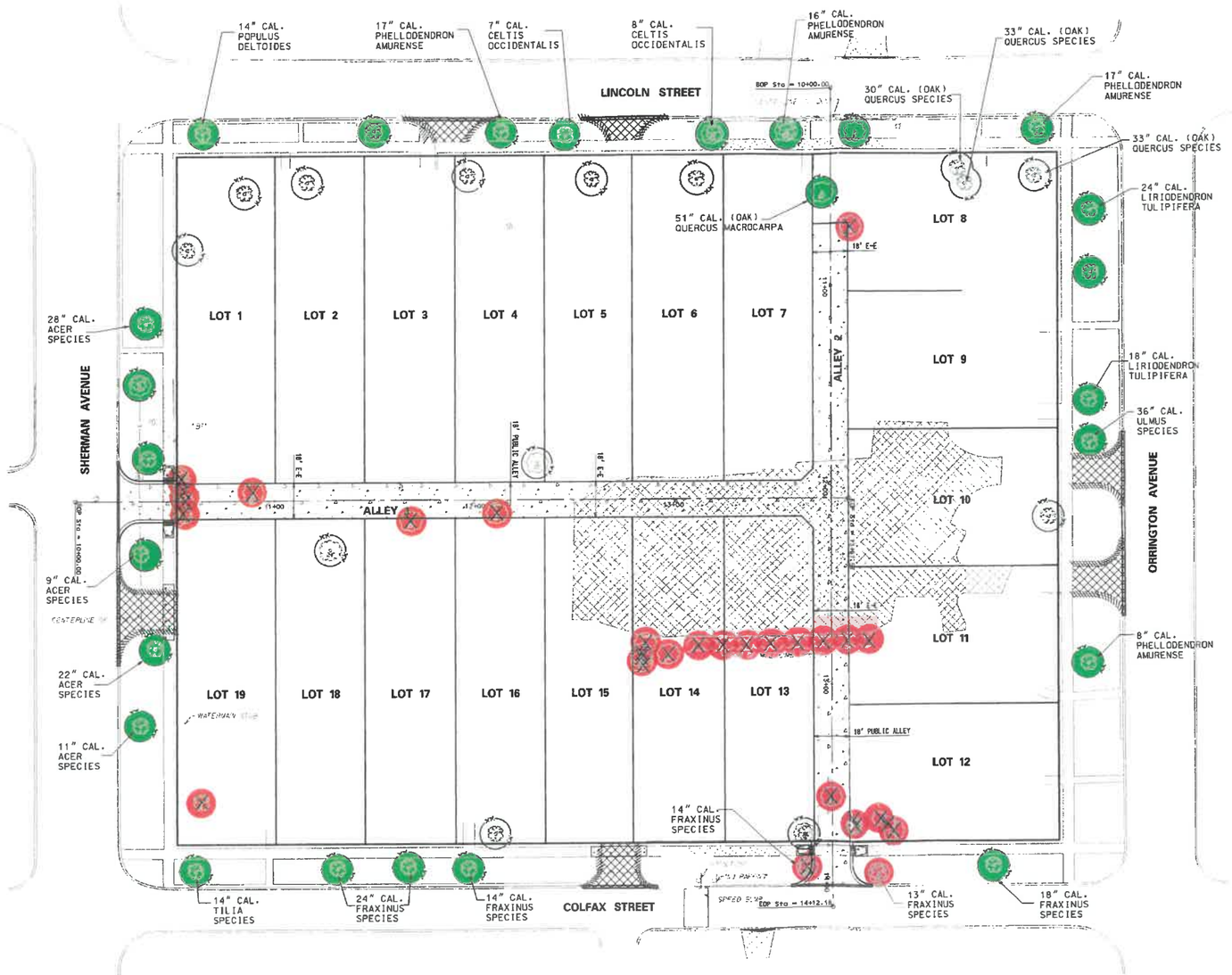
FIELD MEASUREMENTS COMPLETED ON NOVEMBER 3, 2010.

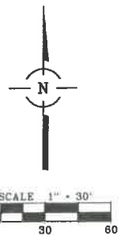
SIGNED ON MARCH 28, 2011.

BY: Ronald G. Biedermann

RONALD G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
MY LICENSE EXPIRES NOVEMBER 30, 2012





LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING ON-SITE TREES TO REMAIN IF POSSIBLE
- CURB AND GUTTER/COURTESY WALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT REMOVAL

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING TREES IN THE PARKWAY WITH FENCE THROUGHOUT CONSTRUCTION.
2. DRIVEWAYS AND SIDEWALKS TO BE REMOVED FROM THE PARKWAY SHALL BE REPLACED WITH TOPSOIL AND SOD.
3. FOR EACH BUILDING PERMIT THERE SHALL BE SUBMITTED A TREE PRESERVATION STATEMENT EVALUATING EACH BUILDING SITE AS TO WHETHER DESIRABLE TREE STANDS OR OTHER NATURAL FEATURES EXIST AND CAN BE PRESERVED. THE PRESERVATION STATEMENT SHALL BE MADE PART OF THE LANDSCAPE PLAN.
4. EXISTING TREES SHALL BE PRESERVED IN PLACE *WHEREVER POSSIBLE*. IF THIS IS NOT POSSIBLE, THOSE EXISTING TREES THAT ARE HEALTHY, OF MANAGEABLE SIZE FOR TRANSPLANTING, AND WITH AN ATTRACTIVE FORM SHALL BE TRANSPLANTED ON SITE. SPECIAL *PRECAUTIONS SHALL BE MADE DURING CONSTRUCTION TO PREVENT DAMAGE TO PRESERVED TREES* AND SPECIAL TECHNIQUES SHALL BE USED, AS DESCRIBED IN THE MANUAL OF DESIGN GUIDELINES, TO ENSURE SUCCESSFUL TRANSPLANTS. 6-17-6.
5. LOCATION OF MATERIALS, FENCES OR SHEDS; MATERIALS, FENCES OR SHEDS SHALL NOT BE PLACED WITHIN SIX INCHES (6") OF ANY TREE, AND ALL TREES SHALL BE AMPLY PROTECTED AGAINST INJURY OR DISFIGUREMENT BY SUITABLE BOXES OR OTHER PROTECTIVE DEVICES AND IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC WORKS . . . 7-2-5-10(A).
6. OAK TREE PRESERVATION PLAN

BEFORE CONSTRUCTION
-ROOT PRUNING BY LICENSED ARBORIST
-INSTALL PROTECTION FENCING
-PRUNE DEADWOOD
-TREAT WITH GROWTH REGULATOR CAMBISTAT (HEALTH STIMULATOR - INHIBITS SHOOT GROWTH - BETTER WITHSTAND STRESS)
-INITIATE ROOT WATERING PROGRAM
-CONSIDER FOLIAR SPRAY PROGRAM IF TREES SHOW ANY DEFICIENCIES
CONSIDER FERTILIZER/VERTICAL MULCH PROGRAM

DURING CONSTRUCTION
-CONTINUE PROCEDURE DESCRIBED ABOVE
-GRADE BEAMS RATHER THAN EXCAVATE FOUNDATIONS
-DRILL GRADE BEAM PIERS UNDER ARBORIST SUPERVISION
-BACKFILL ANY HOLES WITH REGULAR ORGANIC/BLACK TOP SOIL

PARKWAY TREE SUMMARY

TREES TO BE PROTECTED:	24
TREES TO BE REMOVED:	2
TOTAL TREES:	26

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	3/24/11	LOT 8 OAK TREE TO REMAIN

TREE PRESERVATION PLAN

EVANSTON HOMES RESUBDIVISION

EVANSTON, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LANDSCAPERS
SPACECO INC.

FILENAME: 0802TREE.DGN

DATE: 02/10/11

JOB NO. 4208.02

SHEET EXH1

1 OF 1

N:\Projects\4208\4208.00\EXHIBITS\0802tree-preservation.DGN Default User=jkapostlak

Evanston Homes Resubdivision

BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL
11-07-110-013-0000
11-07-110-014-0000
11-07-110-015-0000
11-07-110-016-0000
11-07-110-017-0000
11-07-110-018-0000
11-07-110-019-0000
11-07-110-020-0000
11-07-110-021-0000
11-07-110-022-0000
11-07-110-023-0000
11-07-110-024-0000
11-07-110-025-0000
11-07-110-026-0000

PARCEL
11-07-116-000-0000
11-07-116-001-0000
11-07-116-002-0000
11-07-116-003-0000
11-07-116-004-0000
11-07-116-005-0000
11-07-116-006-0000
11-07-116-007-0000
11-07-116-008-0000
11-07-116-009-0000
11-07-116-010-0000
11-07-116-011-0000
11-07-116-012-0000
11-07-116-013-0000
11-07-116-014-0000
11-07-116-015-0000

DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EVANSTON
2100 RIDGEVILLE AVENUE
EVANSTON, IL 60201

1400 EAST 87, SUITE 300
OAK PARK, IL 60301

OWNER CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

SMITHFIELD PROPERTIES XXXII, L.L.C. AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER THE PROPERTY CONTAINED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND THAT IS TO CERTIFY THAT TO THE BEST KNOWLEDGE OF THE OWNER, THE AFOREMENTIONED PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF EVANSTON /SKOKIE SCHOOL DISTRICT 65 AND EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202.

FOUND CROSS NOTCH 0.02' NORTH & 0.02' WEST

DATED: April 13, 2011

NORTHER, CORPORATION, AN ILLINOIS CORPORATION, ITS MANAGER

BY: [signature]

ROBERT BUENO, ITS PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, [illegible], A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT BUENO, PRESIDENT OF THE MANAGER OF SMITHFIELD PROPERTIES XXXII, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A MANAGER OF SAID LIMITED, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MANAGER ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AS PART OWNER OF THE PROPERTY, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 13 TH DAY OF April, 2011.

[signature]
NOTARY PUBLIC

OFFICIAL SEAL
[illegible]
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:[illegible]

MORTGAGEE CERTIFICATE

THE UNDERSIGNED AS MORTGAGEE UNDER MORTGAGE RECORDED ON THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE 13th DAY OF September A.D. 2007 AS DOCUMENT NUMBER 0725439018 HEREBY CONSENTS TO AND APPROVES THE PLAT HEREON DRAWN.

CHICAGO BANK & TRUST COMPANY N.A.
MORTGAGEE

BY: [signature]

ITS: S.V. PRESIDENT

STATE OF ILLINOIS)
COUNTY OF [illegible]) SS

I, [illegible], A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT [illegible], SVP PRESIDENT OF [illegible], WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH [illegible] PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 22 DAY OF April, A.D. 2011.

[signature]
NOTARY PUBLIC

OFFICIAL SEAL
[illegible]
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:[illegible]

REVISED MARCH 28, 2011 PER ORDER (2010-14003-001)
REVISED SEPTEMBER 14, 2010 PER ORDER NO. 2010-14003-001
REVISED JULY 26, 2010 PER ORDER NO. 2010-14003-001
REVISED JULY 20, 2010 PER ORDER NO. 2010-14003-001
REVISED JULY 20, 2010 PER ORDER 2010-14003-001 (SUP)

GREELEY & BIEDERMANN
PLAT CONSULTANTS
[illegible]

2010-14003-001 | 1 of 1

[illegible] THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: [illegible]

[signature]
DATE: 5/19/11

[illegible]
Deed [illegible] Feet 0.10 Ft.
Engineering Company Land Surveying Plat 5/19/2011
Cook County Treasurer's Certificate
Parcel 11-07-110-013-0000 Vol. 556 Page 1

156
5/19/11

LINCOLN (HISTORICALLY DESIGNATED AS 9TH PL. ROAD) STREET

FOUND CROSS NOTCH 0.02' NORTH & 0.02' WEST

CONCRETE MONUMENT TO BE SET

MEASURED 442.86'
R. & M. 442.86'

LOT 1 (8,100 sq. ft.)
LOT 2 (7,200 sq. ft.)
LOT 3 (7,200 sq. ft.)
LOT 4 (7,200 sq. ft.)
LOT 5 (7,200 sq. ft.)
LOT 6 (6,900 sq. ft.)
LOT 7 (7,241 sq. ft.)
LOT 8 (7,241 sq. ft.)
LOT 9 (7,241 sq. ft.)
LOT 10 (7,200 sq. ft.)
LOT 11 (7,241 sq. ft.)
LOT 12 (7,241 sq. ft.)
LOT 13 (7,200 sq. ft.)
LOT 14 (6,900 sq. ft.)
LOT 15 (7,200 sq. ft.)
LOT 16 (7,200 sq. ft.)
LOT 17 (7,200 sq. ft.)
LOT 18 (7,200 sq. ft.)
LOT 19 (8,100 sq. ft.)
LOT 20
OUTLOT 21 (44.00')
HEREBY DEDICATED FOR PUBLIC ALLEY (20.00')

SHERMAN (HISTORICALLY DESIGNATED AS 10TH AVENUE) AVENUE

ORRINGTON (HISTORICALLY DESIGNATED AS 11TH AVENUE) AVENUE

S.A.L. 346.34'
S.A.L. 346.34'

FOUND CROSS NOTCH 0.02' SOUTH & 0.02' EAST

CONCRETE MONUMENT TO BE SET

MEASURED 442.86'
R. & M. 442.86'

COLFAX (HISTORICALLY DESIGNATED AS 9TH PL. ROAD) STREET

FOUND CROSS NOTCH 0.02' SOUTH & 0.02' EAST

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 INCH = 40 FT.

NOTE:
MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE 2 DAY OF May, A.D., 2011, IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS 13 DAY OF May A.D. 2011.

[signature]
CITY CLERK, EVANSTON, ILLINOIS

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, [signature] DIRECTOR OF FINANCE OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS 11th DAY OF May A.D., 2011

[signature]
DIRECTOR OF FINANCE, EVANSTON, ILLINOIS

ZONING ENFORCEMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

[signature]
ZONING ENFORCEMENT OFFICER, EVANSTON, ILLINOIS

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

[signature]
DIRECTOR OF PUBLIC WORKS, EVANSTON, ILLINOIS

CORPORATION COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS 11 DAY OF May A.D. 2011

[signature]
CORPORATION COUNSEL, EVANSTON, ILLINOIS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, [illegible], A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

LOTS 1 THROUGH 20 AND OUTLOT 21 IN EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2008 AS DOCUMENT NUMBER 0828629029, IN COOK COUNTY, ILLINOIS, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

CONTAINING 163,847 SQUARE FEET OR 3.7604 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS MAP NO. 17031C0370J, MAP REVISED AUGUST 19, 2008.

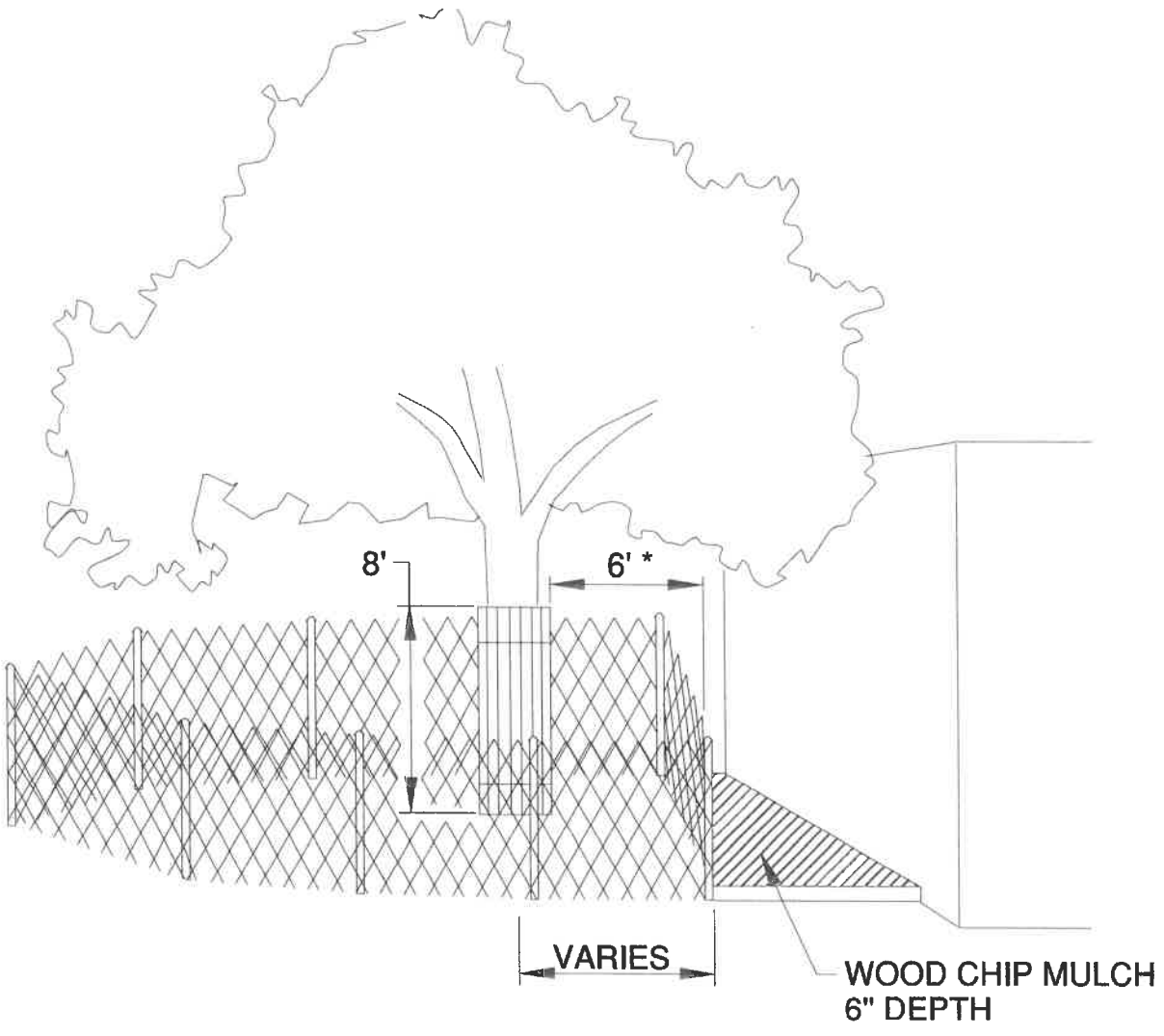
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON NOVEMBER 3, 2010.

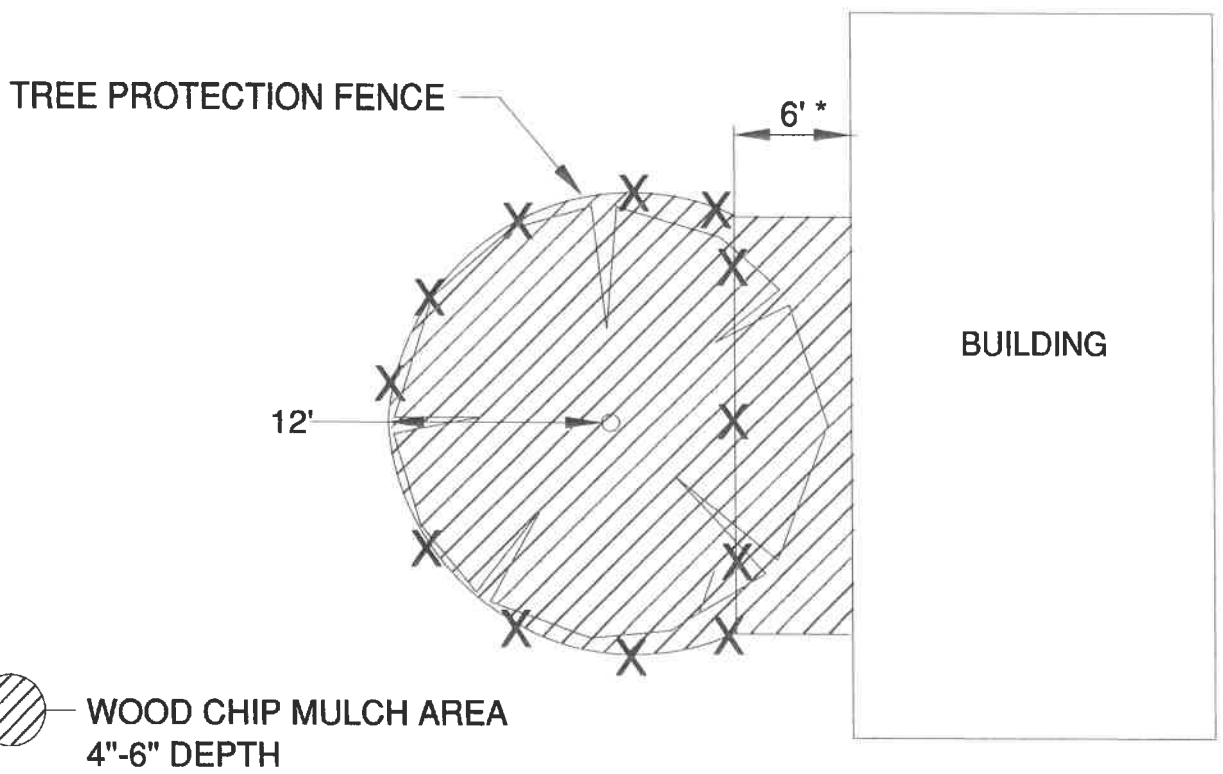
SIGNED ON MARCH 28, 2011

BY: [signature]

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2902
MY LICENSE EXPIRES NOVEMBER 30, 2012



*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE.
IF LESS THAN 6', THEN ADD BOARDS STRAPPED TO TRUNK.



	DRAWN BY:	STANDARD DRAWING:	***TREE PROTECTION FENCE***		
	APPROVED BY:		***MODIFIED TYPE A - CHAIN LINK***		
		UPDATED: ---	SCALE: *N.T.S.*	SHEET: *1 OF 1*	DRAWING NO.

NELS JOHNSON
TREE EXPERTS
Since 1930

ACCREDITED
ETHICS TREE CARE INDUSTRY ASSOCIATION QUALITY
CONFIDENCE

912 Pitner Avenue • Evanston, IL 60202 • ph: 847.475.1877 • fx: 847.475.0037 • nelsjohnsontree.com

December 19, 2018

Mr. Joe Balistreri
North Shore Builders
2700 Patriot Blvd.
Glenview, IL 60026

Dear Joe,

On December 13, 2018, I inspected two Burr Oaks at a proposed building site at 2390 Orrington Avenue in Evanston, Illinois. The Burr Oak located the furthest north, is 32" in diameter and is currently in good health with about 10% of the canopy consisting of dead limbs. There are no observable structural flaws that are visible from the ground. The second Burr Oak, located just south of the first Burr Oak, is 35" in diameter and is also in good health, with approximately 15% of the canopy consisting of dead limbs. There are no observable structural flaws that are visible from the ground. This tree's root system most likely extends as far south as the old Kendall College foundation.

The proposed construction and digging of the new foundation will have major impacts on the health and structural stability of the second tree. Given the amount of root damage that will be done in order to accomplish the proposed new structure, I would recommend removing this tree and cutting the stump as close to ground level as possible. I would not recommend routing out this stump because it shares a common root system with the other oak tree to the north, and the routing could cause potential damage to the root system of the other tree. To ensure the health of the remaining Burr Oak, throughout the construction process I would recommend the following:

- Installing tree protection fencing around the tree to limit soil compaction and root damage;
- Root pruning along the area where the new foundation will be dug (to make clean cuts on the roots so they heal over properly);
- Giving the tree a Cambistat growth regulator treatment to help combat any potential damage done to the root system;
- Fertilizing before construction and once construction is completed;
- Performing a systemic soil drench to protect against secondary invaders like two-lined chestnut borer both before and after construction;
- Pruning the dead/hazardous limbs out of the tree prior to the start of construction.

If you have any further questions or need for further information, please do not hesitate to contact me at our office.

Sincerely,

Daniel Runyon
Certified Arborist
IL 5107A

ANDERSEN™
WINDOWS & DOORS

400 SERIES Windows







BUILT TO PERFORM BEAUTIFULLY

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style.



- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Add style with grilles, exterior trim, art glass or patterned glass
- Available with Stormwatch® Protection for coastal areas

PRODUCT TYPES

- Casement and awning windows
- Woodwright® double-hung full-frame and insert windows
- Tilt-wash double-hung full-frame and insert windows
- Bay and bow windows
- Gliding windows
- Specialty windows
- Narroline® double-hung conversion kit

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

400 SERIES Windows

PRODUCT OPTIONS

GLASS OPTIONS

- Low-E4® glass
- Low-E4 glass with HeatLock® Technology
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun glass with HeatLock Technology

Additional glass options, including tempered glass and patterned glass, are available. Contact your Andersen supplier.

ASK ABOUT ENERGY STAR

EXTERIOR OPTIONS



*Canvas, dark bronze and black exteriors not available on 400 Series patio doors.

INTERIOR OPTIONS



**Maple and oak wood species are available on Woodwright® double-hung windows only.

†Products with dark bronze and black exteriors have matching interiors. Dark bronze and black interiors not available on Woodwright double-hung windows.

HARDWARE OPTIONS††

WOODWRIGHT® DOUBLE-HUNG

Standard



Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel | Stone | White

TILT-WASH DOUBLE-HUNG

Standard



Standard: Stone | White
Optional: Black | **Gold Dust**

Estate™



Antique Brass | **Bright Brass** | Brushed Chrome
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

CASEMENT & AWNING

Contemporary Folding



Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Traditional Folding



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

GLIDING WINDOW



Antique Brass | Black
Bright Brass | **Brushed Chrome**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Bold name denotes finish shown.

††Hardware is sold separately, except standard hardware. Additional hardware available, visit andersenwindows.com/400series.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.
"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.
©2020 Andersen Corporation. All rights reserved. 02/20

ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/400series**

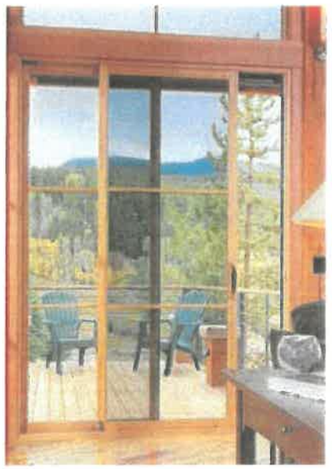
Andersen ARCHITECTURAL COLLECTION

E-SERIES
WINDOWS & DOORS



Gliding Patio Doors

A sleek, classic door creates an open view to the outside Andersen® E-Series gliding patio doors come in custom colors and infinite interior options for unlimited possibilities and unmatched freedom. Made of wood protected by an aluminum exterior, it's our fully customizable gliding patio door.



ASK ABOUT ENERGY STAR

DURABLE

- Virtually maintenance-free and exteriors never need painting and won't crack, peel, flake or blister*
- Extruded aluminum exteriors provide greater structural capabilities than thinner, roll-form aluminum

ENERGY-EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Variety of High-Performance Low-E4® glass options available to help control heating and cooling costs in any climate
- Many E-Series gliding patio doors have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

BEAUTIFUL

- 50 exterior colors, seven anodized finishes and custom colors
- Variety of wood species and interior finishes
- Extensive hardware selection, grilles, decorative glass options and more

OPTIONS & ACCESSORIES

- VeriLock® security sensors
- Blinds & shades between the glass

*Visit andersenwindows.com/warranty for details.
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

REALTRIM PLUS
By Woodtone



Your natural Trim choice.

When you choose RealTrim Plus you're adding value.

Due to the cooler climate this product grows in, the growth rings are very tight, significantly increasing stability of the product.
Multiple sorting steps, at the mill, the remanufacturer, then at our plant, ensure you get the best product.
1" RealTrim Plus is milled and dried as a true 1" board, not ripped from 2" dimensional lumber, further increasing stability.

We have decades of experience in factory pre-finishing.

RealTrim Plus comes pre-primed with two coats of a Hybrid Alkyd Emulsion primer with extra low VOC's.
Product is coated on all six sides using a flood coating technology.
End of boards are sprayed for added protection.
The primer also includes 7N Boroguard along with multiple mold and mildew resistant products to aid in eliminating mold buildup.

We'll stand behind our product, guaranteed.

15 year no-nonsense warranty against rot.
Installation instructions must be followed for warranty to remain in place (IMPORTANT: ALL cuts must be sealed).
Full copy of warranty statement is available on our website.



Substrate:	Tight Knot, Appearance Grade, Kiln Dried Western SPF
Application:	Fascia | Band Boards | Window/Door Trim | Column Wrap
Dimensions:	1", 5/4", 2" Thicknesses | 2" Through 12" Widths
Textures:	Combed | Resawn | Smooth

WOODTONE
always there naturally

FIND US ON

The products represented in this brochure may vary from actual product. For a sample of our product or to request a custom color match, please call 1-800-663-9844 or visit us at woodtone.com

WOODTONE
always there naturally

REALTRIM PLUS
By Woodtone

COLORGUARD™

TOP 50 SOLID SIDING COLORS





REALTRIM PLUS™

RealWood™ products are completely customizable.

Exterior Materials : Trim, Fascia, Eaves & Rakes

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

All Materials and Color Selections are preliminary and subject to change with a similar and equivalent product by an alternate manufacturer.

TruDefinition®
DURATION™
Shingles *with Patented SureNail Technology*

Bold contrast. Deep dimension. TruDefinition.

TruDefinition® Duration® Shingles are specially formulated to provide great contrast and dimension to any roof. Through the use of multiple granule colors and shadowing, TruDefinition® Duration® Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes TruDefinition® Duration® Shingles like no other.

TruDefinition® Duration® Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty*†‡‡ (for as long as you own your home) and a 130-MPH Wind Resistance Limited Warranty*. TruDefinition® Duration® Shingles are produced with StreakGuard™ Protection to inhibit the growth of airborne blue-green algae* that can cause unsightly dark streaks on your roof. Owens Corning provides a 10-year Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.

The SureNail® Difference—A technological breakthrough in roofing. The innovative features of Owens Corning® TruDefinition® Duration® Shingles with patented SureNail® Technology offer the following:

Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

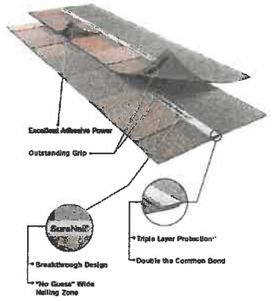
Triple Layer Protection.‡ A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layers that offers excellent fastener holding power.

Outstanding Grip. Our enhanced Tru-Bond™ sealant grips tightly to the engineered fabric nailing strip on the shingle below.

Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. Engineered to deliver 130-MPH* wind warranty performance with only 4 nails. Fewer nails required can mean fewer deck penetrations.





Tesla† ▼

ENERGY STAR® IS FOR ROOFS TOO

Similar to the energy-efficient appliances in your home, roofing products can provide energy-saving qualities. Owens Corning® ENERGY STAR®-qualified shingles can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*
Limited Lifetime* (for as long as you own your home)
Wind Resistance Limited Warranty*
130 MPH
Algae Resistance Limited Warranty*
10 Years
TruProtection® Non-Prorated Limited Warranty* Period
10 Years

TruDefinition® Duration® Shingles Product Specifications

Nominal Size	13⅓" x 39⅜"
Exposure	5⅝"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM D226
ASTM D3018 (Type I)
ASTM D3161 (Class F Wind Resistance)
ASTM D3462
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
ICC-ES AC438#
UL ER2453-01**
CSA A123.5

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

* See actual warranty for complete details, limitations and requirements.
** 2015 Roofing Homeowner Brand Awareness Survey by Owens Corning Roofing and Asphalt, LLC.
† Owens Corning Roofing strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on a roof with a pitch similar to your own and prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.
‡ The unique "Triple Layer Protection" is comprised of [illegible] high-tear, [illegible] of a proprietary premium weathering-grade asphalt blended by Owens Corning Roofing and Asphalt, LLC.
‡‡ 40-Year Limited Warranty on commercial projects.
Owens Corning Roofing Preferred Contractors are independent contractors and are not an affiliate of Owens Corning Roofing and Asphalt, LLC, or its affiliated companies.
SureNail® Technology is proprietary with U.S. and foreign protection including U.S. Patent Nos. 6,477,813; 6,735,918; 6,865,854; 6,568,153; 6,643,102; 8,490,363; 8,807,501; 8,573,154; 8,763,351; 888,1,003; 9,121,178; and other patents pending.
SureNail® Technology is not a guarantee of performance in all weather conditions.
SureNail® Technology is available only on Owens Corning® Duration® Series Shingles.
ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.
International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.
Underwriters Laboratories Evaluation Service Evaluation Report.
^ Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking.



HOME SWEET HOME

Your home is your sanctuary. It's the place where you want to feel the most comfortable. Safe. Protected. But no matter how much you love your house, it seems the work is never completely done. And if purchasing a new roof is on your to-do list, it may seem like a daunting task — especially if your roof is already damaged or leaking. Since a roof plays such an important role in protecting you and your family from the elements, you realize that you can't let the damage get out of hand.

Don't worry, we know that a roof replacement project is a big, important decision. You can feel confident about choosing our roofing products — Owens Corning has been a recognized leader in the building industry for over 75 years. In fact, we're America's most trusted roofing brand.** Not only can we help you choose the right shingle and roofing system components, we can also help you select the right contractor for the job — an Owens Corning Roofing Preferred Contractor.

Together we can make this a positive experience — an opportunity, really. This is your chance to choose a roof that not only has outstanding performance, but also has exceptional beauty. So for years to come, you'll feel great every time you pull in the driveway.

Protected. Proud. Home.



Owens Corning® Total Protection Roofing System®^

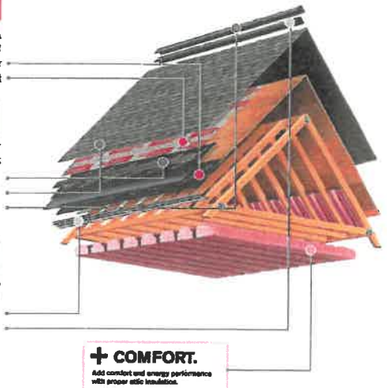
TOTAL PROTECTION SIMPLIFIED™

Owens Corning® Total Protection Roofing System®^ integrates engineered Owens Corning® components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**

SEAL.
HELPS CREATE A WATER-PROOF BARRIER
- Ice & Water Barrier
- Synthetic Underlayment

DEFEND.
HELPS PROTECT AGAINST NATURE'S ELEMENTS
- Starter Shingles
- Shingles
- Hip & Ridge Shingles

BREATHE.
FOR BALANCED ATTIC VENTILATION
- Intake Vents
- Exhaust Vents



+ COMFORT.
Add comfort and energy performance with proper attic insulation.

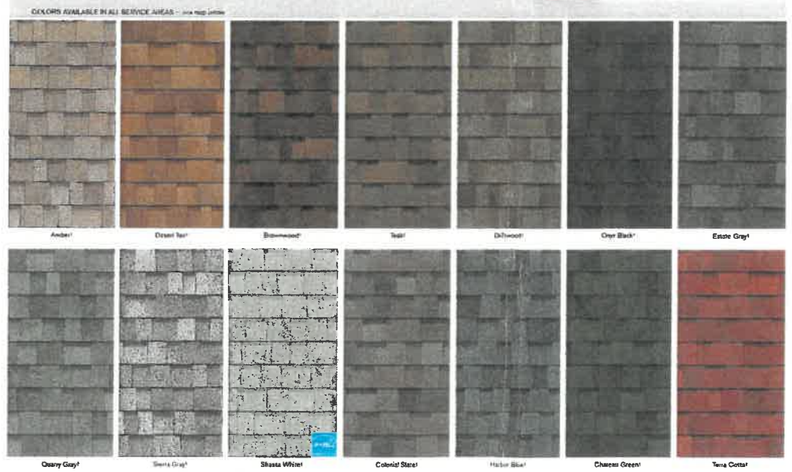
OWENS CORNING ROOFING AND ASPHALT, LLC
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COLORS AVAILABLE IN ALL SERVICE AREAS — see map below



ADDITIONAL COLORS AVAILABLE IN SELECT AREAS — see map below





COLOR AVAILABILITY MAP

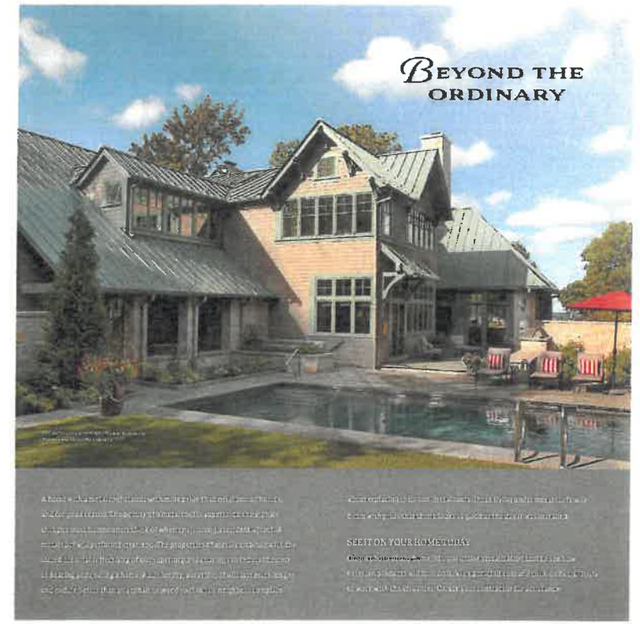


Exterior Materials : Roof Shingles

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

All Materials and Color Selections are preliminary and subject to change with a similar and equivalent product by an alternate manufacturer.

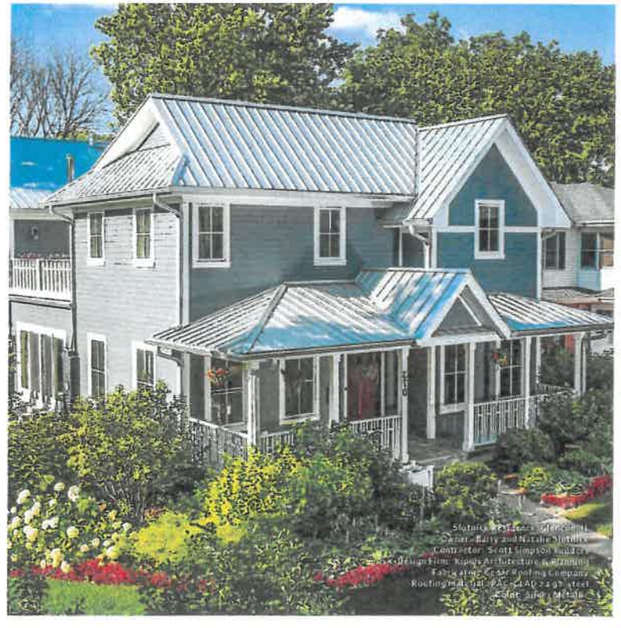












Exterior Materials : Standing Seam Metal Roofing

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

All Materials and Color Selections are preliminary and subject to change with a similar and equivalent product by an alternate manufacturer.

COACHMAN® collection

This Coachman Collection gives your home classic elegance while complementing your home's architectural style. With four distinct versions, the Coachman Collection offers the sophisticated expression of a carriage house door with the science of durable steel and composite construction. It's the perfect blend of beauty and practicality—maintenance free and innovative in design—and it's only from Clopay.

4-Layer Construction

intellicore® insulation technology

Warmer. Quieter. Stronger.

Coachman® Collection doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.



CGU MODELS	CG MODELS		CD MODELS	
2"	18.4	2" (nominal thickness)	9.0	1⅜" (nominal thickness)	6.5



Colors

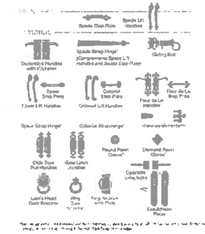


- Composite overlays and steel base are available in Standard White, Almond, Desert Tan and Sandtone. Overlay and steel colors can be mixed to achieve desired look.
- Color must match doors can be painted using a high-quality exterior latex paint.

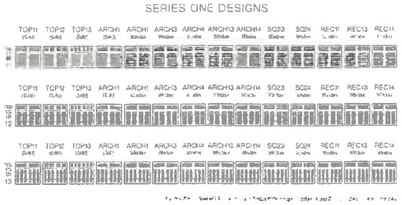
IMPORTANT: When painting your door, we recommend use of either a pre-approved paint or paints having a Light Reflective Value (LRV) of 30 or higher. Use of other paints will void the door's warranty.

A list of pre-approved paints can be found at: http://my.garagedoor.com/cw

Decorative Hardware

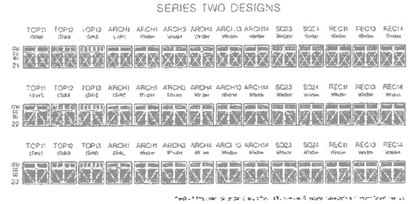


SERIES ONE DESIGNS



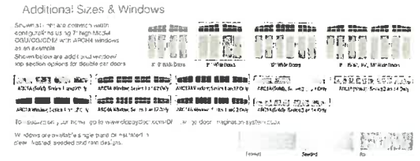
Shingle Cottage Style Elevations

SERIES TWO DESIGNS



Farmhouse Style Elevations
French Style Elevations

Additional Sizes & Windows



Additional Features

- Standard doors available in 8 carriage house styles as well as 12 different models. Custom designs and sizes available. Select your Clopay® Dealer for details.
- Windows with complete assortment of designs and styles available in 3 different configurations. Call your Clopay Dealer for more information.
- Available with 3" insulated polystyrene or 2" insulated polyurethane R-values of 12.9 or 18.4 for energy efficiency.
- Heavy-duty 16 gauge steel hinges for long-lasting performance.
- Reinforced stiles and rails with a dent resistant, durable, textured surface that is ready to paint or stain.
- Long-lasting, durable CD models are available in 25 standard raised panel styles. Some may require special order. Check with your Clopay Dealer for details.
- Many CD models meet 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less. Select CHD models meet 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less.

Warranties

LIFE 10 YEAR 5 YEAR

A FOCUS ON green

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Coachman® Collection conserves natural resources by providing a durable, reliable, long-lasting, energy efficient door. Its thermally efficient construction helps reduce heat loss and air infiltration into the garage. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

For more details on Clopay's green practices, visit clopaydoorcompany.com

Size Availability



Visit clopay.com or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay America's Favorite Garage Doors. Follow us on

MADE IN USA

GALLERY® collection

The Gallery® Collection 4-layer construction provides exceptional strength, energy efficiency and dent resistance as well as a beautiful carriage house appearance. The 2" or 1-3/8" thickness of Intellicore® polyurethane or bonded polystyrene insulation and thermal break makes these doors heat and cold resistant while the tongue-and-groove joint helps seal out wind, rain and snow. Available in short and long panels with multiple window options, the three-layer Gallery® Collection is virtually maintenance free so the first fabulous impression becomes a lasting impression.



SHORT PANEL WINDOW DESIGNS AND TOP SECTION OPTIONS

MODELS GD1SP, GD1SU, GD2SP AND GD2SU



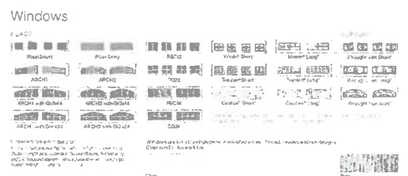
LONG PANEL WINDOW DESIGNS AND TOP SECTION OPTIONS

MODELS GD1LP, GD1LU, GD2LP AND GD2LU



Colonial Style Elevations

Windows



Additional Features



- Hand-dipped galvanized steel inner panel and outer skin with a baked-on primer and top coat that ensure virtually maintenance free door with long lasting beauty.
- Environmentally friendly, thermally efficient and durable polyurethane foam fills the entire door, but the elements.
- 2" thick polystyrene doors and 3" thick polyurethane doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC Section C402.5).
- See your Clopay Dealer for WindCode® door ratings.

Warranties

LIMITED LIFE WARRANTY | LIMITED 10 YEAR WARRANTY | LIMITED 5 YEAR WARRANTY

For more details, or to locate a Clopay® Dealer in your area, please contact your Clopay Dealer. To locate a dealer, go to www.clopaydoorcompany.com/dealer or call 1-800-2CLOPAY (225-6729).

Follow us on

MADE IN USA

Decorative Hardware



A FOCUS ON green

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

The Gallery® Collection three-layer construction helps conserve natural resources by providing a durable, reliable, low-maintenance, energy efficient door. Long lasting steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

For more details on Clopay's green practices, visit clopaydoorcompany.com

GD2SU & GD2LU MODELS	GD1SU & GD1LU MODELS	GD2SP & GD2LP MODELS	GD1SP & GD1LP MODELS
		2" (nominal thickness)	1⅜" (nominal thickness)
18.4	12.9	9.0	6.5

Intellicore insulation technology

Warmer. Quieter. Stronger.

Gallery® Collection doors featuring Intellicore® insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore® is a proprietary polyurethane foam that is injected into a garage door, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency. Smart, indeed.

COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high quality latex exterior paint. Do not use oil-based paint.

These recommendations apply only to Clopay doors.

CUSTOM PAINT OPTION

COLOR BLAST®

ColorBlast® offers more than 1,000 Sherwin-Williams® color options to complement your home. Clopay's available in-plant paint by number is baked thoroughly, baked and backed by a 5-year warranty.

ULTRA-GRAIN® PAINT OPTION



- Polystyrene insulated, foam filled steel doors without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic look.
- Available in Medium, Dark or Walnut finishes that complement Clopay Entry Doors, shutters and still a exterior stained wood products.
- Exterior steel surface on Ultra-Grain® painted doors has a bead texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are primed to accept the same Ultra-Grain® patterns. All window options are available.

Exterior Materials : Garage Doors

All Materials and Color Selections are preliminary and subject to change with a similar and equivalent product by an alternate manufacturer.

bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

GENERAL NOTES

CODES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.

CONTRACTOR NOTES

CONTRACTOR RETAINS THE RIGHT TO LOCATE AND/OR RELOCATE ANY MECHANICAL AND OR STRUCTURAL SYSTEMS AND INDIVIDUAL COMPONENTS OF SAID SYSTEMS IN ACCORDANCE WITH ACCEPTABLE STANDARDS OF THE EFFICIENCY OF OPERATION AS DETERMINED BY THE CONTRACTOR. ALL STRUCTURAL CHANGES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION.

VERIFY EXACT LOCATION OF FOOTFOOTING STEPS IN FIELD BASED ON FINAL GRADE.

EACH CONTRACTOR SHALL VERIFY IF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY SUPERINTENDENT AND ARCHITECT IF DISCREPANCIES ARE FOUND. DO NOT PROCEED WITH THE WORK UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.

MATERIALS SHALL BE USED AS SPECIFIED ON THESE PLANS. SUBSTITUTIONS OF MATERIAL WILL NOT BE ALLOWED WITHOUT ARCHITECTS APPROVAL.

BACKFILL NOTE: THE FOUNDATION WALL SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM ONE THIRD BACKFILL PRIOR TO THE INSTALLATION OF THE FLOOR DECK FRAMING.

CARPENTRY NOTES

- ALL DECKING AND SHEATHING (PLYWOOD OR OSB) AS FOLLOWS: FLOOR DECKING: 3/4" OR 23/32" TONGUE & GROOVE, APA RATED "STURD-I-FLOOR", ROOFS 1/2" APA RATED CD SHEATHING, EXTERIOR SHEARWALL SHEATHING SHALL BE 1/2" APA RATED CD SHEATHING WITH EXPOSURE. ALL CORNERS OF THE BUILDING SHALL HAVE MIN. 4'-0" WIDE SHEARWALL SHEATHING ON EXTERIOR SIDE.
- DIMENSIONS SHOWN ON PLAN REFLECT 3 1/2" WALL THICKNESS UNLESS OTHERWISE NOTED. GENERAL CONTRACTORS SHALL PROVIDE 2x6 STUDS @ 16" O.C. FOR ALL UNSUPPORTED WALLS OVER 12'-0" HEIGHT.
- ALL LOAD BEARING HEADERS SPANNING 6'-0" OR LESS SHALL BE (2) 2x12 W/ SOLID 1/2" PLYWOOD SPACER UNLESS NOTED AS OTHERWISE ON PLANS.
- STAIRS TO CONFORM TO ALL APPLICABLE CODE.
- STAIR RAILINGS & BALUSTERS TO CONFORM TO ALL APPLICABLE CODES. GRASPABLE PORTION OR RAILING NOT TO EXCEED 2 5/8" IN GROSS SECTIONAL DIMENSION (2" IF CIRCULAR).
- PROVIDE 3'-1" CLEAR WIDTH FOR ALSTAIR CONSTRUCTION.
- ALL CANTILEVERS TO BE 2:1 MINIMUM FRAMING RATIO.
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES MUST BE A MINIMUM OF 2x6 STUDS IN LIEU OF 2x4 STUDS.
- FINAL ROUGH FRAMING SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR BASED UPON MANUFACTURER'S PRODUCT INFORMATION PRIOR TO INSTALLATION.
- PROVIDE SOLID BLOCKING TO FOUNDATION AT ALL POSTS.
- ALL BEARING HEADERS ARE TO HAVE DOUBLE JACK STUDS AND SINGLE KING STUDS.
- ALL BEARING HEADERS SPANNING MORE THAN 6'-0" AND SUPPORTING ROOF AND FLOOR LOADS ARE TO HAVE TRIPLE JACK STUDS AND SINGLE KING STUDS
- FRAMING TO COMPLY WITH R502.5(b)
- A 1868A X 1/8" MINETAL STRAP SHALL BE INSTALLED ON BEARING WALL PLATES NOTCHED IN EXCESS OF 50% IN COMPLIANCE W/ IRC FIGURE R602.3(1)
- ALL WOOD IN CONTACT WITH CONCRETE OR GROUND SHALL BE PRESSURE PRESERVATIVE TREATED (NON-HEARTWOOD).
- ALL FASTENERS, HANGERS AND FLASHING FOR PRESSURE TREATED WOOD SHALL BE COMPATIBLE W/ ACQ TREATED LUMBER.
- ALL EXTERIOR JOINTS, SEAM AND PENETRATIONS IN THE BUILDING ENVELOPE MUST BE SEALED WITH CAULK, TAPE, BASKETS, OR WEATHER-STRIPPING TO PREVENT AIR LEAKAGE

CODE COMPLIANT FIRE STOPPING IS REQUIRED AT:
CONCEALED SPACES OF STUD WALL AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING, ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVER CEILINGS, ETC. CONCEALED SPACE BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND OPENINGS AROUND VENTS, PIPES, CUTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL WITHOUT NONCOMBESTIBLE MATERIALS.

FIREPLACE CHIMNEY STACK SHALL LEAVE 2" CLEAR SPACE FOR AIR MOVEMENT. FOR PRE-MANUFACTURED FIREPLACES, CONTRACTOR SHALL FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.

TYPICAL PLAN NOTES

ALL WALL DIMENSIONS SHOWN ARE FOR ROUGH FRAMING UNLESS NOTED OTHERWISE ON THESE DRAWINGS. ALL UNDERSIGNED INTERIOR WALLS ARE 3 1/2" THICK.

STAIR NOTES

ALL STAIR CONSTRUCTION & RAILINGS SHALL CONFORM TO ALL CURRENT APPLICABLE CODES
TYPICAL STAIR RAIL:
WOOD HANDRAIL @34" MIN ABOVE LINE CONNECTING NOSINGS WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL BALCONY RAIL:
36" H RAIL (U.N.O.) WITH BALUSTERS SPACED SO NO OPENING ALLOWS A 4" DIA. SPHERE TO PASS THROUGH.
TYPICAL HANDRAIL:
HANDRAILS TO BE PROVIDED ON STAIRWAYS OF THREE OR MORE RISERS AND ON AT LEAST ONE SIDE OF EACH RUN OF TREADS. HANDRAIL TO BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. MINIMUM 34" MAXIMUM 38" ABOVE THE LEADING EDGE OF NOSING. ENDS TO BE RETURNED TO WALL OR TERMINATED AT NEWEL POST.
TYPICAL STAIR TREADS AND RISERS:
CONSTRUCTED WITH SOLID RISERS. MIN. 10" TREAD, MAX. 7-3/4" RISER W/ MIN. 6'-8" CLEAR HEADROOM. FINISH SURFACE TO FINISH SURFACE

ROOF TRUSS SYSTEM NOTE

IT IS THE RESPONSIBILITY OF THE TRUSS DESIGNER TO DESIGN AND DETAIL THE ROOF TRUSS SYSTEM. THE ROOF TRUSS SYSTEM SHALL INCLUDE BUT IS NOT LIMITED TO A COMPLETE ROOF PLAN INDICATING ALL TRUSS SIZES LOCATIONS, CONNECTIONS, IMPOSED LOADS AND BEARING REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ALL LIVE, DEAD, SNOW, WIND AND UPLIFT LOADS AS REQUIRED BY ALL APPLICABLE AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DETERMINING THE ROOF TRUSS SYSTEM REQUIREMENTS. THE ROOF TRUSS SYSTEM SHALL CONFORM TO THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT. IF MODIFICATIONS TO THESE CONSTRUCTION DOCUMENTS IS REQUIRED DUE TO THE ROOF TRUSS SYSTEM, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY V.I.A. THE GENERAL CONTRACTOR.

NOTES & SPECIFICATIONS:

CONCRETE

THE FOUNDATIONS HAVE BEEN DESIGNED ASSUMING A SAFE SOIL BEARING PRESSURE OF 2500 PSF AT DESIGN ELEVATIONS. CONTACT ARCHITECT IF 50% OF LESS BEARING CAPACITY IS ENCOUNTERED AT FOOTING DESIGN ELEVATIONS.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW GRADE. VERIFY EXACT FOOTING ELEVATIONS OF WALKOUT STEPS IN FIELD BASE UPON EXISTING GRADE CONDITIONS.

ALL CONCRETE TO BE 3000 PSI @ 28 DAYS.
ALL CONCRETE IN SEVERE AREAS (AS DETERMINED BY THE BUILDING INSPECTOR) TO BE 3500 PSI @ 28 DAYS.
ALL EXPOSED EXTERIOR FLAT WORK TO BE 3500 PSI CONCRETE.
ALL FOUNDATION WALLS TO HAVE (2) #5 BARS CONTINUOUS INSTALLED TOP AND BOTTOM

CONCRETE PIERS MUST EXTEND A MINIMUM OF 2" ABOVE AND 3'-6" BELOW GRADE.

CONCRETE FOUNDATIONS TO HAVE MIN. 1" CONCRETE COVER TO ANY ANCHOR BOLT OR ANY OTHER METAL REINFORCING OR ANCHORAGE.

SPRAY BITUMINOUS WATERPROOFING 10 YR. MEMBRANE.

CONCRETE SLABS:
INTERIOR: 4" CONCRETE SLAB W/ 6x6 W4.0/W4.0 W.W.F., ON 6 MIL VAPOR RETARDER W/MIN 10 PERM RATING OVER 4" GRANULAR FILL
GARAGES: 4" CONCRETE SLAB W/ 6x6 W4.0/W4.0 W.W.F., OVER 4" GRANULAR FILL
PORCH: 4" CONCRETE SLAB OVER 4" MIN. GRAVEL FILL

ALL CONCRETE AT PORCHES, STAIRS EXPOSED TO WEATHER AND GARAGE FLOOR SLABS SHALL BE MIN 3500 PSI. CONCRETE SHALL BE AIR ENTRAINED BETWEEN 5% AND 7%.

THE ENTRY WALK FROM FRONT ENTRY PORCH TO THE DRIVEWAY SHALL BE 42" WIDE, 4" THICK AND FLARED AT THE DRIVEWAY. PROVIDE ROUNDED 12" RADIUS AT ALL CORNERS. INSTALL WALK A MINIMUM OF 36" AWAY FROM ANY FOUNDATION WALL. WALK TO BE EXACTLY CENTERED TO FRONT ENTRY PORCH.

PROVIDE TWO #5 REBARS CONTINUOUS AT EDGES FOR ENTIRE LENGTH OF THE WALK. PROVIDE THREE #5 REBARS TO WALK OVER SEWER AND WATER TRENCH. EXTEND A MINIMUM OF 3'-0" BEYOND WIDTH OF TRENCHES ON BOTH SIDES.

PROVIDE STEP FROM FRONT ENTRY WALK TO FRONT ENTRY PORCH. STEP SHALL BE MAXIMUM 7 1/2" HIGH 10" DEEP AND 42" WIDE PROVIDE 8"x12"x12" DONELS @ 12" O.C. AT FRONT ENTRY STEP SET INTO FOUNDATION WALL. PROVIDE 8"x36"x36" DONELS @ 12" O.C. AT JOISTS BETWEEN FRONT PORCH SLAB AND FOUNDATION WALL.

THERMAL & MOISTURE PROTECTION

- PROVIDE CONCEALED ALUMINUM FLASHINGS AT ALL ROOF/WALL JUNCTIONS.
- PROVIDE ALUMINUM FLASHING ABOVE ALL EXTERIOR WINDOW/DOOR HEAD TRIM.
- METAL VALLEY FLASHING TO CONFORM WITH ALL APPLICABLE CODES.
- WEATHER RESISTANT MEMBRANE FLASHING INSTALLED UNDER ALL SILLS.
- SHINGLES TO BE CLASS 'C' 30-YEAR ARCHITECTURAL GRADE FIBERGLASS.

INSULATION (WHERE CALLED FOR):
WALL: R-21 CLOSED CELL SPRAYED FOAM INSULATION BETWEEN STUDS.
CEILING: R-49 COMBINED BATT AND BLOWN CELLULOSE INSULATION AT FLAT CEILINGS
R-38 BLOWN CELLULOSE INSULATION AT 12" RAFTERS
BASEMENT: 3 1/2" BATT R-15 NON-FACED INSULATION ON FINISHED BASEMENT

- FRONT ENTRY PORCH SHALL BE FLASHED WITH PHOENIX PLASTER SEAL, 0.027" GAUGE, BY PHOENIX BUILDING PRODUCTS (OR BUILDER APPROVED EQUAL). FLASHING MUST EXTEND FROM BEHIND DOOR KICKBOARD TO BOTTOM OF DOOR THRESHOLD AND BE SEALED TO HOUSEWRAP (SHALL PROTECTO-WRAP OR BUILDER WRAP EQUAL). BOTTOM OF FLASHING IN STAND-ALONE STOOPS SHALL EXTEND 2" BELOW TOP OF FOUNDATION WALL.
- ALL GUTTERS AND DOWNSPOUTS SHALL HAVE CONCRETE SPLASH BLOCKS AT GRADE
- VAPOR RETARDERS WITH A PERM RATING OF 1.0 OR LESS MUST BE INSTALLED IN ALL FRAMED CEILINGS, WALL, AND FLOORS ON WARM SIDE OF INSULATION.
- AIR BARRIER AND INSULATION SHALL BE INSTALLED IN COMPLIANCE WITH TABLE R402.4.1.
- BUILDING THERMAL ENVELOPE SHALL BE TESTED & VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY IN A SIGNED/SEALED REPORT SUBMITTED DURING FINAL INSPECTIONS. IECC R402.4.1
- A PERMANENT LABEL SHALL BE COMPLETED AND POSTED TO THE ELECTRICAL PANEL BY THE BUILDER IN COMPLIANCE WITH TABLE 402.2. THE CERTIFICATE SHALL SHOW THE R VALUE OF INSULATIONS INSTALLED IN THE BUILDING ENVELOPE AND U FACTOR FOR FENESTRATIONS.

-PROVIDE INSULATION OF DUCTS IN UNCONDITIONED ATTIC SPACE, R-8 FOR SUPPLY DUCTS, R-6 FOR ALL OTHER DUCTS, DUCTS LESS THAN 3" DIAMETER SHALL BE INSULATED TO R-4.2

DOOR & WINDOWS

BUILDING OWNER OR OWNER'S REPRESENTATIVE TO REVIEW, COORDINATE AND APPROVE ALL WINDOW AND DOOR MANUFACTURES, LOCATIONS, SIZES, AND FINISHES WITH CONTRACTOR(S) PRIOR TO ORDERING MATERIALS OR START OF CONSTRUCTION.

- ONE WINDOW PER BEDROOM MUST MEET THE FOLLOWING MINIMUM EGRESS REQUIREMENTS:
  MIN. OPENING AREA 5.1 SF (5.0 SF FOR WINDOWS ON GRADE LEVEL)
  MIN. OPENING WIDTH 20" CLEAR
  MIN. OPENING HEIGHT 24" CLEAR
- BASEMENT EGRESS WINDOW TO BE 48"x48" ESCAPE WINDOW W/ 8.4 SF MIN. OPENING AREA, CLEAR OPENING OF 20" WIDE MIN. AND 24" HEIGHT MIN. WITH SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR. PROVIDE AN EGRESS WELL METAL AREA WELL WITH 4" DIA. DRAIN TO FOOTING TILE. IF MORE THAN 44" BELOW GRADE. PROVIDE A PERMANENTLY ATTACHED LADDER TO GRADE WITH AN INSIDE WIDTH OF AT LEAST 12" PROJECT AT LEAST 3" FROM WALL AND BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WELL.
- ALL GLAZING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- ALL OPERABLE WINDOWS SHALL HAVE AN INSECT SCREEN.
- ALL PATIO DOOR SHALL HAVE OPERABLE LEAF INSIDE.
- ALL EXIT DOOR TO HAVE SINGLE MOTION, DOUBLE ACTION HARDWARE.
- U FACTOR FOR NEW WINDOW AND GLAZED DOORS SHALL NOT EXCEED 0.32 IN COMPLIANCE WITH IECC 2012; TABLE R402.1.1
- WINDOWS AIR LEAKAGE SHALL BE NOT MORE THAN 0.3 CFM PER SQUARE FEET IN AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FEET IN COMPLIANCE WITH SECTION R402.4.3.

MECHANICAL

- LAYOUT AND SIZE OF MECHANICAL EQUIPMENT IS TO BE PROVIDED BY MECHANICAL CONTRACTOR. VERIFY EXACT EQUIPMENT LOCATIONS AND MECHANICAL LAYOUT WITH THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- HEATING TO BE DESIGNED TO MAINTAIN 70° INSIDE WITH -0° OUTSIDE.
- CRAWLSPACES TO BE HEATED. HVAC DESIGNER TO ALLOW FOR RETURN AIR.
- PROVIDE 8% LIGHT & 4% VENTILATION IN BASEMENT (EXCEPT AS PROVIDED FOR IN SECTION R303.1 EXCEPTIONS 1 & 2 OF 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
- PROVIDE EXHAUST FANS FOR LAUNDRY ROOMS WITHOUT WINDOWS.
- PROVIDE 50 CFM MECHANICAL VENTILATION FRESH AIR INTAKE FOR FINISHED BASEMENT SPACE EXCLUDING THE BEDROOM.
- RANGE HOOD, VENT AND ALL EXHAUST FAN DUCTS MUST VENT TO EXTERIOR.
- PROVIDE TYPE "B" GAS VENTS FOR FURNACES AND WATER HEATERS. VENT SHALL PENETRATE ROOF WITH TALL FLASHING CONE, STORM COLLAR, AND TERMINATION CAP.
- FURNACE TO BE 90% EFFICIENT GAS FIRED
- MAXIMUM LENGTH OF CLOTHES DRYER EXHAUST DUCT SHALL NOT EXCEED 25' FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2 1/2' FOR EACH 45 DEG. BEND AND 5' FOR EACH 90 DEG. BEND. ADD BOOSTER FAN WHERE REQUIRED BY CODE.
- NO DUCT SHALL BE TERMINATED ON ONE-HOUR FIRE RATED ENCLOSURE OF MECHANICAL ROOMS WITHOUT A FIRE DAMPER INSTALLED IN COMPLIANCE WITH THE CODE
- 1" MIN. CLEARANCE FROM COMBUSTIBLE FRAMING SHALL BE PROVIDED FROM THE KITCHEN EXHAUST DUCT
- ALL SUPPLY AND RETURN AIR DUCTS MUST BE SEALED USING MASTIC WITH FIBROUS BACKING TAPE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (FOR FIBROUS DUCTS, PRESSURE SENSITIVE TAPE MAY BE USED. DUCT TAPE IS NOT PERMITTED.)
- OUTDOOR COMBUSTION AIR FOR MECHANICAL ROOMS SHALL BE IN COMPLIANCE WITH SECTION 6240.1.8 OR MANUFACTURER'S SPECIFICATIONS FOR HI-EFFICIENT UNITS.
- ALL MECHANICAL SYSTEMS, THEIR ASSOCIATED DUCTS AND PIPING INSULATION SHALL BE IN COMPLIANCE WITH SECTION R403
- WOOD-BURNING FIREPLACES SHALL HAVE TIGHT-FITTED FLUE DAMPERS AND OUTDOOR AIR INLETS
- FIREPLACES SHALL BE EQUIPPED WITH GASKETED DOORS. AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS

-EQUIPMENT SIZING FOR HEATING & COOLING EQUIPMENT ARE BASED ON BUILDING LOADS PER IECC R403.7
-IF A RANGE HOOD CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE IS SUPPLIED, THEN PROVIDE WITH MAKEUP AIR AT A RATE APPROX. EQUAL TO THE EXHAUST AIR RATE IRC M1503.4

PLUMBING

- PROVIDE MINIMUM 10'-0" SEPARATION BETWEEN LOCAL SERVICE WATER AND SEWER CONNECTION.
- ALL SUPPLY LINES SHALL BE TYP 'L' COPPER ABOVE GRADE AND TYPE 'K' COPPER BELOW GRADE.
- PLUMBING CONTRACTOR TO SUPPLY A FULL SIZED WASTE LINE CLEAN-OUT AT WASTE LINE WITHIN 5'-0" OF EXTERIOR OF BUILDING.
- UNDERGROUND WASTE AND VENT PIPING TO BE CAST IRON (SCHEDULE 40 PVC ONLY IF PERMISSIBLE PER LOCAL AUTHORITY)
- PROVIDE NON-SCALDING SHOWER VALVES.
- ALL FIXTURES SHALL HAVE SHUT-OFF VALVES
- ALL FIXTURES SHALL HAVE 12" AIR CHAMBER.
- ALL RISERS SHALL HAVE 24" AIR CHAMBER.
- WATER HEATER TO BE 90% EFFICIENT GAS
- ALL FLOOR DRAINS TO BE CONNECTED TO SANITARY UNLESS NOTED OTHERWISE.
- ALL FLOOR DRAINS CONNECTING TO A SEALED EJECTOR PIT SHALL BE SEPARATELY VENTED . EJECTOR PIT SHALL HAVE GATE VALVE INSTALLED ON 2" DISCHARGE WASTE LINE. RUBBER CHECK VALVES ARE NOT PERMITTED ONS UNIS DISCHARGE DRINES. ALL STORM SUMP PITS AND SANITARY EJECTOR PITS SHALL BE INSTALLED WITH TOP EDGE 2" ABOVE FINISHED FLOOR.
- ALL PLUMBING SHALL BE LEAD
- ALL BELOW-GRADE SANITARY PIPES SHALL BE MINIMUM 4".
- GAS SHUT-OFF VALVE FOR FIREPLACE SHALL BE LOCATED WITHIN 3' OF FIREPLACE OPENING.
- PROVIDE 5/4" STUB FOR SANITARY SEWER.
- ALL JOINTS SHALL BE SOLDER-MELD WITH LEAD-FREE SOLDER.
- ALL PIPES DESIGNATED FOR FUTURE EXTENSION SHALL BE CAPPED OFF PROPERLY AND IN ACCORDANCE WITH CODE.

-OPENINGS IN WALLS OR FLOOR AROUND THE DRAIN AND/OR WATER LINES MUST BE SEALED. IRC R302.11

ELECTRICAL

- ELECTRICAL CIRCUITS TO BE DESIGNED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE TO ALL APPLICABLE CODES.
- ELECTRICAL CHARACTERISTICS ARE 120/240V 1PH 3W.
- PLACEMENT OF ELECTRICAL OUTLETS TO FOLLOW THE 6/12 RULE.
- ALL PADDLE TYPE CEILING FANS TO BE INSTALLED WITH REINFORCED JUNCTION BOXES.
- ALL WIRING SHALL BE IN METAL CONDUIT. ALL EXPOSED WIRING IN BASEMENT TO BE IN METAL CONDUIT.
- VERIFY ELECTRICAL REQUIREMENTS OF ALL APPLIANCES WITH MANUFACTURER'S SPECIFICATIONS. *APPLIANCES AS REQUIRED.*

-DISHWASHER, RANGE EXHAUST HOOD AND GARBAGE DISPOSAL TO BE HARDWIRED AND ARE TO HAVE A DISCONNECTING MEANS WITHIN SIGHT OF THE APPLIANCE.

- WHIRLPOOL INSTALLING PER N.E.C. REQUIREMENTS. ALL SWITCHES AND OUTLETS TO BE MINIMUM 5'-0" FROM WHIRLPOOL TUB. PROVIDE DEDICATED GFI OUTLET AND ACCESS PANEL FOR WHIRLPOOL MOTOR.
- ALL SMOKE DETECTORS SHALL BE 110V, WITH BATTERY BACKUP, INTERCONNECT ALL DEVICES. AT LEAST ONE DEVICE MUST BE LOCATED WITHIN 15' OF EACH BEDROOM DOOR. CONNECT SMOKE DETECTORS TO HALL LIGHTING CIRCUIT.
- ALL LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER A FLUORESCENT FIXTURE OR RECESSED CAN LIGHT WITH LENS COVERS & BE NO LESS THAN 6" HORIZONTALLY IN FRONT OF CLOSET SHELF OR STORAGE AREA PER N.E.C.
- WORKING CLEARANCE ABOUT ELECTRICAL EQUIPMENT, 600 VOLTS OR LESS, SHALL BE 30"W. IN FRONT OF ELECTRICAL EQUIPMENT AND 3'D. FROM ELECTRICAL EQUIPMENT.
- ALL EXTERIOR GFI OUTLETS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF BOTH WHEN THE ATTACHMENT PLUG CAP IS INSERTED AND WHEN IT IS REMOVED.
- ALL CLOSET LIGHTING SHALL BE RECESSED INCANDESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP OR SURFACE MOUNTED FLUORESCENT FIXTURE W/ MINIMUM OF 6" FROM THE FIXTURE TO THE NEAREST STORAGE POINT.
- OUTLET BOXES SHALL NOT BE USED FOR SOLE SUPPORT OF CEILING FANS EXCEPT WHERE SUCH BOXES ARE LISTED FOR THAT APPLICATION.
- PROVIDE METAL CONDUIT FOR REMOTE WATER METER PER CODE.
- ALL METAL PIPING SYSTEM AND ALL GROUNDED METAL PARTS IN CONJUNCT WITH CIRCULATING WATER SHALL BE BONDED TOGETHER USING 6 AWG SOLID COPPER WIRE (BONDING NOT REQUIRED FOR DOUBLE INSULATED MOTOR), PER CODE SECTION 5420.1.A.
- ELECTRICAL AND POWER LIGHTING SYSTEMS SHALL BE INCOMPLIANCE WITH SECTION R404.
- ALL RECESSED LIGHTING SHALL BE IC RATED AND LABELLED AS HAVING AN AIR LEAKAGE OF 0.2. RECESSED LIGHTING SHALL BE SEALED WITH GASKET OR CAULK BETWEEN THE HOUSING AND INTERIOR WALL OR CEILING IN COMPLIANCE WITH SECTION R402.4.4.
- A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS IN COMPLIANCE WITH SECTION R404.
- THE LOCATION OF OUTSIDE ELECTRIC METER MUST BE APPROVED PRIOR TO INSTALLATION BY THE WATER AND ELECTRIC DEPARTMENT AND MUST BE INSTALLED SO THAT THE CENTER OF THE METER IS LOCATED 48 INCHES FROM THE ADJACENT FINISHED GRADE.

-MINIMUM OF ONE 20 AMP CIRCUIT SHALL SERVE LAUNDRY ROOM RECEPTACLE OUTLETS
-MINIMUM OF ONE 20 AMP CIRCUIT SHALL SERVE BATHROOM RECEPTACLE OUTLETS
-MINIMUM OF TWO 20 AMP CIRCUITS SHALL SERVE KITCHEN COUNTER RECEPTACLE OUTLETS
-PROVIDE ELECTRIC SYSTEM GROUNDING ELECTRODES TO THE DOMESTIC WATER MAIN AND A GROUNDING ELECTRODE AT SERVICE ENTRYWAY PER NEC 250.52
-EXTENSION RINGS OR ELECTRIC DEVICE BOXES ARE REQUIRED TO BE MOUNTED FLUSH WITH SURROUNDING FINISHED WALL SURFACES SUCH AS CERAMIC TILE, MARBLE OR OTHER SOLID SURFACE MATERIALS
-ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT TYPE
-PROVIDE A CIRCUIT SCHEDULE DIRECTORY ON THE FACE OF OR INSIDE THE MAIN ELECTRICAL PANEL
-HVAC EQUIPMENT DISCONNECTING MEANS SHALL BE LOCATED WITHIN SIGHT OF THE HVAC EQUIPMENT OR A LOCKOUT BREAKER IN THE OPEN POSITION IS PROVIDED FOR CIRCUIT.

ABBREVIATIONS

ADJ.	ADJUSTABLE	CONC.	CONCRETE	ENT.	ENTERTAINMENT	G. & S.	GLUED & SCREWED	MAR.	MARBLE	R.O.	ROUGH OPENING
ASPH.	ASPHALT	CSD.	CASED	EXP.	EXPOSURE	G.L.L.	GAS LOG LIGHTER	MIN.	MINIMUM	R. & S.	ROD AND SHELF
BSMT.	BASEMENT	CPT.	CARPET	EXT.	EXTERIOR	HDR.	HEADER	MISC.	MISCELLANOUS	SH.	SHELF, SHELVES
BTM.	BOTTOM	C.T.	CERAMIC TILE	F.C.	FLOOR CHANGE	INSUL.	INSULATION	M.O.	MASONRY OPENING	SL.	SIDE LITE
BTW.	BETWEEN	DBL.	DOUBLE	FIN.	FINISHED	INT.	INTERIOR	NO.	NUMBER	STD.	STANDARD
CANT.	CANTILEVER	DET.	DETAIL	FIXT.	FIXTURE	JST.	JOIST	O.C.	ON CENTER	STL.	STEEL
C.J.	CONTROL JOINT	DIA.	DIAMETER	F.J.	FLOOR JOIST	LVL.	LAMINATED VENEER LUMBER	O.H.D.	OVERHEAD DOOR	STRUCT.	STRUCTURAL
CLG.	CEILING	DISH.	DISHWASHER	FLR.	FLOOR	LIN.	LINEN	OPG.	OPENING	TRANS.	TRANSOM
CER.	CERAMIC	DN.	DOWN	FLUOR.	FLUORESCENT	LIV.	LIVING	PC.	PULL CHAIN	W.M.F.	WELDED WIRE MESH
CHIM.	CHIMNEY CASED	DRY.	DRYER	FTG.	FOOTING	MAX.	MAXIMUM	POLY.	POLYETHYLENE	WASH.	WASHER
C.O.	OPENING	EA.	EACH	GALV.	GALVANIZED	MBR.	MASTER BEDROOM	REF.	REFRIGERATOR	WD.	WOOD
COMB.	COMBINATION	ELEV.	ELEVATION	G. & N.	GLUED & NAILED	M.C.	MEDICINE CABINET	RM.	ROOM	@	AT

NORTH SHORE BUILDERS

Kendall Place Lot 12

EVANSTON, ILLINOIS



AREA DATA

FIRST FLOOR	2168 SF.
SECOND FLOOR	2094 SF.
TOTAL	4221 SF.
BASEMENT	1563 SF.
FINISHED BASEMENT AREA	SF.

AREA DATA SHOWN ABOVE IS A COMPARATIVE VALUE FOR USE BY NORTHSHORE BUILDERS AND OWNER.

DATA DOES NOT SHOW GROSS FLOOR AREAS FOR USE IN FLOOR AREA RATIO CALCULATIONS.

LIGHT & VENT SCHEDULE

ROOM NAME	AREA	LIGHT @ 8%		VENT @ 4%		MECHANICAL	
		REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL
LIVING ROOM	172	13.76	52.04	6.88	24.12		N/A
DINING ROOM	162	12.96	28.02	6.48	12.06		N/A
KIT/BRKFST	368	29.04	28.02	14.32	47.16		N/A
FAMILY RM	342	27.36	52.44	13.68	28.37		N/A
STUDY	197	12.56	21.30	6.28	12.06		N/A
MUD ROOM	47	3.76	3.84	1.88	0.00		N/A
POWDER ROOM	28	N/A	0.00	N/A	0.00	50.0	50 CFM
MASTER BEDROOM	248	23.84	14.30	11.92	10.98		N/A
MASTER BATH	184	N/A	18.81	N/A	0.00	180.4	100 CFM
MASTER BATH PLC.	16	N/A	0.00	N/A	0.00	17.6	50 CFM
LOFT	211	16.88	38.76	8.44	21.96		N/A
BEDROOM 2	132	10.56	14.56	5.28	10.98		N/A
BEDROOM 3	180	12.8	14.56	6.4	10.98		N/A
BEDROOM 4	213	17.04	28.64	8.52	10.98		N/A
BATH 2	60	N/A	0.00	N/A	0.00	44	50 CFM
BATH 3	46	N/A	2.13	N/A	0.00	50.6	50 CFM
BATH 4	77	N/A	4.33	N/A	0.00	84.1	100 CFM
LAUNDRY	100	N/A	4.64	N/A	9.49	110	50 CFM
BASEMENT*		REQ'D. 2%	ACTUAL	REQ'D. 2%	ACTUAL		
FINISHED BASEMENT*	932	18.64	8.10	18.64	4.30		N/A
BEDROOM @ BSMT*	155	3.06	11.34	3.06	8.05		N/A
BATH @ BSMT.	43	N/A	0.00	N/A	0.00	47.9	50 CFM

NOTE: FINAL LITE & VENT SIZE SHALL BE VERIFIED W/ MANUF. OF SELECTED WINDOW

(*) NOTE: ALL FINISHED SPACE WHERE NATURAL LIGHT AND VENT ARE NOT PROVIDED:

PROVED ARTIFICIAL LIGHT CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.

PROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN EACH FINISHED SPACE

U FACTOR FOR NEW WINDOW AND GLAZED DOORS SHALL NOT EXCEED 0.32

BATHROOM EXHAUST FAN SCHEDULE (VENT TO OUTDOORS)

DESIGN CRITERIA

DESIGN LOADS

FLOOR JOISTS (ALL ROOMS & DECKS)	40# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (NO CEILINGS)	30# LIVE LOAD / 10# DEAD LOAD
ROOF RAFTERS (WITH FINISHED CEILING)	30# LIVE LOAD / 15# DEAD LOAD
CEILING JOISTS (WITH LIMITED ATTIC AREA)	20# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (TOP CHORD)	30# LIVE LOAD / 10# DEAD LOAD
ROOF TRUSSES (BOTTOM CHORD)	20# LIVE LOAD / 10# DEAD LOAD

STRUCTURAL FRAMING LUMBER

FLOOR JOIS

3/22/2011
3/2/2011
2/21/2011

13-R-11

A RESOLUTION

Approving a Plat of Subdivision for 2408 Orrington Avenue, Former Site of Kendall College

WHEREAS, the City of Evanston, Cook County, Illinois, (the "City") is a home rule unit of government under the Illinois Constitution of 1970; and

WHEREAS, Article VII, Section 6a of the Illinois Constitution of 1970 confers certain powers upon home rule units, among which are the powers to regulate for the protection of the public health, safety, and welfare; and

WHEREAS, the power to regulate land use, including subdivisions, is a legitimate means of promoting the public health, safety, and welfare; and

WHEREAS, Smithfield Properties XXXII, LLC ("Smithfield"), seeks to subdivide the property bounded by Orrington Avenue, Colfax Street, Sherman Avenue, and Lincoln Street, located in the City and commonly known as 2408 Orrington Avenue, the former site of Kendall College (the "Subject Property"), which is depicted in Exhibit A, attached hereto and incorporated herein by reference, into nineteen (19) lots, located in the City's R1 Residential Zoning District, for future residential development; and

WHEREAS, at its meeting of September 21, 2010, the Preservation Commission held a public hearing, pursuant to proper notice, to review the proposed subdivision of the Subject Property, received testimony and made written findings pursuant Section 2-9-12 of the Evanston City Code of 1979, as amended (the "City

Code"), that the proposed subdivision met the applicable standards, and recommended City Council approval thereof; and

WHEREAS, at its meetings of January 24, 2011, and February 14, 2011, the Planning and Development Committee of the City Council ("P&D Committee") considered and discussed the proposed subdivision of the Subject Property, including the proposed alleyways and protection of trees on the Subject Property, and recommended City Council approval thereof; and

WHEREAS, the City Council has exhaustively considered citizen input and participation, and evaluated economic, zoning, planning, land use, due process, and other relevant factors in the course of its legislative deliberations regarding this Resolution; and

WHEREAS, at its meetings of February 14, 2011, February 28, 2011, March 14, 2011 and March 28, 2011, the City Council considered and adopted the records and recommendations of the P&D Committee,

WHEREAS, The City Council and Smithfield have agreed to modify the proposed subdivision in order to protect an existing oak tree that is located in the original proposed alleyway and that the City Council finds that such revision to the alleyway is minor and does not result in a significant modification to the original proposed subdivision and therefore does not require any further review by the Preservation Commission or the P&D Committee,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

SECTION 1: That the foregoing recitals are found as fact and incorporated herein by reference.

SECTION 2: That, pursuant to Title 4, Chapter 13 of the City Code, the City Council hereby approves the Plat of Subdivision, attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3: That Smithfield shall develop and use the Subject Property in substantial compliance with: all applicable resolutions and ordinances; its testimony and representations to the Preservation Commission, P&D Committee and the City Council; Exhibit A, the Plat of Subdivision; the Tree Preservation Plan, attached hereto as Exhibit B and incorporated herein by reference; and the Public Alley Construction Agreement, attached hereto as Exhibit C and incorporated herein by reference.

SECTION 4: That, pursuant to the Tree Preservation Plan, Smithfield shall use commercially reasonable efforts to not remove or damage any trees located in the parkway and indicated with green circles on said Plan during Smithfield's construction of the public alley. The provisions of this Section 4 shall be effective against Smithfield, but shall not be effective against any subsequent purchaser of a lot or lots for development of a single family home.

SECTION 5: That, pursuant to the Public Alley Construction Agreement and permits issued by the City, Smithfield shall construct the proposed alleys on the Subject Property, as indicated on the Plat of Subdivision.

SECTION 6: That Smithfield shall execute and record a covenant against Lot 8 in the Subdivision granting an option for the benefit of the City to obligate the owner of said Lot 8 to dedicate to the City, for no compensation, that portion of said lot 8

as depicted on Exhibit D attached hereto and incorporated herein by reference (the "Future Dedication Parcel") provided: (a) the oak tree existing on the Future Dedication Parcel as of the date hereof is removed or is destroyed; (b) the City agrees to improve, at the City's sole cost and expense, the Future Dedication Parcel as a public alley; and (c) the City exercises such option by written notice to the owner of said Lot 8 not later than three (3) years after the oak tree is removed or destroyed.

SECTION 7: That, within sixty (60) days of the effective date of this Resolution, Smithfield shall record, at its cost, a certified copy of this Resolution, together with all exhibits, with the Recorder of Deeds in Cook County, Illinois.

SECTION 8: That, when necessary to effectuate the terms, conditions, and purposes of this resolution, "Smithfield" shall be read as "Smithfield's agents, assigns, and successors in interest", provided however, it shall not be deemed to include the purchaser of a lot or lots for development of a single family home.

SECTION 9: The City agrees that the City will provide Lots 8, 9, 10 within the Subdivision with services similar in scope and nature to the services provided to the other lots in the Subdivision.

SECTION 10: That the City Manager or his designee is hereby authorized and directed to sign any documents necessary to implement this Resolution.

SECTION 11: That this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Elizabeth B. Tisdahl, Mayor

Attest:

Rodney Greene, City Clerk

Adopted: March 28, 2011

EXHIBIT A

PLAT OF SUBDIVISION

Evanston Homes Resubdivision

BEING A RESUBDIVISION OF EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFTER RECORDING RETURN TO:
ZONING DIVISION
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EVANSTON
2100 RIDGE AVE #3700
EVANSTON, IL 60201

SEND TAX BILLS TO:
GRANITE INVESTMENT PROPERTIES, INC.
1000 LAKE ST, SUITE 200
OAK PARK, IL 60301

P.I.N.s:
11-07-110-015-0000
11-07-110-016-0000
11-07-110-017-0000
11-07-110-018-0000
11-07-110-019-0000
11-07-110-020-0000
11-07-110-021-0000
11-07-110-022-0000
11-07-110-023-0000
11-07-110-024-0000

P.I.N.s:
11-07-110-025-0000
11-07-110-026-0000
11-07-110-027-0000
11-07-110-028-0000
11-07-110-029-0000
11-07-110-030-0000
11-07-110-031-0000
11-07-110-032-0000
11-07-110-033-0000
11-07-110-034-0000
11-07-110-035-0000

OWNER CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

SMITHFIELD PROPERTIES XXXII, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER THE PROPERTY CERTIFIED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND THIS IS TO CERTIFY THAT TO THE BEST KNOWLEDGE OF THE OWNER, THE AFOREMENTIONED PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF EVANSTON/SKOKIE SCHOOL DISTRICT 65 AND EVANSTON TOWNSHIP HIGH SCHOOL DISTRICT 202.

DATED: _____ 20____

NORWOL CORPORATION, AN ILLINOIS CORPORATION, ITS MANAGER

BY:

_____
ROBERT BUONO, ITS PRESIDENT

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ROBERT BUONO, PRESIDENT OF THE MANAGER OF SMITHFIELD PROPERTIES XXXII, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS A MANAGER OF SAID LIMITED, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID MANAGER ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AS PART OWNER OF THE PROPERTY, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20____

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

THE UNDERSIGNED AS MORTGAGEE UNDER MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. _____ AS DOCUMENT NUMBER _____ HEREBY CONSENTS TO AND APPROVES THE PLAT HEREON DRAWN.

CRYSTAL LAKE BANK & TRUST COMPANY, N.A.
MORTGAGEE

BY:

_____
ITS: _____ PRESIDENT

STATE OF ILLINOIS)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRESIDENT OF _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ PRESIDENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D. 20____

_____
NOTARY PUBLIC

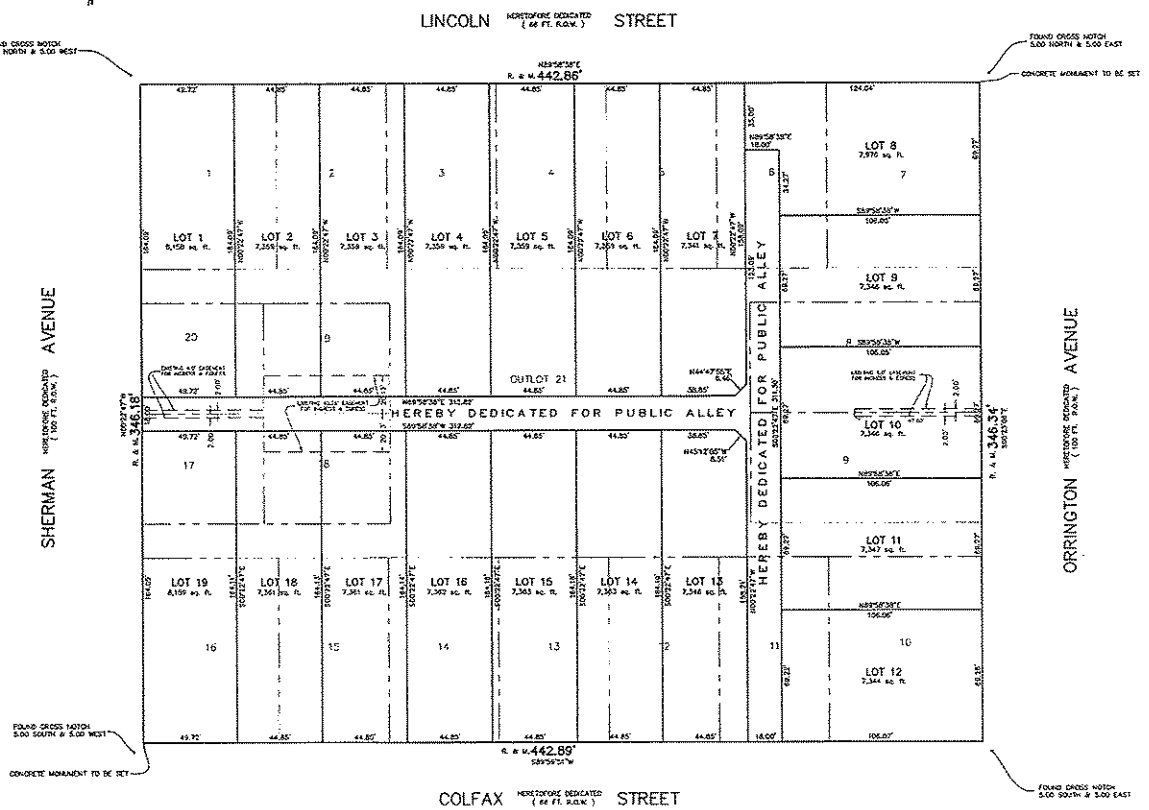
REVISED: MARCH 24, 2011 LOT 8 PER ORDER #2011-14965 (RJT)
REVISED: AUGUST 11-3-12 #2012-14531 (DH)
REVISED: OCTOBER 1, 2010 PER ORDER #0, 2010-14402 (RJT)
REVISED: SEPTEMBER 30, 2010 PER ORDER NO. 2010-14402 (RJT)
REVISED: JULY 20, 2010 PER ORDER 2010-14003-001 (RJT)

DRAWN BY: SMITHFIELD PROPERTIES LLC	CHECKED: RJT
ADDRESS: EVANSTON HOMES RESUBDIVISION	SHEET OF SHEETS

GREMLEY & BIEDERMANN
A Member of the PLCS Corporation
License No. 184.001.002 Professional Land Surveyor
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5182 Fax: (773) 283-1405 Email: INFO@PLCS-CORP.COM

DRAWING: 2010-14003-001	DATE: SEPT. 29, 2010 SCALE: 1 INCH = 30 FEET	PAGE NO. 1 OF 1

G:\CAD\2010\2010-14003\dwg\2010-14003-001.dwg



GRAPHIC SCALE

(IN FEET) 1" = 30'

NOTE:

MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE _____ DAY OF _____ A.D., 20____. IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS ____ DAY OF _____ A.D., 20____

_____
CITY CLERK, EVANSTON, ILLINOIS

DIRECTOR OF FINANCE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____ DIRECTOR OF FINANCE OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF CONSOLIDATION.

DATED THIS _____ DAY OF _____ A.D., 20____

_____
DIRECTOR OF FINANCE, EVANSTON, ILLINOIS

ZONING ENFORCEMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS _____ DAY OF _____ A.D. 20____

_____
ZONING ENFORCEMENT OFFICER, EVANSTON, ILLINOIS

PUBLIC WORKS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS _____ DAY OF _____ A.D. 20____

_____
DIRECTOR OF PUBLIC WORKS, EVANSTON, ILLINOIS

CORPORATION COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

APPROVED THIS _____ DAY OF _____ A.D. 20____

_____
CORPORATION COUNSEL, EVANSTON, ILLINOIS

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

I, _____, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:

LOTS 1 THROUGH 20 AND OUTLOT 21 IN EVANSTON HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2006 AS DOCUMENT NUMBER 0628939022, IN COOK COUNTY, ILLINOIS, BY THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

CONTAINING 153,347 SQUARE FEET OR 3.5204 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, AND INCORPORATED AREAS MAP NO. 17031C0270J, MAP REVISED AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON NOVEMBER 3, 2010.

SIGNED ON _____

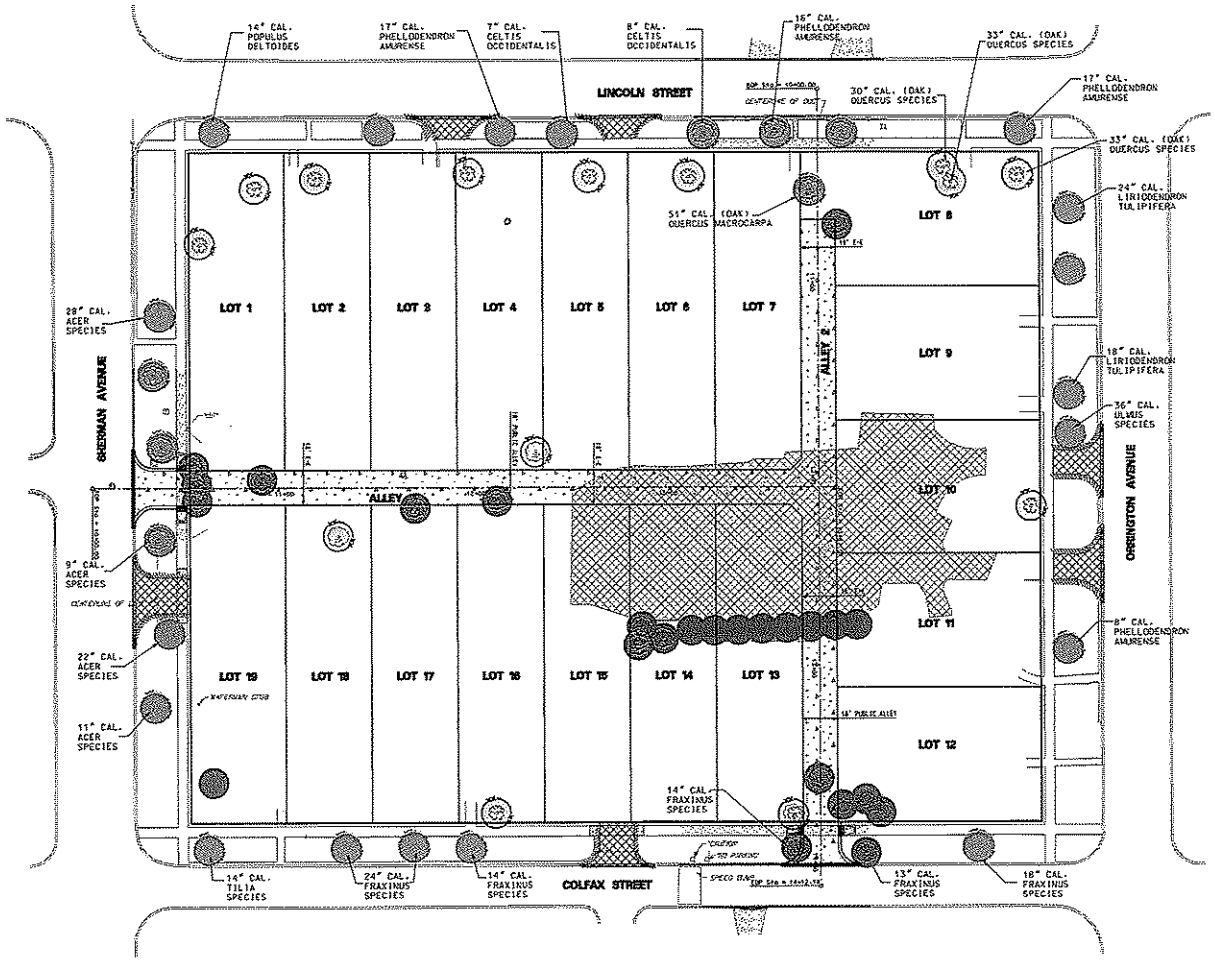
BY:

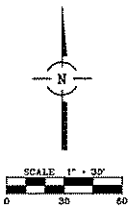
PRELIMINARY

_____
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2892
MY LICENSE EXPIRES NOVEMBER 30, 2012

EXHIBIT B

TREE PRESERVATION PLAN





LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING ON-SITE TREES TO REMAIN IF POSSIBLE
- CURB AND GUTTER/COURTESY WALK REMOVAL
- ASPHALT PAVEMENT REMOVAL
- PAVEMENT REMOVAL

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING TREES IN THE PARKWAY WITH FENCE THROUGHOUT CONSTRUCTION.
2. DRIVEWAYS AND SIDEWALKS TO BE REMOVED FROM THE PARKWAY SHALL BE REPLACED WITH TOPSOIL AND SOD.
3. FOR EACH BUILDING PERMIT THERE SHALL BE SUBMITTED A TREE PRESERVATION STATEMENT EVALUATING EACH BUILDING SITE AS TO WHETHER DESIRABLE TREE STANDS OR OTHER NATURAL FEATURES EXIST AND CAN BE PRESERVED. THE PRESERVATION STATEMENT SHALL BE MADE PART OF THE LANDSCAPE PLAN.
4. EXISTING TREES SHALL BE PRESERVED IN PLACE WHEREVER POSSIBLE. IF TREES ARE REMOVED, THOSE EXISTING TREES THAT ARE HEALTHY OF MAIN DESIRABLE SIZE FOR TRANSPLANTING, AND WHICH IN AN ATTRACTIVE FORM SHALL BE TRANSPLANTED ON SITE. SPECIAL PRECAUTIONS SHALL BE MADE DURING CONSTRUCTION TO PREVENT UNNECESSARY DAMAGE TO REMAINING TREES AND SPECIAL TECHNIQUES SHALL BE USED, AS DESCRIBED IN THE MANUAL OF DESIGN GUIDELINES, TO ENSURE SUCCESSFUL TRANSPLANTS. 9-17-6.
5. LOCATION OF MATERIALS, FENCES OR SHEDS: MATERIALS, FENCES OR SHEDS SHALL NOT BE PLACED WITHIN SIX INCHES (6") OF ANY TREE, AND ALL TREES SHALL BE AMPLY PROTECTED AGAINST INJURY OR DISPLACEMENT BY SUITABLE BOXES OR OTHER PROTECTIVE DEVICES AND IN A MANNER SATISFACTORY TO THE DIRECTOR OF PUBLIC WORKS ... 7-28-18(A).
6. OAK TREE PRESERVATION PLAN

BEFORE CONSTRUCTION
- NOTIFY OWNING UTILITIES AND ARBORIST
- AND TRIAL PROTECTION FENCING
- PRUNE DEADWOOD
- TREAT WITH GROWTH REGULATOR CYTOKININ
- (HEALTH STIMULATOR - INHIBITS SHOOT GROWTH - BETTER WITHSTAND STRESS)
- INITIATE ROOT WATERING PROGRAM
- CONSIDER FOLIAR SPRAY PROGRAM IF TREES SHOW ANY DEFICIENCIES
- CONSIDER FERTILIZER/VERTICAL MULCH PROGRAM

DURING CONSTRUCTION
- CONTINUE PROCEDURE DESCRIBED ABOVE
- GRADE BEAMS RATHER THAN ENCRUMBY FOUNDATIONS
- SMALL LOW RETAINING WALLS WHERE GRADE INCREASES
- BACKFILL ANY HOLES WITH REGULAR ORGANIC/LEAK TOP SOIL

PARKWAY TREE SUMMARY	
TREES TO BE PROTECTED:	24
TREES TO BE REMOVED:	2
TOTAL TREES:	26

NO	DATE	REMARKS

EXHIBIT C

PUBLIC ALLEY CONSTRUCTION AGREEMENT

This Document Prepared By
and After Recording Return to:

Steven D. Friedland
Applegate & Thorne-Thomsen
322 S. Green Street
Suite 400
Chicago, IL 60607

PUBLIC ALLEY CONSTRUCTION AGREEMENT

This Public Alley Construction Agreement (this "**Agreement**") is made as of May 25, 2011, by and between Smithfield Properties XXXII, L.L.C., an Illinois limited liability company (**"Developer"**) and the City of Evanston, an Illinois home rule municipality (the **"City"**).

RECITALS

A. Developer owns that certain block of property in the City of Evanston bounded by Lincoln Avenue, Orrington Street, Colfax Street, and Sherman Avenue which is legally described on Exhibit A attached hereto (the "**Block**").

B. Developer applied to the City for a Subdivision of the Block, known as the Evanston Homes Resubdivision (the "**Subdivision**"). The City approved the Subdivision on March 28, 2011. Developer recorded the Subdivision with the Cook County Recorder of Deeds on May 18, 2011 as Document Number 1113834038.

C. The Subdivision includes a dedication of a new public alley (the "**Alley**"). The Developer and the City have agreed that the Alley will not connect to Lincoln Street but instead the Alley will dead-end 35 feet south of the south line of Lincoln Street. The land which is the continuation of the Alley to Lincoln Street is part of Lot 8 (**"Lot 8"**) in the Subdivision (such portion of Lot 8 referred to as the **"Future Dedication Parcel"**).

D. The Developer is responsible for paying for and constructing the improvements to the Alley in accordance with plans and specifications approved by the City (the **"Plans"**).

E. The Developer agrees to execute and record a covenant against Lot 8 (the **"Lot 8 Covenant"**) granting an option for the benefit of the City to obligate the owner of Lot 8 to dedicate to the City, for no compensation, the Future Dedication Parcel provided:

(a) the oak tree existing on the Future Dedication Parcel as of the date hereof is removed or is destroyed, (b) the City agrees to improve, at the City's sole cost and expense, the Future Dedication Parcel as a public alley; and (c) the City exercises such option by written notice to the owner of Lot 8 not later than 3 years after the oak tree is removed or destroyed.

NOW, THEREFORE, in consideration of the mutual promises and agreements herein contained and other good and valuable consideration, Developer and the City covenant and agree as follows:

1) Construction of the Alley. Developer covenants and agrees to construct the Alley at Developer's sole cost and expense in accordance with the Plans. Subject to the approval of the Plans by the City, Developer will promptly commence construction of the Alley and diligently proceed to complete such construction, provided that Developer covenants to complete construction of the Alley in accordance with the Plans not later than two (2) years after the date the City approves the Plans.

2) License to Construct Alley. The City hereby grants Developer, and Developer's contractors, a license to construct the Alley in accordance with the Plans.

3) Insurance. Developer, at its sole cost and expense, shall maintain and keep in effect and shall cause its contractor's to maintain and keep in effect, comprehensive commercial general liability insurance in the minimum amount of $2,000,000, covering, without limitation, any liability for personal injury, bodily injury (including, without limitation, death) and property damage arising out of Developer's acts or omissions in connection with the construction of the Alley. All general liability policies of insurance required herein shall name the City as an additional insured.

4) Certificate of Completion. Developer shall request from the City a certificate of completion ("**Certificate of Completion**") upon the completion of the Alley in accordance with the Plans. Within forty-five (45) days after receipt of a written request by Developer for a Certificate of Completion, the City shall provide Developer with either the Certificate of Completion or a written statement indicating in adequate detail how Developer has failed to complete the Alley in conformity with the Project, or is otherwise in default, and what measures or acts will be necessary, in the opinion of the City, for Developer to take or perform in order to obtain the Certificate of Completion. The Certificate of Completion shall be in recordable form, and shall, upon recording, constitute a conclusive determination of satisfaction and termination of the covenants in this Agreement with respect to Developer's obligations to construct the Alley.

5) Building Permits. The City shall have no obligation to issue a building permit for a single family home to be constructed on the Block until: (a) the issuance of the Certificate of Completion and (b) the Developer has executed and recorded with the Cook County Recorder of Deeds the Lot 8 Covenant against Lot 8.

6) Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

7) Counterparts. This Declaration may be executed in counterparts, each of which upon such execution shall be deemed an original.

[Signatures on following pages]

SIGNATURE PAGE

Developer and the City have caused this Agreement to be executed and delivered as of the date first above written.

Developer:

Smithfield XXXII, L.L.C., an Illinois limited liability company

HARRIS MANAGEMENT, LTD.

By: _____

Name: W. HARRIS SMITH

Its: A Manager

NORWOL CORPORATION

By: _____

Name: Robert Bruno

Its: A Manager

The City:

City of Evanston, a home rule unit of local government located in Cook County, Illinois

By: _____

Name: Wally Bobkiewicz

Its: City Manager

Approved as to form:

W. Grant Farrar
Corporation Counsel

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, LAWRENCE M. GRITTON, a Notary Public in and for said county, DO HEREBY CERTIFY that M. HARRIS SMITH, President of HARRIS MANAGEMENT, LTD, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the use and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of May, 2011.

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
Lawrence M Gritton
Notary Public, State of Illinois
Commission Expires 2/19/2012

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, LAWRENCE M. GRITTON, a Notary Public in and for said county, DO HEREBY CERTIFY that Robert Bruno, President of NORWOL CORPORATION, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act for the use and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of May, 2011.

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
Lawrence M Gritton
Notary Public, State of Illinois
Commission Expires 2/19/2012

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Susanne Hall, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Wally Bobkiewicz, City Manager of the City of Evanston, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such City Manager, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes there set forth.

GIVEN under my hand and official seal, this 25 day of May, 2011.

Susanne Hall
Notary Public

My Commission Expires: 10/18/14

OFFICIAL SEAL
SUSANNE A HALL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/18/14

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 19, inclusive, in Evanston Homes Resubdivision, being a resubdivision of Evanston Homes Subdivision, being a subdivision of that part of the Southwest Quarter of Section 7, Township 41 North, Range 14 east of the Third Principal Meridian, in Cook County, Illinois.

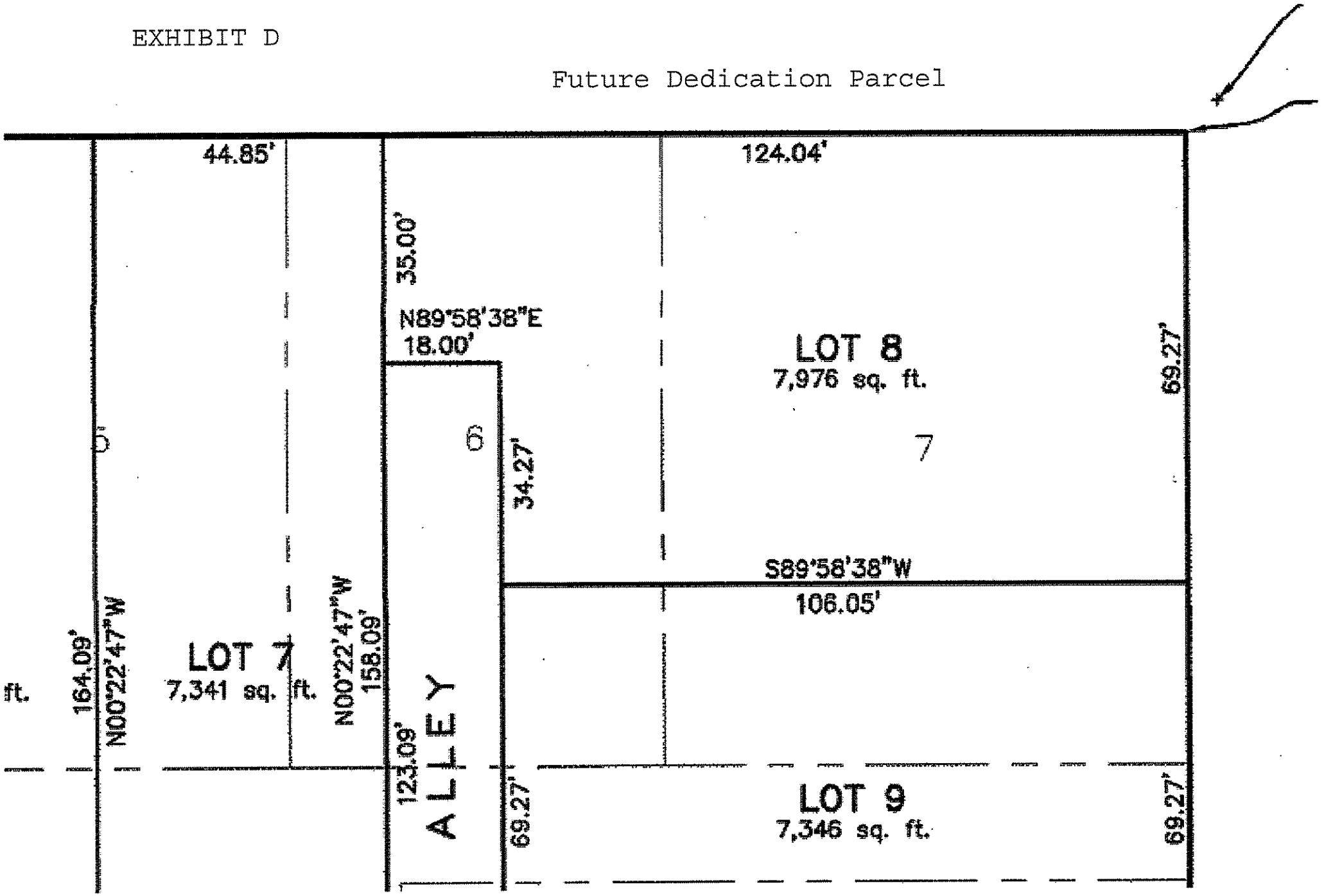
Common Address: Block bound by Lincoln Street, Orrington Avenue, Colfax Street and Sherman Avenue

PINs: 11-07-110-015-0000
11-07-110-016-0000
11-07-110-017-0000
11-07-110-018-0000
11-07-110-019-0000
11-07-110-020-0000
11-07-110-021-0000
11-07-110-022-0000
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11-07-110-031-0000
11-07-110-032-0000
11-07-110-033-0000
11-07-110-034-0000
11-07-110-035-0000

EXHIBIT D

FUTURE DEDICATION PARCEL

EXHIBIT D


Future Dedication Parcel
44.85'
124.04'
35.00'
N89°58'38"E
18.00'
LOT 8
7,976 sq. ft.
69.27'
6
7
34.27'
S89°58'38"W
106.05'
ft.
164.09'
N00°22'47"W
LOT 7
7,341 sq. ft.
N00°22'47"W
158.09'
123.09'
ALLEY
69.27'
LOT 9
7,346 sq. ft.
69.27'

APPROVED

MEETING MINUTES EXCERPT
EVANSTON PRESERVATION COMMISSION

Tuesday, May 14, 2019
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2800
7:00 P.M.

Members Present:	Robert Bady, Julie Hacker, Ken Itle, Suzi Reinhold, Mark Simon, Diane Williams and Karl Vogel
Members Absent:	Elliott Dudnik, Jamie Morris, Sally Riessen Hunt and Tim Schmitt
Staff Present:	Scott Mangum, Planning & Zoning Manager
Presiding Member:	Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

Chair Simon called the meeting to order at: 708 pm with a quorum of seven Commissioners present.

3. NEW BUSINESS

F. 2390 Orrington Ave. (NEHD) - Joseph Balistreri, applicant. Construction of a single family residence with attached 2-car garage. Applicable standards: [Construction: 1-14 and 16]

Joseph Balistreri presented the application as follows:

- Proposed 2-story 5 bedroom single family home with attached garage.
- Proposed materials are cedar siding, brick clad wood windows, brick chimney, Andersen E- Series aluminum clad windows, aluminum gutters, wood soffits and wood trim
- Nels Johnson Arborist proposes saving one oak tree, cut the one oak tree not rooted, installing protection fencing, pruning roots, and add chemicals to strengthen the roots, fertilizing the soil and pruning hazardous limbs.
- Three 7-8” oaks could be planted, also plant more than 125% of the caliper of the trees and make up for that tree to be lost.

Commissioner Williams asked for material samples for a very important corner of this development.

Public Comments

Ald. Judy Fiske, one of the authors of the Northeast Historic District 20 years ago said the following:

- When plan for subdivision of Kendall College property came to the Preservation Commission, one of the standards asked to review in approving of the plat of subdivision was section 2-8-12 d. preserve and protect the critical features of the streetscape associated with the landmark or area, property, structure, site, or object in the district. That includes the trees. So when the Preservation Commission approved that. It came forward to the Council, and Council approved it as well, based on the same standards.
- The trees are entirely relevant to this discussion. When creating a historic district, not only setbacks or the architecture, but the streetscape, the critical features, the landscaping, the whole feeling and character of the district are taken into consideration.
- Asked the Commission to consider these 200-300 years old oak trees. They are important to the streetscape, climate, health, to the joy of living in this area.
- There is no way that one of those trees that's at the group of two is going to come down and that the other one won't be affected.
- This corner stands out and it's incredibly important to the historic district, and asked the Commission to take some time to think about that.

Nancy Bradt, Julie Dorfman, Camille Blachowicz of 806 Colfax St. Michael Wasielewski of 2380 Orrington Av., Allison Sloan, Barbara Janes of 802 Colfax St., Ted Sykes, and Richard Buchanan of 723 Lincoln St. spoke to save the trees and made the following comments:

- Trees that are fenced, failed 3-4 years because construction. 16' radius of protection fence must be strictly enforced.
- City Council committed to the Climate Action and Resilience Plan. 200-300 year old oak trees cannot be replaced.
- The Nels Johnson report says that in order to retain the health of the other trees they would have to retain the stump of the tree torn down.
- Looking at the character of Lincoln St. and the neighborhood, is a showcase of Evanston, and preserving it is important for this and future generations. Looking at all the houses built on Orrington Av., there is a uniform setback.
- Concern was expressed about the setback for the proposed house and its substantial massing.
- Illinois' ecosystem is called an oak savanna, and Oaks are the backbone of that ecosystem. The oak trees currently are only 17 percent of the oak ecosystem of what originally was.
- If the existing tree is a 32 inch diameter Burr Oak, the National Tree Benefit Calculator says that it's soaking up approximately 5,248 gallons of storm water runoff every year and it's absorbing about 1,565 pounds of carbon dioxide, and big shade tree lowers the heat effect index about 10-15 degrees underneath.
- Concern about the mass of the proposed house and the impact it would have on the century old oak trees on the lot.

- The Preservation Ordinance Section 2-8-9 (B) 9. Walls of continuity states:…"landscape masses shall 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." That says those trees need to be saved.
- The 200-300 year old trees; they are the ambiance of the neighborhood. Replacing them with 7 or 8 inch trees is not going to spruce up the neighborhood. Trees die when they lose 40 percent of their root mass. One should not be a foundation closer than 25 foot to a tree, ideally more than 50 feet away.
- The number of trees lost through storm damage and disease is staggering. The canopy is much less than 13 years ago. It would be a shame to lose two more trees. A development should be done carefully without destroying the healthy trees.

Commissions Findings

Commissioner Itle made the following comments:

- The project maximizes bulk, volume and mass.
- Street facades have many types of windows at random.
- Treatment of front entrance on Orrington Av. with an open deck and no covered porch is awkward, but on Lincoln St. is a roofed porch that should have been on the Orrington side. The Lincoln street side almost reads more as the front entrance.
- The proposed house design does not fit the character of the rest of the development where they were very traditional about providing a front entrance with a covered porch.

Commissioner Reinhold made the following comments:

- The Commission needs to see more context of what is going on with the adjacent homes. That information is needed to find out how the standards apply with the heights and proportions and the rhythms of the existing houses.
- Applicant should come back with the streetscape on Lincoln St. and Orrington Av., and provide more documentation on what the Commission is comparing the proposed house to, for the compatibility, height, rhythm and scale.
- There are questions regarding standards 9 and 12 (walls of continuity and original qualities) The fact that the neighborhood has made significant efforts to preserve these trees with past development, that does somehow say that this is a characteristic of this specific lot.

Chair Simon said that the Commission should provide the applicant with guidance.

Commissioner Itle referred to the following standards:

- #3 Windows: a broad mixture of windows, and different groups of windows. It's kind of a little bit of everything without any apparent reason to how things are distributed.

- # 4Rhythm of solids to voids: the corner octagonal piece needs further study. That would be quite an expanse of glass compared to the rest of the neighborhood.
- # 6 Rhythm of entrance porches: not compatible with the neighborhood.
- # 7 Relationship to materials and texture: how this particular brick and cedar siding look relative to the environment.
- # 9 and # 10 Landscaping: Walls of continuity and scale. The house is too big for the lot, and the important historic or mature trees that are on the lot; is it really appropriate to maximize the zoning footprint and build to the maximum (2,393 square feet and the proposed is 2,392 square feet).

Chair Simon noted that the City and the developer negotiated the plat of subdivision, and it does say trees on private property will be preserved to the extent feasible. The City didn't think or wasn't able to get any restriction.

Scott Mangum said there is a resolution that approved the subdivision of the property and as part of the resolution there is the tree preservation plan; it had three different denotations for trees: existing trees to be removed, existing trees to remain and existing on-site trees to remain if possible.

Chair Simon said there seems to be questions about what the Commission's authority is. The arborist seems to say that the tree closer to Lincoln St. will be lost. The applicant in his presentation was speaking as if it would be preserved, which obviously is a goal. To him it is a realistic goal to try to improve the protection of that tree, and do everything possible to protect that tree. The siting of the house is such that, it can't be moved anywhere. Even if the footprint was shrunk a little and it was moved back, it still would be 10-12 feet from the house. What clearly the Commission does not have authority to do is to deprive the applicant of the right to build a house on the property.

Chair Simon said he would be in favor of allowing the applicant to further develop the steps to preserve the tree that is closer to the street. The house could be moved and shrunk a little. However, the house is right against the rear setback already.

Commissioner Itle said the two trees in the middle are at grave risk, no matter what gets build on the site. It is a matter of what is the solution architecturally that is compatible with the neighborhood that at least maximizes the odds that the trees can survive.

Joe Balistreri said the 53 inch oak at the end of the alleys, is less than 12 feet from the other house they built, and it is still standing.

Chair Simon said the consensus in the Commission is that consideration should be given to changes to the house itself. He asked if the applicant has enough guidance to go back and reconsider those issues such as the façade of the house, entrance way and windows.

Commissioner Hacker asked for clarification of the drawings (needed to see the house in relation to the houses next to it). In the photo the house appears really massive, if its mass could be minimized and move it away at least from the closest tree. The Commission has seen street facades with the other houses, and the heights, and being able to compare things.

Commissioner Reinhold said that Carlos Ruiz could work with the applicant. It is a matter of information, how pulling the heights across and documenting that. Carlos Ruiz could provide examples of other applicants that have shown that information

Chair Simon asked the applicant to bring actual samples of the brick and the other materials, better drawings as to the depictions of the placement (vis-a-vis) like the houses on Lincoln. Commissioner Reinhold asked for an elevation comparison with heights, the front façade solids and voids (windows and proportions).

Commissioner Simon said that the presentation did not include what they would do to preserve the trees. J. Balistreri said that the plan that they passed with Evanston calls for a six foot minimum protection with aluminum fence and a silk fence on the inside (copies available).

Chair Simon said he would prefer consulting with the City's experts rather than making the Commission come up with its own determination as to the trees protection.

Scott Mangum said that there is a tree protection ordinance that was referenced earlier, that requires a tree protection plan for the construction that would be required. If there is tree removal there is calculations for replacement of the caliper of these trees, at least 125% of what would be replaced. These are ordinance restrictions that work outside the preservation authority.

Chair Simon said the Commission lacks the expertise i.e. what would be adequate to save the one tree? Scott Mangum said that it is outside of his expertise. The Public Works Agency arborist regulates that part of the ordinance. The Commission could consult with them and get more information about what type of plan would be submitted to them for review. Chair Simon said the Commission could report to Ald. Fiske at least on the steps being taken.

Commissioner Itle said the applicant should ask Nels Johnson what is the appropriate setback needed from the northern most tree to be highly confident that it survives the construction. Say to Nels Johnson, we want to save this tree, how much can we build.

Chair Simon said there is a gray area about where the Commission's purview to approve things stops. It will be taken into account steps that the applicant took to try to strengthen the preservation of the trees.

Joe Balistreri said they would happy to come back with the suggested changes, The City of Evanston arborist is clear that it is impossible to save both trees. They are trying to find a suitable solution by maintaining one of the trees and keep it if possible.

Ald. Fiske said there is language on the subdivision that indicates that the Commission should be thinking about the trees and she would like that to be really clarified. As the City staff is having this discussion, she would be happy to participate in it. It was the City's expectation that every step would be taken to preserve the trees, and that's reflected in the documents that were in the resolution that was finally approved. It did not anticipate in taking something down in order to build as big a house as possible.

Commissioner Williams made a motion to continue the application for 2390 Orrington Av. until the June 11, 2019 Commission meeting, seconded by Commissioner Itle. The motion passed. Vote: 7 ayes, 0 nays.

7. ADJOURNMENT

Commissioner Williams made a motion to adjourn the meeting at 9:38 pm, seconded by Commissioner Bady. The motion passed. Vote: 7 ayes, 0 nays.

Respectfully submitted:

Carlos D. Ruiz
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, June 11, 2019 at 7:00 P.M. (Subject to change)

APPROVED

MINUTES EXCERPT
EVANSTON PRESERVATION COMMISSION
Tuesday, **November 12**, 2019, **7:00 P.M.**
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

Members Present: Elliott Dudnik, Julie Hacker, Sally Riessen Hunt, Ken Itle, Mark Simon, Aleca Sullivan, and Karl Vogel

Members Absent: Robert Bady, Jamie Morris, Suzi Reinhold, and Tim Schmitt

Staff Present: Scott Mangum, Planning & Zoning Manager
Carlos Ruiz, Preservation Coordinator

Presiding Member: Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

3. NEW BUSINESS

A. 2390 ORRINGTON AVE. CASE # 18PRES-0147 – Joseph Balistreri applies for a Certificate of Appropriateness for the Construction of a single family residence with attached 2-car garage. Visible from Orrington Ave. and Lincoln St. Applicable standards: [Construction: 1-14, and 16] **[Previously reviewed 5/14, and continued to 6/11, and 7/9]**

Joseph Balistreri presented the application for building a single family house at 2390 Orrington Ave. Based on the previous Commission's recommendation; they revised the plans accordingly as follows:

- Reduced the size of the Prairie style house
- Reduced the window sizes and window style discrepancies
- Soften the color red of the cedar lap siding
- The footprint was reduced to accommodate de covered front porch
- Materials: brick on the first floor, lap cedar siding on the second floor
- Clad wood Prairie style casement windows
- 30-year architectural fiber glass roof shingles

Joseph Balistreri showed samples of the building materials. He also discussed the tree arborist report and how far back that old Kendall College foundation went into the lot, where the root system dies. The recommendation to save one of the trees is to cut one of them down, installing a tree protection fencing around the saved tree, and protecting

the root system. The survey shows where the old foundation of Kendall College is. The 2011 subdivision agreement reads saving certain trees 'if possible.'

Commissioner Itle asked about the proposed setbacks. J Balistreri said 15' to the north; 24' front of the porch (east); and 5' on the south side.

Public Comment:

- Leslie Shad of Natural Habitat Evanston asked the Commission to deny the COA. The 55" 330-year old Bur Oak is not in good shape. Cutting the one tree will cause the other tree to die.
- Andrew Yun of lot 13 expressed concerns with the workmanship of the developer, and the impact of the construction on the trees.
- Ada Yun of 708 Lincoln St. said that the arborist's report noted that the Bur Oak on the north is healthy, as well as the south Bur Oak. The new foundation will have a major impact on the south Bur Oak. Trees on private properties should be preserved in historic districts and the COA should be denied based on the standards. She had concerns about the proposed dark colors of the house and the fencing.
- Michael Wasielewski of 2380 Orrington said that the trees will be impacted and the look of Lincoln Ave. The proposed materials are too similar to the dark brick color. The Commission had asked the diversity with the types and styles in regard of exterior elevations. The other houses on Orrington have a front yard setback of 28.5'
- Camille Blachowicz of 806 Colfax said that Evanston is an important stop in the migratory bird flyway and the Oak trees are important markers for the birds. Also, ornithological tourism brings revenue to Evanston. And non-one of the heritage trees policies of surrounding communities would allow the removal old these trees.
- Ald. Fiske said that she is one of the authors of the Northeast East Evanston historic district nomination, both the National Register and the City of Evanston. Ald. Fiske said this is the prime site for the block, and the Oak trees are a historic part of the property. Historic districts always consider streetscape and landscape masses, and the general context and character of a district, reason why the Oak trees are important. When Kendall College was there, the tree roots stopped at the foundation. The hope was that a building could be built before the roots could migrate.

  Ald. Fiske said that this location gives the opportunity to design a really "cool" house, and not quite as large as the other houses on the block. What it is proposed is too big for the site. Because there is a concern throughout the City of Evanston about of the loss of too many trees on private property, City Council is moving forward to amend the Tree Ordinance to identify heritage trees. As proposed, one of trees would go and the tree that shares the root system will probably go as well. She asked to allow the developer to build something that is consistent with the intent of the Historic Preservation Ordinance, and also with

the intent of the community's will. She urged the Commission to work with the developer creatively.

Hugh DuBose, City Attorney, said that as part of the subdivision, the City entered into a tree preservation plan with the developer, an attachment to Resolution13-R-11, contains a site map, coded in red (existing trees to be removed); green (existing tree to remain); and grey (existing tree to remain if possible). City Council added an amendment to the Ordinance, specifying the tree on the ally to be saved. This was adopted on March 28, 2011. Contemporaneously, a Tree Preservation Ordinance was adopted. He noted that this is not part of the Preservation Commission jurisdiction. The Tree Ordinance sets out the rules and regulations for which trees in Evanston, more or less, can be removed in certain situations.

Hugh DuBose said that the Tree Preservation Ordinance is not part of the Preservation Commission jurisdiction. While Ald. Fiske mentioned that there is work going on with the Tree Preservation Ordinance; it has not been discussed whether it is going to be part of the Preservation jurisdiction. H. DuBose said that we cannot rule on legislation that has not been passed. Regarding the standard for review of construction #9, about walls of continuity, there is not a great deal of case law regarding standard #9.

Chair Simon asked if [Resolution 13-R-11] said to save the Oak trees if feasible. H. DuBose said the 3 trees on lot 8 are to be saved if possible, and the one tree on the northeast corner, inside of the sidewalk, is marked to remain if possible. All of the trees in the public right of way are trees that will remain. The trees at the alley, one is to remain and one to be removed. Chair Simon asked if are there steps to be taken to save a tree if feasible. H. DuBose said, no. Chair Simon said the Tree Preservation Ordinance does not prevent removal of trees on private property, but it might require somebody for certain steps to be taken. H. DuBose said the Preservation Tree Ordinance does not prevent from trees to be removed, but need to be replaced with a make-up of the same diameter of caliper. There is a process for that and it is with the Public Works Department. This is where our laws sit today.

Chair Simon asked J. Balistreri where were they in the process of protecting the Oak trees. J. Balistreri said:

- They are preserving 3 out of the 4 existing trees with 120% of the caliper
- The City's arborist provided a list of species of trees the City prefers for planting
- The City arborist has received the action plan for the trees and the Nels Johnson's (tree expert) letter

Hugh DuBose said that before the developer takes any action, a permit is required under City code 7-8-3.

Commissioner Hacker asked if the design of the house could be modified. J. Balistreri said that if the roots extend too far into the lot, there is nothing really feasible to be built without losing too much money on it. They would have re-platted the subdivision if they have known the trees could not be removed. They platted the subdivision as is so they

could have some return on their investment.

Commissioners' comments/questions:

- Dudnik: if they maintain the 16' protection radius from the tree, the kitchen is out
- Sullivan: move back the setback on Lincoln St. to be more in line with the streetscape on Lincoln St.
- Itle: the developer is maximizing the size and footprint of the house, and saving the trees is an afterthought. The trees are an important landscape feature, defining the wall of the street along Lincoln St. He could not see approving the design, given standard #9.
- Dudnik: asked about the health of the existing trees. Leslie Shad said that the tree on the alley is not doing well. The Red Oak tree at the corner is healthy
- Dudnik: suggested switching the front yard to Lincoln St. Carlos Ruiz said that Zoning assigns the narrower width of a lot as the front yard [facing Orrington].
- Chair Simon: the 70% probability to save the trees is by not building a house, which is beyond what the Commission could do since the City agreed in 2011 that a house could be built.
- Vogel: could some kind of a variance or incentive be given to the developer if he keeps all the trees.
- Itle: would like to see a version where setbacks around the trees are maximized, even if there is a zoning variance required for building something to the southwest corner of the lot.
- Chair Simon: asked about zoning variations. Scott Mangum said that minor variations are decided by the Zoning Administrator and appealable to the Zoning Board of Appeals. Major variations are decided by the Zoning Board of Appeals. Both will require a notice. Joseph Balistreri said a zoning variance would not be fair to them financially. If they knew this was the issue, they would have re-platted the property and maximized the other lots. They need to build the house or if the City is interested in buying the lot.
- Dudnik: asked if the applicant has any interest in going back and look at alternatives. J Balistreri said, yes. They came back with a revised design as requested back in May 2019.
- Chair Simon: asked if the house is smaller than before. J. Balistreri said yes, the main floor is 1,736 S.F. and the second floor is 1,918 S.F.
- Sullivan: asked if the house is smaller by making the covered porch part of the house, but now it is just a covered porch. J. Balistreri said that it was an uncovered porch. Now the 110 S.F. covered porch counts in the setback. Consequently, the house is 110 S.F. smaller.
- Dudnik: the developer did not explore the alternative to switching the front yard to Lincoln St.
- Chair Simon: by continuing the application by one meeting, and going through the whole Zoning process, is not going to do anything. It would be a different design that will require Zoning approval and several months of work.
- Scott Mangum: under the Commission's rules, the application can be continued twice without a presentation, before re-noticing be required. Under the Preservation Ordinance there is a 45-day requirement that the Commission

review the application to approve or deny the application without the applicant asking for a continuance.

- Chair Simon: the Commission will continue the application if the applicant so desires, or the Commission could vote tonight, it is up to the applicant.
- Itle: at the applicant's request said that the Commission is looking for a design that protects the 3 large trees on the lot, with a reasonable expectation that the trees will survive the construction process; with whatever setback from those trees would be required to achieve that. Then design the house at the applicant's will with that in mind. If a Zoning variance is needed to make up for the fact that the setback is larger than required on Lincoln St., then submit the design and the Commission will react to it.
- Carlos Ruiz: at the applicant's request about the process, said that if the Commission were to deny the COA, the applicant has 30 days from the date of the denial to appeal that decision to City Council.

Joseph Balistreri agreed to continue the item for consultation with their legal counsel. Commissioner Dudnik made a motion to continue the case of 2390 Orrington Av. until the meeting of December 10, 2019, seconded by Commissioner Riessen Hunt. The motion passed. Vote: 7 ayes, 0 nays.

7. ADJOURNMENT

Commissioner Dudnik made a motion to adjourn the meeting at 11:30 pm on Tuesday, November 12, 2019, seconded by Commissioner Itle. The motion passed. Vote: 6 ayes, 0 nays.

Next Meeting: TUESDAY, December 10, 2019 at 7:00 P.M. (Subject to change)

Respectfully submitted:

Carlos D. Ruiz
Senior Planner/Preservation Coordinator.

APPROVED

MINUTES EXCERPT
EVANSTON PRESERVATION COMMISSION
Tuesday, **January 14**, 2020, **7:00 P.M.**
Morton Civic Center, 2100 Ridge Avenue
Room 2800 James C. Lytle Council Chambers

Members Present:	Beth Bodan, Elliott Dudnik, Julie Hacker, Ken Itle, Jamie Morris, Suzi Reinhold, Mark Simon, Tim Schmitt, and Aleca Sullivan
Members Absent:	Robert Bady
Staff Present:	Scott Mangum, Planning & Zoning Manager Carlos Ruiz, Preservation Coordinator
Presiding Member:	Mark Simon, Chair

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD BUSINESS

B. 2390 ORRINGTON AVE. App # 18PRES-0147 – Joseph Balistreri applies for a Certificate of Appropriateness for the Construction of a single family residence with attached 2-car garage. Visible from Orrington Ave. and Lincoln St. Applicable standards: [Construction: 1-14, and 16] **[Previously reviewed 5/14, and continued to 6/11, 7/9, 11/12/2019] Continued from 12/10/2019 without discussion**

Joseph Balistreri presented the application as follows:

- The proposed 2-story single family home with attached garage is Zoning compliant (lot coverage and setbacks)
- The house is custom designed in the Prairie style.
- The house size was reduced twice. The height is the same or less than of the surrounding houses (2350 Orrington Ave. is a smaller lot with a larger house)
- The proposed lot coverage is 29% where 30% is allowed
- The 2011 tree protection plan resolution 13-R-11 calls for three trees on the lot to remain if possible, two trees were to keep, and save the tree in the alley
- A third party arborist, Nels Johnson, prepared a report to save at least one of the trees by not to root the tree, trim dead branches, and build a protective fence around

it. The roots of the one tree likely extend all the way to the old Kendall College foundation. The Nels Johnson's report says what tree would be possible to keep

- They have complied with the Preservation Commission's standards in terms of zoning, architectural style, size, lot coverage, and materials. They are saving two of three trees. They voluntarily will transplant new trees 6 to 10-inch in caliper to the City's arborist preference

Discussion:

- Commissioner Sullivan asked about cutting one of the trees and keeping the one stump. J. Balistreri said that the tree stump will remain and will not be rooted
- Hugh DuBose, Assistant City Attorney, said that he looked into the Preservation Ordinance and how trees fit into the standards the Commission can review. At the previous meeting, people pointed out to walls of continuity in section 2-8-9 (B) 9 of the Ordinance, the only section that mentions any kind of landscape masses. As written: "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 Ordinance defines structures as anything man-made; it does not refer to anything that is naturally growing. The current way the preservation code is written does not include trees, as something for the Commission to consider as part of standards 2-8-9 (B)
- Chair Simon said that the tree ordinance restricts cutting down trees on lots of over two acres. He asked if there is a proposed law that is not in effect, that would change that. H. DuBose said the tree ordinance does apply to the new house because the original planned development is over two acres. Trees are important in Evanston; there is legislation that is being worked on by City staff. The Commission's toolbox is what is currently in the Ordinance; it may be supplemented in a later date to introduce trees
- Commissioner Hacker asked if the tree ordinance being worked on includes smaller lots. H. DuBose said, yes
- Chair Simon said that the Commission gave an official statement for the City Council, supporting the re-examination of the tree ordinance. H. Dubose said the new tree ordinance incorporates heritage trees.
- Commissioner Dudnik asked if there is a location for replanting trees. H. DuBose said he believed that Paul D'Agostino (City's Environmental Services Bureau Chief) has a list of sites for trees to be planted. J. Balistreri said they are complying with the tree ordinance by planting more substantial trees.

Public Comment:

- Jean SmilingCoyote said the problem is the political-economic power structure and the actions of people in both sectors to preserve the trees. She said she had plans for a small house on the lot
- Ted Sykes of 714 Lincoln St. said that the City planted the trees in the area. There is nothing more that defines the character of a neighborhood than old-growth trees. He

strongly opposed cutting down a 300-year old tree. A smaller footprint for the new house would be more acceptable for the neighborhood

- Ada Yung said the old trees are irreplaceable. The developer was supposed to come back with a smaller plan, but nothing has changed. It is possible to keep the trees
- Leslie Shad said that in addition to landscape masses, which protect the trees, there is an agreement with the City to keep the trees. The tree to remain is in poor condition. The developer has not adjusted the footprint for the new house for the two trees to remain
- Nancy Wasielewski, of 2380 Orrington, said each house was supposed to have a distinctive style and color of brick, and have some kind of rhythm. She was concerned with the proposed bright red color for the house
- Ald. Fiske said that she is one of the five authors of the local and federal historic district (Northeast Evanston). The history of this location before anything was built was the trees. This is in the middle of an ancient Oak forest, that this neighborhood and historic district emerged. Including the importance of the streetscape, and the contribution that these trees make. One can still see the vestiges of the Oak trees forest and they are important. When considering the subdivision, there were no houses. The most valuable lot was this corner lot. Maybe it was a mistake of the City Council and her not to insist that this lot be developed first to protect the trees. There was not one instance in conversations with the developer that those trees should not be saved. She believes that landscape masses include trees and that these trees are extremely important and should be protected. She said that there could be a smaller house on the site. Also, the City Council is in support of a tree ordinance that is in the works.

Commission's discussion:

- Commissioner Hacker said regarding landscape masses if trees are all in a row and make a strong wall; that perhaps could be interpreted as a landscape mass. In terms of the design sense and walls of continuity, these trees do not comprise that
- Commissioner Sullivan referred to the Preservation Ordinance statement of purpose: 'safeguarding the City's historic and cultural heritage as embodied and reflected in such district, sites, building structures and objects determined for designation…" She asked about 'sites.' H. DuBose said that the code section 2-8-9 (B) 9. Walls of continuity includes 'structures,' which is defined as to be something that is constructed or erected. Trees do not meet that definition.
- Commissioner Sullivan referred to standard 5 (rhythm and spacing of structures on the streets…) shall be visually compatible with the property, structures, sites, public ways, objects and places to which is visually related. She noted that this structure is going up in a neighborhood and it is visually related to significant things in the neighborhood. Also, standard 11 (directional expression of facades) with the corner lot, the primary façade is in line with Orrington, and the secondary façade is on Lincoln, perhaps by keeping the rhythm of facades on Lincoln, it will give the trees more space
- Commissioner Dudnik said that standard 9 is associated with the notion of forming cohesive walls of enclosure, he was not sure if the two trees are part of a continuous wall. The long and narrow lots to maximizing the number of lots are a consequence

of the subdivision. Regarding the comment from a citizen about color, he said that the Commission does not have purview on color

- Commissioner Hacker agreed with Commissioner Dudnik. She asked how narrow a new house would have to be to save the trees
- Chair Simon said that City Council passed a specific subdivision plat with specific provisions on trees, and simultaneously passed an ordinance that exempts out all lots under two acres. He thought that that balance needs to be changed because of the City's environmental awareness. In the future, there should be an ordinance that potentially restricts trees from being torn down, and the City Council will decide certain intrusions that might be merited on private landowners who want to cut down large trees. For heritage trees, there is a procedure in place like landmarking buildings. The City Council should pass an ordinance that has safeguards that are not available today. It is necessary to protect the mission of the Commission so that private rights are not taken away
- Commissioner Bodan referred to standard 5 (the rhythm of spacing and structures on streets) and said that she did not feel the proposed design adheres to standard 5, nor it adheres to the pattern of houses on Orrington Ave. and Lincoln St.
- Commissioner Dudnik said that the discussion was focused on trees, but the Commission has to look at all the standards. The Commission has seen with other applications two-dimensional representations of a block with houses and was able to discuss the heights, facades, and the rhythm of the openings, etc. Regarding the application, except for two renderings barely showing Orrington Ave. and Lincoln St. he would not be able to discuss standards 1-6, 8, 10 and 11. With other applications, the Commission may be seeing adjoining houses down the block and around the corner. He asked what the relationship of those elements with this house is, which is a separate discussion from the trees. J. Balistreri said they comply with the setback requirements on Orrington Ave. They were asked to do a panned out version from Orrington to see the relation of the houses, the height, and depths. The spacing between those houses and the height of those houses is within inches and the spacing is the same setback that is required with the other houses. Same with the front yard and side yard on Orrington Ave. Same with Lincoln St. There is a mandatory setback from the alley, and the depth is the same setback that was required to the house right of the alley
- Commissioner Dudnik said he does not see a site plan of the entire site. Nor a drawing showing the adjoining lots in plan with buildings on them
- Regarding Commissioner Dudnik's previous comment, Commissioner Hacker said that each house is of a different style, and there is no consistent context
- Commissioner Dudnik said that for the other houses (with a previous developer) when evaluating two or three houses at a time, the Commission was evaluating them in relation to one another
- Chair Simon said that one can see the context by walking by the site and might be not necessary to ask for more drawings to show the context
- Commissioner Reinhold said that, back on May 14, 2019, there was discussion and comments about the scale of the house and why it was maximized to the building line. Based on standard 10, she thought that no effort was given to try to work with the scale and modify it to address the objects and the site and the character of the

district. The house is the same scale, it still is the maximum building lot. This property is visually related to its site, which has objects and items that are on that site that it has to work with within. She did not have any issues with the design, but the scale of the house is too big for that site, and no effort was made to change the scale or work with the site

Commission's Findings:
Commissioner Itle made a motion to issue a COA for the new construction house at 2390 Orrington Ave. Standards for construction 1-14, and 16 apply, seconded by Commissioner Dudnik. The motion failed. Vote: 2 ayes (Commissioner Itle and Chair Simon) and 7 nays.

Commissioner Reinhold said that standard 10 was a problem and it was stated previously on multiple occasions. Commissioner Bodan concurred with Commissioner Reinhold, she said that for standard 5, a corner lot requires such unique consideration for two views; the proposed house did not meet those standards. Commissioner Sullivan agreed that standards 5 and 10 were not met; she said standard 11 was not met because it is a corner lot. Commissioner Dudnik said standard 10 was problematic (it recognizes the size of the lot) he was bothered by the scale and massing of the structure, and how it was handled in terms of how it turns the corner.

7. ADJOURNMENT

Commissioner Itle made a motion to adjourn the meeting at 10 pm, on January 14, 2020, seconded by Commissioner Reinhold. The motion passed. Vote: 9 ayes, 0 nays

Respectfully submitted,

Carlos D. Ruiz
Senior Planner/Preservation Coordinator

Next Meeting: TUESDAY, February 11, 2020, at 7:00 P.M. (Subject to change)

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

2390 Orrington Comments for March 9 Historic Preservation Commission

2 messages

Ada Yung <adayung@hotmail.com> Mon, Mar 1, 2021 at 4:53 PM
To: csterling@cityofevanston.org

To Ms. Sterling - the City Planner,

Please share the following comments to the Historic Preservation Commission regarding 2390 Orrington Ave. Case #21PRES-0022.

I live at 708 Lincoln St., next to the 2390 Orrington Ave lot. I have reviewed the new submission by the developers and object to the proposed house as planned.

When the 2390 Orrington house's plans were originally submitted in 2019, the Historic Preservation Commission had denied the application due to the size of the house among other factors. The new design now has a larger footprint (main floor is 1,829 SF vs. the original 2019 plan of 1,736 SF) and intrudes closer to the two oak trees that share a root system on Lincoln St. The developer's own tree expert, Nels Johnson, had stated that those two trees are healthy, and the proposed construction and digging of the new foundation will have "major impacts of the health and structural stability of the trees." The footprint of the house is too big not only to preserve the historic trees but also for the size of the lot.

I would request that the Members of the Council to please deny their Certificate of Appropriateness.

Thanks.

- Ada Yung
708 Lincoln St.
Evanston, IL 60201

Cade Sterling <csterling@cityofevanston.org> Tue, Mar 2, 2021 at 9:20 AM
To: Ada Yung <adayung@hotmail.com>

Thank you Ada,

I will include these comments in the packet of materials for the upcoming meeting. I appreciate your interest in this matter and am happy to answer any further questions you may have.

Take care,

Cade W. Sterling
City Planner
City of Evanston
847-448-8231



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140/1 et. seq.

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City of Evanston

Cade Sterling <csterling@cityofevanston.org>

2390 Orrington hearing

2 messages

David Cella <d-cella@northwestern.edu> Mon, Mar 1, 2021 at 10:25 PM
To: "csterling@cityofevanston.org" <csterling@cityofevanston.org>
Cc: Kimberly A Webster <k-webster@northwestern.edu>

2390 Orrington hearing

Dear Mr. Sterling:

We live at 2360 Orrington, three doors south of the 2390 lot at the corner of Lincoln and Orrington. We respectfully request that the City Council deny the certificate of appropriateness for the proposed construction.

When the 2390 Orrington house plans were first submitted in 2019, the Historic Preservation Commission denied the application due to the size of the house and other factors. Therefore, we are perplexed that the new plans have an even larger footprint (ground floor of 1,829 SF vs. the original 2019 plan of 1,736 SF). Importantly, the plan intrudes even closer to the two oak trees that share a root system on Lincoln St. The developer's own tree expert, Nels Johnson, had stated that those two trees are healthy, and the proposed construction and digging of the new foundation will have "major impacts of the health and structural stability of the trees." The footprint of the house is too big not only to preserve the historic trees but also for the size of the lot. Surely, a smaller house will satisfy our concerns if only the developer will comply.

We therefore request that the Members of the Council to please deny their Certificate of Appropriateness and advise the builder to submit a more size-appropriate plan.

David Cella and Kimberly Webster

2360 Orrington Avenue

David Cella, PhD

Ralph Seal Paffenbarger Professor and Chair

Department of Medical Social Sciences

Northwestern University Feinberg School of Medicine

625 N. Michigan Avenue – 21st Floor

Chicago, IL 60611

https://www.mss.northwestern.edu/

https://www.healthmeasures.net/

Cade Sterling <csterling@cityofevanston.org> Tue, Mar 2, 2021 at 9:18 AM
To: David Cella <d-cella@northwestern.edu>
Cc: Kimberly A Webster <k-webster@northwestern.edu>

Thank you David and Kimberly,

I will include these comments in the upcoming documentation for review by Commissioners. I appreciate your interest in this case. If you have any further questions for me, please let me know.

Take care,

Cade W. Sterling
City Planner
City of Evanston
847-448-8231



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Donate to the Evanston Community Rapid Response Fund at cityofevanston.org/EvanstonCares

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[Quoted text hidden]

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

2390 Orrington

2 messages

Leslie Shad <leslieashad@gmail.com> Wed, Mar 3, 2021 at 3:25 PM
To: Carlos Ruiz <cruiz@cityofevanston.org>, csterling@cityofevanston.org
Cc: Michael Callahan <mcallahan@cityofevanston.org>

Dear Mr Ruiz and Mr. Sterling,
This is to submit comments on behalf of Natural Habitat Evanston and its 500 members regarding protection of the trees at 2390 Orrington. Please share this with the members of the Preservation Commission, and include it as part of the formal record. Thank you.

Please ask the **developer to propose a smaller footprint that will preserve the historic trees on this site, as agreed with the city.**

'It's deja vu all over again." So here we are back at square one on this project. The basic situation is that the developer doesn't like the terms on which the city approved its plat in 2011. The City placed a condition on this Kendall College site: two 100-150 year old oaks should be preserved 'if possible'. A third old, alley oak was designated 'to remain' (see attached). The developer might have laid out the houses to preserve these historic trees, but instead developed the houses so that at the end of the planning the last house 'wouldn't fit' without killing the trees the city asked it to protect. Along the way, the developer plopped a house onto the roots of the alley tree that it pledged unconditionally to protect, so that it too is in declining health, most likely from root damage.

In 2019, this Commission repeatedly and over many months asked the developer to come back with plans that reconfigured or reduced this house footprint, including offering thoughts about flipping the house orientation. This Commission asked the developer to preserve the trees, pursuant to the city resolution 13-R-11. But the developer never did that. It came back having adjusted for other reasons, e.g., adjusting footage to offset a decision to enclose a porch. But the changes were nominal and did not address the Commission requests on footprint or configuration. In the last meeting the Commission said no, the footprint is too big not only to preserve historic trees on the site, but also for the size of lot. This Commission voted 7-2 to deny the Certificate. The City Council upheld the decision on appeal.

Now the developer comes with an even bigger footprint for this house, which appears to position it even closer to the threatened trees. Please ask the developer to honor the 2011 restriction and return with a layout for a smaller house that will preserve the trees as the developer agreed. It is not enough to say that preserving these trees is not possible because the developer itself has laid out the last house so that the trees are inconvenient. From the drawings it appears that both of the large trees to the north of the house would be lost, either directly by the construction or when the southerly tree is killed.

I believe you know the value of trees. If we believe we must take climate action, we have to preserve our existing, mature trees. Especially oaks. Oaks are declining in our area, even though they are the top keystone species critical for biodiversity. (More info HERE and HERE Compared to younger or replacement trees, these big trees best hold our carbon, clear our air, absorb our stormwater and cool our streets. They are also inconvenient for development, and so need our special attention and protection if we are to prepare and build resilience for the climate disruptions to come. In this case, we are lucky that the city made special arrangements in 2011 to protect these trees.

Thank you for all your efforts on behalf of Evanston.
Leslie Shad

Cade Sterling <csterling@cityofevanston.org> Wed, Mar 3, 2021 at 3:41 PM
To: Leslie Shad <leslieashad@gmail.com>
Cc: Carlos Ruiz <cruiz@cityofevanston.org>, Michael Callahan <mcallahan@cityofevanston.org>

Thank you Leslie, I will include this in the documents for review by Commissioners. In the body of the text you reference an attachment. I did not find one. Please send as well if you wanted that included.

Cade W. Sterling
City Planner

City of Evanston
847-448-8231



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[Quoted text hidden]

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Fwd: Historic Tree Removal

1 message

Carlos Ruiz <cruiz@cityofevanston.org> Thu, Mar 4, 2021 at 8:44 AM
To: Cade Sterling <csterling@cityofevanston.org>

Good morning Cade. FYI.

Carlos

---------- Forwarded message ---------
From: <janefultonalt@gmail.com>
Date: Wed, Mar 3, 2021, 6:32 PM
Subject: Historic Tree Removal
To: <cruiz@cityofevanston.org>

Dear Mr Ruiz ,

This is to submit comments regarding protection of the trees at 2390 Orrington. Please share this with the members of the Preservation Commission, and include it as part of the formal record. Thank you.

Please ask the **developer to propose a smaller footprint that will preserve the historic trees on this site, as agreed with the city.**

This plat was approved on the condition that two 100-150 year old oaks should be preserved 'if possible'. A third old, alley oak was designated 'to remain'. The developer might have laid out the houses to preserve the trees, but instead comes to this last house and says there is not room for the trees. In 2019, this Commission determined the footprint is too big not only to preserve historic trees on the site, but also for the size of lot. The City Council upheld its decision. Please send the developer back again: ask it to propose a footprint that will preserve these two old oaks.

This proposed layout would kill the oaks either directly by taking them down, or through the construction and destruction of roots intertwined with the southerly tree. The city's request should mean something. The developer should address the city concerns. If anything, the city is now even more committed to preserving its trees, as its Climate Action and Resilience Plan calls for conservation of its mature trees, which are so important in the face of climate change.

Thank you for your consideration, and for all your efforts on behalf of the community.

Jane Fulton Alt
http://www.janefultonalt.com
http://instagram.com/janefultonalt

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Historic Preservation Commission item for March 9 meeting, 2390 Orrington Ave, Case #21PRES-0022

1 message

Ted & Karen <tedandkaren1@comcast.net> Wed, Mar 3, 2021 at 6:34 PM
To: csterling@cityofevanston.org
Cc: Ted & Karen <tedandkaren1@comcast.net>

To Ms. Sterling, Evanston City Planner,

Please share the following comments with the Historic Preservation Commission regarding 2390 Orrington Ave. Case #21PRES-0022.

We live at 714 Lincoln Street, one house removed from the 2390 Orrington Avenue lot. We have reviewed the new submission by the developers and object to the proposed house as planned.

When the plans for the 2390 Orrington lot were originally submitted in 2019, the Historic Preservation Commission denied the application due to the size of the house and the endangerment of 300 year-old heritage oak trees which would be lost. The new design now has a larger footprint (main floor is 1,829 SF vs. the original 2019 plan of 1,736 SF) and intrudes even closer to the two oak trees that share a root system on Lincoln St. The developer's own tree expert, Nels Johnson, stated that those two trees are healthy, and the proposed construction and digging of the new foundation will have "major impacts on the health and structural stability of the trees." The original two submissions were turned down for reasons of size and scale for the lot in this historically designated region of Evanston; this new submission is even larger. Nothing has improved; it has only gotten worse!

The Preservation Commission is charged with preserving the character of Evanston, including natural attributes of heritage, which this violates. The scope and scale of this project will destroy significant historic landmarks of the neighborhood.

We strongly object to the proposal as presented and urge the Commission to deny the Certificate of Appropriateness.

Sincerely,

Mr. Ted and Dr. Karen Sykes
714 Lincoln Street, Evanston IL

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Preserve Historic Oaks

2 messages

Roberta Buchanan <robertabuchanan@comcast.net> Thu, Mar 4, 2021 at 9:20 AM
To: Carlos Ruiz <cruiz@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>, Michael Callahan <mcallahan@cityofevanston.org>
Cc: Leslie Shad <leslieashad@gmail.com>

Dear Commission Members:

Please reject the plans submitted by the developer of the site at 2390 Orrington. The Commission has repeatedly asked the developer to return with a plan that would reconfigure or reduce the house footprint and safeguard the historic oaks at that location. Instead the developer is proposing a slightly larger footprint that appears to positions the house even closer to the oaks. The developer seems uninterested in making any accommodation in this matter and his plans should not be approved.

We have so few historic trees left in Evanston. Please preserve these three historic oaks.

Roberta Buchanan

Cade Sterling <csterling@cityofevanston.org> Thu, Mar 4, 2021 at 9:21 AM
To: Roberta Buchanan <robertabuchanan@comcast.net>
Cc: Carlos Ruiz <cruiz@cityofevanston.org>, Michael Callahan <mcallahan@cityofevanston.org>, Leslie Shad <leslieashad@gmail.com>

Roberta,

I will include your comments in the documentation provided to Commissioners. Thank you for your interest in this case. If you have any questions, please let me know.

Cade W. Sterling
City Planner
City of Evanston
847-448-8231



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City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Please choose trees

1 message

Rachel Rosner <rachelbrosner@gmail.com> Thu, Mar 4, 2021
To: cruiz@cityofevanston.org, csterling@cityofevanston.org

Carlos Ruiz, Preservation Coordinator and Cade W. Sterling, City Planner

Dear Mr Ruiz and Mr. Sterling,

This is to submit comments regarding protection of the trees at 2390 Orrington. Please share this with the members of the Preservation Commission, and include it as part of the formal record. Thank you.

Please ask the **developer to propose a smaller footprint that will preserve the historic trees on this site, as agreed with the city.**

This plat was approved on the condition that two 100-150 year old oaks should be preserved 'if possible'. A third old, alley oak was designated 'to remain'. The developer might have laid out the houses to preserve the trees, but instead comes to this last house and says there is not room for the trees. In 2019, this Commission determined the footprint is too big not only to preserve historic trees on the site, but also for the size of lot. The City Council upheld its decision. Please send the developer back again: ask it to propose a footprint that will preserve these two old oaks.

This proposed layout would kill the oaks either directly by taking them down, or through the construction and destruction of roots intertwined with the southerly tree. The city's request should mean something. The developer should address the city concerns. If anything, the city is now even more committed to preserving its trees, as its Climate Action and Resilience Plan calls for conservation of its mature trees, which are so important in the face of climate change.

Thank you for your consideration, and for all your efforts on behalf of the community.

Respectfully submitted on behalf of the 2,700 members of Citizens' Greener Evanston,

Rachel Rosner
she/her

Board President: Citizens' Greener Evanston

"Activism is my rent for living on the planet."– **Alice Walker**

Earthrise by Inaugural Poet, Amanda Gorman

I acknowledge and honor the original peoples of the Chicagoland area where I live and work: the Three Fires Confederacy – Potawatomi, Odawa and Ojibwe Nations – as well as other Nations including Menominee, Ho-Chunk, and the many Indigenous people who call it home - past, present, future.

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

protecting the trees at 2390 Orrington

2 messages

d macdonal <flwrmac@hotmail.com> Thu, Mar 4, 2021 at 12:49 PM
To: "cruiz@cityofevanston.org" <cruiz@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>

Dear Mr. Ruiz and Mr. Sterling--

I know you love trees--who doesn't? But who speaks for the trees--they have no lawyers and not much law to protect them. Yet they are one of Evanston's valuable assets.

I would like to submit comments on behalf of Natural Habitat Evanston re: the protection of the mature trees at 2390 Orrington. These trees should be preserved. We ask that the developer propose a smaller footprint that will save these trees on this site, as agreed with the city.

Please share my comments with the members of the Preservation Commission and include them as part of the formal record in this matter.

Thanks!

Douglas Macdonald, longtime Evanston resident (over 40 years)

and former Curator, Chicago Botanic Garden

Carlos Ruiz <cruiz@cityofevanston.org> Thu, Mar 4, 2021 at 1:27 PM
To: d macdonal <flwrmac@hotmail.com>
Cc: "csterling@cityofevanston.org" <csterling@cityofevanston.org>

Dear Mr. Mcdonald,

We will include your comments with the documentation going to the Preservation Commission for their review. Thank you for your interest in this application.

Sincerely,

Carlos D. Ruiz
Senior Planner
Preservation Coordinator
Community Development Department/Planning and Zoning Division
Lorraine H. Morton Civic Center
City of Evanston
2100 Ridge Avenue | Evanston, IL 60201
847-448-8687
cruiz@cityofevanston.org | cityofevanston.org



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[Quoted text hidden]

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

2390 Orrington Avenue

2 messages

jhbrennan <jhbrennan@aol.com> Thu, Mar 4, 2021 at 11:54 AM
To: Carlos Ruiz <cruiz@cityofevanston.org>, csterling@cityofevanston.org

Carlos Ruiz, Preservation Coordinator, and Cade W. Sterling, City Planner

Dear Mr Ruiz and Mr. Sterling,

This is to submit comments regarding protection of the trees at 2390 Orrington Avenue. Please share this with the members of the Preservation Commission, and include it as part of the formal record.

The Commission should require the developer to propose a smaller footprint that will preserve the historic trees on this site, as agreed with the city.

The trees lining Evanston's streets and yards are an intentional and integral feature of our city's historic design. Landscape masses are explicitly included in the standards for review of new construction; elimination of mature trees would drastically change the rhythm, proportion, and continuity of the architecturally historic district.

This developer already agreed to preserve these trees, and should abide by that agreement. Please send the developer back again, and require a footprint that will not eliminate or endanger these mature oaks.

Thank you for your consideration, and for all your efforts on behalf of the community.

Joseph Brennan

Carlos Ruiz <cruiz@cityofevanston.org> Thu, Mar 4, 2021 at 11:59 AM
To: jhbrennan <jhbrennan@aol.com>
Cc: Cade Sterling <csterling@cityofevanston.org>

Dear Mr. Brennan,

Your comments will be included with the documentation for the Preservation Commission's review. Thank you for your interest in this application.

Sincerely,

Carlos D. Ruiz
Senior Planner
Preservation Coordinator
Community Development Department/Planning and Zoning Division
Lorraine H. Morton Civic Center
City of Evanston
2100 Ridge Avenue | Evanston, IL 60201
847-448-8687
cruiz@cityofevanston.org | cityofevanston.org



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City of Evanston

Cade Sterling <csterling@cityofevanston.org>

2390 Orrington - Tree preservation

2 messages

Jerry Herst <jerry.herst@gmail.com> Thu, Mar 4, 2021 at 3:11 PM
To: cruiz@cityofevanston.org, csterling@cityofevanston.org

Dear Mr Ruiz and Mr Sterling,

I was recently made aware of an issue that I thought was satisfactorily dealt with last year. I am very disappointed that we are again in a position of having the contractor come back seemingly without doing anything that you on the Preservation Board or the City Council asked of them. I, along with many, many Evanstonians who value our native heritage trees and the benefit they provide the entire community, urge you to reject the plans as proposed and have the contractor either abandon his plans for building a house on this small lot or comply with your very reasonable directives to change the size of this new house to comply with the decision that you and the City Council made last year.

Thank you so much for your consideration.

Jerry Herst

Dear Mr Ruiz and Mr. Sterling,
This is to submit comments regarding protection of the trees at 2390 Orrington. Please share this with the members of the Preservation Commission, and include it as part of the formal record. Thank you.

Please ask the **developer to propose a smaller footprint that will preserve the historic trees on this site, as agreed with the city.**

This plat was approved on the condition that two 100-150 year old oaks should be preserved 'if possible'. A third old, alley oak was designated 'to remain'. The developer might have laid out the houses to preserve the trees, but instead comes to this last house and says there is not room for the trees. In 2019, this Commission determined the footprint is too big not only to preserve historic trees on the site, but also for the size of the lot. The City Council upheld its decision. Please send the developer back again: ask it to propose a footprint that will preserve these two old oaks.

This proposed layout would kill the oaks either directly by taking them down, or through the construction and destruction of roots intertwined with the southerly tree. The city's request should mean something. The developer should address the city concerns. If anything, the city is now even more committed to preserving its trees, as its Climate Action and Resilience Plan calls for conservation of its mature trees, which are so important in the face of climate change.

Thank you for your consideration, and for all your efforts on behalf of the community.

Please consider the environment responsibly before printing this email.

Carlos Ruiz <cruiz@cityofevanston.org> Thu, Mar 4, 2021 at 3:19 PM
To: Jerry Herst <jerry.herst@gmail.com>
Cc: Cade Sterling <csterling@cityofevanston.org>

Dear Mr. Herst.

Your comments will be included with the documentation going to the Preservation Commission for their review. Thank you for your interest in this application.

Sincerely,

Carlos D. Ruiz
Senior Planner
Preservation Coordinator

Community Development Department/Planning and Zoning Division
Lorraine H. Morton Civic Center
City of Evanston
2100 Ridge Avenue | Evanston, IL 60201
847-448-8687
cruiz@cityofevanston.org | cityofevanston.org



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[Quoted text hidden]

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Fwd: 2390 Orrington

1 message

barb802@comcast.net <barb802@comcast.net> Thu, Mar 4, 2021 at 7:18 PM
To: "cruiz@cityofevanston.org" <cruiz@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>

Mr. Ruiz, Mr. Sterling and Members of the Evanston Preservation Commission,

I can't believe that it is necessary to write to you again about the inappropriateness of the house the developer has proposed to build on the final Kendal lot.
I was one of the neighbors who worked for three years to get appropriate development on the Kendall property. Among the things that were, and still are important to the neighbors is the maintaining of the oak trees on the lot at the corner of Orrington and Lincoln. Indeed, we neighbors believe that trees are important to quality of life in Evanston.
The developer chose to leave this lot lot to build on last. Now he is constrained to build a house that fits the lot and protects the trees. He has time and time again come to the Preservation Commission proposing to build a house whose size will endanger those oak trees. The Commission and City Council have told him time and again to come back with a proposal for a smaller house that will preserve the oak trees. Again he has chosen to ignore the city and again proposes to build a house that will endanger the oak trees.

He must be told AGAIN NO until he brings forward a plan for a smaller house that ensures the survival of the oak trees.

I don't need to go into why these tress, and trees in general, are important. You have heard it before.

It is AGAIN time to say No to the developer's newest proposal and protect the trees.

Thank you for all you do for Evanston.

Barbara Janes
802 Colfax Street

City of Evanston™

Cade Sterling <csterling@cityofevanston.org>

2390 Orrington Preservation Commission

1 message

Pat Bernard <pat@patbernard.com> Fri, Mar 5, 2021 at 11:05 AM
To: "cruiz@cityofevanston.org" <cruiz@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>

Evanston is a Tree City USA community is it not? So why is the city continuing to allow this developer to submit plans with revisions that have previously been refused by the Commission and upheld by City Council? Tell the developer that the big push now is for smaller better built homes and that the tax payers of this city are taking our environmental crisis seriously.

I agree with the letter below:

> Dear Mr Ruiz and Mr. Sterling,
> This is to submit comments regarding protection of the trees at 2390 Orrington. Please share this with the members of the Preservation Commission, and include it as part of the formal record. Thank you.
>
> Please ask the **developer to propose a smaller footprint that will preserve the historic trees on this site, as agreed with the city.**
>
> This plat was approved on the condition that two 100-150 year old oaks should be preserved 'if possible'. A third old, alley oak was designated 'to remain'. The developer might have laid out the houses to preserve the trees, but instead comes to this last house and says there is not room for the trees. In 2019, this Commission determined the footprint is too big not only to preserve historic trees on the site, but also for the size of lot. The City Council upheld its decision. Please send the developer back again: ask it to propose a footprint that will preserve these two old oaks.
>
> This proposed layout would kill the oaks either directly by taking them down, or through the construction and destruction of roots intertwined with the southerly tree. The city's request should mean something. The developer should address the city concerns. If anything, the city is now even more committed to preserving its trees, as its Climate Action and Resilience Plan calls for conservation of its mature trees, which are so important in the face of climate change.
>
> Thank you for your consideration, and for all your efforts on behalf of the community.

Pat

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1729 Asbury Avenue - Ridge Historic District - 21PRES-0021

Mike Hauser, architect, applies for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence and detached garage on a vacant lot in the Ridge Historic District and R1 Single-Family Residential Zoning District.

Applicable standards: Construction [1-11; 13,14, and 16].

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 1729 Asbury Avenue – 21PRES-0021

Date: February 24, 2021

Public Notice

Mike Hauser, architect, applies for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence and detached garage on a vacant lot in the Ridge Historic District and R1 Single-Family Residential Zoning District.
Applicable standards: Construction [1-11; 13,14, and 16].

Architectural Significance

Located in the northcentral portion of the Ridge Historic District on the east side of Asbury Avenue between Lyons Street to the North and Church Street to the South, 1729 Asbury Avenue is a vacant lot.

Surrounding properties are predominately high-style, large-lot single-family residences between two and two-and-one-half stories with significant mass. The individual properties on the block retain significant architectural integrity with varying degrees of ornamentation and materiality. The block as a whole retains significant integrity of setting despite a large surface parking lot located at the far north. The block contains eight (8) Local Landmarks including the property immediately to the south, 1723 Asbury Avenue, and the property immediately to the north, 1733 Asbury Avenue. Both homes have expansive front-porches, shingled gables, and narrow wood siding.

The property immediately east has significant height and bulk (new YWCA of Evanston building).

Proposal

The applicant proposes construction of a neo-traditional two-and-one-half story single-family home and detached garage. Primary materials include fiber-cement cladding and trim boards (lap siding, shingle siding, and fiber-cement panels are proposed), brick chimneys and water-table, and standing seam metal and asphalt roofing. Windows are Pella Architectural Series aluminum clad wood. The front-porch proposes a wood railing, fiber-cement columns, and brick risers with stone treads and stone porch floor.

The proposed structure has similar mass and height to surrounding properties and although many of the lots west of Asbury are on larger lots with a lower ratio of built to open-space, the lots east of Asbury are similar to that proposed. All elevations impacted. Review elevations for detail on materiality and form.

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions request.

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 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 non-directional character.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) *Refer to the Supplemental Information for guidance [page "i" fifth below].

1) Property Address: 1729 Asbury Avenue

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: Patrick Johnson and Stephen Lewis

Address: 625 Garrett Place

City:	State:	Zip:	Phone:	Email/Fax:
Evanston	IL	60201	312 405-6397	stephenjlewis72@g

3) Architect's Name: Mike Hauser - Hauser Architects

Address: 1715 Chancellor Street

City:	State:	Zip:	Phone:	Email/Fax:
Evanston	IL	60201	847 707-5129	hauserarch@gmail

4) Contractor's Name: Samara Development

Address: 1490 Old Deerfield Road Suite 8

City:	State:	Zip:	Phone:	Email/Fax:
Highland Park	IL	60035	847 845-0775	info@samaradevel

5) Landmark: ☐ Yes ☑ No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).*

6) Within Local Historic District: ☑ Yes ☐ No;

If yes, ☐ Lakeshore ☑ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project requires:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require** any Zoning Variance or Fence Variance or Special Use → **Complete section B only.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

This application is for a new home and garage on an empty lot. The site is within Evanston's Ridge Historic District and surrounded by historic homes.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☑ Construction	☑ Residential ☐ Other:	☑ Yes ☐ No
☐ Demolition	☐ Partial ☐ Total	☐ Yes ☐ No
☐ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☑ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Garage: ☑ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☑ Rear	☑ Yes ☐ No
☑ Windows ☐ Storm Windows ☑ Doors ☐ Storm Doors	☑ New ☐ Replacement ☐ Restoration Style/Materials:	☑ Yes ☐ No
Roof: ☑ New ☐ Re-roof	☑ Front ☑ Side ☑ Rear	☑ Yes ☐ No
Fence / Gate: ☑ New ☐ Replacement	☐ Front ☑ Side ☐ Rear	☑ Yes ☐ No
Siding: ☑ New ☐ Replacement	☑ Front ☑ Side ☑ Rear Material:	☑ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☑ Air Conditioning Unit	☑ New ☐ Replacement	☐ Yes ☑ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☐	☑	Wood Frame	☐	☐	Copper	☐	☐	Wood
☐	☐	Stone	☐	☑	Sheet Metal	☐	☐	Wrought Iron
☐	☑	Brick	☐	☐	Other: _____	☐	☑	Aluminum
☐	☐	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height:_____
☐	☐	Wood Siding						Length:_____
☐	☐	Aluminum Siding	☐	☐	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: _____	☐	☑	Synthetic Material, Type: Fiber Cement	☐	☑	Stone
☐	☑	Other: Fiber Cement	☐	☐	Other: _____	☐	☐	Brick Pavers
		Roofing Material			**Door Material**	☐	☐	Concrete Pavers
☐	☐	Wood Shingles				☐	☐	Poured Concrete
☐	☐	Wood Shakes	☐	☑	Wood	☐	☐	Other: _____
☐	☐	Slate	☐	☐	Metal			**Driveway Material**
☐	☐	Clay Tile	☐	☐	Clad	☐	☐	Asphalt
☐	☑	Asphalt Shingles	☐	☐	Other: _____	☐	☑	Poured Concrete
☐	☐	Metal Sheet				☐	☐	Brick Pavers
☐	☐	Other: _____			**Window Type**	☐	☐	Concrete Pavers
			☐	☑	Double Hung	☐	☐	Crushed Stone
		Chimney Material	☐	☑	Casement	☐	☐	Other: _____
☐	☑	Brick	☐	☑	Other: awning			
☐	☐	Stone						
☐	☐	Stucco			**Window Material**			**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Other: _____	☐	☐	Wood			
			☐	☑	Aluminum			
		Gutters/Downspouts	☐	☐	Steel			
☐	☐	Copper	☐	☐	Other: _____	☐	☐	Air Conditioning Unit
☐	☑	Aluminum				☐	☐	
☐	☐	Galvanized Sheet			**Muntins**	☐	☐	
☐	☐	Other:_____	☐	☐	Not existing	☐	☐	
			☐	☐	True divided lights	☐	☐	
			☐	☑	Simulated divided lights	☐	☐	

4) Applicant's Signature: Michael Hauser

Digitally signed by Michael Hauser
DN: C=US, E=hauserarch@gmail.com, O=Hauser Architects, CN=Michael Hauser
Reason: I, CoA Application
Date: 2021-02-15 11:53:11 -05'00'

Print Name: Michael Hauser

Date: February 15, 2021

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special use**. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

Zoning Analysis
Summary

Case Number:	Case Status/Determination:
21ZONA-0022 – 1729 Asbury Avenue R1 Single-Family Residential District | Ridge Historic District	Compliant

Proposal:

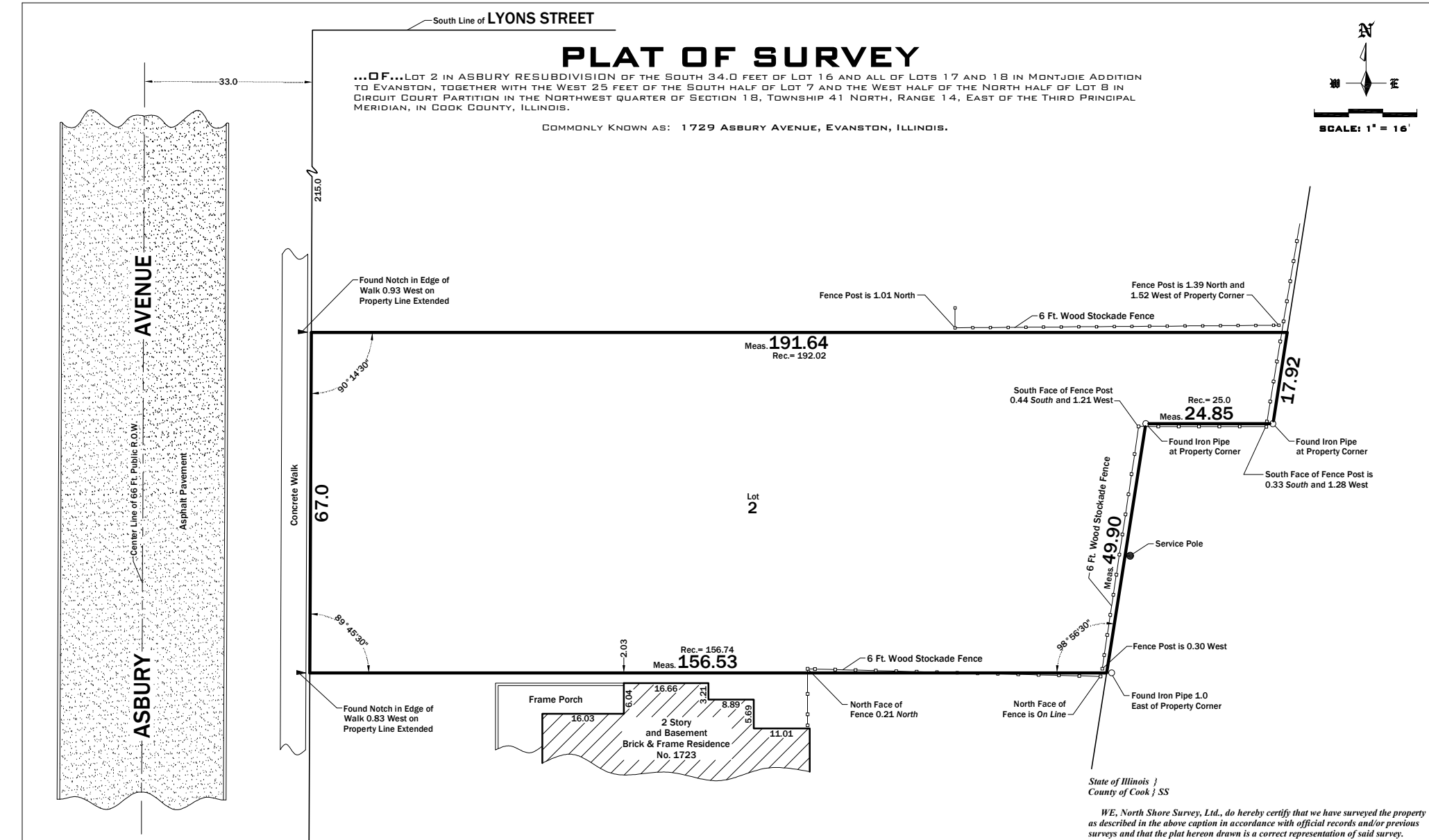
Proposed new Single-Family Residence and Detached Garage accessible from Asbury Avenue (no alley access).

Zoning Section:	Comments:
6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District.
6-8-2-5	The lot size is 11,271 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 67’ where 35’ is required.
6-8-2-7	The proposed building lot coverage is ~ 28% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~44.75% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is 40’ where 40’ is required (block average).
6-8-2-8 (A) 3.	The proposed north side-yard setback is 12’ and the south side-yard setback is 5’ where 5’ is required
6-8-2-8 (A) 4.	The proposed rear-yard setback is 50.5’ where 30’ is required.
6-8-2-8 (C)	The proposed detached garage, located in the rear-yard, is 3.25’ from the rear-yard lot line where 3’ is required.
6-8-2-9	The proposed structure is 34.83’ H and 2.5 stories where 35’ or 2.5 stories is the maximum permitted
6-8-2-12	The proposed access for off-street parking is from the street as alley access is not available
Title 6, Chapter 16 Table 16-B	Two off-street parking spaces are proposed where 2 are required
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard.

PLAT OF SURVEY

...OF...Lot 2 in ASBURY RESUBDIVISION of the South 34.0 feet of Lot 16 and all of Lots 17 and 18 in Montjoie Addition to Evanston, together with the West 25 feet of the South half of Lot 7 and the West half of the North half of Lot 8 in Circuit Court Partition in the Northwest quarter of Section 18, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known as: 1729 Asbury Avenue, Evanston, Illinois.



State of Illinois }
County of Cook } SS

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

Professional ILLINOIS LAND SURVEYOR
License No. 35-2232 Exp. 11-30-2018

DATED: March 15, 2017

Information hereon is not sufficient nor guaranteed for new construction, unless property corners noted. Distances and angles may not be assumed by scaling. Distances noted hereon are in feet and decimals. Building Lines & Easements per title, if provided. Compare all points on ground prior to construction.

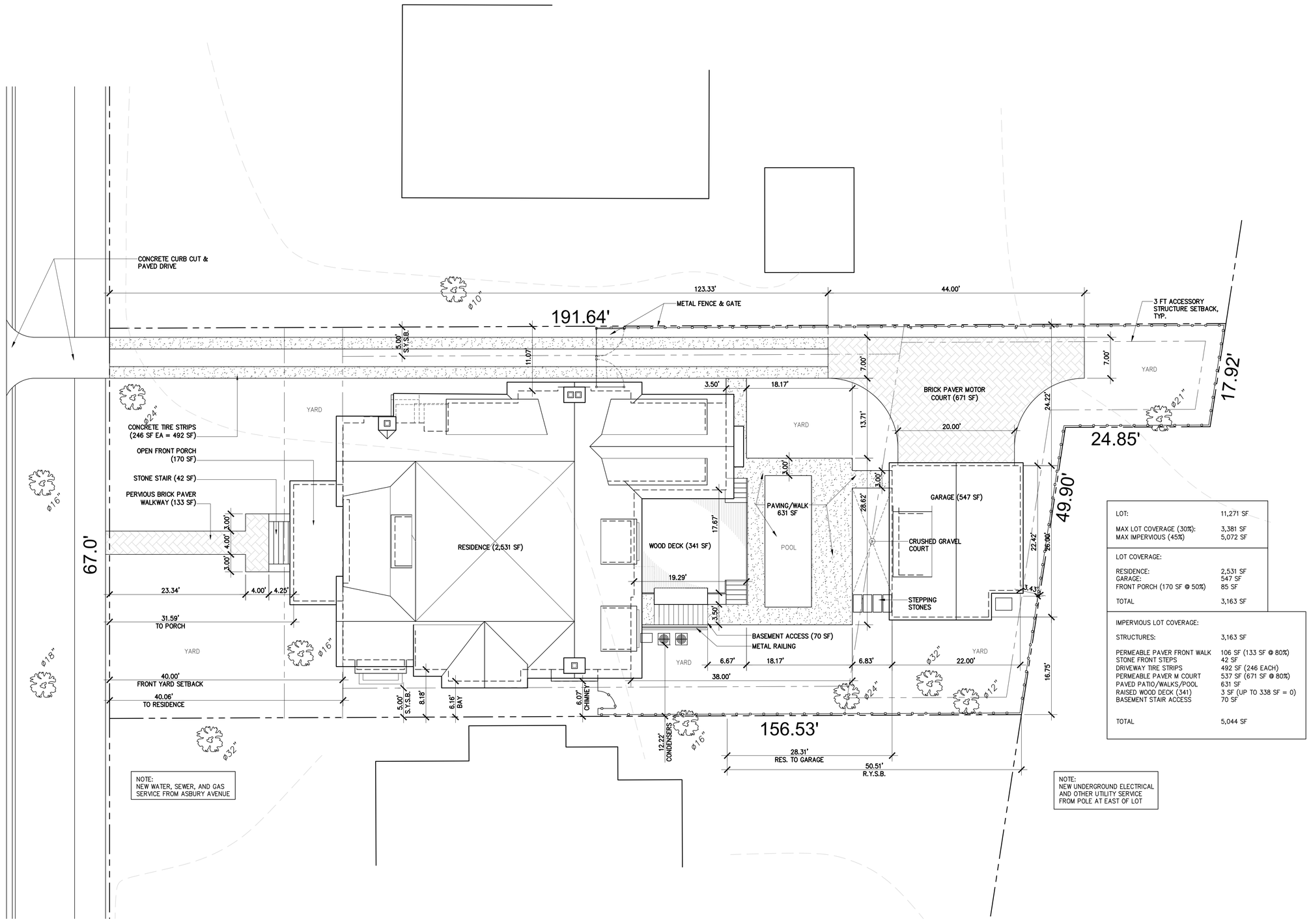
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PREPARED FOR: Rick Johnstone
PURPOSE: Mortgage / Sale
FIELD DATE: 3-15-17
DELIVERY DATE: 3-21-17
FORMATS: Bond & PDF

NORTH SHORE SURVEY, LTD.
778 Frontage Road #110 - Northfield, Illinois 60093
(847) 446-6510 NSSURVEY@SBCGLOBAL.NET
Professional Design Firm No. 184.006982

File No. 42570-U

INSTR.: ART **CAD:** ART **LEGAL:** ARD



NOTE:
NEW WATER, SEWER, AND GAS SERVICE FROM ASBURY AVENUE

NOTE:
NEW UNDERGROUND ELECTRICAL AND OTHER UTILITY SERVICE FROM POLE AT EAST OF LOT

LOT:	11,271 SF
MAX LOT COVERAGE (30%):	3,381 SF
MAX IMPERVIOUS (45%)	5,072 SF
LOT COVERAGE:	
RESIDENCE:	2,531 SF
GARAGE:	547 SF
FRONT PORCH (170 SF @ 50%)	85 SF
TOTAL	3,163 SF
IMPERVIOUS LOT COVERAGE:	
STRUCTURES:	3,163 SF
PERMEABLE PAVER FRONT WALK	106 SF (133 SF @ 80%)
STONE FRONT STEPS	42 SF
DRIVEWAY TIRE STRIPS	492 SF (246 EACH)
PERMEABLE PAVER M COURT	537 SF (671 SF @ 80%)
PAVED PATIO/WALKS/POOL	631 SF
RAISED WOOD DECK (341)	3 SF (UP TO 338 SF = 0)
BASEMENT STAIR ACCESS	70 SF
TOTAL	5,044 SF

1 Site / Roof Plan
1/8" = 1'-0"

HAUSER ARCHITECTS
847.707.5129
hausearch@gmail.com
1715 Chancellor St.
Evanston, IL 60201

JOHNSON LEWIS RESIDENCE

1729 ASBURY AVE
Evanston, IL 60201

CoE Bldg Rev:	.
PRESERVATION:	02.16.2021
CONSTRUCTION:	.
HP REVIEW	03.04.2021
Z.A.:	02.12.2021

SP

Site Plan

A-1

HAUSER ARCHITECTS



1 West Elevation

1/4" = 1'-0"



2 North Elevation

1/4" = 1'-0"

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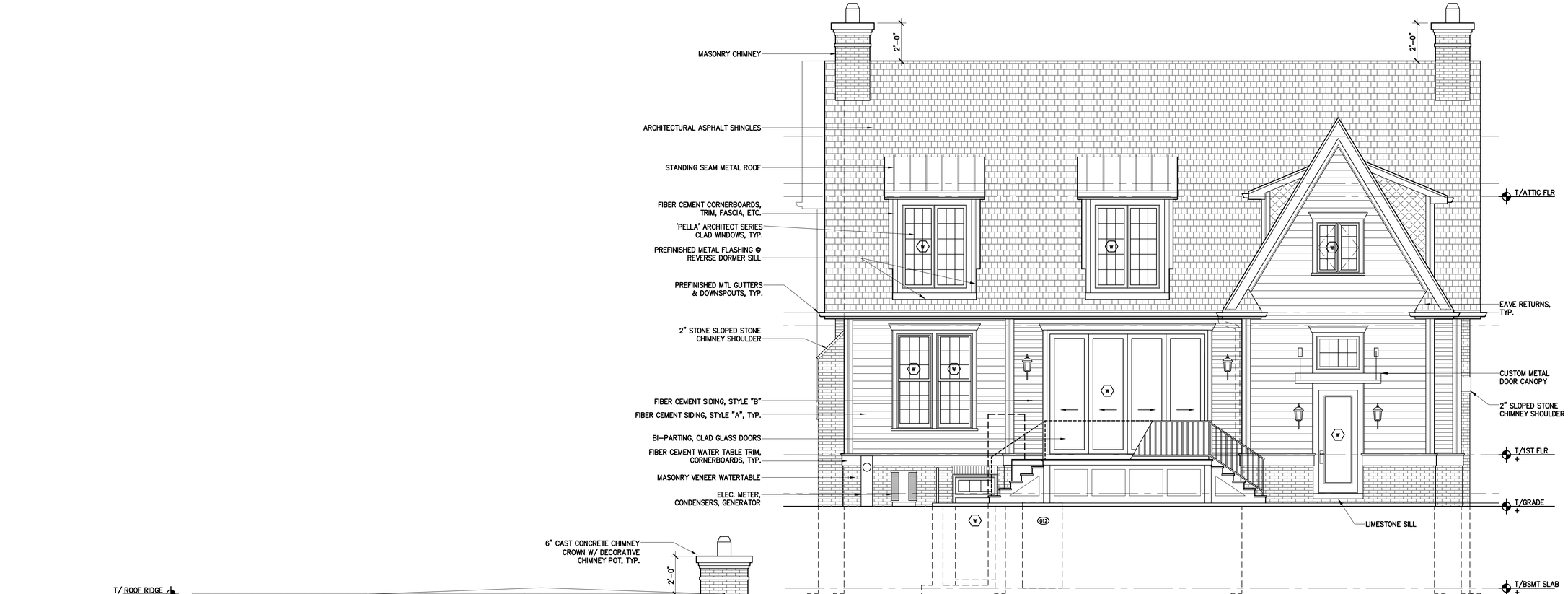
CoE Bldg Rev:	.
PRESERVATION:	02.16.2021
CONSTRUCTION:	.
HP REVIEW	03.04.2021
Z.A.:	02.12.2021

EE

Exterior Elevations

A-6

HAUSER ARCHITECTS



HAUSER
ARCHITECTS
847.707.5129
hausearch@gmail.com
1715 Chancellor St.
Evanston, IL 60201

JOHNSON LEWIS RESIDENCE

1729 ASBURY AVE
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CoE Bldg Rev.	.
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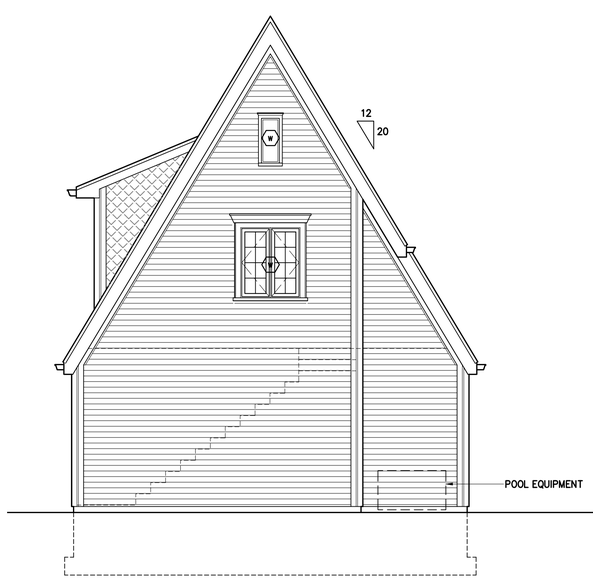
EE

Exterior Elevations

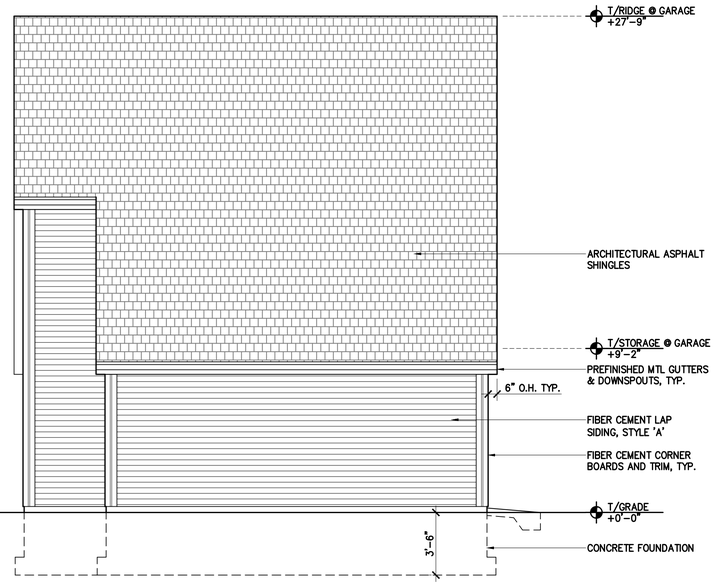
A-7

HAUSER
ARCHITECTS

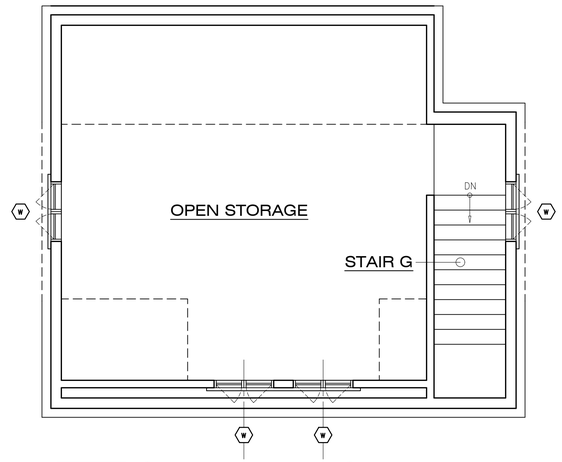
HAUSER
ARCHITECTS
847.707.5129
hausearch@gmail.com
1715 Chancellor St.
Evanston, IL 60201



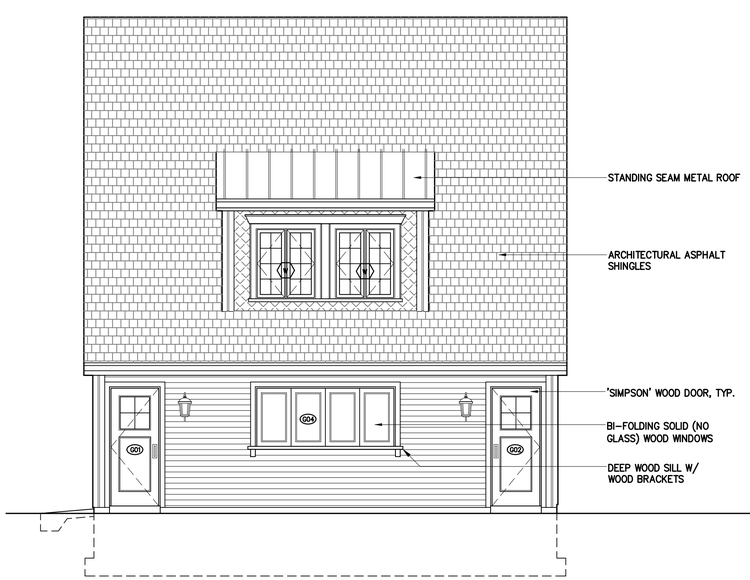
5 Garage - South Elevation
1/4" = 1'-0"



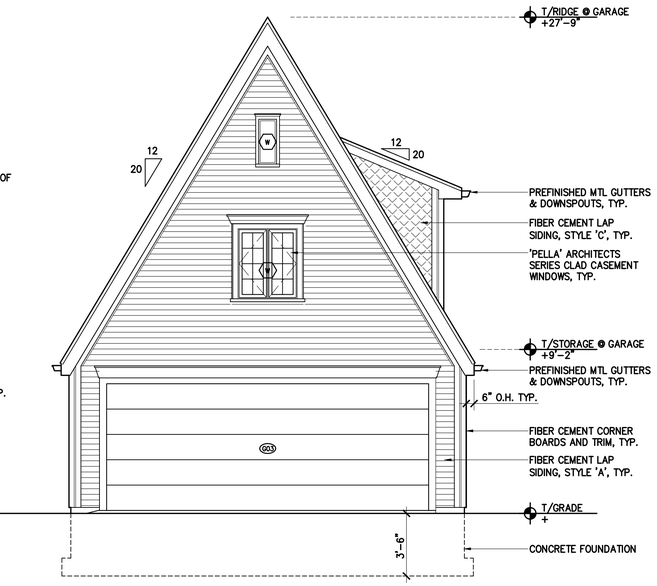
4 Garage - East Elevation
1/4" = 1'-0"



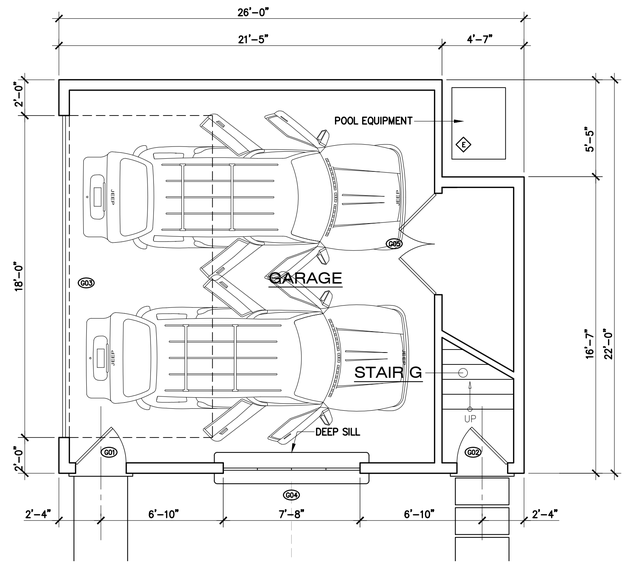
6 Garage - 2nd Floor Construction Plan
1/4" = 1'-0"



3 Garage - West Elevation
1/4" = 1'-0"



2 Garage - North Elevation
1/4" = 1'-0"



1 Garage - Construction Plan
1/4" = 1'-0"

JOHNSON LEWIS RESIDENCE

1729 ASBURY AVE
Evanston, IL 60201

CoE Bldg Rev.	.
PRESERVATION:	02.16.2021
CONSTRUCTION:	.
HP REVIEW	03.04.2021
Z.A.:	02.12.2021

G

Garage

G-1

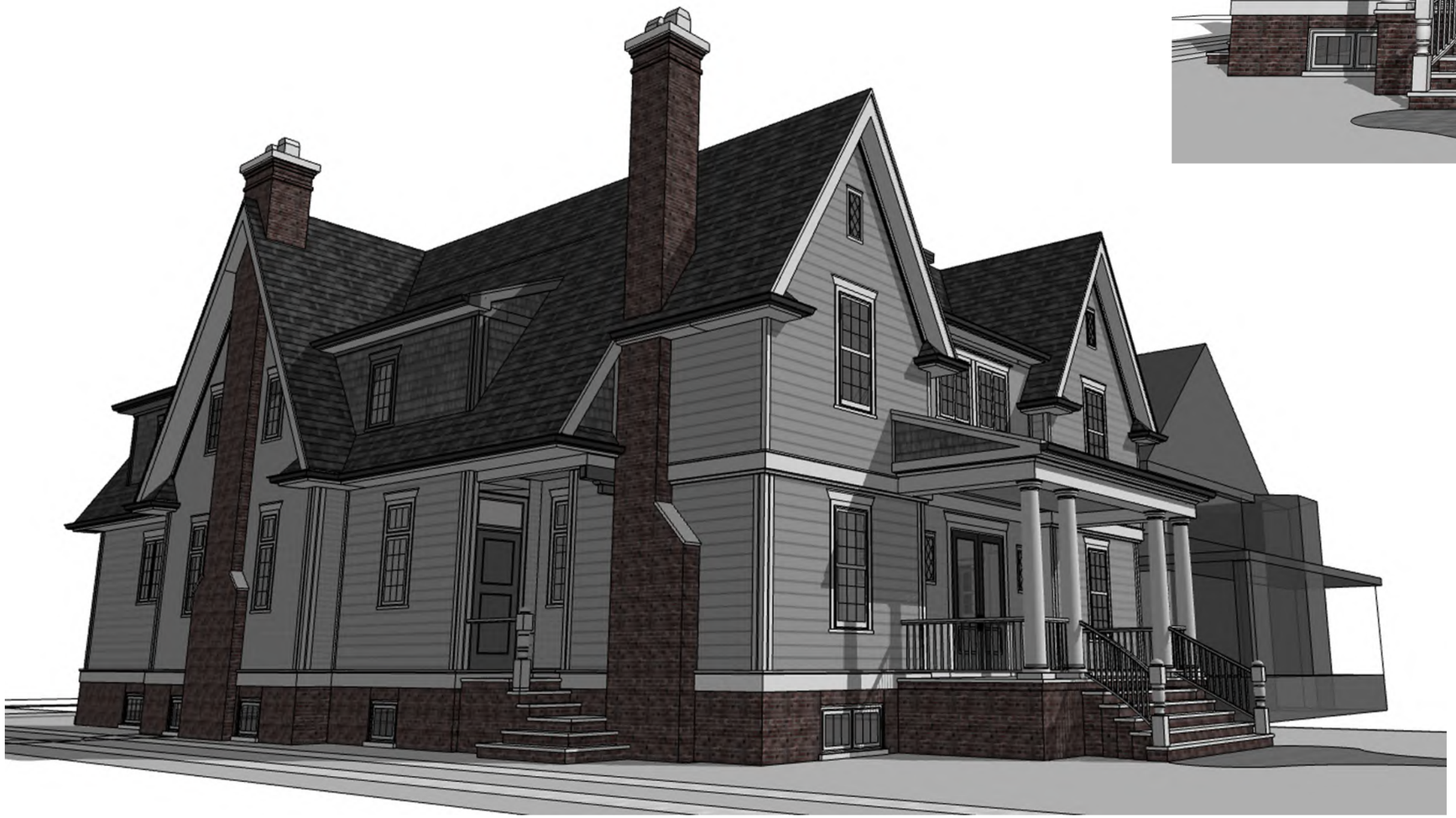
HAUSER
ARCHITECTS



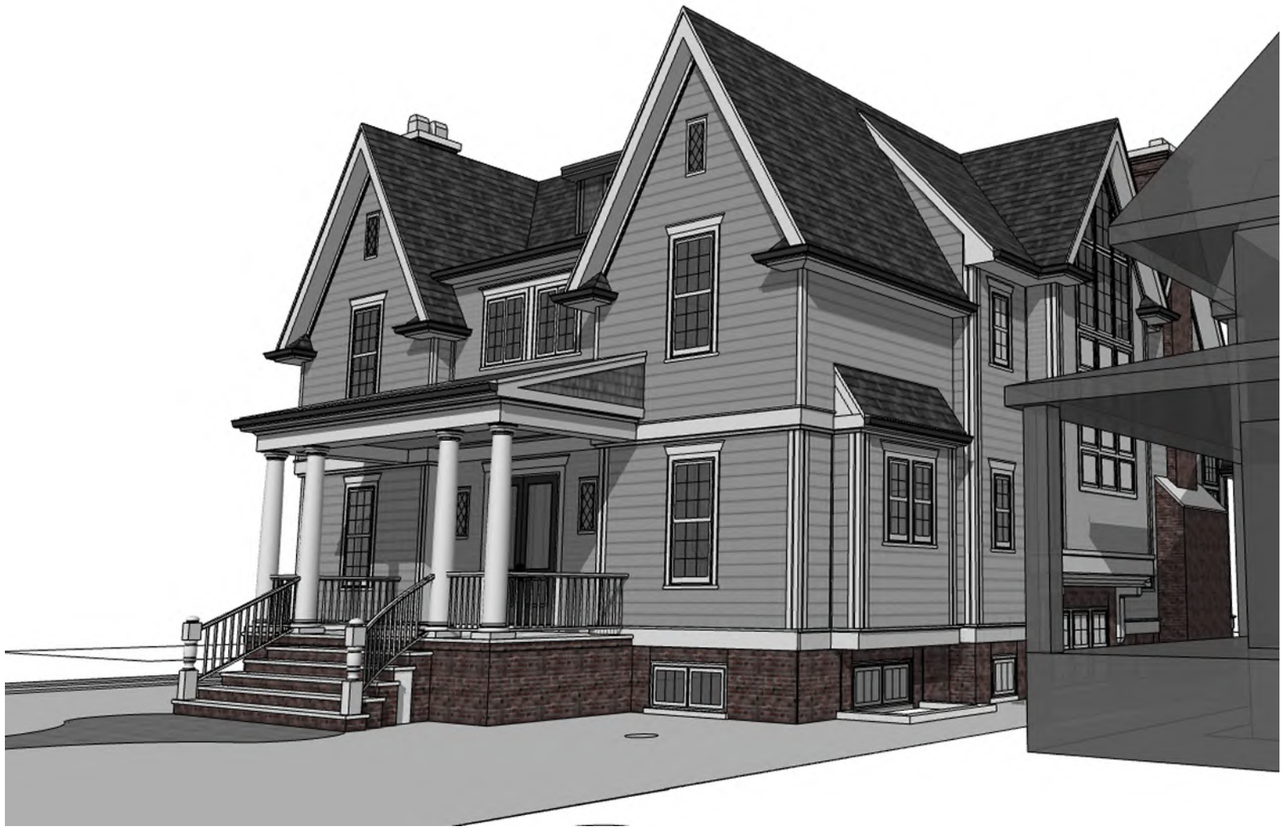
1729 Asbury
North Side Entry



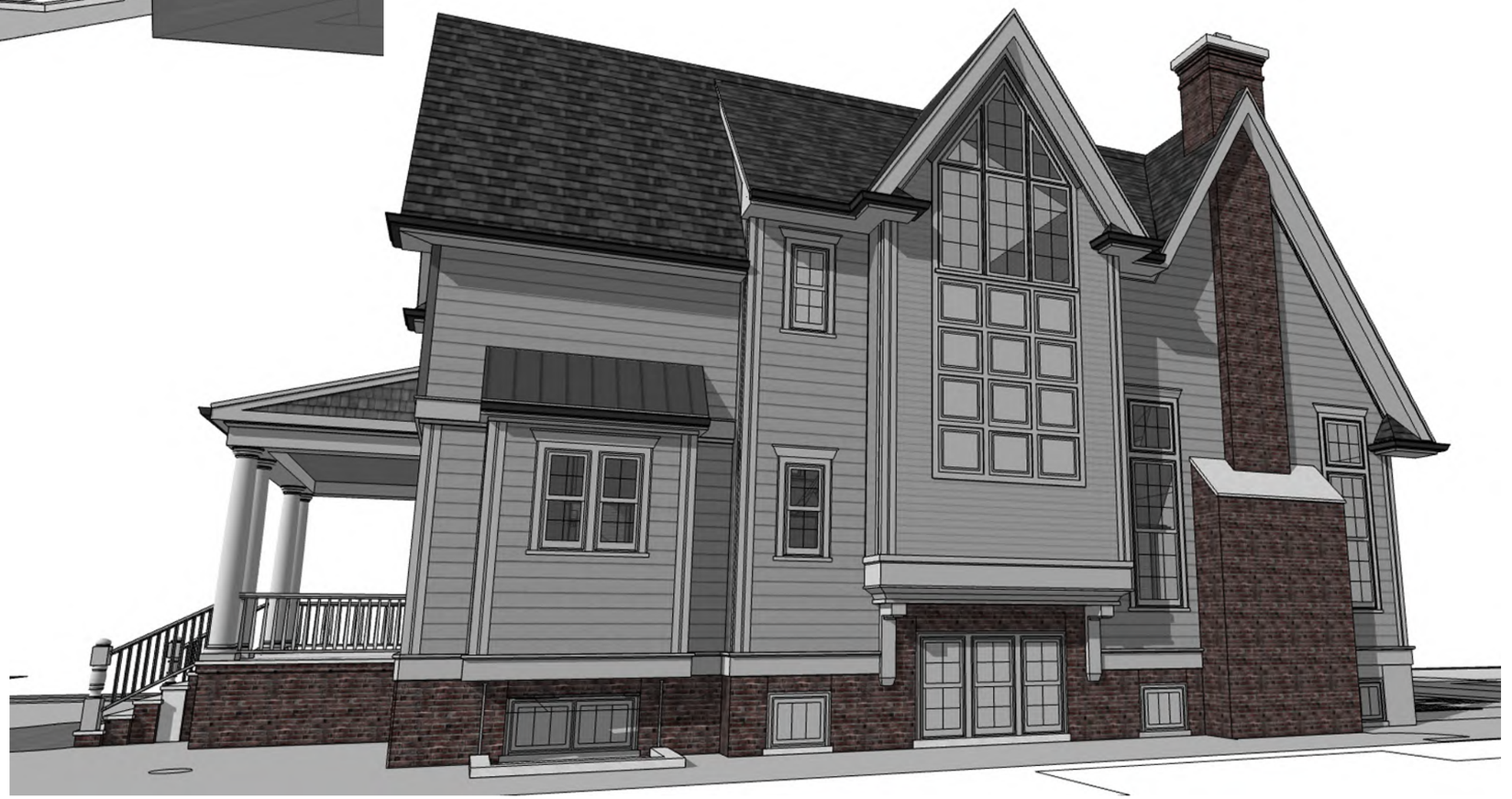
1729 Asbury
West Elevation



1729 Asbury
Northwest Corner



1729 Asbury
Southwest Corner



1729 Asbury
South Elevation

1735 Asbury
37'-6" Roof Ridge

Fiber Cement Shake Siding
Fiber Cement Lap Siding & Trim - 6" Exposure
Wood Columns atop Stone Base



1733 Asbury
38'-0" +- Roof Ridge

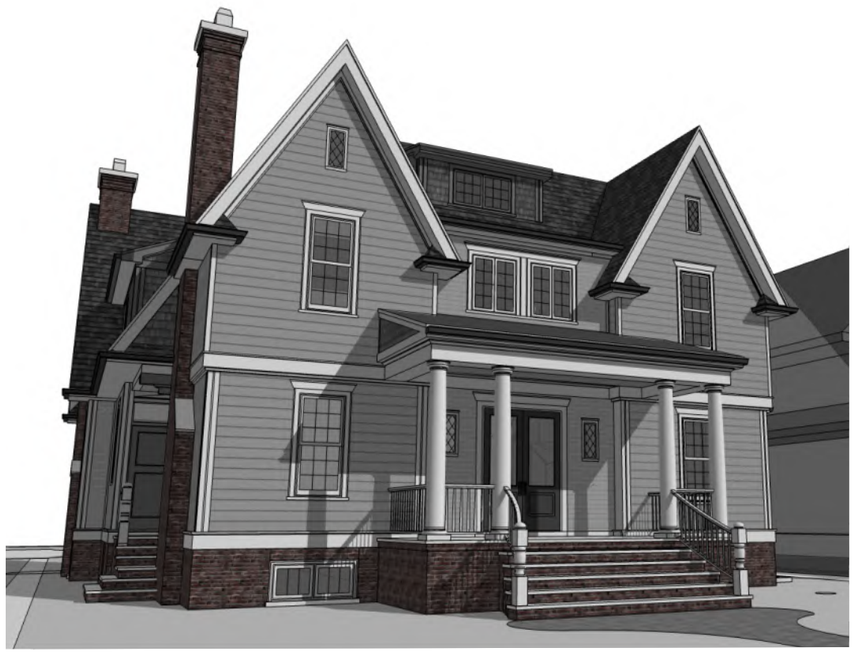
3"-4" Lap Siding
Carved Frieze & South Gable Tip
Wood Columns, Stone Base



1729 Asbury
34'-10" Roof Ridge

7" Lap Siding
4" Lap SIding
Brick Base





1729 Asbury
34'-10" Roof Ridge

7" Lap Siding
4" Lap SIding
Brick Base



1729 Asbury
34'-10" Roof Ridge

6"+- Scalloped Shingle Siding
3" - 4" Lap Siding
Brick Base & Wood Porch Base



1719 Asbury
35'-0" +- Roof Ridge

4"-6" Shake Siding @ Gables & 2nd Floor
2" - 3" Lap Siding
Stone Patio & Entry area

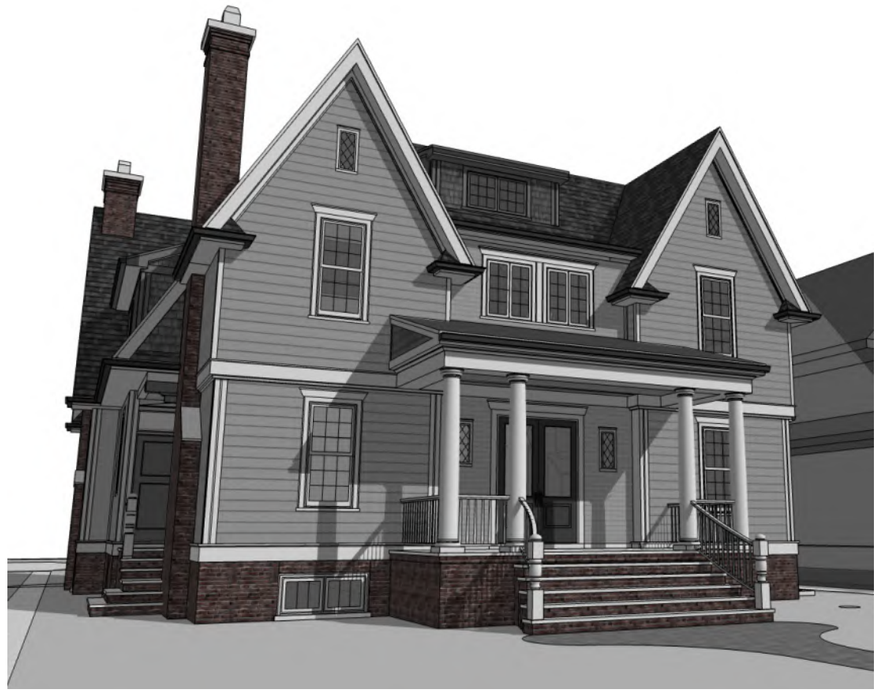
1700 Asbury
37'-0"+- Roof Ridge

Stucco w/ Half-Timbering
Tile Details
Stone Base



1729 Asbury
34'-10" Roof Ridge

7" Lap Siding
4" Lap SIding
Brick Base



1734 Asbury
36'-0"+- Roof Ridge

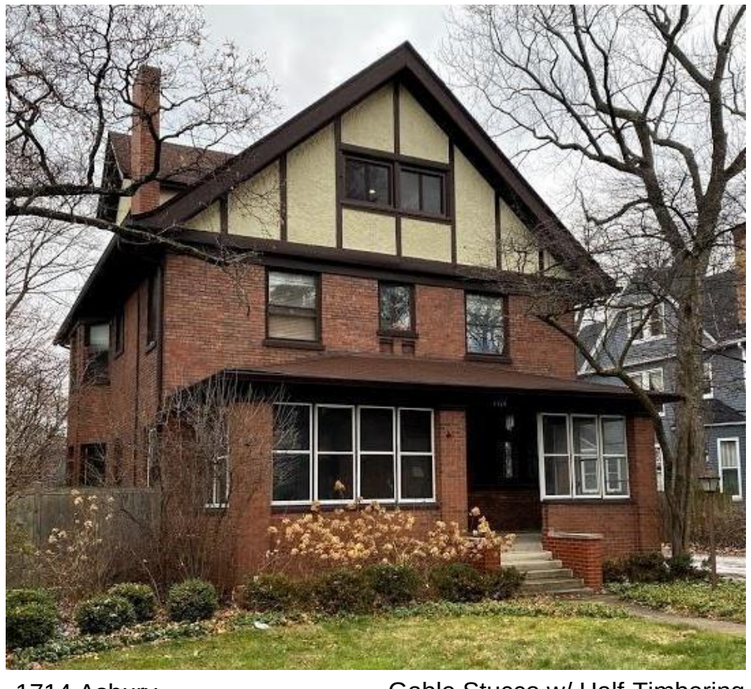
Wood Trim
Masonry w/ Corner Quoins
Stone Base





1710 Asbury
33'-0"+- Roof Ridge

Stucco



1714 Asbury
35'-0"+- Roof Ridge

Gable Stucco w/ Half-Timbering
Masonry



1720 Asbury
35'-0"+- Roof Ridge

Gable Detail
4"-5" Lap Siding

1729 Site
Looking West



1729 Site
Looking North



1729 Site
Looking East



1729 Site
Looking South



JamesHardie™
Siding | Trim

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

Siding: 7" exposure for main body of house, 4" exposure for accent siding

SMOOTH



SELECT CEDARMILL® & SMOOTH					
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus Pcs/Pallet	324	280	252	210	–
Pcs/Sq	25.0	20.0	16.7	14.3	12.5

SMOOTH					
Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™					
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

HardiePanel®

Thickness 5/16 in

For panels on south side exterior

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8			
Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	–	50
Pcs/Sq	3.2	2.8	2.5

SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

HardieShingle®

Thickness 1/4 in



Siding for dormers

STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0
STATEMENT COLLECTION™	✓
DREAM COLLECTION™	✓
PRIME	✓

HardieTrim®

Length 12 ft boards

SMOOTH



4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104
STATEMENT COLLECTION™	AW	✓	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓

5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80
STATEMENT COLLECTION™	✓		✓	✓	AW	✓
DREAM COLLECTION™	✓	✓	✓	✓	✓	✓
PRIME	✓	✓	✓	✓	✓	✓

HardieSoffit®

Thickness 1/4 in

Soffit trim

BEADED PORCH PANEL



BEADED PORCH PANEL

Thickness	1/4 in
Length	8 ft
Width	48 in
Prime Pcs/Pallet	50
ColorPlus Pcs/Pallet	50

STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	✓



Beadboard for porch roof, stained

columbia FOREST PRODUCTS

1/4 in. x 2 ft. x 4 ft. PureBond Red Oak 1-1/2 in. Beaded Plywood Project Panel

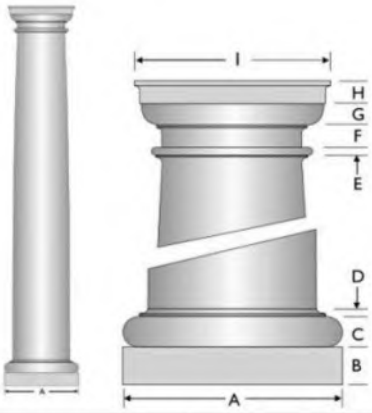


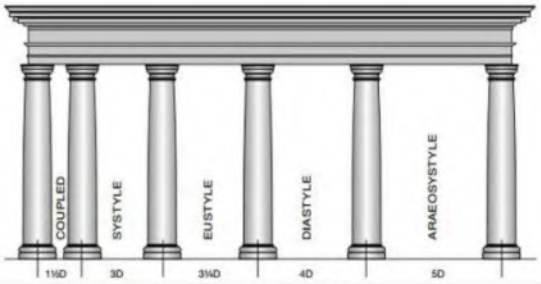
Corbel near side entry
(similar)

Front porch baluster spindle

pacific columns, inc.

Columns at front porch





Tuscan Tapered Shaft				Fluting Specs		Tuscan Base						Tuscan Cap				
Outside Dia.		Inside Dia.		No.	Width	Plinth		Base Molding		Total		Neck	Echinus	Abacus		Total
Bottom	Top	Bottom	Top			A	B	C	D	B-D	E	F	G	H	I	G-H
4"	3-1/4"	0"	0"	18	7/16"	5-3/8"	1"	13/16"	1/2"	2-5/16"	3/8"	1-1/4"	1/2"	11/16"	5-1/8"	1-3/16"
6"	4-3/4"	3"	3"	24	1/2"	8"	1-1/2"	1-1/4"	1/2"	3-1/4"	1/2"	1-1/4"	3/4"	1"	7-1/2"	1-3/4"
8"	6-1/2"	5-1/4"	4-7/8"	24	11/16"	10-3/4"	1-7/8"	1-3/4"	5/8"	4-1/4"	1/2"	1-1/4"	1"	1-3/8"	9-3/8"	2-3/8"
10"	8-1/2"	7-1/4"	6-7/8"	24	7/8"	13-3/8"	2-3/8"	2-1/8"	3/4"	5-1/4"	3/4"	1-7/8"	1-1/4"	1-3/4"	12-1/8"	3"
12"	10"	9"	8-1/2"	24	1"	16-1/8"	2-3/4"	2-3/8"	7/8"	6"	3/4"	1-7/8"	1-3/8"	2"	14-3/8"	3-3/8"
14"	12"	10-1/8"	9"	24	1-1/4"	18-3/4"	3-3/8"	3"	1"	7-3/8"	1"	3"	1-5/8"	2-3/8"	17-1/8"	4"
15"	12-3/4"	11-1/16"	10"	24	1-11/32"	20-1/8"	3-5/8"	3-3/16"	1-1/16"	7-7/8"	1"	3"	1-3/4"	2-9/16"	18-3/16"	4-5/16"
16"	13-1/2"	12"	10"	24	1-7/16"	21-1/2"	3-7/8"	3-3/8"	1-1/8"	8-3/8"	1"	3"	1-7/8"	2-3/4"	19-1/4"	4-5/8"
18"	15"	14-1/4"	12"	24	1-1/2"	24-1/4"	4-1/4"	3-7/8"	1-1/2"	9-5/8"	1-1/4"	2-3/4"	2-1/8"	3"	21-1/2"	5-1/8"
20"	17"	16-1/4"	13"	24	1-11/16"	27"	4-3/4"	4-1/4"	1-3/4"	10-3/4"	1-1/4"	2-3/4"	2-1/4"	3-3/8"	24-1/4"	5-5/8"
22"	18-1/2"	18-1/4"	15"	24	1-15/16"	29-3/4"	5-1/4"	4-3/4"	2-1/8"	12-1/8"	1-1/2"	4-3/4"	2-1/2"	3-3/4"	26-1/2"	6-3/8"
24"	20"	20-1/4"	17"	24	2-1/8"	32-1/2"	5-3/4"	5-1/4"	2-1/4"	13-1/4"	1-1/2"	4-3/4"	2-3/4"	4-1/8"	28-3/4"	6-7/8"
26"	22"	22-1/8"	19"	24	2-1/4"	35"	6-1/4"	5-5/8"	2-5/8"	14-1/2"	1-1/2"	4-3/4"	3"	4-3/8"	31-1/2"	7-3/8"
28"	23-1/2"	24-1/8"	21"	24	2-11/16"	38"	6-3/4"	6"	2-3/4"	15-1/2"	1-1/2"	4-3/4"	3-1/4"	4-3/4"	33-3/8"	8"
30"	25"	26-1/4"	22"	24	2-7/8"	40-1/2"	7-1/4"	6-1/2"	2-3/4"	16-1/2"	1-1/2"	4-3/4"	3-1/2"	5-1/8"	35-3/4"	8-5/8"
32"	27"	27"	23"	24	3"	42-3/4"	7-3/4"	6-7/8"	3-1/8"	17-3/4"	2"	5-3/4"	3-3/4"	5-1/2"	37-5/8"	9-1/4"
34"	28-1/2"	29"	24-1/2"	24	3-1/4"	45-1/2"	8-1/2"	7-1/2"	3-3/8"	19-3/8"	2"	5-3/4"	3-7/8"	5-3/4"	41"	9-5/8"
36"	30"	31"	26"	24	3-1/4"	48"	9"	7-3/4"	3-5/8"	20-3/8"	2"	5-3/4"	4-1/4"	6-1/4"	42-3/4"	10-1/2"

CHIMNEY POTS



8.5" X 8.5" CLASSIC

24" Tall

35 lbs.

4.75"x4.75" Top Opening

7"x7" Base I.D.

8.25"x8.25" Base O.D.



8.5" X 13" CLASSIC

24" Tall

48 lbs.

6.5"x6.5" Top Opening

7"x11.5" Base I.D.

8.5"x13" Base O.D.

Inspiration images for fence and gate:





Product Selection Guide
- Size and Performance Data DH-2
- STC/OITC DH-2
- Features and Options DH-3

Combination Assemblies DH-4
Glazing Performance DH-6
Impact-Resistant Glazing DH-11
Grille Types
- Grille Profiles DH-12
- Grille Patterns DH-13

Size Tables for Double- and Single-Hung DH-14
- Cottage Sash DH-17
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Design Data
- Special Sizes and Miscellaneous Formulas DH-22
- Luxury Edition (LX) and Style Edition (SE) DH-23
- Replacement Sizes DH-28

Detailed Product Descriptions
- Clad Exterior LX and SE Double-, Single- and Simulated-Hung DH-33
- Wood Exterior LX Double-, Single and Simulated Hung DH-34

Unit Sections/Typical Joining Mullions
- Double-Hung Clad LX DH-35
- Double-, and Single-Hung Clad LX DH-36
- Double-Hung Clad SE DH-37
- Fixed and Transoms DH-38
- Double- and Single-Hung Wood LX DH-39

The information published in this document is believed to be accurate at the time of publication. However, because we are constantly working to improve our products, specifications are subject to change without notice. Consult your local Pella representative for up-to-date product information.

	Clad LX	Wood LX	Clad SE
Sizes			
Standard double-hung vent/fixed sizes	●	●	●
Transom sizes	●	●	●
Egress sizes	●	●	●
Single-hung	●	●	–
Simulated-hung	●	●	–
Single-hung – arch head	●	●	–
Cottage sash split	●	●	●
Variable sash split	●	●	–
Special sizes available	●	●	●
Performance [1]			
Meets or Exceeds AAMA/WDMA Ratings	H-CW30 - CW50 Hallmark Certified	H-CW30 - CW45 Hallmark Certified	H-CW30 - CW50 Hallmark Certified
Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure) [2]	0.11	0.11	0.11
Water Resistance	4.6 - 7.5 psf	4.6 - 6.9 psf	4.6 - 7.5 psf
Design Pressure	30 – 50 psf	30 – 45 psf	30 – 50 psf
Products with Impact-resistant Glass	CW – 60 Hallmark Certified	–	–
Other Performance Criteria			
Forced Entry Resistance Level (Minimum Security Grade) [3]	10	10	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) [4]	40/45	40/45	40/45

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested [5]	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Architect Series Wood LX window	**WITH INTEGRAL GRILLES**						
	45" x 65"	11/16"	2.5 mm	2.5 mm	–	27	24
	45" x 65"	11/16"	3 mm	6 mm Laminated	–	34	29
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5 mm	2.5 mm	–	26	22
	45" x 65"	11/16"	3 mm	3 mm	–	29	24
Architect Series Clad LX or SE window	**WITH INTEGRAL GRILLES**						
	45" x 65"	11/16"	2.5 mm	2.5 mm	–	27	25
	45" x 65"	11/16"	3 mm	3 mm	–	29	25
	45" x 65"	11/16"	3 mm	5 mm	–	33	29
	45" x 65"	11/16"	3 mm	6 mm Laminated	–	34	29
	WITH REMOVABLE OR NO GRILLES						
	45" x 65"	11/16"	2.5 mm	2.5 mm	–	26	22
	45" x 65"	11/16"	3 mm	3 mm	–	28	23
	45" x 65"	11/16"	3 mm	5 mm	–	32	28
	45" x 65"	11/16"	3 mm	6 mm Laminated	–	33	28

(–) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	–
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass
	Obscure Glass[1]
	Tinted Glass (Bronze, Gray and Green)
	Impact-Resistant Glass (Laminated Dual-Pane Insulating Glass[2])
Gas Fill/High Altitude	
Argon	High altitude
Wood types	
Pine	Mahogany (clad and wood LX only), Douglas Fir (clad LX only)
Exterior[1]	
EnduraClad® protective finish	EnduraClad Plus protective finish
	Factory Primed Pine wood exterior
	Unfinished Mahogany wood exterior
Interior	
Unfinished Wood	Factory primed[3], Factory prefinished paint[3], Factory prefinished stain
Hardware	
Hardware Finish	
Champagne, White, Brown or Matte Black	Bright Brass, Satin Nickel, Oil-Rubbed Bronze, Antique Brass, Distressed Bronze, Distressed Nickel
Sash Locks	
Cam-action lock	Simulated lock, Air conditioner lock, Historical spoon-style lock (surface mounted)
Tilt-Wash Cleaning	
Tilt to interior on both sashes	–
Other Hardware	
–	Sash lifts
Grilles	
Integral Light Technology® Grilles	
–	Traditional, Prairie, Top Row, Cross, New England, Victorian, Diamond, Custom
Roomside Removable Grilles	
–	Traditional, Prairie, Custom
Grilles-Between-the-Glass	
–	Traditional, Prairie, Top Row[1], Cross or Custom-Equally Divided
Screens	
–	Full-Height or Half-height InView™ screens or Vivid View® screens

(1) Contact your local Pella sales representative for current color options.

(2) Low-E coatings are limited on Laminated Glass, see detailed product description or glazing performance for full details.

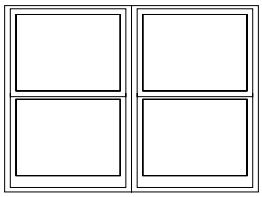
(3) Not available on Mahogany and Douglas Fir interiors.

Combinations

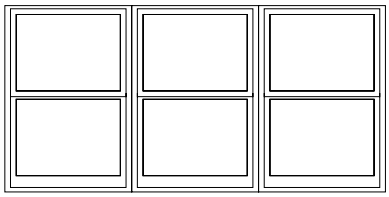
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. Refer to Clad/Wood Overview Section for typical combinations requirements, and limitations related to mulling various combinations.

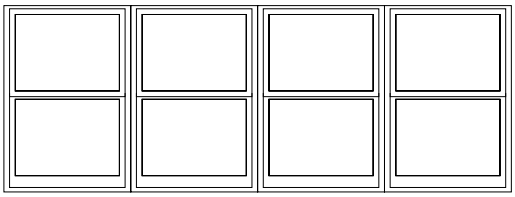
Contact your local Pella sales representative for more information.



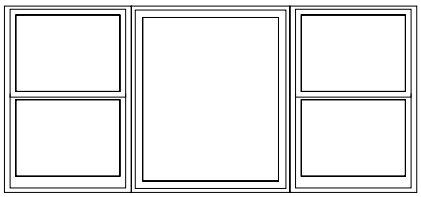
Two-Wide



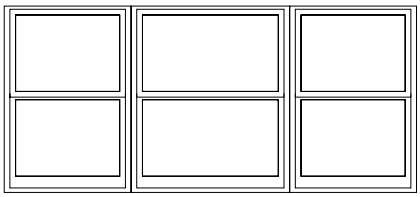
Three-Wide Equal



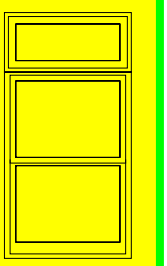
Four-Wide Equal



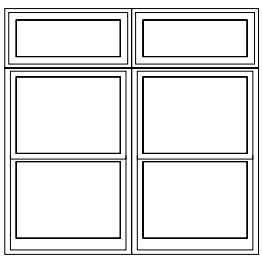
Center Fixed with Flankers



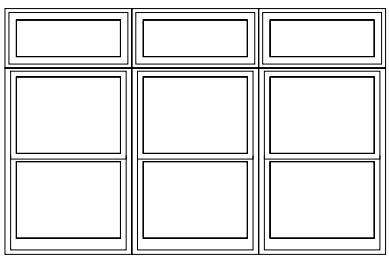
Three-Wide Unequal



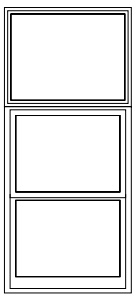
Transom over Single



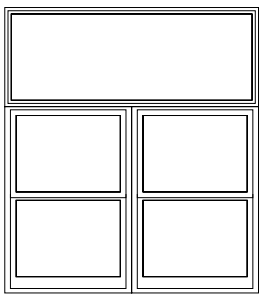
Two-Wide Transoms over Two-Wide



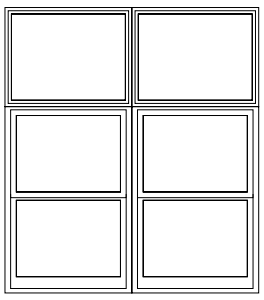
Three-Wide Transoms over Three-Wide



Clad Frame over Single



Single Clad Frame over Two-Wide



Two Wide Clad Frame over Two-Wide

Click to view Clad-Wood Combinations Sections

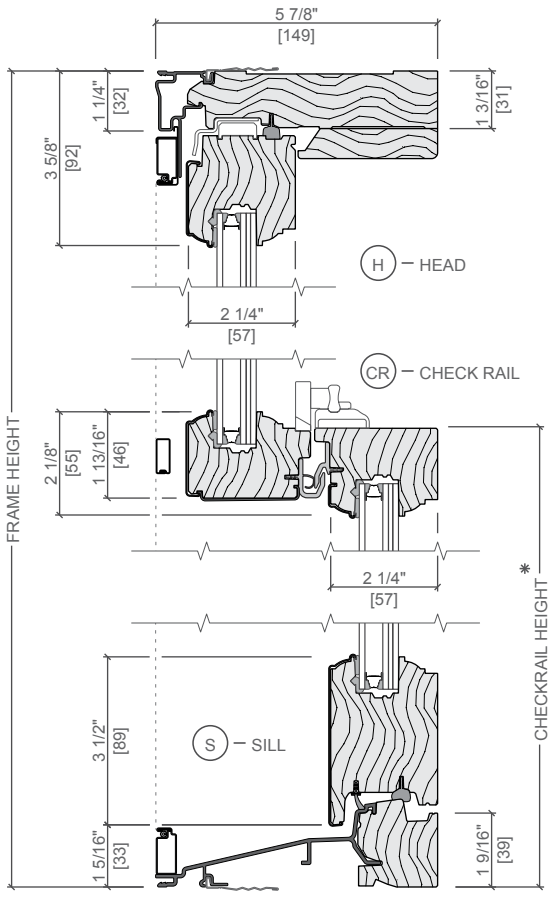
- Combination Recommendations Downloadable PDF.

Architect Series® Traditional Hung Window

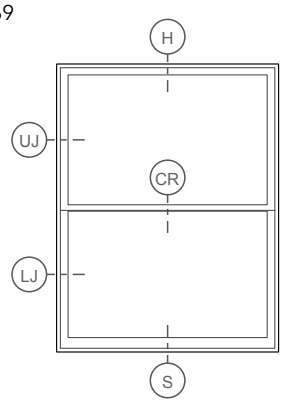
Products with Impact-Resistant Glass

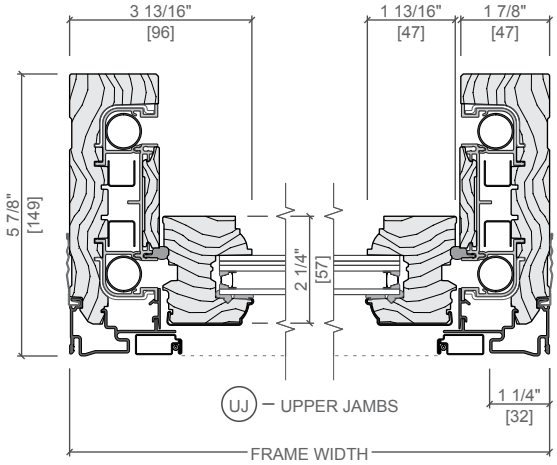
For a complete list of ratings, refer to the Impact-Resistant product section.

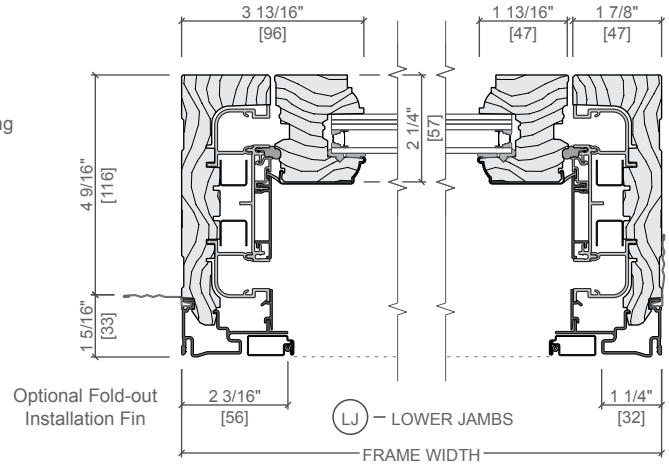
Material	Design Pressure Large Missile Rating D		Hallmark Certified	Florida Product Approval System
	Minimum	Maximum		
PVB [1]				
Clad	+50/-50	+55/-60	411-H-1478	FL17769



* Dimension required for ordering units with unequal sash.







Click to view Impact-Resistant Section

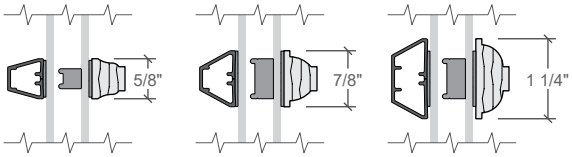
Double-Hung Downloadable PDF.

(1) All impact sizes and glass types are certified for wind zone 3, large missile rating D. Not approved for use in Miami-Dade County.

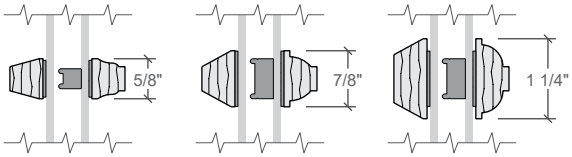
Grille Profiles

Integral Light Technology ®

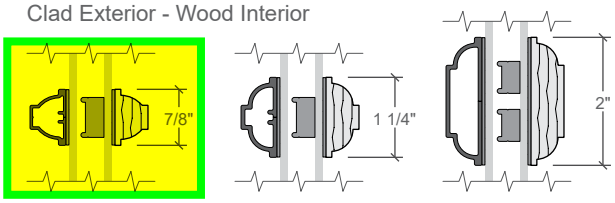
Putty and Ogee Glaze Grilles
Clad Exterior - Wood Interior



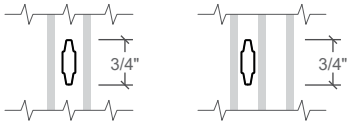
Putty and Ogee Glaze Grilles
Wood Exterior - Wood Interior



Ogee Glaze Grilles
Clad Exterior - Wood Interior



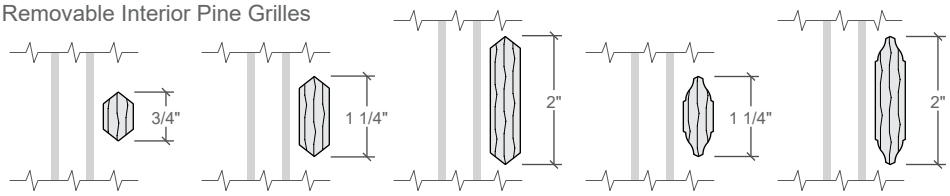
Contoured Aluminum -
Grilles-Between-the-Glass



3/4" Contoured GBG

3/4" Contoured GBG

Removable Interior Pine Grilles



3/4" Traditional RMB

1 1/4" Traditional RMB

2" Traditional RMB

1 1/4" Colonial RMB

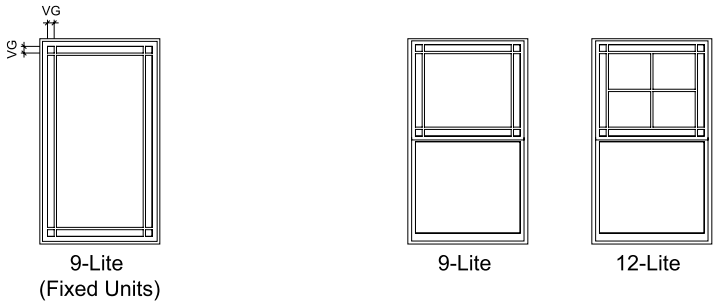
2" Colonial RMB

Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

Integral light technology® Grilles and Roomside Removable Grilles

Prairie Lite Patterns

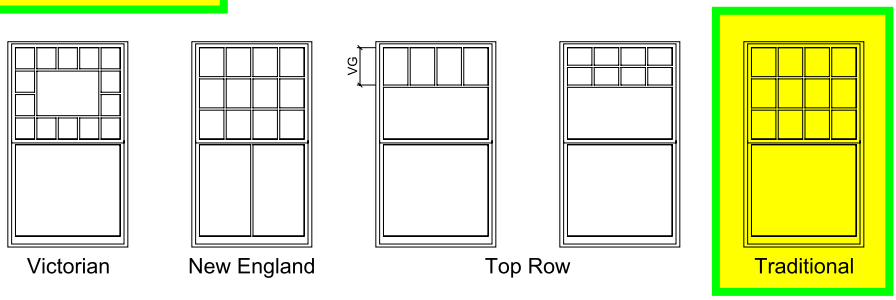


Standard corner lite dimension for Prairie patterns = 2-1/2" VG.

Available in transoms ≥ 1'3" height and width.

Available in all standard and special sizes.

Other Available Patterns

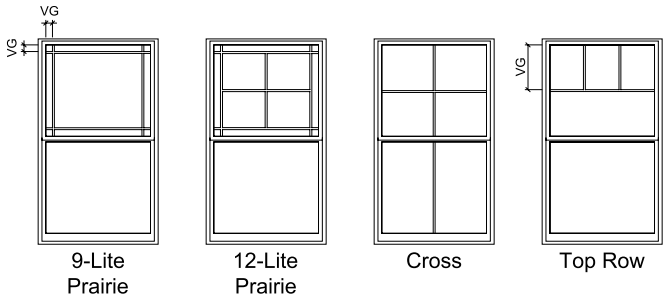


VG = Visible Glass

Lite dimensions noted can vary.

For size and pattern availability contact your local Pella sales representative.

Grilles-Between-the-Glass



Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

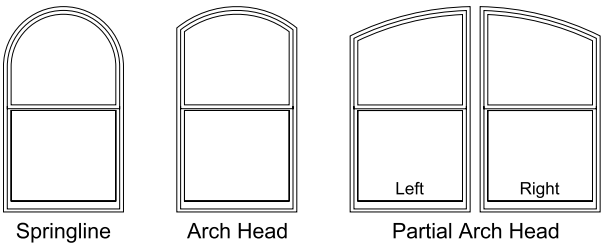
Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

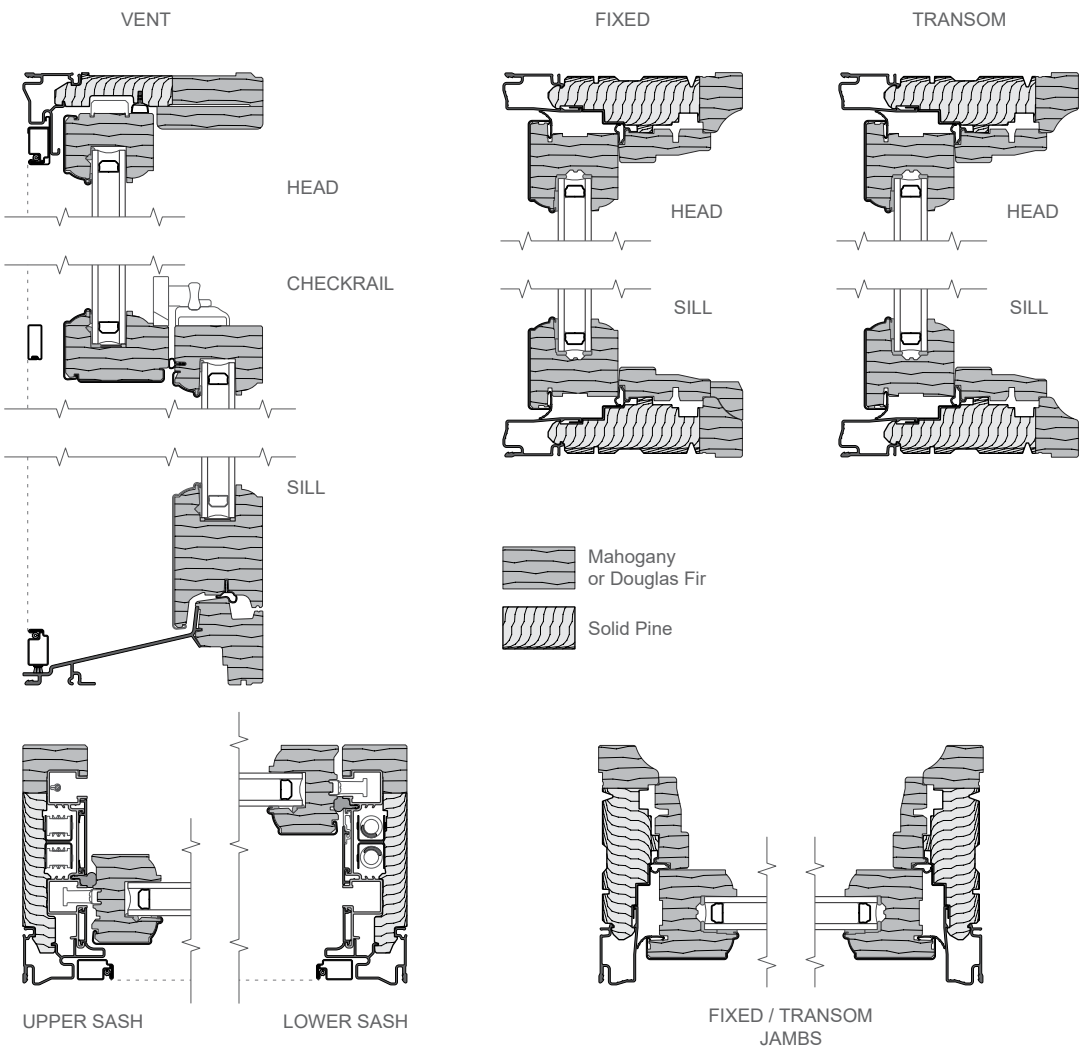
For traditional patterns, see size tables.

Custom shapes

Pella Reserve single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.



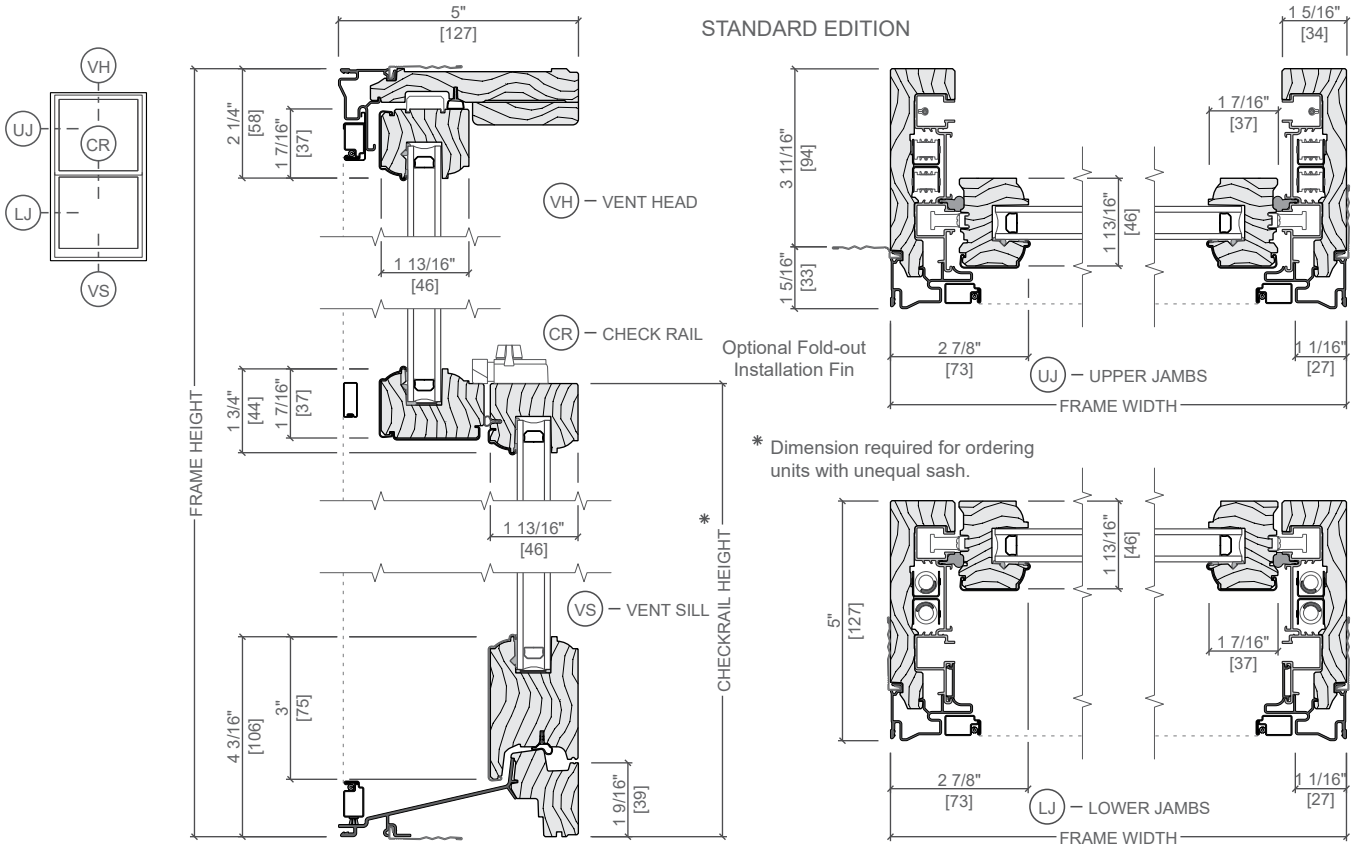
Unit Sections – Wood Collection



Scale 3" = 1' 0"

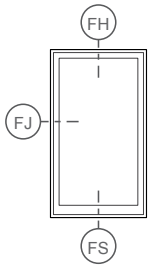
Architect Series® Traditional Hung Window

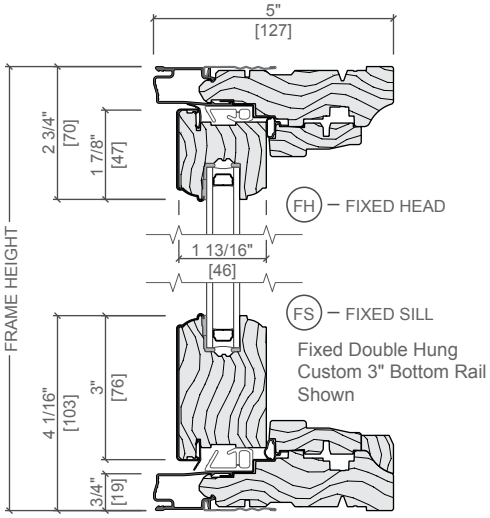
SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile

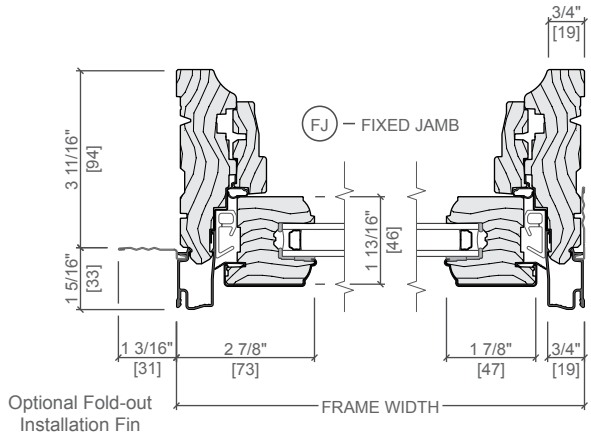


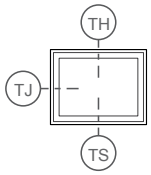
Scale 3" = 1' 0"

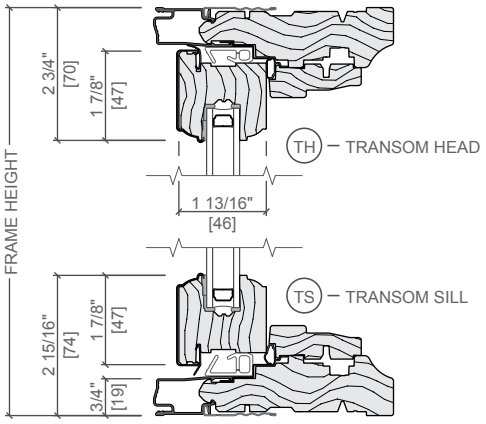
All dimensions are approximate.

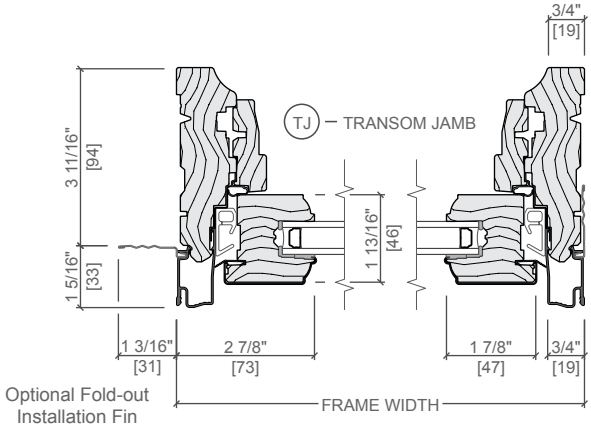




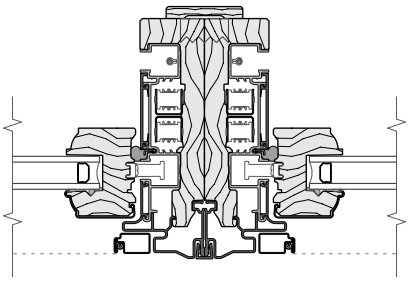




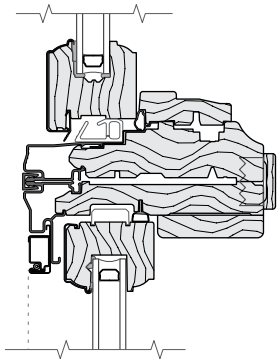




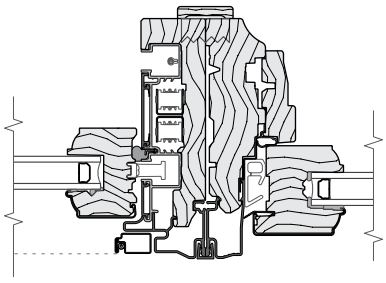
Typical Joining Mullions



VERTICAL JOINING MULLION
LX VENT / LX VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
LX VENT / FIXED

Scale 3" = 1' 0"

All dimensions are approximate.

See Combinations Section for mullion limitations and reinforcing requirements.

1211 Ridge Avenue - Ridge Historic District - 21PRES-0028

Kirsten & Patrick Coleman, owners of record, apply for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence on a vacant lot in the Ridge Historic District and R1 Single-Family Residential Zoning District.

Applicable standards: Construction [1-11; 13,14, and 16].

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

CC: Carlos D. Ruiz, Senior Planner & Preservation Coordinator

Subject: 1211 Ridge Avenue – 21PRES-0028

Date: March 1, 2021

Public Notice

Kirsten & Patrick Coleman, owners of record, apply for a Certificate of Appropriateness to construct a new two-and-a-half story single-family residence on a vacant lot in the Ridge Historic District and R1 Single-Family Residential Zoning District.
Applicable standards: Construction [1-11; 13,14, and 16].

Architectural Significance

Located in the south central portion of the Ridge Historic District on the east side of Ridge Avenue between Dempster Street to the North and Crain Street to the South, 1211 Ridge Avenue is a vacant lot previously subdivided from the property directly north, 1217 Ridge Avenue.

Surrounding properties are a mix of high-style, large-lot single-family residences between two and three stories in height, and vernacular mid-century ranch and split-level residences between one and two stories in height. The individual properties on the block have varying degrees of architectural integrity – some are significant structures including Local Landmarks at 1217 Ridge, 1225 Ridge, 1232 Ridge, and 1220 Ridge. Others are vernacular in nature and non-contributing to the District either due to their age, or extensive alterations. This is true particularly of the homes located to the south on the west side of Ridge Avenue – portions of the district extensively re-developed in the 50s and 60s. Surrounding properties have varying primary materiality including narrow wood cladding, stone, brick, and stucco. The block as a whole retains fair integrity of setting with intermixed non-contributing structures, many curb-cuts, overgrown landscaping, and a busy four-lane roadway.

Proposal

The applicant proposes construction of a contemporary two-and-one-half story single-family home and alley-accessible cobble parking pad while retaining the existing two-story alley-accessible garage to the east and a shared circular driveway with the property immediately north. Primary materials include brick veneer, fiber cement trim boards, Marvin Ultimate wood double-hung windows (some fixed) with stone sills and wood window heads, and standing seam metal and asphalt roofing. The front-stair and partially

covered porch with recessed rounded entryway proposes a wrought iron railing, fiber-cement column, and concrete risers and treads. The front stair runs parallel to the south half of the front-facing façade creating asymmetry on the front-facing first-floor on an otherwise symmetrical and regular fenestrated structure.

The proposed structure has similar mass and height to the properties immediately north and south although many of the lots west and south of the subject property are smaller in scale (many single-story homes), as well as a handful of smaller single-story and one-and-one-half split level structures on the east side of Ridge at 1201 Ridge, 1229 Ridge, and 1241 Ridge.

All elevations impacted. Review elevations for detail on materiality and form.

Public Comment
None.

Applicable Standards
Staff recommends the following standards be applied. Additional standards may be applied at the Commissions 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 Commissions request.

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 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 non-directional character.

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.

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

Thank you for submitting your COA application for Preservation Review. This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way. To process your application, submit no less than **15 business days** before the next scheduled Preservation Commission meeting the following: one **(1) hard copy** of the fully completed application and attachments including: plat of survey, site plan, elevation drawings of the existing and proposed, **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size); and one **(1) digital copy in PDF format of the same.** The Preservation Commission meetings are on the **second Tuesday** of the month. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. The submission of the completed COA **15 business days** prior to the next scheduled meeting date allows the City staff's review of the application and to provide the applicant feedback on the completeness of the COA application. **Incomplete applications will not be accepted.** Refer to the **Supplemental Information,** pages (i - iv) below.

Applications can be submitted in person, by regular mail, electronically via email at cruiz@cityofevanston.org or in a flash drive to the Preservation Coordinator, City of Evanston, Community Development Department, Planning & Zoning Division, Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 3201, Evanston, Illinois 60201.

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Depending on the case load and during construction season, zoning analysis may take longer. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Preservation Commission meets on the **second Tuesday** of the month [see schedule on page (v) below].

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

Section A. Required Information (Print) ** Refer to the Supplemental Information for guidance [page "i" fifth below].*

1) Property Address: 1211 Ridge Ave, Evanston, IL 60202

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: Kirsten + Patrick Coleman

Address: 1217 Ridge Ave.

City: Evanston State: IL Zip: 60202

Phone: Patrick-773.875.7200 Kirsten-646.489.7318

Email/Fax: ptrckcoleman1@gmail.com kirsten@siskdesign.com

3) Architect's Name: Martino Morrone, Jakl-Brandeis Architects

Address: 1800 W. Hawthorne Lane, Suite Q

City: West Chicago State: IL Zip: 60185

Phone: 630.330.7561

Email/Fax: m3architect@aol.com

4) Contractor's Name: Patrick Coleman, Woodwright Development

Address: 1217 Ridge Ave.

City: Evanston State: IL Zip: 60202

Phone: 773.875.7200

Email/Fax: ptrckcoleman1@gmail.com

5) Landmark: ☐ Yes ☒ No ** Refer to the Supplemental Information for guidance on page* (i) *(fifth page below).*

6) Within Local Historic District: ☒ Yes ☐ No;

If yes, ☐ Lakeshore ☒ Ridge ☐ Northeast Evanston ☐ Apartment Thematic Resources

7) Refer to the completed Zoning Analysis and check as applicable if project <u>requires</u>:

☐ Major Zoning Variance; ☐ Minor Zoning Variance; ☐ Fence Variance → **If one or more is checked, then fill out Sections B <u>and</u> C (next 2 pages). <u>If</u> project <u>does not</u> require** any Zoning Variance or Fence Variance or Special Use → **Complete section B <u>only</u>.**

Check if your project requires: ☐ Special Use ☐ Planned Development → **Refer to Supplemental Information on page (i) below.**

Section B: Application for Certificate of Appropriateness

1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

Property owners request approval to build a new single family home on 1211 Ridge Ave and to keep the historic coach house intact. New home has been designed using elements such as steep gables, an arched entry, copper accents, and painted brick, so that the house will compliment the two neighboring historic homes. Facade is designed with offset entry to allow for the preservation of large red maple. Proposed home will be positioned on lot per zoning requirements, appeasing all setback requirements and with compliant lot coverage. In order to satisfy the parking requirements, a brick paver parking pad will be constructed on the North side of the existing coach house. Per the board's previous approval, applicants will keep the existing brick circular drive intact so that it may be used by both 1211 & 1217 Ridge guests and homeowners to allow for safe entry and exit onto Ridge Ave and will not require any additional curb cuts.

2) Checklist (Check all that apply and attach any additional information)

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☒ Construction	☒ Residential ☐ Other:	☒ Yes ☐ No
☐ Demolition	☐ Partial ☐ Total	☐ Yes ☐ No
☐ Alteration ☐ Restoration ☐ Addition ☐ Landscaping	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
Garage: ☐ New ☐ Replacement ☐ Rehabilitation	☐ Front ☐ Side ☐ Rear	☐ Yes ☐ No
☒ Windows ☐ Storm Windows ☒ Doors ☐ Storm Doors	☒ New ☐ Replacement ☐ Restoration Style/Materials: Marvin Double Hung Wood Windows	☒ Yes ☐ No
Roof: ☒ New ☐ Re-roof	☐ Front ☐ Side ☐ Rear	☒ Yes ☐ No
Fence / Gate: ☒ New ☐ Replacement	☐ Front ☒ Side ☒ Rear	☒ Yes ☐ No
Siding: ☐ New ☐ Replacement	☐ Front ☐ Side ☐ Rear Material:	☐ Yes ☐ No
☐ Sign ☐ Awning	☐ New ☐ Replacement ☐ Restoration Material:	☐ Yes ☐ No
☒ Air Conditioning Unit	☒ New ☐ Replacement	☐ Yes ☒ No
☐ Relocation	New Address for Relocation:	

3) Checklist for Exterior Materials—Check all that apply.

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☐	☐	Wood Frame	☐	☒	Copper	☒	☒	Wood
☐	☐	Stone	☐	☐	Sheet Metal	☐	☐	Wrought Iron
☐	☒	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☐	☐	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco			**Fascias, Soffits, Rakeboards, Trim**			Height:_____
☐	☐	Wood Siding						Length:_____
☐	☐	Aluminum Siding	☐	☒	Wood			**Terraces, Patios, Decks**
☐	☐	Vinyl Siding	☐	☐	Metal	☐	☐	Wood
☐	☐	Shingle, Material: _____ _____	☐	☐	Synthetic Material, Type: _____	☐	☐	Stone
						☐	☒	Brick Pavers
☐	☐	Other: _____	☐	☐	Other: _____	☐	☐	Concrete Pavers
		Roofing Material			**Door Material**	☐	☐	Poured Concrete
☐	☐	Wood Shingles				☐	☐	Other: _____
☐	☐	Wood Shakes	☐	☒	Wood			
☐	☐	Slate	☐	☐	Metal			**Driveway Material**
☐	☐	Clay Tile	☐	☐	Clad	☐	☐	Asphalt
☐	☒	Asphalt Shingles	☐	☐	Other: _____	☐	☐	Poured Concrete
☐	☐	Metal Sheet				☒	☒	Brick Pavers
☐	☐	Other: _____			**Window Type**	☐	☐	Concrete Pavers
			☐	☒	Double Hung	☐	☐	Crushed Stone
		Chimney Material	☐	☐	Casement	☐	☐	Other: _____
☐	☐	Brick	☐	☐	Other: _____			
☐	☐	Stone						
☐	☐	Stucco			**Window Material**			**Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):**
☐	☐	Other: _____	☐	☒	Wood			
			☐	☐	Aluminum	☐	☒	Air Conditioning Unit
		Gutters/Downspouts	☐	☐	Steel	☐	☐	
☐	☐	Copper	☐	☐	Other: _____	☐	☐	
☐	☒	Aluminum				☐	☐	
☐	☐	Galvanized Sheet			**Muntins**	☐	☐	
☐	☐	Other:_____	☐	☐	Not existing	☐	☐	
			☐	☐	True divided lights	☐	☐	
			☐	☒	Simulated divided lights	☐	☐	

4) Applicant's Signature: _____ **Date:** January 26, 2021

Print Name:

*Proceed to Section C if you are r**equesting a zoning or fence variation and/or s special us**e. Refer to the Supplemental Information for guidance [page (i) below]. For **Planned Development** refer to Supplemental Information [page (i) below].*

SOIL CONDITIONS

SOIL BEARING PRESSURE USED IN DESIGN: 1500 PSF WAS ASSUMED AT DEPTH BELOW GRADE AS SHOWN. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A QUALIFIED SOILS ENGINEER TO VERIFY THE ASSUMED SOIL BEARING PRESSURE. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED WITH THE HEAVIEST AVAILABLE EQUIPMENT (MIN. 25 TONS). ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" AND COMPACTED TO A MINIMUM DENSITY OF 95% OBTAINED IN ACCORDANCE WITH ASTM D 1557 (COHESIVE SOILS) OR 75 % RELATIVE DENSITY OBTAINED IN ACCORDANCE WITH ASTM D 4253 & D 4254 (COHESIONAL SOILS), UNTIL FINAL GRADE IS ATTAINED. PLACE BACKFILL EQUALLY ON BOTH SIDES OF FOUNDATION WALLS. (WHERE APPLICABLE)

CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301, LATEST EDITION, UNLESS OTHERWISE SHOWN OR NOTED ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318.

CONCRETE STRESSES USED IN DESIGN

ALL CONCRETE SHALL ATTAIN 1500 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE 6 BAG MIX. MIN. PRIOR TO BACK FILL FOUNDATION WALL SHALL BE BRACED

ON SITE SOIL BEARING TEST ARE TO BE PERFORMED BY A TESTING AGENT PRIOR TO THE POURING OF CONCRETE FOOTING. THE REPORT SHALL BE ON SITE AT TIME OF THE FOOTING INSPECTION

REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185. DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST EDITION. WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE AMS MANUAL WMF-500. LIST AND DETAIL ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 318 MINIMUM COVER OF 3" UNLESS WHICHEVER IS MOST CRITICAL. ALL EMBEDDED LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED. MINIMUM LAP TO BE 40 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL WALL CORNERS EQUAL TO THE HORIZONTAL WALL REINFORCEMENT, BUT NOT LESS THAN #5 BAR EACH FACE WITH

PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN OR NOTED.

CONTROL CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE IN SQUARE PATTERN AND BE NOT MORE THAN 20 FEET X 20 FEET.

UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 5" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR-ENTRAINMENT WITH 6 BAGS OF CEMENT MIX AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS. EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THAN 40 FEET AND WHERE CONCRETE ABUTS DIFFERING ELEMENTS. CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE. PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MAXIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT. FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SPACED AS FAR AS FEASIBLE. PROVIDE 6x6-W1.4xW1.4 WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE. SUB GRADE TO BE MIN. 6" SAND COMPACTED TO 75% RELATIVE DENSITY OBTAINED IN ACCORDANCE WITH ASTM D 4253 & D 4254 COHESIONAL SOILS UNTIL FINAL GRADE IS ATTAINED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE AFOREMENTIONED.

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK. WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.

TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 ACI 301 SPECIFICATIONS.

ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT.

CONNECTIONS SHALL BE STANDARD ASTD FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE II OF THE ANNUAL OF STEEL CONSTRUCTION, NINTH EDITION.

PROVIDE GOVERNMENT ANCHORS FOR BEAMS BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGES AREA NOT SPECIFIED.

WELDERS SHALL HAVE EVIDENCE THAT THEY HAVE PASSED THE A.W.S. STANDARD QUALIFICATION TESTS.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL WORK TO CONFORM TO THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", 1989.
ALL STRUCTURAL STEEL ASTM A36 (Fy=46 KSI).
ALL STRUCTURAL TUBES ASTM A500 GRADE B (Fy=46 KSI).
ALL STRUCTURAL PIPES ASTM A53 GRADE B (Fy=35 KSI).
ALL WELDING TO CONFORM TO AMERICAN WELDING SOCIETY "STRUCT. WELDING CODE AWS D1.1".
ALL WELD ELECTRODES SHALL BE E70XX AND ALL WELDING TO BE PERFORMED BY CERTIFIED WELDERS. ALL WELDING TO CLEAN BARE STEEL. ALL BOLTING WITH 3/4" DIAMETER A325 (BEARING TYPE) HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE. ALL CONNECTIONS TO CONFORM TO AISC "MANUAL OF STEEL CONSTRUCTION", 9TH ED., TABLE II OR III. MINIMUM CONNECTION CAPACITY TO BE ONE-HALF OF TOTAL UNIFORM LOAD CAPACITY SHOWN IN TABLES OF "UNIFORM LOAD CONSTANTS" IN PART 2 OF THE MANUAL, UNLESS LARGER REACTIONS ARE SHOWN ON THE DRAWINGS.

PROVIDE FULL SIZE 1/4"SETTING PLATES ON 4,000 PSI NON-SHRINK GROUT FOR ALL COLUMNS AND 2-3/4" DIAMETER ASTM A307 ANCHOR BOLTS, UNLESS NOTED.
PROVIDE SUB-FRAMING FOR EQUIPMENT SUPPORTED ON OR SUSPENDED FROM THE STRUCTURE.
ALL STEEL TO BE SHOP COATED WITH PRIME PAINT AS SPECIFIED. MASK SURFACES TO BE WELDED AND AT BOLT HOLES IN FACING SURFACES IN FRICTION CONNECTIONS.

STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINALLY ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE. PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED.
CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION.

HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENING SHALL BE AS FOLLOWS:

MATERIAL:	HEW FIR #2 OR BETTER
CONFIGURATION:	(2) 2 X 12'S FOR 2 X 4 WALLS (3) 2 X 12'S FOR 2 X 6 WALLS
NAILING:	MINIMUM OF 2 ROWS 16D NAILS AT 12" O.C.
LOCATION:	ALL HEADERS SHALL BE DROPPED BELOW THE FRAMING MEMBERS SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS
CAUTION:	WHERE WORD—LOAD OR PARATRAIN HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED

REQUIRED CRIPPLES	CONVENTIONAL	MICRO-LAM/FLITCH
SPANS < 6'FEET	2 CRIPPLE	2 CRIPPLE
SPANS > 6'FEET	3 CRIPPLE	3 CRIPPLE
OR OTHERWISW NOTED AN PLANS		

PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL COMFORM TO DOCO. SI OR DOC.PS2. THE SPECIES GROUP OF THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY.

LOCATION	SIZE	SPACING OF JOIST OR STUDS	SPECIES GROUP	SPAN RATING	EASTENING		
					DESCRIPTION OF FASTENING	SPACING FASTENING EDGE	INT. SUPPOR
ROOF	1/2"	16" O.C.	1	32/16	6d COMMON NAIL	6"	12"g
EXT. WALL	1/2"	16" O.C.	1	32/16	6d COMMON NAIL	6"	12"g
FLOOR	3/4"	16" O.C.	4	48/24	8d COMMON NAIL	6"	12"g

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA.
MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.
PROVIDE 1" X 3" OR METAL CROSS BRIDGING NOT OVER 6 FEET ON CENTER FOR ALL JOISTS.
PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD GIRDERS.
PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.
MEMBERS NOTED "L.L.V." ON THE PLAN TO BE MICRO-LAM BEAMS, LAMINATED LUMBER AS MANUFACTURED BY TRUSS JOISTS MACMILLAN CORP.. INSTALLATION SHALL INCLUDE ALL HARDWARE, CONNECTIONS, AND NAILING OF MULTIPLE MEMBERS AS RECOMMENDED BY MANUFACTURER.
ALL PLYWOOD SHOWN ON FLOOR/ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS-1. LATEST EDITION, FOR STRUCTURAL 1 GRADE MATERIAL.
STANDARD H-CLIPS ARE REQUIRED MID SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.
PREFABRICATED WOOD TRUSSES SHALL BE OF THE SIZE SHOWN AND SHALL BE DESIGNED AND FABRICATED OF MATERIAL AS REQUIRED TO SUPPORT THE SUPERIMPOSED LOADS AS SHOWN ON THE DRAWINGS.
SHOP DRAWINGS AND CALCULATIONS BEARING A REGISTERED ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SHALL CONTAIN THE FOLLOWING INFORMATION FOR EACH TYPE AND SIZE TRUSS ASSEMBLY TO BE PROVIDED.
DETAIL OF TRUSSES SHOWING SIZE OF MEMBERS.
SPECIES AND WORKING STRESS OF LUMBER USED.
LOADING CONDITIONS USED IN DESIGN.
CALCULATED FORCES FOR EACH MEMBER.
CONNECTOR SIZES AND LOCATION.
THE INFORMATION PROVIDED SHALL ALSO TAKE INTO ACCOUNT AND SHOW ALL SPECIAL DESIGN, FRAMING, AND CONNECTION REQUIREMENTS FOR TRUSSES, SUCH AS CONCENTRATED LOADS, UNBALANCED OR UNSYMMETRICAL LOAD CONDITIONS, AND OTHER NON-TYPICAL FRAMING DETAILS. AN ERECTION PLAN OF THE TRUSS FRAMING SHALL BE PROVIDED INDICATING ALL TRUSS LOCATIONS AND FRAMING CONDITIONS.

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c,	SPACING OF FASTENERS
JOIST TO SILL OF GIRDER, TOE	3-8d (2 1/2" X 0.113")	—
1x6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" X 0.113") 2 staples, 1 3/4"	— —
2" SUBFLOOR TO JOIST OF GRIDER, BLIND AND FACE NAIL	2-16d (3 1/2" X 0.135")	—
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2" X 0.135")	—
TOP OR SLOE PLATE TO STUD, END NAIL	2-16d (3 1/2" X 0.135")	16"o.c.
STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2" X 0.113) or 2-16d (3 1/2" X 0.135")	—
DOUBLE STUD, FACE NAIL	10d (3" X 0.128")	—
DOUBLE TOP PLATES, FACE NAIL	10d (3" X 0.128")	24" o.c.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2" X 0.135")	24" o.c.
DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOISTS FACE NAIL INLAPPED AREA	8-16d (3 1/2" X 0.135")	16" o.c.
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2" X 0.113")	—
RIM JOIST TO TOP PLATE, TOE	8d (2 1/2" X 0.113")	—
TOP PLATE, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" X 0.128")	6" o.c.
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2" X 0.135")	—
CONTINUED HEADER, TWO PEICES	16d (3 1/2" X 0.135")	16" o.c. along each edge
CEILING JOIST TO PLATE, TOE NAIL	3-8d (2 1/2" X 0.113")	16" o.c. along each edge
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2" X 0.113")	—
CEILING JOIST, LAS OVER PARTITION, FACE NAIL	3-10d (3" X 0.128")	—
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d (3" X 0.128")	—
RAFTER TO PLATE, TOE NAIL	12-6d (3 1/2" X 0.135")	—
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2" X 0.113") 2 staples, 1 3/4"	— —
1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" X 0.113") 2 staples, 1 3/4"	— —
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" X 0.113") 3 staples, 1 3/4"	— —
WIDER THAN 1x8 SHEATING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" X 0.113") 4 staples, 1 3/4"	— —
BUILT UP CORNER STUDS	10d (3" X 0.128")	24" o.c.
BUILT UP GIRDER ABD BEAM, 2-INCH LIMBER LAYER	10d (3" X 0.128")	nail each layer as follows: 32" o.c. at top and bottom, and staggered Two nails at ends and at each splice at each bearing
2" PLANKS	2-16d (3 1/2" X 0.135")	—
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTER:		
TOE NAIL	4-16d (3 1/2" X 0.135")	—
FACE NAIL	3-16d (3 1/2" X 0.135")	—
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d (2 1/2" X 0.113")	—
COLLAR TIES TO RAFTER, FACE NAIL, OR 1 1/4" x 20 GAGE RIDGE STRIP	3-8d (2 1/2" X 0.113")	—

TABLE R602.3(1) continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS EDGES (INCHES)	INTERMEDIATE SUPPORTS e,f (INCHES)
wood structural panels, subfloor, roof and wall sheeting to framing, and particleboard wall sheething to framing			
5/16" – 1/2"	6D COMMON (2" x 0.113") NAIL(SUBFLOOR, WALL) 8D COMMON (2 1/2" x 0.131") NAIL (ROOF)	6	12
19/32" – 1"	8D COMMON (2 1/2" x 0.131")	6	12
1 1/8" – 1 1/4"	10D COMMON (3" x 0.148") NAIL OR 8D COMMON (2 1/2" x 0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING			
1/2" structural cellulosic fiberboard sheathing	1 1/2" GALVANIZED ROOFING NAIL 8d COMMON (2 1/2" x 0.313") NAIL: STAPLE 16" GAGE 1 3/4" LONG	3	6
25/32" structural cellulosic fiberboard sheathing	1 3/4" GALVANIZED ROOFING NAIL 8d COMMON (2 1/2" x 0.313") NAIL: STAPLE 16" GAGE 1 3/4" LONG	3	6
1/2" gypsum sheating	1 1/2" GALVANIZED ROOFING NAIL 6d COMMON (2 1/4" x 0.113") NAIL: STAPLE GALVANIZED 1 1/2" LONG 1 1/4" SCREWS, TYPE W OR `S	4	8
5/8" gypsum sheating	1 3/4" GALVANIZED ROOFING NAIL 8d COMMON (2 1/2" x 0.131") NAIL: STAPLE GALVANIZED 1"5/8" LONG 1 5/8" SCREWS, TYPE W OR `S	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" or less	6D DEFORMED (2" x 0.120") NAIL OR 8D COMMON (2 1/2" x 0.131") NAIL	6	12
7/8" –1"	8D COMMON (2 1/2" x 0.131") NAIL OR 8D DEFORMED (2" x 0.120") NAIL OR	6	12
1 1/8" X 1 1 /4"	10D COMMON (3" x 0.148") NAIL OR 8D DEFORMED (2 1/2" x 0.120") NAIL	6	12

GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS OF THE FRONT DOOR WITHIN ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR. AROUND TUB, SHOWER & ALL LOCATION LISTED UNDER HAZARDOUS LOCATION (PREFER TO FLOOR PLANS LABLE 6G)
SAFTY GLAZING SHALL PASS THE "TEST REQUIREMENT OF CPSC 16 CFR, PART 1201 & SHALL CONTAIN A MAGN. LABEL.
EVIDENCE OF THE SAMPLE MUST BE SUBMITTED TO THE BUILDING OFFICIAL

SAFETY GLAZING TOBE PROVIDE IN ALL HAZARDOUS LOCATION.
SAFTY GLAZING SHALL PASS THE TEST REQUIREMENT OF CPSC 16 CFR, PART 1201 & SHALL CONTAIN A MAGN. LABEL.

HAZARDOUS LOCATIONS.
THE FOLLOW SHALL BE CONLERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING:
1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOL, SUANAS, STEAM ROOMS, BATHTUBS AND SHOWERS LOCATED IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm.) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WHINE 24 INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
STANDING OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.83 M2)
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
   7.4. ONE OR MORE WALKING SURFACE WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS.
9. GLAZING IN WALLS AND FENCES ANCLOSURING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm). MEASURED VERTICALLY FROM A WALKING SURFACE AND WITHAN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.

10. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glass is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

11. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread.

BRICK NOTES

NOTE:
MAINTAIN 3/8" CAP BETWEEN BRICK AND WINDOWS, FILL GAPS WITH SILICONE CAULKING.

ALL WINDOWS AND DOORS TO BE COVER PRIOR TO MASONRY.

ALL WINDOWS AND DOORS TO BE PELLA or ANDERSON LOW E GLASS.

ALL WINDOWS AND DOORS(EXT.) TO BE MEET THE INFILTRATION CRITERIA OF SECTION 502.1.4.1 AS TESTED IN ACCORDANCE WITH ASTM E 283 OR AAMA / WDMA.

ALL CONCRETE BLOCK DESIGN AND CONSTRUCTION SHALL CONFORM TO SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY, NATIONAL CONCRETE MASONRY ASSOCIATION, LATEST EDITION. ADEQUATE INSPECTION AS DEFINED BY THE REFERENCES STANDARDS WAS ASSUMED.
MASONRY MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING ASTM SPECIFICATIONS:
HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C90 GRADE N-I.
SOLID LOAD BEARING CONCRETE BLOCK: ASTM C145, GRADE N-I.
MORTAR: ASTM C-270, TYPE S WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH = 1800 PSI.
MASONRY REINFORCEMENT: ASTM A 82 GALVANIZED.
CALCIUM CHLORIDE, ANTIFREEZE OR ADMIXTURES CONTAINING SAME SHALL NOT BE INCLUDED IN MORTAR OR GROUT MIX EXCEPT WHEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.
NO EXTERIOR MASONRY SHALL BE LAID WHEN THE OUTSIDE TEMPERATURE IS LESS THAN 40 F. UNLESS THE RECOMMENDATIONS SPECIFIED BY THE INTERNATIONAL MASONRY INDUSTRY ALL-WEATHER MASONRY STANDARDS BOOK "RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR COLD WEATHER MASONRY CONSTRUCTION" ARE STRICTLY FOLLOWED.
MASONRY WALLS SHALL BE ADEQUATELY BRACED AGAINST WIND DURING THEIR ERECTION, AND INITIAL THEIR DESIGN SUPPORTS ARE IN PLACE.
MORTAR SHALL BE TESTED BY APPROVED TESTING LABORATORY IN ACCORDANCE WITH ASTM C-780. TWO SETS OF THREE MORTAR CUBES SHALL BE TAKEN AT RANDOM FOR EACH DAY OF MASONRY WORK. TEST ONE CUBE OF EACH SET AT 7 DAYS AND 28 DAYS. THE THIRD CUBE TO BE TESTED AT 56 DAYS ONLY IF REQUIRED BY THE ARCHITECT.
WALLS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO CONFORM TO THE AFOREMENTIONED REQUIREMENTS. SEE ARCHITECT'S DRAWINGS FOR NON-STRUCTURAL MASONRY WALLS.
UNLESS OTHERWISE NOTED ON DRAWINGS, ALL MASONRY WALLS OR CONCRETE BLOCK WALLS SHALL HAVE ALL VERTICAL COLLAR JOINTS FILLED WITH MORTAR FOR FULL HEIGHT OR NATURAL BOND SHALL BE PROVIDED.
PARGING IS NOT ACCEPTABLE THIS REQUIREMENT DOES NOT APPLY BETWEEN CONCRETE BLOCK UNLESS SHOWN OTHERWISE.

FLASHING NOTES

R703.8 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into thewall cavity or penetration ofwater to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:
1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

8. EXTERIOR WINDOW AND DOOR OPENING. FLASHING AT EXTERIOR WINDOW AND DOOR OPENING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE

"Before doing any construction work, contact ComEd at 1-866-NEW-ELEC, and ask for the "New Business Group". Set up an account and set up an onsite meeting with them. Bring your plans and survey. Have ComEd field verify clearances and easements to their poles for any new and/or altered structures including garages for permanent or temporary electric service. Download "COMED RED BOOK" for free from the internet and follow instructions. CONTRACTORS AND HOMEOWNERS ARE NOT ALLOWED TO TOUCH ComEd LINES. CALL ComEd. Both Homeowner and Contractor are responsible for meeting all ComEd and NEC electric clearances."

If you are installing TEMPORARY ELECTRIC SERVICE, you are required to apply for new permit with the City of Park Ridge for TEMPORARY SERVICE."

Existing Electric Service: On Site Plan, show location of existing electric meter on site plan. Show existing ComEd pole that is feeding electric meter. Label existing service Overhead Service or Underground Service.

FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDE TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTALAND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDE IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. R602.8.1 Materials. Except as provided in Section R602.8, Item 4, fireblocking shall consist of 2-inch (51 mm) nominal lumber, or two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints, or one thickness of 23/32-inch (19.8 mm) wood structural panels with joints backed by 23/32-inch (19.8 mm)wood structural panels or one thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard, 1/2-inch (12.7 mm) gypsum board, or 1/4-inch (6.4 mm) cement-based millboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10 foot horizontal fireblocking itwalls constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.
   R602.8.1.1 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
   R602.8.1.2 Fireblocking integrity. The integrity of all fireblocks shall be maintained.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. R1003.19 Chimney fireblocking. All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood floors, ceilings or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible framing and the chimney.
   R1003.20 Chimney crickets. Chimneys shall be provided
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS, CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. R311.2.2Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed sidewith 1/2-inch (13 mm) gypsum board.

FRAME SPREAD AND SMOKE DENSITY NOTES

SECTION R316
INSULATION
R316.1 Insulation. Insulation materials, including facings, such as vapor retarders and vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall have a flame-spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 450 when tested in accordance with ASTM E 84.
Exceptions:
1. When such materials are installed in concealed spaces, the flame-spread and smoke-developed limitations do not apply to the facing, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.
2. Cellulose loose-fill insulation, which is not spray applied, complying with the requirements of Section R316.3, shall only be required to meet the smokedeveloped index of not more than 450.

R316.2 Loose-fill insulation. Loose-fill insulation materials that cannot be mounted in the ASTM E 84 apparatus without a screen or artificial supports shall comply with the flame spread and smoke-developed limits of Sections R316.1 and R316.4 when tested in accordance with CAN/ULC S102.2 and Exception: Cellulose loose-fill insulation shall not be required to comply with the critical radiant flux requirement of CAN/ULC S102.2, provided such insulation complies with the requirements of Section R316.3.

R316.3 Cellulose loose-fill insulation. Cellulose loose-fill insulation shall comply with CPSC 16 CFR, Parts 1209 and 1404. Each package of such insulating material shall be clearly labeled in accordance with CPSC 16 CFR, Parts 1209 and 1404.

R316.4 Exposed attic insulation. All exposed insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter.

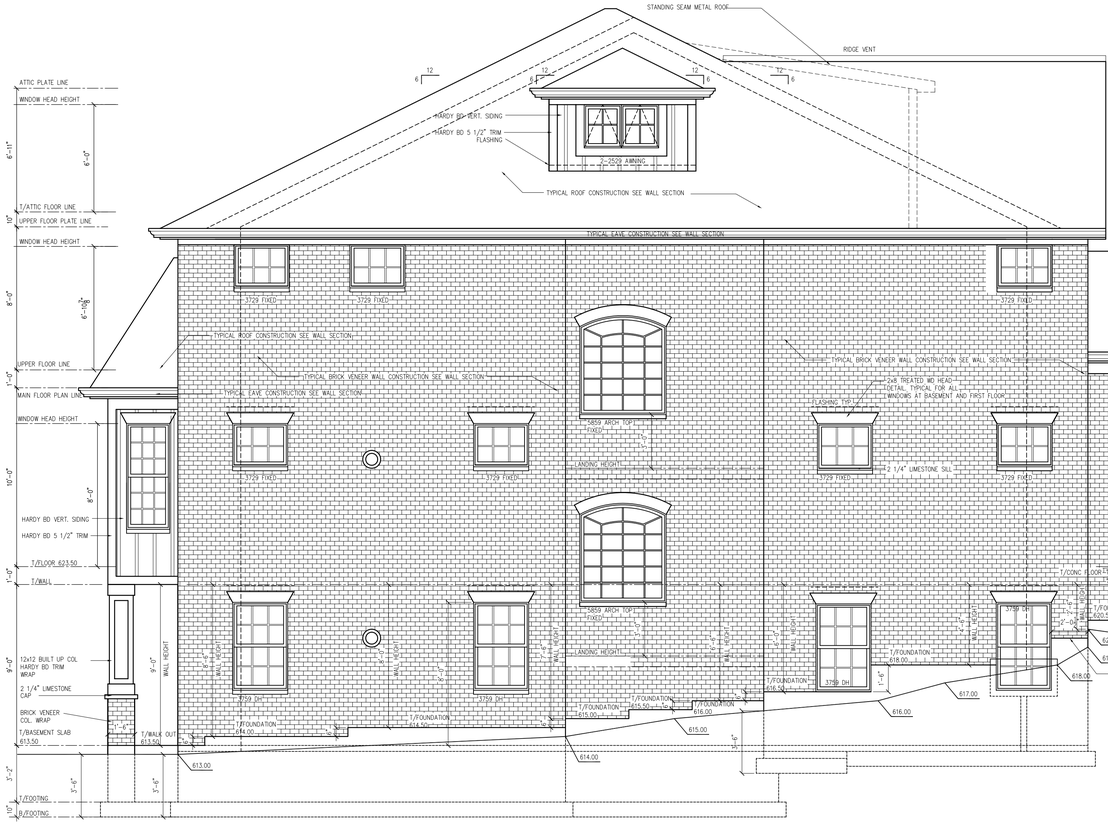
R316.5 Testing. Tests for critical radiant flux shall be made in accordance with ASTM E 970.

INSULATION & FENESTRATION REQUIRMENTS PER 2015 IECC TABLE 402.1.1

MIN R VALUES
CRAWL SPACE R-10 / R-13
BASEMENT R-10 / R-13
FLOOR R-30
WOOD FRAME WALL R-20
CEILING R-49
SUPPLY AND RETURNS OUTSIDE OF ENVELOPE: R-8
FENESTRATION U FACTOR .32
SKYLIGHTS U FACTOR .55

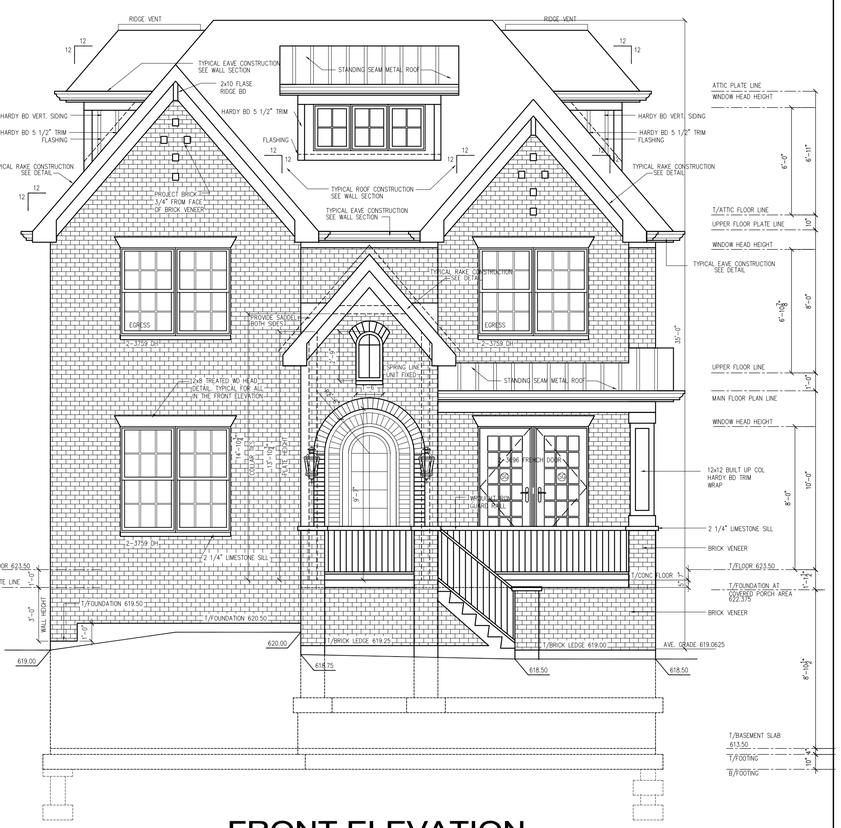
MICRO-LAM LUMBER DESIGN PROPERTIES

MANUFACTURER TRUSS JOIST MACMILLAN
ALL MANUFACTURED LUMBER SHALL BE MICRO=LAM 2.0E S.P. MICRO L.V.L. LAMINATED VENEER LUMBER
ALL MANUFACTURED LUMBER SHALL BE MICRO-LAM 2.0E S.P. MICRO L.V.L. LAMINATED VENEER LUM



LEFT ELEVATION

SCALE: 1/4= 1'-0"

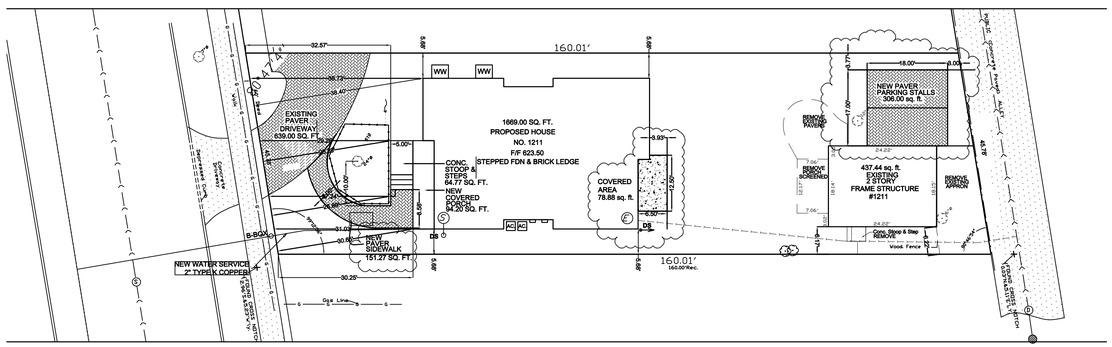


FRONT ELEVATION

SCALE: 1/4= 1'-0"

AVEAGE GRADE HEIGHT
619.00
620.00
618.75
618.50

2467.25 / 4 = 619.0625



LOT AREA 7231.00 SQ. FT.
REQUIRED BUILDABLE AREA 30% = 2169.30
REQUIRED IMPERVIOUS SURFACE AREA 45% = 3253.95 SQ. FT.

SITE PLAN

SCALE: 1/16= 1'-0"

PROPOSED BUILDABLE AREA

MAIN FLOOR PLAN	1669.00 SQ. FT.
EXISTING 2 STORY FRAME STRUCTURE	439.35 SQ. FT.
COVERED PORCH	94.20 SQ. FT.
TOTAL	2202.55 SQ. FT.
COVERED PORCH 50% CREDIT	(-) 47.10 SQ. FT.
TOTAL	2155.45 SQ. FT.

PROPOSED IMPERVIOUS SURFACE AREA

NEW MAIN FLOOR PLAN	1669.00 SQ. FT.		1669.00 SQ. FT.
EXISTING 2 STORY FRAME STRUCTURE	437.44 SQ. FT.		437.44 SQ. FT.
NEW FRONT COVERED PORCH	94.20 SQ. FT.		94.20 SQ. FT.
NEW FRONT STEPS AND LANDING	64.77 SQ. FT.		64.77 SQ. FT.
EXISTING PAVER DRIVE WAY	639.00 SQ. FT.	20% CREDIT	511.20 SQ. FT.
NEW FRONT PAVER SIDEWALK	151.27 SQ. FT.	20% CREDIT	121.01 SQ.FT.
NEW PAVER PARKING STALLS	306.00 SQ. FT.	20% CREDIT	244.80 SQ.FT.
NEW COVERED AREA	74.24 SQ. FT.		74.24 SQ. FT.
7240.00 - 3653.96 = 3586.02 (49.53 %)			3221.30 SQ. FT.

STATE OF ILLINOIS
KENNETH F. BRANDEIS
001-010679
LICENSED ARCHITECT
12-4-20
ISSUE
11-30-22
EXPIRE

SIGNATURE

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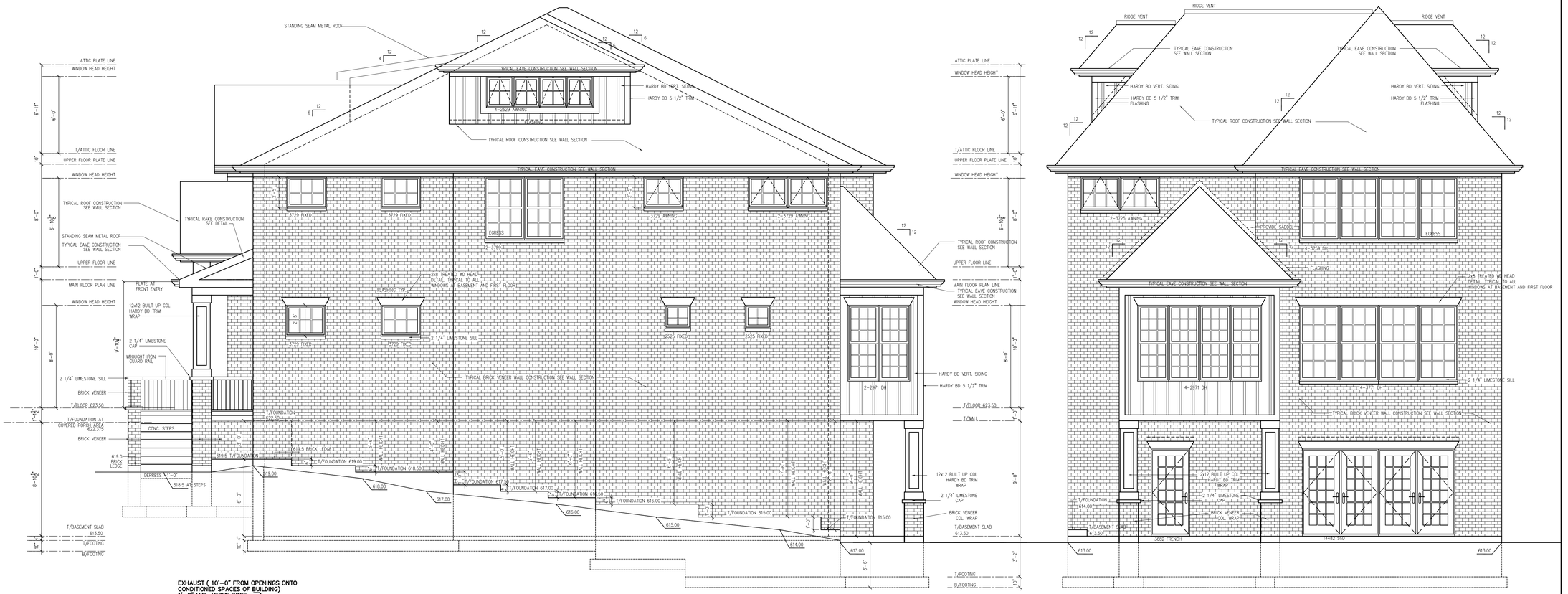
1800 W HAWTHORNE LANE SUITE Q
WEST CHICAGO, ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570

NEW RESIDENCE FOR COLEMAN
1211 RIDGE AVE
EVANSON, IL.

ISSUE	DATE
PERMIT	1-7-20
ZONING REVISIONS	12-4-20

SHEET TITLE
BUILDING ELEVATIONS SITEPLAN

SHEET NUMBER
A-2
2 OF 11

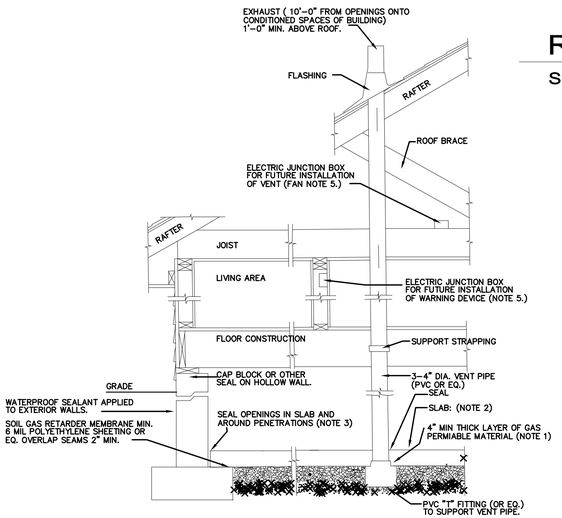


RIGHT ELEVATION

SCALE: 1/4= 1'-0"

REAR ELEVATION

SCALE: 1/4= 1'-0"



PASSIVE SUB SLAB DEPRESSURIZATION RADON CONTROL SYSTEM FOR NEW CONSTRUCTION.

NOTES

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID ALL OVER A GASS PERMIABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE OR A MINIMUM LAYER OF SAND, OVERLAID BY A LAYER OR STRIPS MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASSES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFERENCES: AMERICAN CONCRETE INSTITUTE PUBLICATIONS "ACI302.1R & ACI332R, OR THE POST TENSIONIN INSTITUTE MANUAL "DESIGN AND CONSTRUCTION OF POST TENSION SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOORS AND WALL ASSEMBLIES IN CONTACT SOIL SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AND ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS -RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM OF 15 AMP, 115 VOLT.

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KENNETH F. BRANDEIS
001-010679
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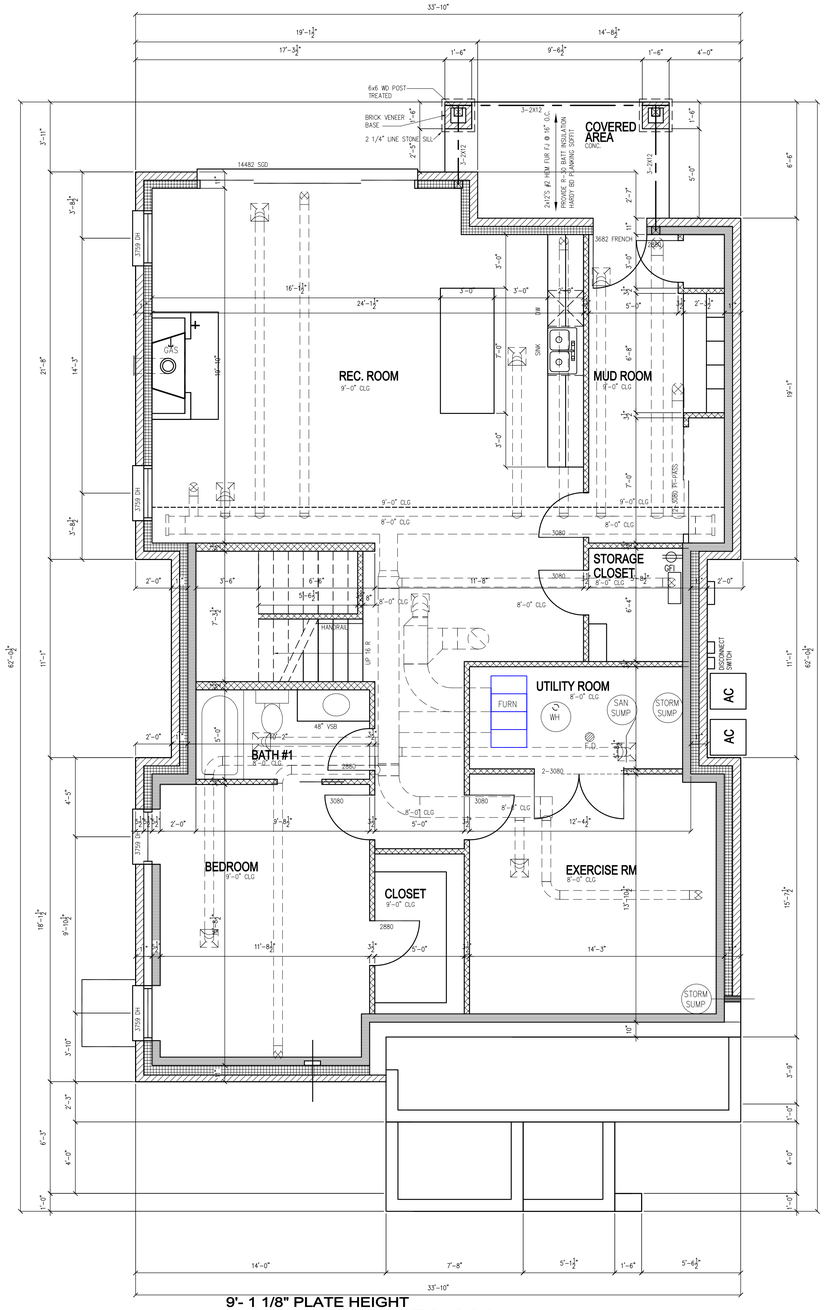
BUILDING ELEVATIONS RADON DETAIL

SHEET NUMBER

A-3

Approved Factory-Built Direct vent Fireplaces: May be installed and shall conform to the applicable portions of this code. Factory-built fireplaces shall bear the seal of a nationally recognized testing or inspection agency, and be installed in accordance with manufacturers' recommendations. Firebox enclosures and chimney chase enclosures shall be lined with minimum five-eighths inch (5/8") drywall.

FIREPLACE SHALL HAVE A FIXED GLASS FRONT
VENT DIRECTLY TO THE EXTERIOR
SET UNIT ON ONE LAYER OF 5/8" DUROCK CEMENT BOARD

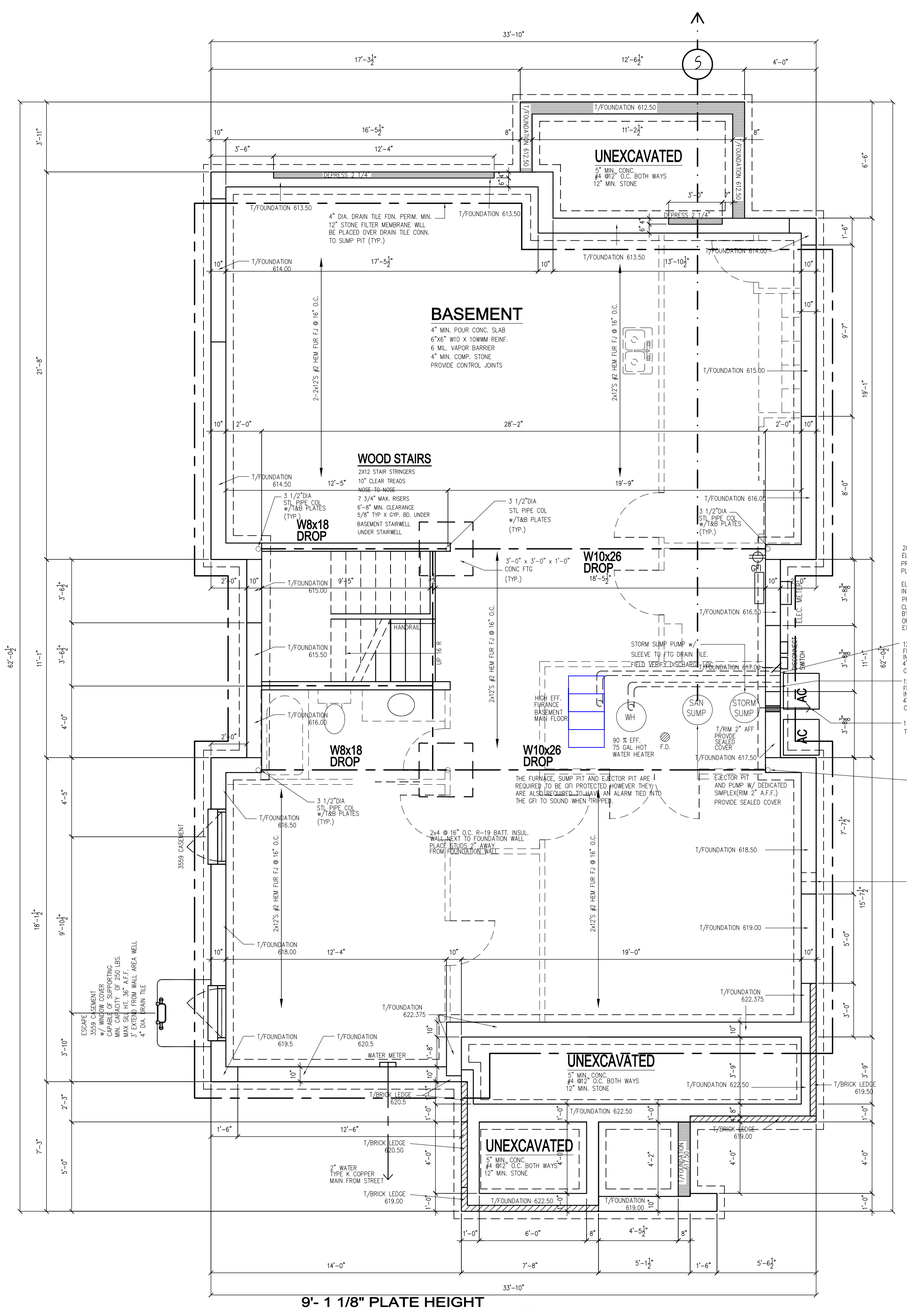


9'- 1 1/8" PLATE HEIGHT

BASEMENT PLAN

SCALE: 1/4= 1'-0"
1357.00 SQ. FT. INTERIOR WALL

BRICK VENEER
2x6 @ 16" O.C. KNEE WALL
2x4 @ 2" AWAY FROM FOUNDATION PROVIDE R-19 BATT INSULATION
2x4 @ 16" O.C. INTERIOR WALL



9'- 1 1/8" PLATE HEIGHT

FOUNDATION PLAN

SCALE: 1/4= 1'-0"
1441.00 SQ. FT BASEMENT
REQUIRED LIGHT AND VENT (2%) =
PROVIDED LIGHT AND VENT (2%)

NOTE:
- TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
- ALL COLUMNS MUST BE SECURELY ANCHORED @ THE BASE OR EMBEDDED IN CONCRETE
- PRIOR TO BACK FILL FOUNDATION WALL SHALL BE BRACED
- PROVIDE ARC FAULT PROTECTION FOR THE SMOKE DETECTOR ON THE BASEMENT/ WAKL-OUT & ALL FLOOR LEVELS AND SLEEPING ROOM OF THE HOME
- REFER TO BUILDING SECTION FOR FND WALL REINF. STEEL REQUIRED.
- ANY LUMBER TOUCH CONC. SHALL BE WCLM.
- DOUBLE TJI FLOOR JOISTS UNDER ALL PARALLEL PARTITION WALLS AND KITCHEN ISLAND,
- BASEMENT CEILING DRYWALL (OPTIONAL)
- PROVIDE STHD14 OR STRAP TIE DOWN @ ALL CORNER WALL EMBEDED IN FND 14" SEE
- ALL CONCENTRATED LOADS DROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA. POSTS, BEAM AND/OR SOLID BLOCKING
- FOUNDATION DESIGN BASED ON MINIMUM ALLOWABLE SOIL BRG PRESSURE OF 3000 PSF
- PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVTED LOCATIONS)
- PROVIDE CIRCULAR BOXOUT AT STEEL COLUMNS LOCATIONS
- SLOPE GARAGE SLABS 1/8" PER FOOT MIN TOWARD O.H. DOOR
- PROVIDE 1/2" x12" ANCHOR BOLTS AT 4'-0" O.C. MAX & 12" MAX. FROM EACH END OF SILLPLATE: MIN 2" PER SILL
- PROVIDE MIN 3" CONCRETE COVER AT UTILITY LOCATION BELOW SLAB
- CONTROL JOINTS TO CONSIST OF "ZIP STRIPS" OR TOOLED JOINTS AS SHOWN WITH MINIMUM DEPTH OF 1/4" OF SLAB THICKNESS
- ALL ANGLES WALLS AND FOOTING ARE 45 DEGREES UNLESS OTHERWISE NOTED
- SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
- FIELD VERIFY LOCATION OF ALL METERS, SUMP PIT AND APPLIANCES PRIOR TO INSTALLATION
- MECH TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES
- PROVIDE 2 x4 PLATES ON ALL STEEL BEAMS FASTENED TO STEEL AT 36" O.C.
- ALL DESIGN, REVISIONS, ENGINEERING, INSTALLATION AND LIBILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGN DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE INVOLED WITH DESIGN AND INSTALLATION OF SUCH. AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.

Ⓐ 3'-0"X3'-0"X1'-3" PIER
#4 BAR 8" OC EA. WAY
3 1/2" STL. PIPE COL.

Ⓑ 3'-0"X3'-8"X1'-3" PIER
#4 BAR 8" OC EA. WAY
3 1/2" STL. PIPE COL.

S.D. 110V. SMOKE DETECTOR WIRWD IN SERIES W/ BATTERY BACK-UP

CD 110V. CARBON MONOXIDE DETECTOR WIRED IN SERIES W/ BATTERY BACK-UP

- THE SANITARY SERVICE LINE MUST BE PLACED ON A MINIMUM OF 4 INCHES OF GRANULAR BEDDING AND COVERED WITH A MINIMUM OF ONE FOOT OF THE SAME. MAINTAIN THE REQUIRED 10 FOOT DISTANCE SEPARATING THE WATER SERVICE FROM THE EXISTING SEWER LINE OR PROPERLY PLACE THE WATER SEVICE LINE ON A SOLID SHELF NOT LESS THAN 18 INCHES ABOVE THE BUILDING DRAIN BUT BELOW THE 5 FOOT 6 INCH SANITARY SEWER SERVICE LINE MUST BE PLACED ON A MIN. 4" OF GRANULAR BEDDING AND COVERED WITH A MIN. OF 1 FOOT OF THE SAME

FLOOR JOISTS
TABLE R502.3.1(2)
40 PSF LIVE LOAD
① 2x12'S #2 HEM FUR @ 16" O.C. MAX SPAN 17'-7"
1x3 X-BRG @ 8'-0" O.C.

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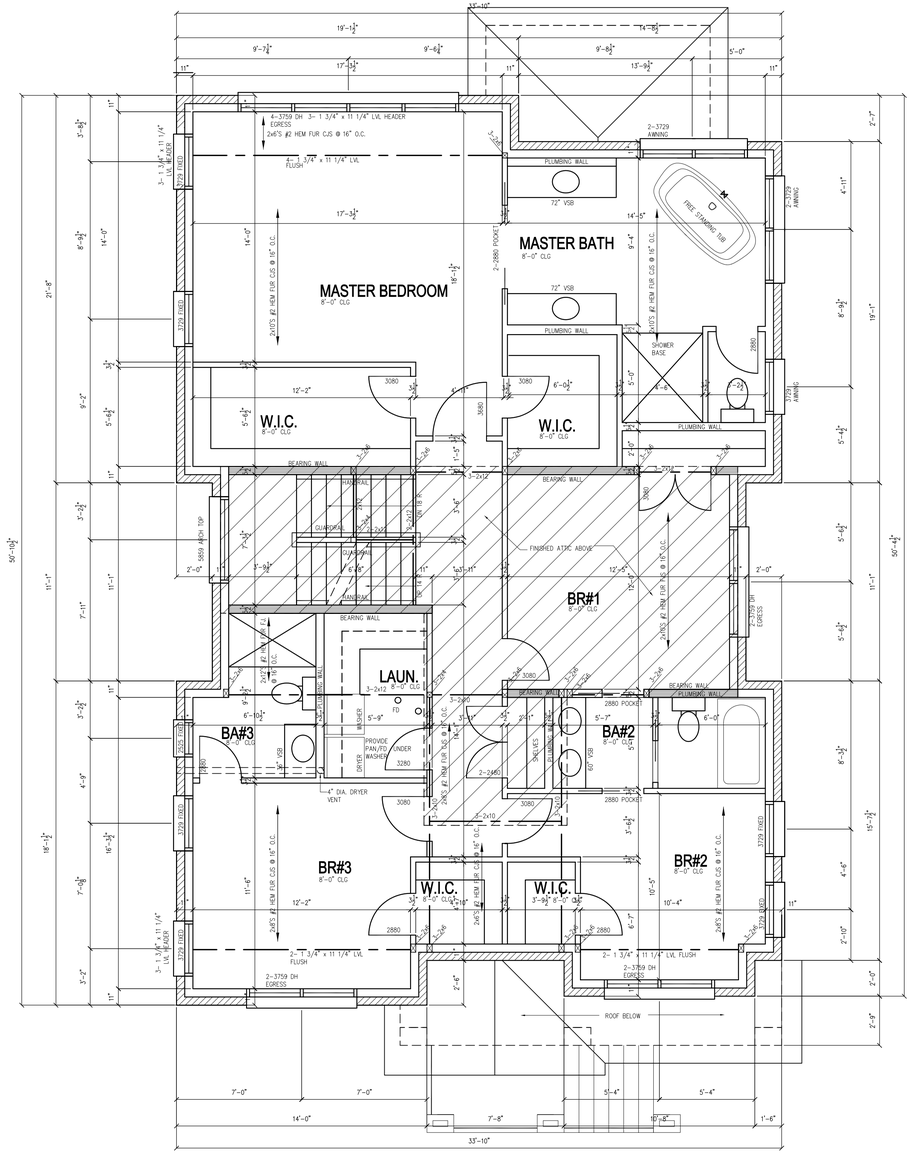
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SHEET TITLE
FOUNDATION PLAN
BASEMENT PLAN

SHEET NUMBER
A-4
4 OF 11



ALL WINDOW HEADERS SHALL BE 3-2x12 U.N.O.
8'- 1 1/8" PLATE HEIGHT

UPPER FLOOR PLAN

SCALE: 1/4= 1'-0"
1611.00 sq.ft

ALL ACCESS PANELS TO ATTIC SPACE SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION OF THE SURROUNDING SURFACE.

NOTE:
1.
ANY EXPOSED INSULATING MATERIALS INCLUDING FACINGS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450

2.
ALL TOP PLATES WILL BE CONNECTED @ CORNERS BY LAPPING AS REQUIRED WITH TYPICAL FRAMING. ALL OTHER JUNCTIONS WHERE LAPPING CAN NOT BE PROVIDED WILL REQUIRE A PLATE CONNECTION.

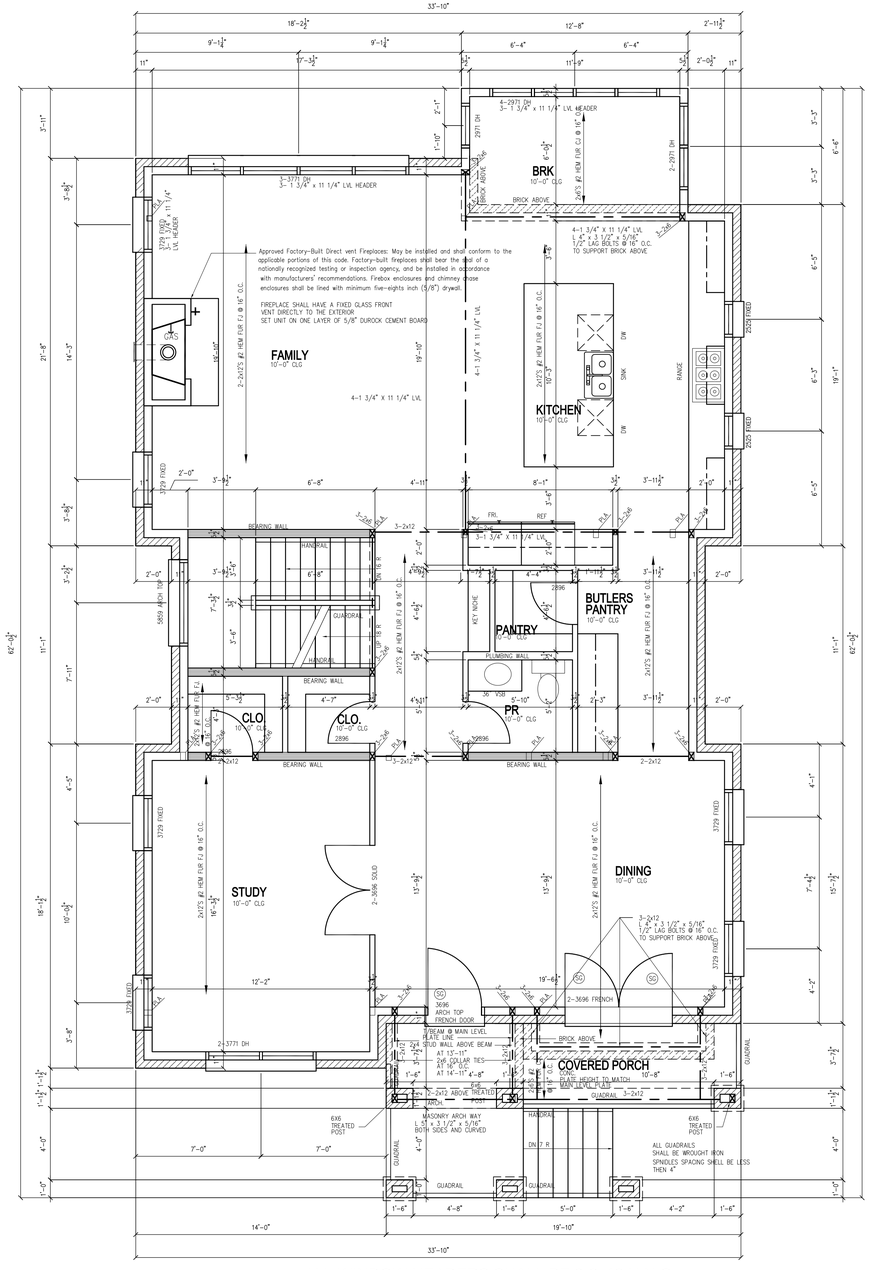
3.
ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

(E) = EGRESS OPENING NOT LESS THAN 24" HIGH x 20" WIDE AND NET CLEARENCE OF 5.7 SQ. FT.

(SG) = SAFETY GLAZING

FLOOR JOISTS
TABLE R502.3.1(2)
40 PSF LIVE LOAD
① 2x12'S #2 HEM FUR @ 16" O.C. MAX SPAN 17'-4"
② 2-2x12'S #2 HEM FUR @ 16" O.C.
1x3 X-BRG @ 8'-0" O.C.

CEILING JOIST
TABLE R802.4(2)
HEM FUR @ 16" O.C. 20# LL UNINHABITABLE L/240
ATTIC WITH LIMITED STORAGE
① 2x4"S #2 HEM FUR @ 16" O.C. MAX SPAN 8'-4"
② 2x6"S #2 HEM FUR @ 16" O.C. MAX SPAN 12'-8"
③ 2x8"S #2 HEM FUR @ 16" O.C. MAX SPAN 16'-0"
④ 2x10"S #2 HEM FUR @ 16" O.C.MAX SPAN 19'-7"



ALL WINDOW HEADERS SHALL BE 3-2x12 U.N.O.
10'- 1 1/8" PLATE HEIGHT

MAIN FLOOR PLAN

SCALE: 1/4= 1'-0"
1669.00 SQ. FT.
COVERED PORCH 94.20 SQ. FT.
FRONT STEPS AND LANDING 64.77 SQ. FT.

FLOOR JOISTS
TABLE R502.3.1(2)
40 PSF LIVE LOAD
① 2x12'S #2 HEM FUR @ 16" O.C. MAX SPAN 17'-7"
1x3 X-BRG @ 8'-0" O.C.

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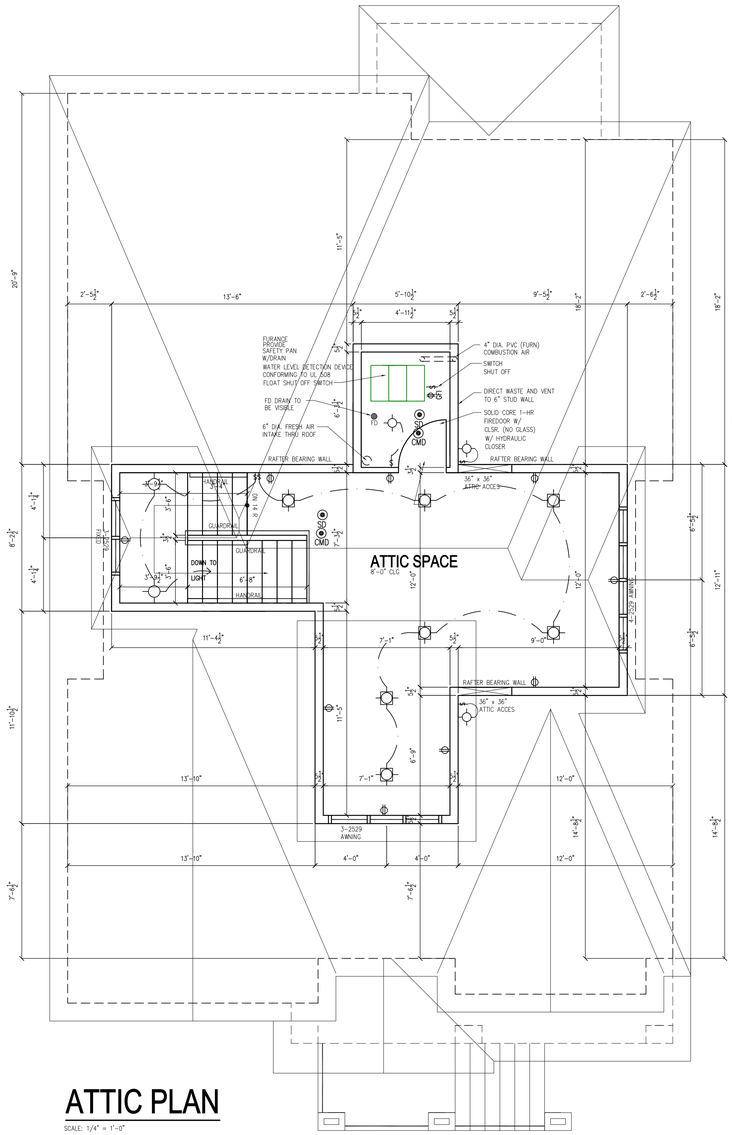
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SHEET TITLE
MAIN FLOOR PLAN
UPPER FLOOR PLAN

SHEET NUMBER

A-5



ATTIC PLAN

SCALE: 1/4" = 1'-0"

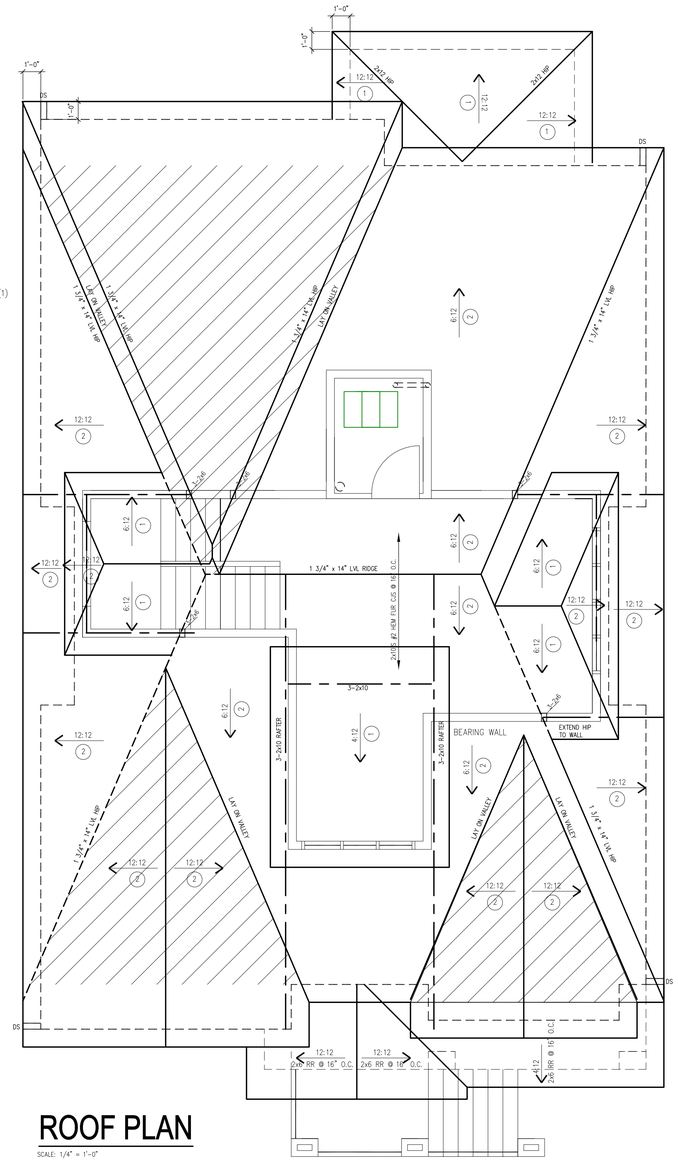
400.00 sq.ft

MECHANICAL AREA (TO HEAT ENTIRE SECOND FLOOR OF MAIN HOUSE)

1. BUILD FULLY-INSULATED AND DRYWALLED ROOM AROUND ALL MECHANICAL WORK, COMPLETE WITH 5/8" FIRE-CODE DRYWALL, 3'-0" WIDE STEEL ENTRY DOOR AND SWITCHED LIGHT FIXTURE
2. ALL INTERIOR DRYWALL IS TO BE TAPED AND SANDED PRIOR TO MECHANICAL ROUGH-IN
3. PROVIDE DUCT INSULATION ON ALL EXPOSED DUCTWORK IN ATTIC R-8
4. PROVIDE GAS AND ELECTRICAL CONNECTIONS INSIDE MECHANICAL ROOM
5. PROVIDE 2 LAYERS ½ DURAROCK UNDER FURNACE UNIT W/ SAFETY PAN
6. PROVIDE A 110V SMOKE DETECTOR, AND CARBON MONOXIDE UNIT AND AT LEAST ONE (1) GFI DUPLEX ELECTRICAL OUTLET INSIDE MECHANICAL ROOM
7. ALL DUCTWORK IN ATTIC TO BE RIGID SHEET METAL (NOT FLEX)
8. PROVIDE CONDENSATE DRAIN AND HUMIDIFIER DRAIN DOWN TO SANITARY DRAINAGE SYSTEM BELOW
9. RUN A/C FREON LINE DOWN TO CONDENSER UNIT LOCATION
10. PROVIDE HIGH EFFICENCY INTAKE AND EXHAUST VENTS THRU ROOF (LOCATE ON BACKSIDE OF MAIN EDGELINE – NO EXCEPTIONS)
11. PROVIDE COPPER WATER SUPPLY LINE TO HUMIDIFIER
12. PROVIDE ELECTRICAL RESISTANCE BASE BOARD HEAT UNIT WITH THERMOSTAT 10. FREEZE-PROTECT WATER SUPPLY LINES
13. ALL SUPPLY GRILLES ON SECOND FLOOR SHELL BE CEILING-MOUNTED, AND ALL COLD AIR RETURN GRILLES SHALL BE DUCTED DOWN INTERIOR WALLS SO AS TO BE LOW-WALL MOUNTED INSULATE DUCTS R-8

INTERIOR DESIGN TEMP. USED FOR HEATING AND COOLING LOADS CALC. SHALL BE A MAX OF 72 DEG. F FOR HEATION AND MIN. OF 75 DEG. F FOR COOLING

EVEN THOURH ONLY ONE SYSTEM IS ANTICIPATED TO HANDLE ALL OF THE SECOND FLOOR HEATING AND COOLING NEEDS, THE HVAC CONTRACTOR OF RECORD FOR THE JOB IS ACCURATELY SIZE THE HVAC SYSTEM BASED UPON ACTUAL JOB-SITE CONDITIONS TO VERIFY HEAT GAIN/LOSS CALCUATIONS.



ROOF PLAN

SCALE: 1/4" = 1'-0"

"ALL DOWNSPOUTS AND/OR SUMP PUMPS SHALL BE INSTALLED IN SUCH A MANNER THAT THE FLOW OF DISCHARGE SHALL BE DIRECTED AWAY FROM INTERIOR SIDE LOT LINES. DOWNSPOUTS SHALL BE LOCATED WITHIN FIVE FEET OF A FRONT OR REAR CORNER OF A BUILDING AND MUST BE DIRECTED TOWARDS THE FRONT OR REAR OF THE PROPERTY UNLESS ATTACHED TO A DRAINAGE SYSTEM APPROVED BY THE BUILDING OFFICIAL. THE POINT OF DISCHARGE SHALL BE FOUR FEET OR MORE FROM ANY INTERIOR SIDE LOT LINE AND TEN FEET OR MORE FROM ANY OTHER LOT LINE. DOWNSPOUTS FOR DETACHED ACCESSORY BUILDINGS SHALL BE LOCATED IN A MANNER TO MINIMIZE DISCHARGE OF WATER ONTO NEIGHBORING PROPERTIES. THE POINT OF DISCHARGE FOR DOWNSPOUTS ON DETACHED ACCESSORY BUILDINGS SHALL BE LOCATED AT LEAST TWO FEET FROM ANY PROPERTY LINE."

A WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 SHALL BE INSTALLED THAT WILL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN IS BLOCKED. THE DEVICE SHALL BE INSTALLED IN THE PRIMARY DRAIN LINE, THE OVERFLOW DRAIN LINE OR THE EQUIPMENT-SUPPLIED DRAIN PAN, LOCATED AT A POINT HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM OF SUCH PAN.

PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF NOT LESS THAN R-4 AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM (2.87 NG/(S . M2 . PA)) WHEN TESTED IN ACCORDANCE WITH ASTM E 96.

8. All duct work must comply with SECTION M1601 DUCT CONSTRUCTION M1601.1 Duct design. (Duct layout) Duct systems serving heating, cooling and ventilation equipment shall be installed in accordance with the provisions of this section and ACCA Manual D, the appliance manufacturer's installation instructions or other approved methods. R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable. Exceptions:
1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and lockingtype joints and seams of other than the snap-lock and button-lock types.

OVERFRAMING

TABLE R802.5.1(3)
HEM FUR @ 16" O.C. 30 LB LL & 10 LB DD
① 2x8'S @ 16" O.C. LESS THAN 14'-11"
② 2x10'S @ 16" O.C. LESS THAN 18'-2"
③ 2x12'S @ 16" O.C. SPAN OVER 17'-2" TO 21'-1"
④ 2-2x12'S @ 16" O.C. SPAN OVER 21'-1"
⑤ 2x8'S COLLAR TIES @ 16" O.C. UPPER 1/3" THE DISTANCE TO THE RIDGE

ROOF VENT SCHEDULE

LOCATION	SQ. FT.	SQ' REQ'D 1/300	SOFFIT VENTS INTAKE VENTS	ROOF VENTS EXHAUST VENTS
MAIN ROOF AREA	1611	5.37	13.80	6.44

LOMANCO VENTILATION PRODUCTS

EXHAUST VENTS "PAN STYLE"PROVIDS 60 SQ. IN. OF NET FREE AREA 1 VENTILATES 125 SQ. FT.

RIDGE VENT (4' SECTION) VENTILATES 125 SQ. .FT

INTAKE VENTS C 416 16" x 4" NET FREE AREA 28 SQ. IN. 1 VENTILATES 58.SQ.F.T

DOWNSPOUT NOTE:
DOWNSPOUT NOT CONNECTED TO THE STORM SEWER SHALL DISCHARGE ONTO SPLASH BLOCK THIS DISCHARGE WATER SHALL NOT BE

NOTE:
- RP = ROOF POST
- ALL HIPS, VALLEYS, AND RIDGES ARE 1 ¾" x 14" LVL

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SHEET TITLE
ATTIC FLOOR PLAN
ROOF PLAN

SHEET NUMBER
A-6

PLUMBING NOTES

- GENERAL NOTES:
  VERIFY ACCEPTABILITY OF PLUMBING SYSTEM MATERIALS WITH LOCAL AUTHORITIES BEFORE PROVIDING MATERIALS.
- PROTECTION OF PIPES:
  WHERE WATER, SOIL & WASTE PIPES ARE INSTALLED IN UNHEATED AREAS OF THE BUILDING SUBJECT TO FREEZING TEMPERATURE, OUTSIDE OF THE BUILDING, OR IN EXTERIOR WALLS, INSTALL PIPING BELOW RECORDED FROST PENETRATION (NOT LESS THAN FOUR FEET BELOW FINISHED GRADE UNLESS A GREATER DEPTH IS REQUIRED BY LOCAL MUNICIPAL REQUIREMENTS) OR PROTECT PIPING AGAINST FREEZING .
- SOLDER JOINTS:
  USE LEAD-FREE SOLDER AS REQUIRED BY U.S. EPA CLEAN WATER DRINKING ACT AMENDMENTS.
- WATER DISTRIBUTION SYSTEM MATERIALS:
  ABOVE GROUND: TYPE "L" COPPER CONFORMING TO ASTM B 88-1981; WROUGHT COPPER AND BRONZE SOLDER JOINT FITTINGS CONFORMING TO ANSI B16.18-1980.
  PROVIDE AIR CHAMBERS AT WATER TERMINATIONS (TEES, PLUGS, & CAPS). PROVIDE SHUT-OFF VALVES AT FIXTURES, BRANCHES, & AT DISTRIBUTION TERMINATIONS WHERE FUTURE OR OWNER FURNISHED FIXTURES WILL BE INSTALLED.
- DRAIN, WASTE AND VENT SYSTEM MATERIALS:
  ABOVE OR BELOW GROUND: SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS CONFORMING TO ASTM A 74-82. ABS PLASTIC PIPE CONFORMING TO ASTM D 1527-77, ASTM D 2661-78. PVC PLASTIC PIPE, CONFORMING TO ASTM D 1785-76, ASTM D 2665-78 (USE SCHEDULE 40 ABOVE GROUND).
  ABOVE GROUND: TYPE "L" COPPER CONFORMING TO ASTM B 88-81 AND ASTM B 306-81; SOLDER/JOINT FITTINGS CONFORMING TO ANSI B16.23-1976 AND ANSI B16.29-1980.
- TESTING
  PERFORM TESTING OF COMPLETED IN ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION. DO NOT COVER UP OR ENCLOSE SYSTEMS UNTIL THEY HAVE BEEN TESTED, INSPECTED AND APPROVED IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
  MAKE ALL REPAIRS AND REPLACEMENTS WITH SUCH MATERIALS AND WORKMANSHIP AS NECESSARY.
- USE PVC PIPE ABOVE GROUND AND CAST IRON BELOW GROUND FOR SANITARY PIPE
- PROVIDE SHUT OFF VALVES FOR ALL FIXTURES AND WATER HEATER
- USE 1" IRON PIPE FOR ALL GAS PIPING
- PROVIDE BACK-FLOW PROTECTION ON ALL THREADED HOSE OUTLETS
- PROVIDE BACK-FLOW PROTECTION THERMOSTATIC OR PRESSURE BALANCING SAFETY MIXING VALVES FOR SHOWERS
  THE CALCULATED WATER DEMAND REQUIRES A 1-1/4 INCH WATER SUPPLY WITH A 1 INCH WATER METER NOT A 1-1/2 INCH WATER SUPPLY AS INDICATED ON THE PLAN. THE WATER METER AND TAP ON FEES ARE BASED ON A 1 INCH WATER METER. A LARGE WATER SUPPLY WILL REQUIRE ADDITIONAL FEES.
- INDICATE THAT PURPLE PRIMER WILL BE USED ON ALL PVC PIPE CONNECTIONS OR THAT A STACK TEST WILL BE DONE.
- INDICATE THAT A 75LB. TEST OR WATER PRESSURE IS REQUIRED ON THE WATER PIPING AT ALL TIME OF ROUGH PLUMBING/GAS INSPECTION.
- INDICATE THAT A 25LB. TEST IS REQUIRED ON THE GAS PIPING SYSTEM AT THE TIME OF ROUGH PLUMBING/GAS INSPECTION.
- RACWAY WILL BE PROVIDED FOR REMOTE WATER METER READER CONDUCTOR
- HEAT TRAPS TO BE PROVIDED ON BOTH INLET & OUTLET PIPING.
- HEAT TRAPS CAN BE INSTALLED AS SEPARATE MAGN. DEVICE OR FIELD-FABRICATED
- BY CREATING A LOOP OR INVERTED PIPE-TRAP ARRANGEMENT.
- ALL PLUMBING FIXTURE REQUIRE LABELING THAT MEETS THE REQUIREMENTS OF THE NATIONAL POLICY ACT.
  SHWR HEAD SHALL HAVE A MAX. FLOW RATE OF 2 1/2 GALLON/MIN. WHEN TESTED IN ACCORDANCE WITH ASME.

PLUMBING WASTE LINES:

- SIZE PIPING ACCORDING TO ILLINOIS STATE PLUMBING CODES.
- PIPING BELOW CONCRETE SLAB TO BE IN CAST IRON.
- SANITARY PUMP TO HAVE GASKETED AIR-TIGHT COVER.
- ALL MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE DUPAGE COUNTY BUILDING CODE.
- PVC PIPE ABOVE GROUND (ASTM D2668-74, SCHED. 40)
- PURPLE PRIMER OR STACK TEST REQUIRED ON ALL PVC PIPING

WATER SUPPLY NOTES:

- SHWR HEAD SHALL HAVE A MAX FLOW RATE OF 2 1/2 GALLONS PER MIN., WHEN TESTED IN ACCORDANCE W/ASME
- ALL WATER LINES TO BE TYPE "L" COPPER PIPE W/ NO LEAD SOLDER ON ABOVE GROUND PIPING.
- 1 1/2" DOMESTIC WATER SERVICE TAP
- 3/4" MAIN BRANCH SUPPLY, 24" AIR CHAMBER
- 1/2" FIXTURE BRANCHES, 12" AIR CHAMBERS
- WATER HEATERS TO HAVE PRESSURE RELIEF VALVES
- PROVIDE SHUT-OFF VALVES AT ALL FIXTURES
- PROVIDE AUTO SAFETY MIXING VALVES AT TUBS/SHOWERS (THERMOSTATIC OR PRESSURE BALANCING)
- PROVIDE CITY REMOTE METER READER AS REQ'D
- PROVIDE INTERIOR SHUT-OFF VALVES AT SILLCOCKS
- PROVIDE THERMAL EXPANSION TANK AT COLD WATER INLET TO EACH HOT WATER HEATER. (AS REQ'D)

HOT WATER
COLD WATER

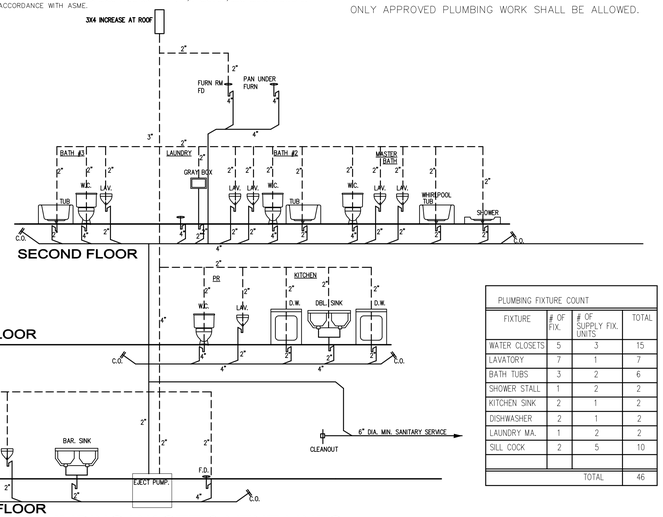
HEAT TRAPS TO BE PROVIDED ON BOTH INLET & OUTLET PIPING.
HEAT TRAPS CAN BE INSTALLED AS SEPARATE MAGN. DEVICE OR FIELD-FABRICATED
BY CREATING A LOOP OR INVERTED PIPE-TRAP ARRANGEMENT.

ALL PLUMBING FIXTURE REQUIRE LABELING THAT MEETS THE REQUIREMENTS OF THE NATIONAL POLICY ACT.
SHWR HEAD SHALL HAVE A MAX. FLOW RATE OF 2 1/2 GALLON/MIN. WHEN TESTED IN ACCORDANCE WITH ASME.

PLUMBING FIXTURE CONNECTIONS						
FIXTURE		TRAP	VENT	COLD WATER	HOT WATER	REMARKS
WC	WATER CLOSET	4"	2"	1/2"	-	W/TANK
LAV	LAVATORY	2"	2"	1/2"	1/2"	
SK	SINK	2"	2"	1/2"	1/2"	
SH	SHOWER	4"	2"	1/2"	1/2"	
TUB	TUB	4"	2"	1/2"	1/2"	

ALL PLUMBING WORK MUST COMPLY WITH 2014 STATE PLUMBING CODE.
ALL WORK IS SUBJECT TO FIELD INSPECTIONS.

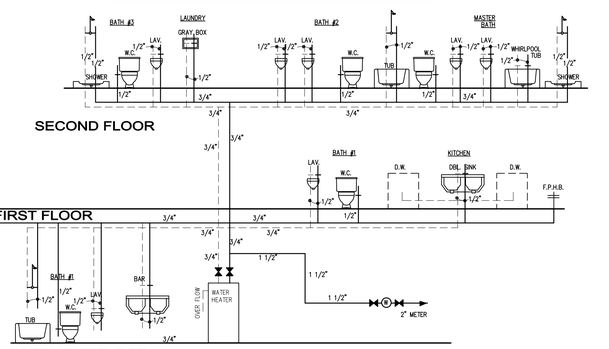
ONLY APPROVED PLUMBING WORK SHALL BE ALLOWED.



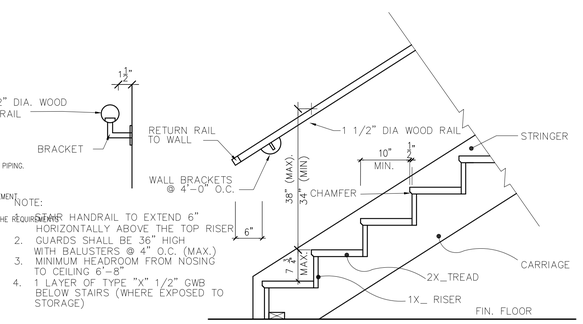
PLUMBING WASTE & VENT LINES

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIX.	# OF SUPPLY FIX. UNITS	TOTAL
WATER CLOSETS	5	3	15
LAVATORY	7	1	7
BATH TUBS	3	2	6
SHOWER STALL	1	2	2
KITCHEN SINK	2	1	2
DISHWASHER	2	1	2
LAUNDRY MA.	1	2	2
SILL COCK	2	5	10
		TOTAL	46

W.S.F.U. = 46
MAIN WATER: 2" DIA. REQUIRED BY THE CITY OF EVANSON



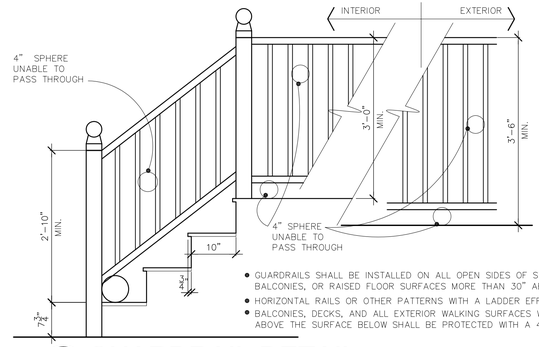
WATER SUPPLY



NOTE:
1. PROVIDE HANDRAIL TO EXTEND 6" HORIZONTALLY ABOVE THE TOP RISER
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF TYPE "X" 1/2" GWB BELOW STAIRS (WHERE EXPOSED TO STORAGE)

1 STAIR DETAIL

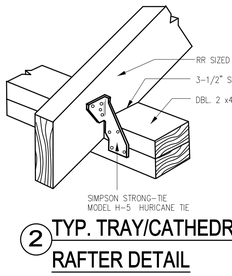
SCALE: 3/4" = 1'-0"



- GUARDRAILS SHALL BE INSTALLED ON ALL OPEN SIDES OF STAIRWAYS, PORCHES, BALCONIES, OR RAISED FLOOR SURFACES MORE THAN 30" ABOVE FLOOR OR GRADE BELOW.
- HORIZONTAL RAILS OR OTHER PATTERNS WITH A LADDER EFFECT ARE NOT PERMITTED.
- BALCONIES, DECKS, AND ALL EXTERIOR WALKING SURFACES WHICH ARE 8'-0" OR GREATER ABOVE THE SURFACE BELOW SHALL BE PROTECTED WITH A 42" HIGH GUARDRAIL.

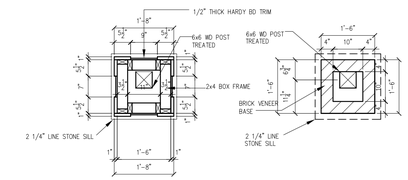
5 GUARDRAIL DETAIL

SCALE: 3/4" = 1'-0"



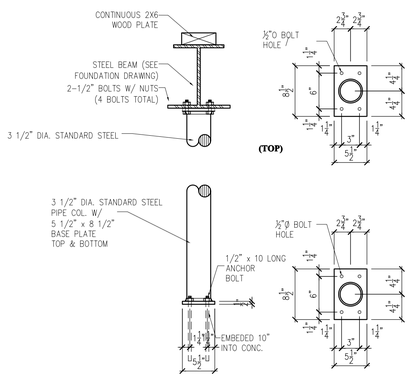
2 TYP. TRAY/CATHEDRAL RAFTER DETAIL

CLIP MUST BE PLACES WHERE RAFTERS ARE NOT PARRALL WITH CEILING JOIST EVERY RAFTER



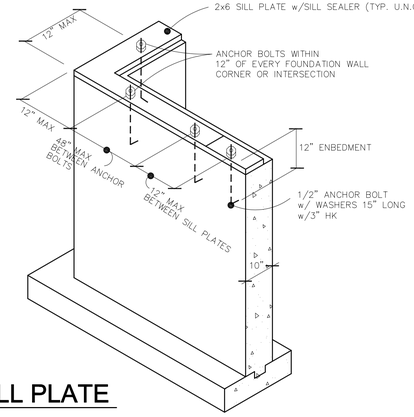
3 EXTERIOR COLUMN PLAN

SCALE: 1/2= 1'-0"



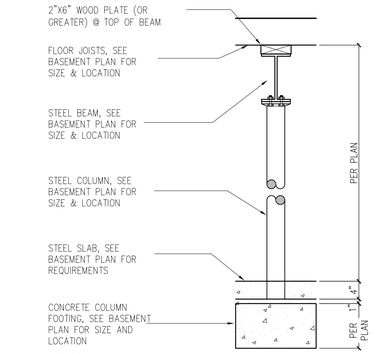
4 COL. DETAIL

SCALE: 1"=1'-0"



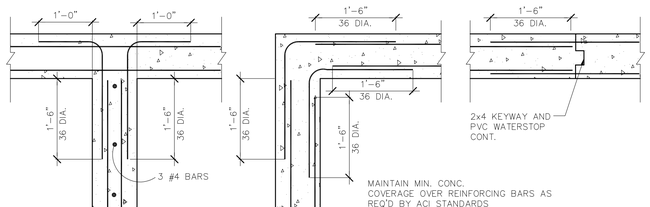
6 SILL PLATE ANCHOR BOLT SPACING DETAIL

SCALE: N.T.S.
SHIFT WOLMANIZED SILL PLATE BACK TO PROVIDE FOR A 5 1/2" EXPOSED BRICK LEDGE AT ALL LOCATIONS WHERE THE FLOOR PLAN FOR MASONRY VENEER CONSTRUCTION (ALL ANCHOR BOLTS SPACING)



7 BASEMENT COL. DETAIL

SCALE: 3/4" = 1'-0"



8 CONC. WALL REINFORCING DETAIL

SCALE: 3/4" = 1'-0"

STATE OF ILLINOIS
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001-010679
LICENSED ARCHITECT
12-4-20 ISSUE
11-30-22 EXPIRE

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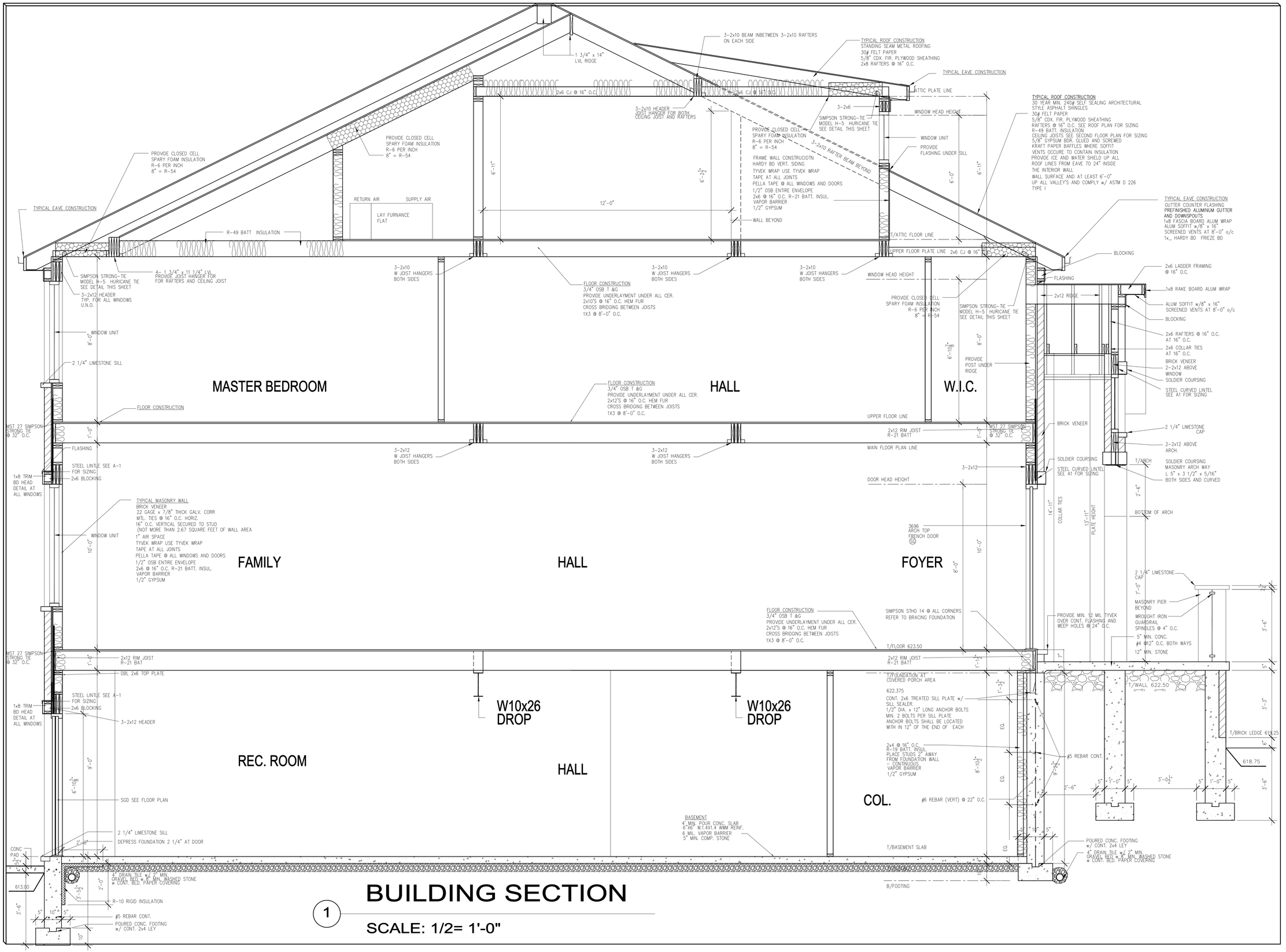
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FAX: (630) 562-2570

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EVANSON, IL.

ISSUE	DATE
PERMIT	1-7-20
ZONING REVISIONS	12-4-20

SHEET TITLE
DETAILS

SHEET NUMBER
D-1
7 OF 11



BUILDING SECTION

1

SCALE: 1/2= 1'-0"

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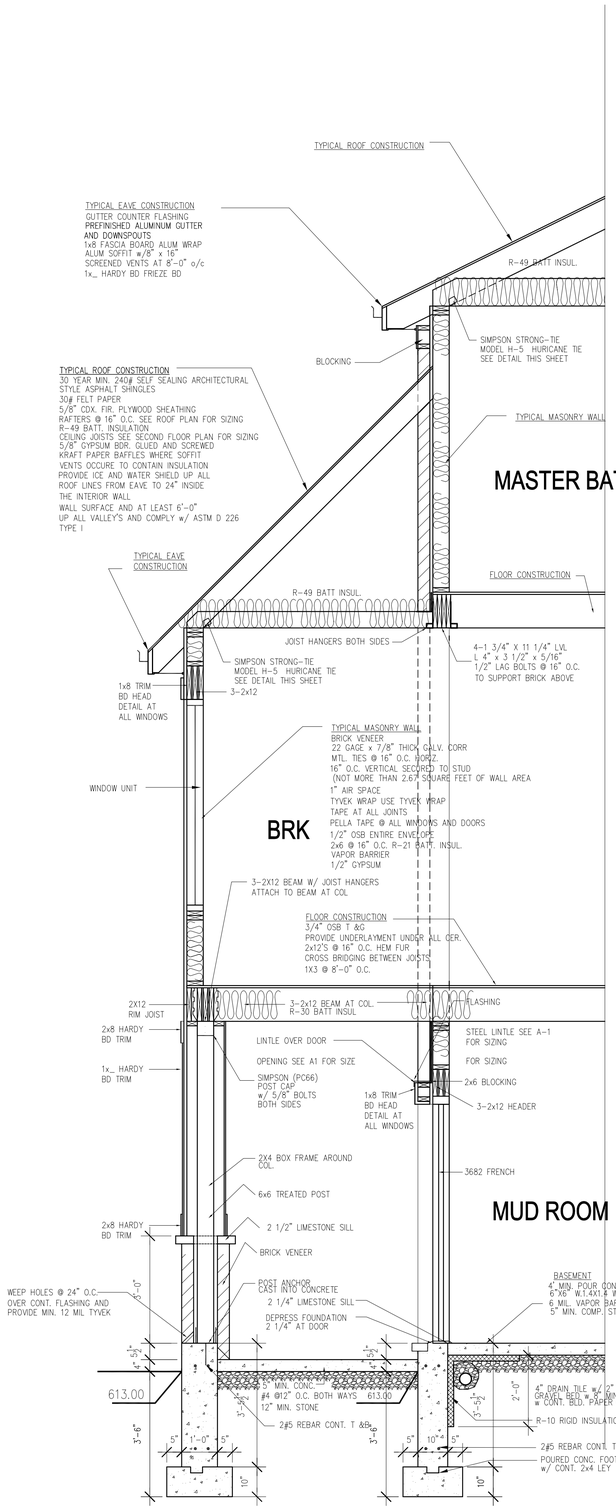
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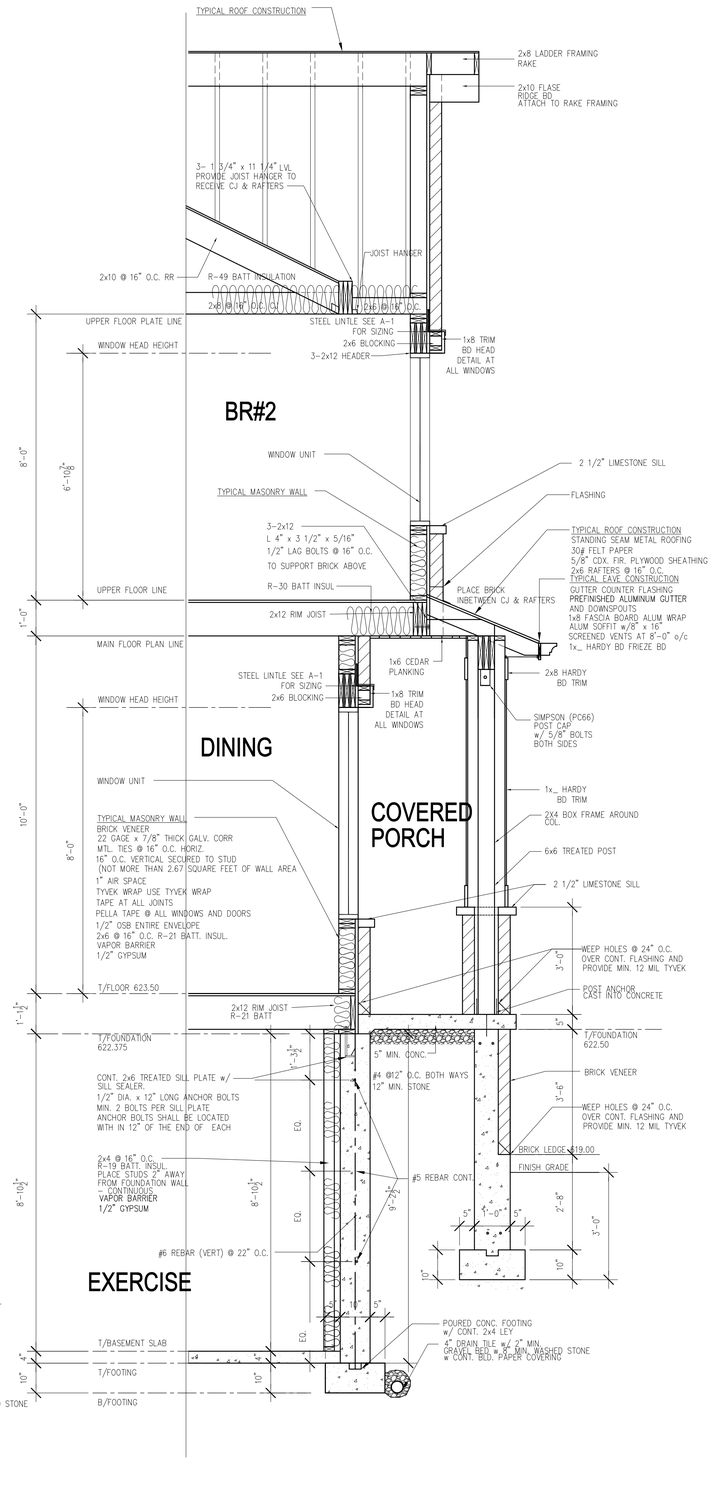
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SHEET TITLE
BUILDING SECTION

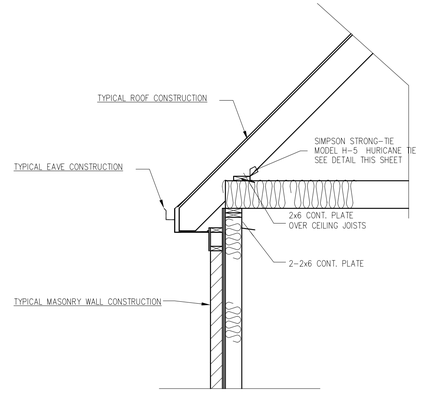
SHEET NUMBER
D-2
8 OF 11



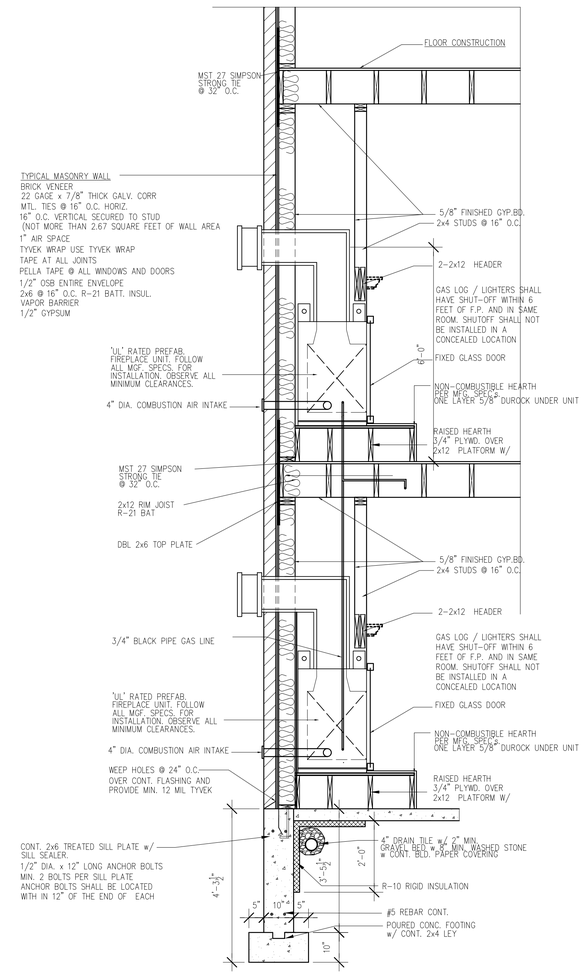
1 WALK OUT AND COL.
SCALE: 1/2" = 1'-0"



2 FRONT PORCH DETAIL
SCALE: 1/2" = 1'-0"



3 EAVE DETAIL @ 12:12: PITCH
SCALE: 1/2" = 1'-0"



4 FIREPLACE DETAIL
SCALE: 1/2" = 1'-0"

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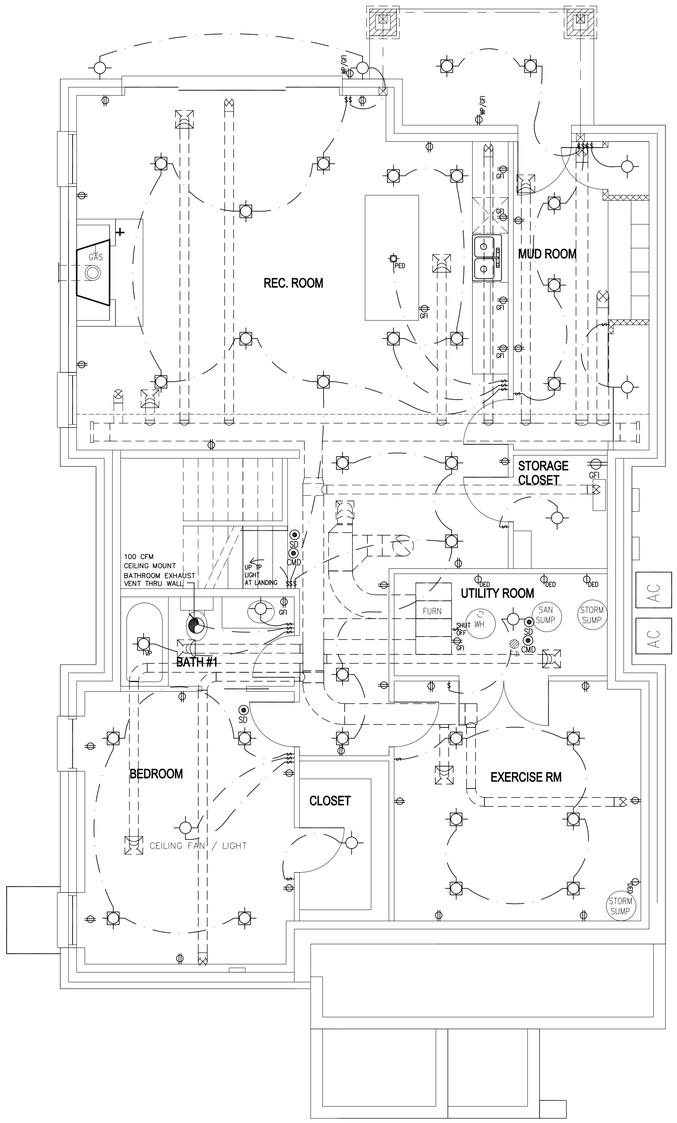
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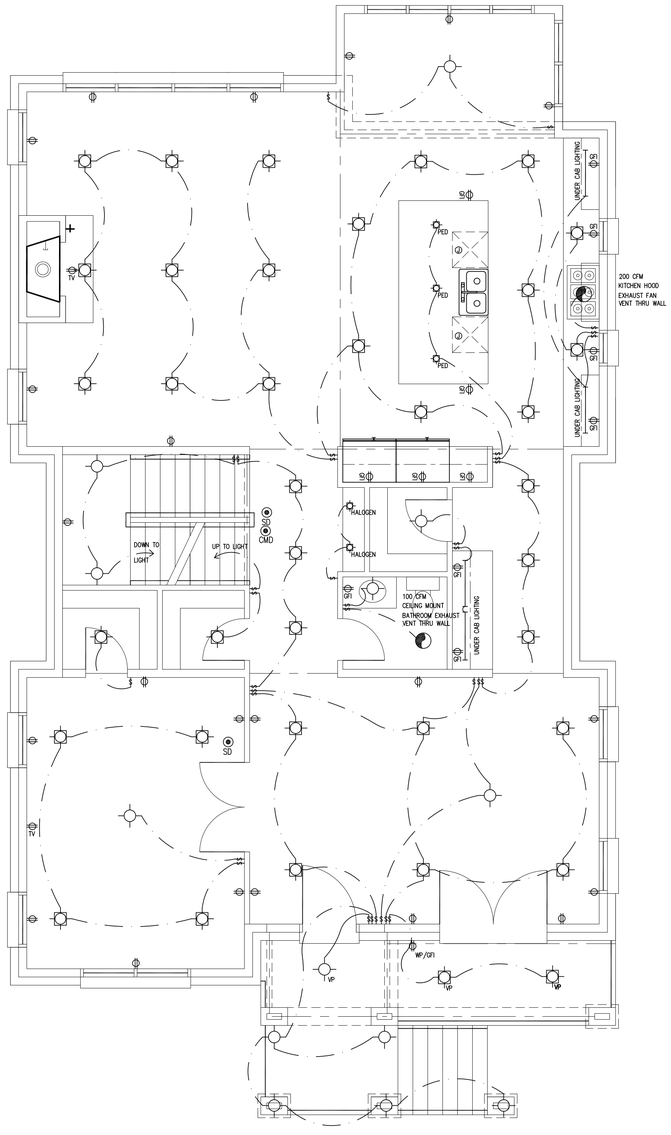
SHEET TITLE
WALL
SECTION
DETAILS

SHEET NUMBER
D-3
9 OF 11



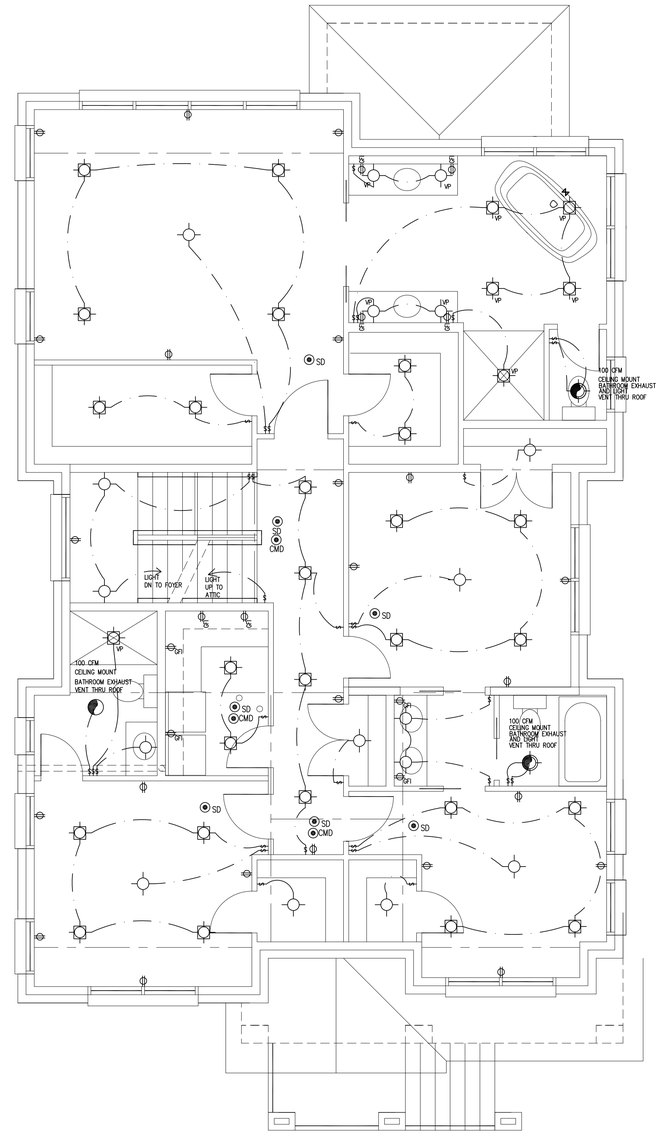
BASEMENT ELECTRICAL PLAN

SCALE: 1/4= 1'-0"



MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/4= 1'-0"



UPPER FLOOR ELECTRICAL PLAN

SCALE: 1/4= 1'-0"

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SHEET TITLE
ELECTRICAL FLOOR PLANS

SHEET NUMBER
E-1
10 OF 11

MECHANICAL AREA (TO HEAT ENTIRE SECOND FLOOR OF MAIN HOUSE)

1. BUILD FULLY-INSULATED AND DRYWALLED ROOM AROUND ALL MECHANICAL WORK, COMPLETE WITH 5/8" FIRE-CODE DRYWALL, 3'-0" WIDE STEEL ENTRY DOOR AND SWITCHED LIGHT FIXTURE
2. ALL INTERIOR DRYWALL IS TO BE TAPED AND SANDED PRIOR TO MECHANICAL ROUGH-IN.
3. PROVIDE DUCT INSULATION ON ALL EXPOSED DUCTWORK IN ATTIC R-8
4. PROVIDE GAS AND ELECTRICAL CONNECTIONS INSIDE MECHANICAL ROOM

5. PROVIDE 2 LAYERS ¾ DURAROCK UNDER FURNACE UNIT W/ SAFETY PAN

6. PROVIDE A 110V SMOKE DETECTOR, AND CARBON MONOXIDE UNIT AND AT LEAST ONE (1) GFI DUPLEX ELECTRICAL OUTLET INSIDE MECHANICAL ROOM
7. ALL DUCTWORK IN ATTIC TO BE RIGID SHEET METAL (NOT FLEX)
8. PROVIDE CONDENSATE DRAIN AND HUMIDIFIER DRAIN DOWN TO SANITARY DRAINAGE SYSTEM BELOW
9. RUN A/C FREON LINE DOWN TO CONDENSER UNIT LOCATION
10. PROVIDE HIGH EFFICIENCY INTAKE AND EXHAUST VENTS THRU ROOF (LOCATE ON BACKSIDE OF MAIN EDGELINE - NO EXCEPTIONS)
11. PROVIDE COPPER WATER SUPPLY LINE TO HUMIDIFIER
12. PROVIDE ELECTRICAL RESISTANCE BASE BOARD HEAT UNIT WITH THERMOSTAT TO FREEZE-PROTECT WATER SUPPLY LINES
13. ALL SUPPLY GRILLES ON SECOND FLOOR SHELL BE CEILING-MOUNTED, AND ALL COLD AIR RETURN GRILLES SHALL BE DUCTED DOWN INTERIOR WALLS SO AS TO BE LOW-WALL MOUNTED

INTERIOR DESIGN TEMP. USED FOR HEATING AND COOLING LOADS CALC. SHALL BE A MAX OF 72 DEG. F FOR HEATION AND MIN. OF 75 DEG. F FOR COOLING

EVEN THOURH ONLY ONE SYSTEM IS ANTICIPATED TO HANDLE ALL OF THE SECOND FLOOR HEATING AND COOLING NEEDS, THE HVAC CONTRACTOR OF RECORD FOR THE JOB IS ACCURATELY SIZE THE HVAC SYSTEM BASED UPON ACTUAL JOB-SITE CONDITIONS TO VERIFY HEAT GAIN/LOSS CALCUIATIONS.

A WATER LEVEL DETECTION DEVICE CONFORMING TO UL 508 SHALL BE INSTALLED THAT WILL SHUT OFF THE EQUIPMENT SERVED IN THE EVENT THAT THE PRIMARY DRAIN IS BLOCKED. THE DEVICE SHALL BE INSTALLED IN THE PRIMARY DRAIN LINE, THE OVERFLOW DRAIN LINE OR THE EQUIPMENT-SUPPLIED DRAIN PAN, LOCATED AT A POINT HIGHER THAN THE PRIMARY DRAIN LINE CONNECTION AND BELOW THE OVERFLOW RIM OF SUCH PAN.

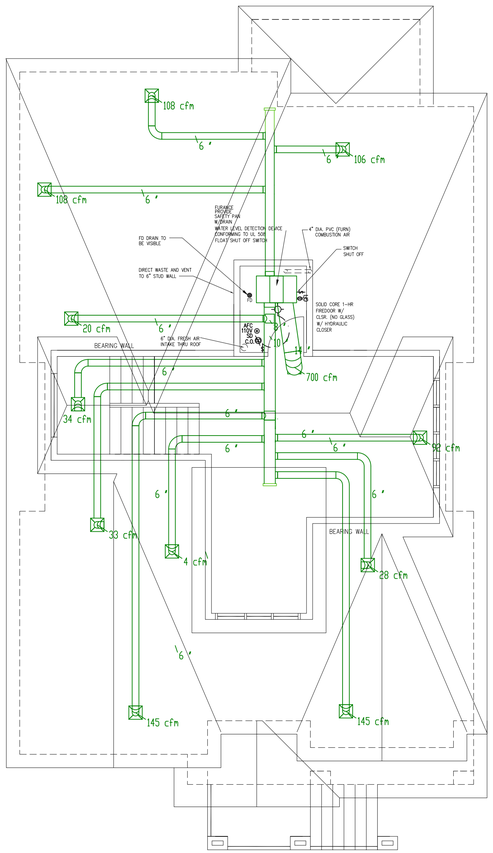
PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF NOT LESS THAN R-4 AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM [2.87 NG/(S . M2 . PA)] WHEN TESTED IN ACCORDANCE WITH ASTM E 96.

8. All duct work must comply with SECTION M1601 DUCT CONSTRUCTION M1601.1 Duct design. (Duct layout) Duct systems serving heating, cooling and ventilation equipment shall be installed in accordance with the provisions of this section and ACCA Manual D, the appliance manufacturer's installation instructions or other approved methods. R403.3.2 Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable. Exceptions:
1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

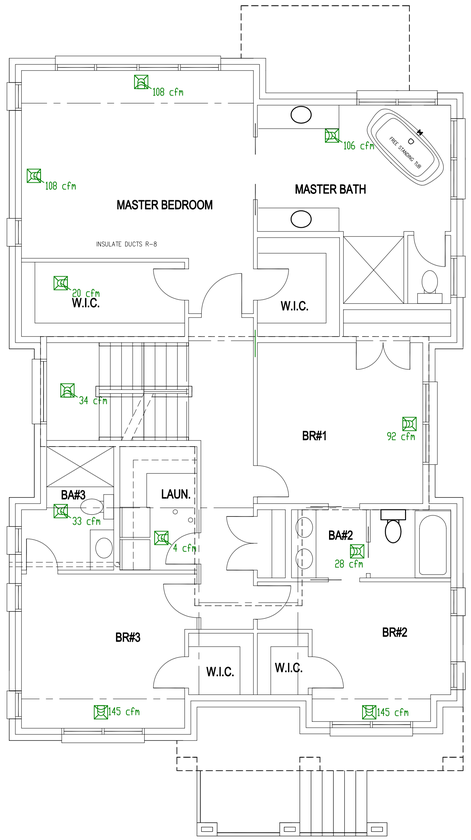
MECHANICAL NOTES:

NOTE:
PROVIDE A NATION ON THE CONSTRUCTION DOCUMENTS INDICATING THAT ALL JOISTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS AND FRAMING; AND OTHER SOURCE OF AIR LEAKAGE (INFILTRATION AND EXFILTRATION) THROUGH THE BUILDING THERMAL ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED, OR OTHERWISE, SEALED TO LIMIT UNCONTROLLED AIR MOVEMENT.

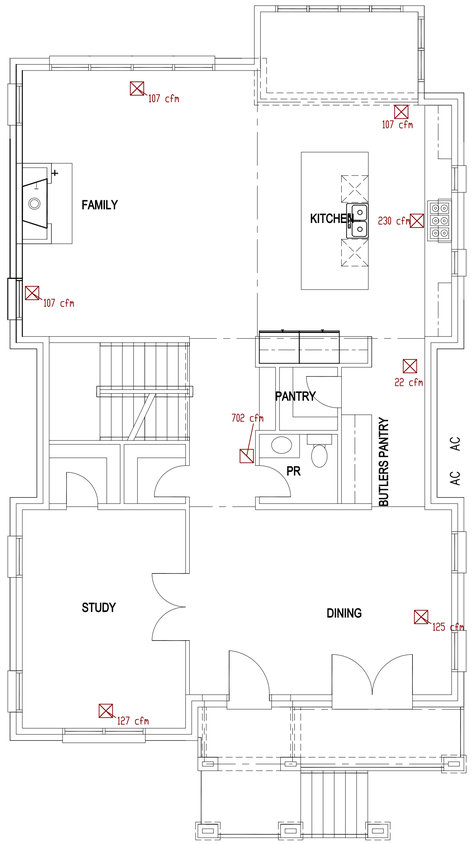
1. ALL EXHAUST FAN TO BE VENTED DIRECTLY TO OUTSIDE.
   HEATING SYSTEM PROVIDED SHALL BE CAPABLE OF MANATAINING THE INDOOR AIR TEMP. 68 DEGREES
2. MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION.
3. THE INSTALLATION OF VAPOR RETARDER IS SPECIFIED. THE FIELD INSPECTOR SHALL CONFIRM THE INSTALLATION AND CONTINUITY OF A VAPOR RETARDER OVER THE ENTIRE INTERIOR SURFACE(i.e., WARM-IN-WINTER SIDE) OF EXTERIOR WALLS CONSTITUTING THE BUILDING ENVELOPE.
4. THE INSTALLATION OF A BUILDING MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL, INCLUDING TAPING OF SEAMS, IS SPECIFIED FOR BUILDING EXTERIORS. THE FIELD INSPECTOR SHALL CONFIRM THE INSTALLATION AND CONTINUITY(i.e., COUNTER-FLASHING AND TAPING) OF THE AIR-BARRIER OVER THE ENTIRE EXTERIOR SURFACE OF EXTERIOR WALLS CONSTRUCTING THE BUILDING ENVELOPE.
5. CLOTHES DRYER EXHAUST DUCT SHALL BE CONSTRUCTED OF SMOOTH GALVANIZED PIPE AT LEAST 6 INCHES IN DIAMETER WHEN DUCT EXCEEDS THE LENGTH OF 15 FEET.
6. MULTIPLE FLUES IN A CHIMNEY SHALL BE STAGGERED VERTICALLY AT NOT LESS THAN 12 INCHES OR THE CHIMNEY SHALL BE TERMINATED WITH A CONCRETE CAP AND THE VENTING SHALL BE THROUGH THE OPENINGS IN THE CHIMNEY ON TWO SIDES ONLY AND IN THE PREVAILING WIND DIRECTION.
7. IN ALL HABITABLE ROOMS THE AMOUNT OF COLD AIR RETURNED OR EXHAUSTED SHALL BE EQUAL TO THE AMOUNT OF AIR SUPPLIED TO THE ROOM. AIR SHALL BE RETURNED THROUGH APPROVED DUCTS.
8. THERE SHALL BE NO FLOOR REGISTERS INSTALLED IN THE KITCHEN, BATHROOM OR OTHER AREAS WHERE THERE EXISTS A POTENTIAL OF WATER AND DEBRIS ENTERING A DUCT THROUGH A REGISTER.
9. ALL RETURNS ARE 8" OVAL WITH 6x12 STACK HEAD BOOTS IN INTERIOR WALLS
   ALL RETURNS ARE SOLID NO JOIST PANNING
   ALL RETURNS AIR REGISTER ARE 6" x 12"
   ALL SUPPLY AIR REGISTER ARE 4" x 10"
10. HEATING & COOLING CALCULATION TO BE SUBMITTED PER ACCA, MANUAL THE 1997 ASHRAE.
11. ALL DUCT JOINT SHOULD BE TAPE WITH SILA-SEAL INDUSTRIAL GARAGE RTV 100
    ALL SUPPLY & RETURN AIR DUCTS LOCATED IN UNCONDITIONED ATTIC OR GARAGE SPACE, INCLUDING THE UNCONDITIONED SIDE OF ENCLOSED STUD SPACE HAVEBEEN SEAL USING GASKETS, MASTIC, MASTIC-PLUS-EMBEDDED-FABRIC SYSTEM TAPE. THE USE OF UNUSED "PRESSURE-SENSITIVE DUCT TAPE(SIMILAR TO THE TYP. GRAY WITH ADHESIVE) IS NOT PERMITTED AS A SEALANT FOR" MTL-TO-MTL. DUCT CONST. SERVICE.
12. ALL SUPPLY & RETURN AIR DUCT LOCATED IN UNCONDITIONED ATTIC OR GARAGE SPACES, INCLUDING UNCONDITIONED SIDE OF ENCLOSED STUD SPACES, SHALL BE INSULATED WITH R-5. DUCTS LOCATED OUTSIDE OF BUILDING ENVELOPED SHALL BE INSULATED TO R-6.5
13. PIPING & FITTINGS FOR REFRIGERANT, VAPOR(SUCTION) LINES SHALL BE INSULATED WITH INSULATION HAVING THERMAL RESISTIVITY OF AT LEAST R-4.0 HR. FT2, F/ BTU AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXC. .05 PERMS [2.87 NG/(S.M2 P<) WHE TESTED IN ACCORDANCE WITH ASTM E96 ALUMINUM SILICONE UP TO 450
14. FIELD INSPECTOR SHALL CONFIRM THE MECHANICAL EQUIP. USED, THEIR ASS, EFF, & OPERATING CONTROL AS FOLLOWS 92 AFUE CONDENSING-TYPE FURNACE & 10 SEER OR BETTER CONDENSING UNIT.



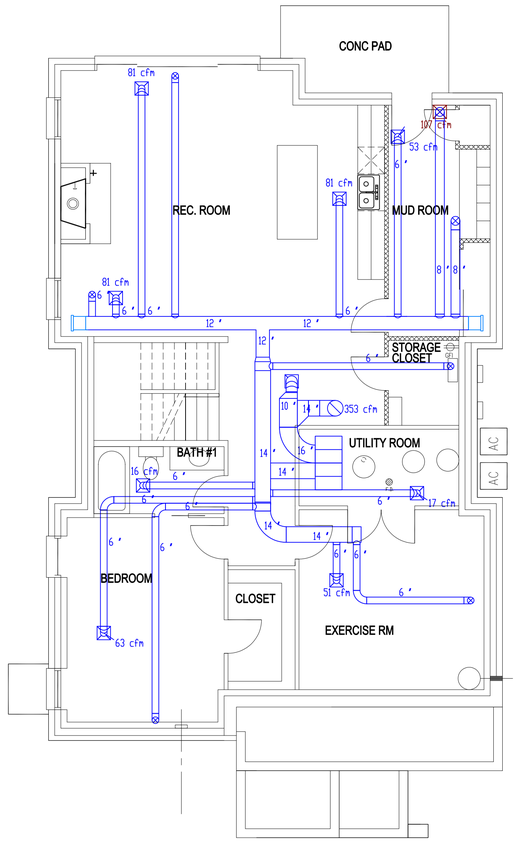
ROOF PLAN HVAC LAYOUT
SCALE: 3/16= 1'-0"



UPPER FLOOR PLAN HVAC LAYOUT
SCALE: 3/16= 1'-0"



MAIN FLOOR PLAN HVAC LAYOUT
SCALE: 3/16= 1'-0"



BASEMENT PLAN HVAC LAYOUT
SCALE: 3/16= 1'-0"

STATE OF ILLINOIS
KENNETH F. BRANDEIS
001-010679
LICENSED ARCHITECT
12-4-20
ISSUE
11-30-22
EXPIRE

SIGNATURE

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JAKL BRANDEIS ARCHITECTS LTD.
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1800 W HAWTHORNE LANE SUITE Q
WEST CHICAGO, ILLINOIS 60185
PH: (630) 330-7561
FAX: (630) 562-2570

NEW RESIDENCE FOR COLEMAN
1211 RIDGE AVE
EVANSON, IL.

ISSUE	DATE
PERMIT	1-7-20
ZONING REVISIONS	12-4-20

SHEET TITLE
HVAC FLOOR PLANS

SHEET NUMBER
M-1
11 OF 11





1211 RIDGE: INSPIRATION EXTERIOR



MATERIALS:

BRICK: Exterior Façade and sidewalls in painted Chicago Commons Brick
Color: Sherwin Williams, Aesthetic White
WINDOWS: Marvin Wood Ultimate Double Hung & Casement Windows with Brick Mould Casings
ROOFING: Landmark Pro Shingles in Georgetown Gray
DOOR: Solid wood, arched Mahogany Door
LINTELS: 4 x 8 Rough Hewn Cedar
FASCIA & SOFFIT: Natural Cedar

WINDOW DETAIL:

Brick ledge in soft gray.
Painted charcoal muntins



GUTTERS:

Aluminum in Oil Rubbed



TRADITIONAL HOUSE NUMBERS:

By Rejuvenation Hardware in Burnished Brass

COPPER SCONCES:



1211 RIDGE: PROPOSED FACADE



LANDMARK PRO SHINGLES:
Georgetown Gray

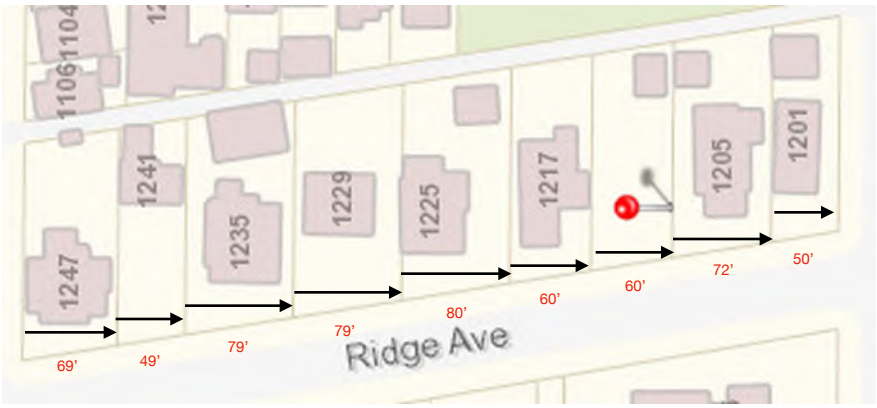


Winnetka home below is inspiration for steep gable and flared eaves

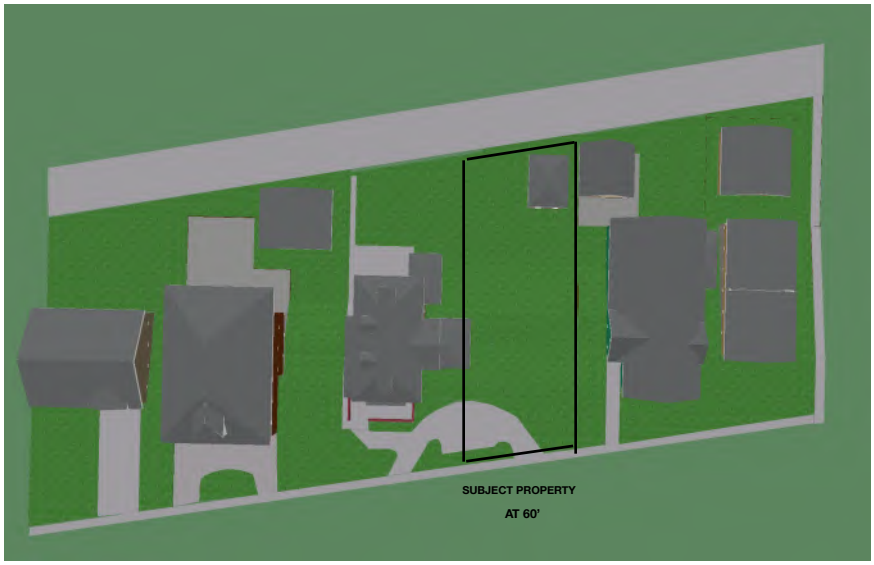


1211 RIDGE AVE, ***CURRENT*** AND PROPOSED SURROUNDING LOTS OVERVIEW

1200 BLOCK OF RIDGE, OVERVIEW WITH DIMENSIONS



CURRENT OVERVIEW WITH 60' LOT FOR 1211 RIDGE AVE,



PROPOSED OVERVIEW WITH 45.78' LOT FOR 1211 RIDGE AVE





PROPERTY TO NORTH 5

1241 RIDGE AVE



PROPERTY TO NORTH 4

1235 RIDGE AVE



PROPERTY TO NORTH 3

1229 RIDGE AVE



PROPERTY TO NORTH 2

1225 RIDGE AVE



PROPERTY TO NORTH 1

1217 RIDGE AVE



SUBJECT PROPERTY

1211 RIDGE AVE



PROPERTY TO SOUTH 1

1205 RIDGE AVE



PROPERTY TO SOUTH 2

1201 RIDGE AVE

CRAIN STREET

RIDGE AVE

SURROUNDING PROPERTY

PHOTOS _____

NORTH

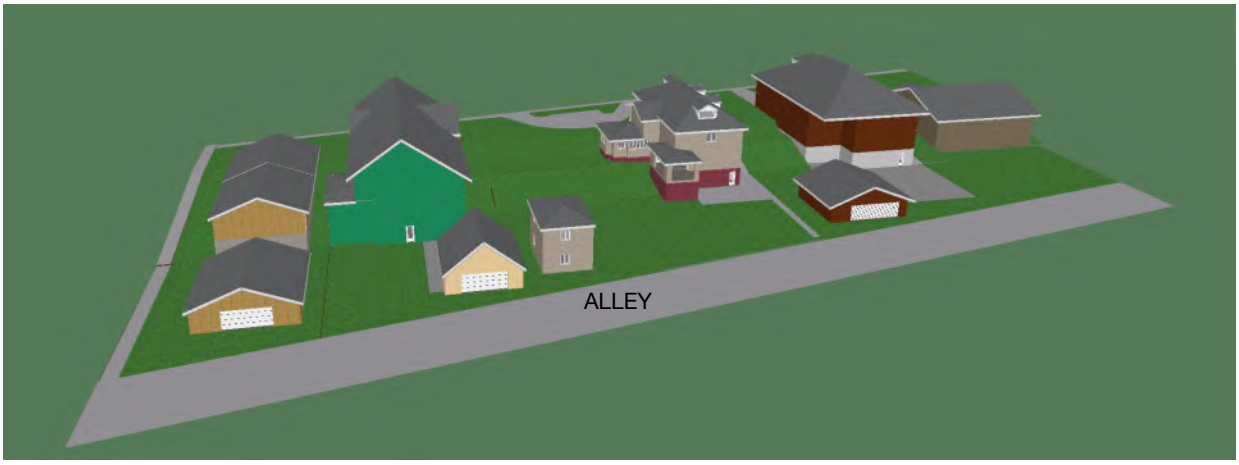


1211 RIDGE AVE, ***CURRENT*** WITH SURROUNDING PROPERTY

RIDGE AVE *CURRENT* FRONT-FACING



RIDGE AVE *CURRENT* REAR-FACING



1211 RIDGE AVE, ***PROPOSED*** WITH SURROUNDING PROPERTY

RIDGE AVE *PROPOSED* FRONT-FACING



EAST



SOUTHEAST



SOUTHWEST

RIDGE AVE *PROPOSED* REAR-FACING



WEST



SOUTHWEST



NORTHWEST



1225 RIDGE AVE. | 1217 RIDGE AVE. | SUBJECT PROPERTY 1211 RIDGE AVE. | 1205 RIDGE AVE. | 1201 RIDGE AVE.

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N.Tripp Ave., Lincolnwood, Illinois 60712
Tel.(847) 675-3000 Fax (847) 675-2167
e-mail: pa@professionalsassociated.com
www.professionalsassociated.com

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE NORTHERLY 60 FEET OF LOT 10 AND LOT 11 (EXCEPT THE NORTHERLY 10 FEET OF SAID LOT 11) IN O. A. CRAIN'S RESUBDIVISION OF BLOCK 2 (EXCEPT THE NORTHERLY 200 FEET OF THE WESTERLY 160 FEET) OF O. A. CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 18,958 SQ.FT. = 0.435 ACRE.

COMMONLY KNOWN AS: 1211-1217 RIDGE AVENUE, EVANSTON, ILLINOIS.

NORTH

GRAPHIC SCALE

10 5 0 10 20

(IN FEET)
1 Inch = 10 Ft.

SITE BENCH MARK
NORTHWEST BOLT OF FIRE HYDRANT
ELEVATION +620.06 FEET

SITE BENCH MARK
NORTHWEST BOLT OF FIRE HYDRANT
ELEVATION +608.72 FEET

S. Line of Dempster St.

Meas.=360.16'
Rec.=360.00'

RIDGE AVE.

120.03' Meas.
120.00' Deed

60' Deed

PUBLIC STREET

PUBLIC (Concrete Paved) ALLEY

2 1/2 STORY
FRAME HOUSE
WITH BASEMENT
#1225

1 & 2 1/2 STORY
BRICK & FRAME HOUSE
WITH BASEMENT
#1217

2 1/2 STORY
STUCCO HOUSE
WITH BASEMENT
#1205

2 STORY
FRAME STRUCTURE
#1211

FRAME GARAGE

VINYL SIDING GARAGE

LOT 11

LOT 10

THE SOUTH LINE OF THE NORTHERLY 10 FEET OF LOT 11

THE SOUTH LINE OF THE NORTHERLY 60 FEET OF LOT 10

160.00' Meas.
160.00' Rec.

Meas.=Rec. 160.00

FF 622.15

FF 620.91

FF: 622.30

FF 609.74

Rim 618.18
Inv. 611.63

Rim 607.41
Inv. 603.55
10"ø Storm Sewer

Rim 607.42
Inv. 602.47

FOUND CROSS NOTCH
5.18'W'LY.&ON LINE EXT.

FOUND CROSS NOTCH
5.08'E'LY.&ON LINE EXT.

FOUND IRON PIPE
0.26'S.&ON LINE

FOUND CROSS NOTCH
0.03'N.&3.11'E'LY.

FOUND CROSS NOTCH
12.98'S.&2.23'W'LY.

Rim 609.28
Inv. 611.98

Rim 608.17
Inv. 603.72

Rim 608.19
Inv. 603.78

Fence Post 0.83'N.
Fence Post 0.68'N.
Fence Post 0.21'N.
Iron Fence
Fence Post 0.35'S.
Fence Post 1.11'N.
Fence Post 0.83'N.
Wood Fence
Fence Post 0.62'S.
S. Face of Wall 0.26'N.
S. Face of Wall 0.13'S.
Fence Post 0.03'W.
Overhead Wires

0.70' Stone Wall
Stone Area
Stone Wall (Bad Condition)
0.87' Stucco Wall
Stone Pavement
Gravel & Broken Concrete
Wood. Fence

Concrete
Concrete Block Wall
Wood Deck
Walk
Brick Wall
Brick Column (Typ.)
Covered Brick Porch
Brick
Brick Patio
Overhang
Open Wood. Porch & Steps
SCREENED PORCH
Covered Wood. Porch
Conc. Stoop & Step
Concrete Driveway
Driveway
Depressed Curb
Concrete Driveway
Conc. Curb
Gas Line
Water Line
Overhead Wires
12"ø Storm Sewer
10"ø Storm Sewer
6"ø Water Line
12"ø Sanitary Sewer

Deciduous Tree

LEGEND:

- (S) – SANITARY MANHOLE
- (D) – STORM MANHOLE
- – CATCH BASIN
- – FIRE HYDRANT
- – UTILITY POLE
- E – ELECTRIC METER
- G – GAS METER
- – TREE
- FF – FINISH FLOOR ELEVATION
- T/DC – TOP OF DEPRESSED CURB ELEVATION
- T/C – TOP OF CURB ELEVATION
- FL – FLOW LINE ELEVATION
- T/W – TOP OF WALL ELEVATION
- 619.33+ – SPOT ELEVATION
- 620 – CONTOUR

NOTE:
-ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM (NAD) 1983, BENCH MARK NUMBER 44, CITY OF EVANSTON, ILLINOIS, ELEVATION 616.23 FEET, LOCATED ON THE NORTHEAST CORNER OF INTERSECTION RIDGE AVENUE AND DEMPSTER STREET.

NOTES:
-COPY OF TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.
-SURFACE DETAILS OBSCURED BY SNOW.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.

ORDER NO.: 19-94890

SCALE: 1 INCH = 10 FEET.

DATE OF FIELD WORK: February 21, 2019.

ORDERED BY: PATRICK COLEMAN

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook ss.

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: MARCH 04, 2019.

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2020.

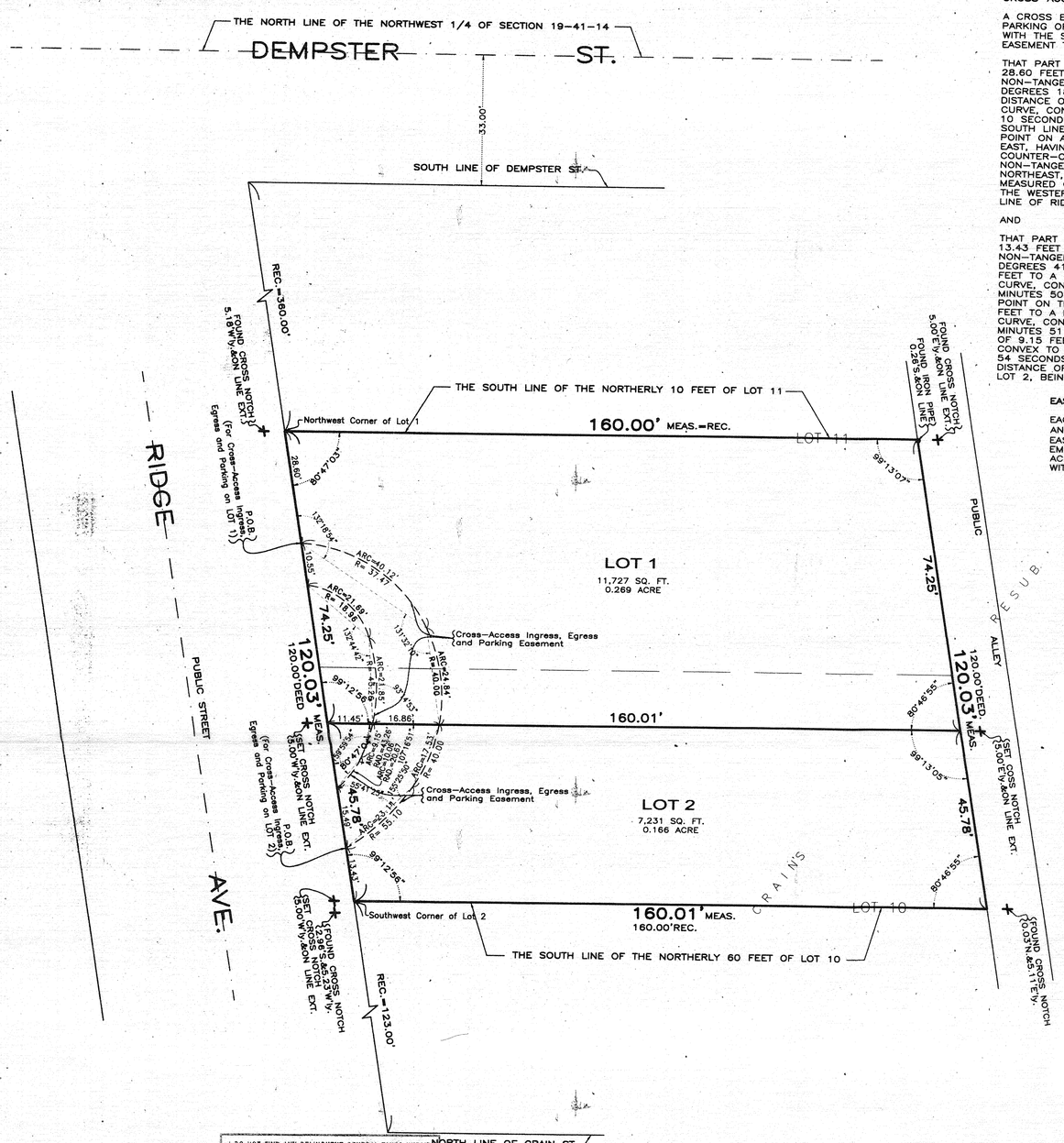
Drawn by: J.V.

HYLTON E. DONALDSON
035-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

RIDGE SUBDIVISION

OF

THE NORTHERLY 60 FEET OF LOT 10 AND LOT 11 (EXCEPT THE NORTHERLY 10 FEET OF SAID LOT 11) IN O. A. CRAIN'S RESUBDIVISION OF BLOCK 2 (EXCEPT THE NORTHERLY 200 FEET OF THE WESTERLY 160 FEET) OF O. A. CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATE: Dec. 29, 2020 COUNTY CLERK

CROSS-ACCESS INGRESS, EGRESS AND PARKING EASEMENT

A CROSS EASEMENT FOR THE PURPOSES OF VEHICULAR INGRESS AND EGRESS FROM AND TO RIDGE AVENUE AND FOR THE PARKING OF ONE VEHICLE PER HOUSEHOLD IS HEREBY GRANTED TO THE RESPECTIVE OWNERS OF LOTS 1 AND 2 SHOWN HEREON WITH THE STIPULATION THAT EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE PORTION OF SAID EASEMENT TO WIT:

THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 1 SOUTHERLY DISTANT 28.60 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 37.47 FEET AND A CHORD MAKING AN ANGLE OF 132 DEGREES 18 MINUTES 54 SECONDS MEASURED CLOCKWISE, NORTH TO EAST FROM THE AFORESAID WEST LINE OF LOT 1 AN ARC DISTANCE OF 40.12 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, CONVEX TO THE EAST, HAVING A RADIUS OF 40.00 FEET AND A CHORD MAKING AN ANGLE OF 132 DEGREES 32 MINUTES 10 SECONDS, MEASURED COUNTER-CLOCKWISE, NORTHWEST TO SOUTH, AN ARC DISTANCE OF 24.84 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 1; THENCE WEST ALONG THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 16.86 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID NON-TANGENT, CONVEX TO THE EAST, HAVING A RADIUS OF 43.26 FEET WITH ITS CHORD MAKING AN ANGLE OF 93 DEGREES 14 MINUTES 53 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 21.85 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 18.96 FEET WITH ITS CHORD MAKING AN ANGLE OF 132 DEGREES 44 MINUTES 42 SECONDS MEASURED CLOCKWISE, SOUTH TO NORTH FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 21.69 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID LOT 1; THENCE NORTH ALONG THE SAID WESTERLY LINE OF LOT 1, BEING ALSO THE EAST LINE OF RIDGE AVENUE, A DISTANCE OF 10.55 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2 NORTHERLY DISTANT 13.43 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 55.10 FEET AND A CHORD MAKING AN ANGLE OF 55 DEGREES 41 MINUTES 25 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTH TO NORTHEASTERLY, AN ARC DISTANCE OF 23.11 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHERLY AND EASTRLY ALONG THE ARC OF SAID NON-TANGENT CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET WITH A CHORD MAKING AN ANGLE OF 155 DEGREES 25 MINUTES 50 SECONDS MEASURED COUNTER-CLOCKWISE, SOUTHWEST TO NORTHEASTERLY, AN ARC DISTANCE OF 17.53 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LOT 2; THENCE WEST ALONG THE SAID NORTH LINE OF LOT 2, A DISTANCE OF 16.86 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 43.26 FEET WITH A CHORD MAKING AN ANGLE OF 107 DEGREES 16 MINUTES 51 SECONDS MEASURED CLOCKWISE, EAST TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 9.15 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 20.67 FEET WITH A CHORD MAKING AN ANGLE OF 159 DEGREES 59 MINUTES 54 SECONDS MEASURED COUNTER CLOCKWISE, NORTHEASTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE, AN ARC DISTANCE OF 10.06 FEET TO A POINT ON THE WEST LINE OF AFORESAID LOT 2; THENCE SOUTH ALONG THE SAID WEST LINE OF LOT 2, BEING ALSO THE EAST LINE OF RIDGE AVENUE, A DISTANCE OF 15.49 FEET TO THE POINT OF BEGINNING.

EASEMENT LANGUAGE:

EACH OWNER HEREBY GRANTS AND CONVEYS TO THE OTHER OWNER A NON- EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE PLATTED AREA DEFINED HEREIN AS THE 'ACCESS EASEMENT" TO THE OWNERS OF RECORD FROM TIME TO TIME OF LOT 1 & 2 AND THEIR RESPECTIVE CONTRACTORS, EMPLOYEES, GUESTS AND INVITEES. OWNERS OF LOT 1 & 2 ARE REQUIRED TO PERMIT AND PROVIDE PASSAGE ACROSS THE EASEMENT AND ARE REQUIRED TO MAINTAIN THE PORTION OF THE ACCESS EASEMENT THAT FALLS WITHIN THEIR OWNERSHIP PARCEL.

NORTH

GRAPHIC SCALE

20 0 20 40

(IN FEET)

1 Inch = 20 Ft.

PROFESSIONALS ASSOCIATED SURVEY, INC.
PROFESSIONAL DESIGN FIRM NO. 184-003023
7100 N. TRIPP AVE., LINCOLNWOOD, ILLINOIS 60712
TEL. (847) 675-3000 FAX (847) 675-2167
E-mail: pa@professionalsassociated.com
www.professionalsassociated.com

ORDER NO: 19-94890

PERMANENT INDEX NUMBERS:

11-19-101-005-0000
11-19-101-006-0000

SUBMITTED BY AND RETURN PLAT:

CITY OF EVANSTON
DEPARTMENT OF COMMUNITY DEVELOPMENT
2100 RIDGE AVENUE
EVANSTON, ILLINOIS 60201

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COOK CLERK DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

DATED THIS_____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

CITY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE COUNCIL OF THE CITY OF EVANSTON, ILLINOIS, AT A MEETING HELD ON THE _____DAY OF _____A.D. 20___. IN WITNESS WHEREOF, I SET MY HAND AND AFFIX THE CORPORATE SEAL OF SAID CITY, THIS _____ DAY OF _____, A.D., 20___.

DATED THIS _____ DAY OF _____, A.D., 20___.

BY: _____

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, COLLECTOR FOR THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAT HEREON DRAWN.

DATED THIS_____ DAY OF _____, A.D., 20___.

BY:_____

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED DATED THIS_____ DAY OF _____, A.D., 20___.

BY:_____

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Cook) SS

Associated Bank NA AS MORTGAGE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1907554167 DOES HEREBY CONSENT TO THE PLAT OF SUBDIVISION HEREON DRAWN.

DATED THIS 16th DAY OF June A.D. 2020

ATTEST:_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.

I, Jose Rivera, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT George Gomez OF SAID ASSOCIATED BANK NA, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE/HE SIGNED AND DELIVERED THE SAME INSTRUMENT / S HIS/HER OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, NOT INDIVIDUALLY, BUT SOLELY AS MORTGAGEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT SHE/HE DID ALSO THEN AND THERE ACKNOWLEDGE THAT SHE/HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID COMPANY, DID AFFIX THE CORPORATE SEAL TO THE SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY, MORTGAGEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 16th DAY OF June A.D. 2020.

Jose Rivera
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan. 9, 2022

OFFICIAL SEAL
JOSE RIVERA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 09, 2022

DIRECTOR OF PUBLIC WORKS AGENCY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED DATED THIS_____ DAY OF _____, A.D., 20___.

BY:_____

CORPORATE COUNSEL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED DATED THIS_____ DAY OF _____, A.D., 20___.

BY:_____

PROPERTY OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF) SS

I, Patrick Coleman DO HEREBY CERTIFY THAT I AM THE TITLE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED FOR THE PURPOSE OF SUBDIVIDING, IT INTO TWO (2) LOTS, AS SHOWN HEREON.

DATED THIS 19th DAY OF August, A.D., 20 20

BY: Pat Coleman

BY: _____

OFFICIAL SEAL
GEORGE GOMEA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 03, 2023

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, George Gomea A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Patrick C. Coleman PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE/HE SIGNED AND DELIVERED THE SAME INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 19th DAY OF August A.D., 2020

_____
NOTARY PUBLIC

MY COMMISION EXPIRES: May 03, 2023

RECORDING FEE $137-
DATE 1/4/21 COPIES 6x
OK BY RWARD

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, HYLTON E. DONALDSON, AN ILLINOIS PROFESSIONAL SURVEYOR NO. 035-002819, DO HEREBY CERTIFY THAT A SURVEY UNDER MY DIRECTION WAS PERFORMED ON THE FOLLOWING DESCRIBED PROPERTY FOR THE PURPOSES OF SUBDIVISION AND THAT THE PLAT HEREON DRAWN, IN ACCORDANCE WITH THE LAWS AND USAGES OF THE STATE OF ILLINOIS AND WITH THE ORDINANCES OF COOK COUNTY, IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION TO WIT:

THE NORTHERLY 60 FEET OF LOT 10 AND LOT 11 (EXCEPT THE NORTHERLY 10 FEET OF SAID LOT 11) IN O. A. CRAIN'S RESUBDIVISION OF BLOCK 2 (EXCEPT THE NORTHERLY 200 FEET OF THE WESTERLY 160 FEET) OF O. A. CRAIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA, IDENTIFIED AS UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM THE FLOOD INSURANCE RATE MAP CITY OF EVANSTON, COMMUNITY NUMBER 170090, PANEL NUMBER 0265 J. MAP NUMBER 17031C0265J, WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EVANSTON, ILLINOIS.

SIGNED THIS 10TH DAY OF SEPTEMBER, 20 19.

Hylton E. Donaldson

HYLTON E. DONALDSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002819

HYLTON E. DONALDSON
035.002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

Zoning Analysis

Summary

Case Number:	Case Status/Determination:
20ZONA-0053	Compliant

Proposal:

NEW SFR-DET; EXISTING COACH HOUSE REMAIN; OPEN PARKING OFF ALLEY

Site Information:

Property Address	1211 RIDGE	**Zoning District:**	R1
Overlay District:		**Preservation District:**	

Applicant:	Patrick And Kirsten Coleman
Phone Number:	

MICHAEL GRIFFITH 02-19-21

Signature Date

Zoning Section **Comments**

Recommendation(s): Click on the link(s) below to access online application(s)

City of Evanston
ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Pending Review February 11, 2021 **RESULTS OF ANALYSIS:** Compliant

Z.A. Number: **20ZONA-0053** **Purpose:** Zoning Analysis without Bld Permit App
Address: 1211 RIDGE **District:** R1 **Overlay:** **Preservation District:**
Applicant: Patrick And Kirsten Coleman **Reviewer:** Michael Griffith
Phone:

THIS APPLICATION PROPOSES (select all that apply):

X	New Principal Structure	Change of Use	Sidewalk Cafe
X	New Accessory Structure	Retention of Use	Other
	Addition to Structure	Plat of Resubdiv./Consol.	
	Alteration to Structure	Business License	
	Retention of Structure	Home Occupation	

Proposal Description:
NEW SFR-DET; EXISTING COACH HOUSE REMAIN; OPEN PARKING OFF ALLEY

ANALYSIS BASED ON:

Plans Dated: SITE PLAN - 02-16-21
Prepared By: JAKL BRANDEIS ARCHITECTS LTD
Survey Dated:
Existing Improvements: COACH HOUSE

ZONING ANALYSIS

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections applly to building lot coverage and impervious surface calculations in Residential Districts.

Front Porch Exception (Subtract 50%)
Total Elibigle Front
Front Porch Regulatory Area

Pavers/Pervious Paver Exception (Subtract
Total Paver Area
Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space
 # Open Required Spaces
Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:			Dwelling - SF Detached	Compliant
Comments:				
Minimum Lot Width (LF) **USE:** Single Family Detached	35	45.8	45.8	Compliant
Comments:				
Minimum Lot Area (SF) **USE:** Single Family Detached	7,200 sqft	7231	7231	Compliant
Comments:				
Dwelling Units: **Comments:**				
Rooming Units: **Comments:**				
Building Lot Coverage (SF) (defined, including subtractions& additions): **Comments:**	2169.3		2160 29.9%	Compliant

LF: Linear Feet SF: Square Feet FT: Feet

	Standard	Existing	Proposed	Determination
Impervious Surface Coverage (SF, %)	3254		3170 43.8%	Compliant
Comments:				
Accessory Structure Rear Yard Coverage:	40% of rear yard			
Comments:				
Gross Floor Area (SF) **Use:** **Comments:**				
Height (FT)	35; 2.5 STORIES		35.0; 2 STORIES	Compliant
Comments:				
Front Yard(1) (FT) **Direction:** W **Street:** **Comments:**	33.6		35.5	Compliant
Front Yard(2) (FT) **Direction:** W **Street:** FRONT PORCH **Comments:**	25.2		30.5	Compliant
Street Side Yard (FT) **Direction:** **Street:** **Comments:**				
Interior Side Yard(1) (FT) **Direction:** N **Comments:**	5.0		5.7	Compliant
Interior Side Yard(2) (FT) **Direction:** S **Comments:**	5.0		5.7	Compliant
Rear Yard (FT) **Direction:** E **Comments:**	30.0		30.0+	Compliant

ACCESSORY USE AND STRUCTURE

Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts:		Garage (Det), Coachhouse or Carport	Garage (Det), Coachhouse or Carport	Compliant
Comments: EXISTING STRUCTURE				
Permitted Required Yard:		Rear Yard	Rear Yard	Compliant
Comments:				
Additional Standards: **Comments:**				
Height (FT)				Compliant
Comments:				

	Standard	Existing	Proposed	Determination
Distance from Principal Building:	10.00'		10.0+	Compliant
Comments:				
Front Yard(1A) (FT)				
Direction: W				
Street:				
Comments:				
Front Yard(1B) (FT)				
Direction: W				
Street: FRONT PORCH				
Comments:				
Street Side Yard (FT)				
Direction:				
Street:				
Comments:				
Interior Side Yard(1A) (FT	3.0	3.0+	3.0+	Compliant
Direction: N				
Comments:				
Interior Side Yard(1B) (FT)	3.0	6.2	6.2	Compliant
Direction: S				
Comments:				
Rear Yard (FT)	3.0	8.1	8.1	Compliant
Direction: E				
Comments:				

ACCESSORY USE AND STRUCTURE 2

Use(2):	Standard	Existing	Proposed	Determination
Permitted Districts:			Open Off-street Parking	Compliant
Comments:				
Permitted Required Yard:			Rear Yard	Compliant
Comments: REAR MOST 30' OFF ALLEY				
Additional Standards:				
Comments:				
Height (FT)				
Comments:				
Distance from Principal Building:				
Comments:				
Front Yard(2A) (FT)				
Direction: W				
Street:				
Comments:				

	Standard	Existing	Proposed	Determination
Front Yard(2B) (FT) **Direction:** W **Street:** FRONT PORCH **Comments:**				
Street Side Yard (FT) **Direction:** **Street:** **Comments:**				
Interior Side Yard(2A) (FT **Direction:** N **Comments:**	3.0		3.0+	Compliant
Interior Side Yard(2B) (FT) **Direction:** S **Comments:**	3.0		3.0+	Compliant
Rear Yard (FT) **Direction:** E **Comments:** EAST SETBACK AT 1 PARKING SPACE THAT MEETS SIZE REQUIREMENT	3.0		1.3	Non-Compliant

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Single-family Detached **Comments:**	2			
Use(2): **Comments:** COACH HOUSE/ADU	0			
Use(3): **Comments:**				
TOTAL REQUIRED: **Comments:**	2		2	Compliant
Handicap Parking Spaces **Comments:**	Sec. 6-16-2-6			
Access: **Comments:**	Sec. 6-16-2-2		ALLEY	Compliant
Vertical Clearance (LF) **Comments:**	7'		OPEN PARKING	Compliant
Surfacing: **Comments:**	Sec. 6-16-2-8 (E)		HARD SURFACE	Compliant
Location: **Comments:**	Sec. 6-4-6-2		REAR YARD	Compliant

	Standard	Existing	Proposed	Determination
Angle(1): 90 Degree	**Comments:**			
Width(W) (FT)	8.5		8.5	Compliant
Comments:				
Depth(D) (FT)	18.0		18.0	Compliant
Comments:				
Aisle(A) (FT)	24.0			
Comments:				
Module (FT)	SL 42.0, DL 60.0			
Comments:				
Angle(2):	**Comments:**			
Width(W) (FT)				
Comments:				
Depth(D) (FT)				
Comments:				
Aisle(A) (FT)				
Comments:				
Module (FT)				
Comments:				
Garage Setback from Alley Access (FT)				
Comments:				

MISCELLANEOUS REQUIREMENTS

	Standard	Existing	Proposed	Determination
Requirement (1): ROOF OVERHANG: SFR	MIN. SIDE SETBACK: 4.5		4.7	Compliant
Comments:				
Requirement (2):				
Comments:				
Requirement (3):				
Comments:				

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is:

See attached comments and/or notes.

MICHAEL GRIFFITH 02-19-21

SIGNATURE DATE

DRAFT

MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Tuesday, February 9, 2021
7:00 PM
Via Virtual Meeting

Members Present: Beth Bodan, Ken Itle, Suzi Reinhold, Mark Simon, Stuart Cohen, Jamie Morris, Aleca Sullivan, E. Dudnik

Members Absent: N/A

Staff Present: C. Sterling, City Planner

Presiding Member: M. Simon, Chair

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1. CALL TO ORDER / DECLARATION OF QUORUM

- With a quorum present, Chair Simon called the meeting to order at 7:00 p.m.

2. SUSPENSION OF THE RULES: Members participating electronically or by telephone

- A motion by Chair Simon to suspend the rules was approved unanimously by roll-call vote.

3. OLD BUSINESS

A. 1735 Asbury Avenue – RHD - 20PRES-0293

Tom Rowland applies for a certificate of appropriateness – Main house scope: 1. structural enhancements of floor 1 & 2, floor joists to improve floor levelness. 2. Renovation of existing kitchen with new windows and doors. 3. Covered porch and open deck. Coach house scope: 1. Renovation of existing coach house (floor 1 & 2). Applicable standards: Alteration [1-10]; [Construction 1-5, 7, 8, and 10-15]; and Demolition [1-6]

- Applicant provided information on the revisions since the last appearance including:
  - Removed the elongated trellis, removed the expansive raised deck in lieu of an at-grade patio and two smaller entrance stoops/porches.
  - Simplified the columns on the roofed porch structure as well as the coach house raised deck
  - Altered garage door paneling to be reflective of extant condition
- Commissioner Reinhold asked about the proposed fiberglass windows on the rear and coach house. Are wood windows being replaced original?
  - Two of seven likely, but most are not.
- Commissioner Reinhold asked if an aluminum clad wood window would be considered
  - Yes. That is likely what we want to do. Wood interior. Clad exterior.
  - Open to that alteration
- Commissioner Cohen asked if any windows were vinyl
  - None.

- Commissioner Cohen stated that round vs square columns is irrelevant. Had some concern with the columns proportions compared to the unbraced length they're supporting. They appear visually too tall compared to their width. The front porch addresses this by having columns atop a railing pier which shortens the length. Was this considered?
    - The two on the coach particularly are ones we could look at changing to add more weight to the base of the columns

Public Comment:

- None

Deliberation:

- Commission Reinhold stated the motion should include a condition on the use of an aluminum clad wood window as well as to take Commissioner Cohens suggestions under consideration.
- Commissioner Reinhold moved to issue a COA for the project with the following conditions:
    - Use of an aluminum clad wood window for all replacements
    - Consider modifications to column bases per Commissioner Cohens advise
- Second by Commissioner Dudnik and approved unanimously by roll-call vote.

B. 2009 Dodge Avenue - Landmark - 20PRES-0317

Juan Rosas, submits for a Certificate of Appropriateness to remove existing aluminum siding from the main house. Install new Hardie plank siding (4" exposure). Retain wood siding and shakes under the front gable. Replace existing roof asphalt shingles with asphalt shingles. Applicable standards: [Alteration 1-10]

- Applicant failed to appear for the third consecutive meeting. Staff recommended no action be taken and the case removed from future agendas as inactive/failure to appear.

4. NEW BUSINESS

A. 1206 Hinman Avenue– LSHD - 21PRES-0012

Paul Lang, owner of record, applies for a Certificate Of Appropriateness for demolition, alteration, and construction. Specifically, the applicant proposes to demolish the existing enclosed front and side porch on the east and south volumes of the residence, construct an open roofed front-porch, and covered stair portico on the east volume of the residence, construct an addition and open side-porch on the south volume of the residence, and enlarge the open roofed porch at the rear volume of the residence. Additional alterations include window replacements and re-cladding the home in hardieboard lap siding. A previous application for Certificate of Appropriateness was denied and the applicant has since modified the proposal. Applicable standards: [Alteration 1-10]; Construction [1-8, and 10-15]; Demolition [1-5]

- The applicant presented the proposed revisions to the plan since the previous denial in January.
    - Attaching the previously detached screen porch, removing the large porte cochere on the north elevation, altering the stairs to the front entrance to orient toward the street, and stripping some unnecessary ornamentation.
    - Flat roof structure for the open porch vs previous hipped structure

- Rear elevation unchanged
- Slightly modified window schedule and details including bi-fold doors on three-season room and window heights on north elevation aligning with window sills

Public Comment:

- None

Deliberation

- Commissioner Cohen asked about the enclosure at the base of the porch/deck and if it was paneled?
  - Hard to see in the rendering, but its not a solid panel, its wood lattice
- Commissioner Cohen stated that the changes were a great improvement
- Commissioner Dudnik asked about the front railing height.
  - Different than the rear. Would like to have a more historically sympathetic railing height below the 36" code requirement. Proposed is 24". Would request a waiver.
- Several commissioners stated that although perhaps preferred, the waiver would be difficult to attain since there is no historic precedent for a shorter railing which is existing on this property
- Commissioner Itle stated that since this is a new intervention and feature of the home, no-one would object to the use of a 36" high railing at the porch.
- Commissioner Sullivan stated she preferred the 24" railing if it received the waiver. It just means that it would be an administrative change if 36" was needed.
- Commissioner Dudnik stated concern with the porch columns not being symmetrical with the front façade. Not aligning with the elevation or windows.
  - Applicant stated that although non-symmetrical, the spacing has been equalized
- Commissioner Cohen stated that the equal spacing is fine. The objection is the visual relationship between the columns and what happens on the plane behind on the solid wall and windows. However, sometimes there is a geometric alignment here, but more often there isn't. The two planes are often independent of one another.
- Commissioner Dudnik stated he would have preferred the four columns south of the portico relating to the plane on the front elevation and then having an odd and independent stair bay at the north portico that only relates to itself with asymmetry
- Commissioner Bodan asked about the 6' H back section of the railing south of the three season room.
  - For privacy
- Commissioner Cohen asked for clarification on the railing detail particularly why the cap rail is carried across and the screen appears independent above. Could it just be an independent picket privacy screen? Also concern with how the pickets attach to the deck without a bottom rail.
- Commissioner Dudnik asked if the picket screening with basket weave lattice could be used at the porch base lattice rather than having a cross hatch for one and basket weave for the other
- Commissioner Reinhold stated the Commissioners were starting to overstep their purview and should simply make an evaluation on the standards. The proposed changes are significant and this is a much more appropriate design.
- **Commissioner Bodan made a motion to approve the COA. Second by Commissioner Sullivan and approved unanimously by roll-call vote.**

B. 2243 Orrington Avenue – NEHD - -0011

Jeanie Petrick, architect, applies for a Certificate of Appropriateness to demolish an existing detached, alley-accessible garage, and construct a two-story detached Accessory Dwelling Unit with first floor garage and second floor living space in the Northeast Historic District and R-1 Single-Family Residential Zoning District. The Preservation Commission is the determining body for this case. Applicable standards: [Construction 1-5, 7, 8, and 10-16]; and Demolition [1-6]

- Applicant presented the proposal for a new detached coach house with first floor garage and second floor habitable space replacing the existing detached two-car garage.
- Goal is to keep the footprint as small as possible while maintaining a functional living space with lift.
- Many details and materials from the existing home are mimicked in the design of the coach house.
- Applicant reviewed elevations and fenestration with west primary elevation and irregular fenestration, south elevation with main access to the second floor habitable unit, with similar upper story fenestration to the north elevation. East elevation has the garage entrance and regular second floor fenestration.

Public Comment

- None

Deliberation

- Commissioner Reinhold inquired about the height of the structure compared to surrounding structures on the alley.
    - Ridge of roof would be similar to the smaller brick accessory structure on the alley, but it would be much lower than the brick structure to the south, a residence on Noyes Street.
- **Commissioner Cohen made a motion to approve the COA. Second by Commissioner Dudnik and approved unanimously by roll-call vote.**

5. APPROVAL OF MEETING MINUTES of January 12, 2021

- **Commissioner Cohen moved to accept the minutes as amended. Second by Commissioner Reinhold and approved unanimously by roll-call vote**

6. DISCUSSION

- Members of the commission discussed the potential for a retreat in the spring of 2021. Topics of interest included:
    - **i.** Development of Design Guidelines
    - **ii.** Window materiality and energy efficiency
    - **iii.** Alternatives to fiber cement siding and trim

Adjourned 8:20pm