



PRESERVATION COMMISSION

Tuesday April 13, 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=MmhzeW0vcFp3TnV6YlJoSnJ6eFI1UT09>

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. **OLD BUSINESS**

A. 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]

Continued from March 9, 2021. At the applicants request this case has been withdrawn from consideration and will not be heard.

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 (TTY) 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).

4. NEW BUSINESS

A. 1024 Lake Shore Boulevard - Lakeshore Historic District - 21PRES-0033

Thomas Ahleman, architect, applies for a Certificate of Appropriateness for demolition of the existing non-original addition and construction of a single-story masonry addition with deck and pergola at the rear, alley-facing volume of the residence.

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

B. 1108 Hinman Avenue - Lakeshore Historic District - 21PRES-0034

John Tomassone, contractor, applies for a Certificate of Appropriateness for alteration to the existing wood front porch decking, railing system, and stairs with use of a composite material and changes to the railing height, picket spacing, top rail, and intermediate posts.

Applicable standards: Alteration [1-10]

C. 1048 Forest Avenue - Lakeshore Historic District - 21PRES-0035

John Eifler, architect, applies for a Certificate of Appropriateness for demolition of non-original, circa 1940s additions, and construction of a two-story addition at the south west volume of the residence, construction of a single-story addition at the west volume, construction of a raised terrace at the south and west volumes, alteration of the south volumes half-circle bay existing first floor windows with french doors, and construction of additional site features including perimeter fencing, wood trellis, and in-ground pool.

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

5. APPROVAL OF MEETING MINUTES of March 9, 2021

6. DISCUSSION

7. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for **May 11, 2021**.

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

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**1024 Lake Shore Boulevard
Lakeshore Historic District - 21PRES-0033**

Thomas Ahleman, architect, applies for a Certificate of Appropriateness for demolition of the existing non-original addition and construction of a single-story masonry addition with deck and pergola at the rear, alley-facing volume of the residence.

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



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1024 Lake Shore Boulevard – 21PRES-0033
Date: April 6, 2021

Public Notice

Thomas Ahleman, architect, applies for a Certificate of Appropriateness for demolition of the existing non-original addition and construction of a single-story masonry addition with deck and pergola at the rear, alley-facing volume of the residence.

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

Architectural Significance

Located in the east central portion of the Lakeshore Historic District on the west side of Lake Shore Boulevard mid-block between Greenleaf Street to the north and Lee Street to the south, 1024 Lake Shore Boulevard is a Craftsman styled home built in 1905. The property is a contributing structure in good condition and retains good integrity despite minor alterations including a rear addition proposed for demolition. The home was commissioned by Albert B. Porter, a professor at the Armour Institute of Technology, today part of the Illinois Institute of Technology. The home was constructed by Thomas B. Carson, a prominent and prolific carpenter and contractor in Evanston who constructed many high-style homes designed by prominent architects in the Lakeshore, Northeast, and Ridge Historic Districts.

The home is a relatively vernacular structure which once sat on a much larger lot that included the two parcels immediately north. Notable features include the prominent front gable with stucco and vertical half timbering, boxed eaves, full front-porch with brick piers and diamond pattern casement windows.

Surrounding properties which front the Lake are predominately much larger single-family homes constructed between the late 19th and mid 20th centuries. The individual buildings in the area retain excellent integrity and are a mix of early high-style homes and later revival styles. The portion of the block which fronts the lake contains four Landmark homes and all eight homes are contributing to the District. Integrity of setting is excellent particularly considering the unobstructed views of Lake Michigan with Lee Street Beach and Elliott Park to the east.

Proposal

- **East Elevation (Primary facade)**
 - No change

- **West Elevation (Rear facing façade)**
 - The applicant proposes to demolish the single-story gable addition and replace it with a larger addition with more horizontality and hipped roof, extending the full width of the structure. The south elevation of the addition has three double-hung one-over-one windows to match existing as well as a Juliet balcony and door, and covered rear access door with side double-hung window and transom. The north elevation of the addition has two fixed picture windows of variable dimension. The south elevation has limited fenestration with a double glass door accessing the proposed deck.
 - The applicant proposes a wood deck and overhead pergola which to the south of the south façade of the proposed addition. The deck is restrained with iron balusters and wood hand rail and the underside of the deck is screened with wood lattice.

- **North Elevation**
 - No change

- **South Elevation**
 - No Change

Materiality of the proposed addition includes asphalt shingles to match existing, a smooth boral trim frieze board, copper gutters, downspouts and flashing to match existing, brick to match existing, and a standing seam metal roof with wood brackets over the rear entry door. Windows and doors are aluminum clad wood, primarily one-over-one windows other than the north elevation which has two fixed picture windows of variable height.

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.

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

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

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

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

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

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

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

14. *Innovative design.* Innovative design for new construction and additions to existing properties shall not be discouraged when such new construction or additions do not destroy significant historic, cultural or architectural material, and

such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

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.



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: 1024 LAKE SHORE BLVD., EVANSTON, IL, 60202	FOR STAFF USE ONLY Application Number:
2) Owner's Name: MARY MARTIN	Address: 1024 LAKE SHORE BLVD.
City: EVANSTON State: IL Zip: 60202	Phone: (847) 687-0264 Email/Fax: mmartin994@gmail.com
3) Architect's Name: THOMAS ALEMAN	Address: 1234 SHERMAN AVE, STE 202
City: EVANSTON State: IL Zip: 60202	Phone: 847-733-7300 Email/Fax: thomas@studiotalo.com
4) Contractor's Name: MCKNIGHT + PARTNERS, INC.	Address: 1132 FLORENCE AVE.
City: EVANSTON State: IL Zip: 60202	Phone: 847-864-2329 Email/Fax: b.hildner@comcast.net jonomck@comcast.net
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> 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 SINGLE STORY, REAR ADDITION AND DECK WITH PERGOLA; NEW PLUMBING, ELECTRICAL, AND HVAC; AND 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)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: FRENCH SWING DOORS, DOUBLE HUNG WINDOWS	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: PAINTED BRICK W/ LIMESTONE SILLS, FIBER CEMENT PANEL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>	Fences
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Stucco				<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco			Fascias, Soffits, Rakeboards, Trim			Height: <u>4FT</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding			Wood			Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metal		<input checked="" type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SMOOTH BORAL TRIM BOARD	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>SMOOTH HARDIE PANNEL</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>WOOD BEADBOARD SOFFIT</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick Pavers
		Roofing Material			Door Material	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad			Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet			Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
		Chimney Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>FIXED</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Stone			Window Material			Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood			
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum CLAD WOOD			
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum				<input type="checkbox"/>	<input type="checkbox"/>	NEW CONDENSER NEEDED TO SERVICE ENTIRE FIRST FLOOR
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet			Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	

4) Applicant's Signature: _____ *Thomas Aleman* _____

Print Name: THOMAS ALEMAN

Date: 03/16/21

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].

H. R. SMITH
R. R. HANSEN

PLAT OF SURVEY

B. H. SUHR & COMPANY

ESTABLISHED IN 1911

1415 SHERMAN AV., EVANSTON, ILLINOIS 60201

CHICAGO TELEPHONE BR 3-5315 (312)

EVANSTON TELEPHONE UN 4-6315 (708)

BOOK 90 PAGE 1032

ORDER NO. 90 - 1032

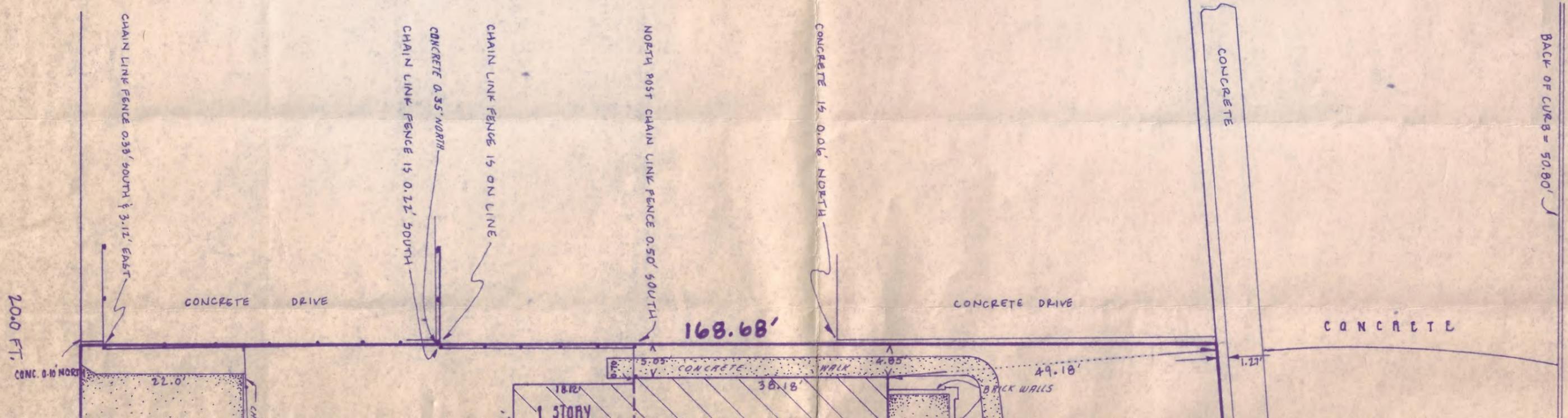
EVANSTON, JULY 27, 19 90

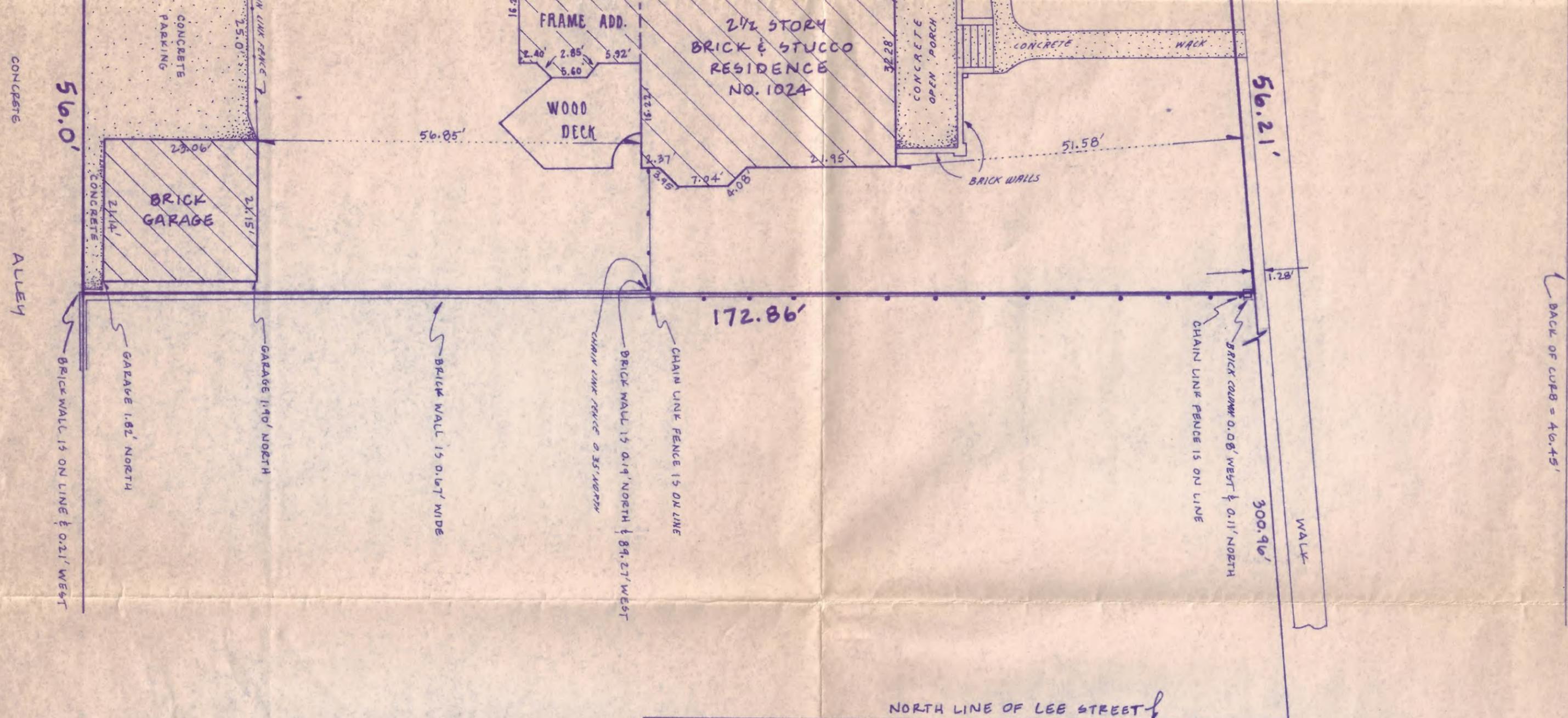
ORDERED BY MARTIN CRAIG

FOR _____

LOT 19 & LOT 20 (EXCEPT THE N 44 FEET THEREOF, AS MEASURED ON THE W LINE THEREOF) IN BLOCK 6 IN THE RESUB. OF 5 & 6 IN WHITE'S ADDITION TO EVANSTON, A SUB. IN THE E 1/2 OF SEC. 19, TWP. 41 NORTH, RANGE 14, EAST OF THE THIRD PR. MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1024 LAKE SHORE DRIVE, EVANSTON, ILLINOIS





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

EVANSTON, JULY 27, 1990

EVANSTON, JULY 27, 1990

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

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 noted.

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

[Signature]
SURVEYOR

B. H. SUHR & COMPANY
SURVEYORS.
By *[Signature]*
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 as Real Estate Transfer and is not to be used for any other purpose.



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21PRES-XXXX –1024 Lake Shore Blvd R1 Single-Family Residential District Lakeshore Historic District	Compliant
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Proposal:

New single-story rear addition replacing existing; new side-yard deck with overhead pergola

Zoning Section:

Comments:

6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District. Use is unchanged but expanded.
6-8-2-5	The lot size is 9,563 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 56' where 35' is required.
6-8-2-7	The proposed building lot coverage is ~ 26.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~42.5% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is unchanged
6-8-2-8 (A) 3.	The proposed side-yard setback is unchanged
6-8-2-8 (A) 4.	The proposed rear-yard setback is 61.5' where 30' is required.
6-8-2-8 (C)	The proposed deck, located in the side-yard, is ~6' from the side-yard lot line where 5' is required. The Zoning Administrator has determined decks are permitted in side-yards so long as they meet the setback requirement for accessory structures.
6-8-2-9	The proposed height is unchanged
6-8-2-12	Parking condition remains unchanged. Alley-accessible garage.
Title 6, Chapter 16 Table 16-B	Two off-street parking spaces are unchanged.
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard.

Additional Comments:

- Review and issuance of COA by HPC is required.



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21PRES-XXXX –1024 Lake Shore Blvd R1 Single-Family Residential District Lakeshore Historic District	Compliant
---	-----------

Proposal:

New single-story rear addition replacing existing; new side-yard deck with overhead pergola

Zoning Section:

Comments:

6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District. Use is unchanged but expanded.
6-8-2-5	The lot size is 9,563 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 56' where 35' is required.
6-8-2-7	The proposed building lot coverage is ~ 26.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~42.5% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is unchanged
6-8-2-8 (A) 3.	The proposed side-yard setback is unchanged
6-8-2-8 (A) 4.	The proposed rear-yard setback is 61.5' where 30' is required.
6-8-2-8 (C)	The proposed deck, located in the side-yard, is ~6' from the side-yard lot line where 5' is required. The Zoning Administrator has determined decks are permitted in side-yards so long as they meet the setback requirement for accessory structures.
6-8-2-9	The proposed height is unchanged
6-8-2-12	Parking condition remains unchanged. Alley-accessible garage.
Title 6, Chapter 16 Table 16-B	Two off-street parking spaces are unchanged.
6-4-1-9 (B)	The proposed eaves do not encroach on more than 10% of any required yard.

Additional Comments:

- Review and issuance of COA by HPC is required.



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21PRES-XXXX –1024 Lake Shore Blvd R1 Single-Family Residential District Lakeshore Historic District	Compliant
---	-----------

Proposal:

New single-story rear addition replacing existing; new side-yard deck with overhead pergola

Zoning Section:	Comments:
6-8-2-3	Single-Family Detached Residence is a permitted use within the R1 Zoning District. Use is unchanged but expanded.
6-8-2-5	The lot size is 9,563 square feet where 7,200 is standard.
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Additional Comments:

- Review and issuance of COA by HPC is required.













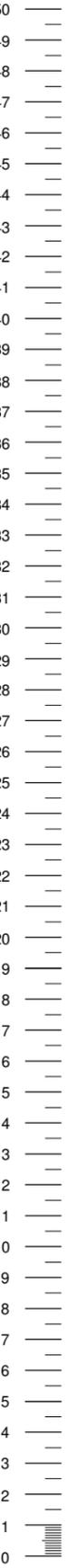
HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS APPLICATION

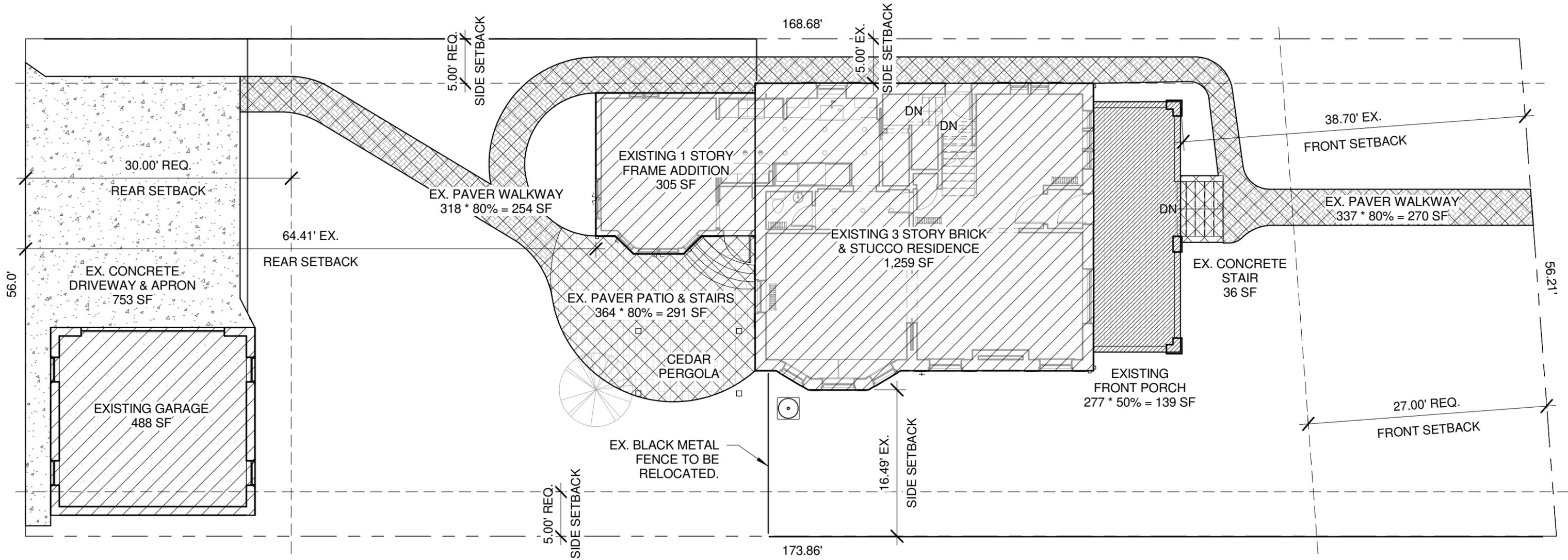
TABLE OF CONTENTS

SD0.0	TITLE PAGE
SD0.1	EXISTING SITE PLAN
SD0.2	PROPOSED SITE PLAN
SD0.3	PROPOSED FIRST FLOOR PLAN
SD0.4	PROPOSED ROOF PLAN
SD1.0	EXISTING & PROPOSED WEST ELEVATION
SD1.1	EXISTING & PROPOSED NORTH ELEVATIONS
SD1.2	EXISTING & PROPOSED SOUTH ELEVATIONS
SD1.3	EXISTING & PROPOSED EAST ELEVATIONS
SD2.0	EXISTING AXONOMETRIC VIEWS
SD2.1	PROPOSED AXONOMETRIC VIEWS
SD3.0	PROPOSED PERSPECTIVE VIEWS
SD3.1	PROPOSED PERSPECTIVE VIEWS

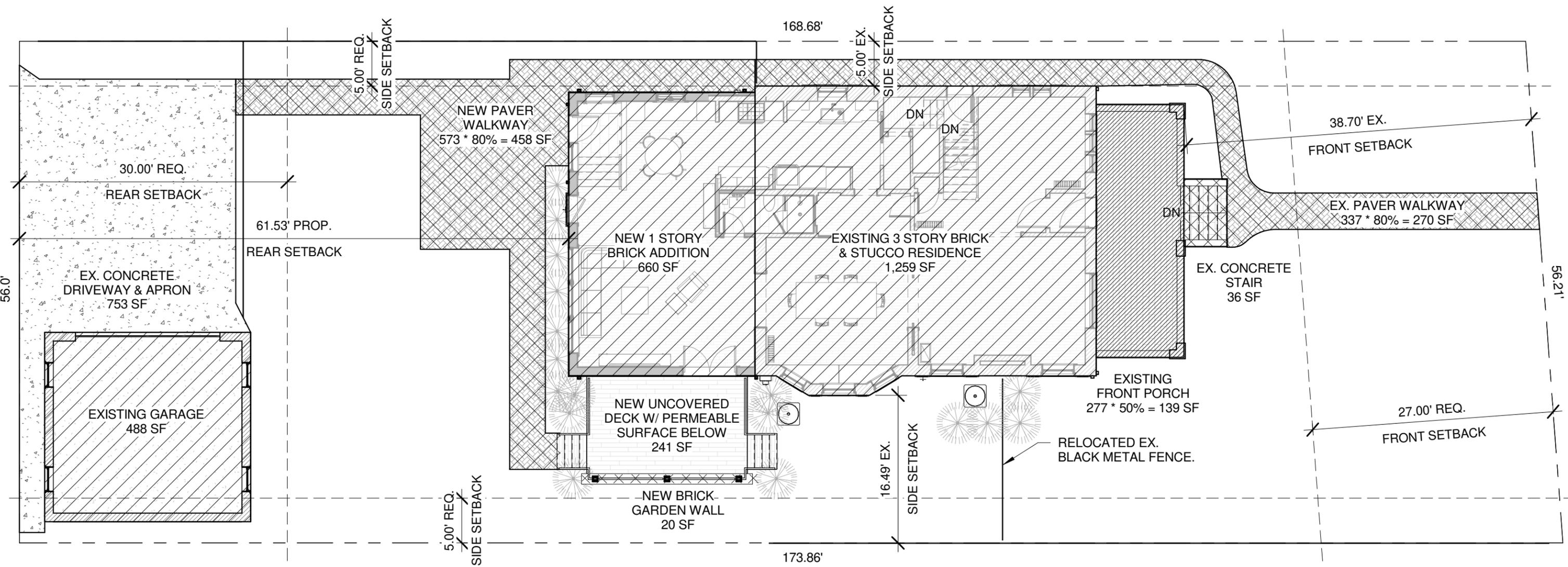
MARTIN RESIDENCE
1024 LAKE SHORE BLVD.
EVANSTON, IL 60202

03/16/21

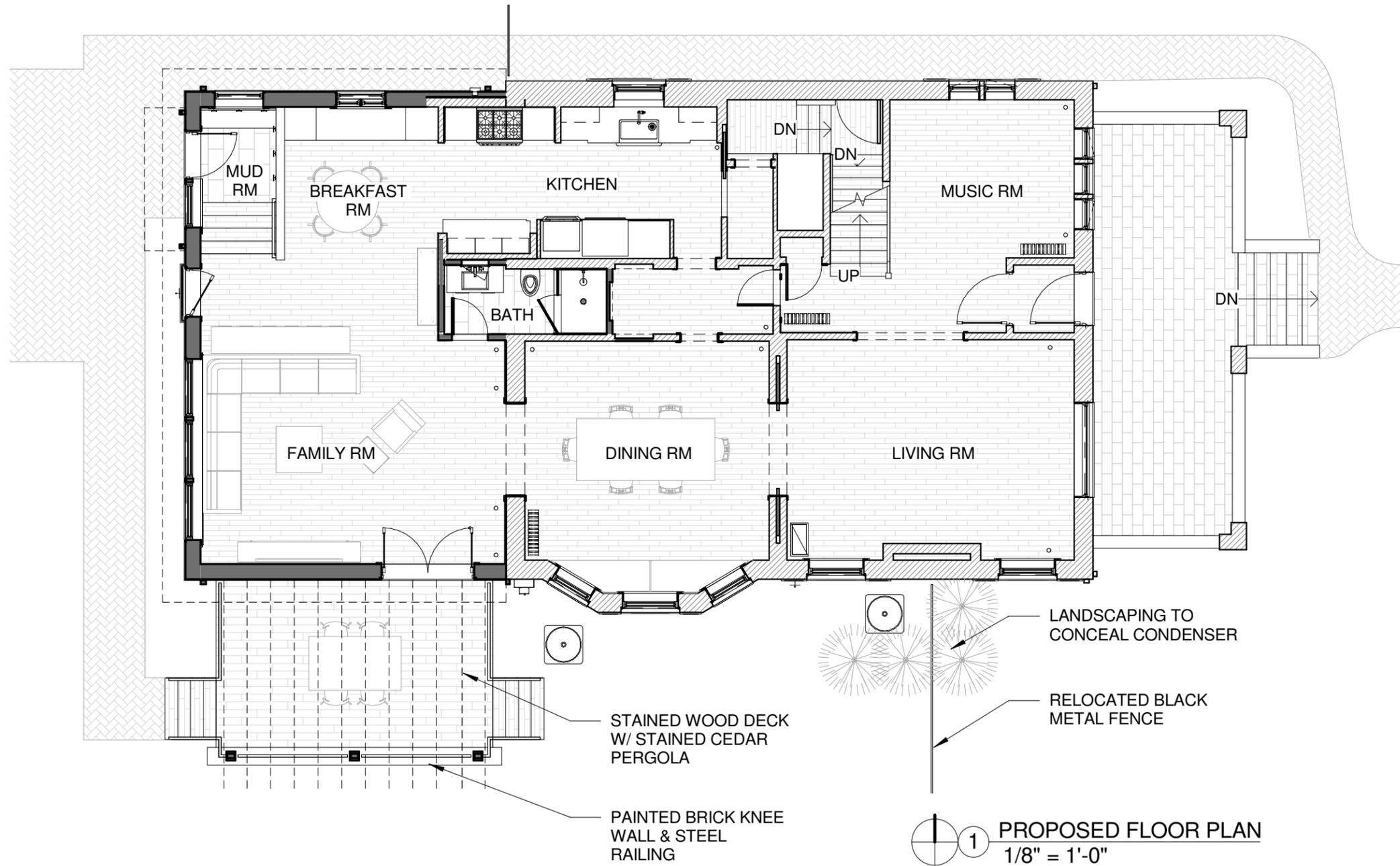


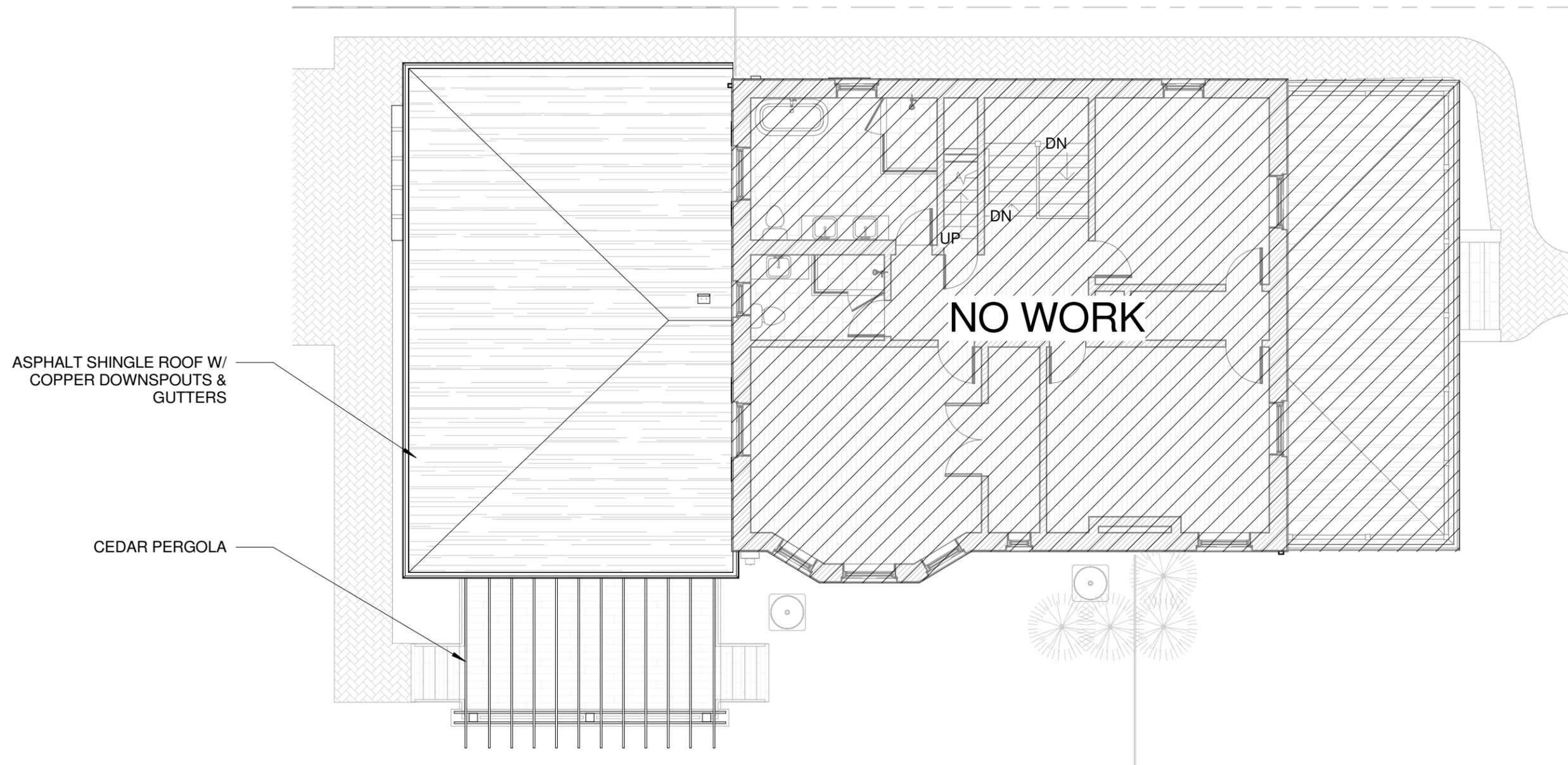


1 SITE PLAN - EXISTING
3/32" = 1'-0"



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

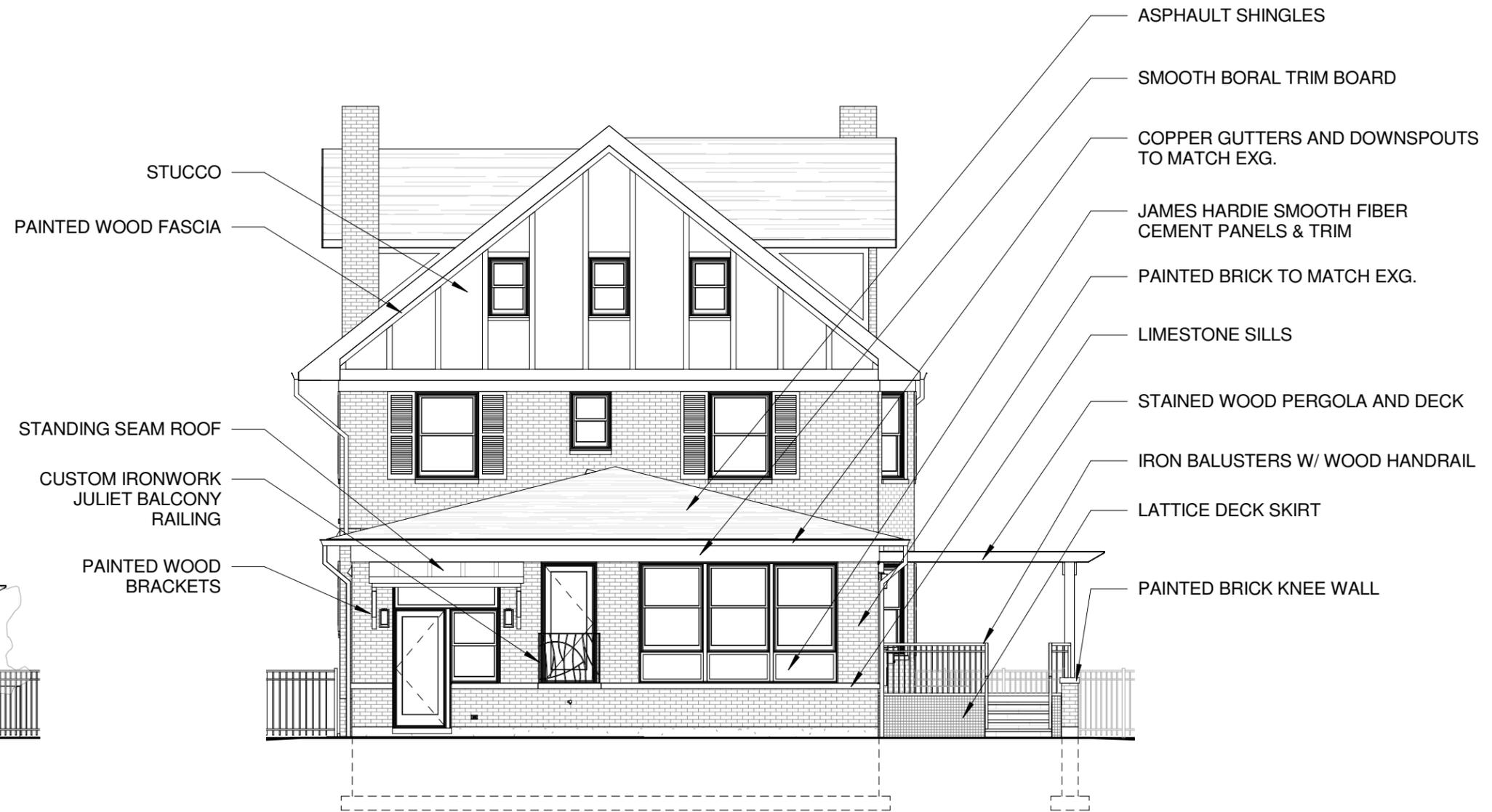




1 PROPOSED ROOF PLAN
1/8" = 1'-0"



① EXISTING WEST
1/8" = 1'-0"



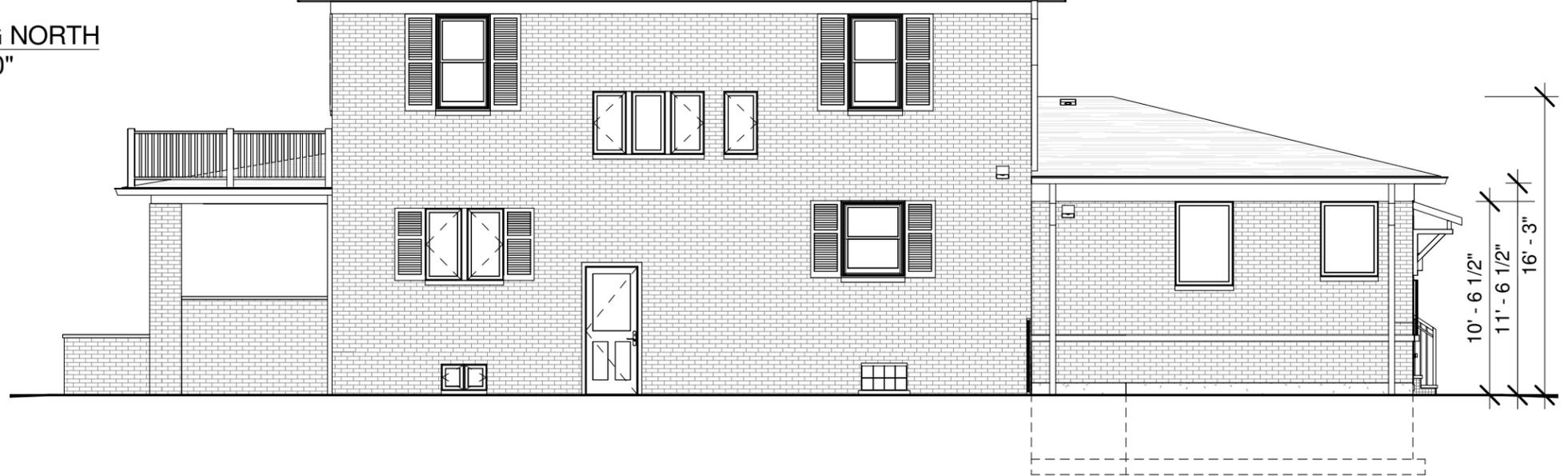
② PROPOSED WEST ELEVATION
1/8" = 1'-0"



① EXISTING NORTH
1/8" = 1'-0"



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





① EXISTING SOUTH
1/8" = 1'-0"



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



EXISTING BLACK METAL FENCE

① EXISTING EAST
1/8" = 1'-0"



RELOCATED EXISTING BLACK METAL FENCE

LANDSCAPING TO CONCEAL AC UNIT

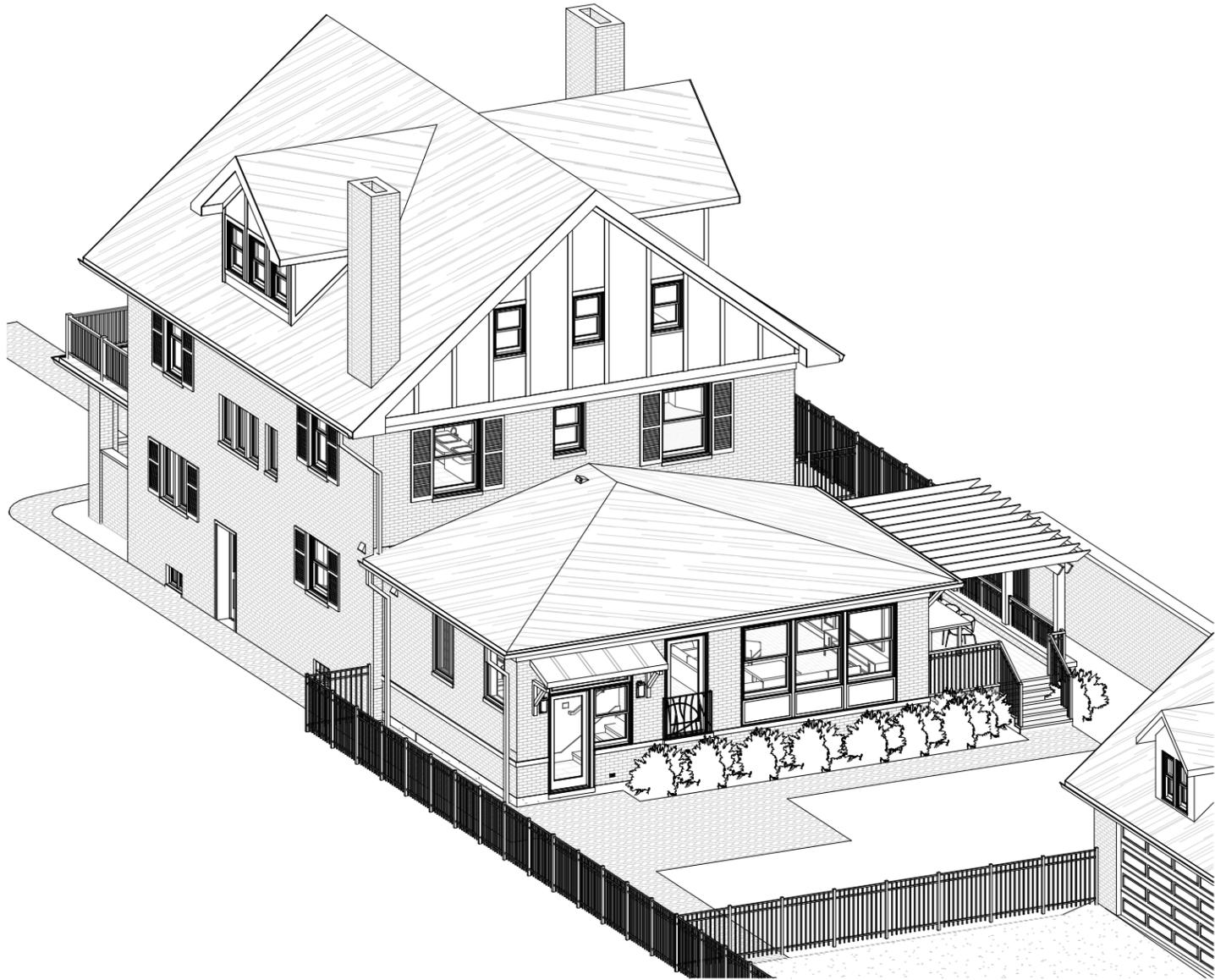
② PROPOSED EAST ELEVATION
1/8" = 1'-0"



① EXISTING - NW AXON



② EXISTING - SW AXON



① PROPOSED - NW AXON



② PROPOSED - SW AXON



① PROPOSED - NW PERSPECTIVE



② PROPOSED - SW PERSPECTIVE



① PROPOSED - SE PERSPECTIVE

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY	<input type="text" value="Building"/>	CURRENT USE	<input type="text" value="Domestic - single dwelling"/>
CONDITION	<input type="text" value="Good"/>	HISTORIC USE	<input type="text" value="Domestic - single dwelling"/>
INTEGRITY	<input type="text" value="Minor alterations"/>	SECONDARY STRUCTURE	<input type="text" value="Detached garage"/>
		NRSECOND	<input type="text" value="C"/>

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Craftsman"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
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OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text" value="Leaded glass"/>
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PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; diamond-light; 1-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		
SIGNIFICANCE	<input type="text" value="-"/>		

HISTORIC FEATURES

ADDRESS

1024	-	LAKE SHORE	BOULEVARD
------	---	------------	-----------

ALTERATIONS

Picture window under front porch; railings along roof of porch; fixed shutters; 1-story north side porch removed (post-1950); 1-story rear addition (post-1950)

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

BUILDING MOVED?

MOVED FROM

ORIGINAL OWNER

ORIGINAL ARCHITECT

ARCHITECT SOURCE

BUILDER

ADDITIONAL PHOTOGRAPHS



PHOTO ID2

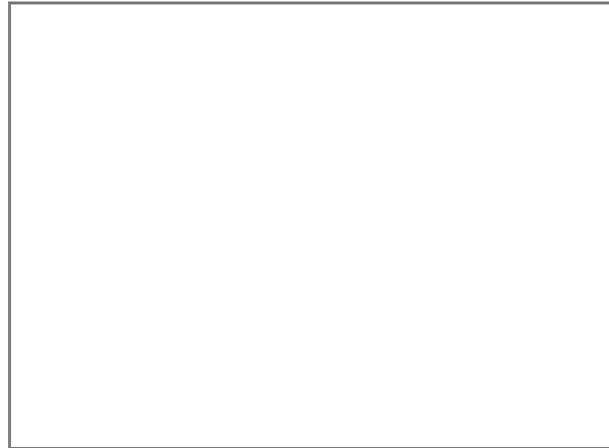


PHOTO ID3

SURVEYOR

SURVEYOR ORGANIZATION

SURVEY DATE

Historic Info Compiler

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1024 — - LAKE SHORE BOULEVARD

OLD ADDRESS (city dir.year) BP2360 as 1028 Lake Shore Blvd.

DATE OF CONSTRUCTION 1905

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 2360 **DATE** 1905.04.24

BUILDING PERMIT DESCRIPTION (For 1028) 2-story brick residence 32' x 38' x 36' high

COST \$6500

ORIGINAL OWNER Porter, Albert B

ORIGINAL OWNER OCCUPIED? Yes (1909EvD)

ORIGINAL ARCHITECT Porter, A B ("owner")

ARCHITECT SOURC BP2360

BUILDER Carson, T B; Carlson Constr Co

EXTERIOR ALTERATION PERMITS

BP30510 1954.08.13 relocate interior stairs, add powder rm, lower window sills of S living rm window \$6000 Arthur W Leach, Berwin IL. 1963 kitchen alterations.

OTHER PERMIT INFO

BP6611 1915.11.13 1-story garage \$1000 owner/archt Mrs A B Porter. BP1941.10.27 1-story frame 1-car garage \$300, owner Mrs A B Porter

COA INFO

Replace existing rear yard chain link fence (4' H x 10' L) from the northeast corner of garage to meet the existing fence perpendicular to the north property line. (2010)

HISTORIC INFO

-

OTHER SOURCES

ELHD # n/a. Real estate photos Sadler & Hultman 1954; Quinlan & Tyson 1963; Sherwin 1979 (all EHC).

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-219-024-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1024

STREET LAKE SHORE
BOULEVARD

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Broad front gable roof with boxed eaves; stucco with vertical half timbering under gables; north and south side dormers with gable roofs; full front porch with square brick columns and knee walls; historic wood door with large glass panel; 1/1, 1-light casement, and diamond-light casement windows; 2-story, three-sided bay on south elevation

**1108 Hinman Avenue
Lakeshore Historic District - 21PRES-0034**

John Tomassone, contractor, applies for a Certificate of Appropriateness for alteration to the existing wood front porch decking, railing system, and stairs with use of a composite material and changes to the railing height, picket spacing, top rail, and intermediate posts.

Applicable standards: Alteration [1-10]



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1108 Hinman Avenue – 21PRES-0034
Date: April 7, 2021

Public Notice

John Tomassone, contractor, applies for a Certificate of Appropriateness for alteration to the existing wood front porch decking, railing system, and stairs with use of a composite material and changes to the railing height, picket spacing, top rail, and intermediate posts.

Applicable standards: Alteration [1-10]

Architectural Significance

Located in the west central portion of the Lakeshore Historic District on the west side of Hinman Avenue between Hamilton Street to the north and Greenleaf Street to the south, 1108 Hinman Avenue is a refined Stick Style styled home built circa 1885 and was moved to its current location from 1430 Chicago Avenue in 1927. The property is a contributing structure in good condition and retains fair integrity with minor alterations and additions primarily to the rear of the property as well as aluminum siding, and vinyl replacement windows in reduced openings throughout.

The architect, builder, and original owner are unknown.

Surrounding properties are an eclectic mix of the mid to late 19th and early 20th century's styles and a mix of residential densities varying between larger multi-family, double-houses, and single-family homes. The individual buildings on the block retain good integrity with a mix of minimally altered structures and significant resources with excellent integrity. All homes on the block are listed as contributing. Two Landmark Buildings are in close proximity.

Proposal

- **East Elevation (Primary facade)**
 - The applicant proposes to replace the existing wood decking and railing system including the stair treads, risers, and newel posts with a composite material. Additional alterations are proposed for the picket spacing, height of the top rail, and introduction of intermediate posts which extend above the top rail where a continuous top rail exists now. No changes are proposed to the existing column shafts, bases, or capitals. The porch will be replaced in the same footprint as existing.

- **West Elevation (Rear facing façade)**
 - No change

- **North Elevation**
 - No change

- **South Elevation**
 - No Change

Previous Determinations

This proposal was previously submitted as a minor-work repair and replace project that was subsequently denied during administrative review for not meeting Standard for Alteration #2 and #6. The Preservation Planner discussed the proposal with the applicant and was willing to permit use of a composite material for horizontal elements, specifically the porch decking since its visibility and ability to distinguish it from a natural material would be limited as viewed from the public way. However, staff was unwilling to permit the use of a composite material for the vertical elements of the proposal and those elements which were highly tactile such as the pickets, top rail, newel post, and post cap.

It is staffs opinion that the historic integrity of any property is reliant on the sum of its historic features. As these features lose their historic value through alteration or removal, integrity is subsequently diminished. In this instance, the home has previously been significantly altered and integrity severely impacted. Remaining historic features include the full front porch, ornate porch columns with Ionic capitals, ornate, projecting front gable with wood shingles and half-timbering. These remaining features are both significant to the home and of the Stick Style in general which would typically feature projecting bays, gables, front porches and/or stoops with intricate or ornate woodworking. Although the porch in question is more vernacular than typical for the style, its materiality is appropriate and its location is particularly visible and tactile as the porch and front stair embrace the sidewalk and act as a transition between public and private space. The unnecessary alteration of the porch, particularly its materiality depreciates the historic value of the property, its architectural integrity and subsequently the integrity of the District in whole.

Upon administrative denial the applicant was advised that they could appeal the case by applying for review by the Commission per section 2-8-8 (F).

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.



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: 1108 Hinman Ave		FOR STAFF USE ONLY Application Number:		
2) Owner's Name: Warren Lupel		Address: 1108 Hinman Ave		
City: Evanston	State: IL	Zip: 60202	Phone: 847-602-0524	Email/Fax:
3) Architect's Name:		Address:		
City:	State:	Zip:	Phone:	Email/Fax:
4) Contractor's Name: Custom Built Commerical Fence		Address: 721 N. Seminary Ave.		
City: Park Ridge	State: IL	Zip: 60068	Phone: 847-634-6370	Email/Fax: <i>custombuiltfence@gmail.com</i>
5) Landmark: <input type="checkbox"/> Yes <input type="checkbox"/> No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).				
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources				
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> 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.

House Resides in Historical District. Front Porch is in need of rebuilding due to rot and decay. New Floor Substructure, New Porch Flooring, Railing, Fascia, Skirting and Stairs are proposed. This is the reason for needing a Certificate of Appropriateness Dimensions, elevations and layout will NOT change. Existing Roof and Roof Columns will remain as-is.

Proposed Materials:

Substructure Treated Wood

Porch Floor and Stair Treads -Timbertech Azek

Railing- Timbertech Classic Composite Premier Railing

Fascia - Azek Frontier Trim

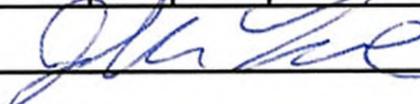
Skirting- Azek Frontier Trim

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)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>	Fences
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Stucco				<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco			Fascias, Soffits, Rakeboards, Trim			Height: _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood			Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
		Roofing Material			Door Material	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
		Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Stone			Window Material	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):		
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Wood			
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum			
		Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel			
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum				<input type="checkbox"/>	<input type="checkbox"/>	E, All wood
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>	Proposed - wood substructure
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	-Azek/Timbertech
			<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Railing, Decking, Skirt +
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Fascia

4) Applicant's Signature: 
 Print Name: John Tomassone

Date: 3/19/2021

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

Cover Sheet for 1108 Hinman Ave Evanston IL

including fascias

This letter is to clarify the scope of work for the proposed project at 1108 Hinman Ave. This address is part of the Historical District. The home was built in 1893 and moved to its current location in 1909. The home did NOT have an existing front porch. The front porch was added at a later date after being moved to its current location. Upon inspection the porch was found to have structural failure in the substructure of the porch floor, stair case, and rotting on the porch board flooring, railing, fascia, and skirting. These are issues that require replacement.

The layout, size, dimensions, elevations and esthetic nature of the proposed re-built porch will NOT change from its current state. Homeowner is looking for an upgrade in materials that are higher in quality, and will maintain visual aesthetics for decades to come. The roof line will NOT change, the roof support columns will NOT change.

I have listed below material choices by the homeowner in conjunction with myself. These materials have been used in surrounding neighboring properties located with the historical district. These are the primary choices and the homeowner asks you carefully consider them as they will not alter the appearance of the porch in any significant way in texture or color. These materials will keep their aesthetic appearance for decades without needing maintenance aside from cleaning. If the village and committees happen to not approve the first choice, a second choice is listed although it is not preferred.

Porch and Staircase Substructure	Existing: Treated Wood	Proposed: Treated Wood
Porch Flooring and Stair Treads	Existing: Painted Wood	Proposed: Timbertech Azek Porch Board and Decking ** Approved via email by Cade Sterling
Railing	Existing: Painted Wood	Proposed: Timbertech Classic Composite Series Premier Railing 2 nd Choice: Painted Wood

Skirting

Existing: Painted Wood

Proposed: Azek Frontier Trim

**Vinyl Lattice Exists on 1123 &
1100 Hinman

Fascia/Stair Riser

Existing: Painted Wood

Proposed: Azek Frontier Trim

2nd Choice: Painted Wood

Please feel free to reach out for any questions or clarifications

John Tomassone

custombuiltfence@gmail.com --preferred

847-634-6370



BUILDING PERMIT APPLICATION

Community Development
Building and Inspection Services
2100 Ridge Avenue
Evanston, Illinois 60201-2798
T 847.448.4311
E- PERMITDESK@CITYOFEVANSTON.ORG
www.cityofevanston.org

Please type or print in ink. ALL APPLICABLE LINES **MUST BE COMPLETED**.

YOU WILL NEED ARCHITECTURAL DRAWINGS IF CONSTRUCTION INCLUDES ANY STRUCTURAL CHANGE OR COST EXCEEDS \$10,000

Address of Property: 1108 Hinman Ave
(Include floor/unit #'s where work is to be done - Must include a house number and street name. We do not accept intersections or building names).

Name of Business: _____

Type of Business: _____
 Check if change from previous business type

Use of Building/ Type of Project: (Check all that apply)

- Single Family Commercial
- Multi-Family-Rental: # of units _____
- Condo Conversion / New Condo: # of units _____
- Dwelling Conversion
- Addition
- Garage Detached Attached
- Exterior Renovation Interior Renovation
- Restaurant Office
- Health Care Retail
- Educational
- Other: _____

** Office Use Only **
Application # _____
Landmark / Historic District: _____
<input type="checkbox"/> Yes Applicant MUST complete back of application & Pres. worksheet
<input type="checkbox"/> No
Owner Occupied: <input type="checkbox"/> Yes <input type="checkbox"/> No

Scope of Work: Rebuild Front Porch approx 347 sq/ft. Keep layout and footprint as is

Work Valuation (required for permit issuance) \$ 26,000

APPLICANT/CONTACT NAME: John Tomassone
PHONE NUMBER: 847-634-6370 X
E-MAIL ADDRESS: custombuiltfence@gmail.com

24 HOUR EMERGENCY CONTACT-DURING CONSTRUCTION:
Name: <u>John</u>
Phone Number: <u>224-623-5862</u>

OWNER OF PROPERTY: Warren Lupel PHONE#: 847-602-0524

Address (if different): _____ E-MAIL ADDRESS: _____

ARCHITECTURE FIRM: _____ PHONE #: _____ FAX #: _____

ARCHITECT'S E-MAIL ADDRESS: _____

Contractor Information

(Please enter the contractors necessary for this job. If the contracts are out to bid, this portion can be completed prior to permit issuance)

General Contractor: <u>Custom Built Commercial Fence</u>
Phone #: <u>847-634-6370</u>
Address: <u>721 N. Seminary Ave Park Ridge, IL 60068</u> Email: <u>custombuiltfence@gmail.com</u>
Evanston Registration #: _____ Expiration Date _____

Plumber/Sewer: _____

Phone #: _____

Address: _____ Email: _____

Evanston Registration #: _____ Expiration Date _____

Electrical Contractor: _____
Phone #: _____
Address: _____ Email: _____
Evanston Registration #: _____ Expiration Date _____

Mechanical Contractor: _____
Phone #: _____
Address: _____ Email: _____
Evanston Registration #: _____ Expiration Date _____

Additional Permit Information
(Please complete the sections below that apply)

Sign/Roofing/Other Contractor: _____
Address : _____
Phone #: _____ Email: _____
Evanston Registration #: _____ Expiration Date _____

LANDMARK / HISTORIC DISTRICT

Is the property where the work is to be done a Landmark or in a Historic District?

If YES, please answer the following questions: NO

Are there exterior modifications to the property?

If YES, you must apply for a Certificate of Appropriateness.

NO, I will not be modifying the exterior in anyway: X _____
Sign and Print Your Name

MULTI-UNIT APARTMENTS / CONDOMINIUMS

Are you constructing a new multi-unit residential building, upgrading an existing apartment building, or converting an existing building into apartments?

If Yes, please answer the following questions No

Are these residential units going to be condominiums?

If YES, how many units? _____
You must contact the Plan Review/Project Super Supervisor at (847) 448-4311 to begin the Condominium paperwork.
(Required for Permit issuance).

NO, These units will not be sold as condominiums: X _____
Sign and Print Your Name

WATER/SEWER: NEW, REPAIR, OR REPLACEMENT, AND/OR WORK ON THE PUBLIC WAY

Does this project require street, sidewalk/parkway openings and/or obstruction of a public right of way (driveway, street, sidewalk, or parkway)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If YES, a Right of Way Permit must be obtained from the City Engineer prior to issuance of a building permit, and in addition to a building permit for work performed.</i>

I have completed the application honestly and to the best of my knowledge. I understand that all work performed pursuant to this application shall be in strict compliance with all provisions of the City of Evanston statutes, laws, rules, regulations and ordinances.

Applicant Signature John Tomassone Digitally signed by John Tomassone Date: 2021.03.15 20:39:09 -05'00' Date: 03/15/2021

LSTON AVENUE
ILLINOIS 60630
C 312/685-5102

PLAT OF SURVEY

GREMLEY & BIEDERMANN INC.

LOT 20 IN THE RESUBDIVISION OF LOTS 2 TO 23 (PLAT RECORDED SEPTEMBER 23, 1927) BLOCK 77 IN THE CITY OF EVANSTON, EAST HALF OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, H. COOK COUNTY, ILLINOIS.



5' Wood

18' 10"

(20)

20' PUBLIC

NORTHERLY LINE OF GREENLEAF ST. Z

REC = 61.00
CONC.

CITY DEPARTMENTAL APPROVAL

City Engineering _____ by _____ Date _____

Fire Prevention _____ by _____ Date _____

Health Dept. _____ by _____ Date _____

Traffic Engineer *[Signature]* by *[Signature]* Date 5/21/09

Zoning Review *[Signature]* by *[Signature]* Date _____

Plan Review _____ by _____ Date _____

Permit # _____ by _____ Date _____

Preservations _____ by _____ Date _____

HISTORIC PRESERVATION Certificate of Appropriateness

Case #: 09 PPS - 0065

Approved by: *[Signature]*

Date: 5/21/09

RE MARKED IN FEET AND DECIMAL PARTS THEREOF
ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE
TO ABSTRACT, DEED & LOCAL ORDINANCES FOR
BUILDING RESTRICTIONS

DRAWN	CHECKED
<i>[Signature]</i>	<i>[Signature]</i>

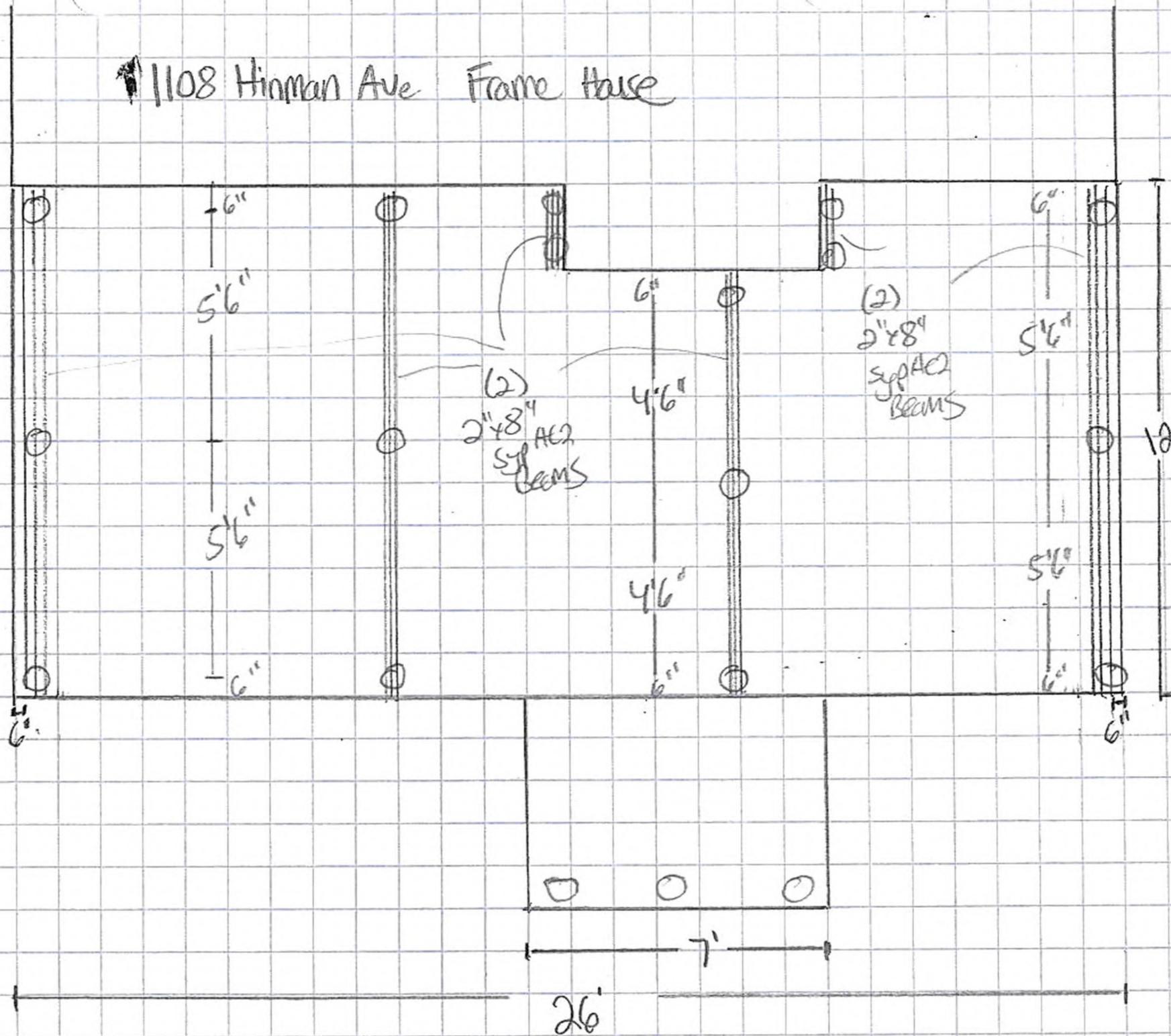
76295

20 feet

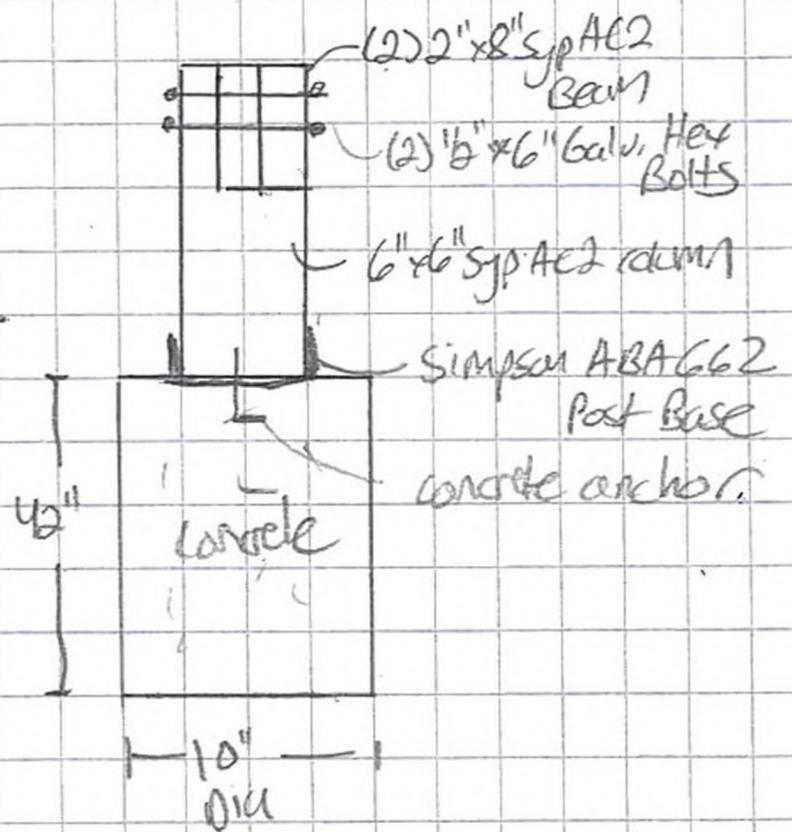
State of Illinois
County of Cook

We, GREMLEY & BIEDERMANN, I
have surveyed the above described f

1108 Hinman Ave Frame House



Pier Layout +
Pier Detail +
Beam Detail + layout

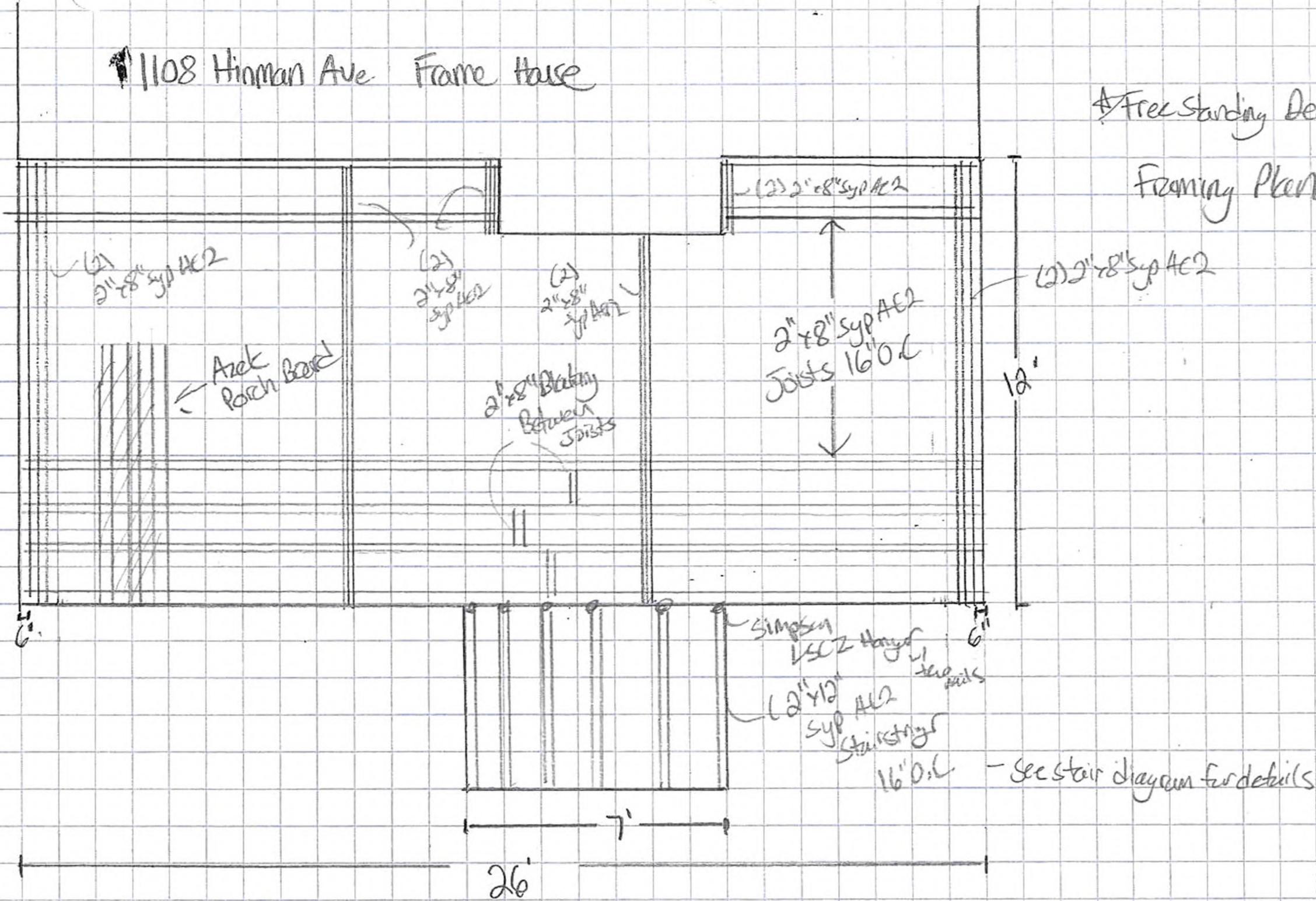


*Free Standing Deck
 → New Frame, Flooring; Stairs + Railing for Front Porch
 *Roof + Roof columns will NOT be altered

1108 Hinman Ave. Frame House

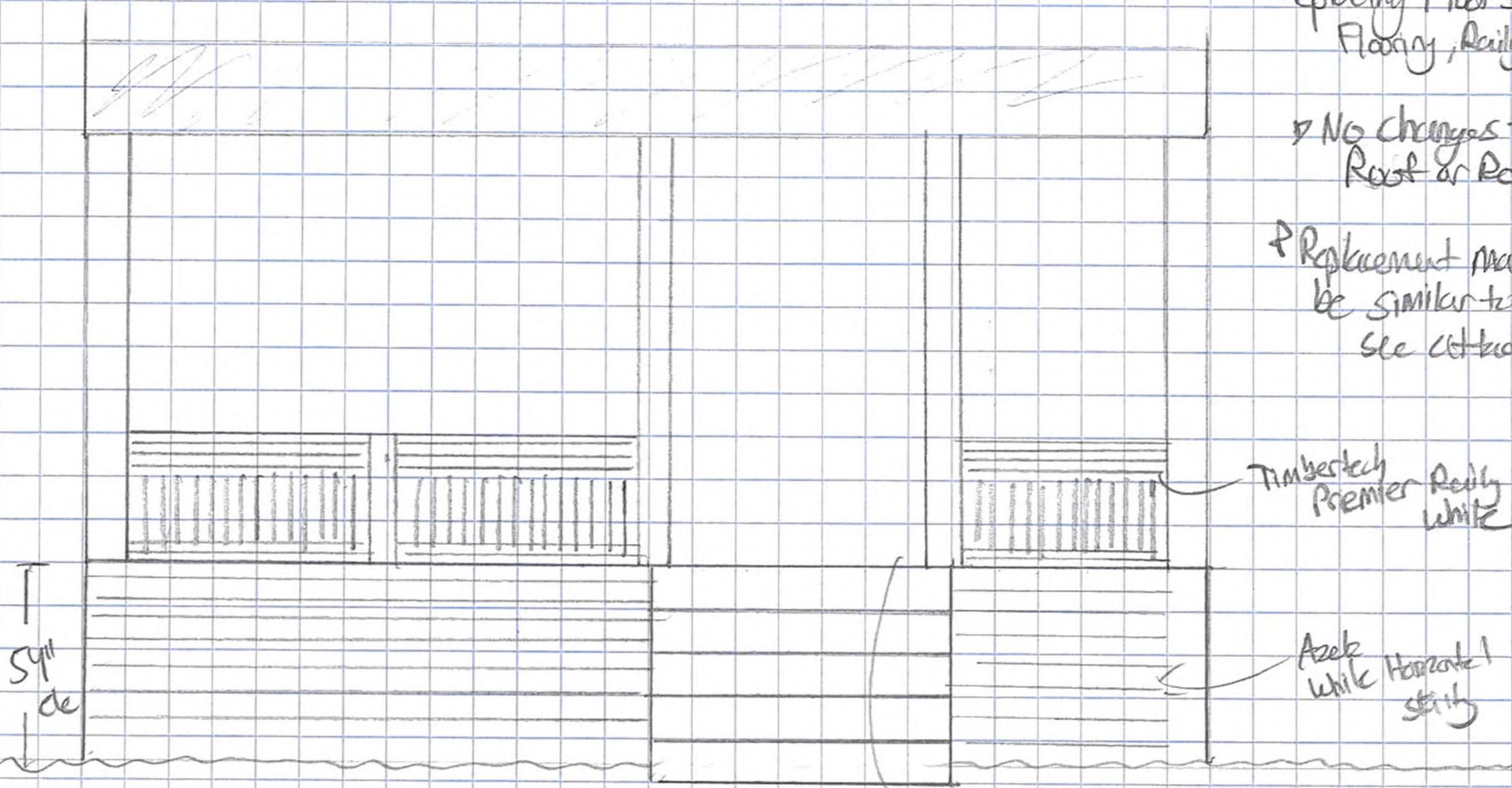
Free Standing Deck

Framing Plan



Existing Front View. Elevation

Proposed View is the same, no changes in Elevation



• Replacing Floor structure,
Flooring, Railing, stairs, skirting

▷ No changes to size, layout,
Roof or Roof columns.

▷ Replacement material will
be similar to existing
see attached pictures

Timberch
Premier Really
white

Azek
white Horizontal
siding

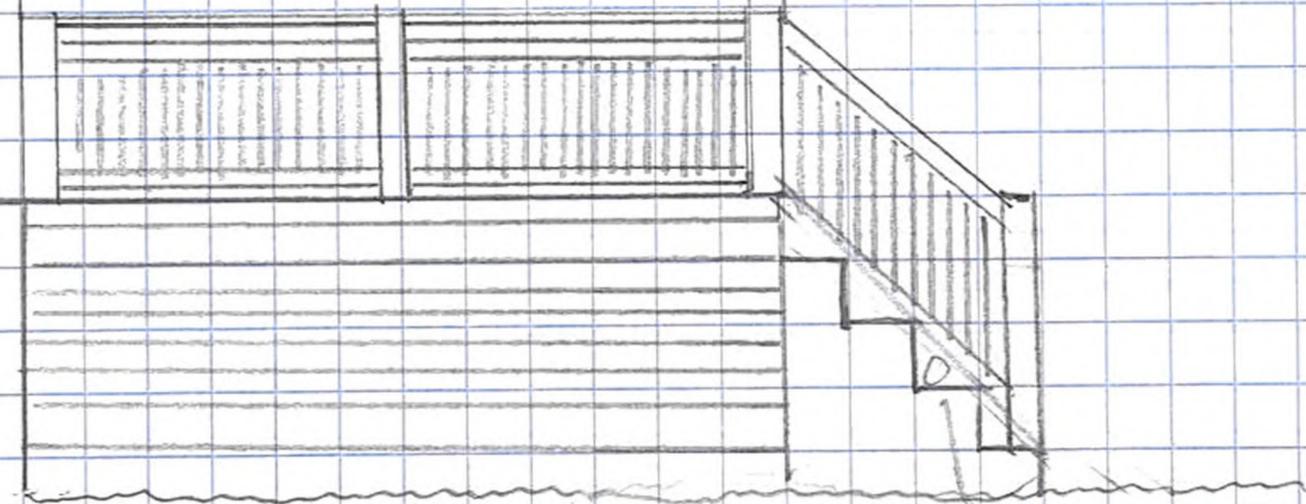
Floor is Timberch Azek
Porch Board 3 1/8" T+G
Mahogany color

1st side elevation view

Existing + Proposed
no elevation changes

House

54"



n
d no
change

- Railing 36" Height
- Balusters spaced so 4" sphere may not pass

- 6" sphere may not pass from stair tread to bottom rail

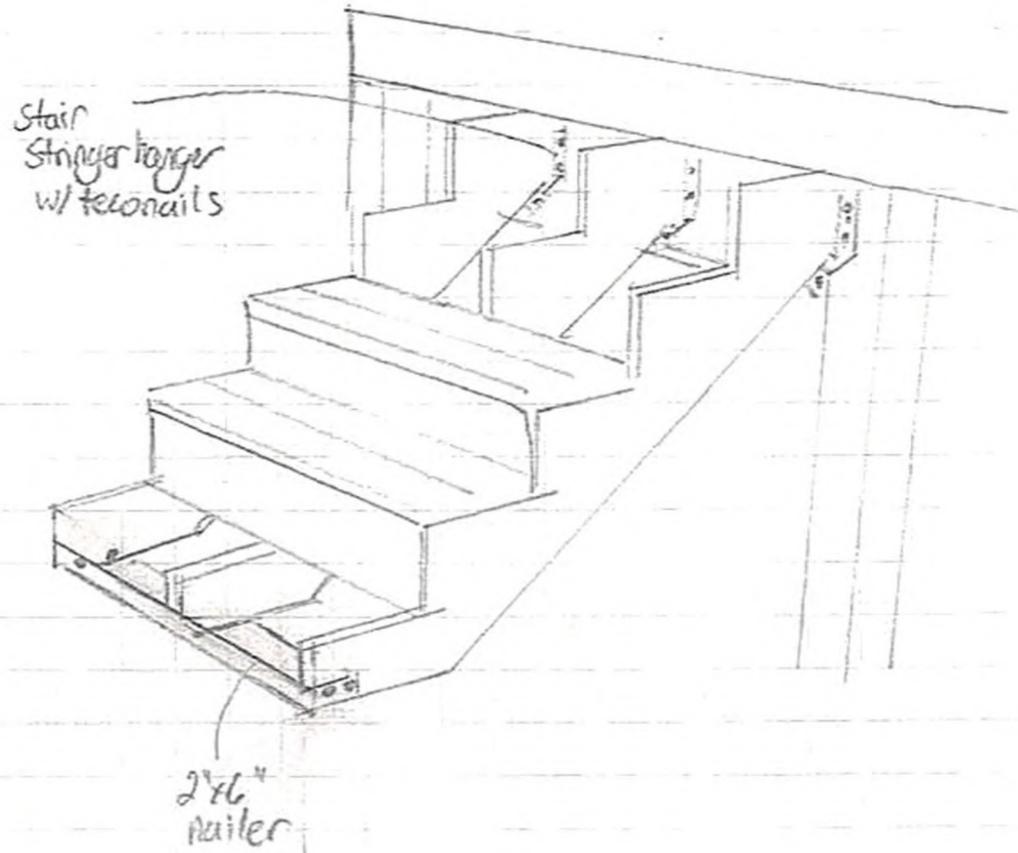
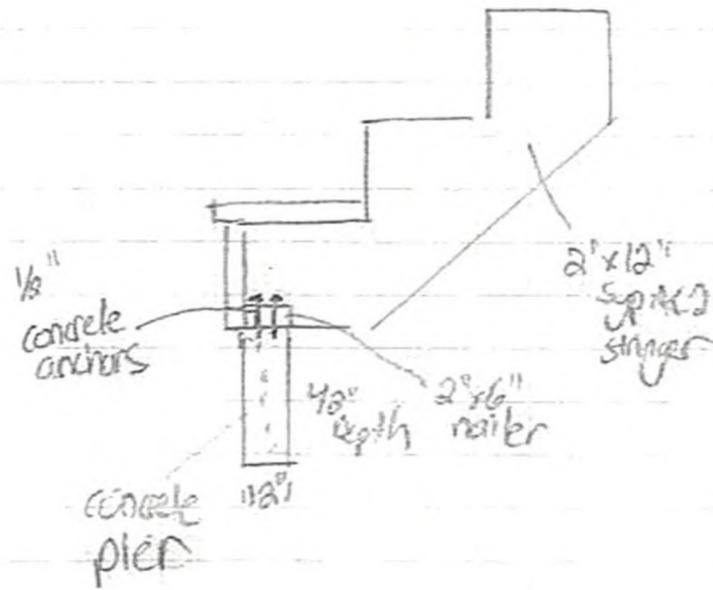
• max riser 7³/₄"

- min 10" nose to nose stair tread

- 36" clear stair width min

34" graspable handrail

Stair Stringer
Attachment Detail



Deck Guardrail Post Detail (plan view)

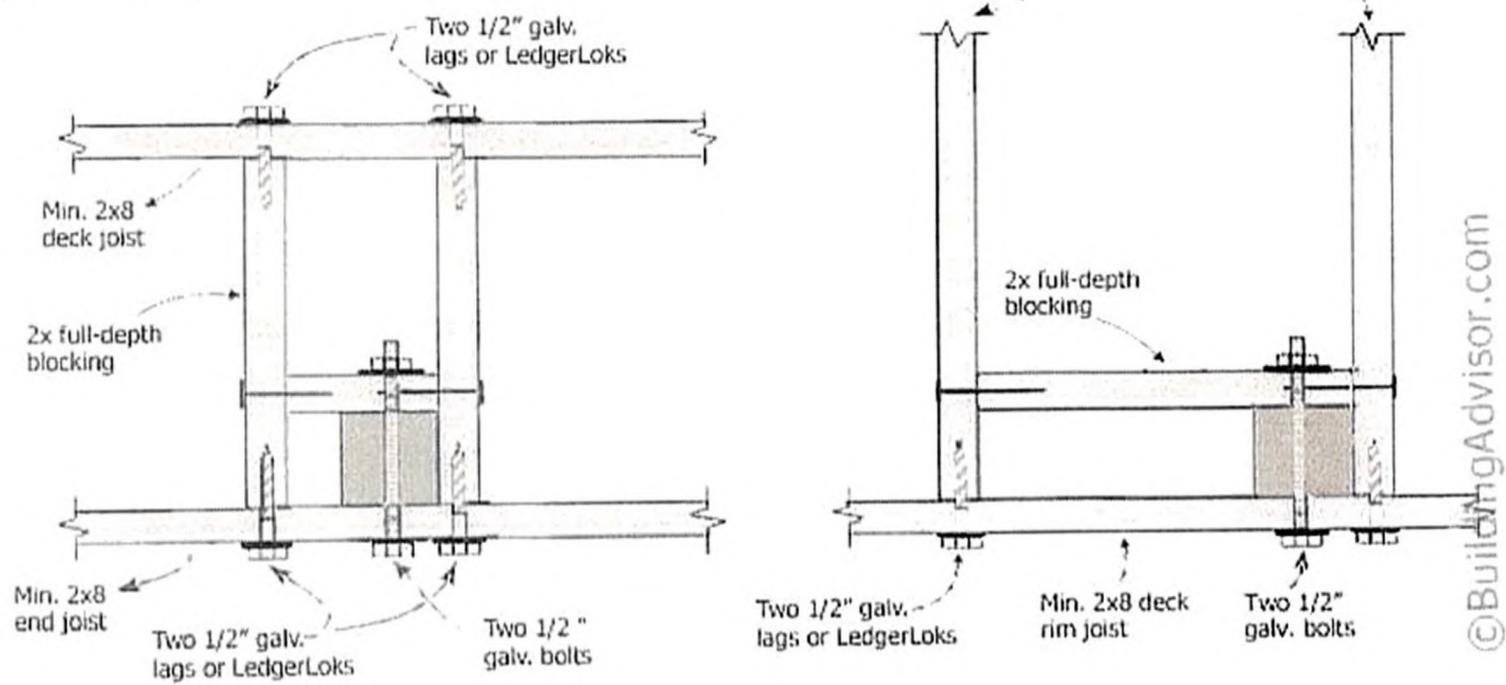


Figure 28. Stair Stringer Requirements.

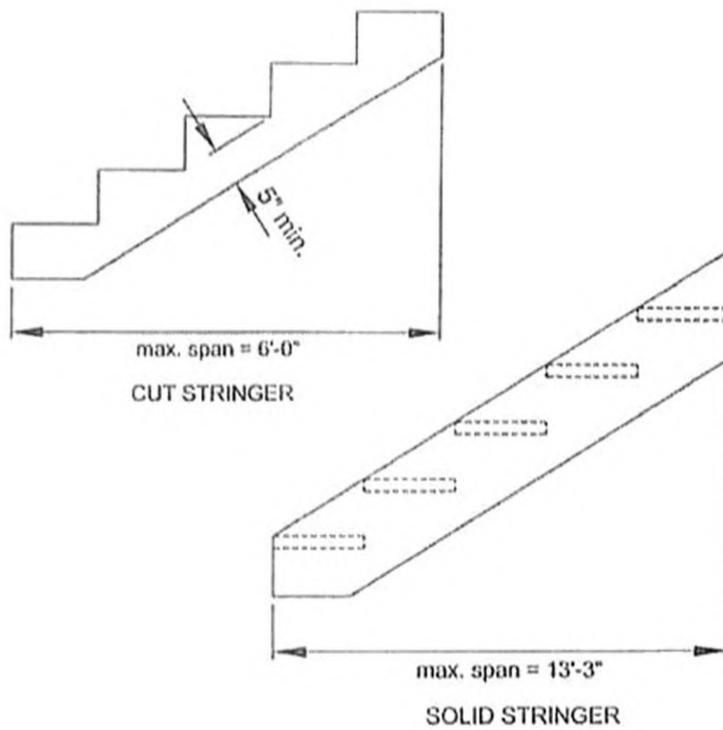


Figure 29. Tread Connection Requirements.

Attachment per tread at each stringer or ledger:
 2x_ or 5/4 treads - (2)8d threaded nails or (2)#8 screws $\geq 2\text{-}1/2\text{'}$ long
 3x_ treads - (2)16d threaded nails or (2)#8 screws $\geq 3\text{-}1/2\text{'}$ long

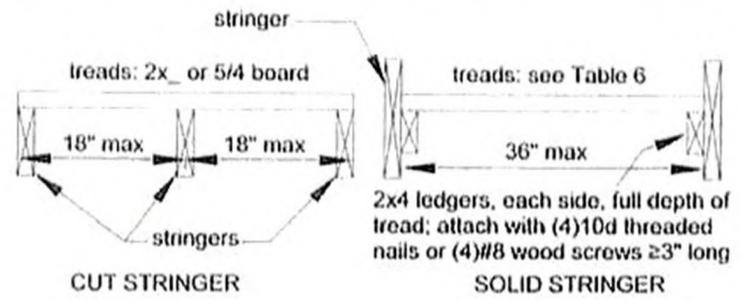


Figure 30. Stair Guard Requirements.

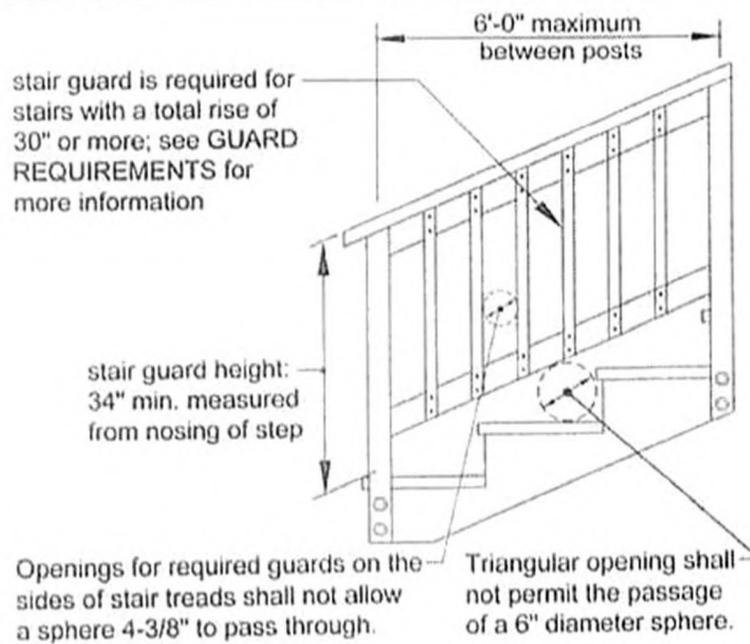


Figure 31. Stair Stringer Attachment Detail.

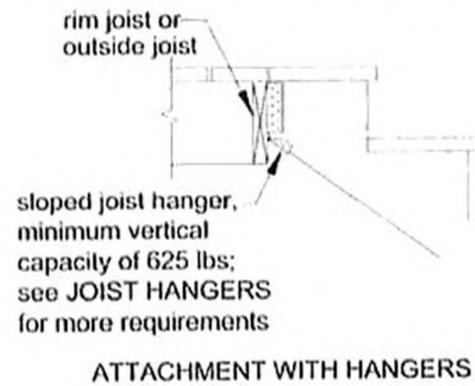


Table 6. Minimum Tread Size for Cut and Solid Stringers.¹

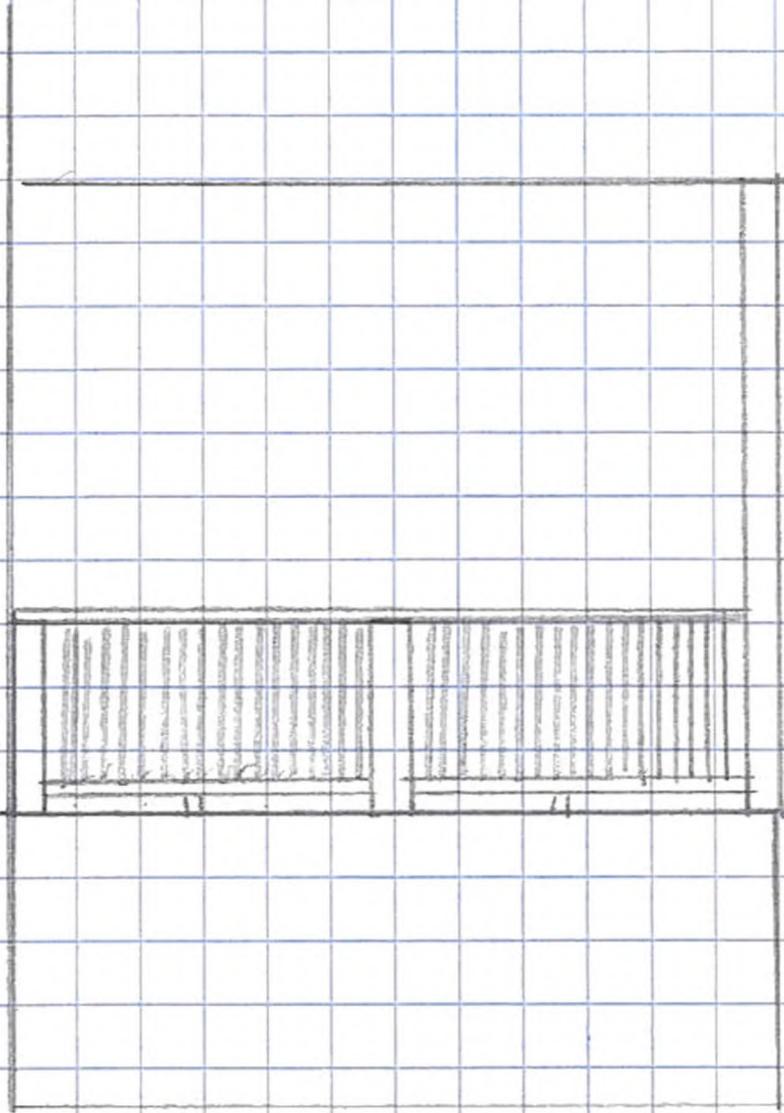
Species	Cut Stringer	Solid Stringer
Southern Pine	2x4 or 5/4	2x8
Douglas Fir Larch, Hem-Fir, SPF ²	2x4 or 5/4	2x8 or 3x4
Redwood, Western Cedars, Ponderosa Pine, ³ Red Pine ³	2x4 or 5/4	2x10 or 3x4

1. Assumes 300 lb concentrated load, L/288 deflection limit, No. 2 stress grade, and wet service conditions.
 2. Incising assumed for Douglas fir-larch, hem-fir, and spruce-pine-fir.
 3. Design values based on northern species with no incising assumed.

Existing Railing

House

~31"



Existing Newel Post approx. 4" width
 Existing Baluster approx 2" width
 - open space between baluster approx. 2"

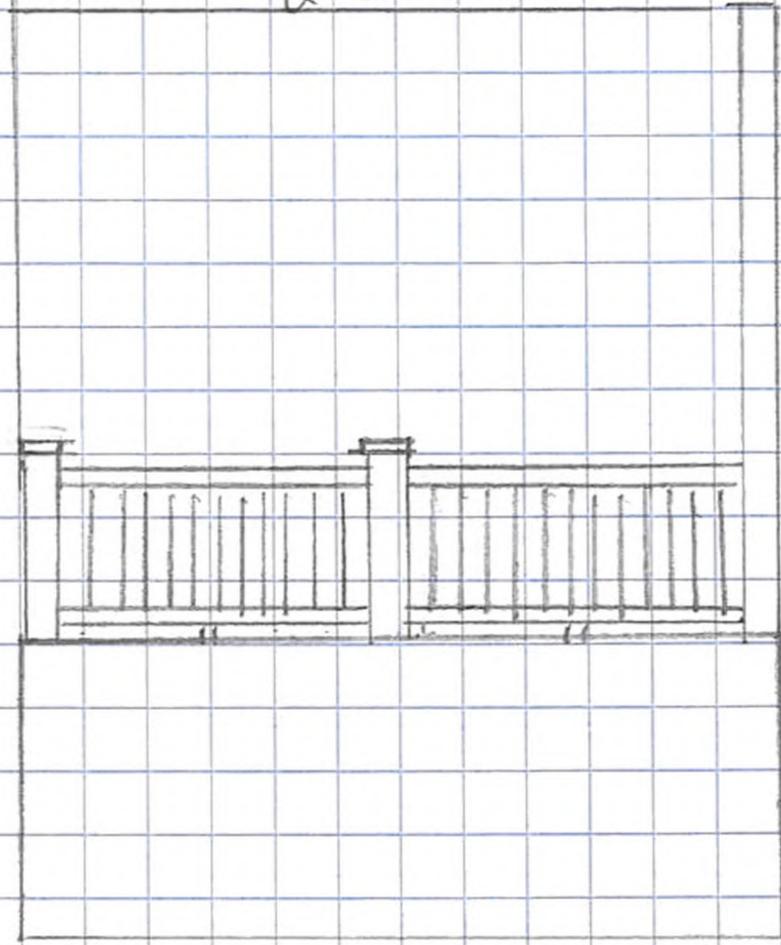
- Existing Railing elevation ~ 31"
 - Distance between floor + bottom rail ~ 3 1/2"

no newel post cap exactly side from stair newel post cap approx 4" x 4"

Proposed Railing

1st choice

Timberch Classic Composite Premier
 2nd choice painted wood



- newel post cap included approx 4"

- Proposed newel post approx 4" width
 - Proposed Baluster approx 1 1/4" width
 - open space between baluster approx 3 3/4"

- Proposed railing elevation 36"
 - Distance between floor + bottom rail ~ 3 1/2"



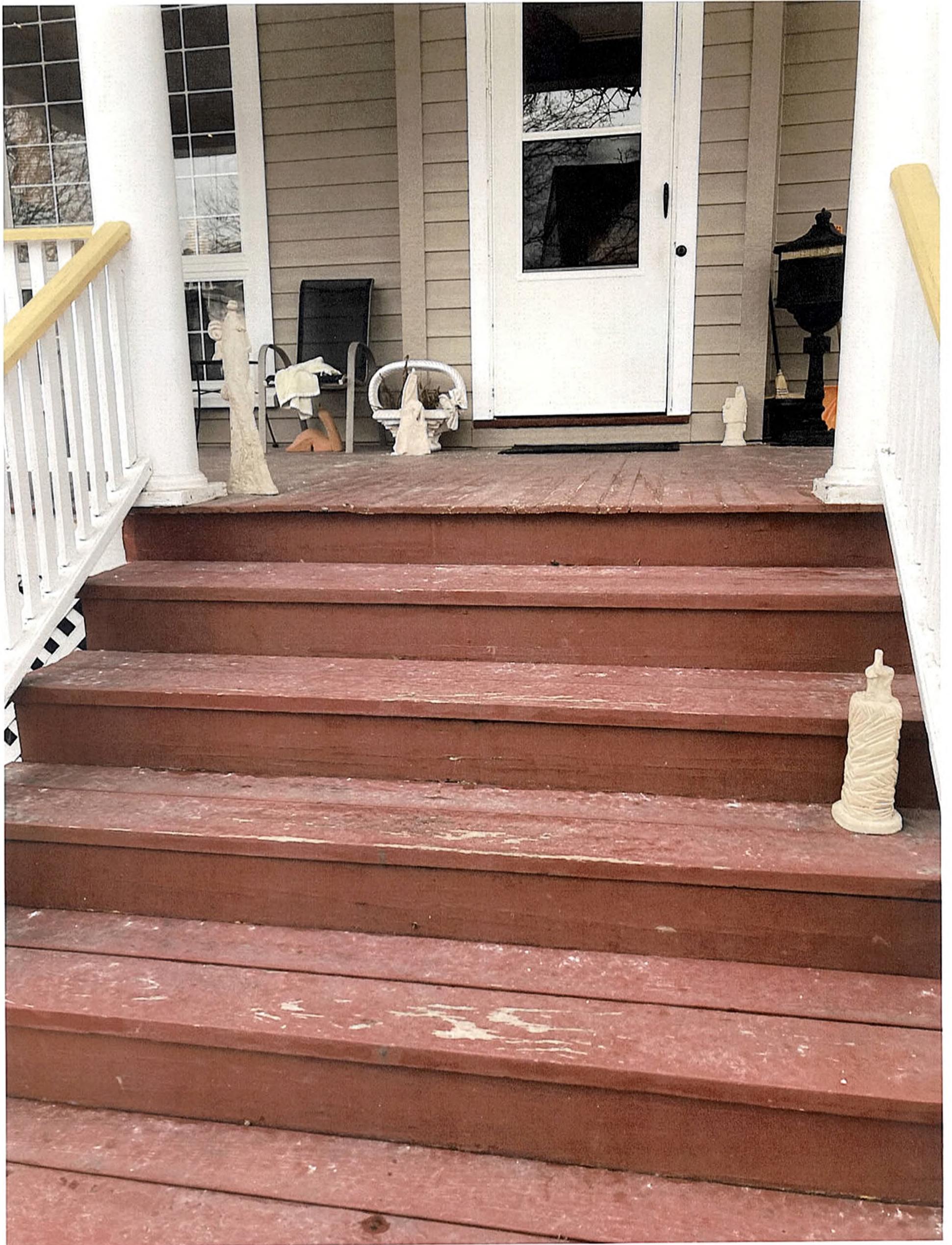
- Existing Porch
- Proposed Rebuild
 - no changes in layout or elevation



• Existing
Porch

• Proposed -
no elevation,
or dimension
changes











New Proposed
Porch Board
for Floor
Surface



Get Started



Where to Buy



Order Samples



Cost Calculator



[Home](#) > [Products](#) > [Porch](#) > Porch Collection

Porch Collection

Amp up your curb appeal — you deserve it. High-performance, capped-polymer porch boards designed with a tongue-and-groove system so there is minimal gapping between boards do the trick. Give your porch a beautiful, stylish floor, with the added benefits of capped polymer material.

Available in standard width. Coastline[®], Mahogany, Weathered Teak[®], and Dark Hickory also available in wide width.

Porch Color



Color Selected: Mahogany

o New Proposed
Railing Design

• minute difference
in appearance
compared to
painted wood



New
Proposed
Railing
+
Porch Floor
~~etc~~ color

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Stick Style"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1885 (circa)"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="1927"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Surveyor; moving permit petition"/>	WINDOW MATERIAL	<input type="text" value="Aluminum/vinyl"/>
WALL MATERIAL (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="6/1; 8/1; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		
SIGNIFICANCE	<input type="text"/>		
HISTORIC FEATURES	<input type="text" value="Front gable roof with bracketed overhang above 2nd story; shingling and half timbering under front gable; shed-roof full-front porch supported by round columns topped by Ionic capitals"/>		

ADDRESS

1108		HINMAN	AVENUE
------	--	--------	--------

ALTERATIONS

House moved from 1430 Hinman in 1927; aluminum siding (BP39012, 1961); non-historic replacement windows in downsized openings; replacement front door; 1-story rear screened porch addition (pre-1945)

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)	1430 Chicago Avenue (before moved)	ORIGINAL OWNER	
BUILDING MOVED?	Yes	ORIGINAL ARCHITECT	
MOVED FROM	1430 Chicago (2d house south of Lake when moved)	ARCHITECT SOURCE	
		BUILDER	

ADDITIONAL PHOTOGRAPHS



PHOTO ID2

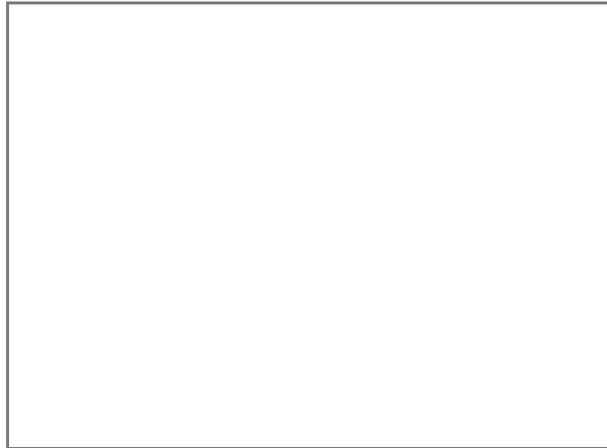


PHOTO ID3

OTHER PINS

SURVEYOR	Lara Ramsey
SURVEYOR ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEY DATE	2/9/2012
Historic Info Compiler	aoe
SURVEYAREA	EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1108 [] HINMAN AVENUE

OLD ADDRESS (city dir.year) 1430 Chicago Avenue (before moved)

DATE OF CONSTRUCTION 1885 (circa)

MOVING INFORMATION

BUILDING MOVED? Yes

MOVING PERMIT # petitions "referred" **DATE** 1927.03.18 & 1927.04.13

MOVED FROM 1430 Chicago (2d house south of Lake when moved)

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 1899 Sanborn footpri **DATE** 1870s

BUILDING PERMIT DESCRIPTION [2½-story dwelling at 1430 Chicago Ave (before moved) on 1899 Sanborn map]

COST []

ORIGINAL OWNER []

ORIGINAL OWNER OCCUPIED? []

ORIGINAL ARCHITECT []

ARCHITECT SOURC []

BUILDER []

EXTERIOR ALTERATION PERMITS

BP16452, 1927.04.13, 2-story frame house improvement & underpin 44'x31' \$2500, owner/archt Mrs Parkhill, bldr CW Hansen. BP38956, 1961.01.09, general remodel, partition 3d floor \$5000, o Chas Remen, ar P Kaefer. BP39012, 1961.03.11, aluminum residing

OTHER PERMIT INFO

BP16330, 1927.03.23, 1-story brick 2-car garage 20x20x12'h \$1000, owner/archt NS Parkhill, bldr CW Hansen.

COA INFO

2009 - Replacing existing wood fence on the south interior side yard (5' H x 40.5' Linear) going across the driveway to meet the house and going around an AC unit at the rear of the house--SEE CONTINUATION SHEET

HISTORIC INFO

Although Moving Permits 594-663 (April 1927-October 1928) are missing, petitions exist, and BP16452 indicates preparations for a house moved to 1108 Hinman Ave. In 1961 the house had 2 dwelling units.

OTHER SOURCES

ELHD n/a.

HISTORIC INFO COMPILER aoe

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1108

STREET HINMAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

COA Information

2009 - Replacing existing wood fence on the south interior side yard (5' H x 40.5' Linear) going across the driveway to meet the house and going around an AC unit at the rear of the house.

2011 - Install new 3-TAB asphalt shingles on roof of front porch and install modified bitumen roof on flat garage roof.

**1048 Forest Avenue
Lakeshore Historic District - 21PRES-0035**

John Eifler, architect, applies for a Certificate of Appropriateness for demolition of non-original, circa 1940s additions, and construction of a two-story addition at the south west volume of the residence, construction of a single-story addition at the west volume, construction of a raised terrace at the south and west volumes, alteration of the south volumes half-circle bay existing first floor windows with french doors, and construction of additional site features including perimeter fencing, wood trellis, and in-ground pool.

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



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1048 Forest Avenue – 21PRES-0035
Date: April 6, 2021

Public Notice

John Eifler, architect, applies for a Certificate of Appropriateness for demolition of non-original, circa 1940s additions, and construction of a two-story addition at the south west volume of the residence, construction of a single-story addition at the west volume, construction of a raised terrace at the south and west volumes, alteration of the south volumes half-circle bay existing first floor windows with french doors, and construction of additional site features including perimeter fencing, wood trellis, and in-ground pool. **Applicable standards: Alteration [1-10]; Construction [1-5, and, 7-15]; and, Demolition [1-5]**

Architectural Significance

Located in the central portion of the Lakeshore Historic District on the southwest corner of Forest Avenue and Greenleaf Street, 1048 Forest Avenue is a significantly sized high-style Colonial Revival home constructed in 1894. Since its construction, many large additions were constructed between 1941 and 1950. The original structure was designed by architect J.T.W. Jennings and Jules F. Wegman, a notable Chicago architect. Both are listed on the original building permit. The survey sheet as well as the 2012 report for the District indicate that in addition to his work on the original structure, Wegman designed the 1941 additions to the home including the enclosed porch and second story addition at the south elevation, and the prominent two-story round bay. However, Wegman passed in the early 1930s and although he worked in Chicago through the early 1910s, he practiced as a partner in the firm of Darling and Pearson in Canada later in his career and up until his death. It is possible, although unlikely, that he designed the additions and they were constructed posthumously, or that the survey sheet and report have the date in error. However, it is much more likely that Wegman exclusively worked on the original structure and the architect of the additions in question is unknown. The survey sheet indicates that the large two-story rear addition as well as the second story enclosure over the porte cochere were designed by Architect H. Ring Clausen sometime between 1945 and 1950. The property is a contributing structure in good condition and retains good integrity despite minor alterations. Although the large two-story rear addition obscures the original homes composition, it could be considered historic in its own right due to the construction period and is within the period of significance. The additions designed in the early 1940s appear to have better integrity and are complimentary to the original structure and could certainly

Timeline:

- 1894 – Original Construction (J.T.W. Jennings and Jules F. Wegman)
- 1904 – Open porch added to south elevation (Unknown)
- 1941 – Enclosed south porch and second story addition (Unknown)
- 1941 – Two-story round bay at southeast corner (Unknown)
- 1945-1950 – Second story enclosure at north porte cochere (H. Ring Clausen)
- 1945-1950 – Two-story large rear addition at west elevation (H. Ring Clausen)

The home is an excellent example of a high-style Colonial Revival home. Historic features include the hipped roof form with widow walk; flared ends; dentil trim; heavy wood frieze; front and side dormers with pediments; half-round front portico with fluted columns and iconic capitals and wood railing at roof; projecting second story bay above portico with triangle pediment containing a glazed door and blind patterned round arch above. The home has historic wood windows although likely non-original, broken pediment lintels over the first story windows, and corbelled brick chimneys. Notable alterations include the large now historic additions primarily including the enclosed porch at the south elevation and round two-story bay at the southeast corner. The original siding was replaced with aluminum siding in the 1970s but has since been replaced (2006) with wood of the original profile. The property saw significant restoration efforts in the early 2000s.

The property was included in the 1970s Illinois Historic Structures Survey where it was noted as being significant and although not an individual landmark, it is identified as being eligible and the 2012 District report recommends landmarking the property.

Early in his career, John T.W. Jennings was the architect for the Milwaukee Railroad (1885-1893), where he designed many passenger depots primarily within Wisconsin. Between 1893 and 1899 he would design many residential structures predominately in the Chicago Region including five other buildings in the Lakeshore Historic District, all constructed during the mid-1890s. Two structures, 1031 Sheridan Road, and 1043 Forest Avenue, across the street from 1048 Forest, are Local Landmarks. He would eventually become an important regional architect who is most well known as the supervising architect for the University of Wisconsin during a time of rapid campus expansion (1899-1906). During his time at UW, Jennings oversaw and designed many prominent structures still standing today including the impressive Beaux Arts styled Agriculture Hall – listed in the National Register.

Jules F. Wegman was a prominent Chicago Architect working for Burnham and Root who contributed to many of the World's Fair buildings and would become the supervising architect for the Swiss National Exposition in Geneva. Wegman was a confidant and good friend of John Root and the two worked closely together on the plan for the World's Columbian Exposition – Wegman would design the memorial stone which marks John Root's gravesite in Graceland Cemetery. Following Root's death, Wegman would stay on as an architect for D.H. Burnham and Company. Wegman would eventually move to Toronto and work as a partner in the firm of Darling and Pearson where he contributed to many significant works including the Sun Life Building in Montreal, Art Gallery of Toronto, and North Toronto Station. Wegman did not design any additional structures within the District. Most of Wegman's work in Chicago has been demolished.

H. Ring Clausen was active in the 1940s designing several homes across the North Shore including two additional residences in the Lakeshore District. 140 Dempster Street, a circa 1940 Colonial Revival, and 324 Davis Street, a circa 1940 Spanish Colonial Revival “Monterey” styled residence. Both structures are contributing and in good condition.

Surrounding properties are predominately large-lot single-family homes, including remnants of the Districts many significantly sized estates including 1108 Forest Avenue to the north, and 1101 Forest and 1104 Michigan Avenue to the northeast. The individual buildings in the area retain excellent integrity and are a mix of early high-style homes including Queen Anne, Dutch Renaissance, Tudor Revival, and Colonial Revival. The block and nearby blocks were primarily built-out during the late 19th century and retain excellent integrity of setting despite new interventions to the northwest (the City’s first Planned Development), and a neo-traditional home immediately south. The block contains four Local Landmarks and many more in close proximity including the Oscar Meyer home to the south, the three homes on the east side of Forest Avenue, the two homes to the west that front Judson Avenue, and the two significant Beers Clay and Dutton designed homes immediately north on the east and west sides of Forest Avenue.

Proposal

- **East Elevation (Primary facade)**
 - No change

- **West Elevation (Rear facing façade)**
 - The applicant proposes to demolish the large two-story rear addition constructed between 1945 and 1950 and replace it with a smaller, single-story addition with second-story deck and balustrade. Balustrade design to match existing on half round front portico.
 - A portion of the proposed terrace extends to the west elevation.

- **North Elevation**
 - No change

- **South Elevation**
 - The applicant proposes to demolish the enclosed porch addition, constructed between 1945 and 1950 as well as demolish the open deck (unknown construction date) and construct a two-story addition in a similar footprint.
 - The applicant proposes to alter the existing first floor windows on the round bay addition constructed in 1941, with French doors in existing openings.
 - The applicant proposes construction of a large terrace with brick base, and wood decking

Additional improvements include an in-ground pool in the rear-yard, perimeter fencing, and wood arbor at the south lot line.

Materiality for the proposed additions include wood windows and doors, wood lap siding, wood trim boards and columns to match existing, brick base to match existing additions, and asphalt shingles to match existing. The west elevations balustrade matches the

existing at the half-round front portico and is proposed in wood. All decking and stairs including treads and risers are indicated as wood. Windows will have a simulated divided lite where divisions are proposed.

Staff recommends the use of wood rather than a composite for the portions of proposed fencing which are street facing – particularly for the north portion of fencing which abuts the sidewalk. The east portion of fencing is substantially setback from the street and the use of a composite in this location would be largely indistinguishable.

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.

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

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

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

9. *Walls of continuity.* Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with

the properties, structures, sites, public ways, objects and places to which such elements are visually related.

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

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

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

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

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

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.



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: 1048 Forest Ave.	FOR STAFF USE ONLY Application Number:
2) Owner's Name: George Papa and Dominique Allman	Address: 1048 Forest Ave.
City: Evanston	State: IL
Zip: 60202	Phone: (312)933-9280
	Email/Fax: dominique.ap@gmail.com
3) Architect's Name: Eifler & Associates, Architects	Address: 53 W. Jackson Blvd., Suite 242
City: Chicago	State: IL
Zip: 60604	Phone: (312)362-0180
	Email/Fax: jeifler@eiflerassociates.com
4) Contractor's Name: TBD	Address:
City:	State:
Zip:	Phone:
	Email/Fax:
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> 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: <input type="checkbox"/> Special Use <input type="checkbox"/> 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..Removal of Additions to the house built in the 1940's with marginal historical integrity and character.
2. Addition to the south west corner of the house to accommodate new kitchen with master bath above.
3. Construction of one story addition to the west for mudroom, bath and screened porch.
4. Construction of a new fence visible from both Greenleaf and Forest Ave.

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)?
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Partial <input type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: clad wood windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Flashing Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Stucco				<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>recycled composite</u>
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco						Height: <u>3-6 feet</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim			Length: <u>280 ft.</u>
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood			
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stone
						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick Pavers
						<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
						<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
						<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
		Roofing Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Door Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Brick Pavers
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Material	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):		
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Wood			
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum			
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Steel			
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Alum clad</u>	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____				<input type="checkbox"/>	<input type="checkbox"/>	

4) Applicant's Signature: John Eifler
Print Name: John Eifler, FAIA

Date:
03/22/2021

Proceed to Section C if you are **requesting a zoning or fence variation and/or 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).

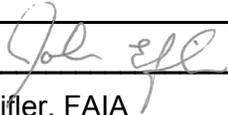
It is understood that additions to historic homes sometime acquire significance over time, the proposed removal of the additions constructed in 1941 have little architectural character that contribute to the overall significance of the Marsh House. Even with the removal of these additions, which are located on the back of the house, it is proposed that additions to the front (east) facade at the living room and study above remain, as does the library addition built over the porte-cochere'. The large bay addition on the south face of the home will also remain. The planned addition will be placed behind the curved bay on the south and will be nearly impossible to see from the street. The carriage house will block the view from the alley. The proposed alterations greatly improve the value and function of the house, thereby insuring that the property will continue to be desirable and preserved for the future.

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).

The planned alterations will result in a more efficient house that is more in keeping with contemporary lifestyles.

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 planned alterations will not affect the Lakeshore Historic District.

4) Applicant's Signature: 	Date:
Print Name: John Eifler, FAIA	03/22/2021

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.).



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21PRES-XXXX – 1048 Forest Avenue R1 Single-Family Residential District Lakeshore Historic District	Compliant
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Proposal:

Proposed removal of non-original additions at rear-volume to be replaced with smaller new addition. Proposed expansive outdoor terrace to south volume of the residence. Proposed pool in rear-yard and proposed trellis in south yard. No changes to east, north, or south facades. No alterations to existing accessory structures. New fencing.
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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 27,931 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 137.95' where 35' is required.
6-8-2-7	The proposed building lot coverage is reduced from the existing condition.
6-8-2-10	The proposed impervious surface ratio is ~41% where 45% is the maximum permitted.
6-8-2-8 (A) 1.	The proposed front-yard setback is ~60' where 27' is required and is unchanged
6-8-2-8 (A) 2.	The proposed street side-yard setback is legally non-conforming at 2' where 15' is required and remains unchanged
6-8-2-8 (A) 3.	The proposed side-yard setback is ~57' where 5' is required
6-8-2-8 (A) 4.	The proposed rear-yard setback is ~70' where 30' is required.
6-8-2-8 (C) 4.	The proposed terrace, located in the side-yard, is 33' from the south lot line where 5' is the minimum permitted. The proposed trellis/arbor is 5' from the south lot line where 5' is the minimum permitted.
6-8-2-9	The proposed addition does not exceed the legally non-conforming height nor the permitted 35' or 2.5 stories whichever is less.

Additional Comments:

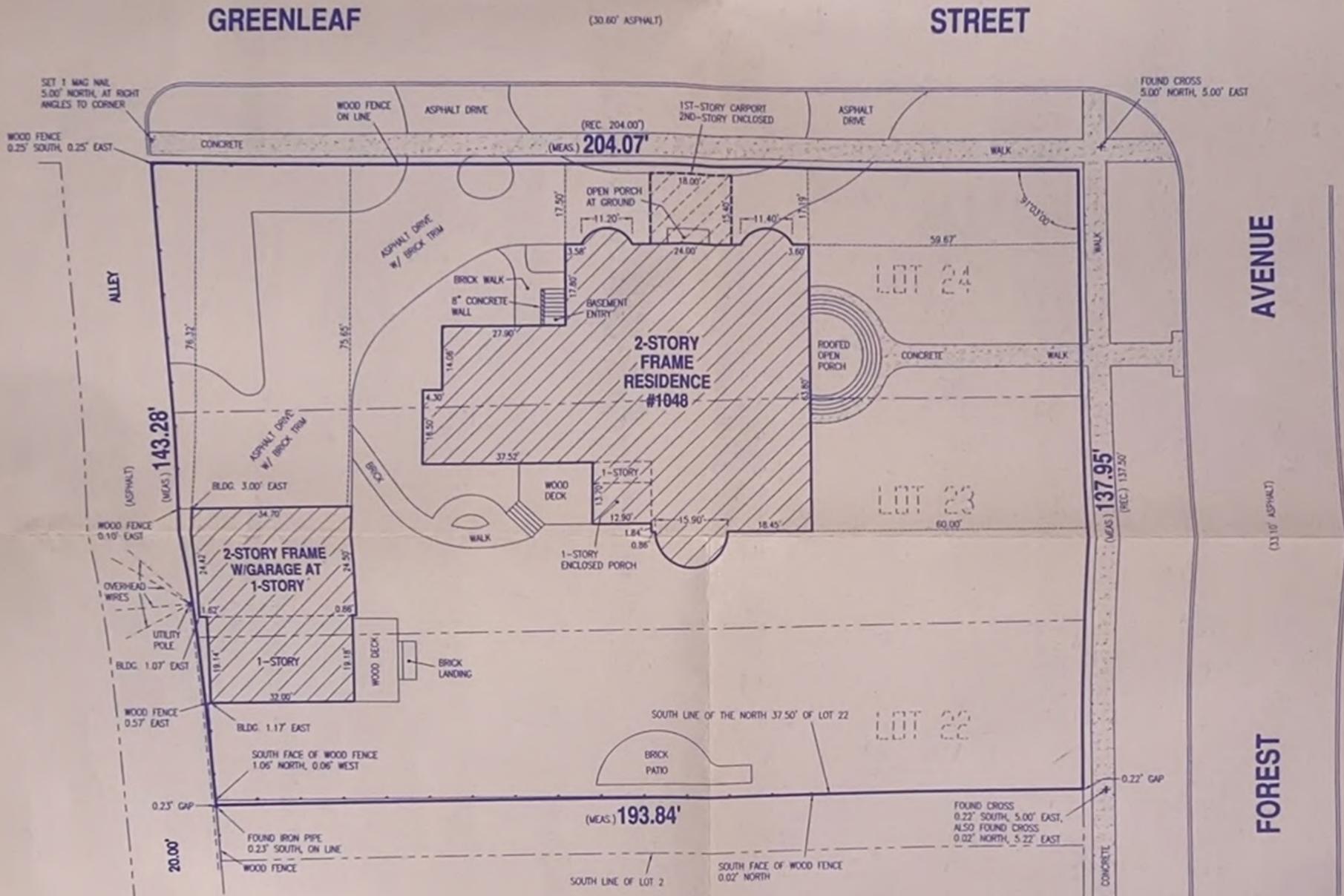
- The proposed fencing appears to be in compliant locations. That nearing the front volume of the residence is 3' from the front-facing façade. The portion of fencing along the street side-yard must maintain a minimum 2' from the north lot line, which it appears to do.
- The proposed pool is located in the rear-yard and is a minimum of 10' from all rear-yard lot lines.
- Review and determination by the HPC and issuance of a COA is required. Final approval subject to inspection by preservation planning staff.

PLAT of SURVEY

LEGAL DESCRIPTION:

THE NORTH 37 1/2 FEET OF LOT 22, AND ALL OF LOTS 23 AND 24, IN BLOCK 3 IN WHITE'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: **1048 FOREST AVENUE, EVANSTON, ILLINOIS.**



SITE NOTES:
Area = 27,931 sq. ft.

EASEMENT NOTE:
Preservation easement recorded September 7, 2005 as document number 0525018065, blanket in nature over parts of building specified in exhibit "B" of this document.

The property to the South is described in part as the South 12 1/2 of lot 22 causing the gap shown between the South line of this property and the North line of the property to the South.

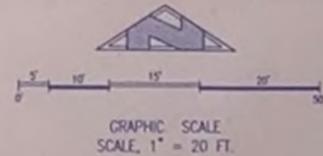
GENERAL NOTES:
All information provided to the surveyor is shown or noted hereon

The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title.

All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.

Compare all points before building by same and report any discrepancy at once.

Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.



B.H. SUHR & COMPANY, INC.	
R. R. HANSEN MEMBER: I.P.L.S.A. N.S.P.S.	SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202 TEL. (847) 864-6315 / FAX (847) 864-9341 E-MAIL: SURVEYOR@BHSUHR.COM
LOCATION <u>1048 FOREST AVENUE</u>	EVANSTON, <u>JUNE 14,</u> 20 <u>17</u>
ORDER No. <u>17-142</u>	ORDERED BY <u>DYKEMA</u>
RK139 © 2017 B. H. Suhr & Company, Inc. All rights reserved.	

FIELD MEASUREMENTS COMPLETED JUNE 14, 20 17

STATE OF ILLINOIS }
COUNTY OF COOK }

This is to certify that a survey of the above described property was performed under my supervision and that the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

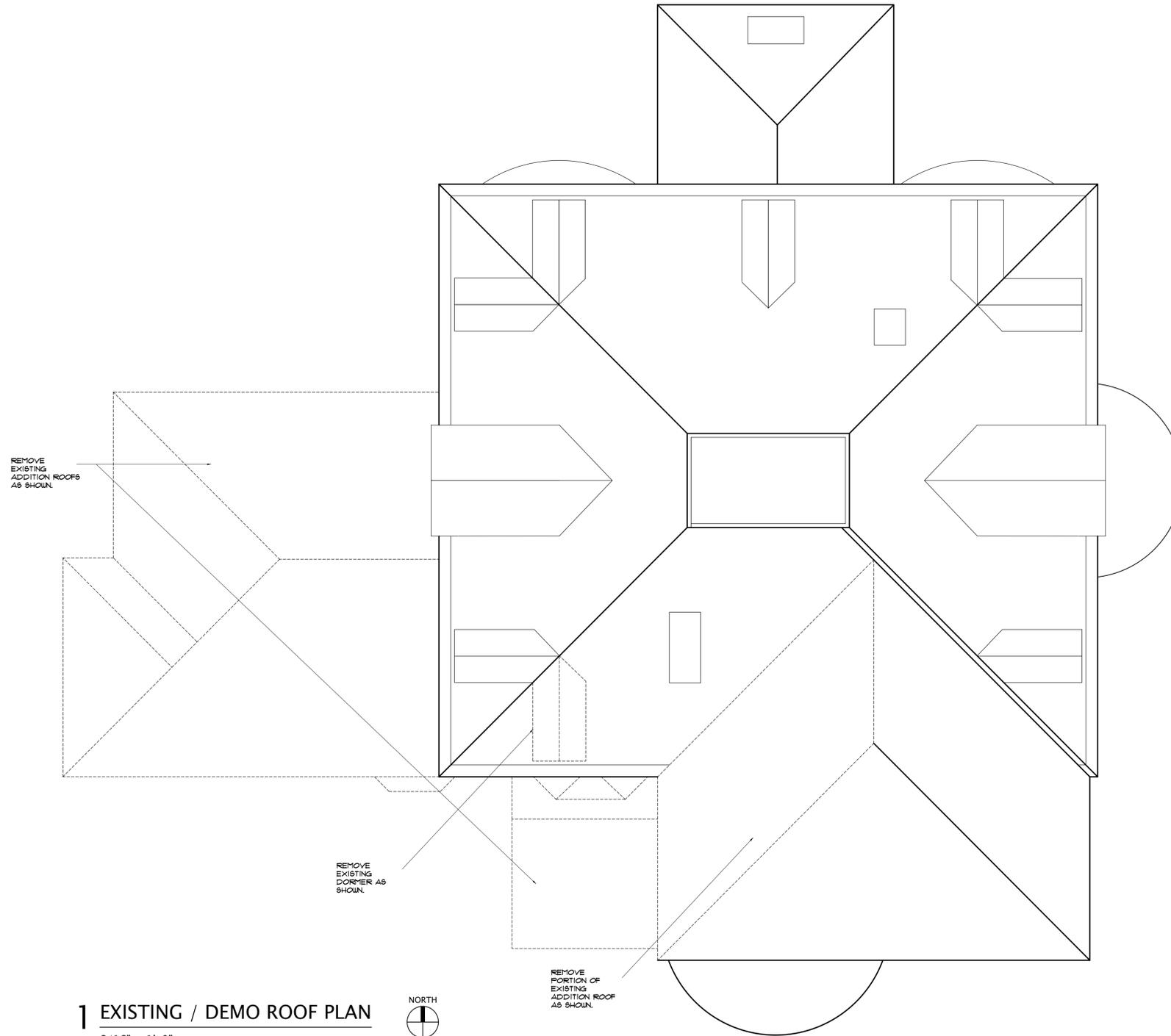
By Raymond R. Hansen Dated June 20 20 17

Raymond R. Hansen
Illinois Professional Land Surveyor No. 035-002542
License Expiration Date 11/30/18



4115

THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



1 EXISTING / DEMO ROOF PLAN
 3/16" = 1'-0"



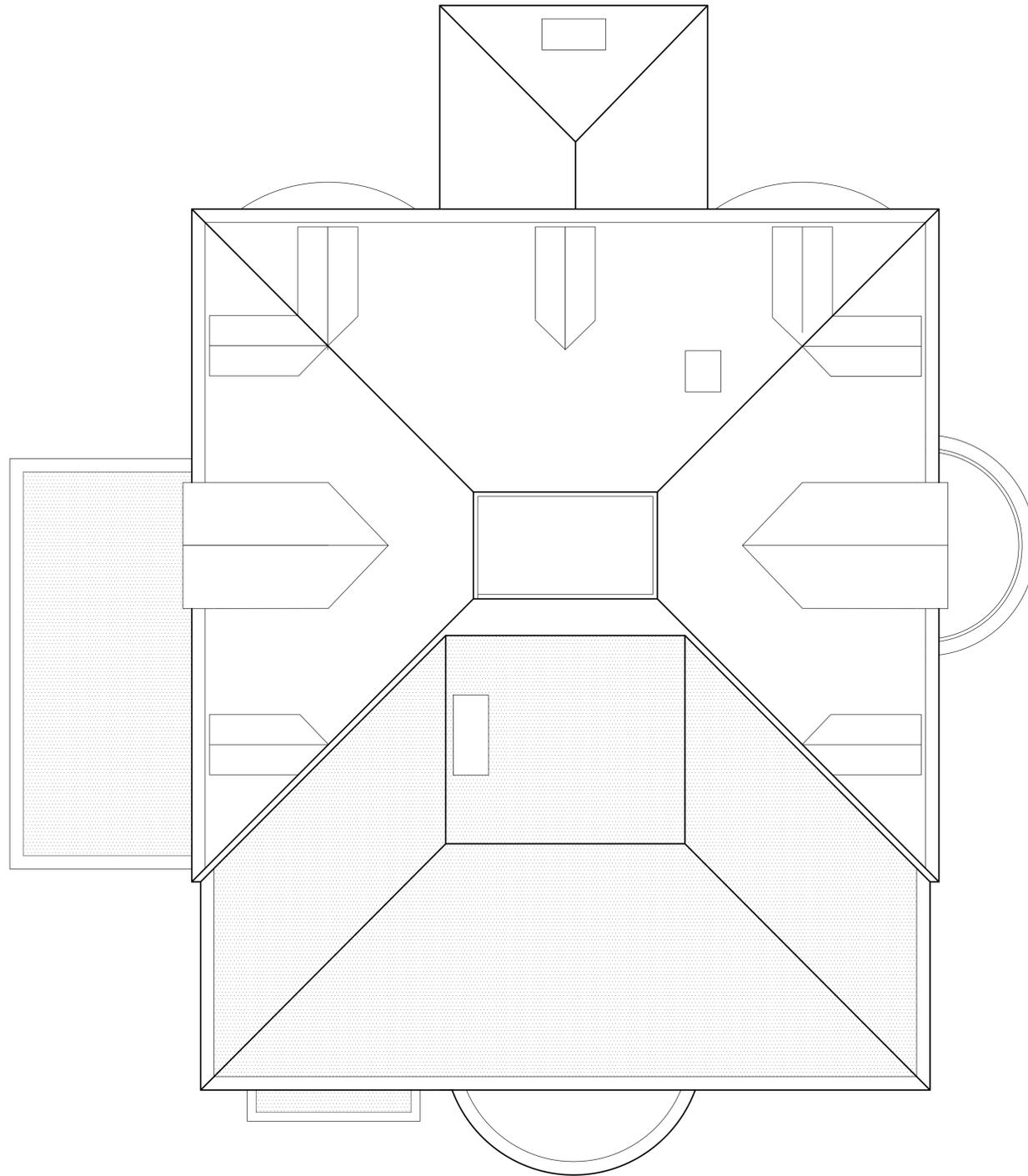
1	ISSUED FOR LANDMARKS REVIEW	3/29/2021

EXISTING / DEMO
 ROOF PLAN

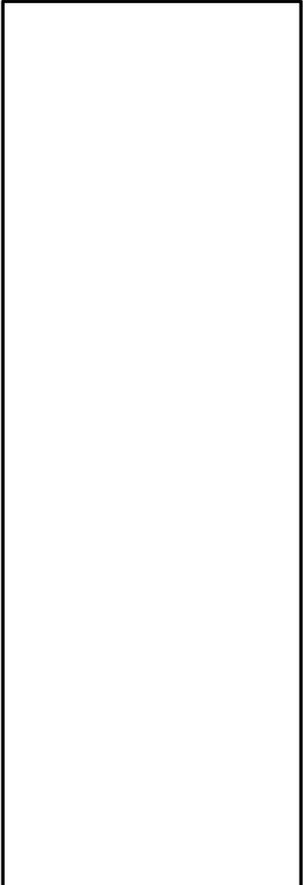
EX1.3

EIFLER & ASSOCIATES
 ARCHITECTS
 The Monadnock Building, 53 W. Jackson Blvd., Suite 242
 Chicago, IL 60606 312.362.0180 eifferassociates.com

THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



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



1	ISSUED FOR LANDMARKS REVIEW	3/29/2021

PROPOSED ROOF PLAN

A1.3

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THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



**PROPOSED ADDITION
 ROOF:**

ASPHALT SHINGLES
 TO MATCH EXISTING

**PROPOSED ADDITION
 WALLS:**

PTD W/ LAP SIDING,
 TRIM BDS, COLUMNS AND
 RAILINGS TO MATCH
 EXISTING.

PTD W/ WINDOWS
 AND DOORS TO MATCH
 EXISTING.

COMMON BRICK BASE TO
 MATCH EXISTING LIVING
 ROOM ADDITION.

PROPOSED TERRACE:

WOOD DECKING AND
 STEPS

PTD WOOD BUILT IN
 PLANTERS @ PERIMETER
 (NOT SHOWN)

3RD FLOOR
 EL: +26'-4"

2ND FLOOR
 EL: +15'-2"

1ST FLOOR
 EL: +3'-0"

1	ISSUED FOR LANDMARKS REVIEW	3/29/2021
---	--------------------------------	-----------

1 PROPOSED EAST ELEVATION
 1/4" = 1'-0"

PROPOSED EAST ELEVATION

A2.1

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THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



- EXISTING ROOF:
- ASPHALT SHINGLES
- BRICK CHIMNEYS
- EXISTING WALLS:
- PTD W/ LAP SIDING
- PTD W/ TRIM BDS AND COLUMNS.
- PTD W/ WINDOWS AND DOORS.
- PTD W/ RAILINGS
- PTD W/ STEPS
- STONE BASE @ ORIGINAL HOUSE.
- COMMON BRICK BASE AT ADDITION.

1	ISSUED FOR LANDMARKS REVIEW	3/29/2021
---	-----------------------------	-----------

1 EXISTING NORTH ELEVATION
 1/4" = 1'-0"

EXISTING NORTH ELEVATION

EX2.2

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THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



**PROPOSED ADDITION
 ROOF:**

ASPHALT SHINGLES
 TO MATCH EXISTING

**PROPOSED ADDITION
 WALLS:**

PTD W/D LAP SIDING,
 TRIM BDS, COLUMNS AND
 RAILINGS TO MATCH
 EXISTING.

PTD W/D WINDOWS
 AND DOORS TO MATCH
 EXISTING.

REPLACE DOUBLE HUNG
 WINDOWS @ SOUTH FAMILY
 ROOM WITH FRENCH
 DOORS
 IN EXISTING OPENINGS.

COMMON BRICK BASE TO
 MATCH EXISTING LIVING
 ROOM ADDITION.

PROPOSED TERRACE:

WOOD DECKING AND
 STEPS

PTD WOOD BUILT IN
 PLANTERS @ PERIMETER
 (NOT SHOWN)

3RD FLOOR
 EL: +26'-4"

2ND FLOOR
 EL: +15'-2"

1ST FLOOR
 EL: +3'-0"

TERRACE ADDITION

1	ISSUED FOR LANDMARKS REVIEW	3/29/2021
---	--------------------------------	-----------

1 PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION

A2.3

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 ARCHITECTS
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THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**

1048 FOREST AVE.
 EVANSTON, ILLINOIS



PROPOSED ADDITION
 ROOF:

ASPHALT SHINGLES
 TO MATCH EXISTING

PROPOSED ADDITION
 WALLS:

PTD W/ LAP SIDING,
 TRIM BBS, COLUMNS AND
 RAILINGS TO MATCH
 EXISTING.

PTD W/ WINDOWS
 AND DOORS TO MATCH
 EXISTING.

COMMON BRICK BASE TO
 MATCH EXISTING LIVING
 ROOM ADDITION.

PROPOSED TERRACE:

WOOD DECKING AND
 STEPS

PTD WOOD BUILT IN
 PLANTERS @ PERIMETER
 (NOT SHOWN)

1	ISSUED FOR LANDMARKS REVIEW	3/29/2021

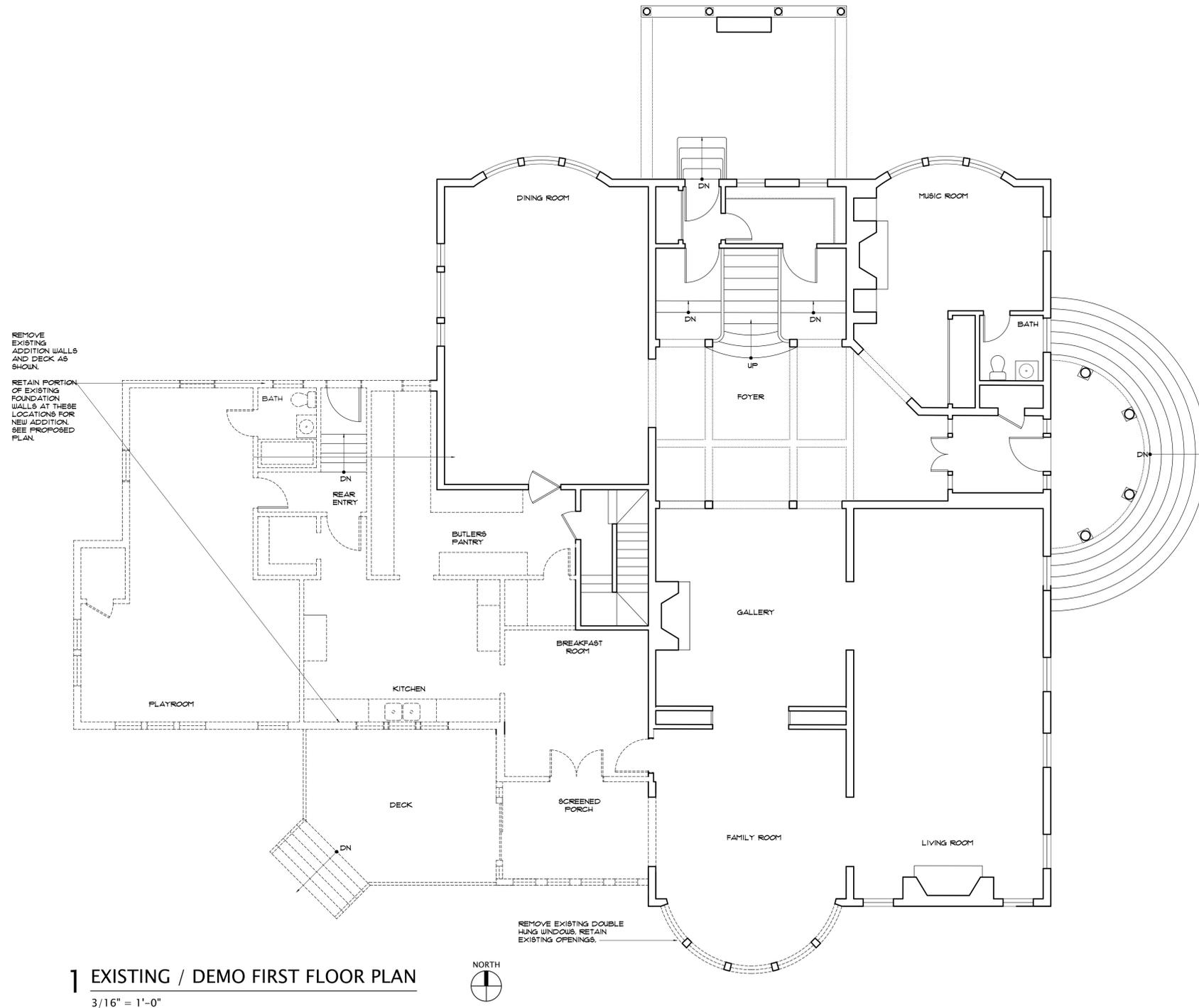
1 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

PROPOSED WEST ELEVATION

A2.4

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THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



1 EXISTING / DEMO FIRST FLOOR PLAN
 3/16" = 1'-0"

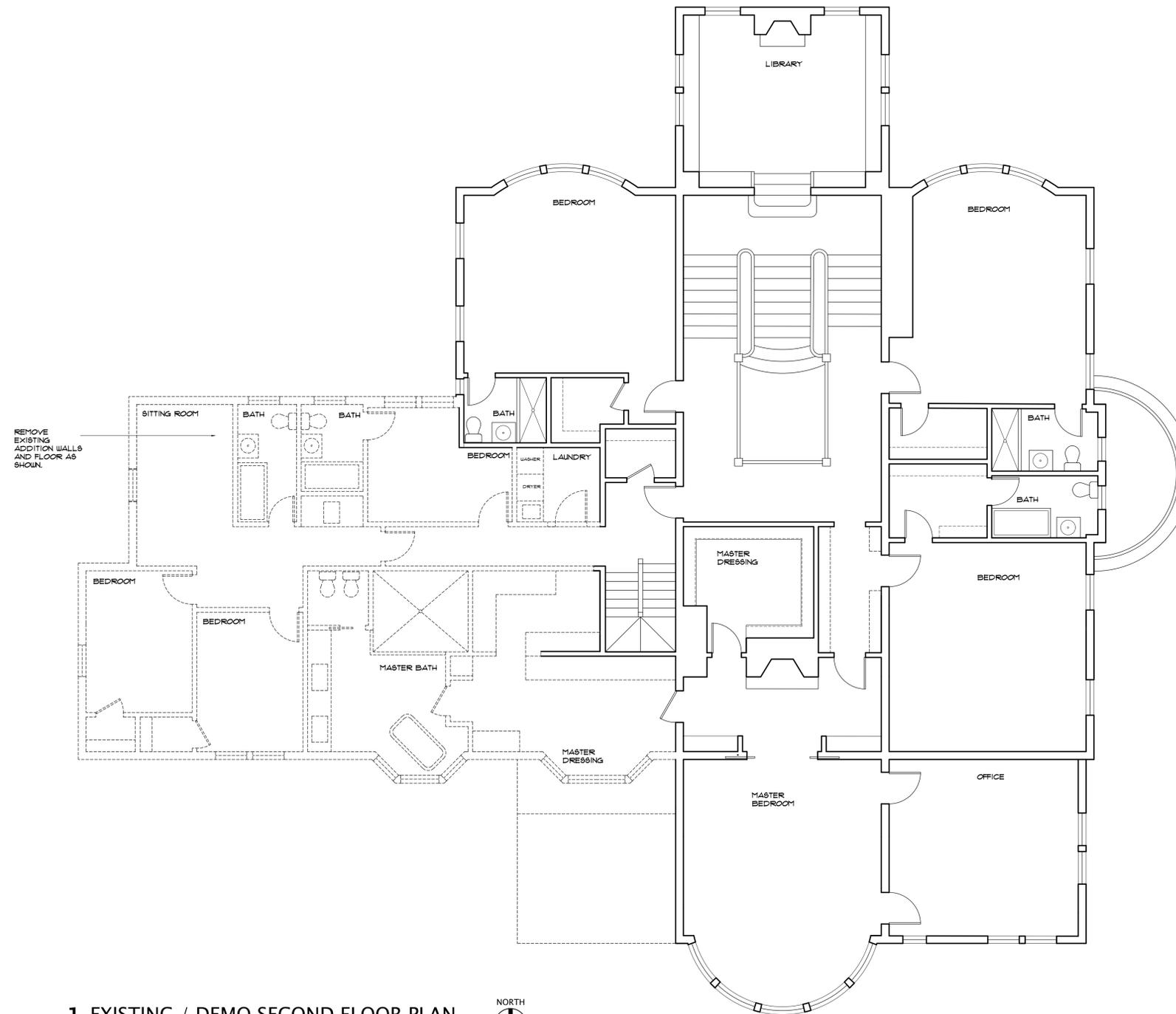
1	ISSUED FOR LANDMARKS REVIEW	3/29/2021

EXISTING/DEMO
 FIRST FLOOR PLAN

EX1.1

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THE
**MARSH
 (ALLMAN PAPA)
 HOUSE**
 1048 FOREST AVE.
 EVANSTON, ILLINOIS



1 EXISTING / DEMO SECOND FLOOR PLAN
 3/16" = 1'-0"

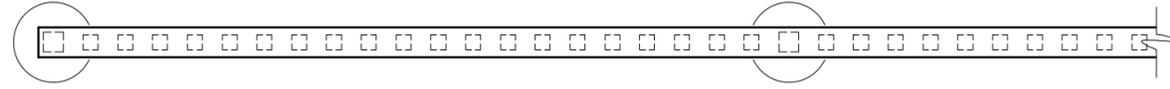


1	ISSUED FOR LANDMARKS REVIEW	3/29/2021

EXISTING / DEMO
 SECOND FLOOR PLAN

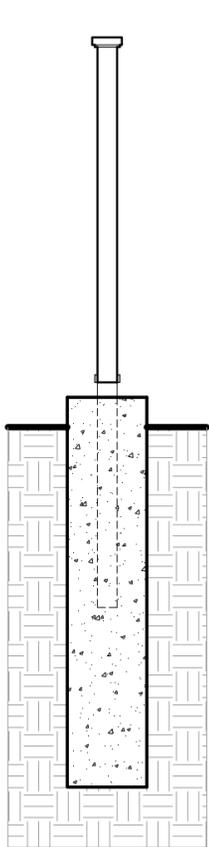
EX1.2

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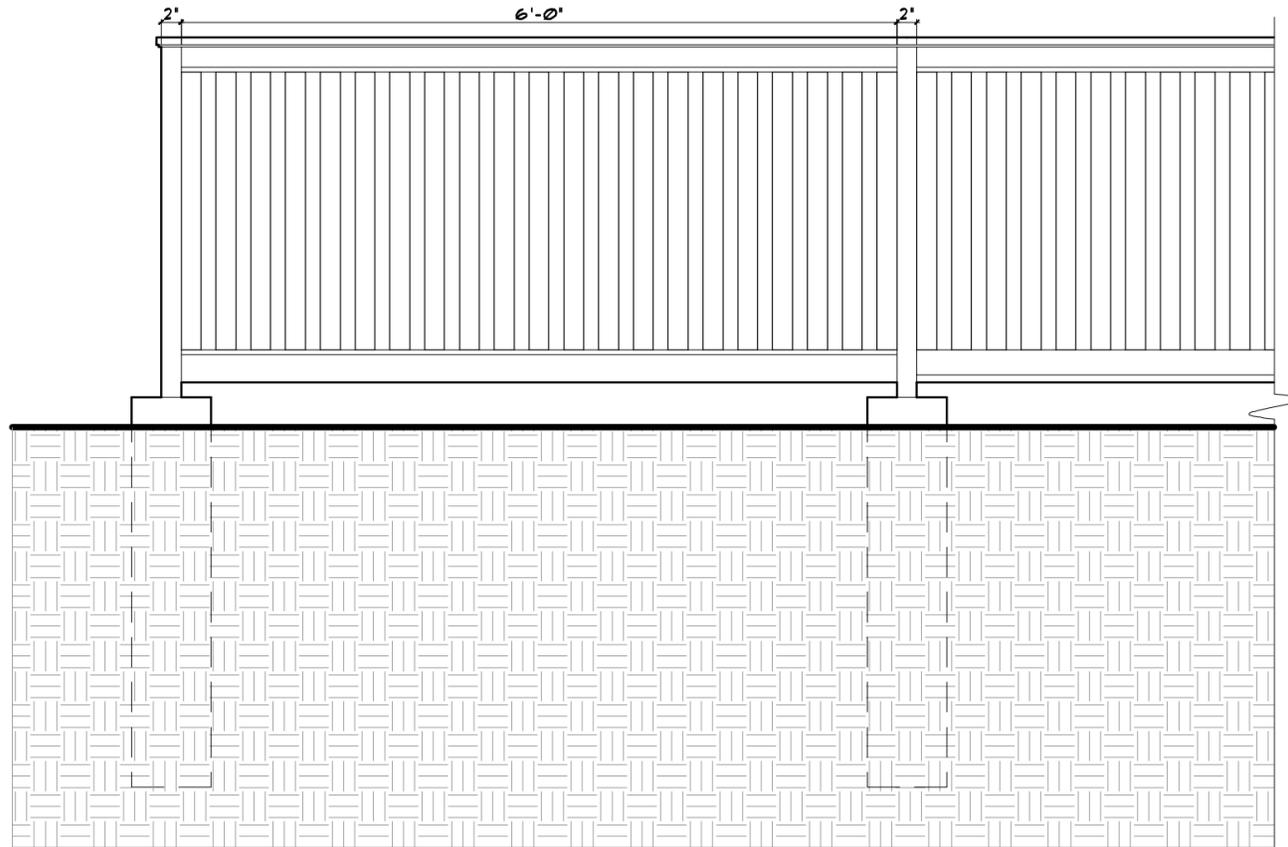
FENCE – PLAN

3/4" = 1'-0"



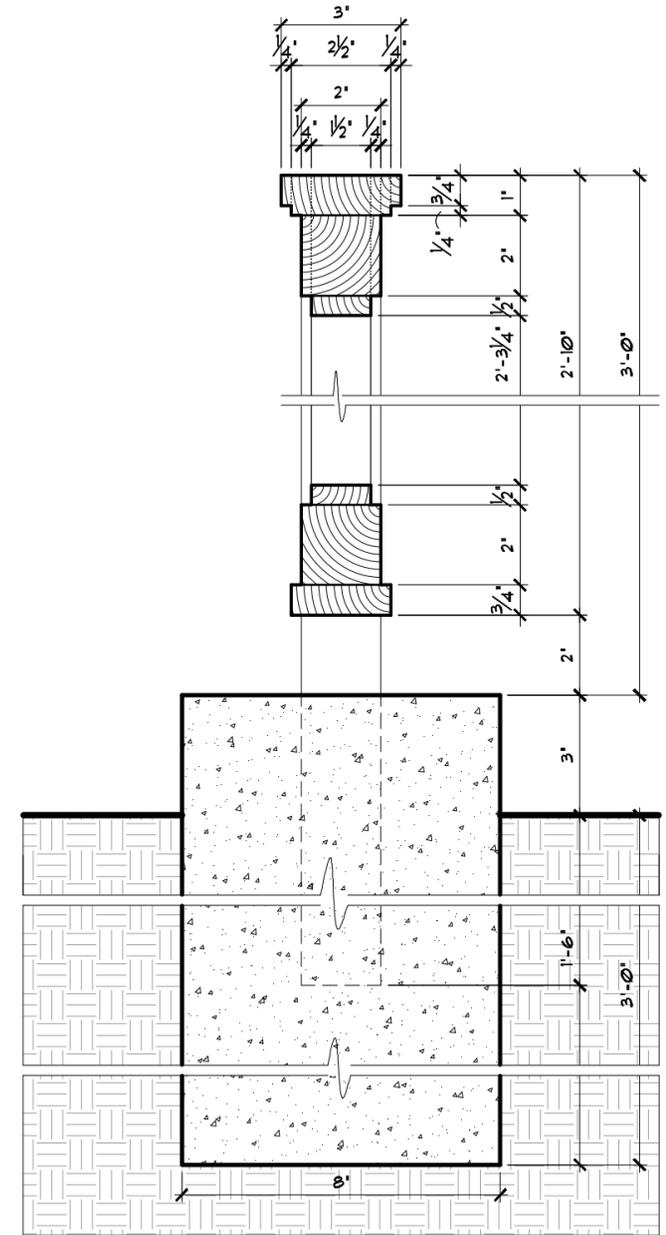
FENCE – SIDE ELEV.

3/4" = 1'-0"



FENCE – FRONT ELEV.

3/4" = 1'-0"



FENCE – SECTION

3" = 1'-0"

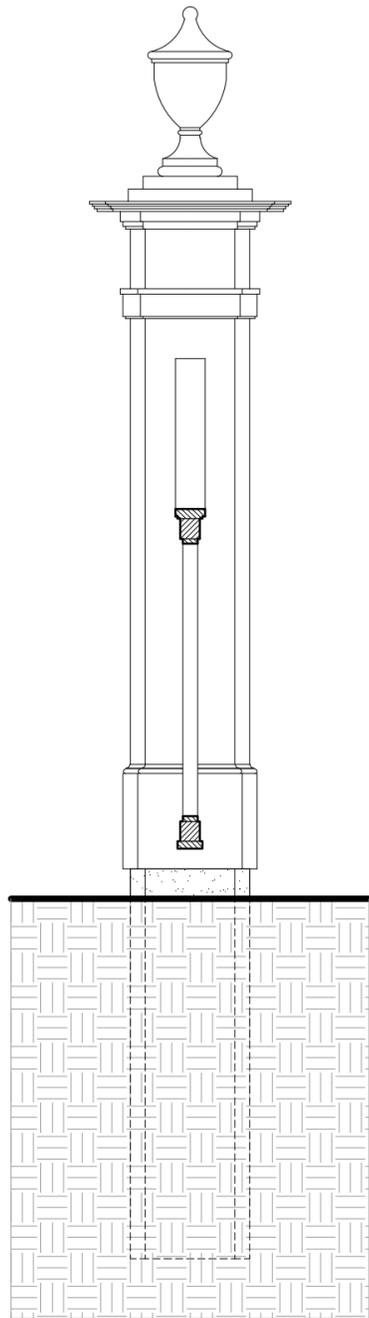


ASK

THE
MARSH (ALLMAN PAPA) HOUSE

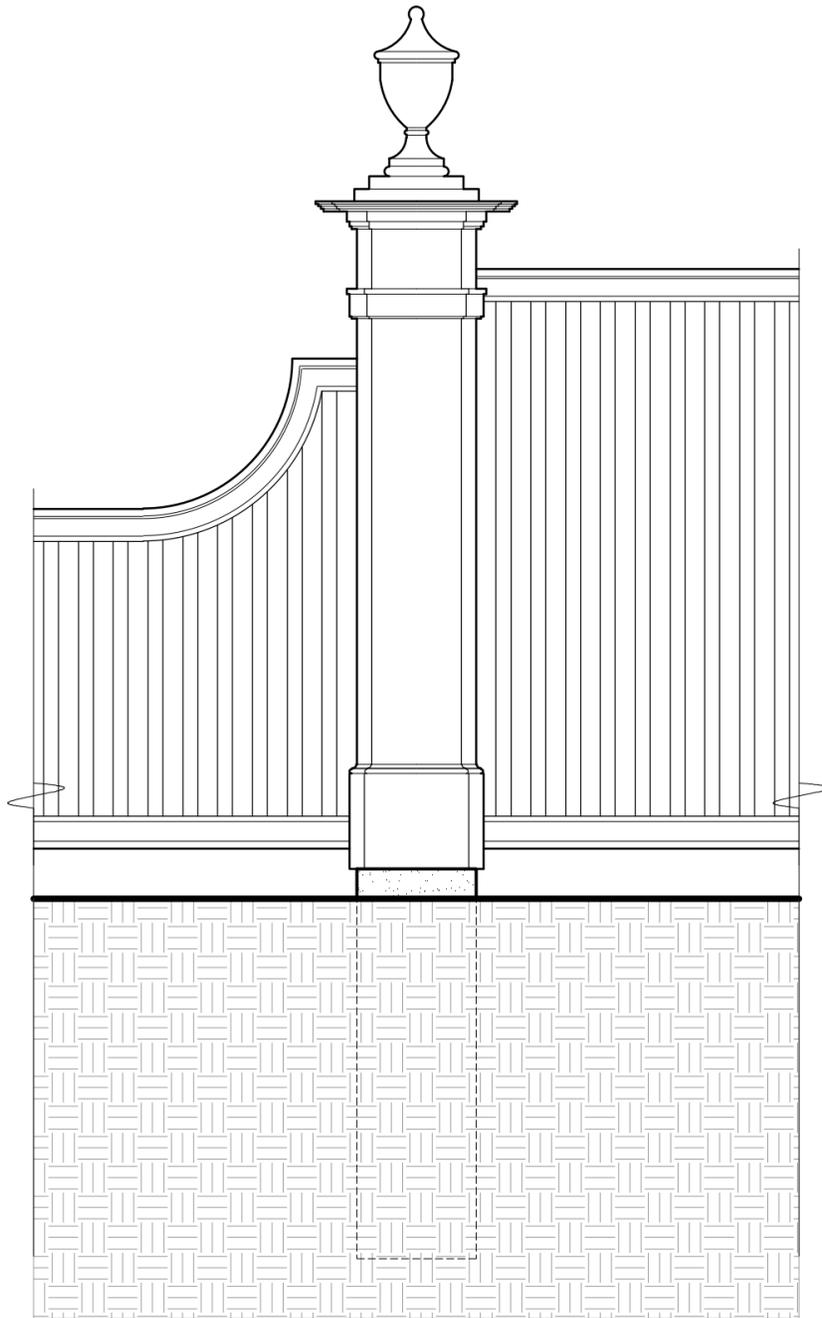
FENCE - SCHEME A
ISSUED FOR REVIEW
4/30/20
2 OF 4

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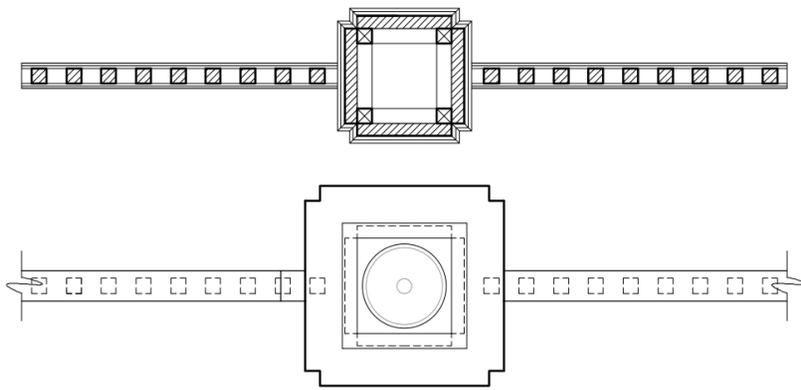
FENCE - SIDE ELEV.

3/4" = 1'-0"



FENCE - FRONT ELEV.

3/4" = 1'-0"



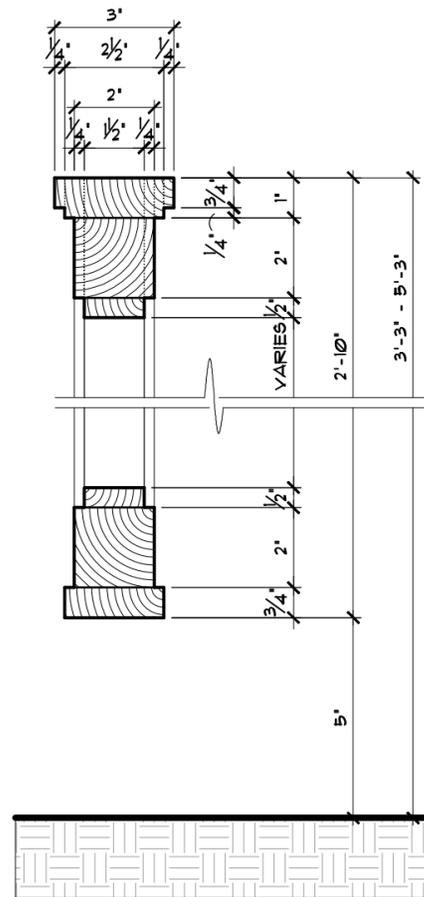
FENCE - PLAN SECTION

3/4" = 1'-0"



FENCE - PLAN

3/4" = 1'-0"

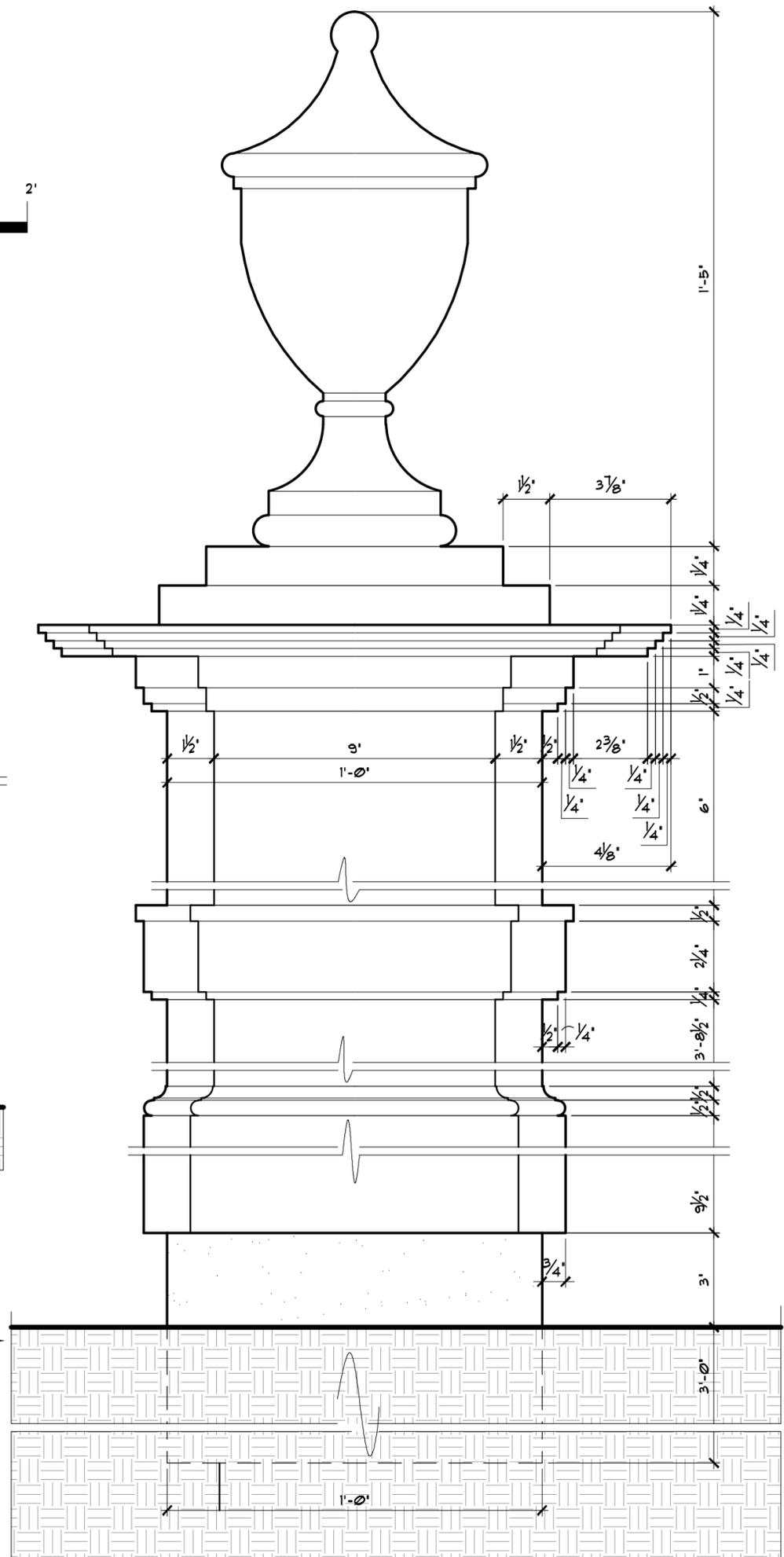


FENCE - SECTION

FENCE
3" = 1'-0"

FENCE - SECTION

PIER
3" = 1'-0"



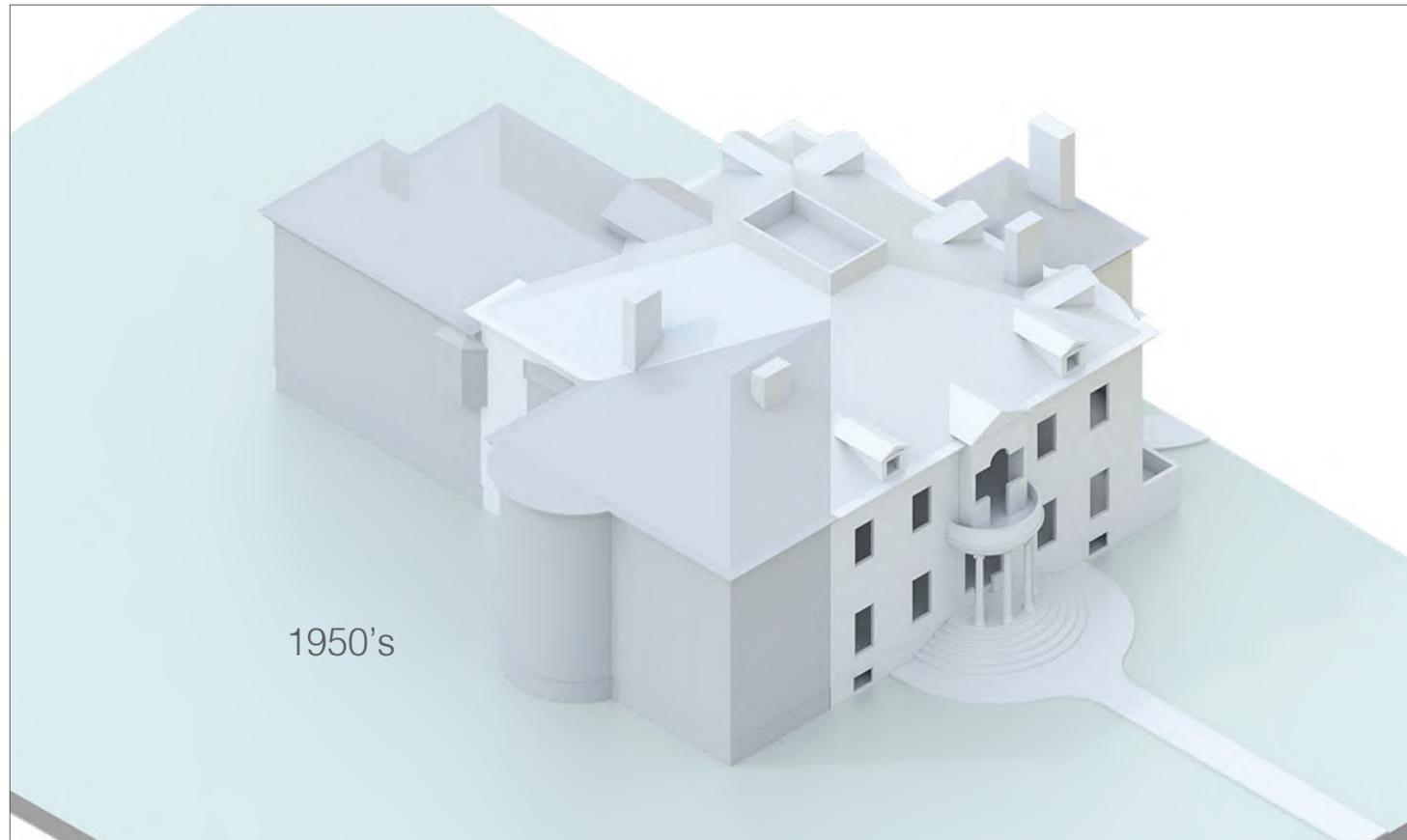
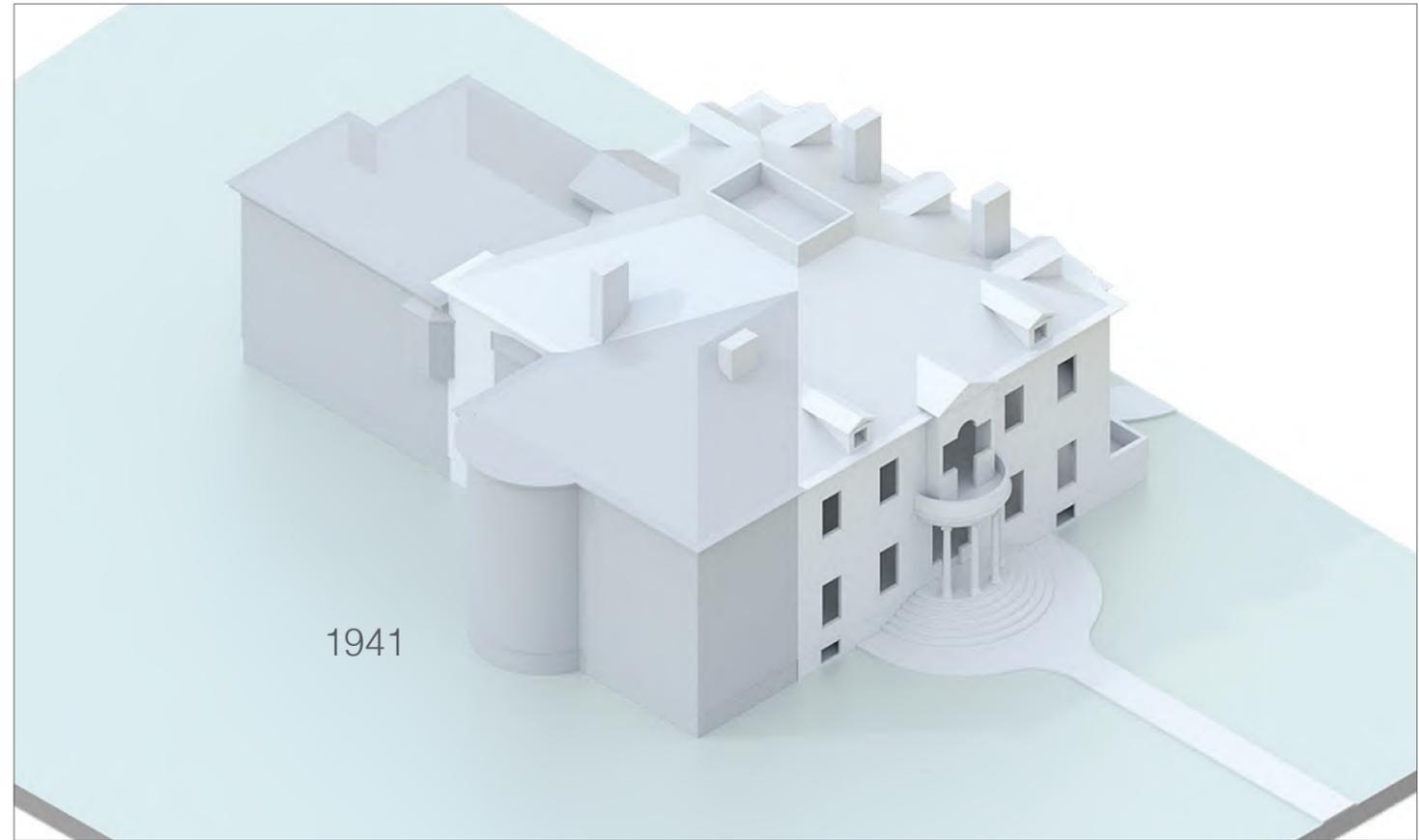
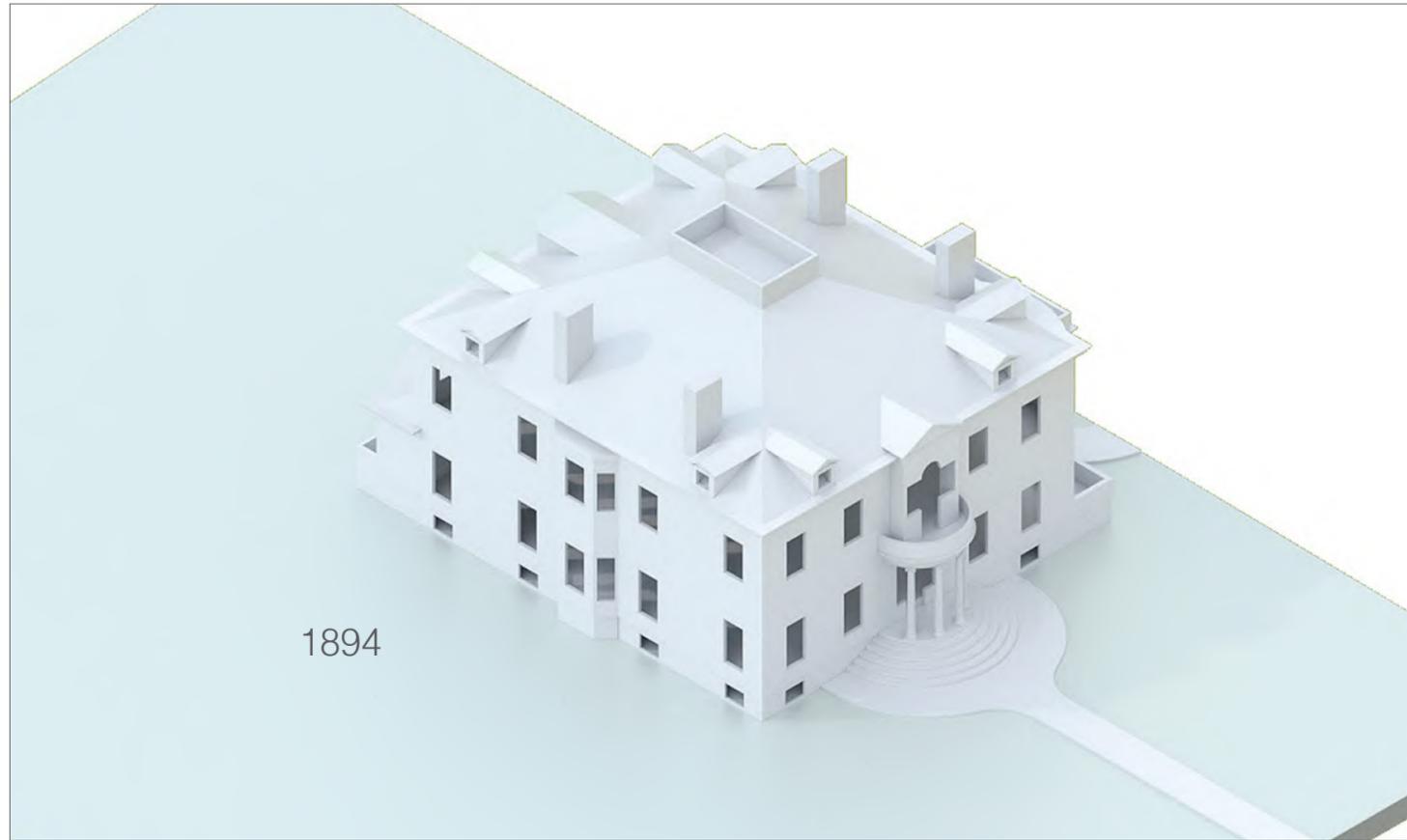


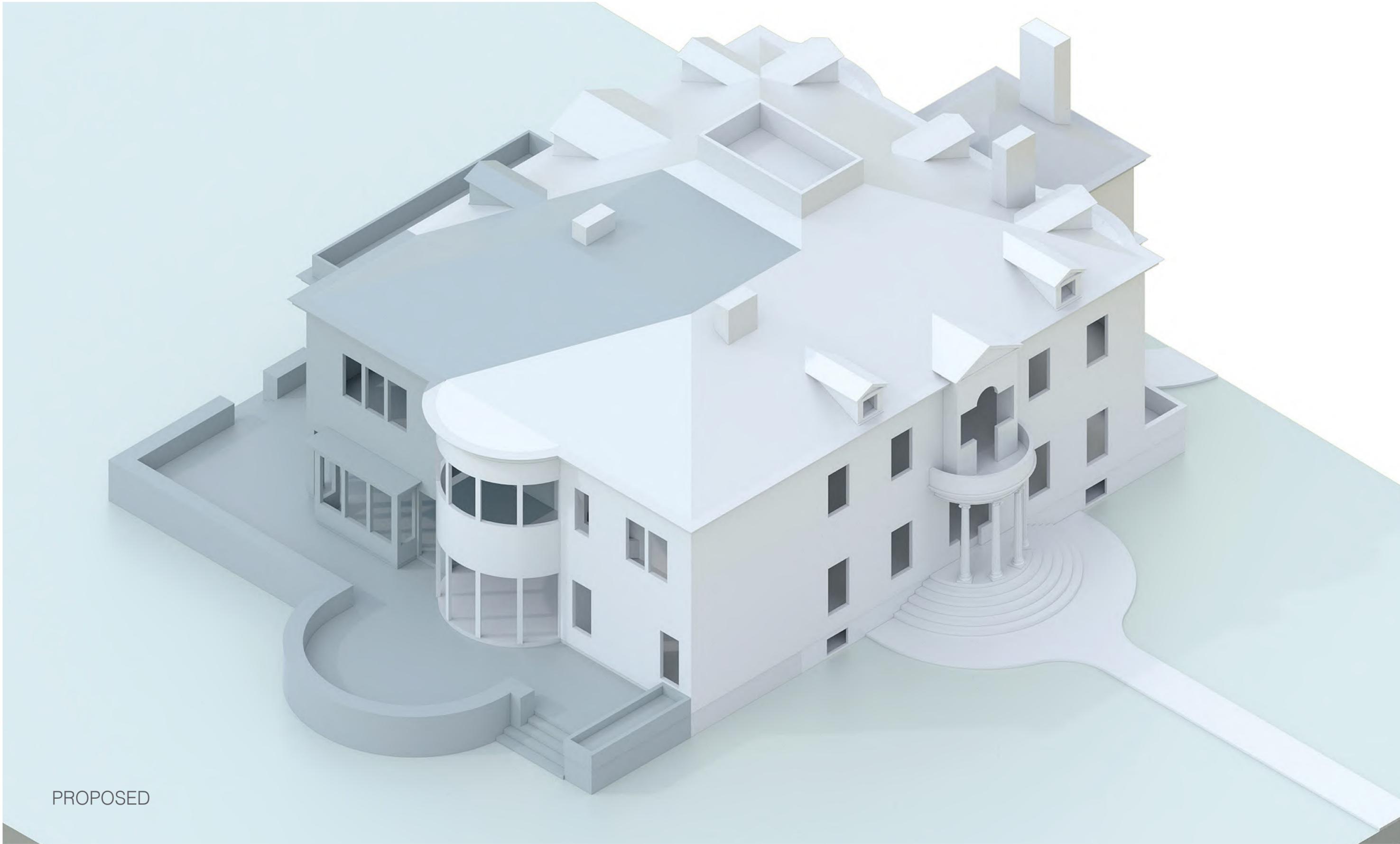
ASK

THE
MARSH (ALLMAN PAPA) HOUSE

FENCE - SCHEME B
ISSUED FOR REVIEW
4/30/20
4 OF 4

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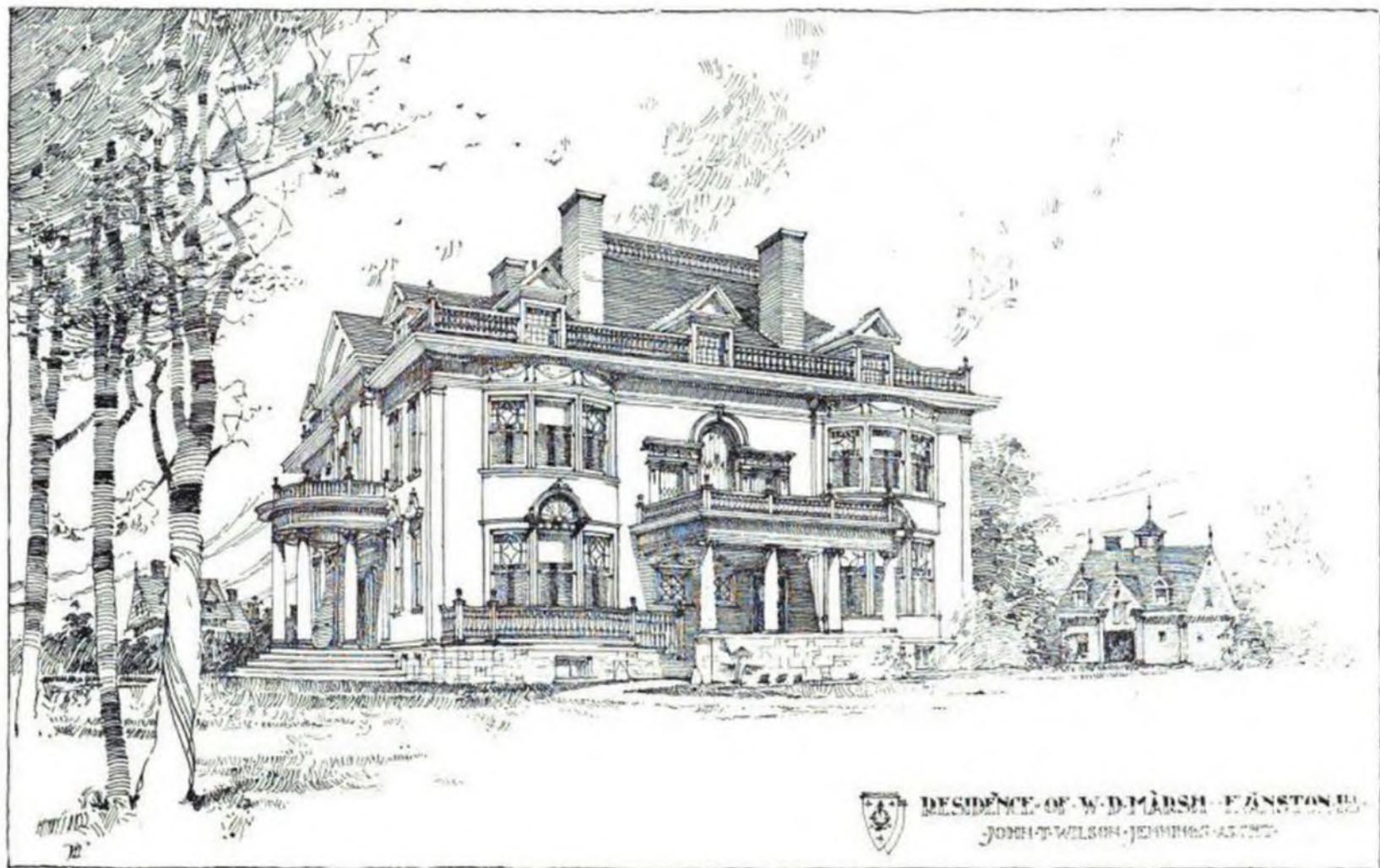
PROPOSED

1048 FOREST AVE.

ISSUED FOR REVIEW
3/29/2021
2 OF 2

EIFLER & ASSOCIATES
ARCHITECTS
The Monadnock Building, 53 W Jackson Blvd, Ste 242
Chicago, IL 60604 312.362.0180 www.eiflerassociates.com





RESIDENCE OF W. D. MARSH - FANSTON, N. H.
JOHN T. WILSON - JENNINGS - ARCHT.









HEATING
COOLING
PLUMBING
AMERICAN VINTAGE HOME
AN HOME

GENERAC







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



LOCAL

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

NATIONAL REGISTER

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

PHOTO ID

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Colonial Revival"/>	ROOF TYPE	<input type="text" value="Hipped"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1894"/>	FOUNDATION	<input type="text"/>
OTHER YEAR	<input type="text" value="1941"/>	PORCH	<input type="text" value="Front entry portico"/>
DATESOURCE	<input type="text" value="Building permits"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/fixe"/>
PLAN	<input type="text" value="Irregular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; diamond/1; multi-light; 1-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE Massive Colonial Revival house, originally constructed in the 1890s, also features several historic features that date from the 1940s. The house makes a fitting companion to its Neo-Classical neighbor on the other side of Forest Avenue.

HISTORIC FEATURES Hipped roof with widow walk and flared ends; dentil trim at cornice, and wide wood frieze; front and side dormers with triangular pediments; 1-story round front portico with fluted round columns topped with Ionic capitals--SEE CONTINUATION SHEET

ADDRESS

1048	-	FOREST	AVENUE
------	---	--------	--------

ALTERATIONS

Historic alterations include 1-story open porch added to south elevation in 1904 enclosed in 1941; other 1941 alterations include 2nd story addition above porch and 2-story round bay; large 2-story rear addition--SEE CONTINUATION SHEET

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

1044/1046 Forest av (original permit)

BUILDING MOVED?

MOVED FROM -

ORIGINAL OWNER Marsh, William Dixon

ORIGINAL ARCHITECT Jennings, JTW and Jules F. Wegman

ARCHITECT SOURCE BP549

BUILDER Carlson, A (mason)

ADDITIONAL PHOTOGRAPHS

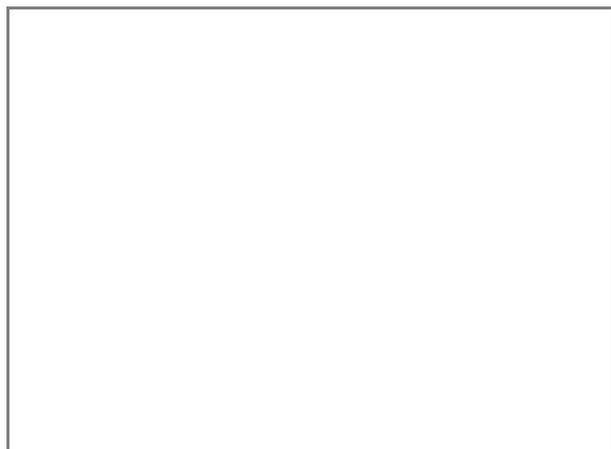


PHOTO ID2 -



PHOTO ID3 -

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 3/25/2011

Historic Info Compiler aoe

PERMIT/HISTORIC INFORMATION**CURRENT ADDRESS**

1048 — - FOREST AVENUE

OLD ADDRESS 1044/1046 Forest av (original permit)
(city dir.year)**DATE OF CONSTRUCTION** 1894**MOVING INFORMATION****BUILDING MOVED?** No**MOVING PERMIT #** - **DATE** -**MOVED FROM** -**ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** BP549 **DATE** 1894.11.21**BUILDING PERMIT DESCRIPTION** (As 1044/1046 Forest av) 2-story house 59x60x40, 13 rooms**COST** \$10,000**ORIGINAL OWNER** Marsh, William Dixon**ORIGINAL OWNER OCCUPIED?** Yes (1896EvD)**ORIGINAL ARCHITECT** Jennings, JTW and Jules F. Wegman**ARCHITECT SOURC** BP549**BUILDER** Carlson, A (mason)**EXTERIOR ALTERATION PERMITS**

BP2096 1904.03.29 porch 13x28x18 \$400. BP23404 1941.05.07 addn & alt \$30,000 owner O V McGrew; archt H Ring Clausen. BP39732 1970.09.16 reside with aluminum \$2000.

OTHER PERMIT INFO

BP607 1895.03.21 2-story barn 34x24x28 \$800 owner W D Marsh; archt JTW Jennings. BP8625 1921.03.02 1½-story garage improv \$2500 owner/archt Roger L Foot; BP24902 1946.05.13 interior improv no addl apt \$1900--SEE CONTINUATION SHEET

COA INFO

install four AC condensing units on the west side of the house and facing the alley. (2005) Remove and replace 6" tall wood fence to mimic existing spaced picket fence. SEE CONTINUATION SHEET.

HISTORIC INFO

Known as "Enfield Place" (1896EvD)

OTHER SOURCES

Evanston Landmark (1978). ELHD #40. Nash Realty photo 1979.

HISTORIC INFO COMPILER aoe**PRIMARY KEY** 11-19-216-008-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1048

STREET FOREST AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Hipped roof with widow walk and flared ends; dentil trim at cornice, and wide wood frieze; front and side dormers with triangular pediments; 1-story round front portico with fluted round columns topped with Ionic capitals and turned wood railing at roof; slightly projecting, centered 2nd story bay with triangular pediment; glazed door into roof of portico with blind round arch above; simple classical surround with square pilasters at main entry; historic wood windows (most do not appear to be original); broken pediment lintels over 1st story windows; corbelled brick chimney

Historic Alterations

1-story open porch added to south elevation in 1904 enclosed in 1941; other 1941 alterations include 2nd story addition above porch and 2-story round bay; large 2-story rear addition and 2nd story addition over original north side porte cochere built sometime between 1945 and 1950 (see Sanborn maps)

Other Alterations

Replacement front entry door; 1-story south addition. See COA information below for more information on recent alterations.

Other Permit Information

BP607 1895.03.21 2-story barn 34x24x28 \$800 owner W D Marsh; archt JTW Jennings. BP8625 1921.03.02 1½-story garage improv \$2500 owner/archt Roger L Foot; BP24902 1946.05.13 interior improv no addl apt \$1900; BP25406 1946.06.03 remodel garage \$2500. Barn/garage known as 1044 Forest av and 310 Greenleaf.

COA Information

- Install four AC condensing units on the west side of the house and facing the alley. (2005)
- Remove and replace 6" tall wood fence to mimic existing spaced picket fence. Fence located

along the south property line (60" setback from the east property line), the west property line with double swing gate for 14" opening and 4" wide single swing gate, and on the north property line approximately 55" long from northwest corner going east. (2006)

- Repair and/or replace in kind exterior siding, molding, trim, fascia and architectural details only when necessary. Aluminum siding has been removed. Areas of rot, breakage, or loose siding, trim, etc. are being repaired when necessary. All work is being done with great sensitivity to original design and material. (2006)
- Pool house east elevation: Remove sliding doors, install a new single wood door and 2 new casement wood windows one on either side. South elevation: Remove door and two square high windows. Install single door and 5 casement windows (west) and 2 casement windows (east). Header and trim to match the rest of the garage and the house. (2008)
- Remove and replace existing driveway; remove and replace front, basement stair and rear walkways; remove and replace garage landing; install walk to garage; install retaining wall and curb at driveway. (2011)



MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Tuesday, March 9, 2021

7:00 PM

Via Virtual Meeting

Members Present: Beth Bodan, Ken Itle, Mark Simon,
Stuart Cohen, Jamie Morris, Aleca Sullivan, E. Dudnik

Members Absent: Suzi Reinhold

Staff Present: C. Sterling, City Planner
C. Ruiz, Senior Planner

Presiding Member: M. Simon, Chair

Notes Taken By: C. Ruiz (C. Sterling wrote 2390 Orrington Minutes)

1. CALL TO ORDER / DECLARATION OF QUORUM

With a quorum present, Chair Simon called the meeting to order at 7:04 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. 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].

Homeowner presented a brief introduction of the project.

- Home was built in 1989
- Stairs currently extend the entire width of the front. Proposes smaller cement and stone stairs with a roof overhang to provide for more useable space.
- The new stoop will have new stairs with a railing system and newel posts leading to a new front door with side lites.
- Proposes a small deck or wooden stoop at the rear of the property.
- Commissioner Cohen asked what was below the deck.
 - Storage space.
- Commissioner Dudnik stated that the deck was not visible from a public way and shouldn't be reviewed
 - Mr. Sterling confirmed.
- Commissioner Cohen stated that the roofed structure at the front could have a better transition at the corner of the home. It currently meets flush and could be improved.
 - Applicant stated this was a good idea that they would explore

No public comment

Commissioner Dudnik made a motion to issue a COA for the proposed work. Second by Commissioner Cohen and approved 7-0 by roll-call.

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 grilles between the glazing.

Applicable standards: Alteration [1-10]

Applicant provided an introduction of the project stating the windows are all in the rear of the home. Owners thought that only windows at the front of the home would be subject to preservation review.

- 15 windows on rear of home are scheduled to be replaced
- The new windows are proportionally similar to the existing
- The current windows are covered with aluminum storm windows of unknown vintage
- Proposed grilles between the glazing for convenience and safety
- Windows will be the same color on the exterior as existing and are Marvin Ultimate aluminum clad wood.
- Views of the windows from the alley are obstructed with a fence and vegetation
- 4 windows are inoperable and cannot be opened
- The proposed grilles between glazing are 5/8" and are sculpted to provide relief
- Emphasized the windows are at the rear of the home and not visible
- Commissioner Dudnik stated the windows are not at the rear of the home and are visible from the street.
- Commissioner Cohen stated that the windows should have an SDL. It is not appropriate to replace existing wood windows with grilles between the glazing. Commissioner Cohen asked why this wasn't considered.
 - Was not familiar with the requirement. The proposed windows are top of the line. Cost was the primary factor for not having an SDL. It is ~\$40 to \$45 per light x 15 windows. That is not a small number.
- Commissioner Dudnik stated that there is a big difference between an SDL and grilles between glazing as seen from the street
 - Applicant stated that you would need to be so close to the windows to tell a difference.
- Commissioner Cohen stated that it was negligent to purchase the windows prior to approval.
- Commissioner Morris stated that this is an individual landmark house and the applicant has offered no evidence that the windows cannot be restored.
 - Applicant stated that the amount repair far exceeds the cost of replacing. Owners want a thermally efficient window.
- Commissioner Cohen stated that restoration and new storms could provide extra insulation similar to the new window. The reason old windows are drafty is because of air infiltration not necessarily heat loss. This can be resolved in most cases by repair.
- Commissioner Cohen stated the applicant should return with the cost of restoration/vs. replacement and they should look at the cost for muntins to be applied to the exterior of the glass

- Applicant stated frustration with the permit coordinator giving them bad advise and not supplying the proper information
- Chair Simon stated that the application was not complete and that it needed information on the deterioration of the windows. The current condition appears good and there is no evidence to suggest otherwise.
- Chair Simon expressed frustration with the applicant continuing to state the windows were at the rear of the home. They are on the side elevations.
 - Applicant stated what he meant is they are not on the front facing façade. Applicant reviewed the location of all windows scheduled to be replaced
- Commissioner Bodan stated that this is a Landmark and it retains its original windows. Emphasis on Standard 2 and 6.
- Commissioner Dudnik stated that the problem is if the Commission were to approve these windows, which are not appropriate, you could come back in a year or two or three and propose replacing the front elevation windows with the same. It sets a precedent and that is a problem.
- Chair Simon suggested the applicant return with the requested information
- Mr. Sterling stated that he had requested that information from the applicant repeatedly and they have never shown a meaningful interest in providing it. Mr. Sterling suggested the case not be continued and action be taken tonight.
- Chair Simon cautioned Mr. Sterling that he should not speak for the applicant.
 - Applicant agreed with Chair Simon and stated he was willing to provide the information requested in order to move things forward.
- Commissioner Sullivan moved to continue 2410 Lawndale Ave to next meeting to allow the applicant to provide additional information. Commissioner Dudnik seconded and the motion passed 7-0 on a roll-call vote

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]

Paul Janicki presented the application. The client has a growing family and the third floor has the potential for two additional bedrooms, but needs egress and access. Proposes to bring the stair case from the second floor to the third floor and needs a dormer on the west of roof to accommodate this. Windows with the round heads are not egress code compliant. Proposed to make them casements to look like the double hung, slightly bigger by 8%. Slightly larger dormer, new windows with SLD, all wood (casements).

- Commissioner Cohen asked if other alternatives were considered, including using the existing stair access and reconfiguring some of the interior space.
 - This was looked at and there was no realistic way to accommodate that.
- Commissioner Dudnik asked of the new dormers will match the existing.
 - Yes, slightly larger but in proportion
- Commissioner Bodan asked about replacing two windows on the east that don't need to be replaced, just to match those on the west. Are they are in good condition currently?
 - They are in marginal condition. Single glazed, but not horrible.
- Commissioner Bodan stated a preference for having the windows at the east remain and not altered unnecessarily
- Commissioner Dudnik offered alternatives to the larger central dormer

- Commissioner Itle moved to approved the COA as presented. Commissioner Cohen seconded and approved on a roll call vote of 6-1. Commissioner Bodan dissenting.

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]

Applicant presented a brief introduction of the project.

- Owner restored the interior of the house and other portions of the exterior beautifully and is looking at this project as a capstone.
- The project team tried to strike a balance between being historically accurate and practical. Many portions of the porch are in bad condition due to rot and they would like more resilient and dependable materials.
- Proposed to closely match the original plans for the porch with some minor changes. Proposes to remove the non-original open porch/deck at the south and west.
- All columns and capitals in need of replacement will be replaced in wood. Capitals will be hand carved. The front stairs which are non-original will be removed and rebuilt to closely match the original plans with altered railing and balustrade to be code compliant.
- Copper gutter system will be replaced in-kind.
- The Column bases are almost completely rotten and have been replaced previously. Proposed to be replaced with a composite material
- The ball finials on the main stair newel posts will be limestone, while the smaller finials on the intermediate posts will be a composite material.
- Proposes all balusters to be a composite polyurethane material.
- Commissioner Sullivan stated that the porch original drawings do not show a the covered portion extending as far south as it does now. Is that to remain?
 - Yes, it will remain and will be re-roofed with a cedar shingle.
- Commissioner Cohen stated that the project was well developed but the use of a composite for the balusters is questionable. They don't look or feel right. Best used in locations where they can't be touched. The question is of material, not design.
- Commissioner Bodan agreed. The design is beautiful, the balusters would ideally be wood. The difference will be noticeable.
- Property owner – wanted to do the project for a long time. Takes things seriously. How to do it in the best way, while maintaining historic value and practicality. The location of the balusters is susceptible to poor weather and they are worried wood would rot. They looked at other alternatives such as Africa Mahogany, which was used to other balusters elsewhere on the property, but it didn't make sense.
- Commissioner Cohen moved to approve the COA. Commissioner Dudnik seconded and was approved 7-0 on a roll-call vote.

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.

- Applicant provided a brief introduction on the proposed work for the north elevation, asking if the east elevation was going to be reviewed.
 - Chair Simon stated that the portion was visible from a public park
 - Mr. Sterling stated that the public park is not considered a public way, atleast as directed by the Law Department.
- Applicant stated they are proposing changes to allow for an interior remodel of the kitchen. Replacing some windows, reusing an existing door and window in a new location, and using wood for all materials. Windows will have true divided lites.
- Wood windows, true divided lights...
- Commissioner Dudnik stated the reuse of half the leaded window is not necessary.
- Commissioner Dudnik moved to issue a COA. Commissioner Cohen seconded and the motion was approved 7-0 by roll-call vote.

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].

Applicant provided a brief introduction of the project. They propose removal of a wood pergola at the back of the house and replacement with an open covered porch. Believe the addition is compatible with the existing prairie style. Will match existing materials.

- Commissioner Cohen asked about the railing system.
 - Wood railing (south elevation)
- Commissioner Cohen asked about the proposed materials
 - Piers will be stucco to match the existing home with a Boral trim painted the same color. This is a more durable material. Guard rail at south side of the porch will be wood. Underside of the soffit is bead board painted in the same color as the stucco.
- Applicant stated that the proposal is minimally visible from the alley. Cannot be seen from the street
- Commissioner Cohen stated the metal lattice on the plater box wall may be unnecessary and not required by code.
 - Applicant stated they would like to remove it and will look into it
- Commissioner Dudnik asked what the double line around the roof was in plan.
 - Applicant stated it is a box gutter for water run-off.

- Commissioner Bodan asked about the gutter system and if the size was appropriate as well as if spitters were considered instead of down spouts. More consistent with a prairie style.
 - Can't use them because of the walkway and other drainage challenges. Believes the size is adequate.
 - Commissioner Dudnik stated box gutters are prone to ice dams and would recommend removing them completely.
- Commissioner Cohen moved to approve the COA. Seconded by Commissioner Itle and approved 7-0 by roll-call vote.

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].

Mark Miller, architect, presented the application and provided a brief introduction.

- Proposes to open the enclosed front porch to more closely match the condition the the neighbors porch (double house). Also proposed an extension to the porch to the west with built-in seating and overhead pergola.
- Commissioner Cohen asked if the pergola was original?
 - No, but there is precedent for a similar style in the District. Applicant shared some photos.
- Commissioners discussed the location of the pergola and its transition into the existing trim. The detail was best illustrated in section.
- Commissioner Dudnik asked about the zoning variation and if the Commission needed to make a recommendation on it.
 - Mr. Sterling stated they did not need to make a recommendation since it was for minor zoning relief.
- Chair Simon acknowledged the request for zoning relief.
- Applicant stated any proposal would trigger a variation request due to the substandard lot and non-conforming setbacks.
- Commissioner Itle stated that overall the composition and return of symmetry to the structure is appreciated, but the introduction of the pergola unnecessarily complicates the composition.
- Commissioner Cohen agreed with Commissioner Itle.
- Commissioner Dudnik stated the location of the pergola does little to provide protection from the elements and is mostly a visual intervention with little functionality such as rain protection.
- Applicant stated a roofed portion would make sense to provide for rain cover.
- Applicant shared the letters of support from neighboring property owners.
- Chair Simon asked if Commissioners would approve the plan if the pergola were not considered
- Commissioner Bodan stated that Construction standard #6 is problematic. This is a Landmark and its symmetry is an important feature that is compromised with the pergola. All other aspects are appropriate.
- Commissioner Dudnik stated the pergola creates problems and the transition between it and the structure is not clear

- Commissioner Sullivan stated that the pergola is largely removable, it isn't the worst intervention and could be removed in the future, but it is a better proposal without it.
- Chair Simon asked if any Commissioners would support the proposal with the pergola. No response.
- Chair Simon asked if a Commissioner would make a motion to approve without the pergola.
- Commissioner Itle moved to approve the COA with a condition that the applicant eliminate the pergola from the drawings. Commissioner Dudnik seconded. The motion was approved 7-0 by roll-call vote.

At 10:33, Chair Simon stated that he would move the case for 2390 Orrington to the end of the agenda to allow the remaining applicants time to present. Chair Simon stated there was potential that 2390 Orrington would not be heard tonight due to the pace of the meeting so far and remaining cases.

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].

Mike Hauser, architect presented the application and provided a brief introduction.

- Siting of the building provides for driveway access to the north which is beneficial since the south property is closer to the lot line. The garage at the rear is placed to provide some privacy from the new YWCA structure to the east. The steepness of the garage roof also helps with privacy.
- The owners are NU faculty and want to use the home to entertain and host functions. There is a pedestrian scale front entry with useable front porch. The style blends well with surrounding homes.
- Side-entry is a nod to some historic homes in the area as well as a practical feature to allow for deliveries of goods.
- The home uses a brick water table, fiber cement lap siding, fiber-cement shingle siding, asphalt and standing seam metal roofing.
- Applicant reviewed surrounding homes showing context in materials, height, and form.
- Commissioner Bodan asked about the two variations in siding
 - One will be a lap siding and the other a shingle pattern. The home is rendered in gray tones since color hasn't been selected yet, so it's a little difficult to show the variation, but it would likely be a distinct color as well

Public Comment:

- The neighbors to the south found the proposal to be appropriate and welcomed the new addition to the neighborhood

Motion:

- Commissioner Bodan moved to approve a COA as proposed. Commissioner Dudnik seconded. The motion was approved 7-0 by roll-call vote.

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].

Kristen and Patrick Coleman, owners, presented the application and provided a brief introduction on the proposal.

- The lot was previously part of the home to the north but was subdivided recently.
- The only thing substantially different from earlier conceptual plans is a reoriented front entry which helps protect a large existing tree.
- The home shares a circular driveway with the home to the north at 1217 as agreed to during the subdivision. The front of the two properties will be landscaped to create cohesion.
- An existing coach house is at the back of the house which provides 2 parking spaces on an open pad to be converted from gravel to cobble stone.
- The only change to the coach house is removal of a non-original and dilapidated screen porch on the west elevation.
- Materials include painted brick, cedar lintels, metal standing seam copper roof, arched entry and masonry front entry.
- Commissioner Cohen asked about the primary material for the roof. Not all standing seam copper.
 - Correct. The majority is asphalt to match the home to the north.
- Commissioner Dudnik noted that the plans are very comprehensive. The owners could go in for permit tomorrow with approval.
 - Applicant stated they thought the detail was necessary.
- Commissioner Dudnik asked for clarification on whether something was previously approved by the Commission during the review of subdivision.
 - Chair Simon stated nothing was approved previously, just the subdivision.
- Applicant clarified aspects of the rear elevation including its use for a master suite, family room, walkout area, and basement. Breakfast room of the kitchen is canted over the basement walkout. Patio not part of the construction.
- Chair Simon asked about compatibility with the surrounding structure.
 - K. Coleman, height is consistent with the adjacent houses. Material is a combination such as brick, stucco, siding, two brick house next to the sided houses.
- Commissioner Sullivan asked about the siting of the home in relationship to others on the block
 - The home will sit on the lot in a similar way to other homes on the block. Similar setbacks.
- Commissioner Itle asked if the circular driveway was existing
 - Yes
- Commissioner Cohen stated that the context was nearly irrelevant since the block has an amalgam of styles, forms, sizes, colors, and materials.
- Commissioner Dudnik agreed. The block is eclectic.

Motion:

- Commissioner Sullivan moved to approve the COA as proposed. Second by Commissioner Dudnik. Motion approved 7-0 by roll-call vote.

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].

- Joe Balistreri, applicant, presented the application.
 - Provided information on the proposal related to the stand of oaks to the northeast including the plan to cut one Oak while leaving the stump and root system intact, and strengthening the root system of the tree just to the north of the one proposed to be cut. The other oaks on the site are proposed to remain.
 - The arborist for the project suggests this is the best course of action to potentially save one of the two large oaks near the middle of the property along the north lot line
 - The root system of the trees in question extend to, and now likely beyond, the original Kendall College administration building foundation.
 - The applicant presented an overview of the location of the former foundation, identifying that the buildable area of the lot that would not impact the trees root systems is very small, contending that any reasonable proposal for construction on this lot would impact those trees, whether a smaller house or not.
 - Chair Simon and Commissioner Cohen asked for clarification on the relevance of the former Kendall College foundation
 - Saving both the trees in the middle portion of the lot is not possible because the root system extends so far into the lot. To, and now beyond the location of the former foundation.
 - Commissioner Cohen asked how far south the root system extends on the proposed floor plan. To the proposed garage?
 - Further south, to the middle of the garage
 - Commissioner Cohen stated if this was true, than if you build this home, both trees will be impacted.
 - Applicant replied that this was not necessarily true if they leave the root system in place and strengthen the roots of the remaining tree with a chemical compound.
 - Commissioner Cohen stated that realistically, regardless of what is done, there is a significant chance that anything built on this lot will kill all the trees
 - Applicant provided additional information on how the root system can be strengthened
 - Commission Cohen asked how leaving the root system intact was possible since it would need to be cut back during excavation for the foundation wall. Unless you're hand excavating that portion and pruning the roots as they're discovered.
 - Applicant stated that they would be undertaking extensive root pruning to lessen the impact of the foundation wall
- Commissioner Sullivan inquired as to why when the Commission determined the previous plan was too close to the trees, you've come back with a plan where the foundation is even closer to the trees.
 - The change was made to address the problematic standards for review that were brought up previously, particularly the orientation of facades along the north lot line as well as the previous plans interruption of street facing rhythm

- Came back with a proposal exactly the same as some already approved by the Commission in order to meet those standards
- Chair Simon asked if the placement of the north wall was in the same place as the prior plan reviewed and denied by the Commission
 - Predominately, but the proposed plan removed the previous indent which provided more space around the trees. Overall width of the north façade is similar
- Commissioner Cohen stated that regardless of the foundation having an indent or not, there is likely no way not to kill the trees.
- Commissioner Cohen offered an example of a home he designed where they hand excavated an area around trees with no basement and foundation, but rather a crawl space supported by a grade beam with concrete piers. This limits the excavated area to the piers, and if you uncover substantial roots you can prune them or adjust the location of the piers a foot or two to accommodate the root system.
- Commissioner Cohen stated although this is possible, it likely won't happen for a builder house
 - Applicant stated that this was discussed during the last meeting and there just isn't a good solution. The trees were initially listed as "to remain" but this was changed to "if possible" by the mayor and council at the time because of the challenges of the lot and buildable area
- Commissioner Cohen asked Chair Simon to provide clarification. Is the Commission charged with overseeing structures or trees?
 - Chair Simon stated that at the previous meetings, the members of the public said something similar, that the root system extend far into the lot. There doesn't seem to be a dispute about that.
 - Chair Simon stated that the arborist letter in the packet states that if they follow the proposed plan and the arborist guidelines, they might be able to save the one tree to the north, but no one really knows
 - All the opposition by the public suggest that a smaller footprint for the home is appropriate to give the trees a better chance at survival. You're saying it can't be pulled back to the old foundation line, but have you assessed if you can build a home that is moved further away from the trees.
 - Applicant stated that this was not financially possible and that the reasons the proposal was turned down previously did not have to do with the trees, it was for standards related to spacing and rhythm of the facades which has been corrected.
 - Chair Simon asked what the square footage of the proposed home is
 - Roughly 4,000 square feet which is similar to the previous proposal.
 - Commissioner Cohen stated it was slightly larger than the previous proposal, but what they're discussing are insignificant changes that are meaningless for effectively protecting the trees
 - Chair Simon stated that the standards for construction, many which are being discussed, are unrelated to the trees. In terms of the trees, there are many different pieces which the individual commissioners need to make a decision on their application.
 - The subdivision itself was approved by City Council and indicates that the trees are to be preserved only if possible. The preservation commission also approved this subdivision.

- At the same time a tree preservation ordinance was passed but only applies to lots 2 acres or more, so that tree ordinance does not apply to this case
 - Standards for construction don't mention trees. They do mention landscape masses, and commissioners can make up their own mind if that standard applies to trees
 - The other possibility, is that the City Planner has listed in the applicable standards, standard for alteration 1 and 2 which was something not considered previously. Traditionally standards for alteration haven't been applied for new construction. However, if Commissioners do think these apply, they mention alteration to a site, property, and its environment.
 - There is an argument to be made to apply standards for alteration because this is an alteration of a site and its environment
 - After the last meeting, Alderman Fiske was going to propose more stringent requirements to the tree preservation ordinance so that situations like this would apply. This was not adopted.
 - There are examples in other communities where trees are landmarked and protected, but the City hasn't taken any such action here.
- Commissioner Cohen asked the applicant how old the trees are and what the effective life span is for that species
 - Age wasn't discussed. The health of the trees isn't great, developing some blight.
- Commissioner Cohen stated it was important to understand the life span of the house compared to the remaining life span of the trees. Builder homes that were constructed circa 1980s are now being torn down. Today, lengths of mortgages are often thought of as the effective life span of a home, so if the trees could remain for 50 years or more, I would vote for the trees and not the house.
- Chair Simon stated they are Oak trees, they're very old and they're very large.
- Commissioner Bodan stated they were between 30 and 50 inches in caliper and the residents say they're between 100 and 200 years old.
- Commissioner Cohen stated that oaks are particularly vulnerable to changes in their environment. Any house here will probably kill the trees even if they undertake measures to preserve them. What are we supposed to do in this situation?
- Applicant stated that there is a 50 inch caliper oak close to the foundation of the home to the west and it appears to be in good condition despite construction
- Applicant stated that they do their best to preserve trees, but when they bought this property they had an understanding that homes could be built as platted and not have a lot sit vacant for 12 years while incurring considerable cost in maintenance, property taxes, interest on the loan etc...
- Commissioner Cohen asked if the City would purchase the property
 - Applicant stated they were certainly not opposed to that and would consider an offer
- The lot itself is worth \$750,000. This is a big financial hardship.
 - Commissioner Dudnik stated that the value of the land is not accurate. Understand you can't just walk away from it, but its not worth \$750k without a home on it.
- Chair Simon asked the applicant to discuss the proposed home itself.

- Proposing to build a home of the same size and with same expression of facades as those already built and approved in this community
 - Proportion of openings was a concern previously, so we've shown the same dormers and window placement as the home on lot 12
 - Windows are Anderson 400 windows, cedar siding, brick chimney, very similar materials and construction to what is on lot 12
- Commissioner Cohen asked if the Commission had approved all the other homes in the subdivision, including the one he's referencing on lot 12
 - Applicant and Chair Simon stated that was correct.
 - Commissioner Dudnik stated they were approved one at a time
- Commissioner Cohen stated that there was no reason not to approve this house. Its no better or worse than those adjacent to it
- Chair Simon asked if the applicant could review the adjacent homes on the block
- Commissioner Bodan mentioned that Chair Simon had mentioned the two standards for review that could apply when new construction impacted a sites environment and stated that in addition to the two alteration standards, standard for Construction 14 could apply, talking about innovative or new design is ok as long as it doesn't impact the character of the property and environment. So environmental features are discussed in alteration and construction
 - Chair Simon stated he didn't think this applied and was intended for unique and innovative designs which didn't fit in with surroundings
 - Commissioner Bodan stated it applied for new construction.
 - Chair Simon clarified that it used to say contemporary design and it was changed to say innovative design to address this issue.
- Commissioner Cohen stated there needs to be a mechanism for landmarking and protecting significant landscape features or new standards which would clearly apply.
- Chair Simon stated that there are good examples of how other communities do this, but it doesn't seem the City Council is interested in this.

Public Comment:

- Alderman Fiske stated that the Council considered an ordinance for heritage trees and the support was there, but it was held up because it could not be enforced due to lack of dedicated staff. There is no lack of interest in protecting these trees or others like it. The other item to consider is efficiency homes, which is up for action on March 22. There are possibilities here for a smaller home which can still fetch a significant sale price. A well designed smaller home here would not negatively impact the developer.
- Alderman Fiske stated the trees were 200 to 300 years old, withstood demolition on the site, construction of Kendall College. They are doing fine and can live another 200 to 300 years. The character of the Historic District is in part dependent on trees like these and their contribution to the surrounding streetscape. An applicant earlier in the evening adjusted the front entrance of their home to accommodate a significant tree. Does not understand why the developer in this instance isn't willing to show some flexibility and it is an appalling situation.
- Chair Simon asked how trees would be designated under the proposed ordinance which was tabled

- Alderman Fiske stated it was based on caliper size
- Ada Young, 708 Lincoln Street, pointed out that the colonial aesthetic is similar to many surrounding homes. Also wanted to mention that the arborist stated that the trees were in good condition, very healthy, no observable structural flaws. Would like to see a smaller house on this lot. This has been told to the developer over and over and the commission should deny their application due to the size of the home not just for the trees, but that its too large for the lot.
- Michael Aslouski (sp) 2380 Orrington, stated the last time the developer was in front of this committee, they ignored the commissions advise, especially in regards to its size. The tree issue is very important as well, but the developer is going counter to any advise they've been given. The home is larger and now closer to the two trees. At this point you cannot trust the developer to do the right thing and the application should be denied.

Deliberation

- Chair Simon asked if the applicant had anything else to speak toward.
 - Applicant went through some of the proposed materials for the home
- Chair Simon stated that the primary concern for the commission is to what level they believe they can regulate the trees as part of this application and asked the applicant if he had any additional arguments to make to that point
 - Applicant stated that he thought this was addressed well at the last meeting. Landscape masses do not apply. This was brought up by the assistant City Attorney.
 - The applicant stated frustration with the agreement it made with the City when the subdivision was platted and the financial expectation that homes would be built on each lot. If the City had directed them that these trees were to be preserved, they would have gladly replatted the subdivision to preserve them, but the City did not do that.
- Commissioner Dudnik stated it would have been appropriate to show the trees drip lines on the proposed site plan to see how they would be impacted. The applicant makes a fair point in regards to the agreement it made with the City. It is easy to now see that this subdivision could have been re-platted to preserve these trees, but that wasn't done.
- Commissioner Dudnik questioned the developer following the tree preservation plan noting that of all the trees identified as remain if possible, on the lots west of 2390 Orrington, none exist today.
 - The applicant disagreed saying most were saved
- Commissioner Cohen stated that Commissioner Dudnik made an interesting point that the developer never had any intention to save those trees
 - The applicant disagreed saying that there was.
- Commissioners and the applicant reviewed the adopted tree preservation plan.
- Commissioner Cohen suggested the applicant donate the land as a tax deduction or let the City know what it would sell the land for. Perhaps there are enough people in the community who would pay to see the trees preserved.

- Commissioner Cohen stated there appears to not have been a huge effort made to plat this subdivision in a way that would have kept those trees if possible
- Commissioner Sullivan stated that there is a compromise between nothing being built and what's proposed being built. Why does the foundation have to go right up against the trees? It would be nice to see a good faith effort by the developer to decrease the square footage a little to give the trees a better chance. You could still get a good return on the property. Everyone would be compromising. You get to build a house, and the trees get a chance to be saved. It says, "if possible" meaning you need to try, and that isn't evident.
- Commissioner Sullivan stated that the trees are significant to the character and integrity of the site and neighborhood
- Commissioner Dudnik acknowledged that this lot should have been developed first and the likely scenario would have been re-platting the lots as everything shifted south
- Commissioner Cohen stated that there is an issue with regulating these trees, which the developer owns, on his own property.
 - Mr. Sterling responded that the commission regularly regulates the use of private property [in the interest of the public good]
- Commissioner Cohen stated that there is difficulty disapproving this house, when it is so similar to those already approved by the commission. There is no standard available to reject this application
 - Chair Simon stated that it would have to come from one of the standards [that staff identified] that deals with the trees
 - Commissioner Cohen asked Chair Simon for his legal opinion on the use of those standards in this instance
 - Chair Simon stated that it is a very close case. The standards for alteration 1 or 2 could apply since it is an alteration of the site and its environment. However, the City Council guided the Commission with intent to preserve the trees if possible and that is the question. Is it possible?
 - Chair Simon stated that the Commission does not have the right to deny the developer of their investment in this property. However, the question about has every reasonable effort been made is legitimate. This is the language in standards for alteration 1 and 2.
 - Commissioner Cohen stated that every reasonable effort has not been made to preserve these trees
 - Chair Simon stated that the Commission should not interpret the ordinance to allow them to force the developer to move the home so far back to the original foundation to ensure the trees would be preserved. That is not reasonable, but some additional effort should be made by the developer. Similar to what Commissioner Sullivan stated, there has to be a compromise to increase the chance of survival.
- Commissioner Dudnik stated that the tree to the south is likely unable to be saved but a reasonable effort should be made for the tree to the north. The developer has indicated that they're making an effort with injection of

- a chemical treatment etc... or if moving the house a foot or two south will make any difference
- Commissioner Cohen asked if there was a way to have a similar floor area with requested zoning relief. Could you vacate part of the alley or shift where the front-yard is? Build the garage on the property line?
 - The alley has already been vacated and you would have no backyard
 - Commissioner Cohen stated that you wouldn't have a backyard, you would have a front and side-yard with these fantastic trees
 - Commissioner Cohen stated the best solution is for the developer to come up with a number that they would walk away from this lot for and propose it to the City as a park
 - Chair Simon stated that this came up two years ago and the City has done nothing to make that happen
 - Commissioner Sullivan stated that the house could be a center colonial, simpler and smaller in design with less square footage, would give several feet for those trees. It might help and is a compromise. Each time the developer comes back, they never decrease the square footage or size of the house.
 - Chair Simon stated that the Commission should move forward with some kind of action on the proposal. The applicant could appeal if it is denied, or return with a modified plan
 - Chair Simon stated that even if variations were granted, it only gives a small amount of wiggle room with the current plan that's before the commission. It would have to be a smaller structure.
 - Chair Simon asked for someone to make a motion to approve and they would vote on that motion.
 - Commissioner Dudnik stated that they should see if the applicant would be willing to return in a month with a revised plan
 - Chair Simon stated it would need to be a substantially different house and they should make a decision on this proposal as presented. Chair Simon asked for input from staff on this approach
 - Mr. Ruiz stated that regardless of the Commissions decision, they need to address each of the standards that pertain during the vote. Mr. Ruiz stated that it was his opinion that the standards for alteration did not apply and have never been applied to cases of new construction previously. Mr. Ruiz stated he wanted the commission to be aware of this because using the standards for alteration in this instance would not be consistent with previous determinations by the Commission. Mr. Ruiz continued stating that it doesn't take away from the merit of the decision by Mr. Sterling to include these standards, just that Mr. Sterlings opinion was not consistent with the Commissions previous actions on new construction.
 - Chair Simon stated that this was a very good point. The Commission has not applied the standards for alteration in instances of new construction. Commissioners should take this into account.
 - Chair Simon stated that for purposes of the motion, they should include the staff [Mr. Sterlings] recommended appropriate standards. Chair Simon

- read the first standard for alteration and cited that the second standard was similar.
- Commissioner Cohen asked if those standards were for alteration or new construction
 - Chair Simon stated for alteration
 - Commissioner Cohen expressed confusion stating that Mr. Ruiz had just stated that the Commission cannot apply standards for alteration
 - Mr. Ruiz stated it would not be consistent with precedent. Not that they can't apply them, but it would not be consistent
 - Commissioner Sullivan asked about the application of standard for construction 9, walls of continuity.
 - The applicant interjected stating that this is the standard the City Attorney stated did not apply and that the Preservation Ordinance does not provide for preservation of trees or anything non man made
 - Mr. Sterling stated that the City Attorney in question no longer works for the City and that the current City Attorney agreed that standards for alteration 1 and 2 apply to this situation. Mr. Sterling stated that the use of these standards may not be consistent, but he was not aware of any application for new construction which proposed such a significant impact to a site and its environment by destroying trees of this significance.
 - Mr. Sterling stated that the point Mr. Ruiz made about precedent is misleading because there is no precedent.
 - Commissioner Sullivan stated that the comment the applicant made about the ordinance not referencing anything manmade is curious since in standard 9, it directly references landscape masses.
 - Mr. Ruiz stated that the City Attorney was referencing the definitions in the ordinance
 - Mr. Sterling stated that in his opinion Standard for construction 9 likely doesn't apply as it seems more intended for cohesive enclosures created through, for example, the use of hedge walls which extend from property to property
 - Commissioner Dudnik stated that the wall of continuity in question is at the front facing elevation along Orrington, not Lincoln where these trees are located.
 - Commissioner Sullivan stated that the corner lot has two primary frontages, so both apply.
 - Commissioner Sullivan stated that the grand trees are creating a "wall" of landscape mass along the Lincoln Street frontage.
 - Commissioner Dudnik stated that the wall has no continuity since all the trees to the west have been removed.
 - Commissioner Dudnik stated that even if the north façade of the home was set to align with the front facing facades of the homes to the west, the tree still wouldn't be saved.
 - Commissioner Sullivan stated that no-one knows that. You would give it more of a chance. Any amount the home is further set away from the trees gives them a higher chance of survival

- Commissioner Dudnik asked if they were talking about saving just the northern most tree or the southern most tree as well. If both, then only a very small home could be proposed
- Commissioner Cohen asked which of the two trees were the largest
 - Applicant stated the largest tree is at the end of the alley. The two in question are nearly the same size. 30+ inches.
- Chair Simon stated that the comments weren't adding to the discussion and the Commission should move forward with action.
- Commissioner Dudnik asked if the Commission was done reviewing the home on its architectural merits
 - Commissioner Cohen stated he was unclear if this was what they were supposed to be doing anyway [discussion largely surrounding the trees not the home]
 - Commissioner Dudnik stated they were supposed to
 - Commissioner Sullivan stated they needed to discuss and review both aspects
- Commissioner Dudnik stated this was important because as Mr. Ruiz stated, the Commission is going to vote and going to need to address each standard and if it met all the standards. Therefore it's important to review the proposal as it relates to each of the standards and it isn't clear that this was done other than for the tree.
- Chair Simon stated that no objections were raised on the merits of the home architecturally

Motion

- Commissioner Dudnik moved to issue a Certificate of Appropriateness for the proposal.
 - Commissioner Dudnik read the applicable standards and questioned why the standards for alteration applied.
 - Chair Simon encouraged Commissioner Dudnik to continue with his motion
- The motion was seconded by Commissioner Bodan

Vote

- Commissioner Cohen stated the proposal was amoral and the issue abhorrent. The house meets the standards.
 - Chair Simon asked if the vote was yes or no
 - Commissioner Cohen stated it was yes
 - Commissioner Dudnik stated that it needs to be clear that each standard was met as advised by Mr. Ruiz
 - Commissioner Cohen asked if the standards could be reviewed and brought up on the screen. Commissioner Cohen stated confusion if the standards for alteration were included and applied
 - Commissioner Dudnik stated that the motion included those applicable standards for reasons unknown to him
 - Commissioner Cohen stated that with the two standards for alteration included, he felt the proposal

met all standards for construction but not the two for alteration

- Chair Simon asked for clarification that it was a no on alteration and a yes on construction [no objection]
- Commissioner Itle voted yes and stated that the proposal is not the right answer to the problem but didn't see that the Commission had a standard available to force the applicant to preserve the trees. The error occurred when the subdivision was platted but its too late now.
- Commissioner Dudnik stated that standard 1 [and 2] for alteration was met because they had undertaken all reasonable effort to preserve the trees. Standards for construction were met and the vote is aye.
- Commissioner Morris voted yes, the proposal meets all the standards although it is difficult to support losing the trees
- Commissioner Sullivan voted no stating that every reasonable effort has not been made to preserve the trees. Alteration 1 and 2 are not met and Construction 9 is not met. Commissioner Sullivan reiterated the purpose of the Commission and the preservation ordinance, that new construction must respond to and compliment the integrity of the overall district in much the same manner that an addition should respond to a original building. It is the Commissions role to use and interpret the standards to preserve the integrity of key features in the districts and a compromise and every effort has not been made to do that for this proposal
- Commissioner Bodan voted no. Standards for alteration 1 has not been met
- Chair Simon stated that it was a difficult decision but the City had made an agreement with the developer and he was not sure that a modification of the home would save the tree but this is very unclear. Chair Simon voted aye.
- Chair Simon asked if staff had counted the vote
 - Mr. Sterling stated that he was unclear how Commissioner Dudnik voted
 - Commissioner Dudnik stated he voted aye
 - Mr. Sterling stated that the motion carried on a vote of 4-3
 - Commissioner Cohen asked for clarification on how his vote was counted
 - Mr. Sterling stated that Commissioner Cohens vote was counted as a no because he indicated that two of the standards were not met
 - Commissioner Cohen agreed to this
 - Commissioners expressed sentiments on the difficulty of the decision.
 - Commissioner Cohen stated it should be discussed how the standards could be modified so this couldn't happen again
 - Mr. Sterling stated that he would argue there doesn't need to be a modification to the standards [the appropriate standards exist but need to be interpreted appropriately and applied by Commissioners]

4. APPROVAL OF MEETING MINUTES of February 9, 2021

Commissioner Cohen moved to approve as presented. Second by Commissioner Bodan and unanimously approved by roll-call vote.

5. DISCUSSION

6. ADJOURNMENT

Adjourned 11:47pm