



# PRESERVATION COMMISSION

Tuesday May 11, 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. **SPECIAL ORDERS OF BUSINESS**
  - A. **2715 Hurd Avenue - Landmark Nomination - Public Hearing - 21PRES-0054**

Andrew Nebel, resident, submits for nomination of the property commonly known as 2715 Hurd Avenue, for designation by ordinance as a Landmark.

The applicant nominates the property under the following criterion: 2; 3; 4, and; 6.

*Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at [csterling@cityofevanston.org](mailto: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. 2119 Sherman Avenue - Northeast Historic District - 21PRES-0053**

Kirk Alexakos, architect, submits for a Certificate of Appropriateness for construction of a covered front porch, two-story rear addition, and alteration of the existing cladding from vinyl to wood on the primary elevation and fiber-cement on secondary elevations.

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

##### **B. 1005 Forest Avenue - Lakeshore Historic District - 21PRES-0057**

Sam Kang, architect, submits for a Certificate of Appropriateness to alter all elevations, replacing original wood true-divided lite double-hung windows with aluminum clad wood simulated divided lite windows of similar profile and lite configuration; replacement exterior doors; removal of two windows and one door, and; construction of a new portico and entry door at the front elevation.

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

##### **C. 1112 Asbury Avenue - Ridge Historic District - Landmark - 21PRES-0057**

Blake Galler and Daniel Nolan, owners of record, apply for a Certificate of Appropriateness to construct a detached two-car garage accessible from the alley.

Applicable standards: Construction [1-5, 7, 8, 10-13]

##### **D. 1206 Hinman Avenue – Lakeshore Historic District – 21PRES-0054**

Nathan Kipnis, architect, applies for a Certificate of Appropriateness for demolition of two detached alley-accessible garages and construction of a two-story detached Accessory Dwelling Unit with first floor alley-accessible parking and second-floor living space.

Applicable standards: Construction [1-5, 7, 8, 10, 11, 13, 14]; and, Demolition [1-5]

##### **E. 1027 Judson Avenue – Lakeshore Historic District – 21PRES-0055**

Kevin Panek, architect, applies for a Certificate of Appropriateness for demolition of a rear addition and rear wood deck and pergola, construction of a two-and-one-half story addition at the east, alley-facing elevation, and alteration of the front porch roofing from asphalt shingles to standing seam-metal, and alteration of the front porch columns.

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

#### **5. APPROVAL OF MEETING MINUTES of April 13, 2021**

#### **6. DISCUSSION**

Staff proposes to revise Commission Rules to implement a vote to conduct meeting business past 11:00 PM.

#### **7. ADJOURNMENT**

The next meeting of the Preservation Commission is scheduled for **June 8, 2021**.

*Agenda Items are subject to change. Direct questions to Cade W. Sterling, City Planner at [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org)*

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**2715 Hurd Avenue**  
**Landmark Nomination - Public Hearing - 21PRES-0058**

Andrew Nebel, resident, submits for nomination of the property commonly known as 2715 Hurd Avenue, for designation by ordinance as a Landmark.

**The applicant nominates the property under the following criterion: 2; 3; and 4**

*The applicant had formerly nominated under criterion 6 as well but has since revised the application.*



# MEMORANDUM

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 2715 Hurd Avenue – 21PRES-0058  
Date: May 3, 2021

## Public Notice

Andrew Nebel, resident, submits for nomination of the property commonly known as 2715 Hurd Avenue, for designation by ordinance as a Landmark.

**The applicant nominates the property under the following criterion: 2; 3; and 4**

*The applicant had formerly nominated under criterion 6 as well but has since revised the application.*

## Construction Date:

1946

## Style:

Spare/Modern Colonial Revival with minimalist temple front stripped of ornamentation with prominent masonry piers, pediment, and steeple.

## Condition:

Excellent

## Integrity:

Excellent

## Architect of Record:

Perkins, Wheeler, and Will – Newspaper clippings suggest Larry Perkins designed the structure himself.

## Status:

Threatened. Scheduled for demolition.

## Setting:

2715 Hurd Avenue is located in Northwest Evanston on the corner of Park Place and Hurd Avenue with primary elevation fronting Park Place and secondary elevation fronting Hurd Avenue. The building is substantial in size being sited on five individual parcels (have since been consolidated to two) and is surrounded predominately by low density, single-family residential uses to the north, east, and south, and Willard Elementary School to the west. The structure is two blocks North of the west Central Street merchant district. The

building was commissioned by the Second Church of Christ – Scientist, and has been owner occupied since.

This portion of the City was the westernmost terminus of the streetcar system, which turned back at Central Street and Lincolnwood Drive. The merchant district in this location is still largely intact with many well preserved traditional mixed-use structures, predominately between Lincolnwood Drive to the north and Bennett Avenue to the south. The neighborhood north of Central Street and west of Ewing Avenue was largely developed beginning in the 1930s, shortly before streetcar service was terminated in 1935. The built fabric is noticeably different than the neighborhoods east of Ewing and south of Central Street which were built out earlier under different land use controls. Although no historic district was ever formed, much of Northwest Evanston contains significant concentrations of individual Landmarks – a testament to its architectural heritage and significant built environment including a prominent street network and purposeful system of expansive parkways (Park Place to the north and Lincoln Street to the south) and public parks (Independence Park, Howell Park, Perkins Woods, Quinlan Park, Ellingwood Park, Ackerman Park), connecting various merchant districts and important institutional resources.

### Significance

2715 Hurd Avenue is a spare/modern version of the Colonial Revival style and has been largely stripped of ornamentation. The structure was designed and constructed in 1946 by the architecture firm Perkins, Wheeler, and Will the predecessor to today's Perkins & Will. Newspaper clippings from the time suggest that local resident and founding partner Larry Perkins designed the church himself and the spare/modern classicism it presents is typical of Perkins style at the time -- utilizing simplicity to great advantage. The structure is a rare example of ecclesiastic design by Perkins and is one of only a few structures in Evanston which the firm designed despite both Perkins and Will being Evanston residents.

Notable Landmark structures in Evanston designed by Perkins and Will include:

1. Evanston Township High School additions (1600 Dodge Avenue),
2. Noyes Street School addition (927 Noyes Street)
3. Phillip Wills home (2949 Harrison Street)
4. Larry Perkins home (2940 Harrison Street),
5. A significant three-car garage at 2319 Lincoln Street.
6. Portions of Foster School

Larry's father Dwight Perkins was also prolific in Evanston, designing the following Landmarks:

1. Evanston Township High School,
2. his own home (2319 Lincoln Street), with expansive gardens designed by Jens Jensen,
3. 2212 Lincoln Street,
4. 2405 Lincoln Street,
5. 2610 Lincoln Street,
6. 1133 Michigan (not a landmark but within the Lakeshore District)
7. 2005 Orrington (not a landmark but within Northeast District)
8. Oakton School (436 Ridge).
9. Likely others within the Ridge Historic District although not well documented.

Larry Perkins (1907-1997) was a significant local, regional, and national architect, native son of Evanston, and lifelong resident. Perkins was founding partner of the Chicago architectural firm Perkins and Will and the son of Dwight H. Perkins, a significant architect who helped pioneer the Prairie and Chicago Schools of architecture. Dwight Perkins Woods in North Evanston is named after Larry's father, and a testament to his efforts to establish the Forest Preserve District of Cook County, the first of its kind in the country. Larry Perkins is a significant and influential part of Chicago and Evanston's architectural heritage, not exclusively for his own architectural contributions, although they are significant and many, but also for his significant architectural and familial pedigree including not only his father Dwight, but his cousin Marion Mahony Griffin, and his son Bradford Perkins.

Perkins would graduate from Cornell University in 1930 where he met Philip Will. The two would form their own firm, Perkins and Will in 1935, and later be joined by E. Todd Wheeler in 1936, forming Perkins, Wheeler, and Will. Although never a partner, Architect Bill Brubaker was a significant force for the firm, joining in 1947. The firm primarily designed residences in Chicago's North Shore in the early years. Initially the firm had difficulty finding commissions especially during World War II. It wouldn't be until the post war years and following construction and baby boom that the firm would find significant success – transitioning from residential design to the design of schools and institutional buildings which were in short supply at the time. The firm's first major institutional and nationally significant success was the Crow Island School in Winnetka (1940 in collaboration with Eero Saarinen), recipient of the Twenty-Five Year Award by the American Institute of Architects in 1971 and dedicated a National Historic Landmark in 1990.

During the late 40s and 50s the firm would grow significantly and in 1951 it would open its first satellite office in New York State. By 1960 the firm would open its Washington D.C office and had designed nearly 400 school projects in twenty-four states and was nationally known as a leader in institutional design emphasizing a human-centered approach and a modern, simple design aesthetic. In 1971 the firm would establish office in Florida and New York City shortly before Larry Perkins and Todd Wheelers retirement in 1972. In 1975 Larry Perkins earned the Distinguished Service Award from the American Association of School Administrators, the first person outside of the education field to ever receive the award. He was the Chairman of the Evanston Plan Commission for many years, and was one of the City's most prominent residents until his death in 1997. Today Perkins & Will is an internationally prominent architecture firm with over 2,000 employees and significant commissions across the globe.

#### Owner Consent:

Owner consent is not required for nomination or designation as a Landmark by ordinance. The property owner has been notified by mail twice, as well as by email. The owners formal position on the nomination is unknown. Owner consent or concerns with the nomination outside of the designation criteria should not be considered by the Commission and although the property owner should be afforded adequate time to speak, their testimony should be limited to the designation criteria as specified in the ordinance.

#### Adaptive Use Potential:

Current adaptive use potential for the structure is significantly limited due to restrictive land-use controls in the R1 Single-Family Zoning District. If Landmarked, the structure

would be an excellent candidate for a “Unique Preservation Use”, which would significantly increase the potential for the property to be adapted as multi-family residential – likely increasing the properties marketability. This would require modification of the existing criteria but staff believes it is a feasible amendment.

Public Notice:

Property owners within 500’ of the subject property were notified by mail.

Public Comment:

Staff has not received any public comment. Due to significant contention surrounding the property and a concurrent application for a planned development under consideration by the Planning & Development Committee following a negative recommendation by the Plan Commission, staff recommends public comment be limited in duration and to criteria for designation as specified in the ordinance.

Criteria for designation

**The Commission shall limit their consideration to the following criteria in making a determination on a nomination for designation by ordinance as a landmark.**

1. Its location as a site of a significant historic or prehistoric event or activity which may or may not have taken place within or involved the use of any existing improvements on the property;
2. Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the City, State, Midwest region or the United States;
3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
4. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City, the State, the Midwest region or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;
6. Its association with important cultural or social aspects or events in the history of the City, the State, the Midwest region or the United States;
7. Its location as a site of an important archaeological resource;
8. Its representation of an historic, cultural, architectural, archaeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous;
9. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood,

community or the City;

10. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction.

Integrity of Landmarks and Districts:

Any area, property, structure, site or object that meets any one or more of the criteria above shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

**CITY OF EVANSTON PRESERVATION COMMISSION**  
 2100 Ridge Avenue, Evanston, IL 60201  
 (847) 448-8687

**APPLICATION FOR NOMINATION OF A PROPERTY, STRUCTURE, SITE OR OBJECT FOR DESIGNATION BY ORDINANCE AS A LANDMARK**

(Please Print or Type and check applicable boxes. Attach additional 8-1/2 x 11" sheets as necessary)

1. **Landmark Nomination** (for individual nomination of a property, structure, site or object submit the information below:

a) Address of property, structure, site or object being nominated:

Street #: 2715 Street Name: Hurd Avenue Zip: 60201

b) Real Estate Index Number: 05-33-413-060-0000 Zoning: R1

c) Original Architect/Contractor (if known): Perkins, Wheeler, and Will

d) Year Built (if known): 1946- Architectural Style: Refined Classical Revival

Primary Exterior Building Material(s): Brick, Glass, Cedar Plank

e) Significance:

Architectural       Historical       Archaeological       Cultural

f) Is property, structure, site or object within an existing historic district?     Yes       No

If yes:       Lakeshore       Ridge       Northeast Evanston

**NOTE:** If the nomination is for a property, structure, site or object with no official street address, please indicate its location on the attached city map.

2. **Provide legal description of property, structure, site or object being nominated:**

PARCEL 1  
 ALL OF LOTS 27 AND 28 IN MITCHELL & FOSTER'S RESUBDIVISION OF LOTS 6 TO 24, INCLUSIVE, IN BLOCK 6, ALL OF BLOCK 7 AND VACATED PUBLIC STREETS IN BAUER'S ADDITION TO WILMETTE, A SUBDIVISION OF LOT 1 (EXCEPT THE WEST 2 CHAINS, 55-1/2 LINKS) OF THE NORTH 161 FEET SOUTH OF PUBLIC HIGHWAY IN THE NORTHEAST FRACTIONAL QUARTER SOUTH OF THE HIGHWAY OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST, ALSO LOT 2 (EXCEPT THE WEST 6-1/2 ACRES BEING THE WEST 2 555 CHAINS) IN THE EAST FRACTIONAL HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2  
 ALL OF LOTS 46, 47 AND 48 IN WESTERLAWN, A SUBDIVISION OF LOTS 9 THROUGH 12 IN COUNTY CLERK'S DIVISION OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

3. **Owner of record shall be established by reference to the most current property tax assessment rolls as maintained by the Assessor of Cook County.**

a) Name of owner(s) of record of area, property, structure, site or object being nominated:

Second Church of Christ, Scientist.

b) Phone #: 847-864-6477 E-mail: \_\_\_\_\_

c) (Mailing Address) Street #: 2715 Street Name: Hurd

City: Evanston State: IL Zip: 60201

**Please submit complete information** as required in the Evanston Historic Preservation Ordinance, Section 2-8-4: Criteria for Designation. Provide relevant information (when applicable) for **each single item** listed in Section 2-8-4. You may include documents and photographs to emphasize the significance of the nominated area, property, structure, site or object for designation by ordinance as a landmark or historic district. Use 8-1/2" x 11" attachment sheets.

2-8-4. - CRITERIA FOR DESIGNATION.

Every nominated landmark or district must meet one or more of the following specified criteria for designation.

(A) The Commission shall limit their consideration to the following criteria in making a determination on a nomination of an area, property, structure, site or object for designation by ordinance as a landmark or historic district:

1. Its location as a site of a significant historic or prehistoric event or activity which may or may not have taken place within or involved the use of any existing improvements on the property;
- ( 2. Its identification with a person or persons who significantly contributed to the historic, cultural, architectural, archaeological or related aspect of the development of the City, State, Midwest region or the United States;
- ( 3. Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
- ( 4. Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the City, the State, the Midwest region or the United States;
5. Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;
6. Its association with important cultural or social aspects or events in the history of the City, the State, the Midwest region or the United States;
7. Its location as a site of an important archaeological resource;
8. Its representation of an historic, cultural, architectural, archaeological or related theme expressed through distinctive areas, properties, structures, sites or objects that may or may not be contiguous;
9. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the City;
10. Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction.

(B) Integrity of Landmarks and Districts. Any area, property, structure, site or object that meets any one or more of the criteria in Subsection 2-8-4(A) shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

5. a) Name of Applicant(s); person(s) who submit(s) this nomination for Landmark designation:  
ANDREW NEREL

b) Phone: 312-802-6829 E-mail: andy@theandynobelcompany.com

c) (Mailing Address) Street #: 2659 Street Name: Hurd Ave  
 City: Evanston State: IL Zip: 60201

d) Applicant(s)' Signature: Andrew Nerel Date: 4/13/21

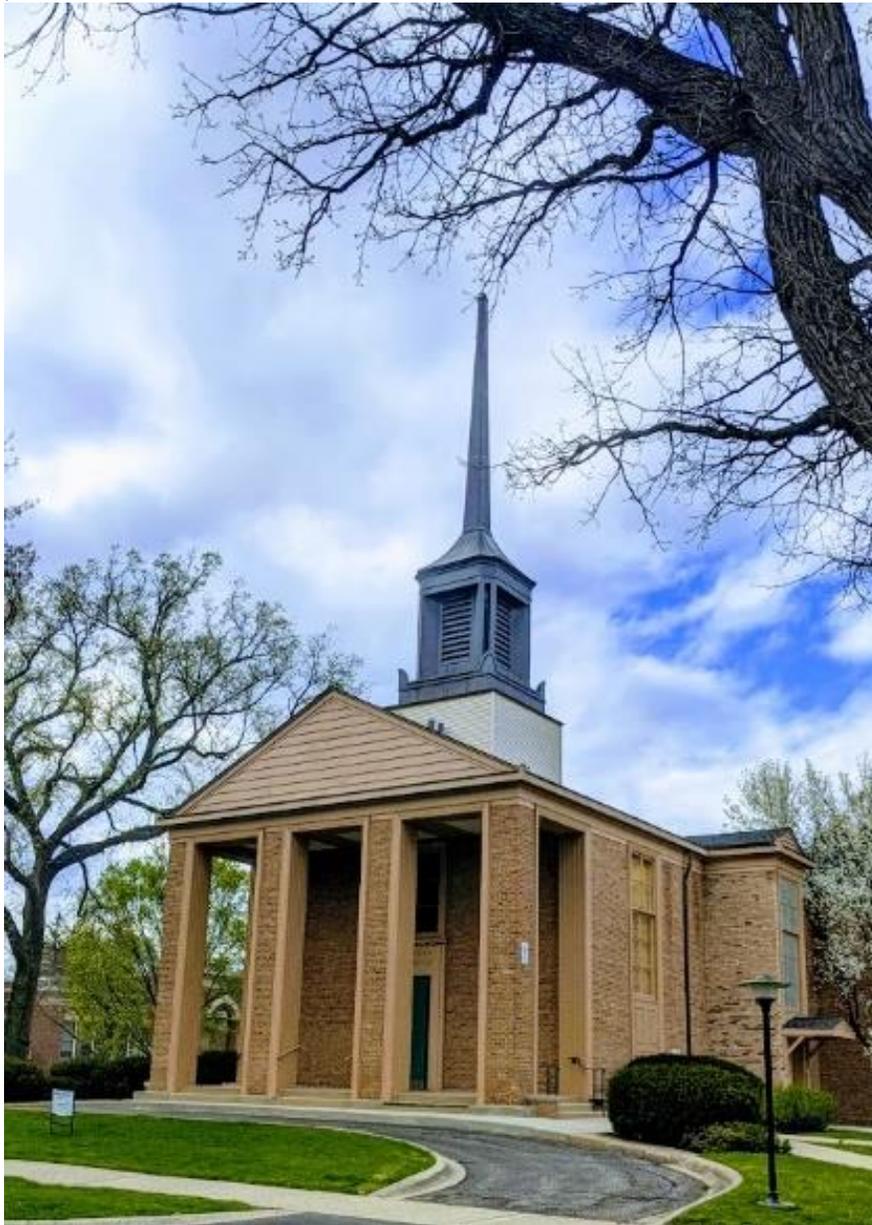
Submit the nomination form to: Evanston Preservation Commission, 2100 Ridge Avenue, Evanston, IL 60201  
 For additional information contact: Cade W. Sterling at [csterling@cityofevanston.org](mailto:csterling@cityofevanston.org)  
 The \$100.00 nomination fee is payable to the 'City of Evanston.'

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# Landmark Nomination - 2715 Hurd

Prepared for: Evanston Preservation Commission  
Prepared by: Andrew Nebel, 2659 Hurd Avenue  
Nomination Editors: Susan Benjamin  
April 15, 2021

**LANDMARK NOMINATION – 2715 Hurd**  
**CRITERIA #2, #3, #4**



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- Description and case for criteria #2 #4
- Description and case for criteria #3
- Final Thoughts
- Relevant print materials and photography

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## **Topline**

2715 Hurd Avenue also known as the Second Church of Christ, Scientist was designed by influential architect and Evanston resident Lawrence (Larry) Perkins. Additional landscape architecture was created by renowned landscape architect Franz Lipp and his firm, Franz Lipp and Associates. Construction was completed by Ragnar Benson, now, one of the largest construction firms in the world. A \$6,000.00 dollar check from Mary Baker Eddy's estate allowed the church to pay off all remaining debt so that it could be officially dedicated. The church stands on an important spot in Evanston's race-relations history.

The church structure is 74 years old and is a neo-Greek\* church and is a fine example of mid-century architecture retaining many original prominent features in good integrity.

\*Some describe the church is revival colonial

## **Background**

In 1929 The United Church of Christ, Scientist had already established a large following in Evanston. The church building at Chicago Avenue and Lake Street was at capacity. Church leaders knew they needed a second church to handle the rapidly growing congregation. A building fund was created. But it was more than a decade later before the project would have enough capitol for church leaders to give the go-ahead for site location, design, and construction. When the time had come, the leaders looked to the northwest corner of Evanston as the future home to the second Christian Science church in our community. This area of Evanston was growing with single family homes. In addition, at the time, Central Street was the main thoroughfare for auto access to and from downtown Evanston. Finally, the Willard Elementary School, would serve as a bucolic backdrop for a new church. In 1946 church leaders were able to gather the money needed to build the new house of worship. In that year, the permit was approved. The design was completed, and construction began at the corners of Park Place and Hurd Avenue on July 5<sup>th</sup>. (see article below in afterword)

## **The Cases for Landmark Status**

### **CRITERIA FOR DESIGNATION**

**#2. Its identification with a person or persons who significantly contributed to the historic cultural, architectural, archaeological, or related aspect of the development of the City, State, Midwest region, or the United States.**

**#4 Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the city, the state, the Midwest region, or the United States**

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### **A Renowned Architect and Designer – An Evanstonian**

Historically, the Christian Science mother church had a strong commitment to creating places of prayer and meeting with classically dramatic flair. Evidence of this can be seen in the impressive construction on Wacker Drive in Chicago to the wonderfully strong First Church of Christ Scientist in Evanston. For the new building at Park and Hurd, the leaders needed an architect that would not only create a spacious hall, but also continue the tradition of great architecture for which the church was known. While the classical revival style of the Christian Science Church reflected its architecture for decades and was promulgated by famed Chicago architect Solon Beman, the leadership looked to an architect who understood Evanston and its people. They looked to someone with a growing reputation who showed his ability to embrace classic ideas and transform them into something new. They turned to someone who was able to take the concepts of classic revivalism and transform them with a modern vision. They looked for an architect who was known to thoughtfully address issues of size and context. They turned to Evanston's own, Lawrence "Larry" Perkins.

**“The award goes to an individual and an institution, Larry Perkins.”**

**Joan Barr, Evanston Mayor 1987**

On the presentation to Lawrence Perkins as recipient of the Mayor's Award for the Arts

### **What Put Perkins on the Map**

Lawrence Perkins and fellow Evanstonian Phillip Will started their firm in 1935. In 1936 they added E. Todd Wheeler to the sign on the door. In 1940 just a year before the United States entered World War II the Perkins, Wheeler, and Will team, led by Perkins, unveiled a new approach to school architecture that would shake the very foundation of what an educational institution could be. Perkins led the effort along with architects Eliel and Eero Saarinen (now famed for Michigan's Cranbrook School) to create Winnetka's, Crow Island School. In her Ph.D. dissertation entitled, *School Architecture in the Progressive Era: The Career of Dwight H. Perkins*, Donna R. Nelson, Ph. D. writes of Lawrence Perkins and the award to build the Crow Island School,

“Perkins, Wheeler and Will were at the time of the Crow Island project an inexperienced firm, but they applied to the Winnetka school board anyway, and secured a place on the project by agreeing to work with an established firm. It was Lawrence Perkins himself who approached the Saarinens, based on a long family friendship.”

She adds,

“The architects' close attention to the needs of the children resulted in many large and small details being scaled specifically for them. Door handles, light switches, drinking

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fountains, toilets and blackboards were at child, not adult, height; auditorium seats were molded to child's shape and graduated in size; rest areas were provided throughout. Minute attention to detail and to economy resulted in many unusual details. For example, a design in raised brick on the outside wall of the gymnasium that looked like decoration was, actually, a floor plan of the school, and the long narrow hallway into the nurse's office was the exact length required for standard eye tests.”

That collaboration proved a mighty success. As school principal Julie Phieffer says, “whenever the history of school architecture is discussed, Crow Island School is mentioned.”

Indeed, it was the Crow Island project that helped Lawrence Perkins find that first architectural love of his, which was school architecture. That landmark design for the Crow Island School became a standard by which other schools would be judged. The school opened in 1940 and was immediately hailed as a great achievement. Perkins, Wheeler, and Will was just “barely five years old” when Crow Island was designed, writes Reed Kroloff. In the firm’s 75<sup>th</sup> anniversary volume Kroloff, the Dean of the Illinois Institute of Technology says, “The school was an immediate sensation in education and architectural circles, establishing a model for primary education in the United States that would endure for decades.”



In designing the school, Perkins said,

“We went around to other schools to observe teachers and pupils in classrooms. We wanted to get kids away from the box-like, regimented classroom situation.”

Perkins is seen here at the Rugen School of Glenview. (Adult male 3<sup>rd</sup> from left)

Crow Island School principal Julie Pfeffer describes the experience this way on Crow Island’s website. <https://www.winnetka36.org/domain/35>

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“Like all good buildings, it (the Crow Island School) grew from the inside out. The needs of the children determined the individual classroom shape and this, in turn, determined the basic design of the building. No better self-contained classrooms are to be found. Each classroom area has extensive natural light from the large low windows, numerous storage areas and display cases, its own private exit to an outdoor courtyard which the class may plant and maintain, acoustically treated ceilings and blackboards and other fixtures placed at the proper height for the children for whom the room was intended. In addition to the main classroom, each room contains a workroom plus a private lavatory. The well-designed classrooms were grouped in three separate wings according to age level (a fourth wing was added in 1954) and connected by a core of rooms for common use: the auditorium, library, gym, activities room, administration, and so forth. The grounds and play area extending from the classroom wings were also zoned according to age groups which allows for increased freedom and greater safety in play activities. Incidentally, the "jungle gym" was developed in Winnetka's schools at this time, and **the "world's first jungle gym"** may be seen on the Crow Island School playground.”

[https://ecommons.luc.edu/cgi/viewcontent.cgi?article=3561&context=luc\\_diss](https://ecommons.luc.edu/cgi/viewcontent.cgi?article=3561&context=luc_diss)

In application sheet to be nominate the building to be on the National Register of Historic Places, Janice Tubergen of the Crow Island 50<sup>th</sup> anniversary committee writes: “The school has four wings emerging from a central building with common rooms. This design allows each classroom to have its own outdoor courtyard. Each wing also has its own playground, two of which feature experimental examples of a jungle gym...The main entrance is under a chimney overhang on the west, with an additional entrance for the kindergarten on the east. The one-story building is flat with-the-exception of a 50-foot (15 m) chimney emerging from the north face, providing a "fifth wing" stretching vertically.” <https://catalog.archives.gov/id/28891540>

An article published on Bloomberg CityLab from 2015 entitled, Why Don't All Schools Look Like This, shows that even after 75 years, Larry Perkins design was still the mark needed to be met for great school architecture. In the piece the author describes the school as “one of the first to be designed in the international style of architecture in North America. Its aesthetics and form, although not its planning or educational model, soon became a template for mid-century and factory model schools.” <https://www.bloomberg.com/news/articles/2015-10-09/crow-island-school-why-don-t-all-schools-look-like-this>

Crow Island changed everything within popular thought about what a school should look like. In the same Bloomberg article, Education Architect, Steven Turckes of Perkins & Will says, **“Crow Island turned all that upside down.”**

When the American Institute of Architects bestowed its prestigious 25 Year Award to the Crow Island School and Larry Perkins it said the building was “a landmark in design for education which demonstrates that an inspired educational philosophy can be translated into an architecture of continuing function and beauty.” In 1971, when the award was presented, it

was only the second time the organization had given out the honor. The first time was two years earlier to Rockefeller Center in New York City. (See article in afterword)

### The War Years

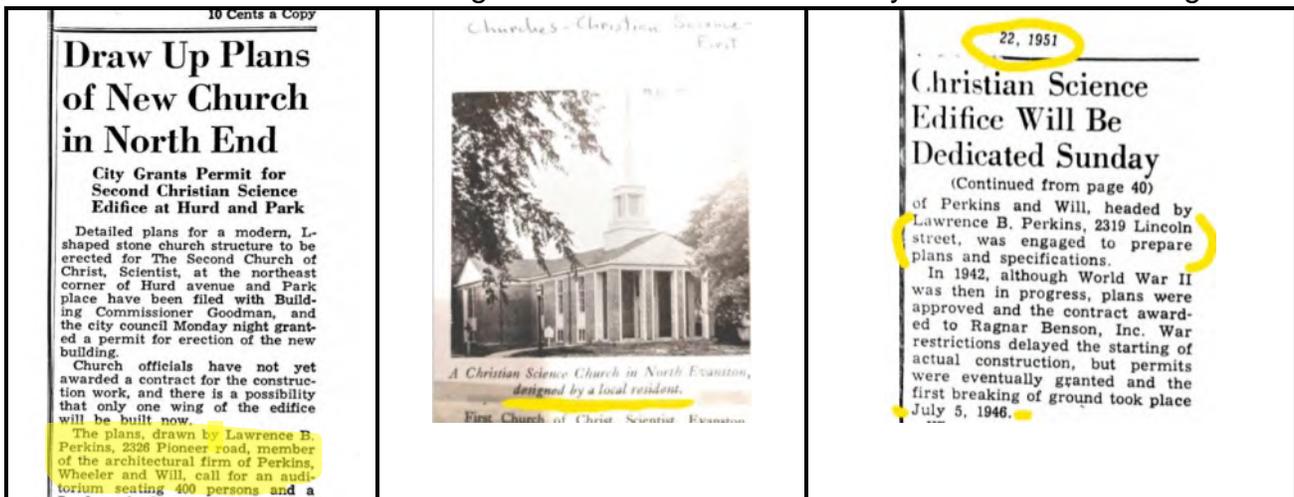
Even though Crow Island was a breakout success for Larry Perkins the war years were lean and demanding for the team. In 1942, the firm closed its doors for six weeks. Perkins, Will, along with noted architects Charles Eames and Eero Saarinen headed to Michigan to help with the war effort. The book, Perkins and Will, shares that the three took to Michigan “to volunteer to help design housing for a WWII bomber plant.”

By 1946, however, World War II was over. Perkins and his firm had survived. According to Perkins and Will, School projects continued to be a growing market including, Glenview’s Rugen School built between 1941-1944.

### The Church Assignment

The assignment from the Christian Scientists to design a new church in northwest Evanston emerged in 1946. Perkins, Wheeler, and Will got the project. Lawrence Perkins as a local architect, with now an international reputation, was the choice to design it. It turned out this new church was just blocks from his childhood home.

The Crow Island School had put Perkins and his firm on the map, but it also identified Perkins as a forward-thinking modern architect with a vision and thoughtfulness that could bring a new vision to this new church. He accepted the assignment and put pen to paper to draw up plans. Several editorial sources including the Evanston Review identify Perkins as the designer.



What came from Perkins was a church that exuded a mid-century modern approach to the classic revivalism that was synonymous with the Christian Scientist Church’s legacy designs.



2715 Hurd showing new vision for Greek columns.



Merchant's Taylor Building, Solon Beman  
1893 World's Fair.

### **Larry Perkins, Our Neighbor**

Lawrence Perkins, known locally as, Larry, was one of us. He was born in Evanston on February 12, 1907. He was the son of noted Architect Dwight Perkins and children's illustrator Lucy Fitch Perkins.

Larry grew up on Lincoln Street. He lived in several homes over the years in the neighborhood but his childhood home at, **2319 Lincoln is an Evanston Landmark** and, like the Crow Island School, is on the **National Register of Historic Places** (NRHP #85001908) because of the importance of the Perkins family to our community.



In fact, a simple article search on Lawrence Perkins reveals a sort of love affair with Larry, for everything he was at the time, and everything he has left us with, as part of his legacy.

Larry Perkins was a powerhouse and was one of the most influential Evanston residents of all time. While architecture catapulted Perkins to fame nationally, his local architectural achievements, civic work, international sailing trips, and high society happenings made him the most significant individual when it came to the historic nature and development of Evanston in the mid 20<sup>th</sup> century.

His name is associated with many structures in the city including various homes, office buildings, churches, and, of course, schools. Numerous sources cite these achievements

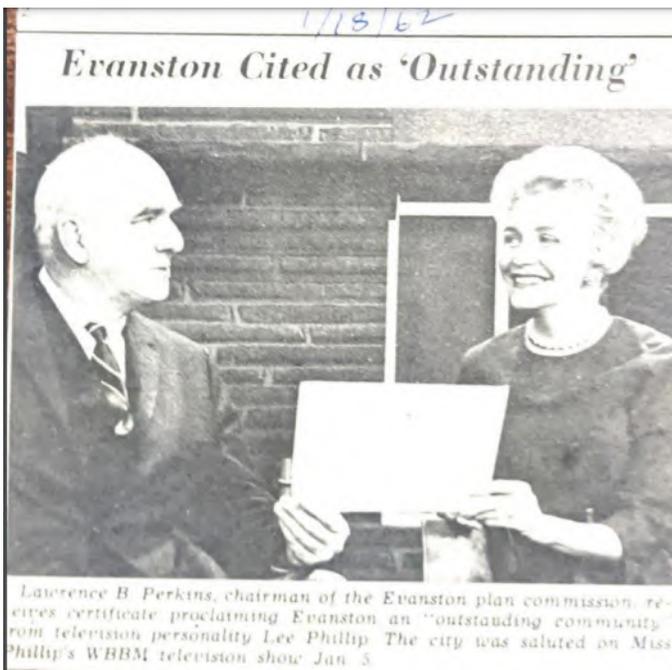
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including his obituary in the Pioneer Press. In addition to the Second Church of Christ Scientist, local buildings to his credit include but are not limited to:

- **The Dawes School**
- **Washington School**
- **Chute Middle School**
- **Noyes School- Addition which turned into the Noyes Cultural Center**
- **First Congregational Church – Remodel**
- **Methodist Building - Ridge and Davis**
- **Foster Field House**
- **Phillip Will, Jr. House- Harrison Street**
- **The Leonard Wall House – (1932 First house designed by Lawrence Perkins)**
- **Skiles School Additions (now the MLK Jr. Magnet School)**
- **ETHS\* –Music Rooms, Auditorium, swimming pools**
  - **\*Dwight Perkins constructed the main building.**

Larry was always felt a strong duty to civic involvement. He served as a **member and chairman of Evanston’s planning commission** as well as a **member of the Cook County Building Codes Commission 1963-1966**

He was the best ambassador for which a city could ask.



In 1962, for instance, Larry appeared on WBBM TV to accept an award on the city’s behalf.

As chairman of the Plan Commission, Perkins accepted the award for “Outstanding Community” by show host Lee Phillip.

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That Lawrence Perkins was a monumental figure who left an indelible mark on Evanston is unquestionable. His gifts to our community in both architectural achievements, cultural thought, and leadership remain part of who we are. When his name is mentioned, historians like those at the Evanston History Center literally take a deep breath and say, “**OH, Larry Perkins.**” It is said with awe, love, and respect. He was, as the late **Mayor Joan Barr called him, “an individual and an institution in our city”** when giving him the Mayor’s art award in 1987.

### **A Broader Plat of Survey**

On a wider scale it is easy to see Lawrence Perkins valuable gifts to development of the Midwest and the United States. Let’s just look at some of his accomplishments:

- **Founder of Perkins and Will – Internationally known architectural firm.**
- **Designer of more than 500 buildings.**
  - **Putting aside the forementioned:**
    - **The First National Bank Building in Chicago 1964**
    - **The US Gypsum Building in Chicago 1963**
    - **Rockford Memorial Hospital 1960**

The greater civic and architectural community recognized his significance with Awards and Honors that included:

- **Chicagoan of the Year award 1963**
- **American Association of School Administrators Distinguished Service Award 1975.**
  - The first person, at the time, outside of education to receive this honor.
- **25 Year Award by the American Institute of Architects\* 1971**
  - Only the second time they had given this award at the time.

Larry Perkins was also an author of **two books, Schools in 1949 and Workplace for Learning 1957.**

While not measured in square footage, one of the biggest gifts Larry Perkins gave to us was his deep knowledge and desire to teach future architects the trade. Just as he was an inquisitive and investigative learner on his various projects, he regularly shared this joy of learning as an educator. In his obituary, in the Pioneer Press, it reports that:

“Mr. Perkins served as **adjunct professor of architectural design** at the **University of Illinois** at Chicago beginning in the 1970’s and as a visiting professor at the **University of Illinois, Urbana-Champaign** in the mid-1980s.”

The article continued that:

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“He (Perkins) taught sketching at the **University of Illinois’ architecture studio in Versailles, France**, as well as the **University of Arizona in Tucson**. He continued as a part time instructor for both schools until 1995.”

From early on, it was clear that Larry had a world view for his firm. That can be seen in the exponential growth of Perkins & Will over the years. It is now ranked second largest architectural companies globally according to a 2019 survey in Building+Design+Construction. However, the respect people held for Larry went beyond architecture. Another good example of this was his involvement in the **Adlai Stevenson Institute of International Affairs. It was here that he served as director from 1965 thru 1975.**



Adlai Stevenson home, Mattawa, Illinois

In the firm’s infancy, **in 1938**, Perkins, Wheeler and Will designed Adlai Stevenson’s home **in Mattawa, Illinois.**

The former Governor and Presidential Candidate lived in the home until his death in 1965.

### **Final Thoughts on Larry’s Significance**

Larry Perkins was the son of Dwight Perkins, who along with Frank Lloyd Wright pioneered the Prairie School and ultimately what would become known as the Chicago School of Architecture. It is clear, however, that Larry did not live long in his father’s shadow. He quickly rose to national significance. **Cade Sterling**, Evanston City Planner says, **“His notable accomplishments locally and regionally made him one of the most influential architects to call Evanston home.”**

**At the time of his death Evanston’s city council honored Larry Perkins** with resolution 97-R-97. The council that night was debating the selection of a developer for a new project. Alderman Moran opposed the idea and was incensed that, at on the same night of choosing what he felt was an inappropriate developer the council also honored Larry Perkins.

**“Evanston has reached the place it has because it has people who have dreams and have worked hard to pursue their dreams. It is ironic tonight that they have a resolution honoring Lawrence Perkins, who started Perkins & Will, one of the pre-eminent firms in Chicago and the world.”**

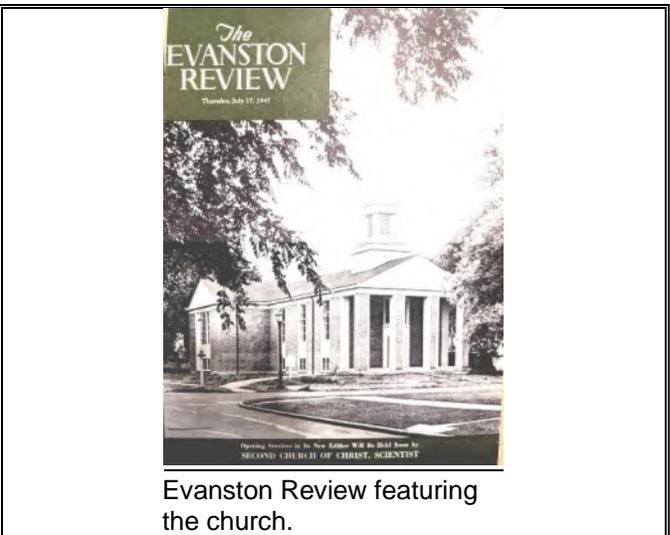
The Councilman went on to oppose the measure before the council that night. Moran asked that money be put aside for a bench to be erected inscribed with Perkin's name in the park across from the family home on Lincoln Street. There is no bench in the park. The previous bench had a no guns sign on it.



And so, despite Larry's, and his family's, significance, **“there really is very little of the Perkins' work protected in Evanston,”** continues Cade Sterling. It is true that Larry's family home at 2319 Lincoln is a landmark. His personal home at 2940 Harrison Street is a landmark along with 2949 Harrison Street which he helped design for Phillip Will his longtime friend and partner. But the Second Church of Christ, Scientist, at 2715 Hurd is unprotected thus far. And yet, as Sterling adds, **the building is “characteristic of the mid-century modern architectural era and exploits simplicity to great advantage, creating a refined classicism stripped of ornamentation that many architects were exploring in the 30's and 40's.”**



Evanston Review covers Larry's vacation.



Evanston Review featuring the church.

**The Church Building Structure**  
**CRITERIA FOR DESIGNATION**

**#3 Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.**

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### **The Building Design and Integrity**

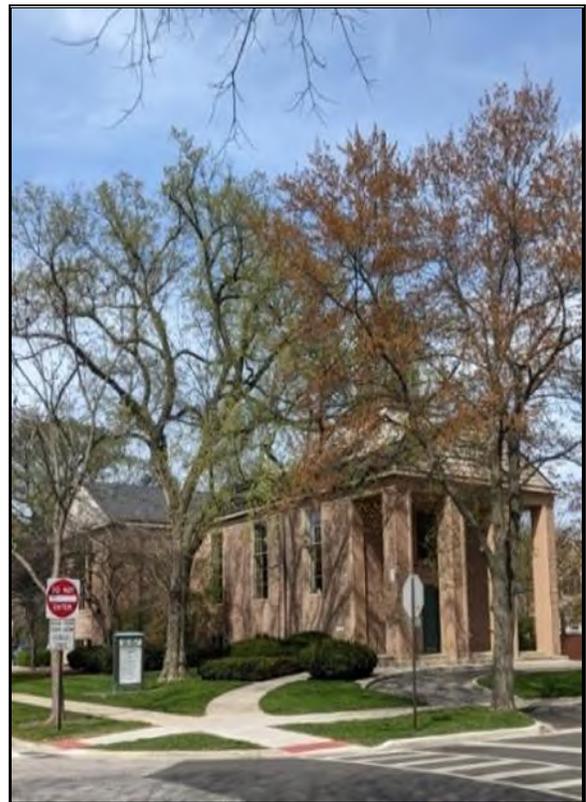
By the time dedication services arrived for the Second Church of Christ, Scientist the building had been in use for almost five years. Church leaders in Boston would not allow the building to be dedicated until it was officially debt free. In the winter of 1951 local church leaders received **\$6,000.00 from Mary Baker Eddy's will. The Christian Scientist Church Founder had left money for the sole purpose of local leaders nationwide to use for dedication services.** The money, donated by the mother church, was used to pay off all remaining debt.<sup>8</sup> This, in turn, allowed for the dedication services to be held on February 22, of that year.

Since that time, the church has stood as a wonderful example of mid-century modern architecture. Whether you call it Colonial Revival or another style, some 76 years since ground was broken, many of **the church's original features remain intact.**

It retains its original cruciform shape, typical of western church, and cathedral design. It is brick and glass with what appears to be original long cedar board siding on the gables and over its doorways.



Circa 1947 from  
Perkins & Will archives



Today with mature landscaping

The structure appears to retain excellent integrity.

- **Greek key reliefs on panels**
- **Original windows intact**
- **Recessed bay windows**
- **84-foot steeple in excellent condition.**
- **Acroterion on all corners mirrored in the steeple's design**
- **Prominent columns and front entry unchanged**
- **Original Inscriptions and lighting fixture**



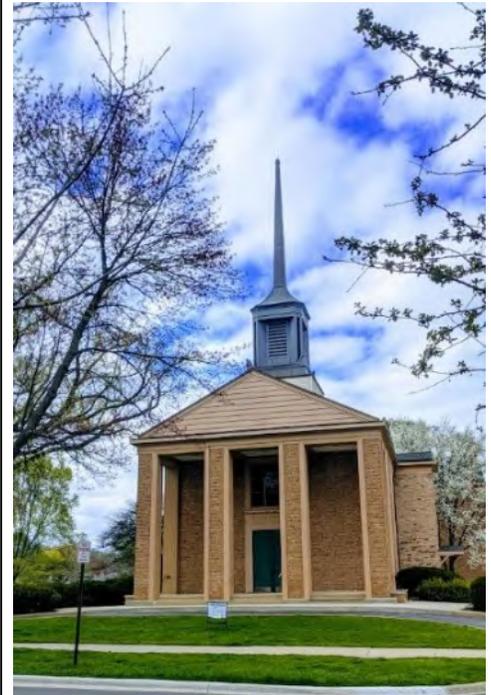
Greek key reliefs panels in good condition around the building



Original Windows appear throughout with recessed bays.



Original Inscription



Front view with original columns, semicircle drive, and portico intact



Acroterion on corners and matching design on steeple which retains wonderful integrity



Rear doorway from Hurd with lantern and windows

### **Brickwork**

The brickwork is “**Chicago commons**” says Susan Benjamin, of Benjamin Historic Certifications. The clay from these bricks came from the Chicago River and looks almost new to a passerby on the street.

The design called for a multi-colored appearance to the exterior. And so the craftsmen worked to make that happen.



Exterior brickwork detail from front entry

The bricks were,

**“specially treated with soda ash to give it a pinkish lavender tinge,”**

said, **J. Frank Grimes**, Chairman of the Building Committee for the 2<sup>nd</sup> Church of Christ, Scientist as quoted in 1946. (See article in afterword)

**Grimes**, at the time, also commented that the church would “**vary from the conventional church in some respects and will pioneer some ideas that may be the forerunner of a style.**” He described the church’s features, including:

- “Visibility from all parts of the church through new-type windows.”
- A “three-story administration section located at the rear of the auditorium.”

- 
- Allows for admin activities to take place in the building “without disrupting the symmetry of its lines.
  - A “portico and driveway (that permits) members to step out of their cars into the church without getting wet on rainy days,”
  - “The auditorium and Sunday school room each have a capacity of 400 persons.”

### **Building Construction and Landscaping**

**Building construction was done by the Ragnar Benson company.** Benson was a Swedish immigrant who arrived in Chicago at the age of 11 in. He became a stonemason and bricklayer. At the time of the 2715 Hurd project, his company was 14 years old.

**In 1969 Benson received the Horatio Alger Award.** The organization’s website describes the honor as one which goes to individuals who represent the best among us as role models, and are dedicated to living a life of integrity, hard work, perseverance, and compassion to others. Benson’s legacy lives on in this church and other buildings built by what has become **one of the largest construction firms in the world** with many known buildings to its name including: **the towers at Three Mile Island, Chicago’s CNA Building, and Harbor Point Towers.** (<https://www.chicagotribune.com/news/ct-xpm-1999-10-27-9910270252-story.html>)  
[https://en.wikipedia.org/wiki/Ragnar\\_Benson\\_\(contractor\)](https://en.wikipedia.org/wiki/Ragnar_Benson_(contractor))



Ragnar Benson, Construction



Franz Lipp, Landscaping

### **Landscape Architecture**

It is unclear from this research who completed initial landscape design and architecture. But the Evanston History Center archives show that extensive landscape and driveway design was completed in both 1968 and 1972. The architect employed was one of the country’s foremost landscape architects along with his firm, **Franz Lipp and Associates.** Lipp became known for landscape projects around the country on small and large projects alike. He completed the landscape design for **Brooks McCormick’s** home, and others. His designs were used on churches, hospitals, memorial gardens like that at the **Kohler Memorial**, in Kohler, Wisconsin. **The Art Institute of Chicago has 57 Franz Lipp landscape drawings in its collection** and call all be viewed at [www.artic.edu/artists/44285/franz-lipp](http://www.artic.edu/artists/44285/franz-lipp).

According to the Chicago Tribune, Lipp’s photos of Yellowstone Park have also been featured on display at the Art Institute.

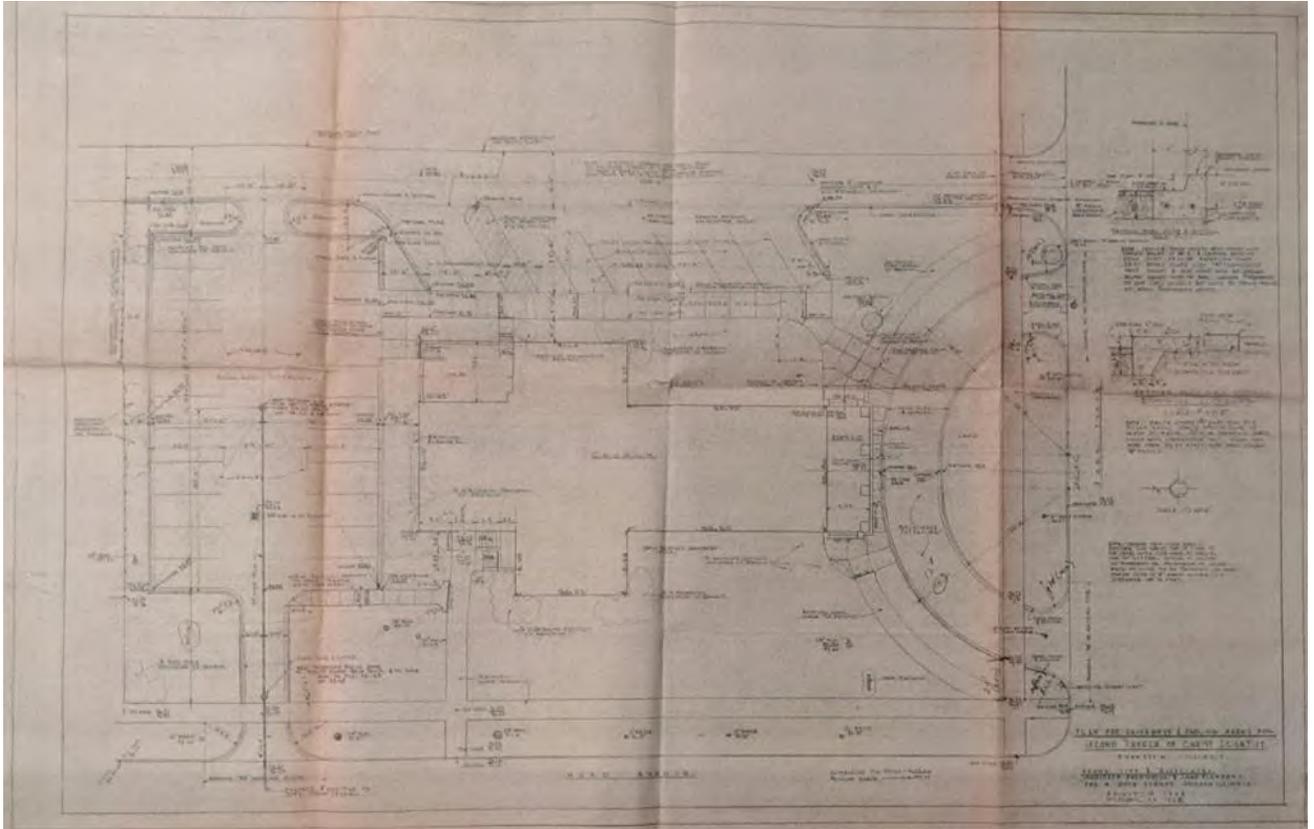
[https://www.artic.edu/collection?artist\\_ids=Franz%20Lipp&page=1](https://www.artic.edu/collection?artist_ids=Franz%20Lipp&page=1)

<https://www.chicagotribune.com/news/ct-xpm-1996-08-13-9608130003-story.html>  
<https://frameref.com/consignment/franz-lipp-photographs/>

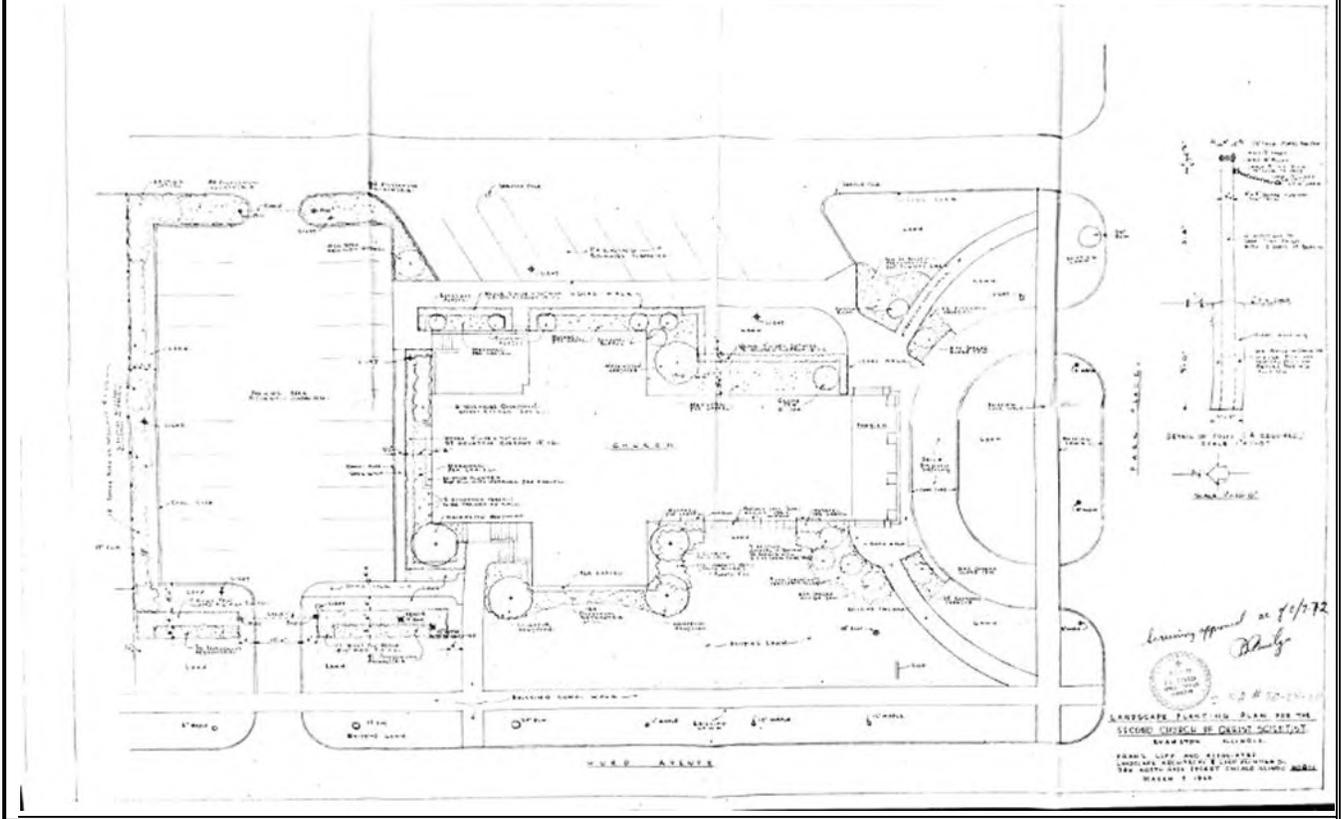


Exterior landscaping with legacy trees on site

1968



1969



Architectural drawings courtesy of the Evanston History Center

### **Additions and Improvements**

There have been at least two discoverable additions and updates to the building in the 76 years. These include the elevator shaft on the building's east for handicapped access to the second floor and the main sanctuary of the church.

There is also what appears to be a newer brick staircase that leads to a second-floor exit. The brick, though nicely matched, is not original construction.

These changes do not appear to interfere with the integrity of the main structure.



Side Elevator

Rear staircase

#1,375

**CITY OF EVANSTON  
BUILDING PERMIT APPLICATION**  
2100 Ridge Ave. Evanston, IL Phone: 708-326-2932 Fax: 708-326-8020  
Please type or print in ink. ALL APPLICABLE LINES **MUST BE COMPLETED.**  
**YOU WILL NEED ARCHITECTURAL DRAWINGS IF CONSTRUCTION COST EXCEEDS \$10,000**

Address of Property: 2715 HURON AVE (include floor/unit #'s where applicable to be done)

Use of Bldg:  
 Single Family  
 Multi-Family (apart # of units)  
 Existing Condominium  
 Condo Conversion / New Condo: # of Units  
 Restaurant  
 Office  
 Garage: Serving one/few family residences only  
 Retail  
 Health Care  
 Educational  
 Other: CHURCH

Application # OS MSLS -00000-00007 "Office Use Only"  
 Landmark / Historic District:  
 Yes Applicant **MUST** complete back of application & Pres. worksheet  
 No

Scope of Work (to be as detailed as possible): CONSTRUCTION OF A HORIZONTAL WHEELCHAIR LIFT  
#1,562.00 WORK VALUATION (required for permit issuance) \$ 91,562.

Applicant/Contact Name: THOMAS CHRISTIAN SERVICES INC. 24 HOUR EMERGENCY CONTACT DURING CONSTRUCTION:  
 Business Name: THOMAS CHRISTIAN SERVICES INC. Name: CHRIS KURTZ  
 Phone Number(s): 847-931-1529 Phone Number: 847-931-4524  
 E-mail Address: \_\_\_\_\_  
 Owner of Property / Tenant: SECOND CHURCH OF CHRIST, SCIENTIST

Permit for wheelchair elevator

It is possible the original design called for a slate roof. This report was unable to confirm that given available public records at the time of this filing. If the church did have a slate roof, at one point, it is gone now, and was replaced by what are, GAF Timberline shingles in 2004.

CITY OF Evanston  
2100 Ridge Avenue  
Evanston, Illinois 60201-2708  
(847) 896-2932

Price Date: 3/5/04  
Type: Roof/Building  
Sub-Type: Exterior Remodel Only  
Category: Institutional - Religious  
Official Code: EVANSTON  
Fee Period: Final  
RECEIPT NUMBER: 29112

OWNER: SECOND CHURCH-CHRIST  
 CONTRACTOR: STAR ROOFING  
 PROPERTY ADDRESS: 2715 HURON

PERMIT NUMBER: 0487-00000-00114  
 PARCEL NUMBER: 00-10-113-000-0000

WORK VALUATION: \$24,830  
 SCOPE OF WORK: TEAR OFF AND REPLACE ROOF

FEES DESCRIPTION	ACCOUNT ACTIVITY	UNITS	UNIT DESCRIPTION	FEEL AMOUNT
Construction Cost over 20,000	2715 52000	3	02 1300	417.00
			Amount Due	\$417.00
Check			Amount Paid	\$417.00
Current:			Change Due	\$0.00

Roofing Permit receipt

The newer roof has some impact on the original integrity of the structure but really only in a minimal way as the shingles blend extremely nicely into the look from all sides and compliment the feel of the residential neighborhood.

### Race Relations and Evanston

In recent days it has become known that the parking lot to the rear of the church holds important historical value adding to the need to preserve this landmark. In a WGN News report, reporter Gaynor Hall tells us that around 1927 a black resident who had built his home on the spot was told that he needed to move the home to black area of our city. According to reporter Gaynor Hall, the man, who was the son of a slave, moved the home to Foster street where it stands today. We learn in the report that, what was called the land clearance program, aimed to move black families into red lined districts in Evanston.

With Evanston's recent passage of the reparations act for black families in our city, the news that this property once was the sight of injustice to a fellow neighbor should provide even more urgency to protect the future uses of this building and the land it sits on.



Church Parking lot which was home to African American resident forced to move his house to a red lined area.

### **Cranbrook School and 2715 Hurd**

It is known that Larry Perkins had a close personal friendship and working relationship with Eliel Saarinen. In fact, it was Eliel Saarinen and his brother Eero's reputation that helped Perkins get the Crow Island assignment in 1940. It is therefore interesting to look at Eliel Saarinen's later work and see how one architect may have influenced another. When looking at Saarinen's arguably most famous work, the Cranbrook School complex we see, perhaps, some borrowed style choices from Larry's work at 2715 Hurd.

Putting two photos together side by side we see how Saarinen used the updated classical Greek style columns in his design for the Cranbrook Academy of Art, 1952. In addition, the brickwork has multicolored hues reminiscent of the Second Church of Christ, Scientist in Evanston.



Cranbrook Academy of Art



2715 Hurd Avenue from Park Place, Evanston

### **Adaptive Reuses**

In recent years, the owners of, The Second Church of Christ, Scientist have been seeking a buyer for the property. In one case, thus far, the applicant has asked to tear down the church and replacing it with, a large child-care center. Large opposition to the plan quickly galvanized the community into action.

But this story for the church, and our neighbors, did not appear out of a vacuum. For, according to architectural firm the Aplos Group, [www.aplogroup.com/adaptive-reuse](http://www.aplogroup.com/adaptive-reuse)

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some 6-10,000 churches close each year in the United States. Therefore, it is critical to find new uses for these important historical landmarks to assist sellers, communities, and even preservationists come to a satisfying compromise.

If the building at 2715 Hurd is declared a landmark, there is precedent and good examples nationwide of adaptive reuses for old churches. While the easiest reuse of the structure would be for a new church to come in and purchase the building, that may not be possible. And so, to preserve its beauty and significance, here are some adaptive reuses that would preserve this building if it were landmarked.

- A private home
- A private condominium community
- Purchased by the city and opened as a race relations museum
- A community center for those in the surrounding neighborhoods to gather.
- A music and art center (This was successfully done at the First Church of Christ Scientist, Evanston.)
- A museum of mid-century modern architecture.
- A smaller child-care center that fits within the building

### **Final Thoughts**

Take a walk around this lovely northwest Evanston neighborhood. At the corners of Hurd Avenue and Park place stands the Second Church of Christ Scientist. The well-maintained mid-century church appears almost new in its appearance. Despite its age, the 76-year old's multicolored brick and large pane windows sparkle with youth and energy. Reaching high above the building is a spire that can be seen for blocks. For many in the neighborhood seeing that spire, returning from work or errands, is an indication that they have arrived home. The church is as much a part of this neighborhood as the school or even Hartigan's Ice Cream.

Stand in front of the church and close your eyes. It is easy to imagine Larry Perkins walking over from Lincoln Street, in 1946, to see how construction was coming. He chats with the workman and sends his regards to Franz and Ragnar. He waves to neighbors and know him well from his celebrity. Larry is satisfied with how things are progressing. But he also has big plans for our city. As he walks home, he feels good that he has added another wonderful and lasting piece of architecture to Evanston, the place he calls home.

**Additional select scans, photos, and sources follow on the next page.**

**Additional Photos and Print Materials**

Original Building Application and Permits

Application No. 25130 Building Permit No. 24770

## APPLICATION FOR BUILDING PERMIT

Evanston, Ill. 3/13/46 1946

To the Commissioner of Buildings:  
The undersigned herewith applies for a permit to build a Brick Church

and hereby agrees upon issuance of said permit to conform to and comply with the conditions of the same and the ordinances of the City of Evanston, so far as they may apply to any work set forth in this application.

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

### DESCRIPTION

Lot	Block			
<u>2931-39 Park Pl.</u>				
On	Street between	Street and	Street	
	Avenue	Avenue	Avenue	

Dimensions	Materials and Cost	Furnishings	No.	Service
Width of Front	No. Cu. yds. Stone	Water Closets		Treated by
Length of Depth	No. Thousands of Brick	Sinks		Lighted by
Elevation or Height	No. Cu. yds. Concrete	Bath Tubs		Ventilated
Rooms	No. Sq. yds. Plastering	Laundry Tubs		
Total Cost of Building	Fire Escapes	Urinals		

Second Church of Christ Scientist Not let Mason Not let Sewer Builder

Plumber Not let Carpenter Electrician

Heating and Ventilation

Signed by Arthur G. Wilson Second Church of Christ Scientist Owner  
 Architect Address          Builder

Application No. 25130 Building Permit No. 24770

ORIGINAL COPY

### BUILDING PERMIT

DEPARTMENT OF BUILDINGS  
Evanston, Illinois

PERMISSION IS HEREBY GRANTED TO  
Second Church of Christ Scientist  
No. 2931-39 Park Pl.

Lot          Block           
to erect, add, alter, or improve Brick story  
to prepare building Church for         

Estimated Cost \$ 100-125 A ?

Permit Fee	<u>no fees Free Permit</u>
Fees for use of <u>        </u> permit is issued and compliance by owner and <u>        </u>	
10 cents per 100 sq. ft. with all <u>        </u>	<u>43.70</u>
regulations pertaining to <u>        </u>	
10 cents per 100 sq. ft. <u>        </u>	
5 cents per 100 sq. ft. <u>        </u>	
10 cents per 100 sq. ft. <u>        </u>	
25 cents per 100 sq. ft. <u>        </u>	
50 cents per 100 sq. ft. <u>        </u>	
1.00 per 100 sq. ft. <u>        </u>	
Total	<u>43.70</u>

This permit is issued subject to all provisions of the Building Ordinances of the City of Evanston.

Signed EM Goodman Building Commissioner

This permit expires          1946

CITY OF EVANSTON  
DEPARTMENT OF BUILDINGS

No. 4666

### CERTIFICATE OF OCCUPANCY AND COMPLIANCE

Evanston, Ill., 3/13/46 1946

In accordance with the requirements of the Zoning Ordinance of the City of Evanston, Illinois, permission is hereby granted to Second Church of Christ Scientist Owner or Lessee

to construct and use the          story proposed building to be located at No. 2931-39 Park Pl.

Use district          Height district          Area district         

as Brick Church

EM Goodman  
Building Commissioner

Article explaining construction history process and funding

*Evanston*

## Debt-Free Second Church of Christ, Scientist, Will Be Dedicated at Two Services Sunday

History of North End Edifice Will Be Read; Final Payment Is Made

The edifice of the Second Church of Christ, Scientist, at Park place and Hurd avenue, will be officially dedicated at two services Sunday, one at 11 a.m., the other at 4 p.m. The dedication signifies that the property is now entirely free of debt.

At both services a brief history of the church will be read, dating from 1929 and following the successive steps to the completion of the church edifice at a cost of \$212,000. The structure has a combined seating capacity of more than 800 in the auditorium and the Sunday school.

Fifty years after the founding of the first Christian Science church in Boston, the members of Evanston's First Church of Christ, Scientist, decided in 1929 that the time had come to establish another branch of Christ Scientist, in Evanston, since their church edifice was no longer large enough to serve adequately its rapidly growing membership and congregation.

**Building Fund Started**

Accordingly Evanston's Second Church of Christ, Scientist, was formed Jan. 16, 1930. The members of the First church presented to the Second church a substantial gift as the nucleus of the building fund.

Church services and Sunday school sessions of the Second church were started in Haven school auditorium Jan. 20, 1930. The church reading room was opened at 1703 Central street, its present location, in March, 1930.

The following month, Apr. 27, the Second church received recognition from the Mother church, the First Church of Christ, Scientist, in Boston, as a branch church.

May 7 of the same year a charter was granted by the state of Illinois, and the church became a legal entity.

**Services at Haven 17 Years**

Services were held for seventeen years in the Haven school auditorium, and the members at this dedication time are expressing their gratitude to the board of education of the old district 75 for its friendliness and cooperation in providing adequate and comfortable quarters.

Meanwhile, through the seventeen years, the building fund steadily increased, and in 1929 the property at the northeast corner of Park place and Hurd avenue was purchased. Later the architect firm

(Continued on page 43)



*Kaufmann Fabry Photos*

The Neo-Grec brick edifice of the Second Church of Christ, Scientist, at Park place and Hurd avenue, will be officially dedicated at morning and afternoon services Sunday. The church's slender spire and its pillared entrance have become North Evanston landmarks. The church was completed in 1947 but dedication awaited the payment of all debts. The beautiful auditorium of the church (lower picture) has a seating capacity of 400, as has the Sunday school room.



Article with J. Frank Grimes Quote

## Christian Science Church Breaks Ground for Edifice

Ground was broken Friday at 5 p.m. for Second Church of Christ, Scientist's, new structure at the northeast corner of Park place and Hurd avenue. Permission, awaited for several years, was granted June 20 by the Civilian Production administration to start construction.

The church will be of semi-colonial type in the form of a cross, J. Frank Grimes, chairman of the building committee, said. It will vary from the conventional church in some respects and will pioneer some ideas that may be the forerunner of a style.

Among these will be the location of a three-story administration section located at the rear of the auditorium. This will house the various church activities. The design of the building makes it possible to have this section without disrupting the symmetry of its lines, he added.

**Other Features of Building**

Another feature of the interior design will be visibility from all parts of the church through new type windows. The brick used in construction will be specially treated with soda ash to give it a pinkish lavender tinge. A portico and driveway will permit members to step out of their cars into the church without getting wet on rainy days. The auditorium and Sunday school room will each have a capacity of 400 persons.

Mr. Grimes said construction should proceed rapidly, as the church had been assured of ample labor and expects no great difficulty in obtaining such materials as are not already on hand.



*Underwood and Underwood*  
J. Frank Grimes

22, 1951

## Christian Science Edifice Will Be Dedicated Sunday

(Continued from page 40)

of Perkins and Will, headed by Lawrence B. Perkins, 2319 Lincoln street, was engaged to prepare plans and specifications.

In 1942, although World War II was then in progress, plans were approved and the contract awarded to Ragnar Benson, Inc. War restrictions delayed the starting of actual construction, but permits were eventually granted and the first breaking of ground took place July 5, 1946.

When construction started, contributions began to flow in, and when the church building was completed and furnished, it was found that sufficient funds had been received to pay all bills and there remained only a loan granted by the First National Bank and Trust Company of Evanston.

The first church service and Sunday school in the new building were held Aug. 17, 1947.

Early this month a grant of \$6,000 was received by the trustees under the will of Mary Baker Eddy which was established for the purpose of assisting branch churches to be dedicated.

This was sufficient to make the last payment to the bank, thus freeing the church of all debt and clearing the way for dedication, for no Christian Science church, it is pointed out, can be officially dedicated until it is entirely free of

Evanston Arts Award, Barr quote

## Evanston Arts Council honors Perkins, Pivens

The Evanston Arts Council presented its annual Arts and Youth Award to Lawrence Perkins, noted Evanston architect, received the 1967 Mayor's Award for the Arts at the same ceremony.

The award, designed by Evanston sculptor Zeldu Werner, is presented each year to an individual or an institution for outstanding and continuous work in and contributions to the arts in Evanston.

**PERKINS IS AN** internationally known architect whose design for schools, one of his most famous designs is the Crow Island School in Winnetka, in the 1950s and 1960s set standards that are still in use.

Now 80 years old, Perkins teaches architecture in Paris each year and works with a variety of agencies including the Evanston Plan Commission.

"This year," said Barr, "the award goes to both an individual and an institution, Larry Perkins."

The Awards Ceremony was sponsored by the Evanston Arts Council, a city agency, and the Evanston Chamber of Commerce as part of Evanston Arts Week.

JOYCE AND BYRNE Piven have a combined theater experience of more than 40 years including work on stage and film, and in acting, directing, producing and teaching. They founded the Piven Theatre Workshop 14 years ago.

Now located at the Noyes Cultural Arts Center, 827 Noyes, the workshop is one of the nation's foremost teaching institutions for story theater techniques.

## City Council quote by Alderman Moran of Perkins

Engelman Alderman Drummer  
 Alderman Rainey Alderman Wynne  
 Alderman Feldman Alderman Bernicini  
 Alderman Newman Alderman Kent  
 Alderman Moran

A quorum being present.

ABSENT: None  
 PRESIDING: Mayor Lorraine H. Morton

The OFFICIAL REGULAR MEETING of the City Council was called to order on Monday, December 15, 1997, at 9:47 p.m. in the City Council Chamber by Mayor Morton.

## Callout of text section....

\$50 million. Alderman Moran said Evanston needs a vision which is a work in progress. They have heard creative, imaginative thoughts. He still believes dreams can come true. Evanston has reached the place it has because it has people who have dreams, and have worked hard to pursue their dreams. It is ironic tonight that they have a Resolution honoring Lawrence Perkins, who started Perkins & Will, one of the pre-eminent firms in Chicago and the world. There have been references to Daniel Burnham who said, "make no small plans, dream no small dreams." He doesn't think the City has a vision they can pursue. He urged Council not to select a developer that evening and said that nothing has been wasted nor should they forestall the return to those developers or others in the future when they have

## National Register Application for Crow Island School

1730

United States Department of the Interior  
 National Park Service  
**National Register of Historic Places**  
 Registration Form

SEP 10 1999

NATIONAL HISTORIC LANDMARK NOMINATION

1. Name of Property  
 Crow Island School  
 2. Location  
 3. Classification  
 4. State/Federal Agency Certification

## National Register showing 2319 on List of NRHP

### Search Properties Listed in the National Register of Historic Places

This is a table of properties listed in the National Register of Historic Places. It includes the reference number, property name, reference number, if it is restricted, state, county city, address, date listed, NHL designation date, architects, federal agency, other name, NPS Park Name, significance person(s), level of significance, and if the file has been scanned there is a link to the file. You can also download this as an excel spreadsheet or click the "download dataset" below to get the file as a .csv file.

Show 100 entries Search: 2319 NRHP

Ref#	Property Name	State	County	City	Street & Number	Restricted Address	Listed Date	NHL Designated Date	Area of Interest
85001908	Perkins, Dwight House	ILLINOIS	Cook	Evanston	2319 Lincoln St.	Site	8/29/1985		LITERA ARCHT

## AIA Award, Quotes from AIA and Perkins

# School's Architect Honored

After 32 years Winnetka's Crow Island School is still as modern as the day it was built, or so believes the American Institute of Architects, which recently presented its 25-year Award to the Chicago architect who designed the building.

Lawrence Perkins, now senior vice president in Perkins and Will Corp., 309 W. Jackson Blvd., got the award for "a landmark in design for education which demonstrates that an inspired educational philosophy can be translated into an architecture of continuing function and beauty."

Separate Areas  
 To Perkins the school is "just a nice place to be when you're a kid." The institute has presented the award only once before and that went to the designers of New York's Rockefeller Center. The new school was unique for its time and includes separate class building areas for each age group. "I can sure remember this particular project," Perkins said. "We let the contracts the week Hitler went into Poland."

Perkins, who in 1939 was just beginning his career as an architect, worked on the project with Carleton Washburn, then Winnetka school superintendent, who developed the so-called Winnetka plan, an idea that education of children should be tailored to the child's best rate of learning.

Away from Regimentation  
 "We went around to other schools to observe teachers and pupils in classrooms," Perkins said. "We wanted to get kids away from the box-like, regimented classroom situation." School furniture was designed for the school and built by the Illinois Craft Project of the Works Progress Administration. The school also includes an igloo and pioneer room where pupils learn American heritage.

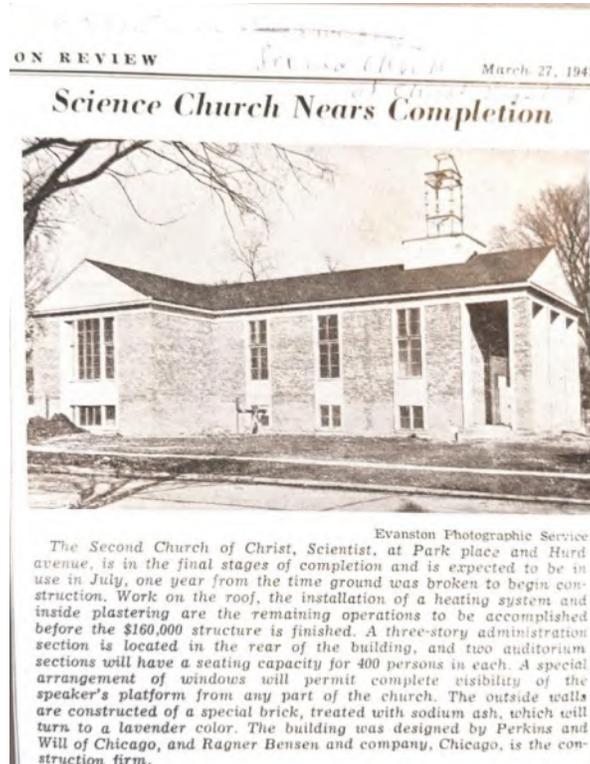


Lawrence Perkins

Groundbreaking drawing of church 1946



Photo of Church near completion with unfinished steeple



Hand-typed list of evanston properties designed by Perkins& Will from History Center

Perhaps done by Midge Perkins

Buildings designed in Evanston by Perkins & Will  
(Lawrence B. Perkins, Philip Will, jr.)

The Leonard Wall house, 3033 Harrison St. (first house designed by Lawrence Perkins, 1932)

Sidney Williams house, 2501 McDaniel Ave. circa 1936

Frank Brown house, 2950 Harrison St. circa 1938-39

Philip Will jr. house, 2949 Harrison St., circa 1937

Second Church of Christ Scientist, Hurd Ave. and Park Place, circa 1946-1947.

gymnasium, auditorium addition to Noyes School

Gymnasium, auditorium, Miller School

Charles Gates Dawes School, additions

James Roy Skiles School, 1957-1958, additions

Gymnasiums, fieldhouse, technical arts wing, music rooms, auditorium, library and administrative offices, and swimming pools, Evanston Township High School, Auditorium, music rooms, 1957-1958, swimming pools, 1957.

Apartment house, corner of Davis and Oak, for Jan Romer, 1958.

Foster Field House, 1956-1957.

small office building, Church Street, near Maple, across from Wieboldt's.

Row Peterson office building, 1957-1958.

Compiled by Mrs. L.B. Perkins, Nov. 1958

Randall Electric Co., Central St. (1900 block) southside 1940's (late)  
Methodist Building, Ridge Ave & Davis (s.w. corner) area 1962  
Houses for the Methodist, two groups, Asbury, 1964  
& Davis, Asbury and Grover.  
Remodeling of First Congregational church-

## Lawrence Perkins, 90, Architect Who Loved Building Schools

By DAVID W. DUNLAP

Lawrence B. Perkins, a prolific architect whose firm, Perkins & Will, grew into one of the nation's largest practices, died on Wednesday at Evanston Hospital in Evanston, Ill. He was 90 and lived in Evanston.

The cause was heart failure, said his son, Lawrence B. Perkins Jr., who heads his own firm, Perkins Eastman Architects, in Manhattan. In 1935, Mr. Perkins and Philip Will Jr., a classmate from the Cornell University College of Architecture,

founded Perkins & Will in Chicago. It now has nearly 500 employees in seven offices around the nation, including Manhattan, and a large international practice.

The young architects attracted national attention in 1940 with the Crow Island School in the Chicago suburb of Winnetka, designed in association with Eliel and Eero Saarinen.

No red-brick schoolhouse, Crow Island was a low-slung, one-story modernist structure of beige brick and pine, its horizontal profile broken sharply by an off-center chimney that doubled as a clock tower.

Among some 500 buildings, Mr. Perkins designed the Heathcote Elementary School in Scarsdale, N.Y., and the Central School in Pocantico Hills, N.Y. He also wrote two books on school design and planning, "Schools" (1949) and "Workplace for Learning" (1957).

Although schools were his first love, Mr. Perkins's best-known work is probably the First National Bank Building of 1969 in the Loop, Chicago's business district. It was designed in association with C. F. Murphy Associates. The broad sides of this 50-story, granite-clad skyscraper taper gradually upward, forming an elongated A shape.

When it came to the plaza at the base of the First National tower, Mr. Perkins's son said, there was a debate as to whether it should be a flat expanse or, as Mr. Perkins advocated, a sunken and terraced affair, enlivened by fountains, artwork, restaurants and shops. To win the day, his son said, Mr. Perkins told an



Lawrence B. Perkins

executive of the First National Bank to pack his bags for a weekend trip. With that, the architect flew the banker down to Mexico City and took him to the National Museum of Anthropology, whose courtyard exemplified what Mr. Perkins had in mind.

"O.K.," the executive said. "Now I understand what you're talking about."

Mr. Perkins retired from the firm in 1972.

Besides his son Lawrence Jr., of Scarsdale, N.Y., Mr. Perkins is survived by his second wife, Joyce; another son, Dwight H. Perkins 2d of Belmont, Mass.; two daughters, Blair Grumman of Evanston, Ill., and Julia E. Califano of Barrington, R.I.; two stepdaughters, 12 grandchildren and two great-grandchildren.

REMEMBER THE NEEDIEST!

## Lawrence B. Perkins, noted architect, dies

A memorial service for Lawrence B. Perkins, a noted Evanston architect who designed many North Shore school buildings, will be held at 1:30 p.m. Saturday at the First Congregational Church at 1445 Hinman Ave. in Evanston.

Mr. Perkins, 90, died Dec. 3 at Evanston Hospital. He was 90.

Among the many schools and buildings that Mr. Perkins designed, he is perhaps best known for the Crow Island School in Winnetka. In Evanston, he designed Dawes and Washington schools and Chase Middle School. His father designed the original Evanston Township High School building, and Mr. Perkins designed the additions to it. He also designed the addition for the Noyes School, 327 Noyes St., now the home of the Noyes Cultural Arts Center.

Mr. Perkins also designed the First National Bank building in Chicago's Loop, the U.S. Gymnasium in Chicago, Heathcote Elementary School, Scarsdale, N.Y., Rhyne Park School, Riverside, Ill., and Central School, Pocantico Hills, N.Y. Over the course of his career, he designed more than 500 buildings.

He was born in Evanston on Feb. 12, 1907, the son of Dwight Heald Perkins, a noted Chicago architect, and Lucy Rich Perkins, an author and illustrator of children's books.

He attended New Trier Township High School, a building designed by his father, the University of Wisconsin, Madison, and Cornell University College of Architecture, Ithaca, N.Y.

He graduated from Cornell with a bachelor of architecture degree in 1930, joined the American Institute of Architects in 1932 and became a Fellow in 1933.

Mr. Perkins founded the Chicago architectural design firm Perkins & Will with Philip Will Jr., a classmate from Cornell. In 1936, B. Todd Wheeler, a classmate from New Trier, joined them and the firm was known for many years as Perkins, Wheeler & Will. The firm is now known as Perkins & Will.

At the beginning of their practice, they designed homes in Winnetka and other suburbs, as well as small offices and a church. In 1938, the

firm designed a new elementary school in association with Eliel and Eero Saarinen.

The now-famous Crow Island School opened in 1940 and received the prestigious American Institute of Architects' Twenty-Five Year Award in 1971 in recognition of the enduring significance of this pioneer modern school and one of the second award of this kind.

After World War II, the firm designed numerous elementary schools throughout the nation. Under Mr. Perkins' direction, the firm grew and designed higher education institutions, hospitals, office buildings and other building types nationally.

The firm expanded to offer engineering and interior design services which, along with the core architectural services, continues today as one of the country's leading and largest architectural practices with nearly 500 employees in 15 offices (Chicago, New York, Atlanta, Charlotte, Miami, Minneapolis and Pasadena) and design commissions around the world.

Mr. Perkins served as an adjunct professor of architectural design at the University of Illinois at Chicago, beginning in the 1970s, and as a visiting professor at The University of Illinois, Urbana-Champaign in the mid-1980s.

He taught sketching at the University of Illinois' architectural studio in Vermillion, France, as well as at the University of Arizona in Tucson. He continued as a part-time instructor for both schools until 1985.

Mr. Perkins was a member and chairman of the Evanston Planning Commission in Evanston and served as chairman of the advisory board of the Cook County Building Codes Commission from 1981 until 1986.

He was the director of the Adlai Stevenson Institute of International Affairs in Chicago from 1983 until 1975, and was a member of the advisory committee of the Cook County Parent Preserves since 1983.

He won the "Chicagoan of the Year" award in 1980. In 1975, he received the Distinguished Service Award from the American Association of School Administrators, the first person outside the educational field to be so honored. He was recognized with the Dean of Architecture Award from the American Society of Interior Designers in 1983.

During his career, Mr. Perkins wrote two important books on school design and planning, "Schools" (1949) and

## John N. Trainer, 88; Led Investment Firm

John N. Trainer, a former president of Trainer Wortham & Company, an investment counseling firm, died on Sunday at the Pomperaug Woods Health Center in Southbury, Conn. He was 88.

He died after a short illness, said his brother, Robert Trainer.

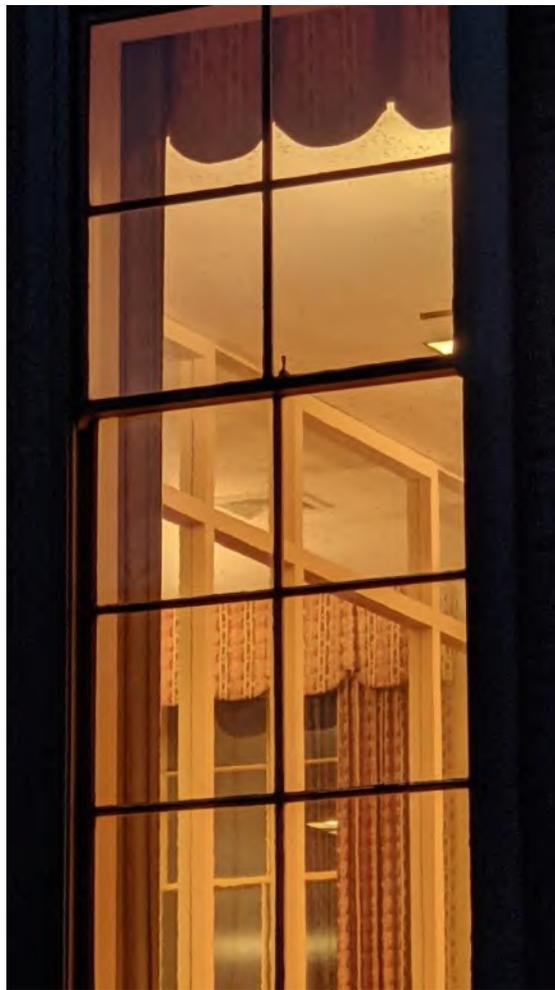
Mr. Trainer joined the firm founded by his father, Trainer & Associates, in 1935 and became its president in 1954, when the firm was known as Trainer, Wortham, Mr. Trainer lived in Mount Kisco, N.Y., for 50 years.

Mr. Trainer is also survived by his wife, Alice; two sons, John N. Trainer of Nashville and Edward S. Trainer of Evanston, Ill.; and five grandchildren.



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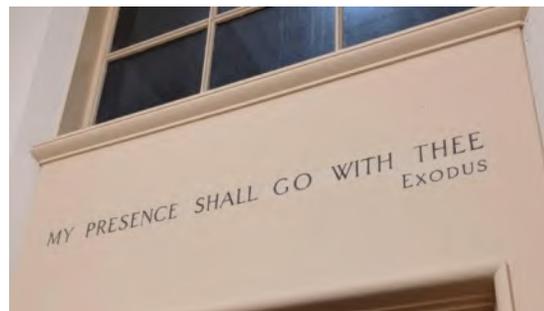
Additional views of the church







Interior Views and Design Features

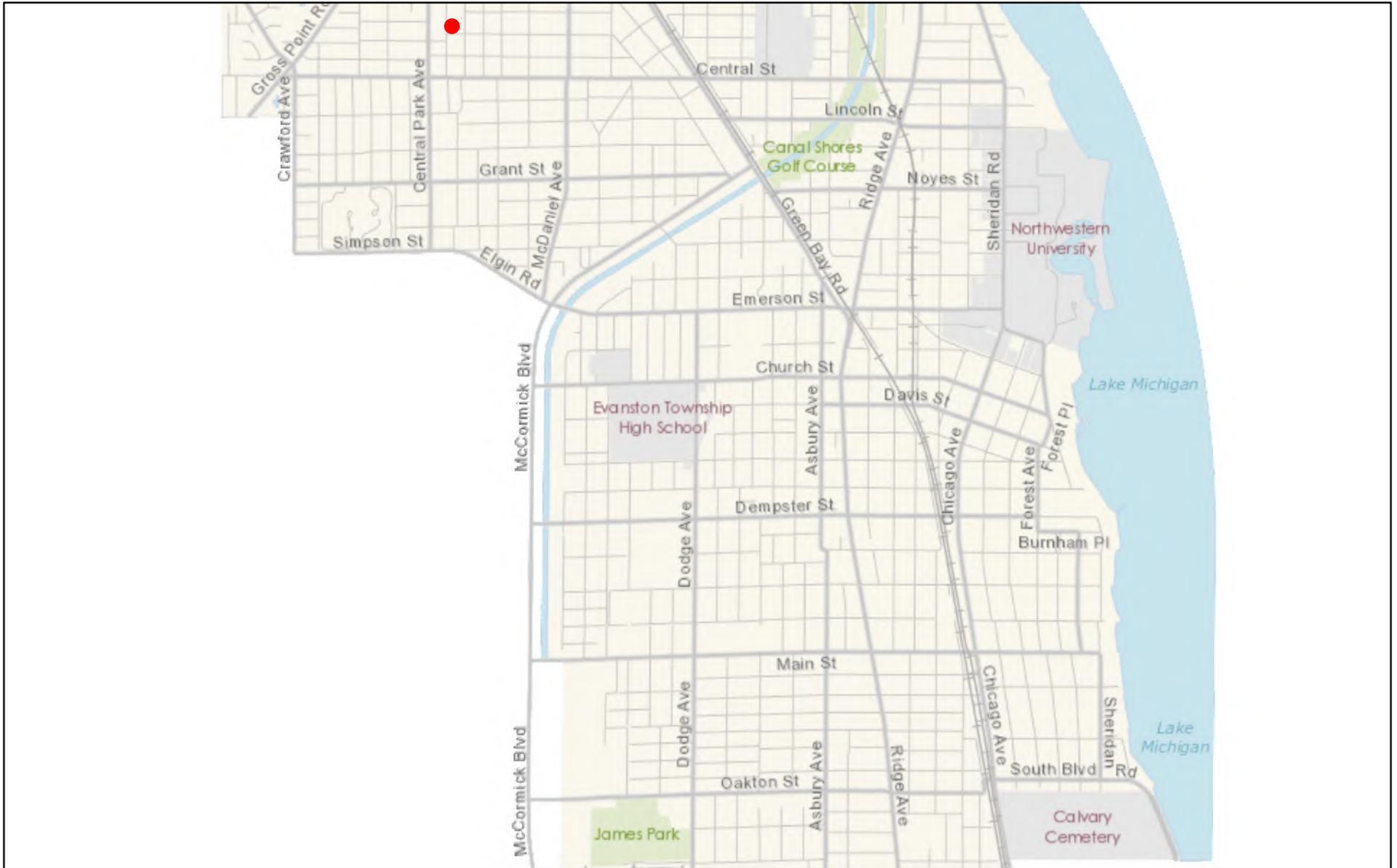




Additional Cranbrook Views

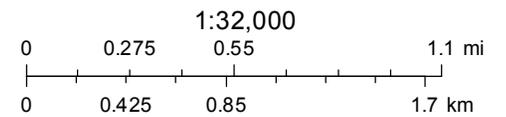


# 2715 Hurd Context Map

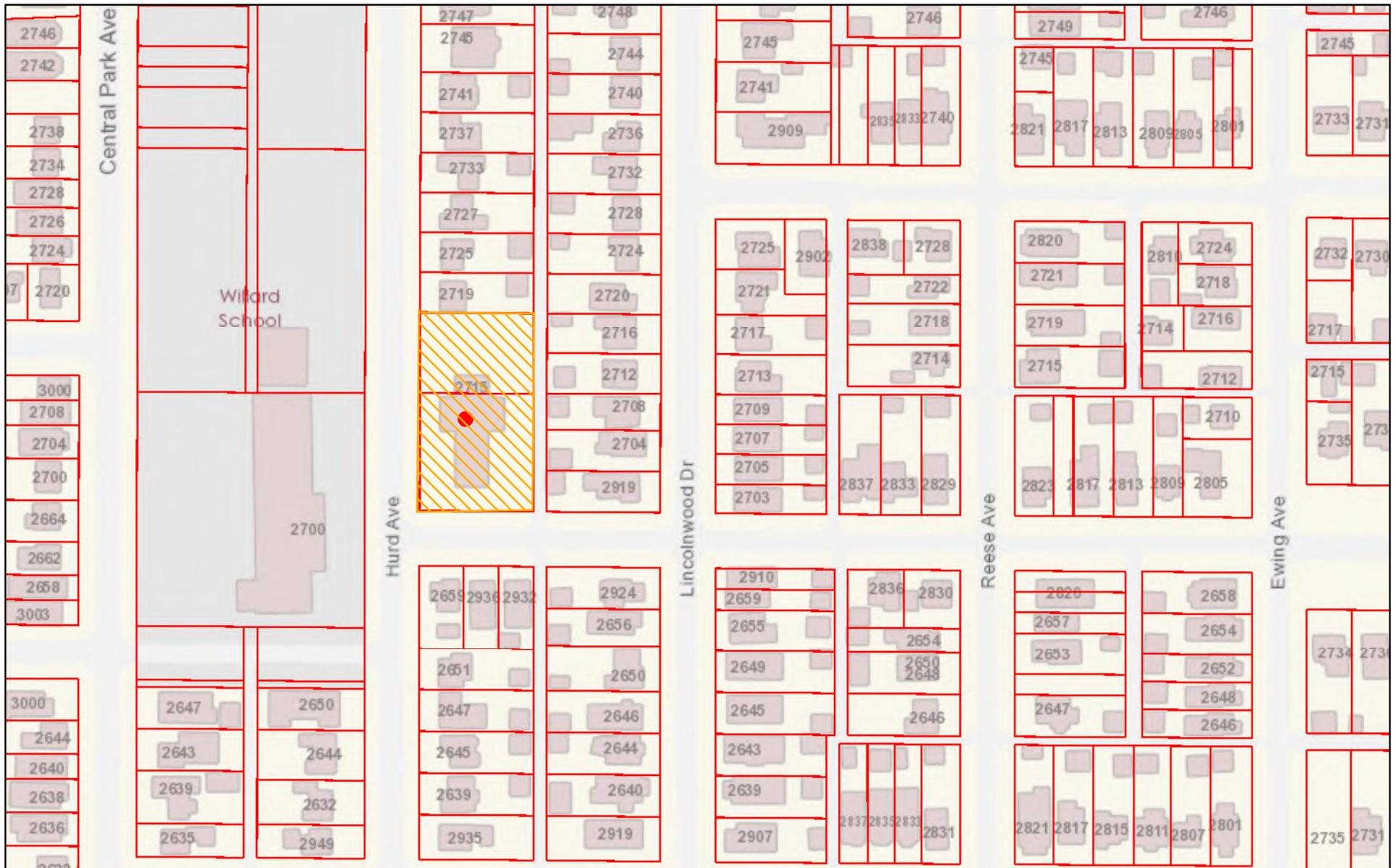


May 7, 2021

● User drawn points



# 2715 Hurd Avenue



April 13, 2021

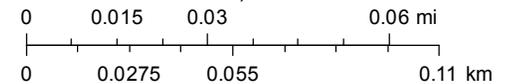
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 Tax Parcels

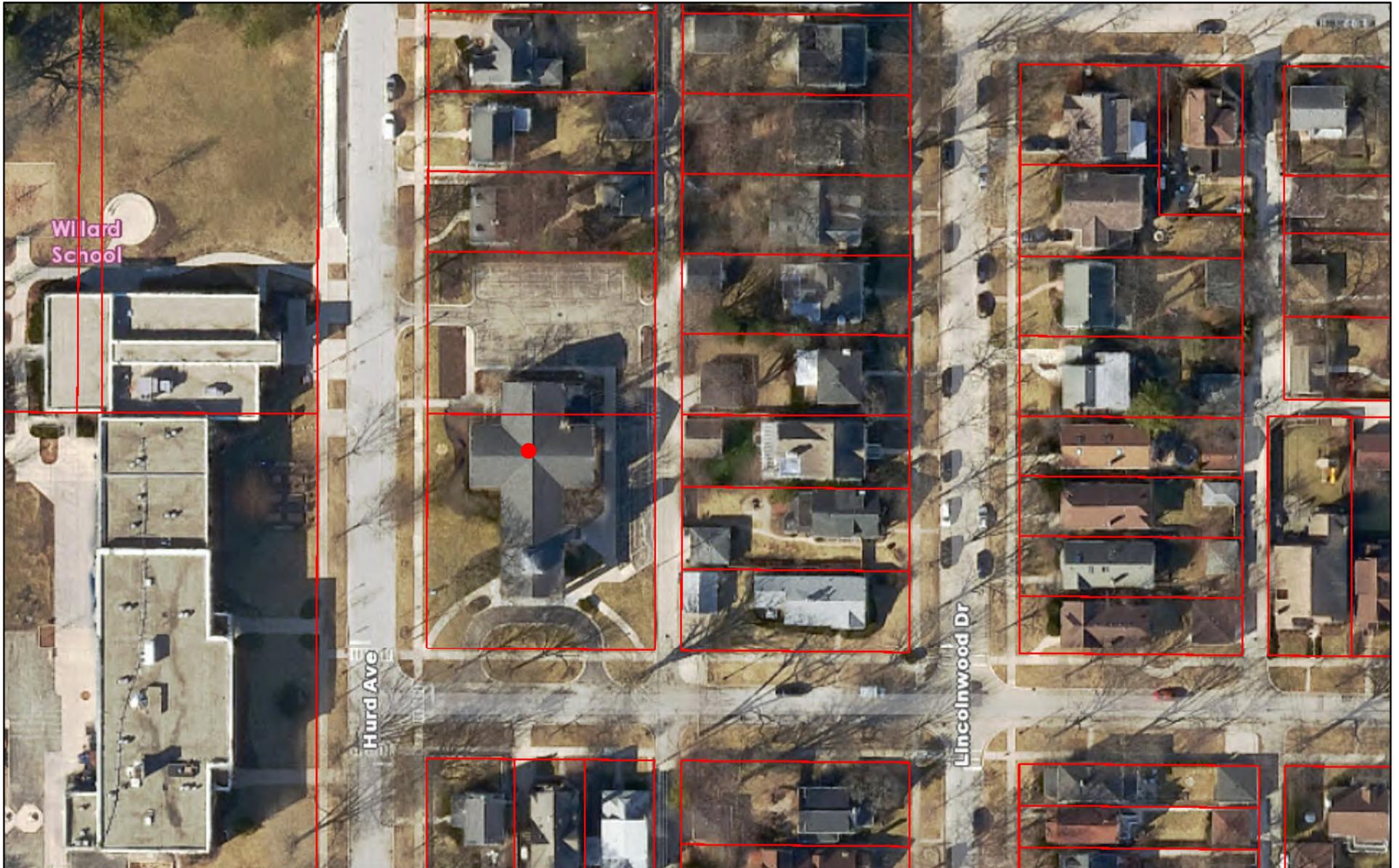
 User drawn polygons

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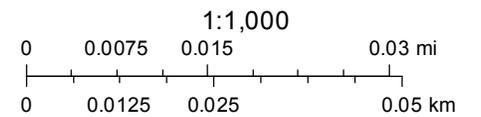


# 2715 Hurd Avenue - Aerial

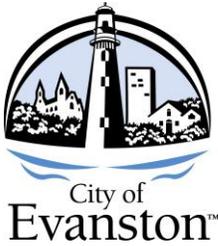


April 13, 2021

- User drawn points
- Tax Parcels



City of Evanston IL, Imagery courtesy Cook County GIS



Cade W. Sterling  
City Planner  
Planning & Zoning Division  
2100 Ridge Avenue  
Evanston, Illinois 60201  
T 847.448.8231  
csterling@cityofevanston.org

April 14, 2021

Second Church of Christ Scientist  
or current Owner of Record  
2715 Hurd Avenue  
Evanston, Illinois 60201

**RE: Landmark Nomination for 2715 Hurd Avenue**

Pursuant to City Code section 2-8-5 (C) 1, this letter serves as formal notification that an individual meeting the criteria under Code Section 2-8-5 (A) has filed a completed nomination form initiating Landmark nomination proceedings for the property located at 2715 Hurd Avenue. The nomination seeks to list the property under criterion 2, 3, 4, and 6.

Pursuant to Code Section 2-8-5 (C) 2., a public hearing will be held within 45 90 days of the date the nomination was received (April 13, 2021). The hearing shall be conducted in accordance with the Commissions rules and procedures and will hear and consider all testimony and evidence relating to the designation criteria in Subsections 2-8-4(A) and (B), from the applicant, any person who makes written submissions or whom appears at the public meeting. You, as the owner of record, shall be allowed reasonable opportunity to present testimony or evidence limited to the applicability of the designation criteria in Subsections 2-8-4 (A) and (B). The Preservation Commission makes a recommendation to City Council, the determining body in instances of positive recommendations for designation.

As the nomination process has been initiated, your property is currently under interim protection in accordance with City Code Section 2-8-7. Until a determination has been made, all construction, alteration, demolition, or relocation shall require a Certificate of Appropriateness issued by the Preservation Commission pursuant to Code Section 2-8-8.

If you have any questions, please contact me at your convenience. This case is currently scheduled to be heard at the May 11 meeting of the Preservation Commission. I have attached a copy of the relevant code sections.

Respectfully,

*Cade Wylie Sterling*

Cade W. Sterling  
City Planner

**2119 Sherman Avenue  
Northeast Historic District - 21PRES-0053**

Kirk Alexakos, architect, submits for a Certificate of Appropriateness for construction of a covered front porch, two-story rear addition, and alteration of the existing cladding from vinyl to wood on the primary elevation and fiber-cement on secondary elevations.

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



# MEMORANDUM

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 2119 Sherman Avenue – 21PRES-0053  
Date: May 3, 2021

## Public Notice

Kirk Alexakos, architect, submits for a Certificate of Appropriateness for construction of a covered front porch, two-story rear addition, and alteration of the existing cladding from vinyl to wood on the primary elevation and fiber-cement on secondary elevations.

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

## Construction Period:

Circa 1890s

## Style:

Queen Anne

## Condition:

Good

## Integrity:

Fair - reversible alterations present including window replacements, non-original cladding, and rear addition.

## Status:

Contributing

## Setting:

2119 Sherman Avenue is a single-family residential structure located in the west central portion of the Northeast Historic District on the east side of Sherman Avenue mid-block between Noyes Street to the north and Simpson Street to the south. The west side of Sherman Avenue is outside of the District although it contains similar resources. Unlike nearby Orrington Avenue, which contains many high-style significant resources, much of Sherman Avenue historically contained more modest residences on smaller lots. In the early 20<sup>th</sup> Century, much of the surrounding blocks along Sherman Avenue redeveloped with higher residential intensities due to the streetcar system which ran along Sherman Avenue north to Central Street and proximate blocks contain many significant thematic apartment resources – including many individual Landmark multi-family structures.

### Significance:

The structure is a vernacular Queen Anne designed and constructed by a local developer. On its own, the home has marginal significance, although retention of this home as well as the block in whole, including the other seven structures designed and constructed by the same developer during the same period, is notable.

The subject property is one of eight proximate Queen Anne homes including 2123, 2125, 2131, 2135, 2137, 2147, 2149, and 2151 Sherman Avenue built by prolific local developer Sylvester S. Neal. In addition to the above properties located in the Northeast Historic District, Neal constructed one Stick Styled residence in the Lakeshore Historic District, 411 Grove Street, and another Stick Style residence in the Ridge Historic District, 1227 Maple Avenue (his most significant work). Little is known of Neal other than he developed several properties in the late 19<sup>th</sup> Century, likely designing, constructing, and selling each himself. Neal had no formal architectural training, but advertised himself in local papers as providing architectural design and construction services.

### Proposal

- **West Elevation (Primary facade)**
  - The applicant proposes adding a composite covered front-porch with matching asphalt shingle roof and re-cladding the front façade in wood to match the exposure of the original wood siding discovered during test removal of the extant vinyl.
  
- **East Elevation (Rear facing façade)**
  - Enlargement of the existing first floor addition to the north and south, retaining the existing first floor fenestration.
  - Construction of a new second-story addition with upper-story balcony and composite railing above the top full-story. The proposed roof form at the rear addition has two shed wings on either side of the open balcony.
  - New aluminum clad wood double-hung windows and doors above the first floor
  - Fiber-cement cladding
  
- **North Elevation**
  - No alterations to the original structure.
  - Removal of the rear-additions north elevation fenestration to be replaced with a large picture window with adjoining aluminum clad double-hung windows on the first floor and two aluminum clad double-hung windows on the second floor.
  - Fiber-cement cladding
  
- **South Elevation**
  - No alterations to the original structure.
  - Removal of the rear-additions south elevation fenestration to be replaced with four new aluminum clad wood windows, three casements on the second floor and one double-hung on the first floor. The proposed fenestration on the south elevation is notably different than that of the original structures south

- elevation, with smaller windows of different type (casement where double-hung is predominant).
- Fiber-cement cladding

### Public Comment

None.

### Applicable Standards

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

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

### **Alteration:**

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

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

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

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

**Construction:**

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

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

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

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

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

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

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

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

9. Walls of continuity. Facades and property and site structures, such as masonry walls, fences and landscape masses, shall, when it is a characteristic of the area,

form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

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

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

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.

# 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

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 the following via email to [preservation@cityofevanston.org](mailto:preservation@cityofevanston.org):

- one (1) pdf format copy of the fully completed application
- plat of survey
- site plan
- floor plans (recommended, not required)
- elevation drawings of the existing and proposed windows/doors
- **3D drawings** of the proposed alteration/addition/construction (not to exceed 11" x 17" paper size)

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. 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. **Incomplete applications will not be accepted.**

**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. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. 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].

<b>1) Property Address:</b> 2119 Sherman Ave.	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>			
<b>2) Owner's Name:</b> Mr Carl Fuldner & Mrs Amy Owen				
<b>Address:</b> 2119 Sherman Ave.				
City: Evanston	State: Illinois	Zip: 60201	Phone: 312-608-7372	Email/Fax: carl.fuldner@gmail.com
<b>3) Architect's Name:</b> EPIC ACD		<b>Address:</b> 5727 N Central Ave		
City: Chicago	State: Illinois	Zip: 60646	Phone: 847-269-2219	Email/Fax: kirk@epic-acd.com
<b>4) Contractor's Name:</b>		<b>Address:</b>		
City:	State:	Zip:	Phone:	Email/Fax:
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).				
<b>6) Within Local Historic District:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;				
If yes, <input type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input checked="" type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources				
<b>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</b>				
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → <b>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.</b>				
<b>Check if your project requires:</b> <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → <b>Refer to Supplemental Information on page (i) below.</b>				

## 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 Fuldner family desires to update the exterior facade of their home, to provide a uniform look with the adjacent neighborhood, respecting the objective of the Northeast Evanston Landmark District.

The homeowners would like to accomplish this by improving the exterior siding material from vinyl to a fiber cement, 'James Hardie Board' siding material on all sides of the home. They would desire to maintain the existing wood 'half-cove' siding on the top portion of the home and paint to match the proposed color scheme.

They would also like to cohesively provide continuity with the neighbors by including a front porch, to match the two adjacent homes and bring back the original look of the home as it is believed that this home once had it's front porch removed.

Virtually all existing windows and doors that can be kept original will remain as-is. The new windows will match the existing and are towards the rear and rear sides of the home, not visible from the Sherman Ave.

On the rear of the home, they would like to extend two portions of the 1st floor on either side of the Kitchen/Breakfast to square-off the room, allowing them to have the room to update their kitchen properly, as well as adding a bedroom for their growing children who now share a Bedroom.

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 checked="" 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 type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: - Double Hung (to match existing) throughout - - Small Casements where small double hungs would not be appropriate.	<input checked="" 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 type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: New wood siding to match original on front facade. New Fiber cement 'Hardie Board' siding throughout.	<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 type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input checked="" 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"/>	<b>Façades/Front Porch &amp; Rear Porch Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Flashing Material</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Fences</b>	
<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 checked="" 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			<b>Fascias, Soffits, Rakeboards, Trim</b>			Height: _____	
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Terraces, Patios, Decks</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: _____	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Stone	
		<b>Roofing Material</b>			<b>Door Material</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick Pavers	
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers	
<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 type="checkbox"/>	Other: <u>Composite</u>	
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____			<b>Driveway Material</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Asphalt	
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Type</b>	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers	
		<b>Chimney Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers	
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone	
<input type="checkbox"/>	<input type="checkbox"/>	Stone			<b>Window Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Wood			<b>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</b>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum				
		<b>Gutters/Downspouts</b>	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>Clad Wood</u>	<input type="checkbox"/>	<input type="checkbox"/>		New and relocated w/ wood(enclosure)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	<b>Muntins</b>	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<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"/>		

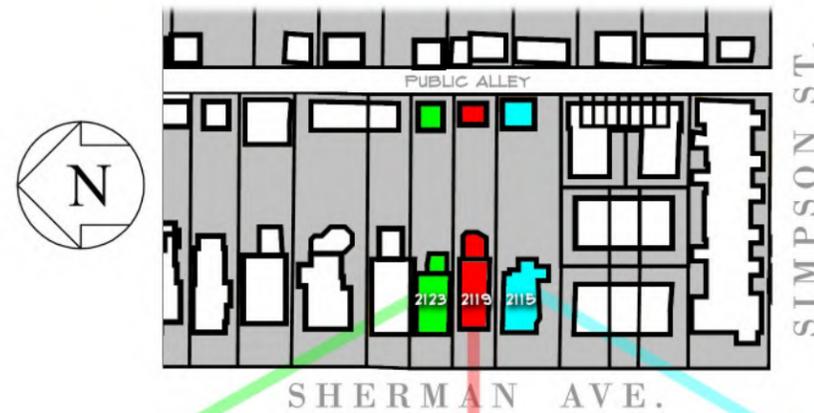
**4) Applicant's Signature:** Kirk Alexakos  
**Print Name:** Kirk Alexakos, Architect-EPIC ACD

**Date:** 4-8-2021

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].

Proposed Alterations for the **Fuldner Residence**

2119 Sherman Avenue, Evanston, Illinois



2123 SHERMAN AVE  
TO THE NORTH



2119 SHERMAN AVE  
SUBJECT PROPERTY

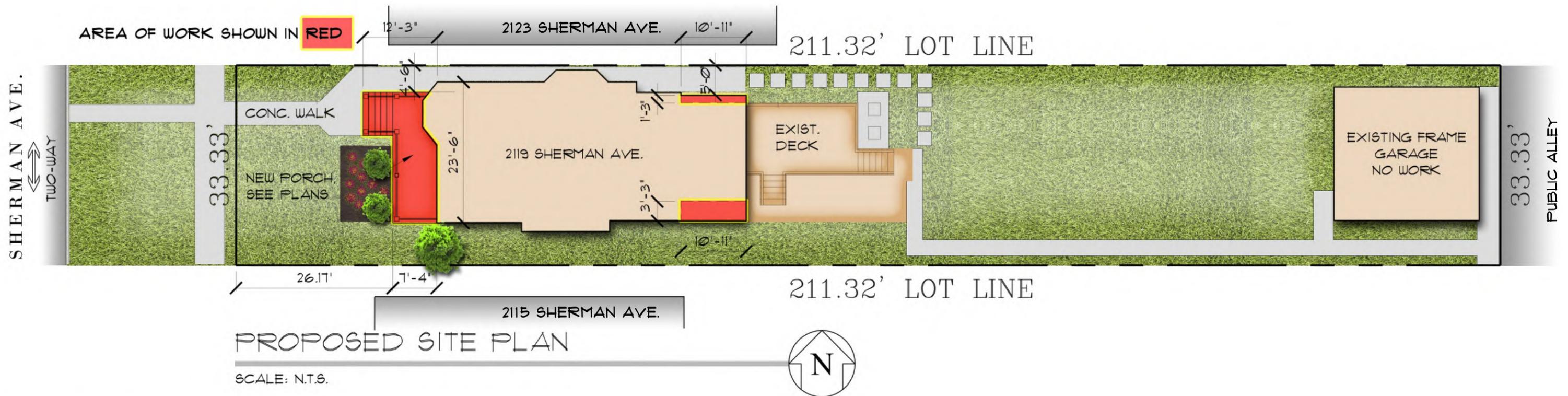
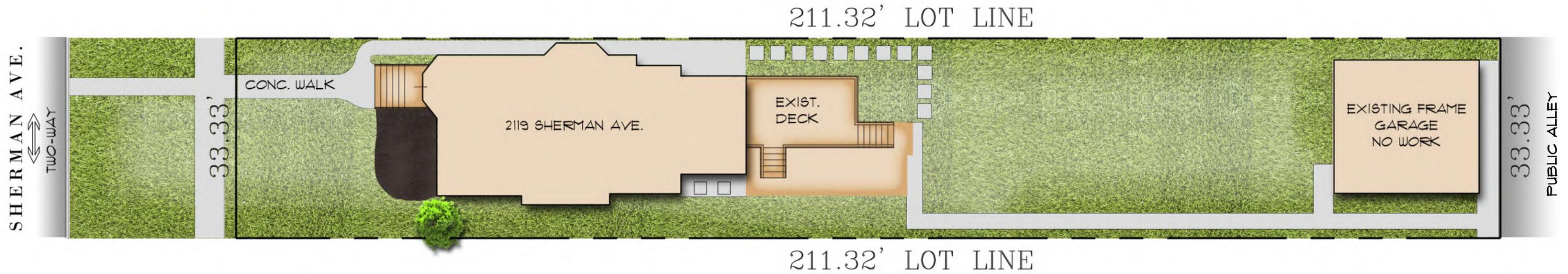


2115 SHERMAN AVE  
TO THE SOUTH



Proposed Alterations for the **Fuldner Residence**

2119 Sherman Avenue, Evanston, Illinois



# Proposed Alterations for the **Fuldner Residence**

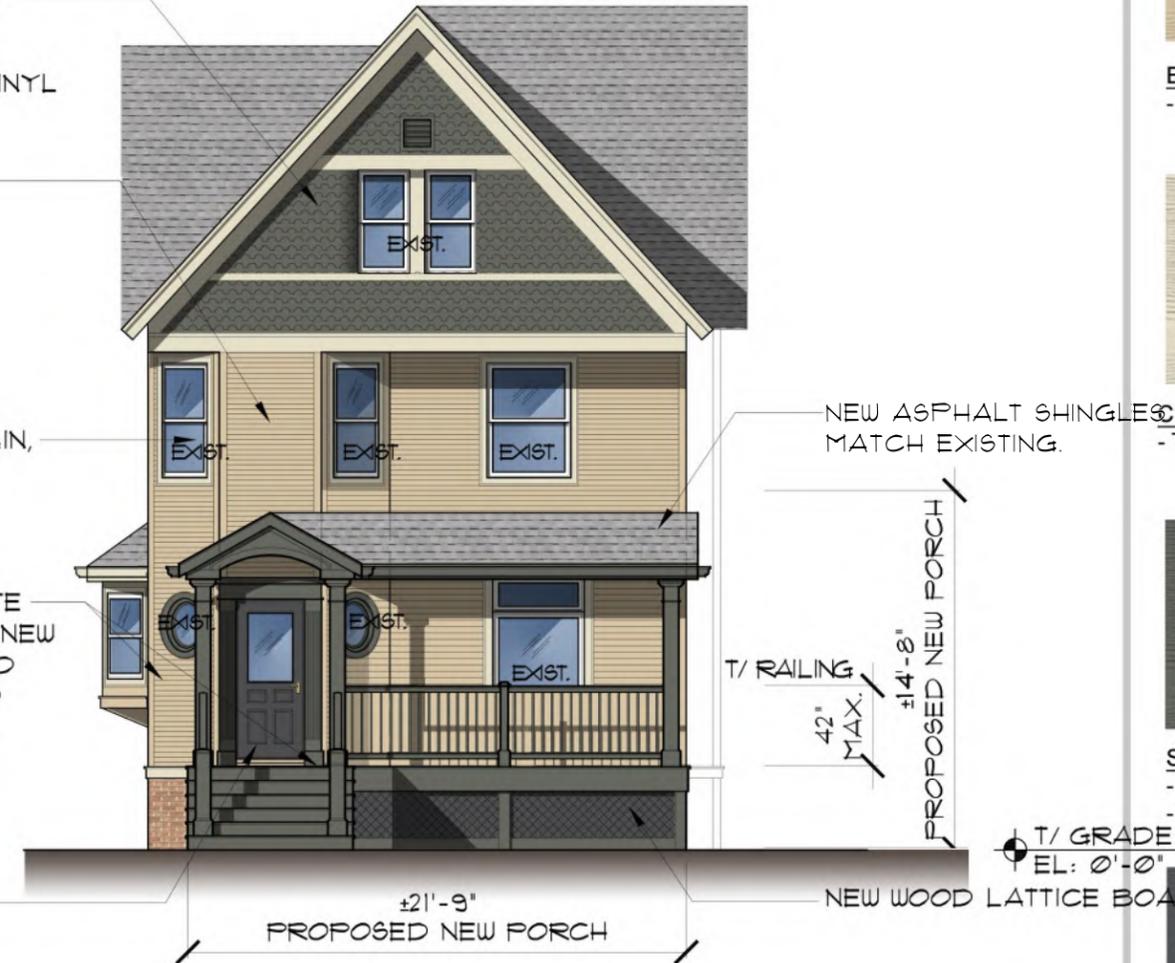
2119 Sherman Avenue, Evanston, Illinois



EXISTING  
FRONT (WEST) ELEVATION

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

- EXISTING HALF-COVE WOOD SIDING TO REMAIN, PAINT.
- REMOVE EXISTING WOOD/ VINYL SIDING THROUGHOUT.
- REMOVE EXISTING WOOD SIDING AND REPLACE WITH NEW. SAME PROFILE.
- EXISTING WINDOWS TO REMAIN, TYP. PAINT IF NECESSARY.
- REMOVE EXISTING CONCRETE STOOP AND REPLACE WITH NEW COMPOSITE WOOD COVERED PORCH SYSTEM, SIMILAR TO NEIGHBORING RESIDENCES.



PROPOSED  
FRONT (WEST) ELEVATION

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

JAMES HARDIE  
'DREAM COLLECTION'



BAKED BISCUIT  
- MAIN SIDING



CHANTILLY LACE  
- TRIM



SAN PEDRO GREEN  
- PORCH  
- TOP SIDING (PAINT)



EARTHEN GRAY  
- DOOR (PAINT)  
- LATTICE BOARD

EXISTING ASPHALT ROOF SHINGLES, TO REMAIN

EXISTING WINDOWS/DOORS TO BE REMOVED.

T/ 3RD FLR.  
EL: +23'-6"

T/ 2ND FLR.  
EL: +14'-0"

EXISTING COMPOSITE WOOD REAR PATIO (OUTLINE ONLY) NOT SHOWN FOR CLARITY. NO WORK.

T/ 1ST FLR.  
EL: +4'-0"

T/ GRADE  
EL: 0'-0"



EXISTING  
REAR (EAST) ELEVATION

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

REMOVE EXISTING WOOD/ VINYL SIDING THROUGHOUT.

NEW 'JAMES HARDIE' MFR. HARDIE PLANK LAP SIDING, SIZE TO MATCH EXISTING. COLOR AS SHOWN.

EXISTING WINDOWS/ DOORS TO REMAIN, TYP. PAINT IF NECESSARY.

EXISTING COMPOSITE WOOD REAR PATIO, NO WORK.



NEW FRENCH PATIO DOORS TO MATCH STYLE OF EXISTING.

NEW WOOD COMPOSITE RAILING.

T/ RAILING

42" MAX.

NEW ALUMINUM CLAD WOOD WINDOWS TO MATCH STYLE OF EXISTING.

EXIST. PORTION OF 1ST FLR. TO REMAIN

HEIGHT OF NEW REAR ADDITION ±21'-0"

PORTION OF ADDITION

EXIST. PORTION OF 1ST FLR. TO REMAIN

PORTION OF ADDITION

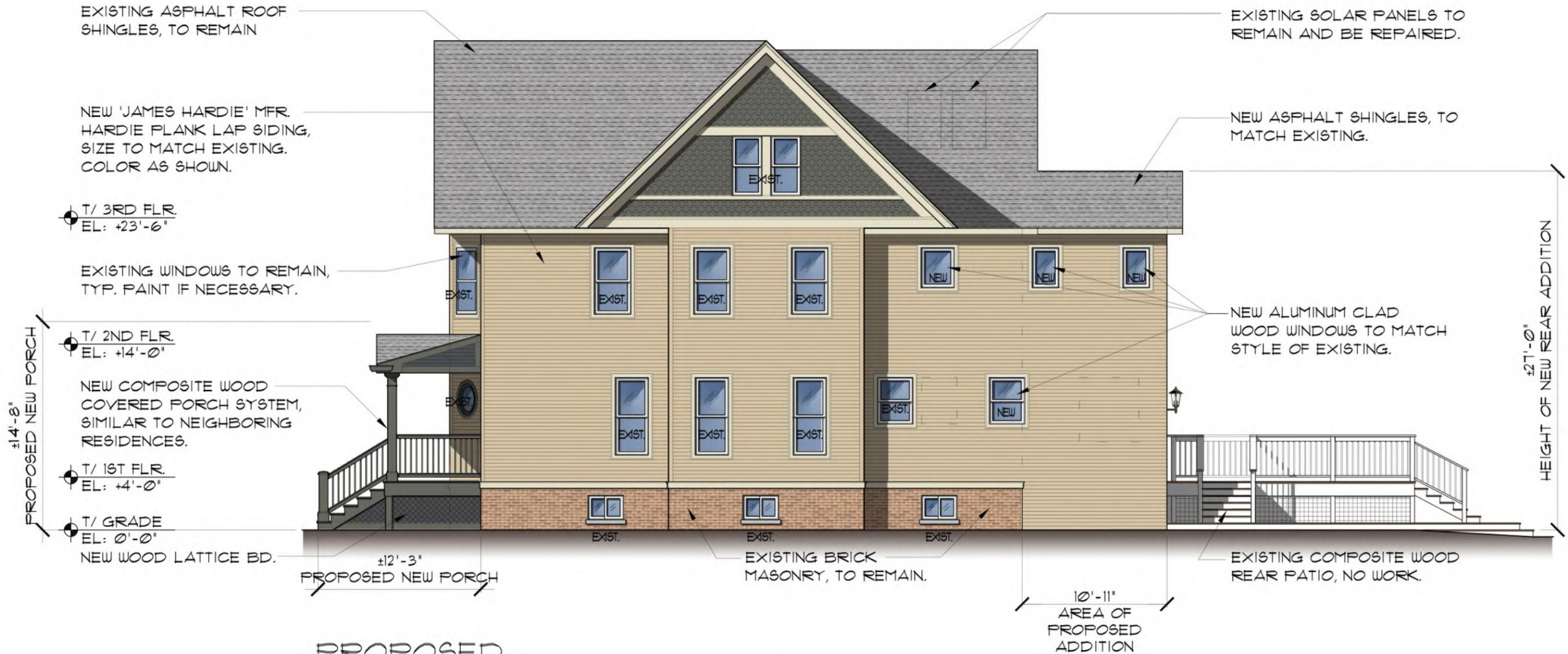
PROPOSED  
REAR (EAST) ELEVATION

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



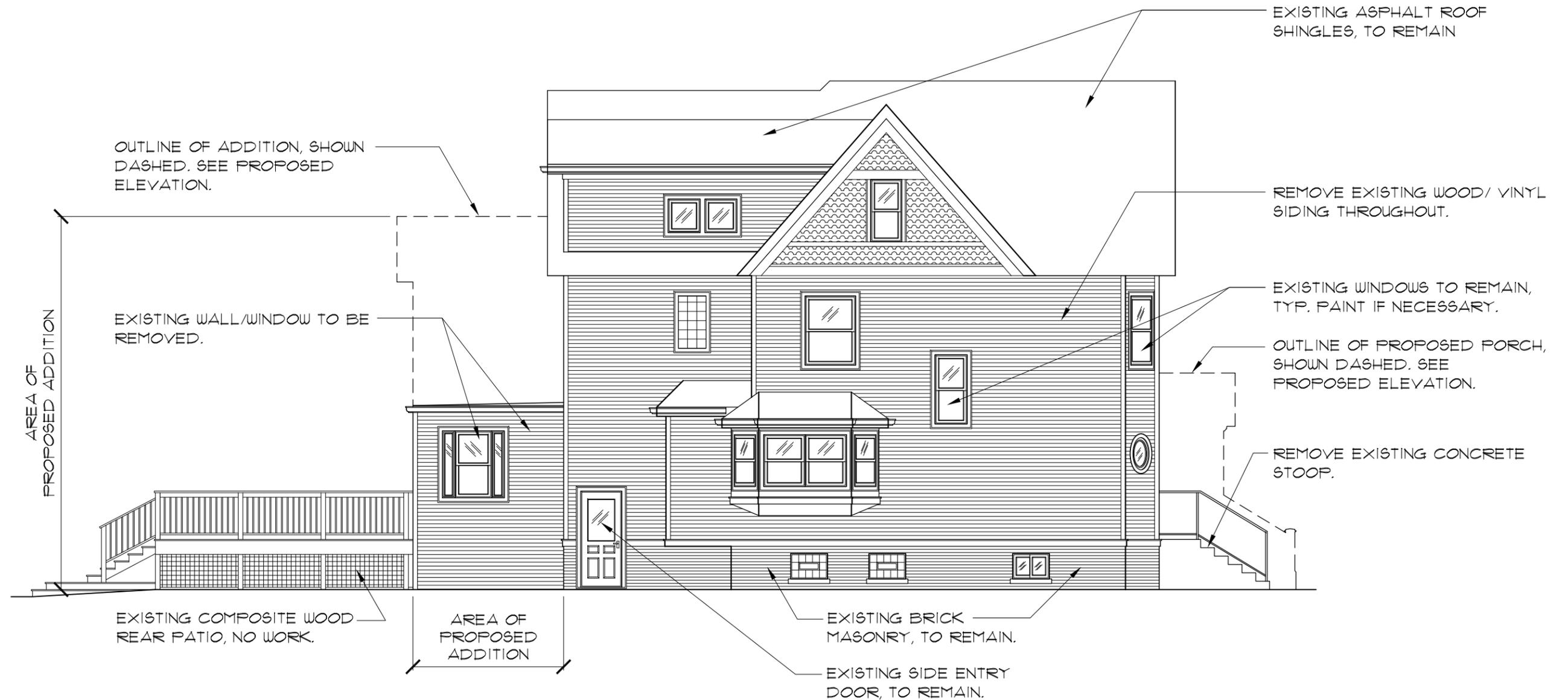
EXISTING  
RIGHT SIDE (SOUTH) ELEVATION

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



PROPOSED  
RIGHT SIDE (SOUTH) ELEVATION

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

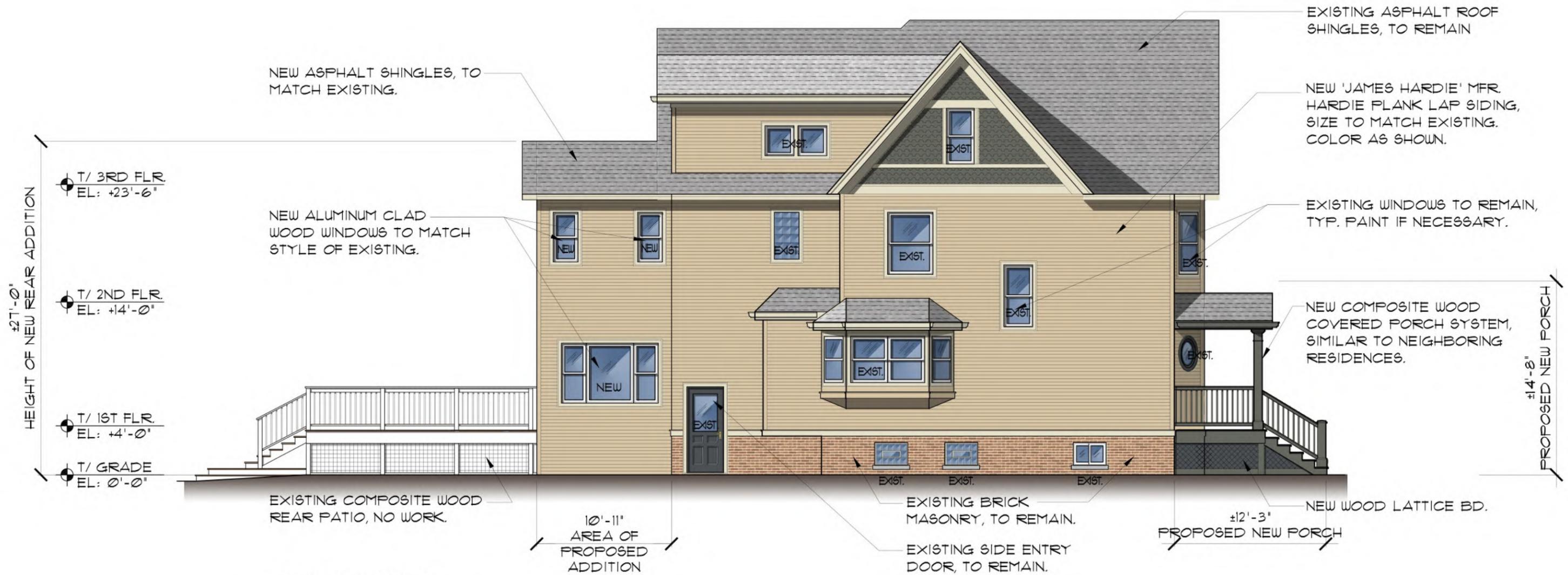


EXISTING  
LEFT SIDE (NORTH) ELEVATION

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

Proposed Alterations for the **Fuldner Residence**

2119 Sherman Avenue, Evanston, Illinois



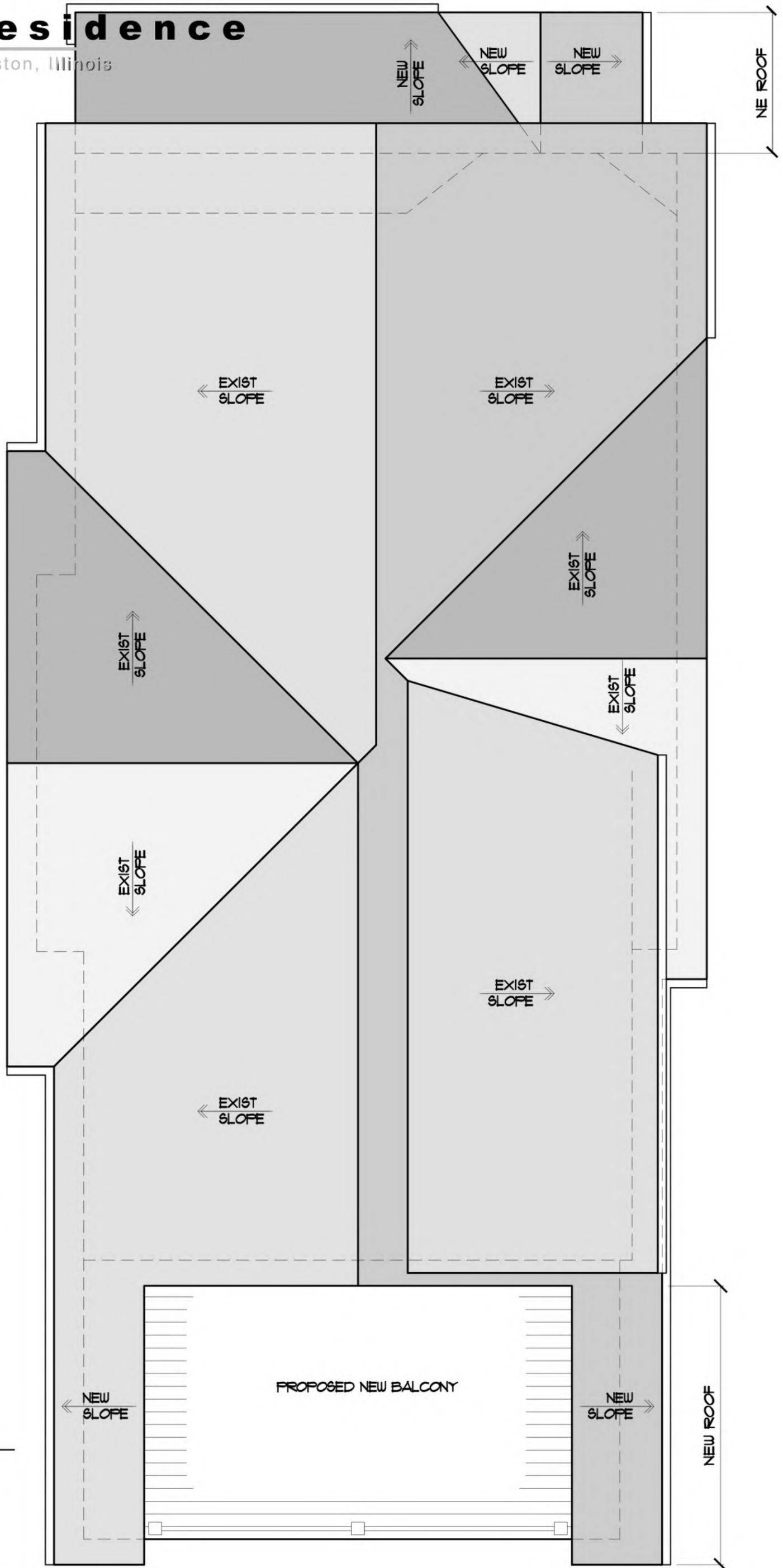
PROPOSED  
LEFT SIDE (NORTH) ELEVATION

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

Proposed Alterations for the

# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## PROPOSED ROOF PLAN

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



## EPIC ACD inc.

ARCHITECTURE  
CONSTRUCTION  
DEVELOPMENT

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DATE: 2-17-2021



**REAR YARD**

Proposed Alterations for the **Fuldner Residence**

2119 Sherman Avenue, Evanston, Illinois



**FRONT YARD**

DATE: 4-9-2021

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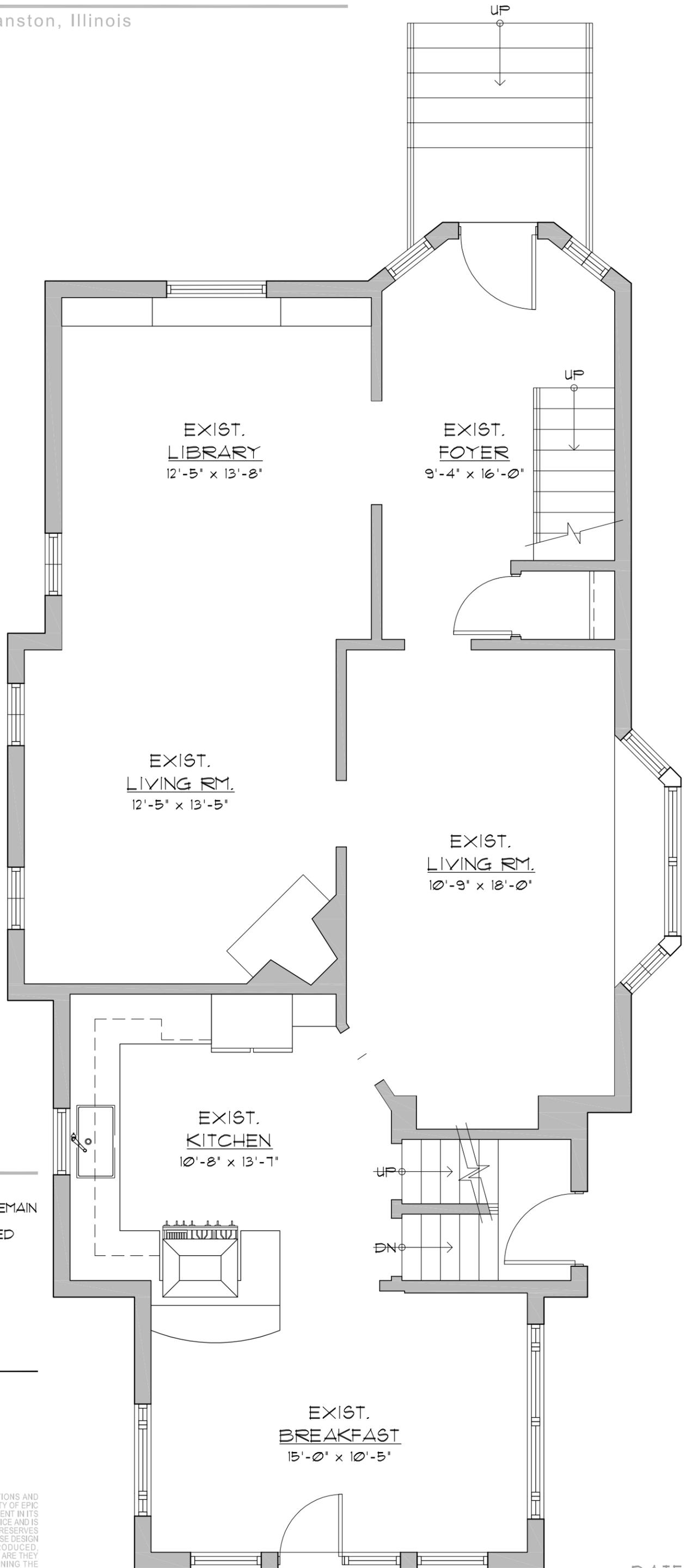
ARCHITECTURE CONSTRUCTION DEVELOPMENT

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# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## EXISTING 1ST FLOOR PLAN

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

 EXISTING PARTITION TO REMAIN

 PARTITION TO BE REMOVED

 NEW INTERIOR PARTITION

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CONSTRUCTION  
DEVELOPMENT

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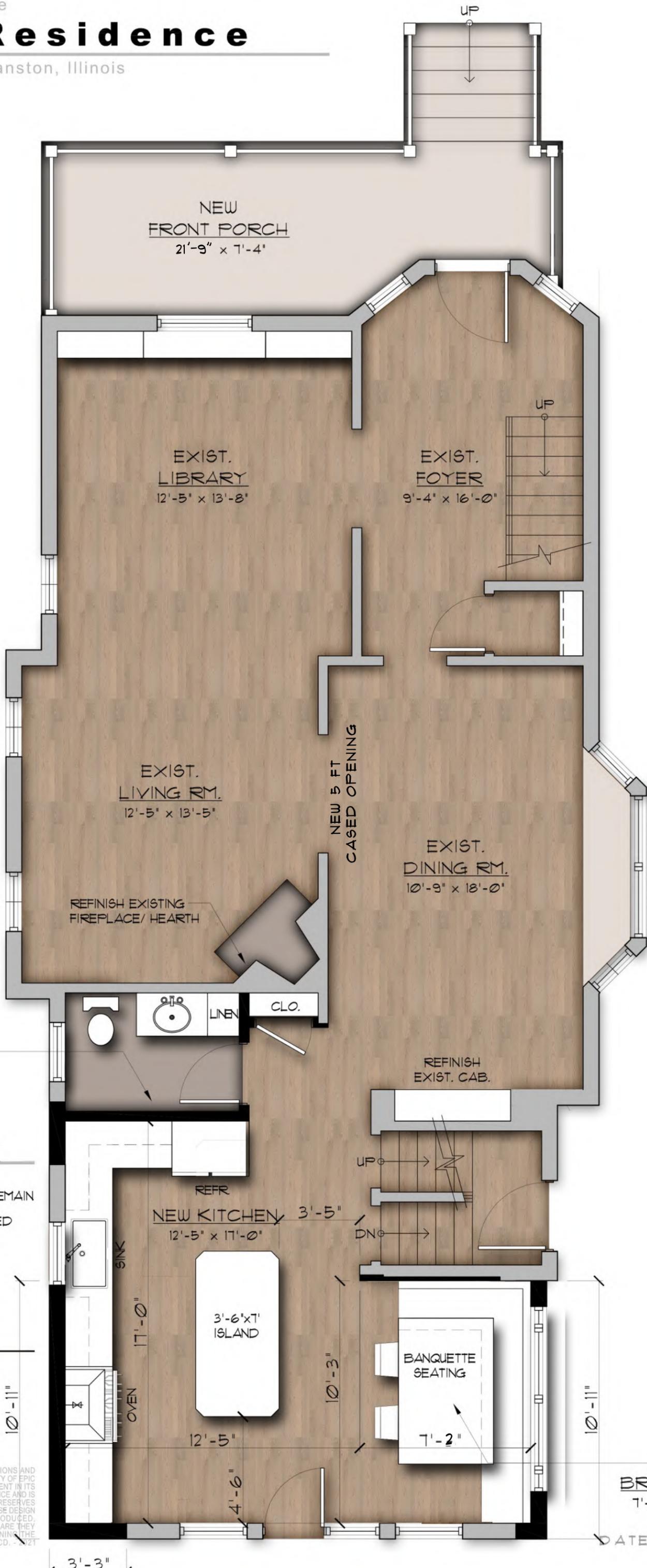
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DATE: 1-25-2021

# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## PROPOSED 1ST FLOOR PLAN - F

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

- EXISTING PARTITION TO REMAIN
- PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION

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DEVELOPMENT

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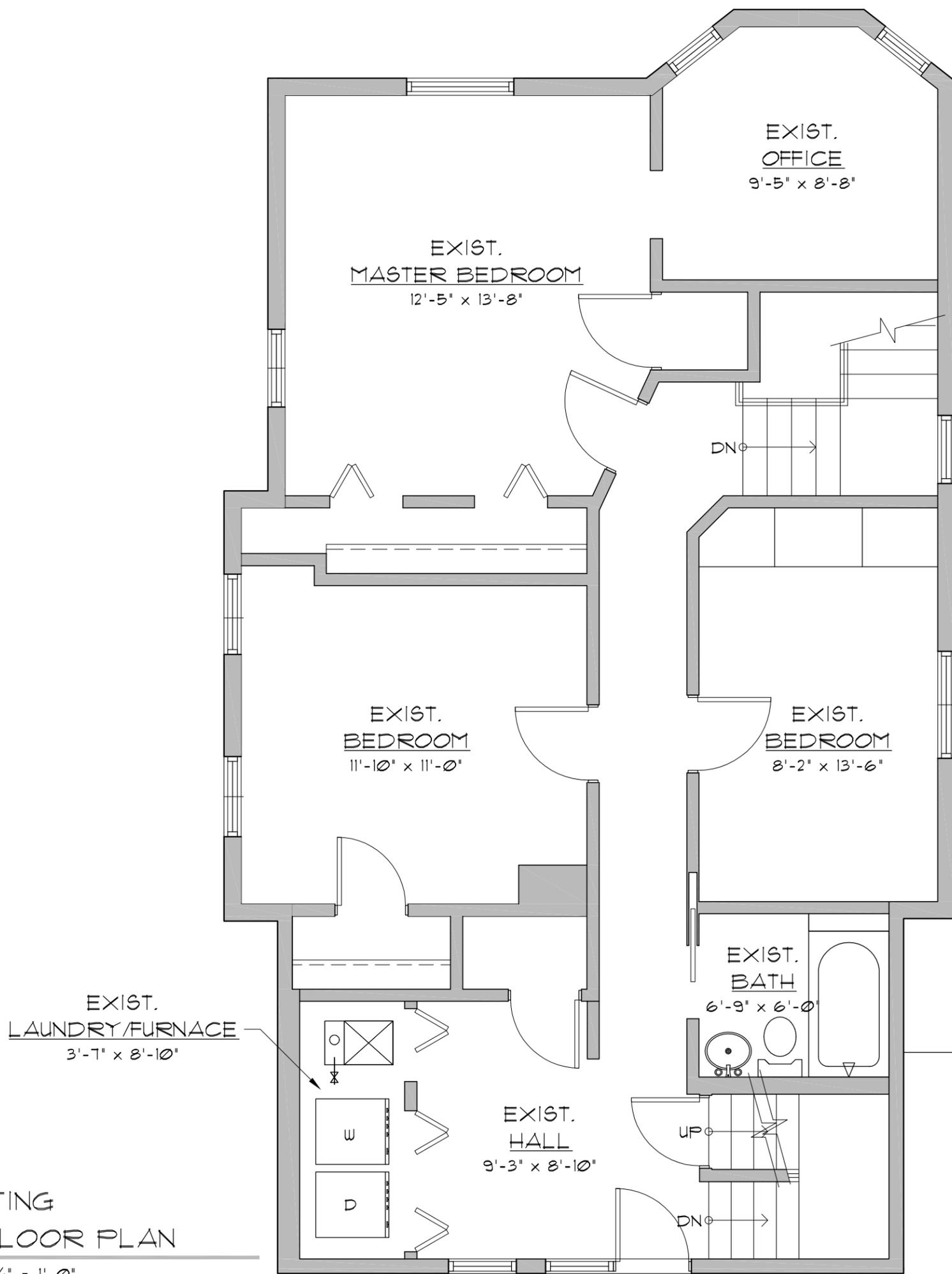
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**NEW BREAKFAST**  
7'-8" x 10'-3"

DATE: 2-17-2021

# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## EXISTING 2ND FLOOR PLAN

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

- EXISTING PARTITION TO REMAIN
- PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION

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DATE: 1-25-2021

# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## PROPOSED 2ND FLOOR PLAN - C

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

- EXISTING PARTITION TO REMAIN
- PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION

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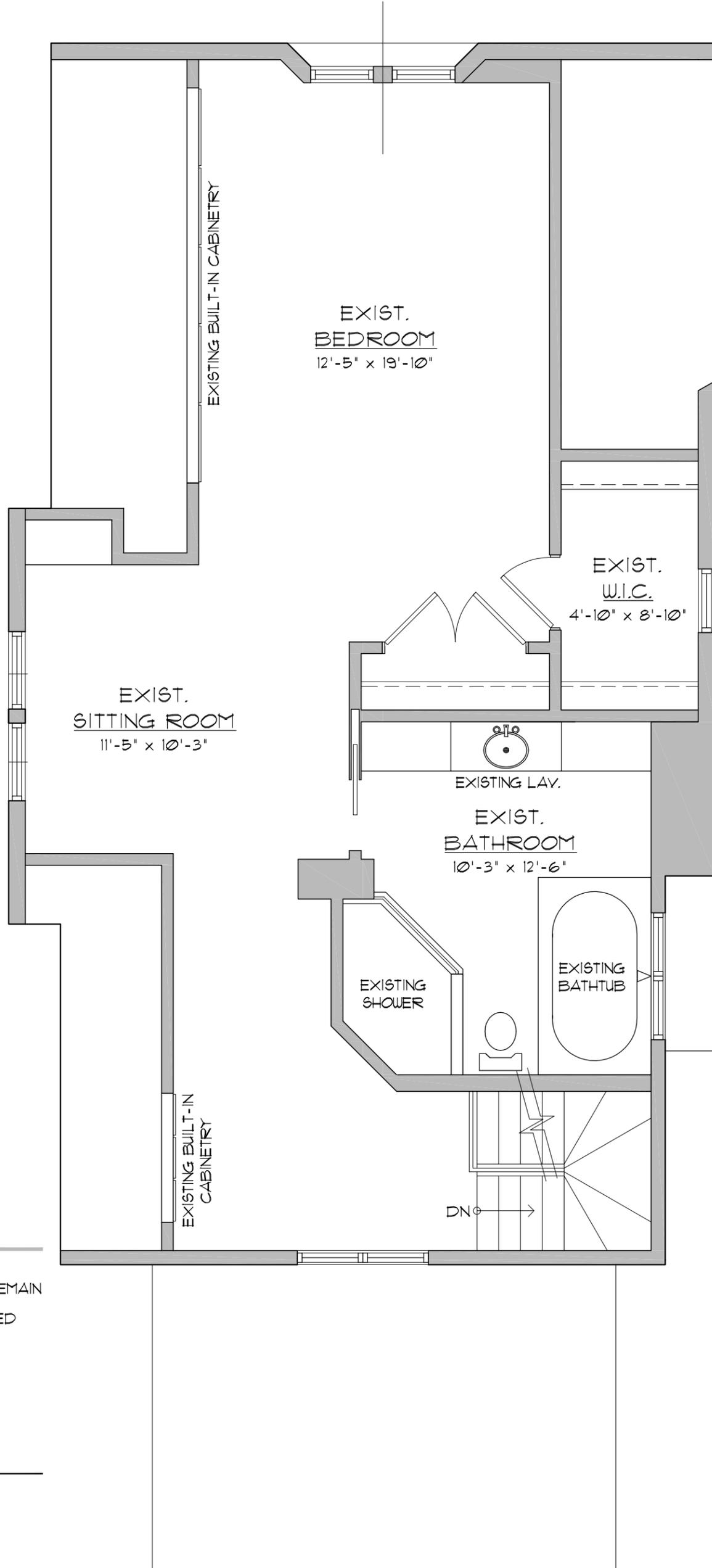
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DATE: 2-8-2021

# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## EXISTING 3RD FLOOR PLAN

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

EXISTING PARTITION TO REMAIN

PARTITION TO BE REMOVED

NEW INTERIOR PARTITION

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CONSTRUCTION  
DEVELOPMENT

p 847.269-2219

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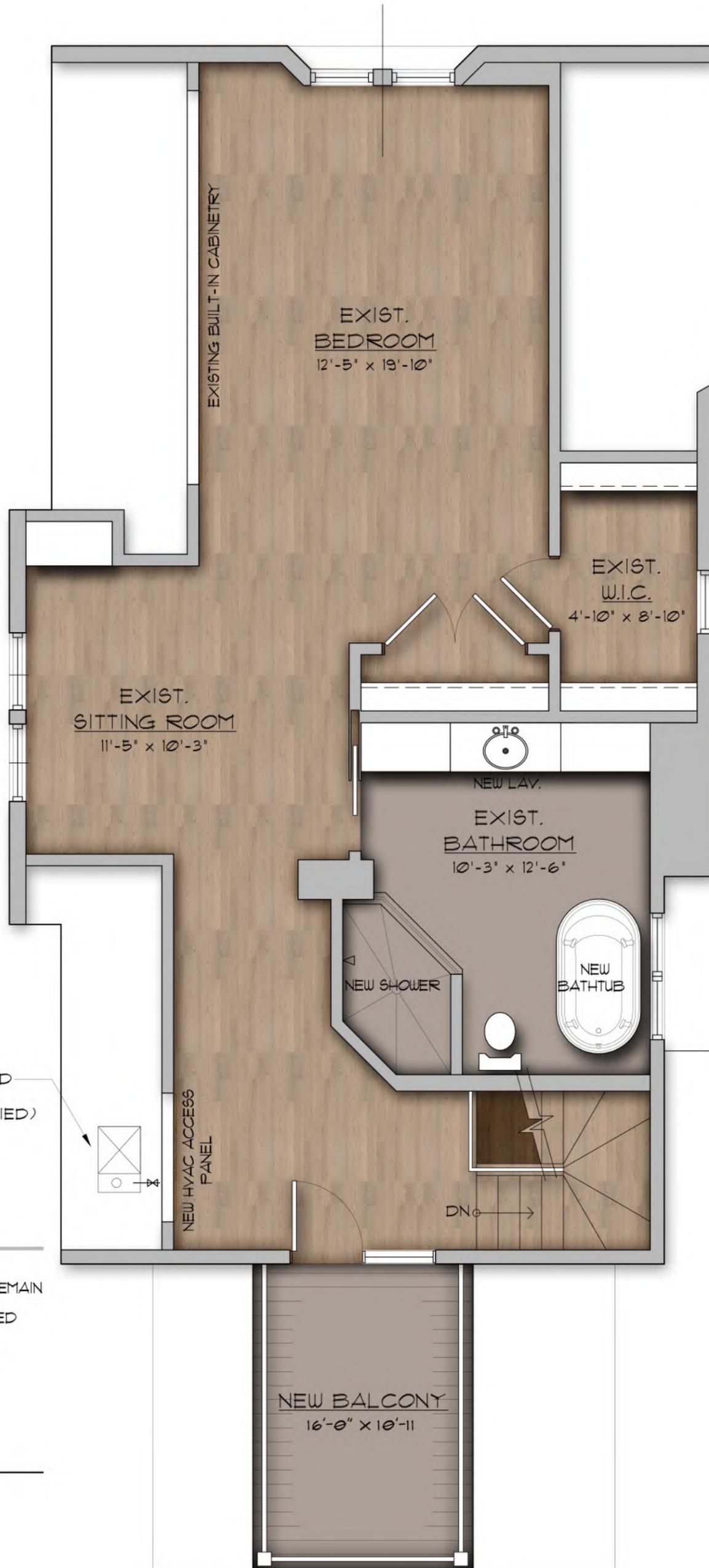
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DATE: 1-25-2021

# Fuldner Residence

2119 Sherman Avenue, Evanston, Illinois



## PROPOSED 3RD FLOOR PLAN

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

- EXISTING PARTITION TO REMAIN
- PARTITION TO BE REMOVED
- NEW INTERIOR PARTITION

### EPIC ACD inc.

ARCHITECTURE  
CONSTRUCTION  
DEVELOPMENT

p 847.269-2219

e kirk@epic-acd.com

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DATE: 1-25-2021

Molly & Chris Rouch are the neighbors to the north at 2123 Sherman Ave.

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## Statement of Support

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**Molly Rouch**

Fri, Mar 26, 2021 at 3:25 PM

To: Kirk Alexakos <kirk@epic-acd.com>, Amy Owen

Hello,

Please feel free to pass along my support to the commission at the City of Evanston.

My husband, Chris Rouch and I fully support the work that will be done at our next door neighbors, Amy Owen and Carl Fuldner's house. We have seen their plans and know they have put much thought and consideration into improving their home and our neighborhood. Our homes on the block are over 100 years old. We welcome and appreciate Amy and Carl investing in the future and improving our great neighborhood.

Thank you,  
Molly and Chris Rouch

Amy and Brian Scott are the neighbors to the south at 2115 Sherman Ave.

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## Statement of Support

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**Amy Scott**  
To: Amy Owen

Fri, Mar 26, 2021 at 4:57 PM

Hello,

We are writing this letter of support for our next store neighbors Amy Owen and Carl Fuldner's wanting to make improvements to their home. We reviewed the plans with them and we are in favor of their project. It will enhance to look of their home, appreciate the value of their home and will create a positive impact in our neighborhood.

Thank you,  
Amy and Brian Scott



EXISTING VINYL SIDING REMOVED TO REVEAL ORIGINAL WOOD SIDING. PRESENTLY, THE ORIGINAL WOOD SIDING HAS DETERIORATED AND WILL BE REPLACED WITH NEW. PROPOSED WOOD SIDING EDGES TO MATCH ORIGINAL MITERED EDGES.



EXISTING VINYL SIDING EXPOSURE : 3.25" EA.



EXIST. ORIGINAL WOOD SIDING BENEATH EXPOSURE : 3.25" EA.

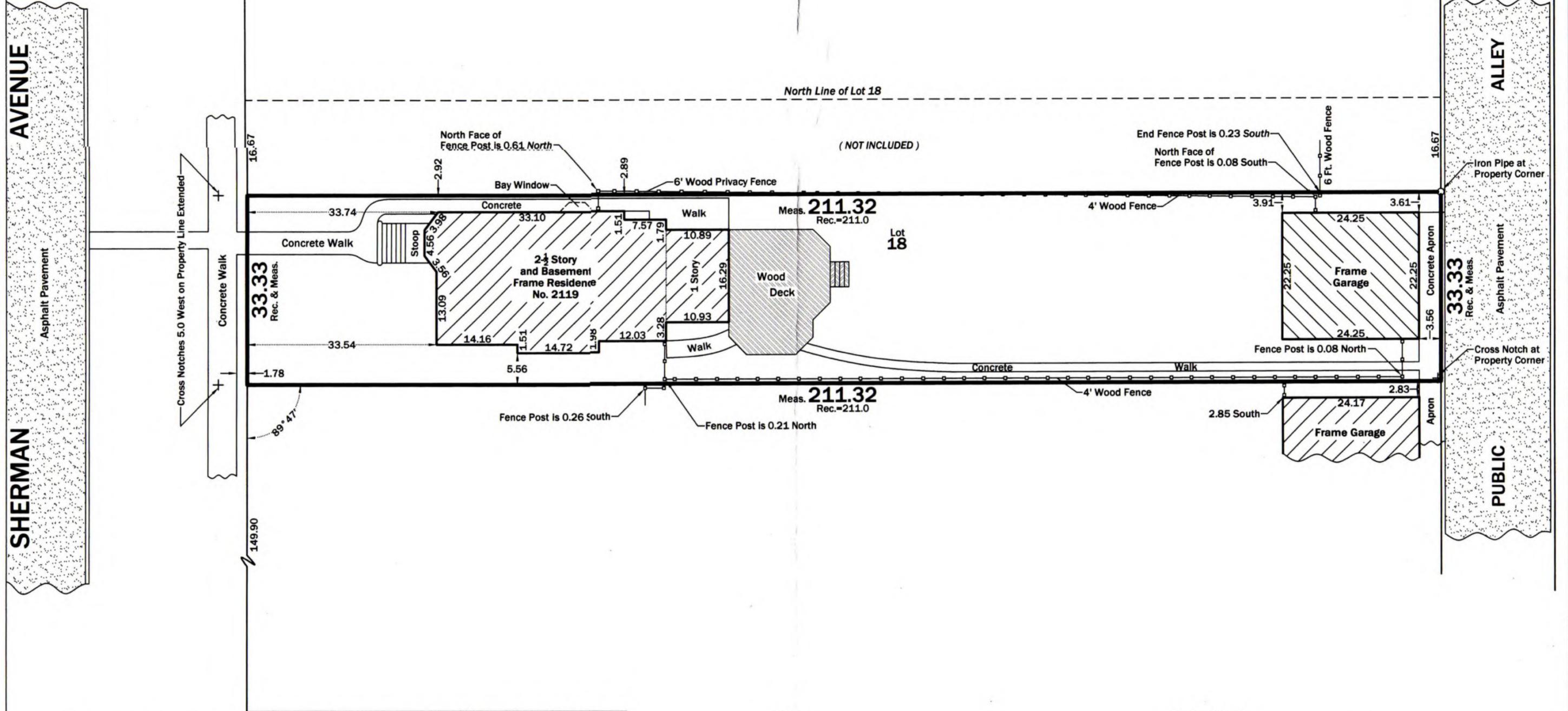


MULTIPLE RANDOM LOCATIONS REVEAL ABSENCE OF ORIGINAL WOOD SIDING BENEATH.

# PLAT OF SURVEY

THE SOUTH 33.33 FEET OF LOT 18 IN GARFIELD'S SUBDIVISION OF EAST 512 FEET OF SOUTH HALF OF SOUTH HALF OF SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2119 SHERMAN AVENUE, EVANSTON, ILLINOIS.

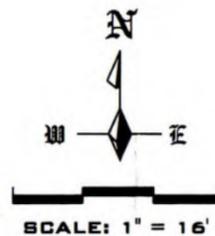


PREPARED FOR: CENTRAL LAW GROUP  
 PURPOSE: MORTGAGE / SALE  
 FIELD DATE: 7-16-19  
 DELIVERY DATE: 7-18-19  
 FORMATS: BOND & PDF

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

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

North Line of SIMPSON STREET



SCALE: 1" = 16'

**NORTH SHORE SURVEY, LTD.**  
 436 CATALPA LANE, LIBERTYVILLE, ILLINOIS 60048  
 (847) 446-6510 NORTHSHORESURVEY@GMAIL.COM  
 PROFESSIONAL DESIGN FIRM NO. 184.006982

State of Illinois }  
 County of Cook } SS

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

*Arthur P. Oshan*  
 PROFESSIONAL ILLINOIS LAND SURVEYOR  
 LICENSE NO. 35-2232 EXP. 11-30-2020

DATED: JULY 16, 2019

INSTR.: ART  
 CAD: ART LEGAL: ARD

FILE NO.

43446-U



## Zoning Analysis Summary

### Case Number:

### Case Status/Determination:

21PRES-XXXX – 2119 Sherman Avenue R1 Single-Family Residential District   Northeast Historic District	Compliant
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### Proposal:

Rear-yard addition and new open, covered front porch.
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Zoning Section:	Comments:
6-8-2-5	The legally non-conforming lot size is 7,043 square feet where 7,200 is standard.
6-8-2-6	The legally non-conforming minimum lot width is 33.33' where 35' is standard.
6-8-2-7	The proposed building lot coverage is ~ 25.50% where 30% is the maximum permitted.
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 27' where 27' is required. The front-porch extends into the required front-yard by 4% where 25% is permitted (~26').
6-8-2-8 (A) 3.	The proposed north side-yard setback is ~5' at the addition where 5' is required. The proposed south side-yard setback is ~7.5' at the addition where 5' is required.
6-8-2-8 (A) 4.	The proposed rear-yard setback is greater than 30' where 30' is required.
6-8-2-8 (C) 4.	The proposed deck, located in the rear-yard, is greater than 3' from all rear-yard lot lines where 3' is required.
6-8-2-9	The proposed addition is 23.5' H and 2 stories where 35' or 2.5 stories is the maximum permitted
6-4-1-9 (B)	The proposed eaves although they encroach on more than 10% of the north side-yard, match the existing eave dimension and are thus permitted. The proposed front-porch encroaches less than 10% of the required 5' side-yard.

### Additional Comments:

- Review and issuance of COA by HPC is required.

**1005 Forest Avenue  
Lakeshore Historic District - 21PRES-0057**

Sam Kang, architect, submits for a Certificate of Appropriateness to alter all elevations, replacing original wood true-divided lite double-hung windows with aluminum clad wood simulated divided lite windows of similar profile and lite configuration; replacement exterior doors; removal of two windows and one door, and; construction of a new portico and entry door at the front elevation.

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



# MEMORANDUM

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1005 Forest Avenue – 21PRES-0057  
Date: May 4, 2021

## Public Notice

Sam Kang, architect, submits for a Certificate of Appropriateness to alter all elevations, replacing original wood true-divided lite double-hung windows with aluminum clad wood simulated divided lite windows of similar profile and lite configuration; replacement exterior doors; removal of two windows and one door, and; construction of a new portico and entry door at the front elevation.

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

## Construction Period:

1889

## Style:

Dutch Colonial Revival

## Architect of Record:

J.C. Lane

## Condition:

Good

## Integrity:

Fair

## Status:

Contributing

## Setting:

1005 Forest Avenue is a residential structure located in the southwest portion of the Lakeshore Historic District on the east side of Forest Avenue near the corner of Forest Avenue and Lee Street. The block contains significant resources predominately from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries in an amalgam of styles. This block retains significant integrity of setting, particularly the resources on the northern half of the block which include intact large estate homes such as 1048 Forest, 1039 Forest, the Oscar Meyer house at 1030 Forest. The development and land-use pattern shifts dramatically from predominately

single-family and two-family residential north of Lee Street to dense multi-family to the south and west including many intact and significant multi-family resources from the early 20<sup>th</sup> Century that are outside the District. The southern edge of the Lakeshore District marks the frontier of the City's earliest zoning ordinance, which was largely enacted to prevent continued teardown of single-family homes in south Evanston for apartment buildings and two, three, and four flats, a trend which moved north through Rogers Park and into south Evanston.

Significance:

The structure has been significantly altered from its original design which was much larger and included what is now 1001 Forest Avenue to the south. The original structure was divided in the early 1940s. The three-sided, two-story front bay as well as the half-story triangular pediment, are non-original, but date from the 1940s, the upper story has been clad in aluminum siding, the bottom story has been parged. The windows were likely replaced in the 1940s, many in non-original openings and the main entry was moved to the side of the home. The original structures form is best seen from the north and south elevations which exhibit its Dutch Colonial roots with prominent gambrel roof.

The structure was designed by architect Josiah C. Lane. Little is known of Lane other than he was a prolific architect in late 19<sup>th</sup> Century Evanston, designing 14 homes in the Lakeshore District, four of which are designated Landmarks.

Proposal

The applicant proposes window and door replacement/modification of openings on all elevations as well as introduction of a covered front portico and new primary entrance on the primary façade fronting the street (west elevation). All replacement windows are aluminum clad wood with simulated divided lites to match the existing lite configuration.

Zoning Compliance

The proposal is compliant with the zoning ordinance and all applicable land use controls. The staff planner has waived the requirement for a full zoning analysis due to the limited exterior scope and code incentives for open front porches (portico). The project will be reviewed during general permitting.

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 Commission's request.

**Alteration:**

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.

2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

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

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

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

**Construction:**

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

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

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

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

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

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

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

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

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

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

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

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.



April 16, 2021

To: City of Evanston Building Department  
2100 Ridge Ave.  
Evanston, IL. 60201

RE: Certificate of Appropriateness (COA) Application  
1005 Forest Ave.

Please find attached our application and all required materials for review.

A short synopsis of our project related to the exterior of this vintage home located in the lakeshore Historic District. This home has an interesting history in that around 1941 the original home was split in two and two separate homes were created. The new entry for the home at 1005 was located on the side most likely out of convenience. While it is a lovely entry it is somewhat hidden from the street. The Owners want to bring a new entry to the street that is more visible and welcoming. To do this we propose a new portico and entry door at the North West corner of the front façade with a new sidewalk leading to it. While most porches in the area are much larger and encompass their entire fronts we wanted to reflect the original "Other Half" with a porch similar in size but differentiated in the mouldings and columns.

Unfortunately we find serious neglect with regards to the exterior elements. Original mouldings have been capped with aluminum throughout. Eaves, soffits, window and door surrounds. Aluminum storms were installed. The windows themselves are in major disrepair. Layers and layers of lead paint. The weights for the sash lifts have almost all been cut. Very few windows even open. Muntins and sash elements have been damaged and destroyed. The box frames themselves are rotting and in a state of deterioration. The Owners need to install plastic on the interior of most windows and doors every winter to help fight the air infiltration due to the condition of the windows and doors.

Restoration in some cases is possible if over the years the windows had been somewhat maintained. It is our opinion and the Owners desire to completely remove the windows and doors along with the storms and bring their lovely home into the new century with state of the art materials and products that provide the highest energy efficiency while providing classic aesthetics. We are selecting Weather Shield Signature Series Aluminum Clad Wood Windows and Doors. The look of the original will be as close as possible by using simulated divided lites (SDL) that offer an authentic look while providing high energy efficiency. The exterior profile will be a "putty" effect simulating the original glazing putty that was used originally to seal in the glass and a classic colonial profile for the interior. To complete this effect a grill between the glass is used. The storms being removed allows the new windows to be revealed and with this I believe we can achieve a look as close to the original as possible without totally rebuilding the windows and doors.

If you have any questions don't hesitate to contact me.

Respectfully yours,

Sam Kang, Architect  
Director of Airoom Architects  
6825 N. Lincoln Ave., Lincolnwood, IL 60712  
Mobile: 847.877.6842  
Email: [skang@airoom.com](mailto:skang@airoom.com)



City of Evanston – Building and Inspection Services Division

**WINDOW REPLACEMENT WORKSHEET**

Submittal Documents:

- Building Permit Application
- Window Replacement Worksheet
- Copy of Signed Contract
- Window Energy Efficiency Specifications indicating replacement windows have the following U-factor
  - Residential window 0.32 or less
  - Residential skylight 0.55 or less
  - Commercial fixed window 0.38 or less
  - Commercial operable window 0.45 or less
  - Commercial entrance door 0.77 or less
- Certificate of Appropriateness (COA) if Landmark property or located in Historic District
- If new window is being added or the size of the window opening is being changed, provide plans that identify the existing and proposed opening dimensions, the new header size, span and bearing supports, the framing infill and electrical modifications being made (if any) plus any other pertinent information regarding the window installation.

Fees:

- Based on construction valuation (see reverse side for fee schedule)
- \$45 inspection fee (new window opening or resizing of existing window)

Applicable Codes:

- International Residential Code – 2012
- International Building Code – 2012
- International Energy Conservation Code – 2015

Inspections Required:

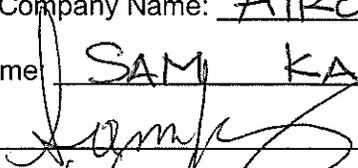
- Rough Inspection (new window opening or resizing of existing window)
- Call 847-448-4311 to schedule inspection. Provide 48-hour notification; address and permit number.

Affidavit:

- Signature below is the contractor acknowledgment that EPA’s Lead Renovation, Repair and Painting Rule (RRP Rule) requiring that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA (or an EPA authorized state), use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices. The RRP Rule is enforced by the USEPA.

Contractor Company Name: AIRROOM, INC.

Contact Name: SAM KANG

Signature: 

Date: 4/9/2014



**Application for  
Preservation Review of  
Certificate of Appropriateness (COA)**

**Binding Review of Certificate of Appropriateness (COA) &  
Window & DOOR Replacement**

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

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

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

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

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

Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.  
**For more information call:** Carlos Ruiz at (847) 448-8687 or email: [cruiz@cityofevanston.org](mailto:cruiz@cityofevanston.org)

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

1) Property Address: <b>1005 FOREST AVE.</b>		<b>FOR STAFF USE ONLY</b> Application Number:	
2) Owner's Name: <b>EUGINE &amp; NIKISHA JODHAN</b>		Address: <b>1005 FOREST AVE. EVANSTON, IL, 60202</b>	
City: <b>EVANSTON</b>	State: <b>ILLINOIS</b>	Zip: <b>60202</b>	Phone: <b>917-623-6972</b>
3) Architect's Name: <b>SAM KANG</b>		Address: <b>6825 N. LINCOLN AVE</b>	
City: <b>LINCOLNWOOD</b>	State: <b>IL</b>	Zip: <b>60712</b>	Phone: <b>847-679-0446</b>
4) Contractor's Name: <b>AIRROOM, INC.</b>		Address: <b>6825 N. LINCOLN AVE.</b>	
City: <b>LINCOLNWOOD</b>	State: <b>IL</b>	Zip: <b>60712</b>	Phone: <b>847-679-0446</b>
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 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			

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
		FRONT FACADE			SIDE FAÇADE (L/R)			REAR FACADE
		Window Type			Window Type			Window Type
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Material			Window Material			Window Material
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Muntins			Window Muntins			Window Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Type			DOOR Type			DOOR Type
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Single	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input checked="" type="checkbox"/>	<input type="checkbox"/>	French
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sliding
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Material			DOOR Material			DOOR Material
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Muntins			DOOR Muntins			DOOR Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Not existing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not existing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:

**Section C: Application for Certificate of Appropriateness**

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

NORTH ELEVATION (SIDE): REPLACE 9 WINDOWS, ELIMINATE 1 WINDOW, ELIMINATE 1 DOOR, PATCH BACK STUCCO TO MATCH EXISTING.  
 EAST ELEVATION (BACK): REPLACE 8 WINDOWS, REPLACE 1 PATIO DOOR, ELIMINATE 1 WINDOW AND CHANGE TO A NEW DOOR, PATCH BACK STUCCO TO MATCH.  
 SOUTH ELEVATION (SIDE): REPLACE 6 WINDOWS, REPLACE ENTRY DOOR.  
 WEST ELEVATION (FRONT): REPLACE 10 WINDOWS, REPLACE 1 DOOR, ELIMINATE 1 WINDOW AND CHANGE TO A NEW ENTRY DOOR.

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"/> Windows <input checked="" type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> DOORS <input type="checkbox"/> Storm DOORS	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

New     Replacement     Restoration    **DOUBLE HUNG STYLE**  
 Window Style/Materials: **WEATHER SHIELD SIGNATURE SERIES - CLAD EXTERIOR WOOD INTERIOR - SDL GRILL TO MATCH EXISTING ACAP**  
 DOOR Style/Materials: **WEATHER SHIELD SIGNATURE SERIES - CLAD EXTERIOR - WOOD INTERIOR - SDL GRILL TO MATCH EXISTING ACAP**  
~~NA~~ Storm Window Style/Materials:  
~~NA~~ Storm DOOR Style/Materials:

3) Applicant's Signature: Sam Kang  
 Print Name: **SAM KANG**

Date: **4/9/2021**

**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.).



**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](mailto: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:

1005 FOREST AVE

**FOR STAFF USE ONLY**

Application Number:

2) Owner's Name:

EUGINE & NIKISHA JODHAN

Address:

1005 FOREST AVE.

City:

State:

Zip:

Phone:

Email/Fax:

EVANSTON, IL. 60202 917.623.6973 nikishajodhan@gmail.com

3) Architect's Name:

SAM KANG

Address:

6825 N. LINCOLN AVE.

City:

State:

Zip:

Phone:

Email/Fax:

LINCOLNWOOD IL. 60712 847-679-0446 SKANG@AIRROOM.COM

4) Contractor's Name:

AIRROOM, INC.

Address:

6825 N. LINCOLN AVE.

City:

State:

Zip:

Phone:

Email/Fax:

LINCOLNWOOD, IL. 60712 847-679-0446 info@airroom.com

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

6) Within Local Historic District:  Yes  No;

If yes,  Lakeshore  Ridge  Northeast Evanston  Apartment Thematic Resources

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

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

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

**Section B: Application for Certificate of Appropriateness**

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

**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 type="checkbox"/> Restoration <input checked="" 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 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 checked="" type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials:	<input checked="" 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Façades/Front Porch &amp; Rear Porch Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Flashing Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Fences</b>
<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			<b>Fascias, Soffits, Rakeboards, Trim</b>			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"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Terraces, Patios, Decks</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shingle, Material: <u>SINGLE MEMBRANE</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>CONCRETE</u>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Stone
		<b>Roofing Material</b>			<b>Door Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input checked="" 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 checked="" type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____			<b>Driveway Material</b>
<input type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Type</b>	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
		<b>Chimney Material</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>FIXED</u>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Brick	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aluminum			<b>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</b>
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
		<b>Gutters/Downspouts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <u>CLAD WOOD</u>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	<b>Muntins</b>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	

4) Applicant's Signature: Sam Kang  
 Print Name: SAM KANG

Date: 4/9/2021

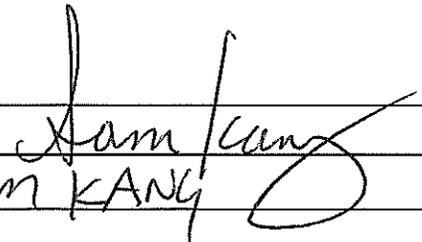
Proceed to Section C if you are requesting a zoning or fence variation and/or a special use. Refer to the Supplemental Information for guidance [page (i) below]. For Planned Development refer to Supplemental Information [page (i) below].

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

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

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

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

4) Applicant's Signature: 

Print Name: **SAM KANG**

Date:

**4/9/2021**

**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.).



March 11, 2021

Review of window replacement for Evanston Lakeshore Historic District:

Home Location: 1005 Forest Ave - Evanston, IL 60202

Owners: Eugene Tyurin & Nikisha Jodhan



**Architectural Description:**

Dutch Colonial Revival

Original build: 1889

Exterior materials: Aluminum and stucco

Side gambrel roof

Asphalt shingles

Parged foundation

Window material: Wood, Aluminum, Vinyl

Window type: Double hung, casement, fixed

Historic Features: Side gambrel roof with cornice returns; front dormer window with triangular pediment.

History: House was originally part of a larger residence that included what is now 1001 Forest Avenue—the original 19th-century house was extensively remodeled in 1914 and divided into two separate residences in 1941; stucco siding on first story, aluminum on second story; replacement windows (some may be in altered openings, dating from 1941); new entry with concrete patio along north end of façade; three-sided, 2-story front window bay.

The picture to the right is a view from the back; from before the split, perhaps in 1914 showing clapboard and shingle siding intact and original window trims.





Recent photo with view from the back showing both properties

### Condition of existing windows:



#### Typical window at front:

Single glazed double hung wood window painted  
Exterior trims have been wrapped with aluminum  
Aluminum storms and all windows

Many of the wood box frames have rotted and deteriorated. Half of the windows have had the weight cords removed and are difficult to even open. Same situation with the storm windows – do not operate very well.



Lead paint and deteriorating wood – many parts would require re-shaping



Meeting rails do not meet very well anymore

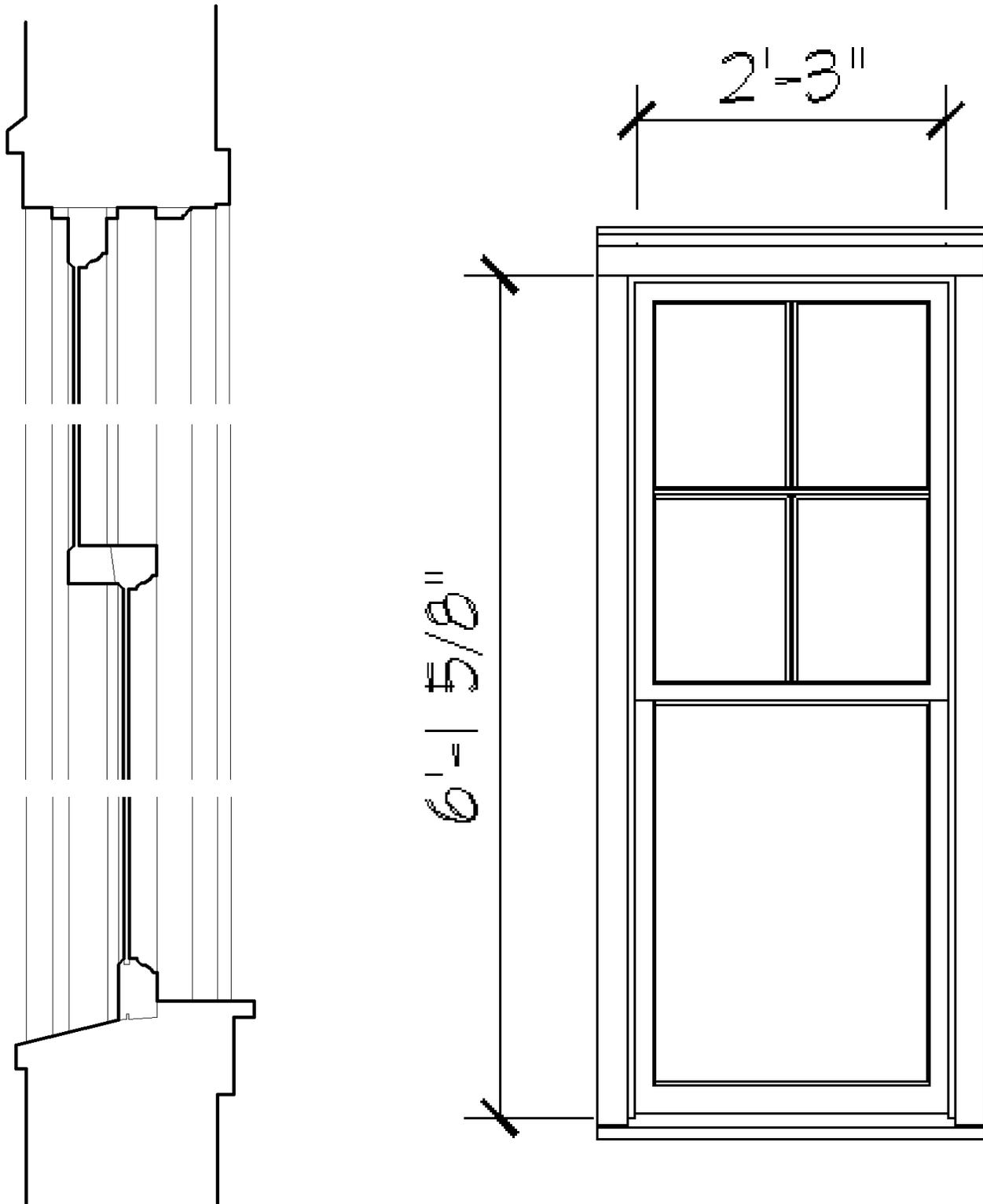
Sash cords missing



Many windows have been taped shut due to air leakage



Muntins are separating from the sash



Cross section of existing window – storm not shown

Exterior elevation.



Conclusion:

It is my opinion that these windows should be removed and replaced and completely remove the storms. New windows should be an approximate to the original as close as possible. The new windows should be the same size as existing to fit between the existing exterior trims. The sash and muntins should match as close as possible to retain the historic nature. By removing the storm windows it will reveal the true divided lights in the upper sash and the fixed bay window and the casement in the gable in the attic.

Thank you,

Preston Fawcett, architect



DEMO EX. CONC. SLAB

Found Cross 5.0' W. & Dn Line Extended  
Site BM @ Cross  
(Assumed 100.00')

N. Face Wood Fence Post 1.06' N.

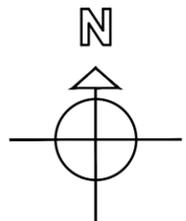
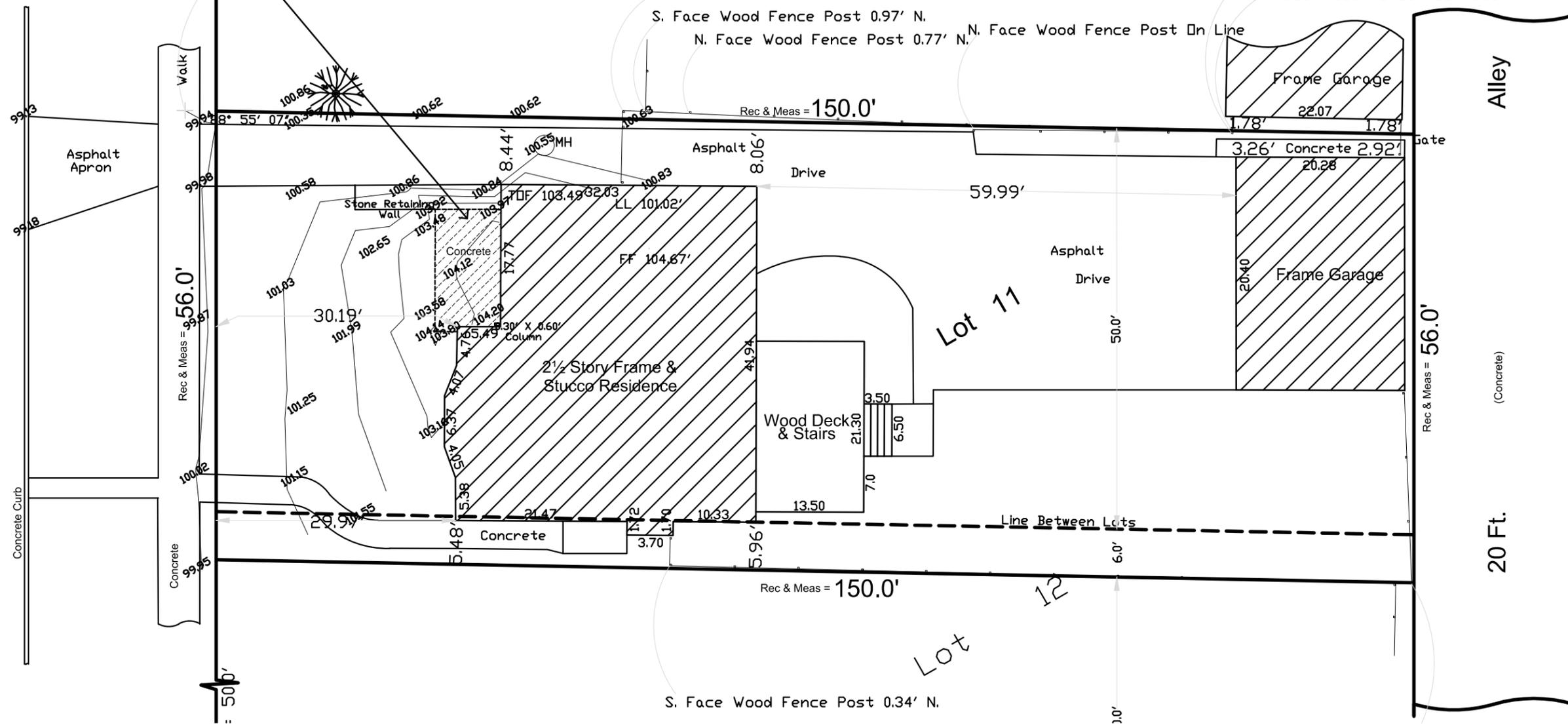
S. Face Wood Fence Post 0.97' N.

N. Face Wood Fence Post 0.77' N.

S. Face Wood Fence Post 0.16' S.

N. Face Wood Fence Post 0.03' N.

Forest Ave.



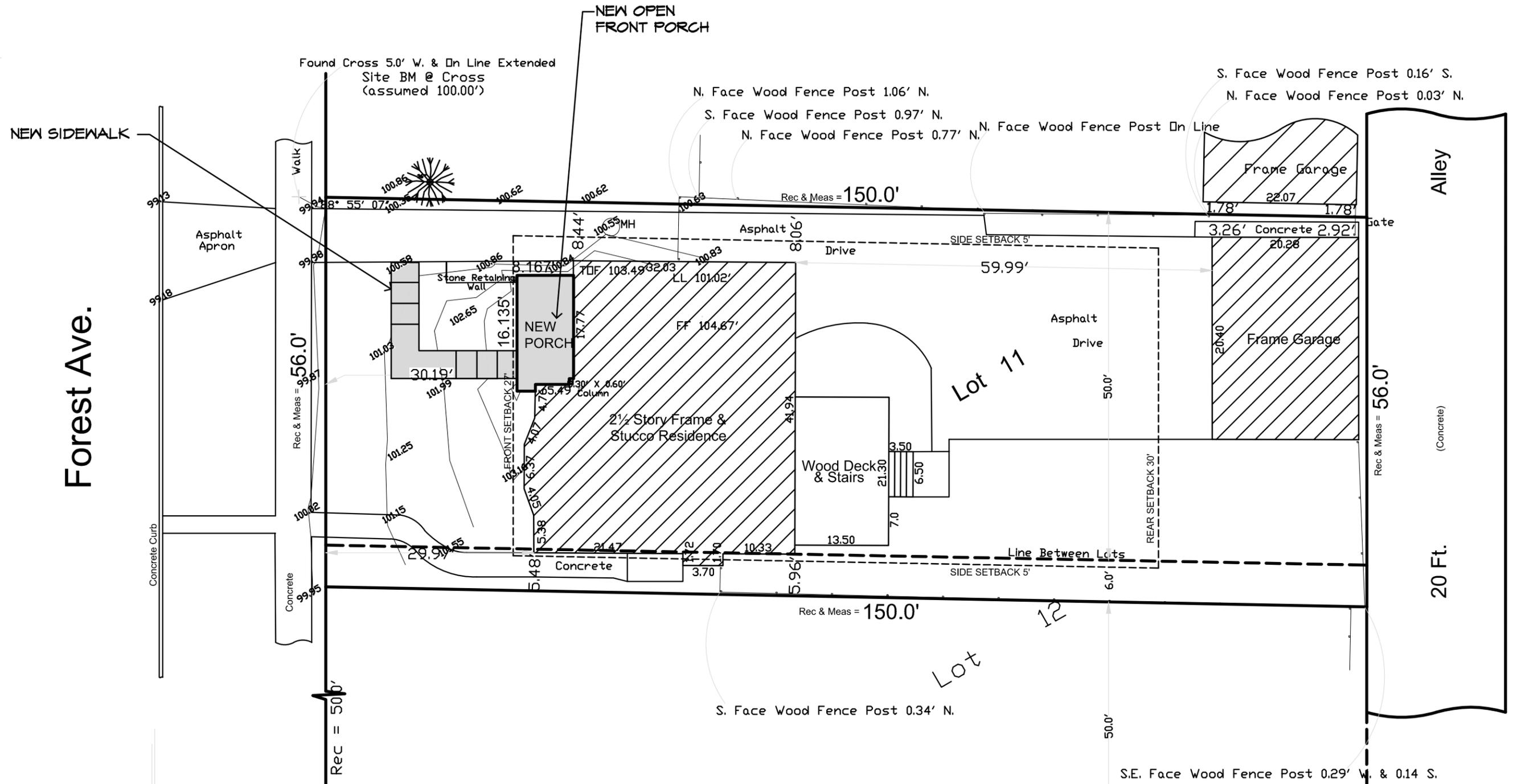
**1 DEMO SITE PLAN**  
1" = 15'-0"

**AIROOM ARCHITECTS**  
6825 N. Lincoln Avenue  
Lincolnwood, Illinois 60712  
www.airoom.com  
APRIL 2021

WINDOW AND DOOR REPLACEMENT / MODIFICATION  
FOR THE EUGINE & NIKISHA JODHAN RESIDENCE  
1005 FOREST AVE, EVANSTON, IL. 60202

**0**

©2021 AIROOM ARCHITECTS CORP. (2/4/20)



Forest Ave.

Alley

Lot 11

Lot 12

## NEW SITE PLAN

2

1" = 15'-0"

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WINDOW AND DOOR REPLACEMENT / MODIFICATION

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1005 FOREST AVE, EVANSTON, IL. 60202

1

WINDOW SCHEDULE

TAG	LOCATION	QTY	MFR	SERIES	OPERATION TYPE	MODEL NO.	UNIT SIZE	TEMP.	GLASS TYPE	EGRESS	U-FACTOR	JAMB DEPTH	JAMB EXTENSION	WINDOW TRIM APPLICATION	INTERIOR		EXTERIOR		SCREEN		GRILLE			HARDWARE			NIGHT LATCH	NOTES				
															MATERIAL	FINISH	MATERIAL	FINISH	TYPE	COLOR	SIZE	TYPE	PATTERN	STYLE	INT. FINISH	EXT. FINISH			MFR	STYLE	FINISH	
W1	NEW LIVING RM	2	WEATHER SHIELD	ALL WOOD SERIES	DOUBLE HUNG	610	33"x65-1/2" I.D. V.I.F.	NO	20-E-5	NO	.26	1 1/2"	FACTORY SUPPLIED FIELD RIPPED & INSTALLED	REFER TO TAGS FROM SHT A01 (T1)	PINE	PRE-FINISHED WHITE	WOOD	WHITE	NO SEE-UM MESH	WHITE	5/8"	FLAT 686	3 WIDE 2 HIGH TOP SASH ONLY	COLONIAL	WHITE	WHITE	WEATHER SHIELD	WHITE	WHITE	YES/NO		
W2	NEW MUD RM	1					23"x53-1/2"																									
W3	NEW DINING RM	1					34"x63-3/4"																									
W4	EX. FAMILY RM	1					33"x76-1/2"																									
W5	EX. FAMILY RM	1					33"x76-1/2"																									
W6	EX. FAMILY RM	1			PICTURE		34"x76-1/2"																									
W7	NEW MAIN CLOSET	2			DOUBLE HUNG		33"x72"																									
W8	EX. BEDROOM 2	1					24"x72"																									
W9	EX. BEDROOM 2	1					33"x72"																									
W10	EX. BATH 1	1					21"x45"																									
W11	EX. BEDROOM 1	2					24"x72"																									
W12	NEW BATH 2	1					30"x48"																									
W13	NEW BATH 2	1					35-1/2"x 66-1/2"																									
W14	EX. HALL @ 2ND FLOOR	1					33"x76-1/2"																									
W15	EX. MASTER BEDROOM	3					24"x72"																									
W16	EX. MASTER BEDROOM	1			PICTURE		34"x72"																									
W17	NEW MAIN CLOSET + TOILET RM	2					27"x72"																									
W18	EX. BED 4/ EX. BED. 5	5					24"x44-1/2"																									
W19	EX. BED 6/ OFFICE	2					24"x72-1/2"																									
W20	ATTIC EX. HALL	1					38-1/4"x 33-1/4"																									
W21	ATTIC MECH RM.	1					24"x 38-3/8"																									
W22	BASEMENT EX. REC. ROOM	1			AWNING	62D4	24"x18"																									
W23	BASEMENT EX. REC. ROOM	1																														

EXTERIOR DOOR SCHEDULE

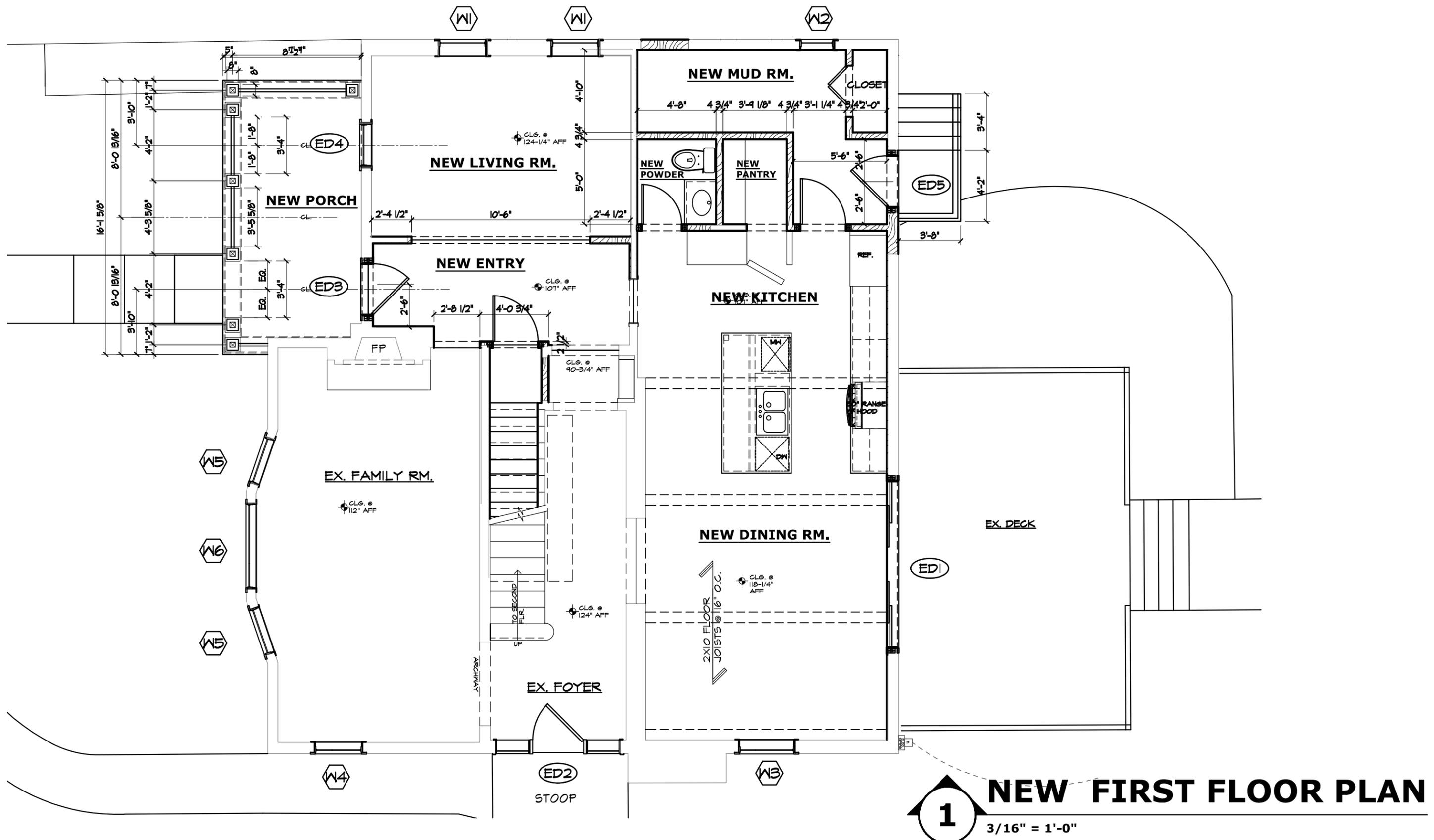
TAG	LOCATION	MFR	DOOR TYPE	MODEL #	ROUGH OPENING	UNIT SIZE	GLASS TYPE	TEMP.	FIRE LABEL	U-FACTOR	JAMB DEPTH	DOOR TRIM APPLICATION	INTERIOR		EXTERIOR		SCREEN		GRILLE			HARDWARE		HINGES		SILL MATERIAL	INSTALL PROVIDED SILL PAN	NOTES			
													MATERIAL	FINISH	MATERIAL	FINISH	TYPE	COLOR	SIZE	TYPE	PATTERN	STYLE	INT. FINISH	EXT. FINISH	MFR				STYLE	FINISH	STYLE
ED1	NEW DINING RM.					117-1/2"x80"	LOW-E	YES	N/A	.28	6 1/2"	REFER TO TAGS ON SHEET A01 (T2)														DARK TONE ALUMINUM SILL	✓				
ED2	EX. FOYER					38"x46" + 16"x46"																									
ED3	NEW ENTRY HALL					36"x46"																									
ED4	NEW LIVING ROOM					30"x46"																									
ED5	NEW MUD ROOM					32"x80"																									

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APRIL 2021

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1005 FOREST AVE, EVANSTON, IL. 60202

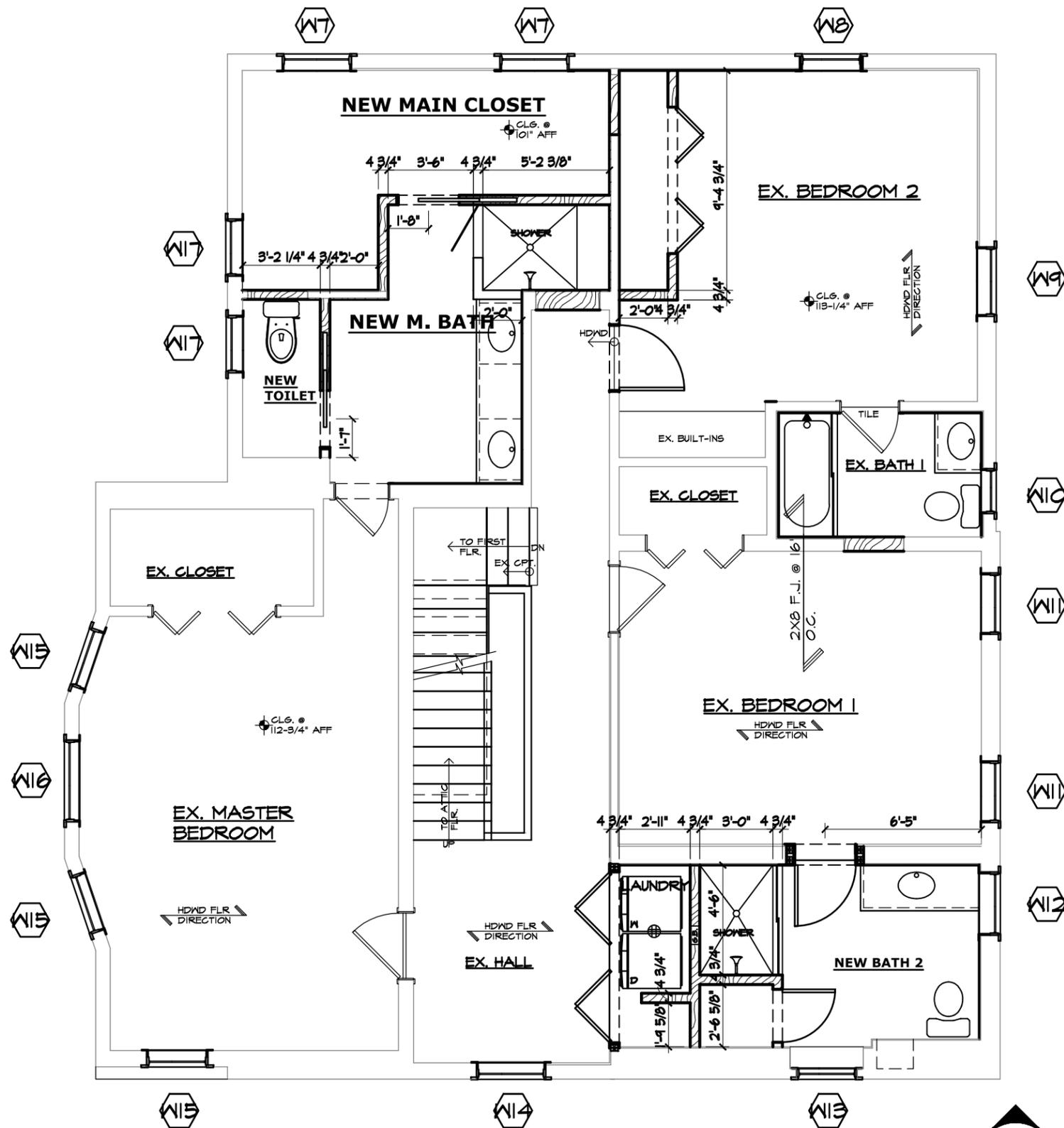


**1** **NEW FIRST FLOOR PLAN**  
 3/16" = 1'-0"

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 Lincolnwood, Illinois 60712  
 www.airoom.com  
 APRIL 2021

**WINDOW AND DOOR REPLACEMENT / MODIFICATION**  
**FOR THE EUGINE & NIKISHA JODHAN RESIDENCE**  
 1005 FOREST AVE, EVANSTON, IL. 60202

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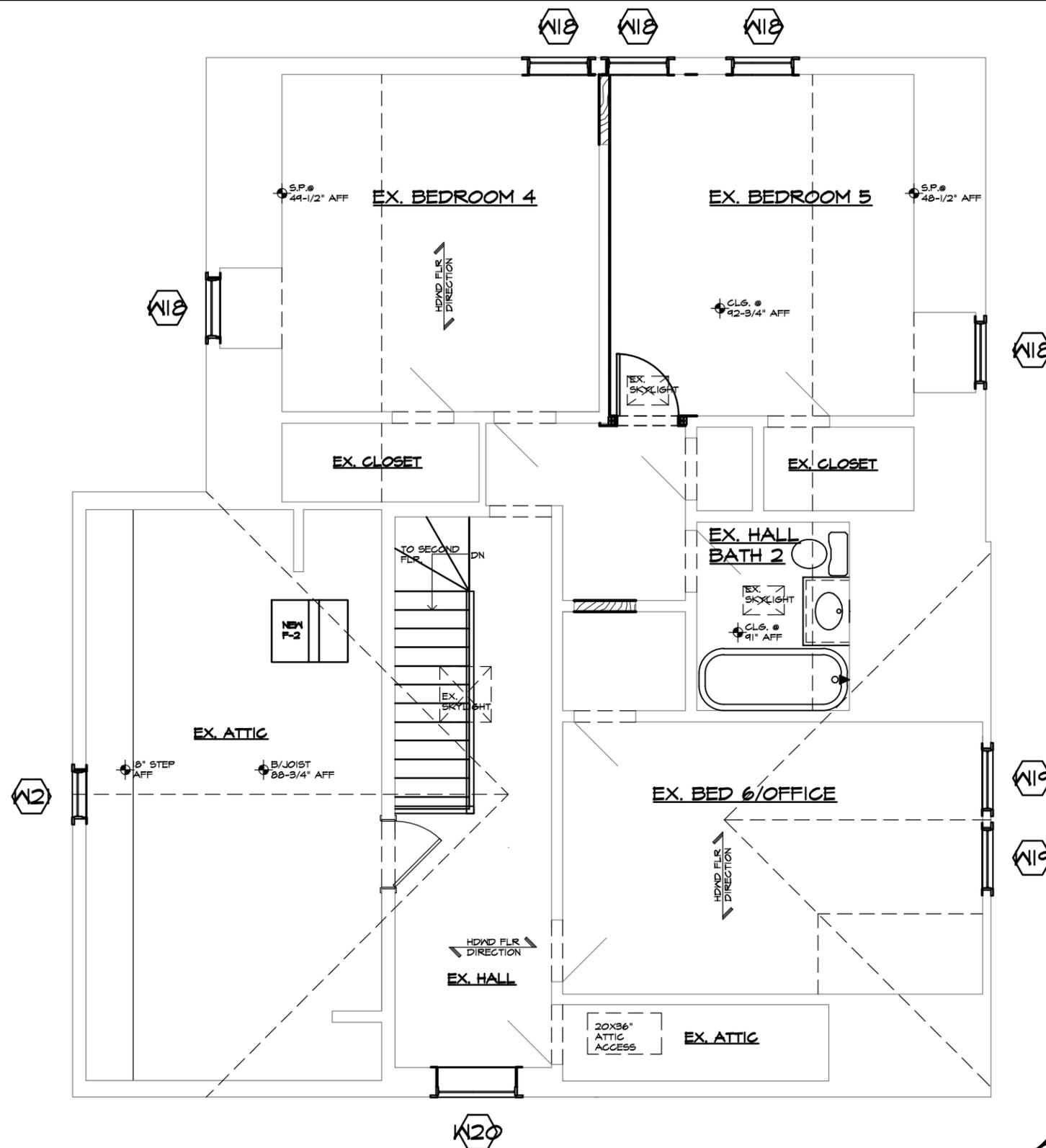


**2 NEW SECOND FLOOR PLAN**  
 3/16" = 1'-0"

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**3** **NEW ATTIC FLOOR PLAN**  
 1/4" = 1'-0"

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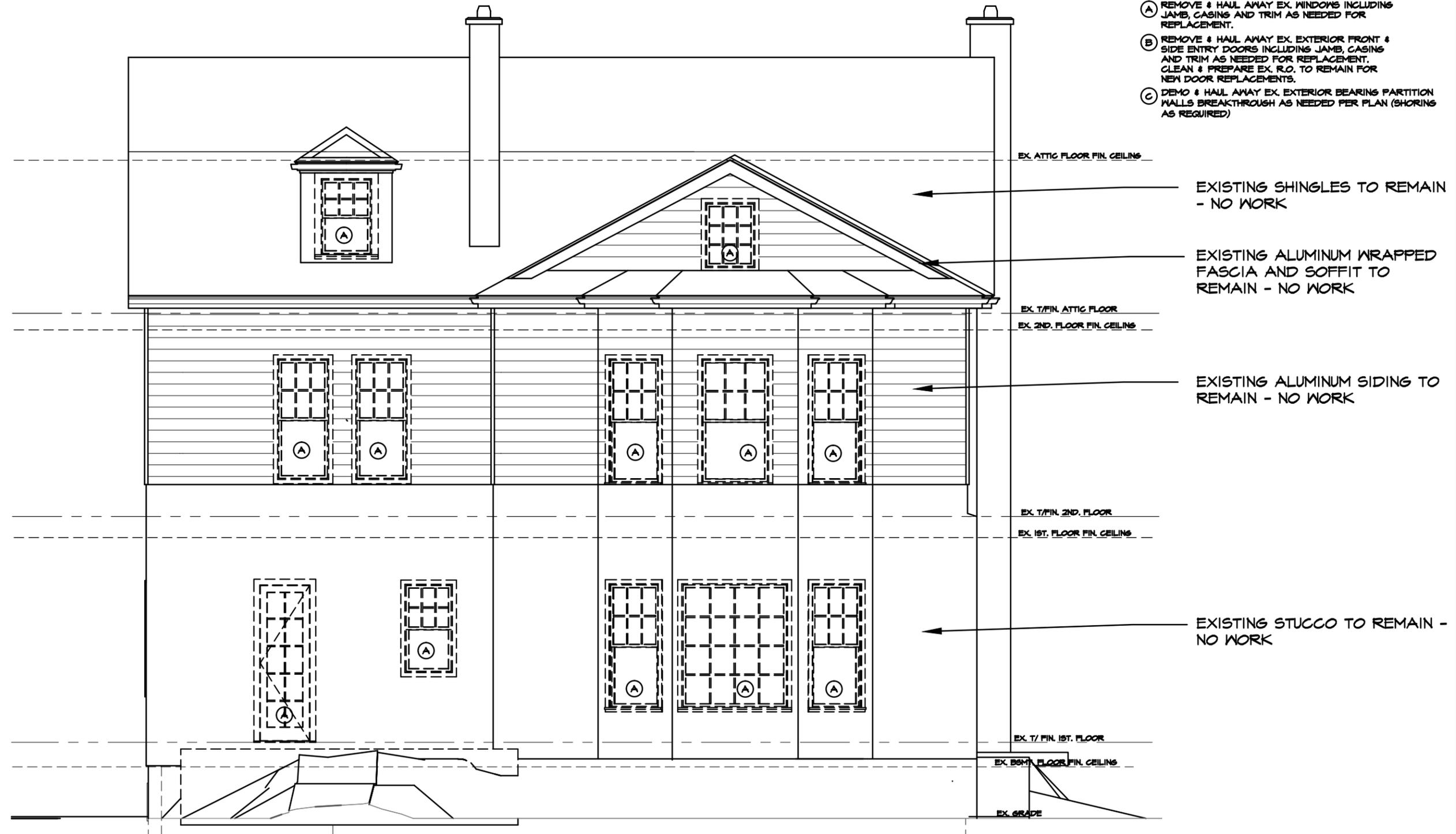
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 1005 FOREST AVE, EVANSTON, IL. 60202

**5**

**DEMO ELEVATION NOTES**

- (A) REMOVE & HAUL AWAY EX. WINDOWS INCLUDING JAMB, CASING AND TRIM AS NEEDED FOR REPLACEMENT.
- (B) REMOVE & HAUL AWAY EX. EXTERIOR FRONT & SIDE ENTRY DOORS INCLUDING JAMB, CASING AND TRIM AS NEEDED FOR REPLACEMENT. CLEAN & PREPARE EX. R.O. TO REMAIN FOR NEW DOOR REPLACEMENTS.
- (C) DEMO & HAUL AWAY EX. EXTERIOR BEARING PARTITION WALLS BREAKTHROUGH AS NEEDED PER PLAN (SHORING AS REQUIRED)



**1 DEMO WEST ELEVATIONS**  
 1/4" = 1'-0"

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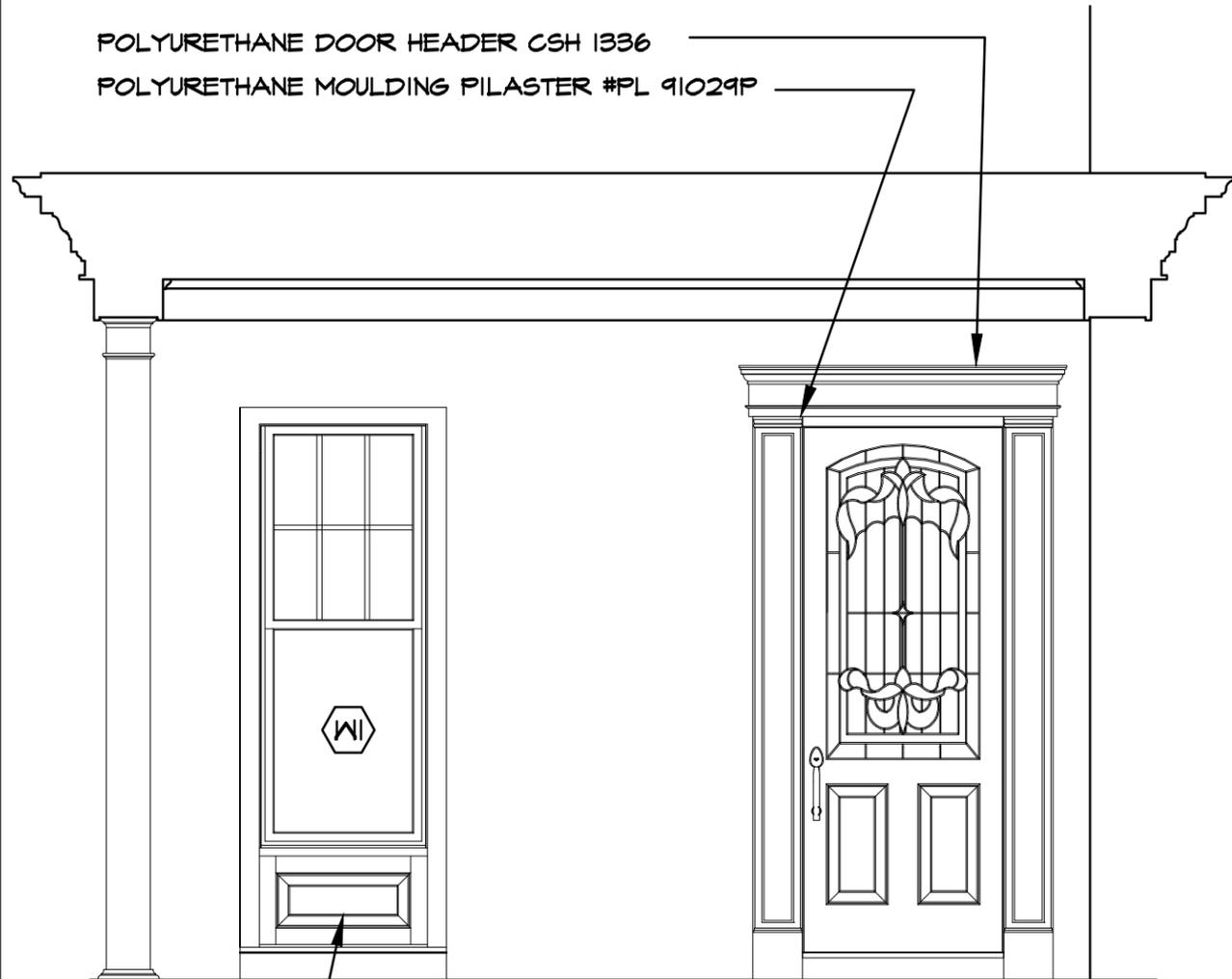
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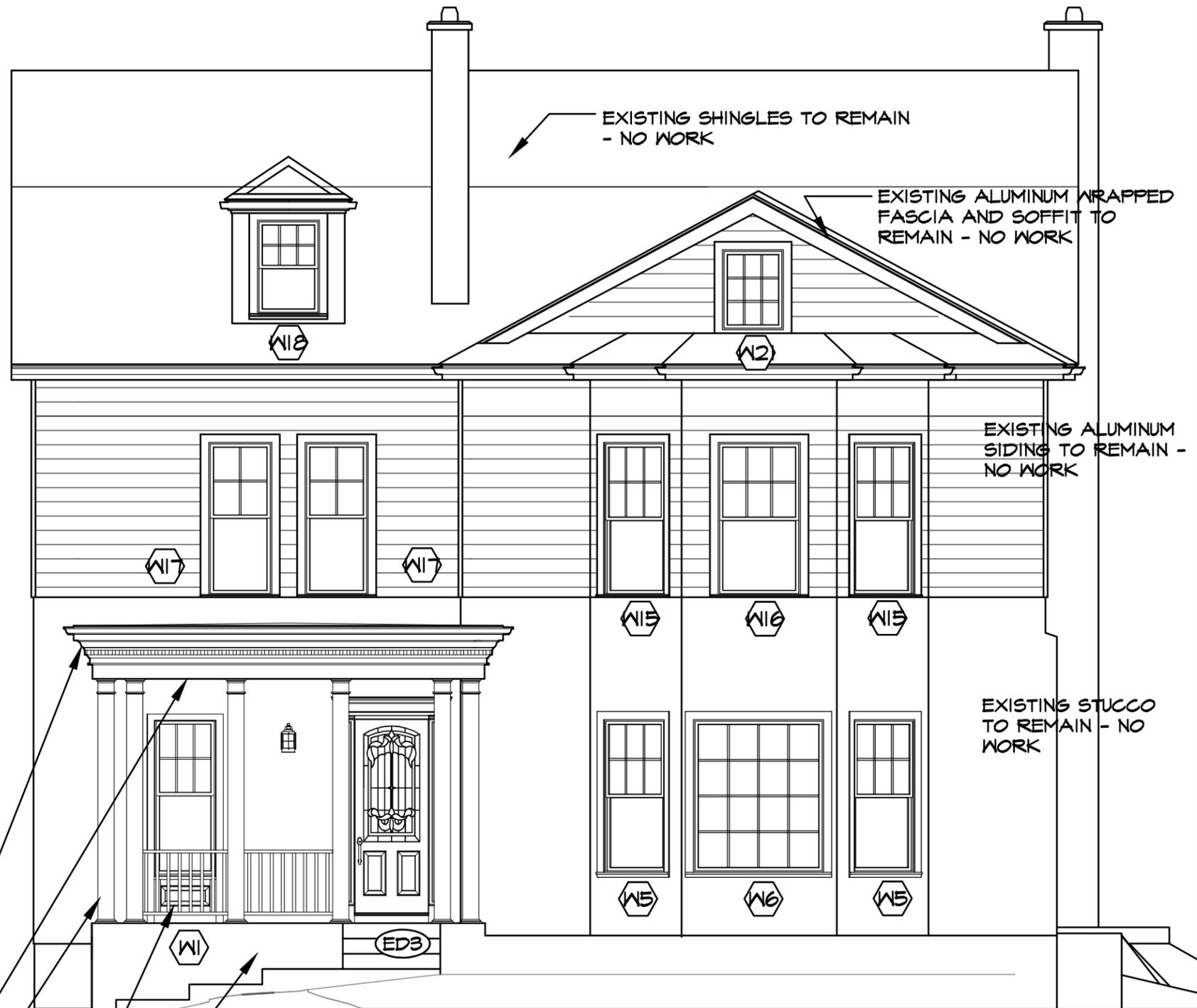
**NEW ELEVATION NOTES**

- ① FRAME-IN EXTERIOR WINDOW/DOOR REMOVED PATCH BACK AS NEEDED INCLUDING INSULATION AND MATCH EX. EXTERIOR STUCCO WALL FINISH A.C.A.P.
- ② SUPPLY & INSTALL NEW TEMPORARY P.T. STAIRS AND LANDING TO NEW DOOR LOCATION PER PLAN.
- ③ SUPPLY & INSTALL NEW KITCHEN HOOD EXHAUST VENT AS NEEDED PER SPECS.
- (WI) FURNISH & INSTALL NEW WINDOWS INCLUDING CASING + EXTERIOR TRIM PER PLAN WINDOW SCHEDULE (ON EXISTING ROUGH OPENINGS); REFER TO SHEET A0.2
- (ED2) FURNISH & INSTALL NEW EXTERIOR DOORS & CASINGS PER PLAN & DOOR SCHEDULE ON NEW ROUGH OPENING.

POLYURETHANE DOOR HEADER CSH 1336  
 POLYURETHANE MOULDING PILASTER #PL 91029P



POLYURETHANE MOULDING CSH 1038  
 COMPOSITE FACINGS FOR EAVES AND SOFFITS OVER WOOD FRAMED STRUCTURE  
 POLYURETHANE COLUMN SBCS 10120  
 WOOD RAISED PANEL BELOW WINDOW - PAINTED  
 CONCRETE SLAB



**2 NEW WEST ELEVATIONS**  
 1/4" = 1'-0"

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COMPOSITE RAILING SYSTEM

2

**NEW WEST ELEVATIONS**

1/2" = 1'-0"

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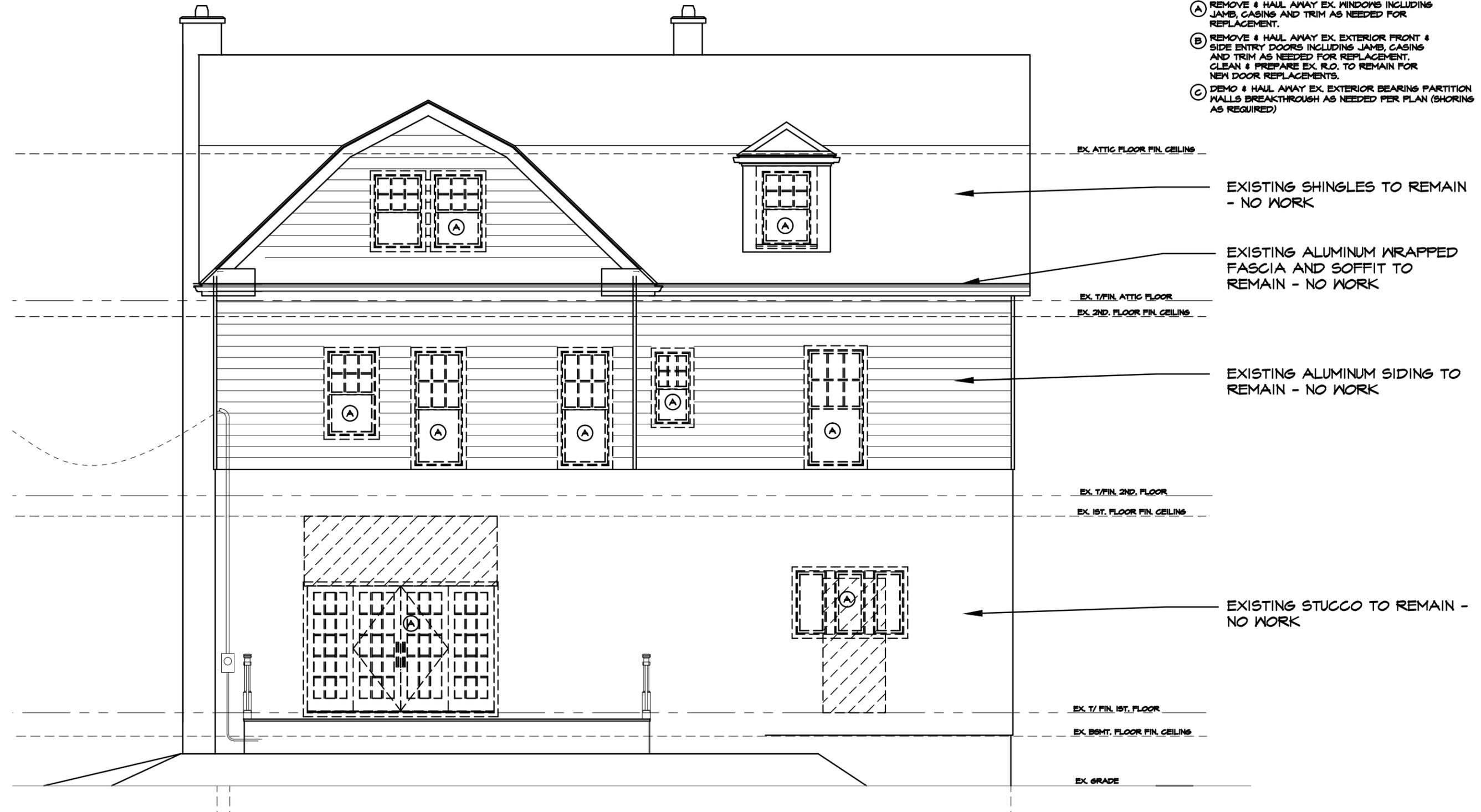
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FOR THE EUGINE & NIKISHA JODHAN RESIDENCE  
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**7.5**

**DEMO ELEVATION NOTES**

- (A) REMOVE & HAUL AWAY EX. WINDOWS INCLUDING JAMB, CASING AND TRIM AS NEEDED FOR REPLACEMENT.
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- (C) DEMO & HAUL AWAY EX. EXTERIOR BEARING PARTITION WALLS BREAKTHROUGH AS NEEDED PER PLAN (SHORING AS REQUIRED)



**3 DEMO EAST ELEVATIONS**  
1/4" = 1'-0"

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**NEW ELEVATION NOTES**

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- ③ SUPPLY & INSTALL NEW KITCHEN HOOD EXHAUST VENT AS NEEDED PER SPECS.
- (W) FURNISH & INSTALL NEW WINDOWS INCLUDING CASING + EXTERIOR TRIM PER PLAN WINDOW SCHEDULE (ON EXISTING ROUGH OPENINGS); REFER TO SHEET AO.2
- (ED2) FURNISH & INSTALL NEW EXTERIOR DOORS & CASINGS PER PLAN & DOOR SCHEDULE ON NEW ROUGH OPENING.



EXISTING SHINGLES TO REMAIN - NO WORK

EXISTING ALUMINUM WRAPPED FASCIA AND SOFFIT TO REMAIN - NO WORK

EXISTING ALUMINUM SIDING TO REMAIN - NO WORK

EXISTING STUCCO TO REMAIN - NO WORK

**4 NEW WEST ELEVATIONS**  
1/4" = 1'-0"

**AIROOM ARCHITECTS**

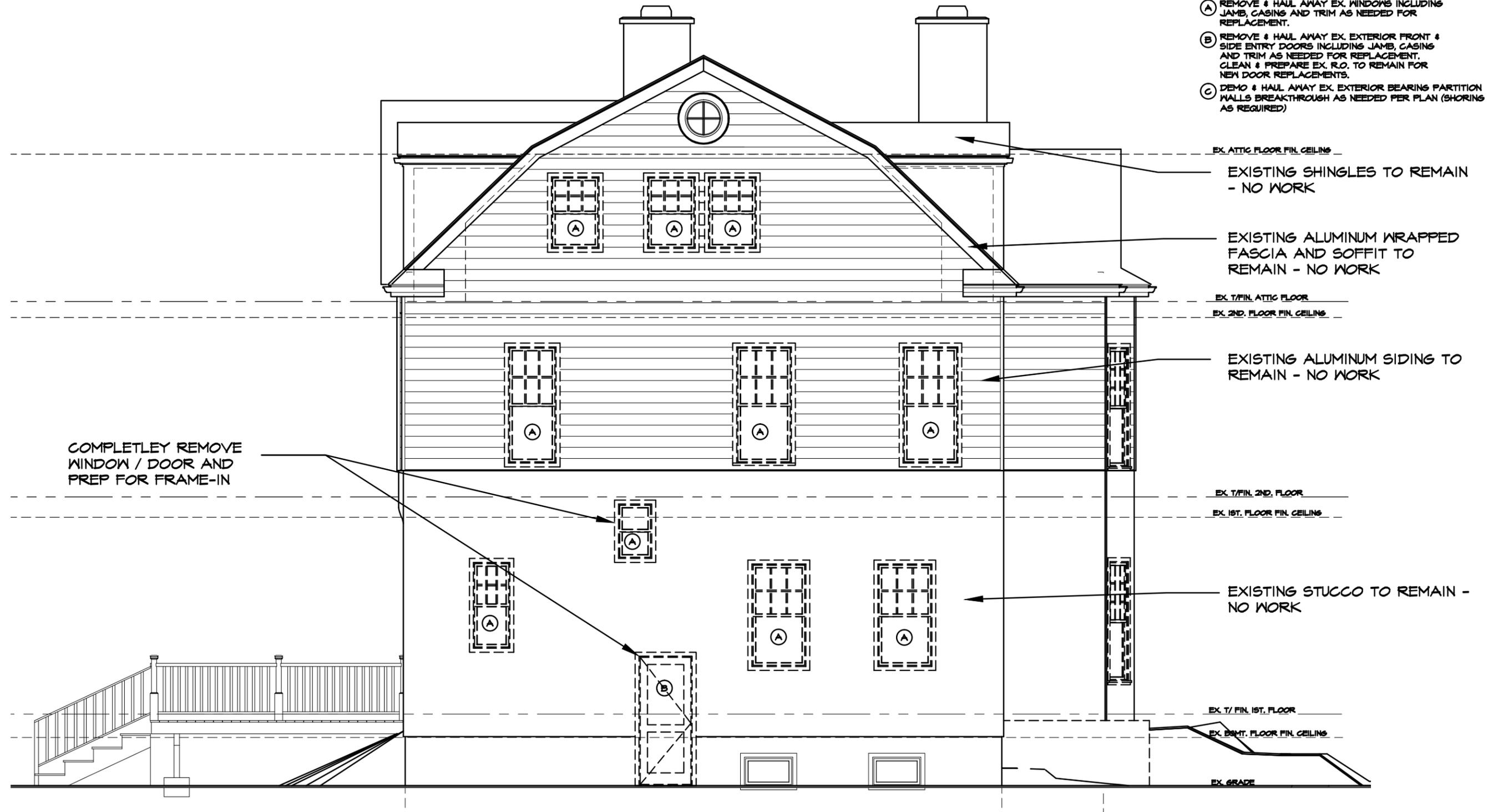
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WINDOW AND DOOR REPLACEMENT / MODIFICATION  
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**DEMO ELEVATION NOTES**

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**5 DEMO NORTH ELEVATIONS**  
1/4" = 1'-0"

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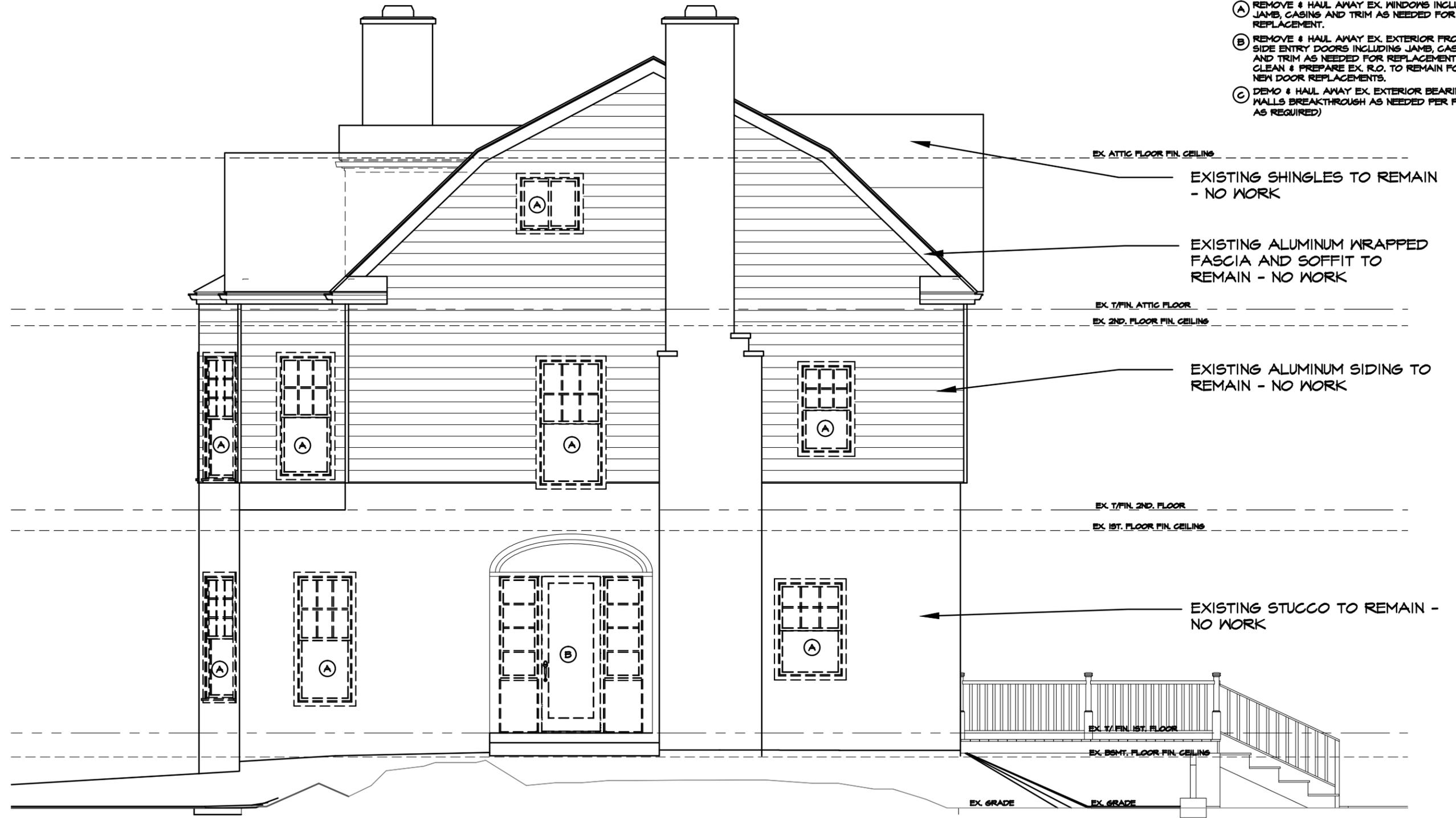
WINDOW AND DOOR REPLACEMENT / MODIFICATION  
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**10**



**DEMO ELEVATION NOTES**

- (A) REMOVE & HAUL AWAY EX. WINDOWS INCLUDING JAMB, CASING AND TRIM AS NEEDED FOR REPLACEMENT.
- (B) REMOVE & HAUL AWAY EX. EXTERIOR FRONT & SIDE ENTRY DOORS INCLUDING JAMB, CASING AND TRIM AS NEEDED FOR REPLACEMENT. CLEAN & PREPARE EX. R.O. TO REMAIN FOR NEW DOOR REPLACEMENTS.
- (C) DEMO & HAUL AWAY EX. EXTERIOR BEARING PARTITION WALLS BREAKTHROUGH AS NEEDED PER PLAN (SHORING AS REQUIRED)



**7 DEMO SOUTH ELEVATIONS**  
1/4" = 1'-0"

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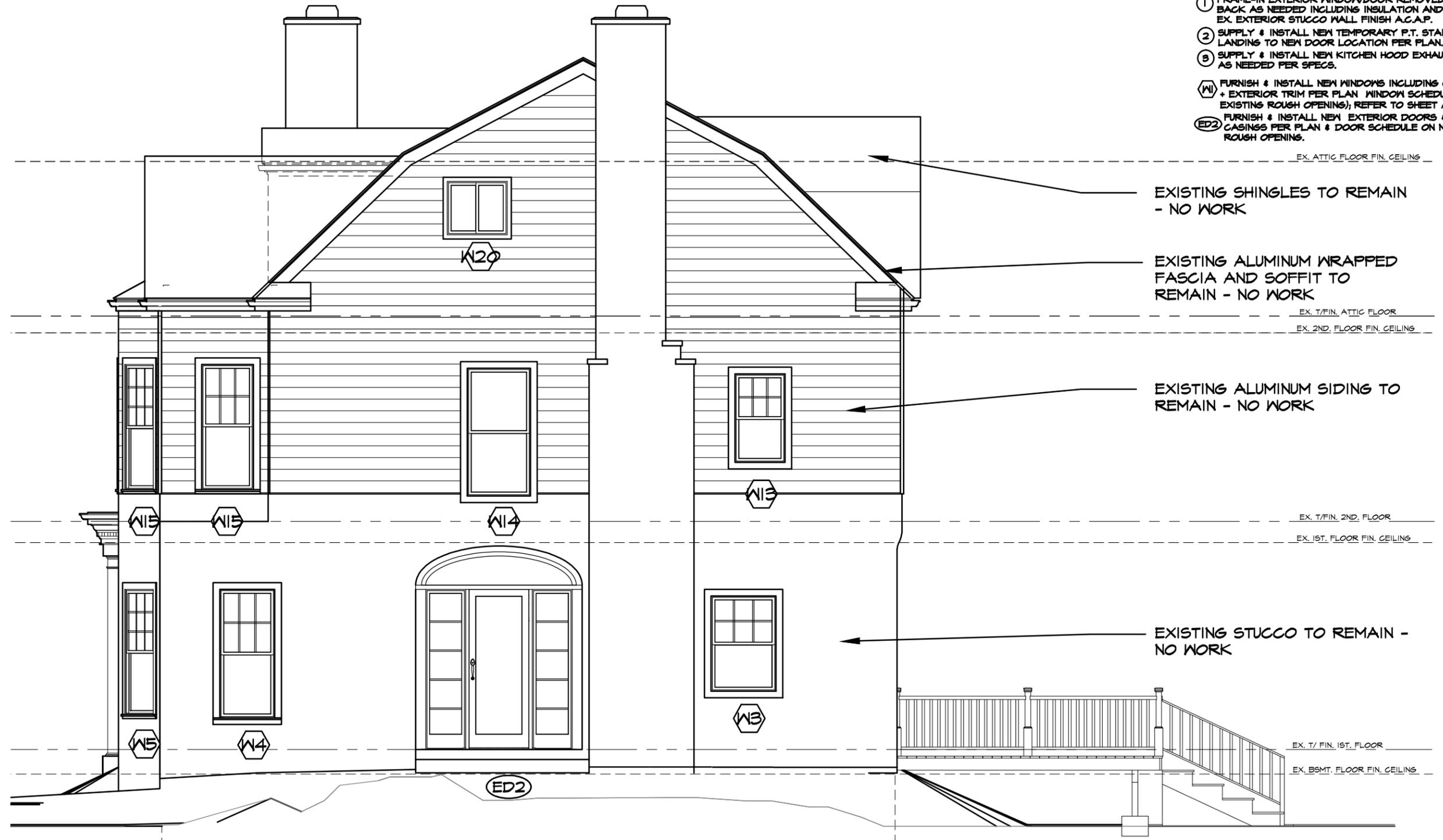
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**10**

**NEW ELEVATION NOTES**

- ① FRAME-IN EXTERIOR WINDOW/DOOR REMOVED PATCH BACK AS NEEDED INCLUDING INSULATION AND MATCH EX. EXTERIOR STUCCO WALL FINISH A.C.A.P.
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**8**

**NEW SOUTH ELEVATIONS**

1/4" = 1'-0"

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1005 FOREST - FRONT VIEW



1005 FOREST & 1001 FOREST - FRONT VIEW



1005 FOREST & 1001 FOREST - FRONT VIEW



1005 FOREST - PROPOSED COVERED PORCH AND NEW ENTRY DOOR



ORIGINAL OTHER HALF OF HOUSE TO THE SOUTH, 1001 FOREST - FRONT VIEW



ORIGINAL OTHER HALF OF HOUSE TO THE SOUTH, 1001 FOREST - FOREST & LEE - SIDE AND REAR VIEW

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1005 FOREST AVE, EVANSTON, IL. 60202



1001 FOREST - EXISTING FRONT VIEW



1001 FOREST - EXISTING FRONT VIEW



1001 FOREST - EXISTING REAR VIEW



1001 FOREST - EXISTING FRONT VIEW



1001 FOREST - EXISTING FRONT VIEW



1001 FOREST - PROPOSED REAR VIEW

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## WINDOW AND DOOR REPLACEMENT / MODIFICATION FOR THE EUGINE & NIKISHA JODHAN RESIDENCE 1005 FOREST AVE, EVANSTON, IL. 60202



1001 FOREST - EXISTING NORTH SIDE ATTIC WINDOW



1001 FOREST - EXISTING NORTH SIDE VIEW



1001 FOREST - EXISTING NORTH SIDE DOOR



1001 FOREST - PROPOSED NORTH SIDE VIEW  $\frac{3}{32}'' = 1'-0''$



1001 FOREST - EXISTING NORTH SIDE VIEW



1001 FOREST - EXISTING NORTH SIDE DOOR

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1001 FOREST - EXISTING SOUTH SIDE VIEW



1001 FOREST - EXISTING SOUTH SIDE VIEW



1001 FOREST - EXISTING SOUTH SIDE DOOR



1001 FOREST - PROPOSED SOUTH SIDE VIEW  $\frac{3}{32}'' = 1'-0''$



1001 FOREST - EXISTING SIDE SIDE VIEW



1001 FOREST - EXISTING SOUTH SIDE DOOR DETAIL

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EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

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EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



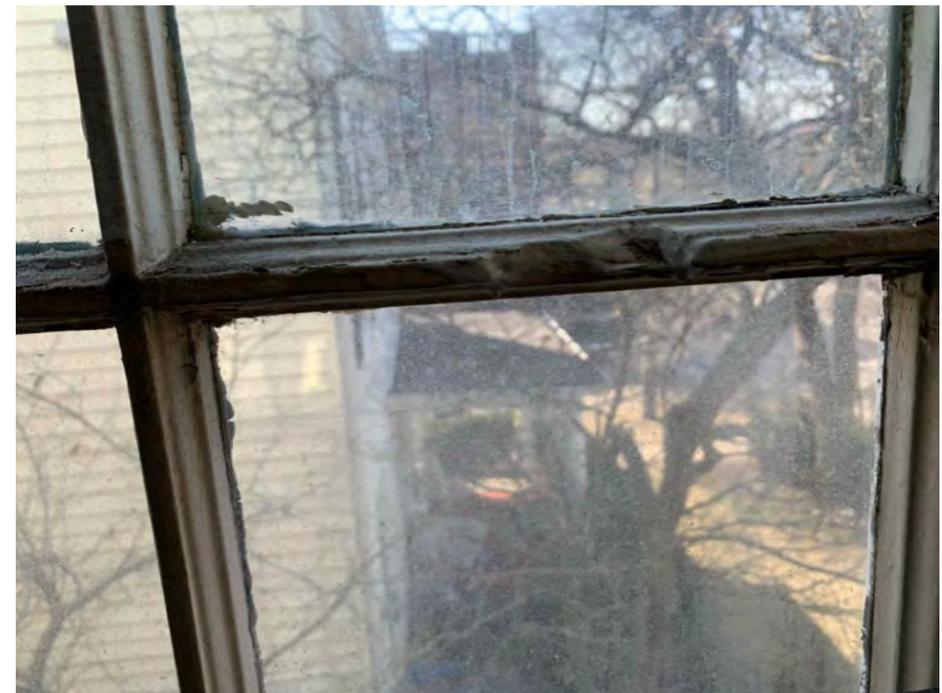
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

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**19**



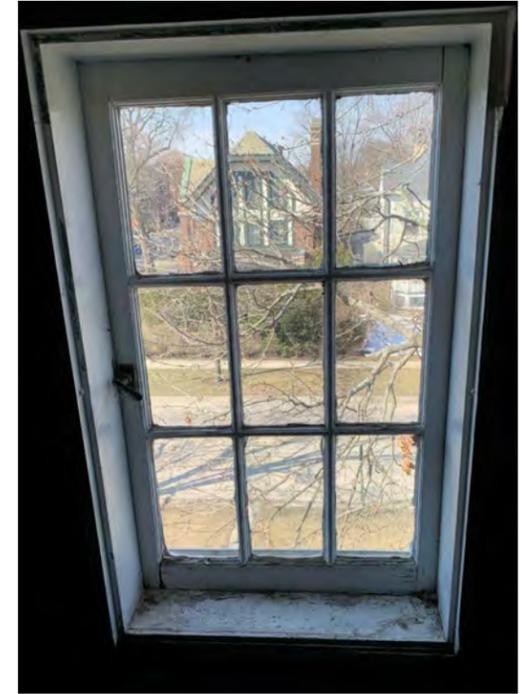
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

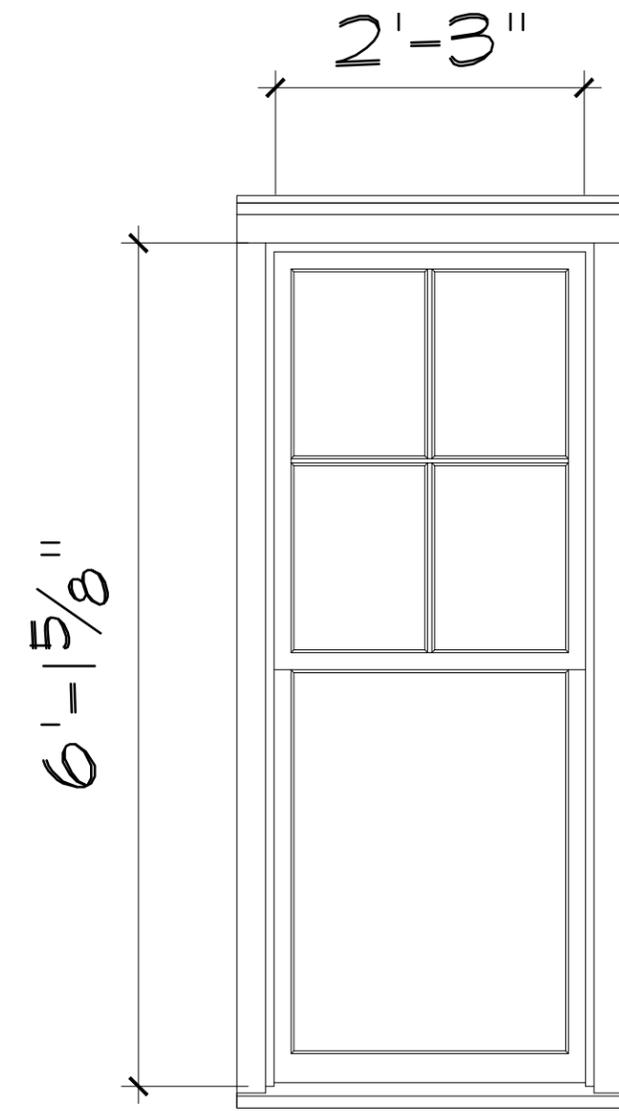
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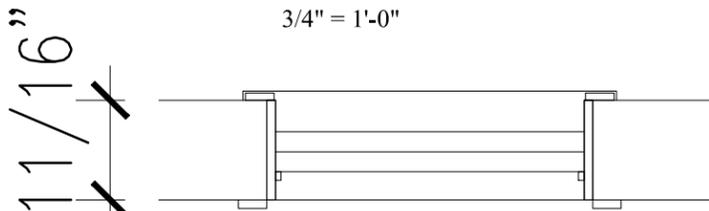
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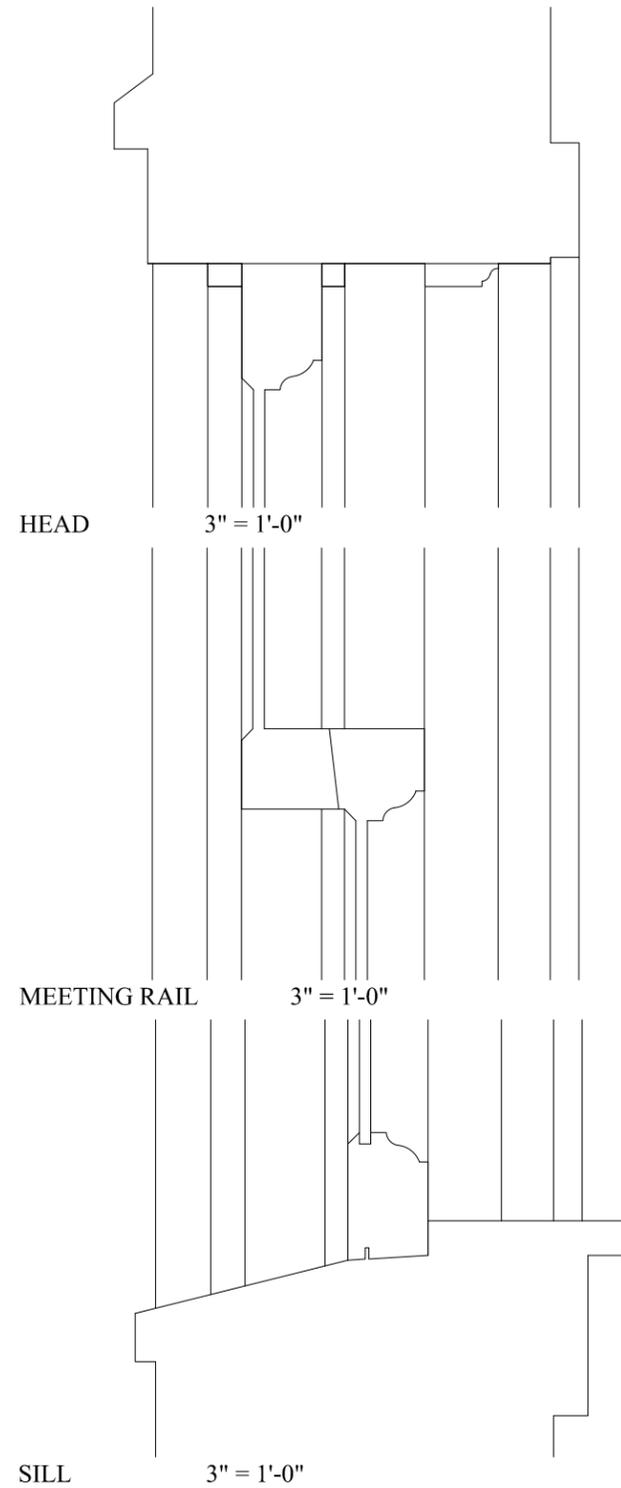
**20**



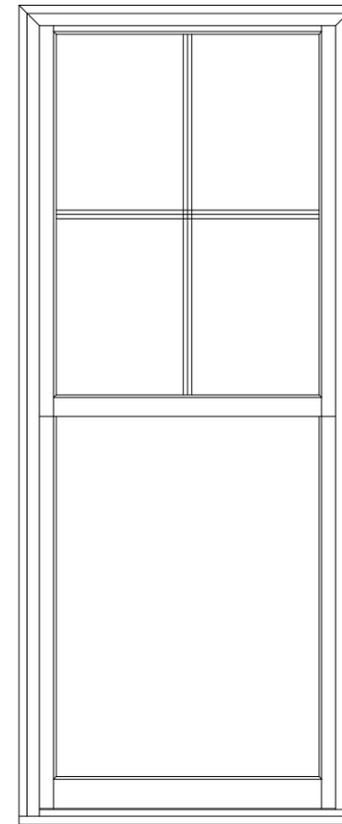
EXTERIOR ELEVATION  
3/4" = 1'-0"



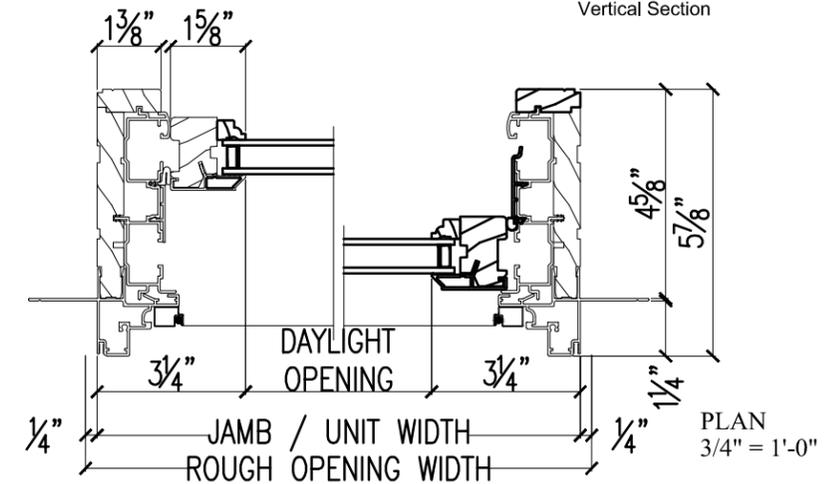
PLAN  
3/4" = 1'-0"



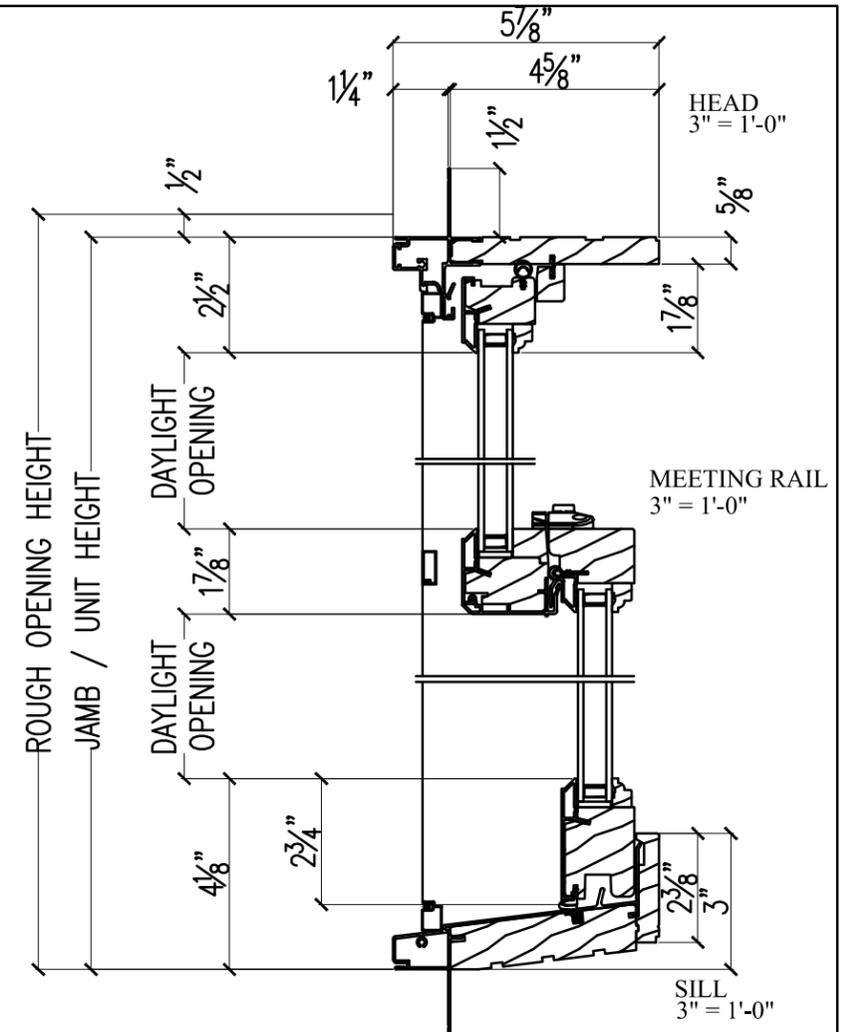
SILL 3" = 1'-0"



EXTERIOR ELEVATION  
3/4" = 1'-0"



SIGNATURE DOUBLE HUNG WINDOW (8122)  
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW (8122)  
Vertical Section

1001 FOREST - EXISTING WINDOW DETAILS

1001 FOREST - PROPOSED WINDOW DETAILS

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WINDOW AND DOOR REPLACEMENT / MODIFICATION

FOR THE EUGINE & NIKISHA JODHAN RESIDENCE

1005 FOREST AVE, EVANSTON, IL. 60202

21

## SIMULATED DIVIDED LITE

Simulated Divided Lites (SDL) offer the authentic look of True Divided Lites without sacrificing energy efficiency. Interior and exterior bars are permanently adhered to the glass and a narrow spacer bar is positioned within the insulating glass airspace. Unlike True Divided Lites, SDL utilizes a single pane of insulating glass, decreasing the potential for energy loss. Exterior bars will be finished to match the exterior finish specified. Shown with optional Grille Between the Glass (GBG).



1001 FOREST - PROPOSED GLAZING MUTINS

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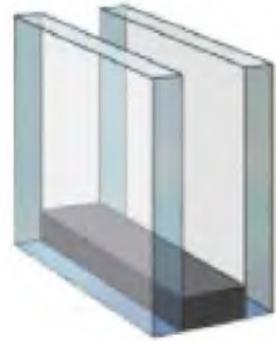
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**22**

GLASS

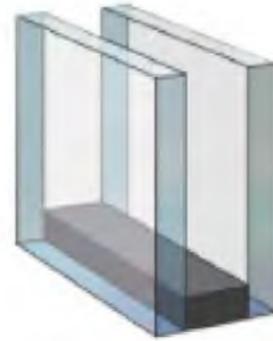
\*Inert airspace gases not available in all states. Please check with your dealer for availability.

GLASS: 3/4" ZO-E-SHIELD 5 EXTREME WITH ARGON  
U = .26



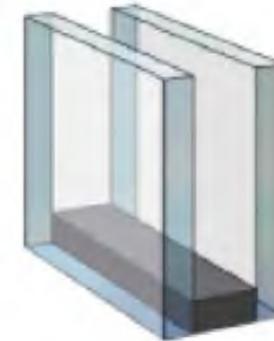
Insulated Low-E

All Climate



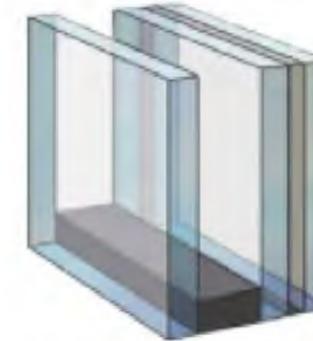
Zo-e-shield 5

Ultimate Solar Control



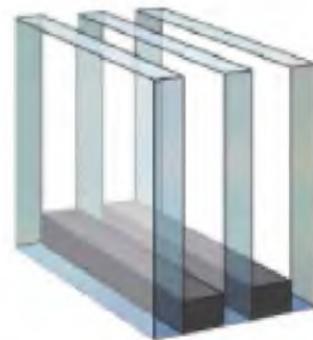
Zo-e-shield 5E

Zo-e-shield 5 Plus Room Side Low-E



Zo-e-shield 6

Zo-e-shield 5 Plus Laminated Interior



Zo-e-shield 7

Triple Glazed with 5 Coats of Low-E

1001 FOREST - PROPOSED WINDOW GLAZING

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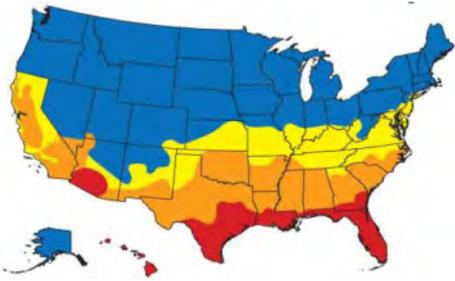
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WINDOW AND DOOR REPLACEMENT / MODIFICATION

FOR THE EUGINE & NIKISHA JODHAN RESIDENCE

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**23**

US Qualification Criteria	Climate Zone	U-Value	SHGC	
 <p>As of January 2016</p>	Northern	<=0.27	Any	Prescriptive
		=0.28	>=0.32	Equivalent Energy Performance
		=0.29	>=0.37	
		=0.30	>=0.42	
	North-Central	<=0.30	<=0.40	
	South-Central	<=0.30	<=0.25	
Southern	<=0.40	<=0.25		

Canadian Qualification Criteria	Climate Zone	U-Value	or	Energy Rating
 <p>As of February 2015</p>	Zone 1	<=1.60		>=25
	Zone 2	<=1.40		>=29
	Zone 3	<=1.20		>=34
	Air Leakage <= 0.3 cfm/ft2			

**U-Value**

A measurement of how much energy a material conducts. The lower the U-Value, the greater the insulating effect.

**Solar Heat Gain Coefficient (SHGC)**

Measures how well a window or door prevents heat from passing through it. The lower a window or door's SHGC, the less heat it allows to pass through it.

**Visible Light Transmittance**

The amount of light in the visible portion of the spectrum that passes through a glazing material.

**Condensation Resistance Rating**

Measures how well a window resists the formation of condensation on the inside surface. The higher the number the better resistance to condensation.

**Energy Rating**

A value demonstrating the balance between U-Value, SHGC and air leakage. The higher the number, the more efficient the product.

**R-Value**

A measurement of how much a material resists heat transfer. A higher R-Value means a greater insulating effect and a lower rate of heat flow out of the home. While **R-value** measures resistance to heat transfer, **U-value** measures the rate of heat transfer. In simple terms, **U-value** is the mathematical reciprocal of **R-value**; that is, **U = 1/R and R = 1/U**.

<sup>a</sup> Total Unit calculations are derived from computer simulations that are then verified by 3rd party testing in accordance with NFRC 100, NFRC 200, and NFRC 500.

<sup>b</sup> Published values reflect 3mm/3mm glass lite thicknesses.

**ENERGY PERFORMANCE DATA**

**Weather Shield Double Hung Windows (610)**



US  
ENERGY STAR V  
6.0

CANADIAN ENERGY  
PERFORMANCE DATA



CANADA  
ENERGY  
STAR v 4.1

Grille Option	Glazing thickness	a)NFRG Total Unit Calculations b)Glazing Option	CPD #	U-Value	Solar Heat Gain Coefficient	Visible Light Transmittance	Condensation Resistance Rating	US ENERGY STAR V 6.0				CANADIAN ENERGY PERFORMANCE DATA				CANADA ENERGY STAR v 4.1		
								N	NC	SC	S	U-Value (metric)	Maximum Air Leakage Ls/m2	Air Infiltration/Exfiltration Average	Energy Rating	1	2	3
No GIA or SDL	3/4"	Clear Insul	WEA-N-228-00315-00001	0.45	0.54	0.57	43					2.56	0.6	0.05	15			
	3/4"	Insul Low-E	WEA-N-228-00316-00001	0.33	0.27	0.49	52					1.87	0.6	0.05	15			
	3/4"	Insul Low E w/Argon	WEA-N-228-00322-00001	0.30	0.27	0.49	56		Y			1.70	0.6	0.05	18			
	3/4"	Passive Solar	WEA-N-228-00297-00001	0.33	0.48	0.55	53					1.87	0.6	0.76	25	Y		
	3/4"	Passive Solar w/Argon	WEA-N-228-00306-00001	0.30	0.48	0.55	57	Y				1.70	0.6	0.76	29	Y		
	3/4"	Zo-e-shield 5	WEA-N-228-00317-00001	0.33	0.20	0.43	53				Y	1.87	0.6	0.05	11			
	3/4"	Zo-e-shield 5 w/ Argon	WEA-N-228-00323-00001	0.29	0.20	0.43	56		Y	Y	Y	1.65	0.6	0.05	15			
	3/4"	Zo-e-shield 5 Extreme	WEA-N-228-00282-00001	0.28	0.19	0.44	43		Y	Y	Y	1.59	0.6	0.76	15			
	3/4"	Zo-e-shield 5 Extreme w/ Argon	WEA-N-228-00290-00001	0.26	0.19	0.44	47	Y	Y	Y	Y	1.48	0.6	0.76	17	Y		
	3/4"	Zo-e-shield 6	WEA-N-228-00283-00001	0.34	0.20	0.44	52				Y	1.93	0.6	0.76	8			
	3/4"	Zo-e-shield 6 w/ Argon	WEA-N-228-00291-00001	0.30	0.19	0.44	56		Y	Y	Y	1.70	0.6	0.76	12			
	3/4"	Zo-e SafeGuard Certified	WEA-N-228-00285-00001	0.33	0.20	0.44	45				Y	1.87	0.6	0.76	9			
	3/4"	Zo-e SafeGuard Certified w/ Argon	WEA-N-228-00293-00001	0.29	0.19	0.44	56		Y	Y	Y	1.65	0.6	0.76	13			
	3/4"	Insul Low-E 240	WEA-N-228-00300-00001	0.33	0.18	0.28	54				Y	1.87	0.6	0.76	8			
	3/4"	Insul Low-E 240 w/Argon	WEA-N-228-00309-00001	0.30	0.18	0.28	57		Y	Y	Y	1.70	0.6	0.76	12			
	Less Than 1" GIA or SDL	3/4"	Clear Insul	WEA-N-228-00315-00002	0.45	0.48	0.50	43					2.56	0.6	0.05	12		
3/4"		Insul Low-E	WEA-N-228-00316-00002	0.33	0.24	0.43	52				Y	1.87	0.6	0.05	13			
3/4"		Insul Low E w/Argon	WEA-N-228-00322-00002	0.30	0.24	0.43	56		Y	Y	Y	1.70	0.6	0.05	17			
3/4"		Passive Solar	WEA-N-228-00297-00002	0.33	0.43	0.49	53					1.87	0.6	0.76	22			
3/4"		Passive Solar w/Argon	WEA-N-228-00306-00002	0.30	0.43	0.49	57	Y				1.70	0.6	0.76	26	Y		
3/4"		Zo-e-shield 5	WEA-N-228-00317-00002	0.33	0.18	0.38	53				Y	1.87	0.6	0.05	9			
3/4"		Zo-e-shield 5 w/ Argon	WEA-N-228-00323-00002	0.29	0.18	0.38	56		Y	Y	Y	1.65	0.6	0.05	14			
3/4"		Zo-e-shield 5 Extreme	WEA-N-228-00282-00002	0.28	0.17	0.39	43		Y	Y	Y	1.59	0.6	0.76	14			
3/4"		Zo-e-shield 5 Extreme w/ Argon	WEA-N-228-00290-00002	0.26	0.17	0.39	47	Y	Y	Y	Y	1.48	0.6	0.76	16			
3/4"		Zo-e-shield 6	WEA-N-228-00284-00001	0.35	0.18	0.39	52				Y	1.99	0.6	0.76	5			
3/4"		Zo-e-shield 6 w/ Argon	WEA-N-228-00292-00001	0.31	0.18	0.39	56				Y	1.76	0.6	0.76	10			
3/4"		Zo-e SafeGuard Certified	WEA-N-228-00286-00001	0.35	0.18	0.39	45				Y	1.99	0.6	0.76	5			
3/4"		Zo-e SafeGuard Certified w/ Argon	WEA-N-228-00294-00001	0.31	0.18	0.39	56				Y	1.76	0.6	0.76	10			
3/4"		Insul Low-E 240	WEA-N-228-00300-00002	0.33	0.17	0.25	54				Y	1.87	0.6	0.76	7			
3/4"		Insul Low-E 240 w/Argon	WEA-N-228-00309-00002	0.30	0.16	0.25	57		Y	Y	Y	1.70	0.6	0.76	11			
3/4"		Insul Low-E 340	WEA-N-228-00303-00002	0.32	0.12	0.24	54				Y	1.82	0.6	0.76	6			
3/4"	Insul Low-E 340 w/Argon	WEA-N-228-00312-00002	0.29	0.12	0.24	58		Y	Y	Y	1.65	0.6	0.76	9				
3/4"	Bronze Low E	WEA-N-228-00275-00012	0.33	0.25	0.33	54				Y	1.87	0.6	0.76	12				
3/4"	Bronze Low E w/Argon	WEA-N-228-00278-00012	0.30	0.25	0.33	57		Y	Y	Y	1.70	0.6	0.76	16				
1" Or Over GIA or SDL	3/4"	Clear Insul	WEA-N-228-00315-00003	0.45	0.43	0.44	43					2.56	0.6	0.05	9			
	3/4"	Insul Low-E	WEA-N-228-00316-00003	0.33	0.22	0.38	52				Y	1.87	0.6	0.05	12			
	3/4"	Insul Low E w/Argon	WEA-N-228-00322-00003	0.30	0.22	0.38	56		Y	Y	Y	1.70	0.6	0.05	15			
	3/4"	Passive Solar	WEA-N-228-00297-00003	0.33	0.38	0.43	53					1.87	0.6	0.76	19			
	3/4"	Passive Solar w/Argon	WEA-N-228-00306-00003	0.30	0.38	0.43	57		Y			1.70	0.6	0.76	23			
	3/4"	Zo-e-shield 5	WEA-N-228-00317-00003	0.33	0.16	0.33	53				Y	1.87	0.6	0.05	8			
	3/4"	Zo-e-shield 5 w/ Argon	WEA-N-228-00323-00003	0.29	0.16	0.33	56		Y	Y	Y	1.65	0.6	0.05	13			
	3/4"	Zo-e-shield 5 Extreme	WEA-N-228-00282-00003	0.28	0.16	0.34	43		Y	Y	Y	1.59	0.6	0.76	13			
	3/4"	Zo-e-shield 5 Extreme w/ Argon	WEA-N-228-00290-00003	0.26	0.15	0.34	47	Y	Y	Y	Y	1.48	0.6	0.76	15			
	3/4"	Zo-e-shield 6	WEA-N-228-00284-00002	0.35	0.16	0.34	52				Y	1.99	0.6	0.76	4			
	3/4"	Zo-e-shield 6 w/ Argon	WEA-N-228-00292-00002	0.31	0.16	0.34	56				Y	1.76	0.6	0.76	9			
	3/4"	Zo-e SafeGuard Certified	WEA-N-228-00286-00002	0.35	0.16	0.34	45				Y	1.99	0.6	0.76	4			
	3/4"	Zo-e SafeGuard Certified w/ Argon	WEA-N-228-00294-00002	0.31	0.16	0.34	56				Y	1.76	0.6	0.76	9			
	3/4"	Insul Low-E 240	WEA-N-228-00300-00003	0.33	0.15	0.22	54				Y	1.87	0.6	0.76	6			
	3/4"	Insul Low-E 240 w/Argon	WEA-N-228-00309-00003	0.30	0.15	0.22	57		Y	Y	Y	1.70	0.6	0.76	10			
	3/4"	Insul Low-E 340	WEA-N-228-00303-00003	0.32	0.11	0.21	54				Y	1.82	0.6	0.76	5			
3/4"	Insul Low-E 340 w/Argon	WEA-N-228-00312-00003	0.29	0.11	0.21	58		Y	Y	Y	1.65	0.6	0.76	9				
3/4"	Bronze Low E	WEA-N-228-00275-00013	0.33	0.22	0.29	54				Y	1.87	0.6	0.76	10				
3/4"	Bronze Low E w/Argon	WEA-N-228-00278-00013	0.30	0.22	0.29	57		Y	Y	Y	1.70	0.6	0.76	14				

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

**LOCAL**

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



PHOTO ID

**NATIONAL REGISTER**

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

PREVIOUSLY SURVEYED?

**GENERAL INFORMATION**

CATEGORY  CURRENT USE   
 CONDITION  HISTORIC USE   
 INTEGRITY  SECONDARY STRUCTURE   
 NRSECOND

**ARCHITECTURAL DESCRIPTION**

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Dutch Colonial Revival"/>	ROOF TYPE	<input type="text" value="side gambrel"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1889"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="1941"/>	PORCH	<input type="text" value="-"/>
DATESOURCE	<input type="text" value="Evanston Index/permits"/>	WINDOW MATERIAL	<input type="text" value="wood"/>
WALL MATERIAL (current)	<input type="text" value="Aluminum"/>	WINDOW MATERIAL 2	<input type="text" value="Aluminum/vinyl"/>
WALL MATERIAL 2 (current)	<input type="text" value="Stucco"/>	WINDOW TYPE	<input type="text" value="Double hung/casement/fixed"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="6/1; 4/4; 4/1; 9-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		
SIGNIFICANCE	<input type="text" value="-"/>		
HISTORIC FEATURES	<input type="text" value="Side gambrel roof with cornice returns; front dormer window with triangular pediment"/>		

**ADDRESS**

1005	-	FOREST	AVENUE
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**ALTERATIONS**

House was originally part of a larger residence that included what is now 1001 Forest Avenue—the original 19th-century house was extensively remodeled in 1914, and divided into two separate residences in 1941--SEE CONTINUATION SHEET

**HISTORIC INFORMATION**

**OLD ADDRESS**  
(city dir.year)

257s Forest av, South Evanston (Poppenhusen). See HISTORIC INFO & MOVED FROM.

**BUILDING MOVED?**

Yes

**MOVED FROM**

In 1941 the 1889 house was split, moved on same lots & remodeled as 2 houses (1001 & 1005 Forest av)

**ORIGINAL OWNER**

Poppenhusen H C

**ORIGINAL ARCHITECT**

Lane J C

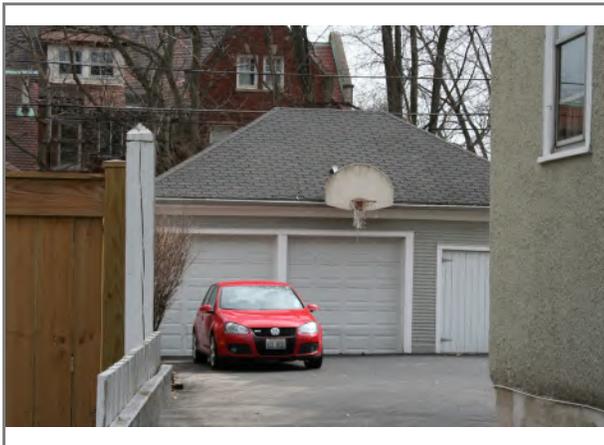
**ARCHITECT SOURCE**

Ev Index 1889.08.24

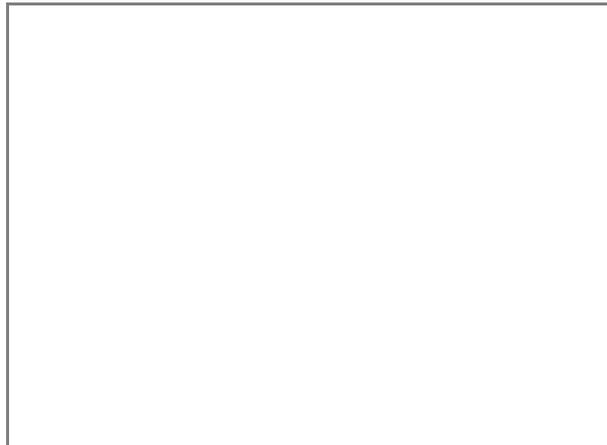
**BUILDER**

-

**ADDITIONAL PHOTOGRAPHS**



**PHOTO ID2** |images\11-19-217-021-0000-2.jpg



**PHOTO ID3** -

**SURVEYOR**

Lara Ramsey

**SURVEYOR ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

**SURVEY DATE**

3/25/2011

**Historic Info Compiler**

aoe

PERMIT/HISTORIC INFORMATION**CURRENT ADDRESS**

1005 — - FOREST AVENUE

**OLD ADDRESS** 257s Forest av, South Evanston (Poppenhusen). See  
(city dir.year) HISTORIC INFO & MOVED FROM.**DATE OF CONSTRUCTION** 1889**MOVING INFORMATION****BUILDING MOVED?** Yes**MOVING PERMIT #** BP23455 **DATE** 1941.06.12**MOVED FROM** In 1941 the 1889 house was split, moved on same lots  
& remodeled as 2 houses (1001 & 1005 Forest av)**ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** Ev Index 1889.07.27 **DATE** 1889**BUILDING PERMIT** 2½-story house at 1005 Forest av (1899 Sanborn  
**DESCRIPTION** map). [cost Ev Index 8/24/1889]**COST** \$6000**ORIGINAL OWNER** Poppenhusen H C**ORIGINAL OWNER** Yes (1890EvD)  
**OCCUPIED?****ORIGINAL** Lane J C  
**ARCHITECT****ARCHITECT SOURC** Ev Index 1889.08.24**BUILDER** -**EXTERIOR ALTERATION PERMITS**BP1304 1899.04.14 2-sty house improv \$1800 owner Jno  
Sebastian; archt PC Stewart. BP5707 1914.06.17 alteration  
\$8000 o/ F D Sexton, ar/ Childs & Smith. BP23455 1941.06.12  
alterations \$4000 o/ar C A Weber 1321 Seward. SEE  
CONTINUATION SHEET**OTHER PERMIT INFO**BP3551 1909.03.11 1-story frame garage 21x29x16 \$1000  
owner/archt J W Sebastian.**COA INFO**Remove all existing three layers of roofing material, install new  
felt, ice shield and 30-year asphalt shingles on house roof only (09)**HISTORIC INFO**For old address, s = number used by Village of South Evanston,  
which until 1893 numbered from north (Hamilton/Greenleaf) to  
south (Howard). Warranty deed to Poppenhusen 2.15.1889. SEE  
CONTINUATION SHEET**OTHER SOURCES**ELHD # n/a. Mitchell Bros real estate photo 1968. Evanston  
Index 1889.07.27 & 1889.08.24. Correspondence in building  
permit files for 1001 & 1005 Forest av regarding split.**HISTORIC INFO COMPILER** aoe**PRIMARY KEY** 11-19-217-021-0000

**City of EVANSTON**  
LAKESHORE HISTORIC DISTRICT RE-SURVEY  
CONTINUATION SHEET

**STREET #** 1005

**STREET** FOREST AVENUE

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**ADDITIONAL PHOTOS OR INFORMATION**

*Alterations*

House was originally part of a larger residence that included what is now 1001 Forest Avenue—the original 19<sup>th</sup>-century house was extensively remodeled in 1914, and divided into two separate residences in 1941 (see permits); stucco siding on first story, aluminum on second story; replacement windows (some may be in altered openings, dating from 1941); new entry with concrete patio along north end of façade; three-sided, 2-story front window bay

*Exterior Alteration Permits*

BP1304 1899.04.14 2-sty house improv \$1800 owner Jno Sebastian; archt PC Stewart. BP5707 1914.06.17 alteration \$8000 o/ F D Sexton, ar/ Childs & Smith. BP23455 1941.06.12 alterations \$4000 o/ar C A Weber 1321 Seward. 1941 house split. BP39899 Aluminum residing \$1000

*Historic Information*

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). Warranty deed to Poppenhusen 2.15.1889. Ev Index 1889.07.27 foundation laid for new house. In 1941 the large house was split, moved, and remodeled (see 1001 Forest av).

# SPECTIS™

VOLUME 7

Specialists in Moulded Products



COLUMNS, DENTIL, TRIM MANUFACTURER

# COLUMNS & PORCH POSTS

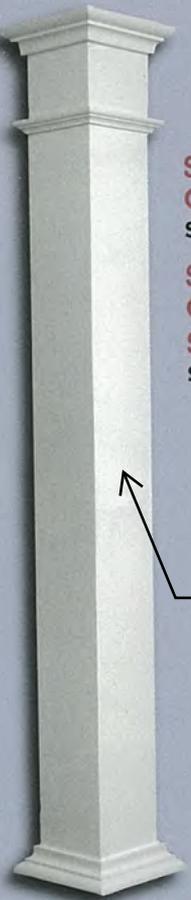
NOTICE :

PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.

## BOX COLUMNS

FLUTED BOX COLUMN  
FBC

FLUTED BOX COLUMN WITH STEEL INSERT  
FBCS



SMOOTH BOX COLUMN  
SBC

SMOOTH BOX COLUMN WITH STEEL INSERT  
SBCS

RECESSED BOX COLUMN  
RBC

COLUMN: SBC 10120



Spectis products shown in photo above are: baluster BAL 2018, rails RAL 2110T, RAL 2103B, custom newel post and column.

### RBC & SBC COLUMNS

Can be used in two halves or assembled in one.

RBC is decorative (non supporting) and can be wrapped around an existing column.

### RBCS & FBCS COLUMNS

RBCS complete with hardware kit for wrapping around existing column with 2 7/8" or 3 1/2" O.D. (outside diameter) galvanized pipe encased in polyurethane. Maximum safe load 10,000 pounds.

## BOX COLUMNS

PRODUCT NUMBER				BOX DIMENSION	
DECORATIVE	STRUCTURAL	STYLE	HEIGHT	BASE SIZE	COLUMN SIZE
FBC 860	FBCS 860	Fluted	60"	8" x 8"	6" x 6"
FBC 896	FBCS 896	Fluted	96"	8" x 8"	6" x 6"
FBC 1060	FBCS 1060	Fluted	60"	10 1/2" x 10 1/2"	8" x 8"
FBC 1096	FBCS 1096	Fluted	96"	10 1/2" x 10 1/2"	8" x 8"
FBC 8120	FBCS 8120	Fluted	120"	8" x 8"	6" x 6"
FBC 10108	FBCS 10108	Fluted	108"	10 1/2" x 10 1/2"	8" x 8"
FBC 10116	FBCS 10116	Fluted	116"	10 1/2" x 10 1/2"	8" x 8"
FBC 10120	FBCS 10120	Fluted	120"	12 5/8" x 12 5/8"	11" x 11"
RBC 860	RBCS 860	Recessed	60"	8" x 8"	6 1/2" x 6 1/2"
RBC 896	RBCS 896	Recessed	96"	8" x 8"	6 1/2" x 6 1/2"
RBC 1096	RBCS 1096	Recessed	96"	10" x 10"	8 1/2" x 8 1/2"
RBC 10108	RBCS 10108	Recessed	108"	10" x 10"	8 1/2" x 8 1/2"
SBC 860	SBCS 860	Smooth	60"	8" x 8"	6" x 6"
SBC 896	SBCS 896	Smooth	96"	8" x 8"	6" x 6"
SBC 1060	SBCS 1060	Smooth	60"	10 1/2" x 10 1/2"	8" x 8"
SBC 1096	SBCS 1096	Smooth	96"	10 1/2" x 10 1/2"	8" x 8"
SBC 8120	SBCS 8120	Smooth	120"	8" x 8"	6" x 6"
SBC 8144	SBCS 8144	Smooth	144"	8" x 8"	6" x 6"
SBC 10120	SBCS 10120	Smooth	120"	10 1/2" x 10 1/2"	8" x 8"
SBC 10144	SBCS 10144	Smooth	144"	10 1/2" x 10 1/2"	8" x 8"

# ENTRANCE & WINDOW SYSTEMS

## NOTICE :

PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.  
SPECTIS RESERVES THE RIGHT TO HOLLOW OUT THE BACK OF ANY PRODUCT WITHOUT NOTICE. SOME PRODUCTS MAY BE MADE AS ASSEMBLIES

## WINDOW HEADERS



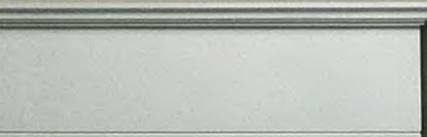
**H 1004** (See MD 1004 on page 189)  
• 1/2" Projection • 12 3/4" Height • Matches K 2708



**H 1006** (See MD 1006 on page 179)  
• 1/2" Projection • 14" Height • Matches K 2717



**H 1015** (See MD 1015 on page 178)  
• 1/4" Projection • 9 3/8" Height • Matches K 2700

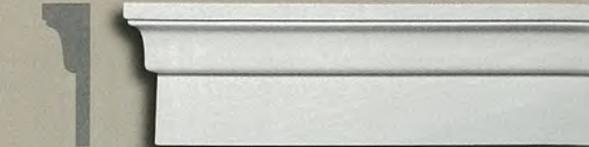


**H 1018** (See MD 1018 on page 201)  
• 1/2" Projection • 9" Height • Matches K 2716



**H 1025** (See MD 1025 on page 187)  
• 1/2" Projection • 5 1/2" Height • Matches K 2703

DENTIL AT OHERHANG



**CSH 1035** (See MD 1035 on page 177)  
• 3" Projection • 9" Height • Matches K 2700



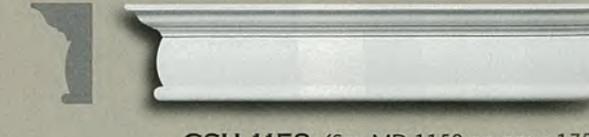
**CSH 1038** (See MD 1038 on page 159)  
• 5 3/4" Projection • 8 5/8" Height



**CSH 1052** (See MD 1052 on page 176)  
• 3 3/4" Projection • 6" Height • Matches K 2700



**CSH 1142** (See MD 1142 on page 179)  
• 6" Projection • 7" Height • Matches K 2710



**CSH 1158** (See MD 1158 on page 175)  
• 3" Projection • 5" Height • Matches K 2710

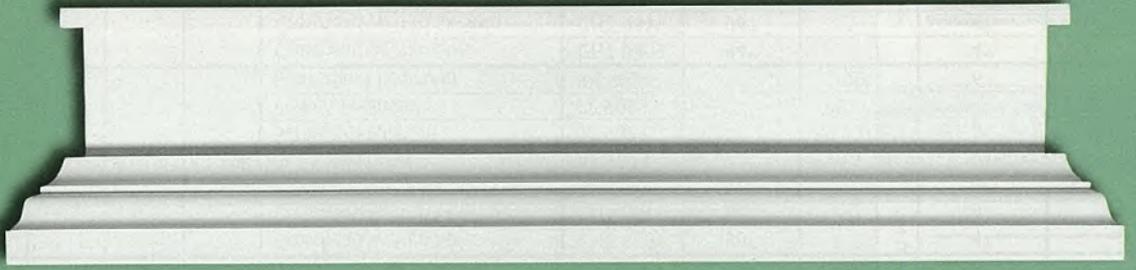


**CSH 1252** (See MD 1252 on page 178)  
• 4" Projection • 10" Height • Matches K 2710



(Breast Board - Not Overall)

36"



1. Select the moulding profile. CSH (MOULDING PROFILE DIGITS ONLY) - (LENGTH) EXAMPLE: CSH 1252 - 36
2. Determine breastboard length.

## HOW TO ORDER A CUSTOM HEADER

CSH 1403 (See MD 1403 on page 177) • 4 1/2" Projection • 12" Height



CSH 1335 (See MD 1335 on page 178) • 9 1/4" Projection • 9 1/4" Height



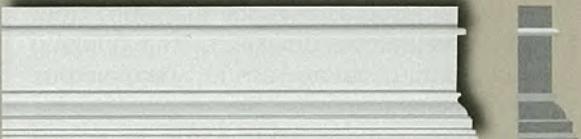
CSH 1354 (See MD 1354 on page 176) • 4 1/2" Projection • 9 3/4" Height • Matches K 2727



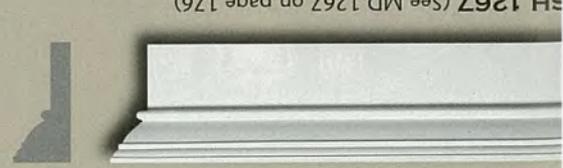
CSH 1316 (See MD 1316 on page 159) • 1 1/4" Projection • 9 3/8" Height



CSH 1336 (See MD 1336 on page 178) • 4" Projection • 9 1/4" Height • Matches K 2720



CSH 1267 (See MD 1267 on page 176) • 7/8" Projection • 6" Height • Matches K 2714



FRONT DOOR HEADER

## WINDOW HEADERS

Keystones available on page 111 and 112.

ALL HEADERS COME WITH RETURNED ENDS.

# ENTRANCE & WINDOW SYSTEMS



# ENTRANCE & WINDOW SYSTEMS

## NOTICE :

PL PREMIUM ADHESIVE MUST BE USED ON ALL BEDDING/BUTT JOINTS.

## PILASTERS (sold as pairs)

### 1. FLUTED PILASTER

- PL 452F • 2 1/4" p. x 51 3/4" h. x 4 9/16" w.
- PL 590F • 2 1/2" p. x 90" h. x 5" w.
- PL 690F • 2 1/4" p. x 90" h. x 6" w.
- PL 696F • 2 1/4" p. x 96" h. x 6" w.
- PL 755F • 2 1/4" p. x 55" h. x 7" w.
- PL 769F • 2 1/4" p. x 69" h. x 7" w.
- PL 790F • 2 1/4" p. x 90" h. x 7" w.
- PL 890F • 2 1/4" p. x 90" h. x 8" w.
- PL 960F • 2 1/4" p. x 60" h. x 9" w.
- PL 990F • 2 1/4" p. x 90" h. x 9" w.
- PL 999F • 2 1/4" p. x 99" h. x 9" w.
- PL 1296F • 2 1/4" p. x 97" h. x 13 7/8" w.
- PL 6108F • 2 1/4" p. x 108" h. x 6" w.
- PL 7102F • 2 1/4" p. x 102" h. x 7" w.
- PL 11108F • 2 1/4" p. x 108" h. x 11" w.
- PL 18120F • 2 1/4" p. x 120" h. x 18 3/8" w.

### 2. DOUBLE PANEL PILASTER

- PL 590DP • 2 1/4" p. x 90" h. x 5" w.
- PL 690DP • 2 1/4" p. x 90" h. x 6" w.
- PL 790DP • 2 1/4" p. x 90" h. x 7" w.
- PL 890DP • 2 1/4" p. x 90" h. x 8" w.
- PL 990DP • 2 1/4" p. x 90" h. x 9" w.
- PL 9102DP • 2 1/4" p. x 102" h. x 9" w.

### 3. SINGLE PANEL PILASTER

- PL 590P • 2 1/4" p. x 90" h. x 5" w.
- PL 690P • 2 1/4" p. x 90" h. x 6" w.
- PL 790P • 2 1/2" p. x 90" h. x 7 3/8" w.
- PL 890P • 2 1/4" p. x 90" h. x 8" w.
- PL 990P • 2 1/2" p. x 90" h. x 9" w.
- PL 1190P • 2 1/2" p. x 90" h. x 11" w.
- PL 9102P • 2 1/4" p. x 102" h. x 8 3/4" w.

### 4. SMOOTH PILASTER

- PL 793 SM • 2 1/4" p. x 93" h. x 7" w.



2

3

4



2021 OUTDOOR LIVING  
PRODUCT CATALOG

HAND RAIL AND SPINDLES

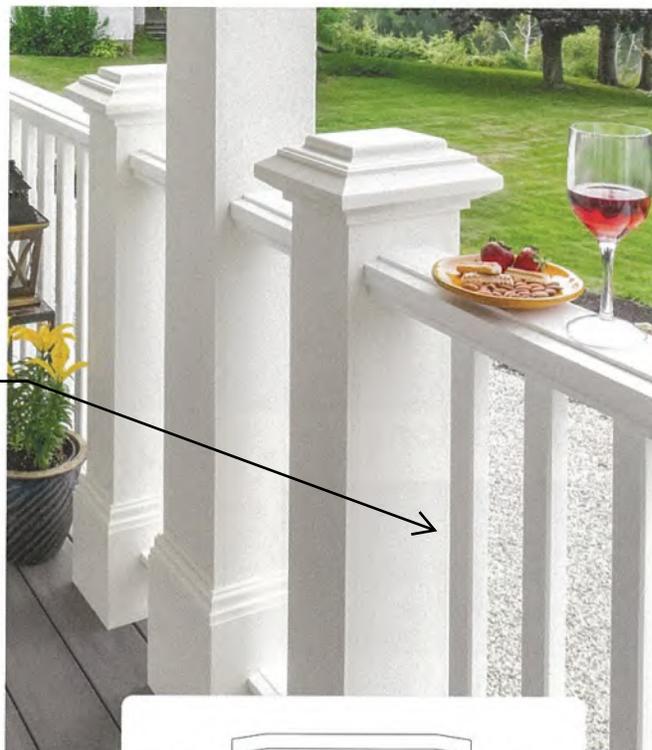
# COMPOSITE RAILING

## Reserve Rail™



CLASSIC. STATELY. POWERFUL.

Bring on bold style and design with this dramatic railing profile. If you're looking for an added air of sophistication, complete your deck with Reserve Rail. This regal railing is our largest profile, making it perfect for large-scale, grand homes.



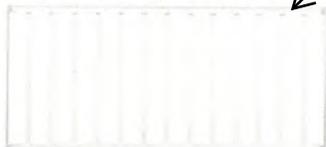
### Color



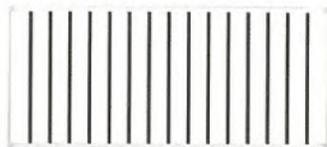
SPINDLES

SPINDLES

### Infill Options



COMPOSITE BALUSTERS



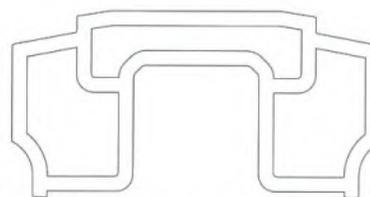
ALUMINUM BALUSTERS  
SQUARE AND ROUND



CABLE RAIL



GLASS CHANNEL KIT  
*Glass not included*



RESERVE RAIL™  
TOP RAIL SIZE: 5.4" X 2.7"

HANDRAIL

### Post Cap



6"X 6" CAP

*Reserve Rail is only offered regionally. See your sales representative for availability.*

**1112 Asbury Avenue  
Ridge Historic District – Landmark - 21PRES-0056**

Blake Galler and Daniel Nolan, owners of record, apply for a Certificate of Appropriateness to construct a detached two-car garage accessible from the alley.

**Applicable standards: Construction [1-5, 7, 8, 10-13]**



# MEMORANDUM

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1112 Asbury Avenue – 21PRES-0056  
Date: May 3, 2021

## Public Notice

Blake Galler and Daniel Nolan, owners of record, apply for a Certificate of Appropriateness to construct a detached two-car garage accessible from the alley.

**Applicable standards: Construction [1-5, 7, 8, 10-13]**

## Construction Period:

1906

## Style:

Prairie School/Early Craftsman

## Architect of Record:

Tallmadge and Watson

## Condition:

Excellent

## Integrity:

Excellent

## Status:

Landmark

## Setting:

1112 Asbury Avenue is a single-family residential structure located in the southwest portion of the Ridge Historic District on the west side of Asbury Avenue mid-block between Crain Street to the north and Greenleaf Street to the south. The block contains an amalgam of styles, lot sizes, and construction periods dating from the 1870s to the 1930s. The two properties immediately north are Local Landmarks, as is 1117 Asbury to the east.

## Significance:

The structure is an interesting example of an early Craftsman with Prairie School influences with expansive front porch with large timber frame, open gable, and pitched roof

with exposed rafter tails supported by prominent large wood clad piers. The home has deep eaves, low pitched roof with prominent pediment pitch-ups with exposed purlins above second story windows, and first floor pent roof above narrow casement windows. The home is clad in narrow lap cedar siding and uses simplicity of materials and rhythm of form to full effect.

The home was designed by Evanston resident and prominent local architect Thomas Tallmadge and his partner Vernon Watson for the real estate firm of Quinlan & Tyson who had the home constructed for speculation. Tallmadge and Watson were associates in the office of D.H. Burnham and Company and formed their own firm shortly before construction of the home in 1905, making this one of their earliest commissions. Watson was considered the chief architect and designer, yet history knows Tallmadge as better known largely because of his activities as a teacher and historian. Tallmadge and Watson is known for its ecclesiastical architecture although they initially specialized in residential architecture with many of their commissions located in Evanston where Tallmadge lived, or in nearby Oak Park where Watson lived. Tallmadge served as a member of Evanstons Plan Commission, Parks and Recreation Association, helped create Evanstons first Comprehensive Plan, and is the designer of Evanston's distinctive streetlights installed first in 1931.

#### Proposal

No interventions are proposed for the principle structure. The applicant proposes construction of a modestly sized two-car, alley accessible garage. The garage has a hipped roof with narrow eaves, asphalt shingles to match the existing home, fiber cement lap siding, and has minimal fenestration. The east elevation of the garage has two narrow wood casement windows and centered double outswing fiberglass doors each with two vertical panels below a three lite division. The west elevation has a single stamped shaker paneled steel garage door.

The garage is sited ~seventy feet from the principle structure being subordinate in mass and detail. The applicant has selected the location of the garage to limit disturbance to the root systems of many proximate trees.

#### Zoning Compliance

The proposal is compliant with the zoning ordinance and all applicable land use controls. The staff planner has waived the requirement for a full zoning analysis and the project will be reviewed during general permitting.

#### 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 Commission's 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.
10. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.
11. Directional expression of facades. A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.
13. Archaeological resources. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.



**Section B: Application for Certificate of Appropriateness**

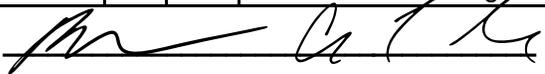
1) In addition to the required site plans, drawings, and photos, briefly describe the proposed activity and reason for obtaining a Certificate of Appropriateness. Attach a separate sheet if necessary, and refer to the Supplemental Information for guidance.

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

**4) Applicant's Signature:**   
**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*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).

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

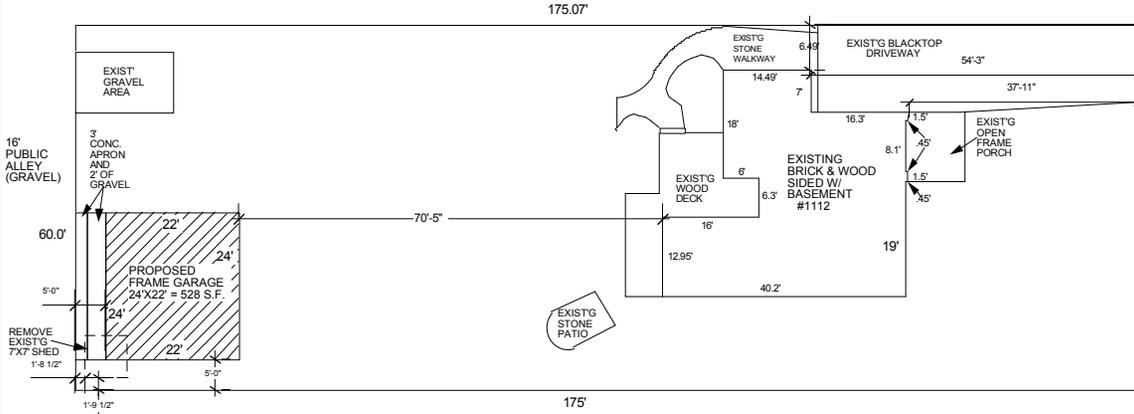
**C) Will not be materially detrimental to the public health, safety, and welfare or injurious to property in the district or vicinity where the property is located (Ord. 108-0-98).** (Briefly explain below/attach a separate sheet if necessary).

4) Applicant's Signature:  Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**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.).

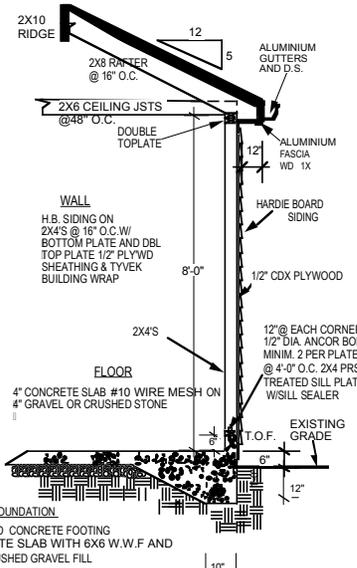
**PROPOSED 24' x 22' DETACHED FRAME GARAGE  
FOR BLAKE GALLER  
1112 ASBURY AVE. EVANSTON, IL 60202**

**A  
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CONC. WALK  
60.0'

**ROOF**  
235lb. FIBERGLASS SHINGLES ON  
15 lb. ROOFING FELT OVER  
1 1/2" CDX PLYWOOD AND  
2X8'S RAFTERS @ 16" O.C. &  
2X6 CEILING JSTS @ 48" O.C.  
2X10 RIDGE



NOTE: ALL EXISTING GRADES ARE TO REMAIN THE SAME

**PLOT PLAN**  
SCALE 1" = 20'-0"



NOTE:  
Garage floor slab, apron & footing to be minimum 3500 psi, with minimum 5% to maximum 7% air entrained concrete mix.

**TYPICAL SECTION**  
SCALE 1/2" = 1'-0"

**GENERAL NOTES**

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE COMPANY.
2. ALL CODES TRADE STANDARDS AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE LATEST EDITION.
3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.
4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGRETS, BOLT SETTINGS, SLEEVES, ETC.
5. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICES LINES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE.
6. THE COMPANY SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
7. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENT TO THE ATTENTION OF THE COMPANY IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE COMPANY BEFORE CONSTRUCTION AND/OR FABRICATIONS OF THE WORK.
8. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
9. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSUPPLY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
10. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED, HOWEVER ALL SUBSTITUTIONS MUST BE APPROVED BY THE CONSEQUITION MANAGER.

**CONCRETE NOTES**

1. ALL CONCRETE FOOTINGS TO BEAR ON SOLID UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 LB. PER SQ. FT. AND TO A DEPTH OF 12" BELOW GRADE
2. CONCRETE CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND DIMENSIONS TO INSURE PROPER LOCATION OF CONCRETE WORK
3. ALL CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3000 LB. SQ. IN. CONCRETE FLATWORK TO BE LEVEL AND TO HAVE A BROOM FINISH
4. ALL STEEL REINFORCEMENT SHALL BE A.S.T.M. 615 GRADE 60. NEW FILLETTSTEEL AND SHALL HAVE DEFORMATION CONFORMIN TO A-305
5. DETAILING, BENDING AND PLACING OF ALL STEEL REINFORCEMENT SHALL COMPLY WITH THE LATEST EDITION OF A.C.I.
6. FORMS SHALL NOT BE STIPPED FROM CONOTETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR
7. BREAK OFF WALL TIES BEFORE DAMPROOFING
8. THERE SHALL BE NO UNEVEN BACKFILL AGAINST FOUNDATION WALL BACKFILLING SHALL NOT OCCUR UNTIL FRAMING IS COMPLETED.
9. BACKFILLING WITH SAND OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON AND OR CLAY TILES PIPES ARE TO BE INSTALLED. AS WELL AS ESCAVATED AREAS WHERE SLAB ON GRADE TO BE POURED
10. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN DAYS AFTER POURING CONCRETE.

**MOISTURE PROTECTION NOTES**

1. ROOFER SHALL WORK WITH CONTRACTORS FURNISHING ITEMS EXTENDING THROUGH ROOF TO INSURE WATERTIGHT CONNECTION IN ACCORDANCE WITH THE ROOFING MANUFACTURER'S SPECIFICATIONS.
2. SEALANT FOR CAULKING SHALL BE TREMCO 'MONO' ONE PART ACRYLIC SEALANT MANUFACTURED BY THE TREMCO MANUFACTURING COMPANY. CAULK ALL JOINTS BETWEEN SIMILAR AND DISSIMILAR MATERIALS. INTERIOR AND EXTERIOR AS DETAILED AND REQUIRED TO PREVENT AIR AND WATER INFILTRATION COLOR BY OWNER.
3. PROVIDE 28 GAUGE G.I. METAL FLASHING AT ALL MISCELLANEOUS FLASHING THAT HAVE NOT BEEN SPECIFIED
4. METAL SILLS, COPINGS, FLASHING AND MISCELLANEOUS FLASHING TO FORMED ALUMINUM WITH BAKED ACRYLIC FINISH. PROVIDE CONCEALED ANCHORS
5. SINGLE ROOFING TO HAVE FIBERGLASS BASED ASPHALT SHINGLE OVER 30 LB. FELT UNDERLAYMENT PER SHINGLE MANUFACTURER'S SPECIFICATIONS. MANUFACTURER TO BE GAF OR APPROVED EQUAL MATCH EXISTING COLOR AS CLOSE AS POSSIBLE
6. APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT TOP AND ALL SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS. SIMILAR FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF CHIMNEYS AND THE MASONRY CONSTRUCTION WITH FRAME WALLS.
7. PROVIDE ICE SHIELD BY W.R. GRACE OR EQUAL TO EXTEND FROM EDGES OF EAVE TO A POINT 36" INSIDE EXTERIOR WALL LINE

**CARPENTRY NOTES**

1. PROVIDE ALL CARPENTRY WORK WITHIN AS SHOWN. INSTALL ALL MILLWORK ROUGH AND FINISHED HARDWARE.
2. WOOD STRUCTURAL MEMBERS TO HAVE MINIMUM LUMBER STRESS GRADE AS FOLLOWS: DOUGLAS FIR NUMBER 2 OR SOUTHERN PINE NUMBER 2 MEDIUM GRAIN (F<sub>9</sub>=1250 PSI SINGLE F<sub>9</sub>=1450 PSI REPETITIVE) MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.
3. PROVIDE SOLID WOOD B LOCKING NOT OVER 6 FEET ON CENTER ON ALL WOOD JOISTS.
4. PROVIDE BLOCKING OF CONSTRUCTION HEM FIR AS SHOWN OR AS NECESSARY FOR SUPPORT OF FURRED SPACES, FRAMING FOR MILLWORK & OTHER FINISHED MATERIALS WITH ALL NAILS BOLTS & DEVICES NECESSARY FOR RIGID SUPPORT OF WORK.
5. PROVIDE ALL NECESSARY ITEMS OF BUILDER'S HARDWARE TO ASSEMBLE AND OR SECURE WORK AS SHOWN OR SPECIFIED UNDER CARPENTRY OR MILLWORK. DO ALL REFITTING OR ADJUSTING FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT AND AT NO COST TO THE OWNER. AFTER REFITTING, REFINISH WOODWORK AS SPECIFIED FOR ORIGINAL INSTALLATION.
6. ROOF SHEATHING TO BE 5/8" DFLPA EXTERIOR PLYWOOD UNLESS OTHERWISE NOTED ON DRAWINGS.
8. PROVIDE FIRE STOPPING ACCORDING TO LOCAL CODE.
10. ALL HEADERS SHALL MEET THE REQUIREMENTS OF THE LOCAL CODES AND REGULATIONS
11. PROVIDE TREATED 2X SILL PLATE AGAINST CONCRETE.

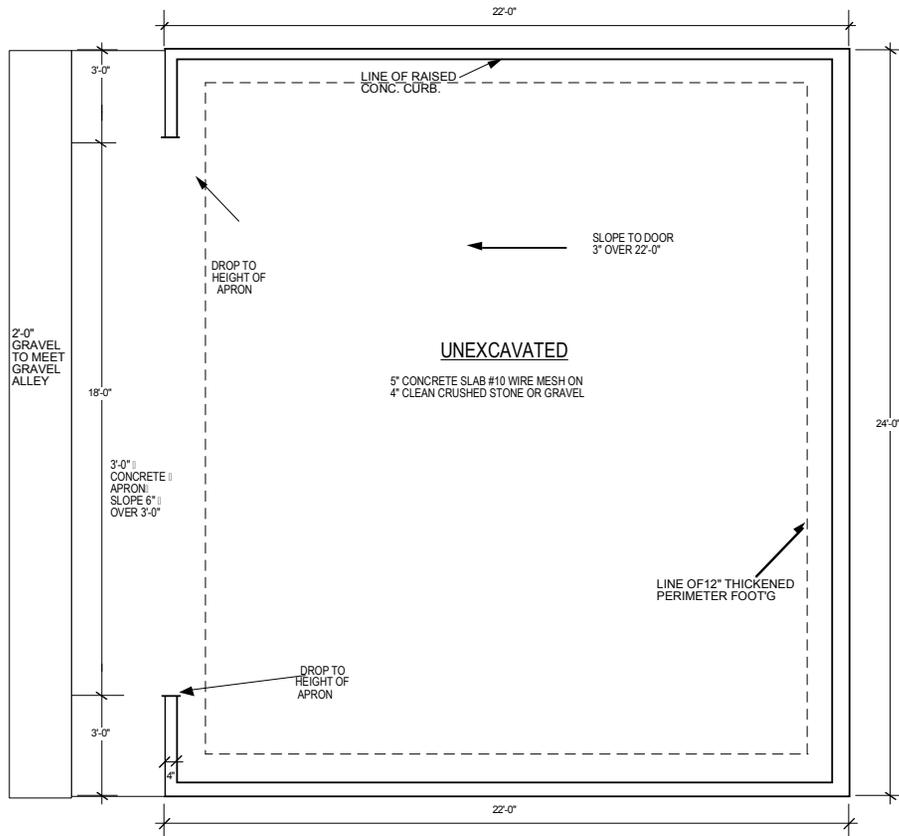
**SCOPE OF WORK**

PROPOSED 24' x 22' (528 SQ. FT.)  
DETACHED FRAME GARAGE

- TABLE OF CONTENT**
- A1- SITE PLAN , NOTES , GENERAL NOTES, TYPICAL SECTION CODES
  - A2- FOUNDATION PLAN - FIRST FLOOR PLAN - TYPICAL SECTION CODES
  - A3- NORTH ELEVATION - SOUTH ELEVATION - EAST ELEVATION - WEST ELEVATIONS

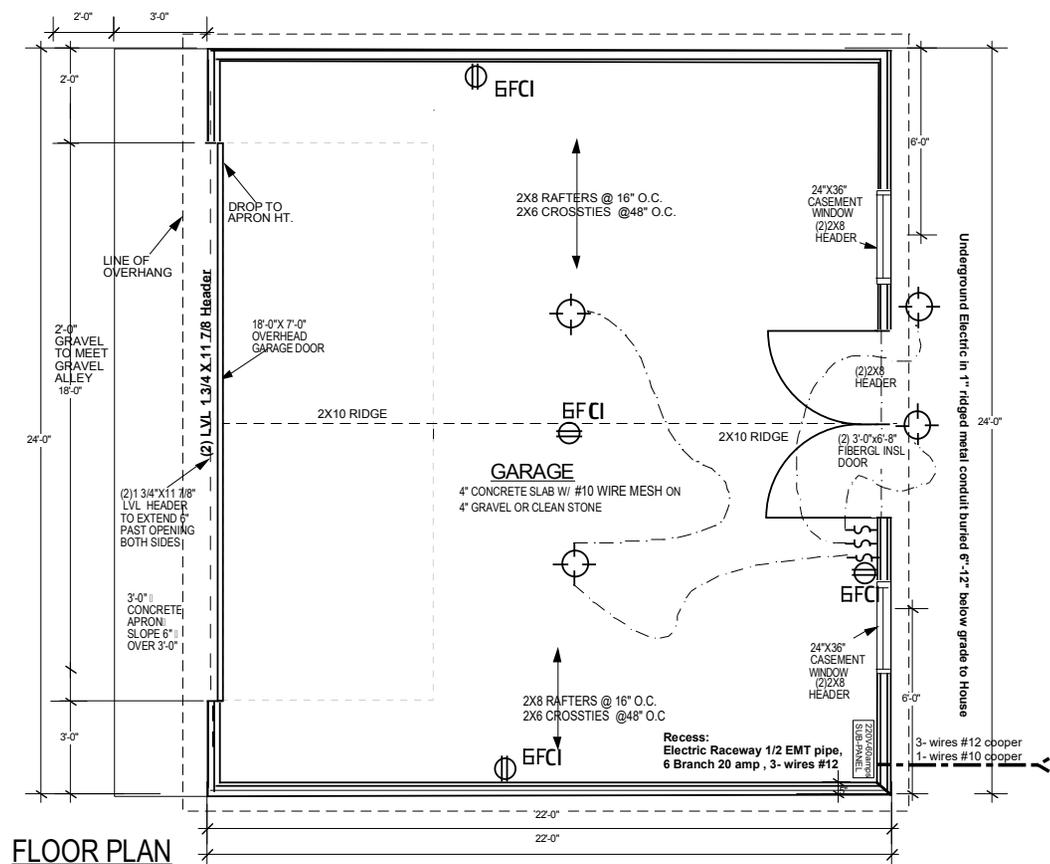
All work must conform to the Following:  
CITY OF EVANSTON Housing and Building Codes and Zoning Ordinance  
International Residential Code for One and Two Family Dwellings  
2012 w/ village amendments  
International Mechanical Code, 2012 edition with village amendments  
International Fuel Gas Code, 2012 edition w/ village amendments  
International Energy Conservation Code 2018 edition  
International Fire Code, 2006 Edition w/ village amendments  
Life Safety Code 2012 w/ village amendments  
National Electrical Code, 2011 edition w/ village amendments  
Illinois Plumbing Code current edition w/ village amendments  
Illinois Accessibility Code.

rickyconstructio@gmail.com - RICKY CONSTRUCTION INC. 141 E. ANITA AVE. MT PROSPECT, IL 60056 847-299-2221		SHEET NUMBER
PROPOSED 24' x 22' DETACHED FRAME GARAGE FOR BLAKE GALLER 1112 ASBURY AVE. EVANSTON, IL 60202		<b>A1</b>
COVER SHEET- SITE PLAN- NOTES- CODES		OF 3 SHEETS



**FOUNDATION FLOOR PLAN**

SCALE 1/4" = 1'-0"



**FLOOR PLAN**

SCALE 1/4" = 1'-0"



**ELECTRICAL NOTES**

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES LAWS AND ORDINANCES OF FEDERAL, STATE AND LOCAL GOVERNING BOD
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNMENTAL AGENCIES AND UTILITY COMPANIES SHOP DRAWINGS WHICH ARE REQUIRED BY THAT AGENCY FOR THEIR APPROVAL
4. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES, TAXES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER AND WIRING FOR THE PERFORMANCE OF ALL TRADES, FOR THE ENTIRE PERIOD OF CONSTRUCTION AND SHALL REMOVE ALL TEMPORARY WIRING AFTER COMPLETION
6. ALL MATERIALS AND EQUIPMENT SHALL BE LISTED OR LABELED ONE OF THE FOLLOWING AGENCIES: A.G.A.C.S.A. E.T.I. F.M.R.C. I.I.T.R.I. U.L.
7. ALL MATERIALS EQUIPMENT WIRING DEVICES ETC. SHALL BE NEW EXCEPT OTHERWISE NOTED.
8. ALL CONDUCTORS CARRYING 100V OR GREATER CURRENT SHALL BE INSTALLED IN RIGID HEAVY WALL GALVANIZED STEEL CONDUIT, INTERMEDIATE METALLIC TUBING OR ELECTRICAL METALLIC TUBING.
9. LOW VOLTAGE WIRING SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING OR RIGID HEAVY WALL GALVANIZED STEEL CONDUIT IN ALL AREAS THAT ARE NOT ACCESSIBLE.
10. ALL NEW ELECTRICAL SERVICES SHALL BE ACCORDING TO LOCAL CODES AND REGULATIONS.
11. THE MAIN SERVICE DISCONNECTION MEANS SHALL BE LOCATED WITHIN 5 FEET OF THE POINT WHERE THE SERVICE CONDUCTORS ENTER THE BUILDING OR WITHIN 5 FEET FROM METERING DEVICE.
12. ALL CONDUCTORS AND WIRING SYSTEM THAT ARE INSTALLED SHALL BE ACCORDING TO LOCAL CODES AND REGULATIONS .
13. THE MINIMUM SIZE OF BRANCH CIRCUIT WIRING SHALL BE QWG#14 GAUGE COPPER WIRE FOR GENERAL LIGHTING LOADS AND MAXIMUM RATE OF THE BRANCH CIRCUIT FUSE DEVICE SHALL NOT EXCEED 15 AMPS.
14. FLOOR JOISTS CEILING JOISTS ROOF TRUSSES ETC. MAY NOT BE NOTCHED FOR ANY ELECTRICAL INSTALLATION
15. PROVIDE MINIMUM 30 INCH WORK SPACE IN FRONT OF ALL ELECTRICAL SERVICES PANELS.
16. PROVIDE RECEPTACLE OUTLETS AT 12 FEET ON CENTER INCLUDING ANY WALL SPACE TWO OR MORE FEET IN WIDTH AND ALL SPACES OCCUPIED BY SLIDING PANELS IN EXTERIOR WALLS
17. ALL ELECTRICAL WORK IS TO BE INSTALLED AS PER ALL CURRENT AND APPLICABLE CODES AND REGULATIONS OF N.E.C.

**KEY**

EXISTING WALLS	2' 2 TUBE FLOURESCENT	SMOKE DETECTOR 120 V. BAT. BAKUP
NEW WALLS	DUPLEX OUTLET	CARBON MONOXIDE DETECTOR
VENT LIGHT	GROUND FAULT INTERRUPT OUTLET	GFI
LIGHT FIXTUE	ELECTRICAL SWITCH	F.D.-4" FLOOR DRAIN

ricky construction@gmail.com - RICKY CONSTRUCTION INC.  
141 E. ANITA AVE. MT PROSPECT, IL 60056  
847-299-2221

**PROPOSED 24' x 22' DETACHED FRAME GARAGE**

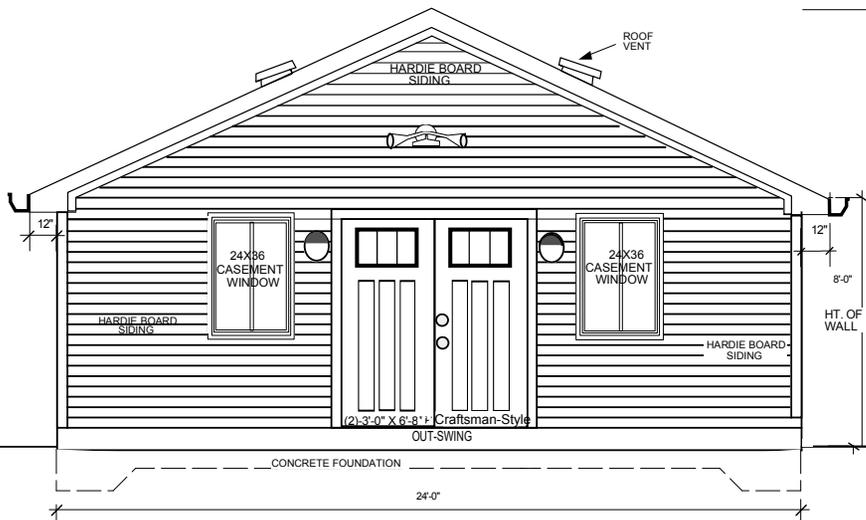
FOR BLAKE GALLER  
1112 ASBURY AVE. EVANSTON, IL 60202

FLOOR PLAN - FOUNDATION PLAN

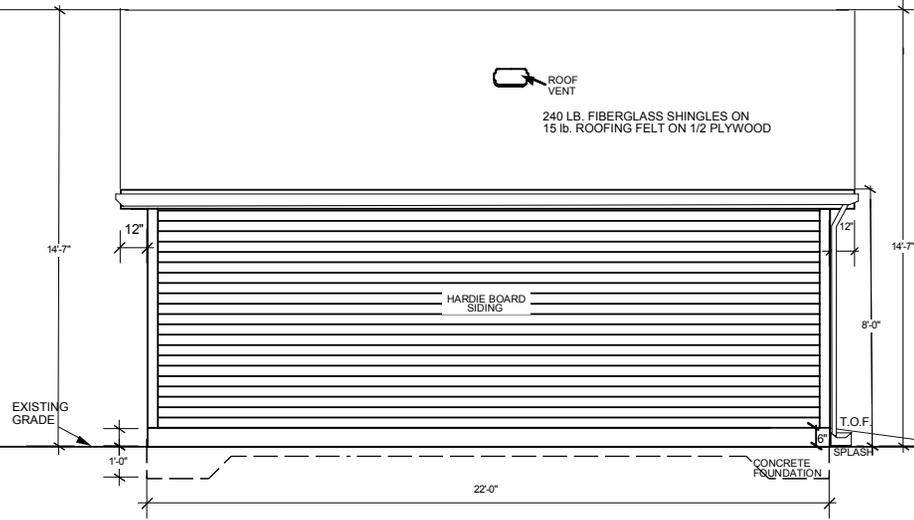
SHEET NUMBER

**A2**

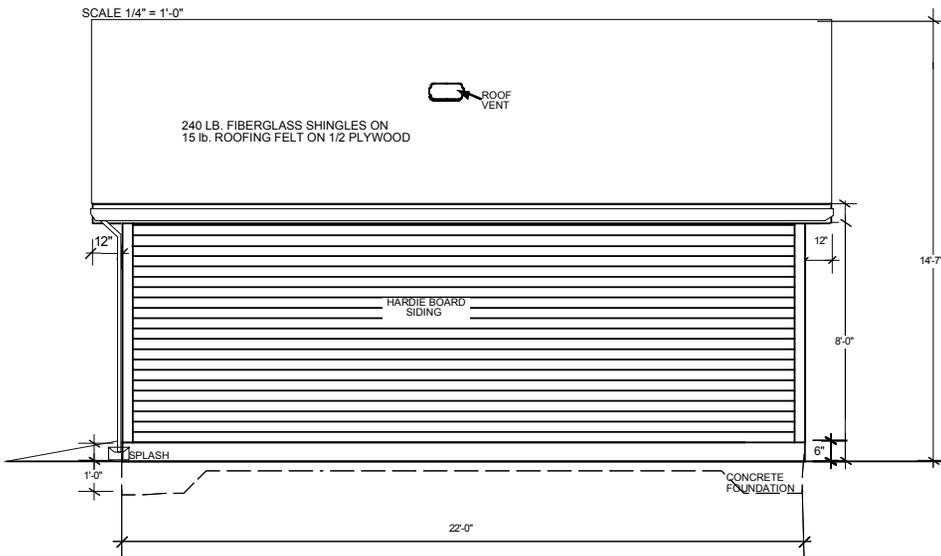
OF 3 SHEETS



**EAST ELEVATION**

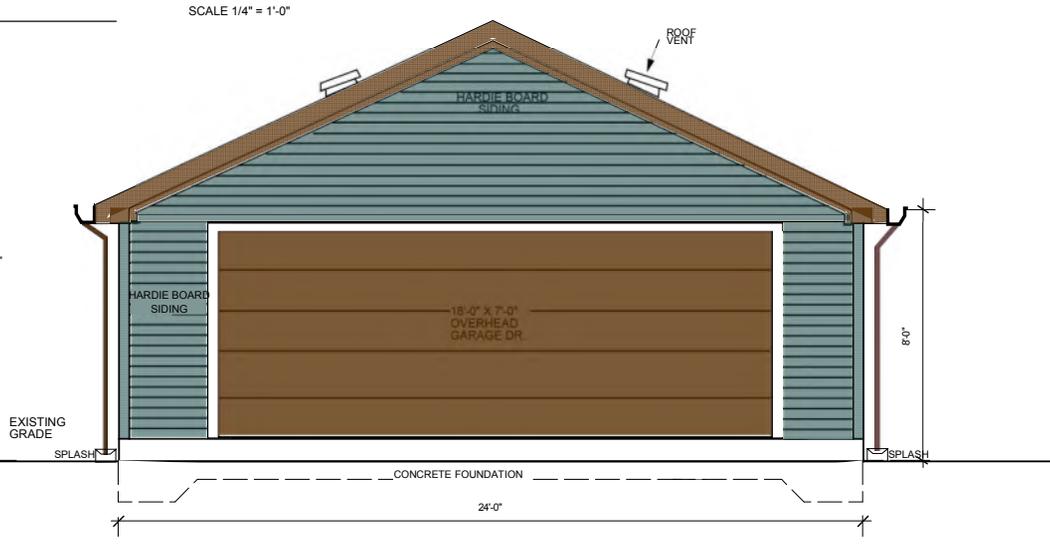


**NORTH ELEVATION**



**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



**WEST ELEVATION**

SCALE 1/4" = 1'-0"

ALL LUMBER GRADE #2 OR BETTER SPF\*SPRUCE-PINE-FIR

rickyconstruction@gmail.com - RICKY CONSTRUCTION INC.  
 141 E. ANITA AVE. MT PROSPECT, IL 60056  
 847-299-2221  
 PROPOSED 22' x 24' DETACHED FRAME GARAGE  
 FOR BLAKE GALLER  
 1112 ASBURY AVE. EVANSTON, IL 60202  
 ELEVATIONS

SHEET NUMBER  
**A3**  
 OF 3 SHEETS

**SPIEWAK CONSULTING**

PROFESSIONAL DESIGN FIRM  
 LICENSE NO.: 184.006518  
 1030 W. HIGGINS RD., STE 218  
 PARK RIDGE, IL 60068  
 phone: (773)853-2672 (630) 351-9489  
 www.landsurveyors.pro  
 andrew@landsurveyors.pro

**PLAT OF SURVEY**

by  
**ANDREW SPIEWAK LAND SURVEYOR, INC.**  
 of

LOT 4 AND THE SOUTH 10.00 FEET OF LOT 3 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 4, 5 AND 6 IN NATE ADAMS ADDITION TO EVANSTON, IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RICKY CONSTRUCTION, INC  
 141 E. ANITA AVE  
 MT PROSPECT IL 60056  
 (847) 299-2221 - office  
 rickyconstruction@gmail.com

BLAKE GALER  
 1112 ASBURY AVE  
 EVANSTON, IL 60202  
 (773) 683-8500  
 03/17/21

COMMONLY KNOWN AS:  
 1112 ASBURY AVE.  
 EVANSTON, IL 60202  
 P.I.N. 10-24-213-013-0000  
 LAND AREA ± 10,493 sq. ft.

**Legend**

- FENCE
- WD = WOOD FENCE CL = CHAIN LINK
- N.F. = NORTH FACE S.F. = SOUTH FACE
- W.F. = WEST FACE E.F. = EAST FACE
- LP = IRON PIPE LR = IRON ROD
- LF = IRON FENCE
- MEAS = MEASURED REC = RECORD
- IRON ROD FOUND ○ IRON ROD SET
- IRON PIPE FOUND ○ IRON PIPE SET
- + CROSS FOUND & SET - - - - - PROPERTY LINE

SCALE: 1 INCH EQUALS 20 FEET.  
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: RICHARD KEAN

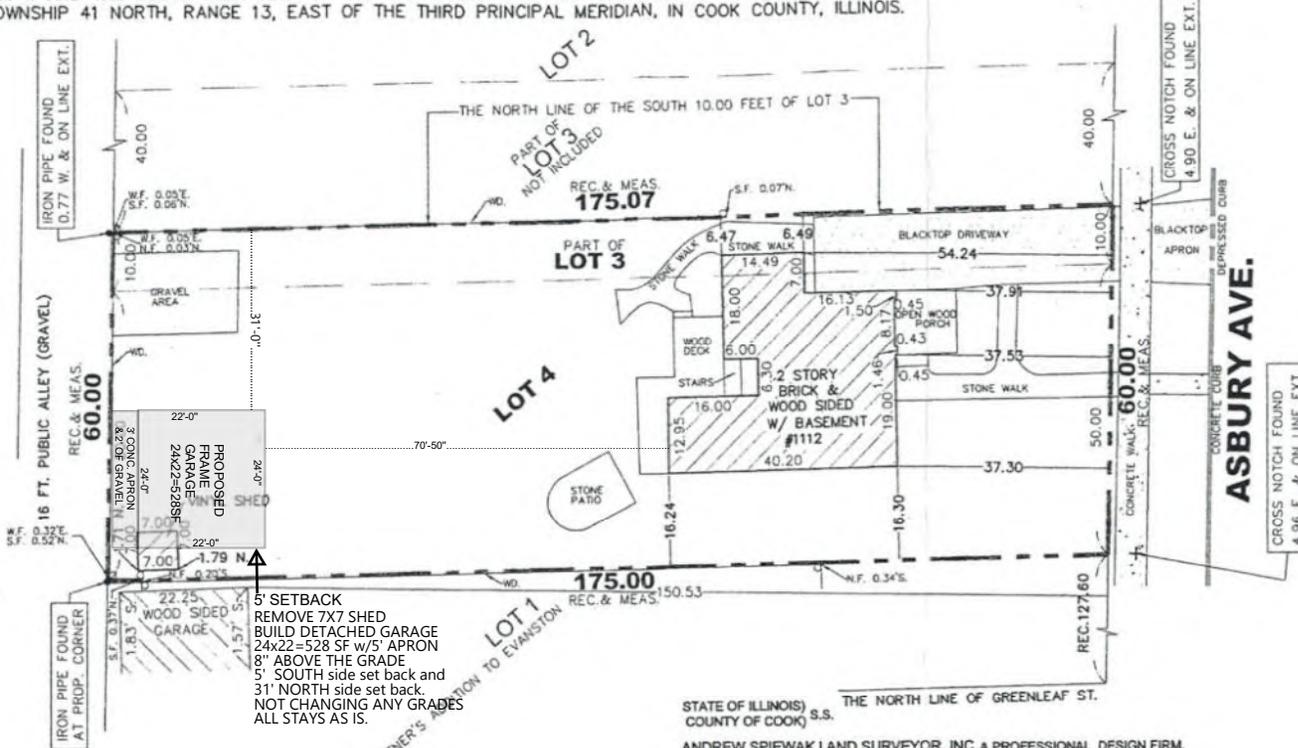
COMPANY OR ORGANIZATION: \_\_\_\_\_

SURVEYED BY: JG

DRAWN BY: SJ

CHECKED BY: AFS

PROJECT No: 244-15 UD 20



STATE OF ILLINOIS) COUNTY OF COOK) S.S.  
 ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM,  
 LAND SURVEYING CORPORATION, LICENSE NO.: 184.006518  
 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION  
 AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE  
 ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT  
 REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE  
 CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 22nd DAY OF MAY A.D. 20 20.  
 CHICAGO, ILLINOIS, DATE OF PLAT 27th DAY OF MAY A.D. 20 20.

BY Andrew F. Spiewak  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178  
 LICENSE EXPIRES 11/30/2020

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,  
 LICENSE NO. 184.006518 EXPIRES 04/30/2021

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



BOUNDARIES ARE SHOWN FOR ANGULAR REFERENCE ONLY  
 AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

# HardiePlank® Lap Siding

[Download the Product Catalog >](#)

[Request a Sample >](#)

[Request a Quote >](#)

Traditional and timeless. Sleek and strong. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast.

## HARDIEPLANK® LAP SIDING PRODUCTS

The products you'll see below are readily available for zip code **90002**. Not your zip code? [Update it now.](#)



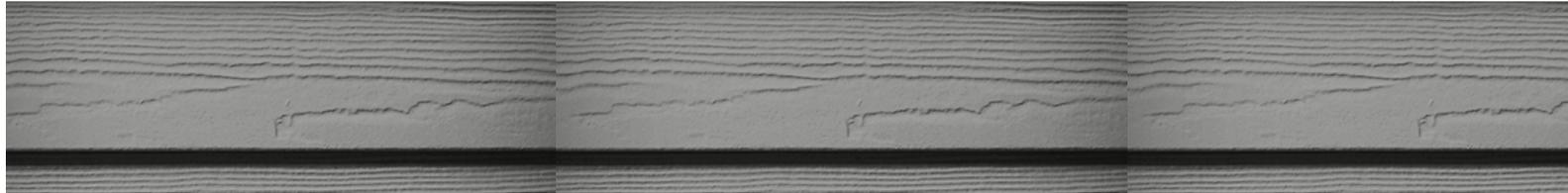
HARDIEPLANK® LAP SIDING  
**SELECT CEDARMILL®**



## THE STATEMENT COLLECTION™

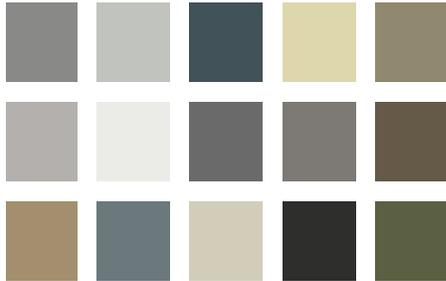
Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.





Colors shown may vary due to screen resolution. Please see actual product sample for true color.

Gray Slate



[Request a Quote >](#)

[Request a Sample >](#)

AVAILABLE SIZES

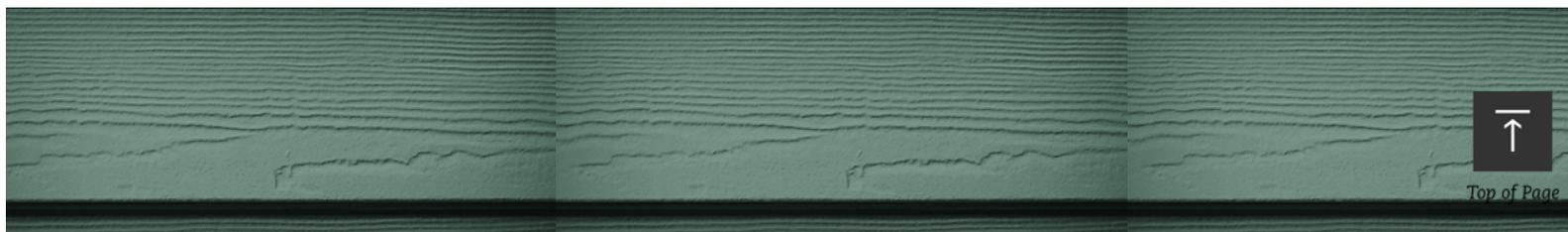
<b>THICKNESS:</b>	0.312"
<b>LENGTH:</b>	144" boards
<b>WIDTHS:</b>	8.25"
<b>EXPOSURES:</b>	7"

[Warranty Information >](#)

Not finding the color you're looking for?

**THE DREAM COLLECTION™**

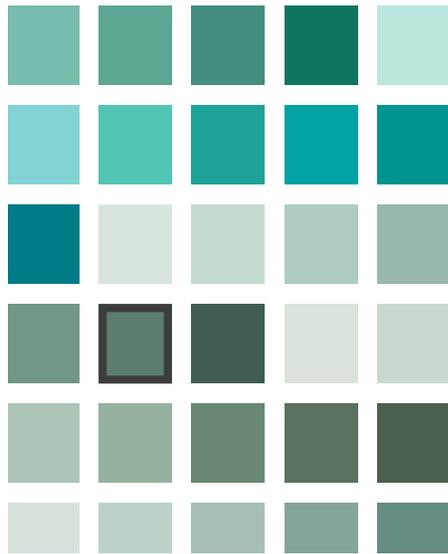
Hundreds of colors. Available for every style. If you can imagine the perfect custom palette for your home's exterior, the Dream Collection™ products can make it real. And with our baked-on ColorPlus® Technology, these colors build dreams that last.



Top of Page

Classic Lights & Darks

Treelined Street



AVAILABLE SIZES

<b>THICKNESS:</b>	0.312"	
<b>LENGTH:</b>	144" boards	
<b>WIDTHS:</b>	5.25"	6.25"
<b>EXPOSURES:</b>	4"	5"
	7.25"	8.25"
	6"	7"

Warranty Information >

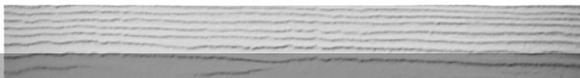
[Request a Quote >](#)

[Request a Dream Collection™ Sample >](#)

[See Fewer Color Options](#)

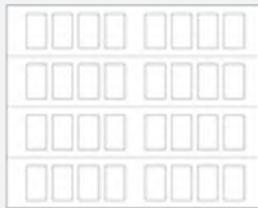
**PRIMED FOR PAINT**

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.





# 2583 STAMPED SHAKER



Stamped Shaker

<b>Panel Style:</b>	Shaker
<b>Section Construction:</b>	2" Thick - 2-Sided Steel
<b>Section Material:</b>	Medium Duty / 27 Ga. Steel
<b>Insulation Type:</b>	1-13/16" Polystyrene
<b>Thermal Performance (R-value):</b>	9.65
<b>Window Style</b>	Oversized
<b>Glass</b>	Insulated & Non-Insulated
<b>Windload</b>	Non-Impact and Impact Rated
<b>Warranty</b>	Limited Lifetime on Sections
<b>Price:</b>	\$\$\$
<b>Model Flyer:</b>	 <a href="#">Download Flyer</a>
<b>Family Brochure:</b>	 <a href="#">Download Brochure</a>

 **REQUEST COLOR SAMPLE**

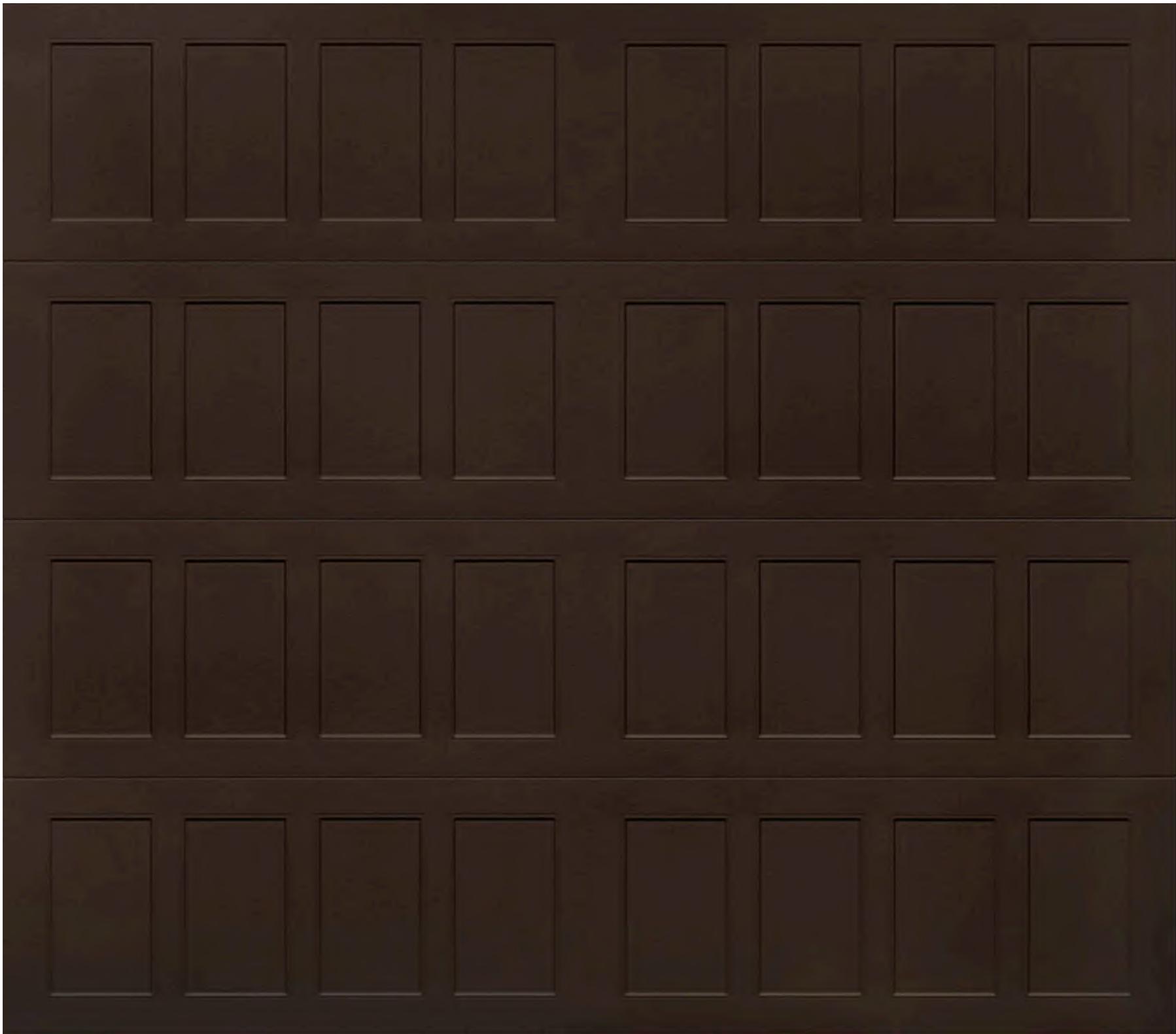
 **FIND A DEALER**

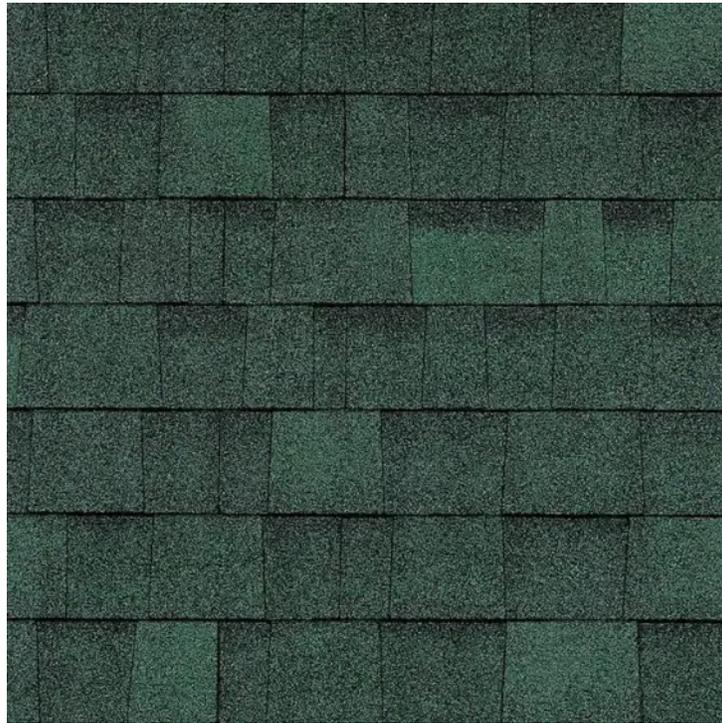
# CUSTOMIZATION OPTIONS

## COLOR OPTIONS



## WOODTONES





## **Owens Corning** Oakridge 32.8-sq ft Chateau Green Laminated Architectural Roof Shingles

Item #54875 Model #HL57

- Oakridge roofing shingles are a step up from 3-tab shingles and designed to provide long-lasting performance
- Available in a wide range of inviting, popular colors
- 3 Bundles per 98.4 square feet

**Manufacturer Color/Finish:**Chateau Green

Oakridge® laminated shingles have a warm, inviting look in popular colors for a step up from traditional three-tab shingles. With an expanded Oakridge® shingle color palette, we provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary.

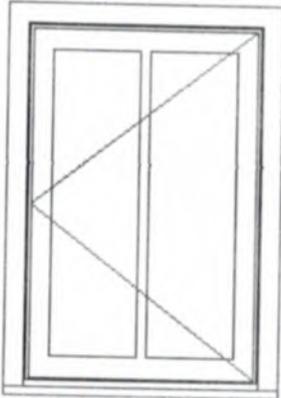
- Oakridge roofing shingles are a step up from 3-tab shingles and designed to provide long-lasting performance
- Available in a wide range of inviting, popular colors

- 3 Bundles per 98.4 square feet
- Also described as architectural, dimensional, or laminate shingles
- Subtle layering and improved aesthetics
- 110-MPH wind resistance limited warranty with 4-nail application
- 130-MPH wind resistance limited warranty with 6-nail application and Owens Corning Starter Shingles in eaves and rakes
- StreakGuard Algae Resistance Protection helps inhibit the growth of blue-green algae to provide protection against those ugly black streaks
- Limited lifetime warranty (for as long as you own your home)

### LINE ITEM QUOTES

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

Line #1	Mark Unit:	Net Price:	508.36
Qty: 1		Ext. Net Price:	508.36
		USD	



As Viewed From The Exterior

FS 24" X 36 1/16"  
 RO 25" X 36 9/16"  
**Egress Information**  
 Width: 16 57/64" Height: 30 1/64"  
 Net Clear Opening: 3.52 SqFt

- Primed Pine Exterior ..... 29.63
  - Primed Pine Interior ..... 29.63
  - Ultimate Wood Casement - Left Hand ..... 399.71
  - CN 2436
  - Rough Opening w/ Subsill  
 25" X 36 9/16"
  - Frame Size w/ Subsill  
 24" X 36 1/16"
  - Primed Pine Sash Exterior
  - Primed Pine Sash Interior
  - IG - 3/4"
  - Low E2 w/Argon
  - Black Perimeter and Spacer Bar
  - 7/8" SDL - With Spacer Bar - Black ..... 49.39
  - Rectangular - Special Cut 2W1H
  - Primed Pine Ext - Primed Pine Int
  - Ogee Interior Glazing Profile
  - Standard Bottom Rail
  - Beige Weather Strip
  - Satin Taupe Folding Handle
  - Satin Taupe Multi - Point Lock
  - Aluminum Screen
  - Satin Taupe Surround
  - Charcoal Fiberglass Mesh
  - 4 9/16" Jambs
  - Primed Pine BMC
  - Primed Pine Standard Subsill
  - No Installation Method
- \*\*\*Note: Unit Availability and Price is Subject to Change

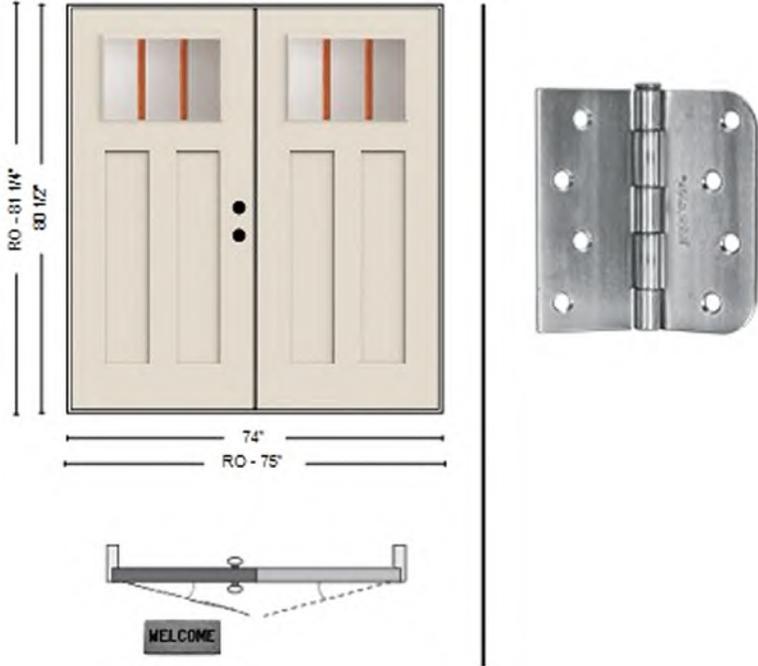
Project Subtotal Net Price: USD	508.36
9.750% Sales Tax: USD	49.57
Project Total Net Price: USD	557.93

Item #	Item Description	Room Location	Unit Price	Qty	Total Price
--------	------------------	---------------	------------	-----	-------------

200-1	74x80.5 Fiberglass Double Door Unit Active/Inactive Outswing	Garage	\$1,522.29	1	\$1,522.29
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Catalog Version 219



# Quote Summary:

200-1	74x80.5 Fiberglass Double Door Unit Active/Inactive Outswing	\$1,522.29	1	\$1,522.29
	Door Base Price	\$880.71	1	\$880.71
	Door Door Insert Add-On	\$422.49	1	\$422.49
	Door Kickplate Add-On	\$165.03	1	\$165.03
	Door Outswing Add-On	\$42.68	1	\$42.68
	Door Door Bore Backset Add-On	\$11.38	1	\$11.38







Golden Rain

Cottonwood



Golden Rain

Cottonwood



















## STATEMENT OF SIGNIFICANCE

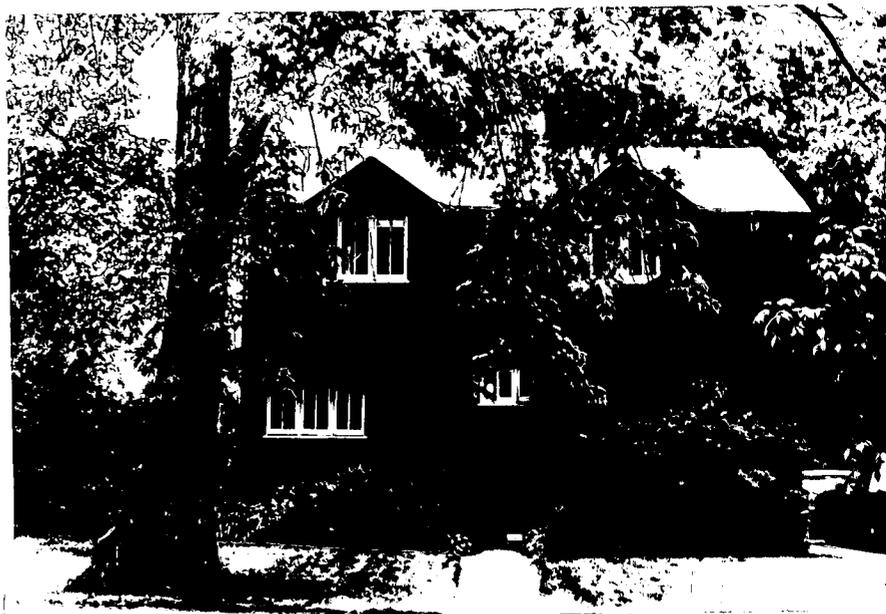
This pleasant pitched-roof frame house was designed by an important architectural partnership. It forms a simple cubic block with simple additions that lend it interest. Turning to the southeast corner is a strip of narrow casement windows set above a flower box and covered by a pent roof. The entrance is on the opposite side of the front; its porch has a large, timber frame, open gable, pitched roof carried by large piers covered, as is the entire house, with medium-width lapped siding. Two sets of double casement windows in the second story are covered by a pitch-up of the roof and purlins provide a rhythmic pattern. The building has very good integrity.

M. F. Wolnick

## EVANSTON LANDMARK

ADDRESS: 1112 Asbury Avenue  
 COMMON NAME: Same  
 REAL ESTATE INDEX NUMBER:  
 DATE OF CONSTRUCTION: 1906  
 ARCHITECT OR BUILDER: Tallmadge & Watson  
 ORIGINAL SITE  MOVED   
 SIGNIFICANCE:  
 HISTORICAL  H1  H2  H3  
 ARCHITECTURAL  A4  A5  A6  
 A7  A8  A9

OTHER COMMENTS:



**1206 Hinman Avenue  
Lakeshore Historic District - 21PRES-0054**

Nathan Kipnis, architect, applies for a Certificate of Appropriateness for demolition of two detached alley-accessible garages and construction of a two-story detached Accessory Dwelling Unit with first floor alley-accessible parking and second-floor living space.

**Applicable standards: Construction [1-5, 7, 8, 10, 11, 13, 14];  
and, Demolition [1-5]**



# MEMORANDUM

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1206 Hinman Avenue – 21PRES-0054  
Date: May 3, 2021

## Public Notice

Nathan Kipnis, architect, applies for a Certificate of Appropriateness for demolition of two detached alley-accessible garages and construction of a two-story detached Accessory Dwelling Unit with first floor alley-accessible parking and second-floor living space.

**Applicable standards: Construction [1-5, 7, 8, 10, 11, 13, 14]; and, Demolition [1-5]**

## Construction Period:

1857

## Style:

Greek Revival

## Condition:

Good

## Integrity:

Poor – significant alterations

## Status:

Contributing

## Setting:

Located in the west-central portion of the Lakeshore Historic District on the west side of Hinman Avenue between Dempster Street to the North and Hamilton Street to the South, 1206 Hinman Avenue is a heavily altered vernacular Greek Revival constructed circa 1857 and moved to its current location in 1889.

Surrounding properties are predominately single-family residences on mid-sized lots. The individual properties on the block are a mix of vernacular Gable Front, Greek Revival, and American Four-Square homes and more highly styled Italianate, Queen Anne, and Stick Style homes the majority of which retain significant architectural integrity with the exception of two highly altered structures and one of contemporary vintage. The block as a whole retains good integrity of setting with mature shade trees. The block contains six (6) Local Landmarks.

### Significance:

The residence has marginal significance and the original architect is unknown. The home was commissioned by Evanston's first physician, Dr. Jacob Ludlam and was moved to its current location in 1889.

### Legislative History:

The property owner received a Certificate of Appropriateness for significant alterations to the principle structure in February of 2021. Alterations including re-cladding the structure in fiber-cement lap siding, removal of non-original front porch enclosure, and construction of a new covered, open front porch, south three-season room addition, and front-entry portico.

### Proposal

No additional alterations are proposed for the principle structure. The applicant proposes demolition of two non-significant outbuildings in poor condition and replacement with a two-story detached accessory dwelling unit (ADU) with first floor garage for three cars, and second floor living space. The proposed ADU has similar materiality to the recently approved alterations to the principle structure including fiber-cement lap siding, asphalt shingle roof and aluminum clad wood windows with simulated divided lites.

The detached ADU is sited on the lots northwest corner in the rear-yard. Alley facing properties to the west are commercial in nature with no alley facing fenestration. The north end of the ADU abuts a large three-car garage.

### Public Comment

The neighbor to the north has written a letter in support of the project. Attached.

### Applicable Standards

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

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

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

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

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

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

**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](mailto: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:** 1206 Hinman Ave.

**FOR STAFF USE ONLY**  
**Application Number:**

**2) Owner's Name:** Paul Lang

Address:  
1206 Hinman Ave.

City: Evanston	State: IL	Zip: 60201	Phone: (815) 712-0559	Email/Fax: plangbiz@gmail.com
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**3) Architect's Name:** Nathan Kipnis  
Kipnis Architecture + Planning

Address: 1642 Payne Street

City: Evanston	State: IL	Zip: 60201	Phone: 847-864-9650	Email/Fax: nkipnis@kipnisarch.com
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**4) Contractor's Name:**

Address:

City:	State:	Zip:	Phone:	Email/Fax:
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**5) Landmark:**  Yes  No \*Refer to the Supplemental Information for guidance on page (i) (fifth page below).

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

If yes,  Lakeshore  Ridge  Northeast Evanston  Apartment Thematic Resources

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

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

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

**Section B: Application for Certificate of Appropriateness**

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

Removal of two existing non-historically significant detached garages and constructing a new detached accessory building - 3 car garage with an accessible dwelling unit (ADU) above. The exterior materials are to match the previously approved work for the principle structure, currently under permit.

**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 type="checkbox"/> Partial <input checked="" type="checkbox"/> Total	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" 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 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.**

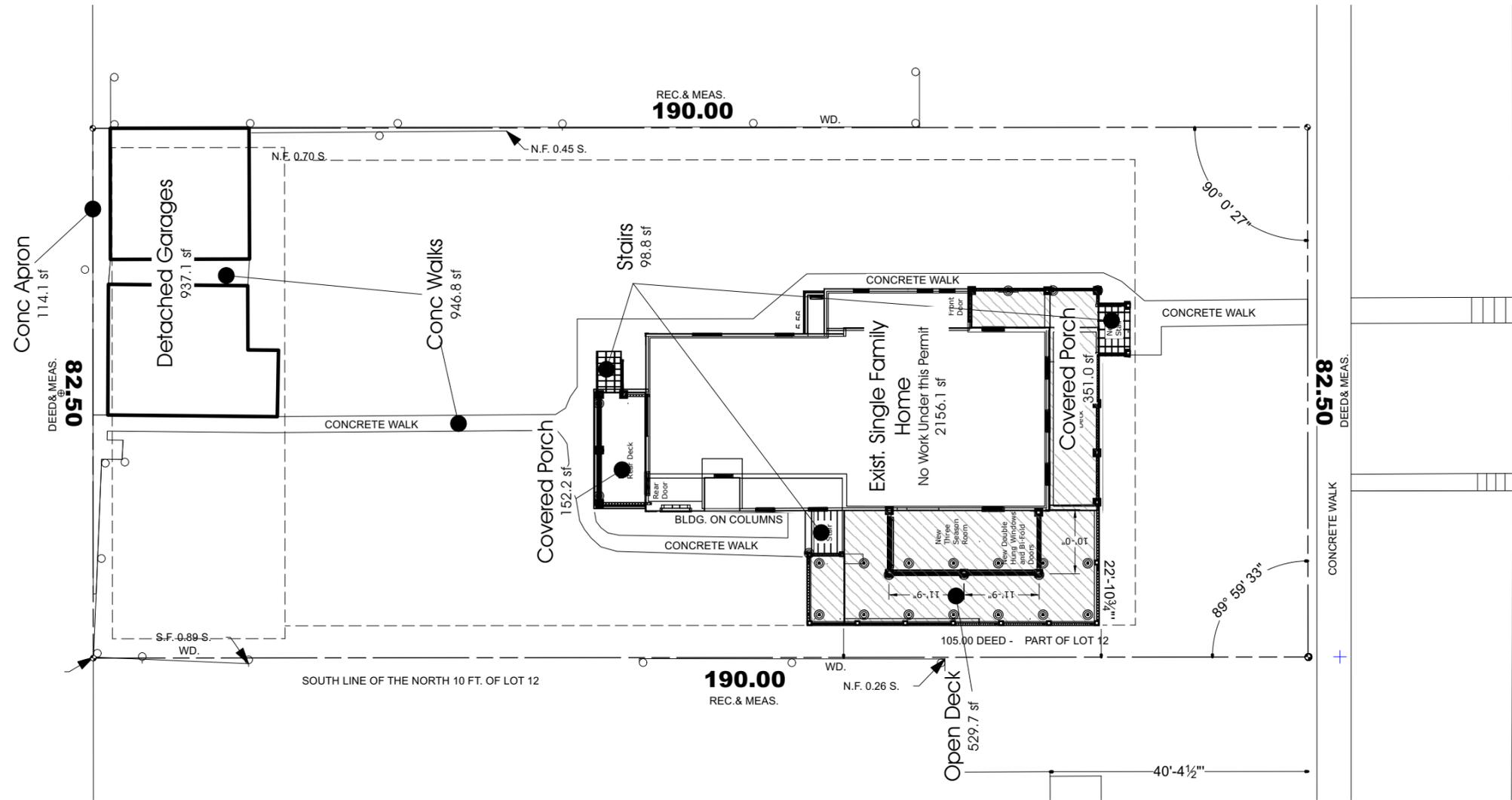
Existing	Proposed		Existing	Proposed		Existing	Proposed		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Façades/Front Porch &amp; Rear Porch Material</b> Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Other: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

**4) Applicant's Signature:**   
**Print Name:** Nathan Kipnis

**Date:** 4-16-21

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].





# HINMAN AVE.

100 FT. PUBLIC R.O.W. (BLACKTOP)

Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL

### Zoning Calculations Existing

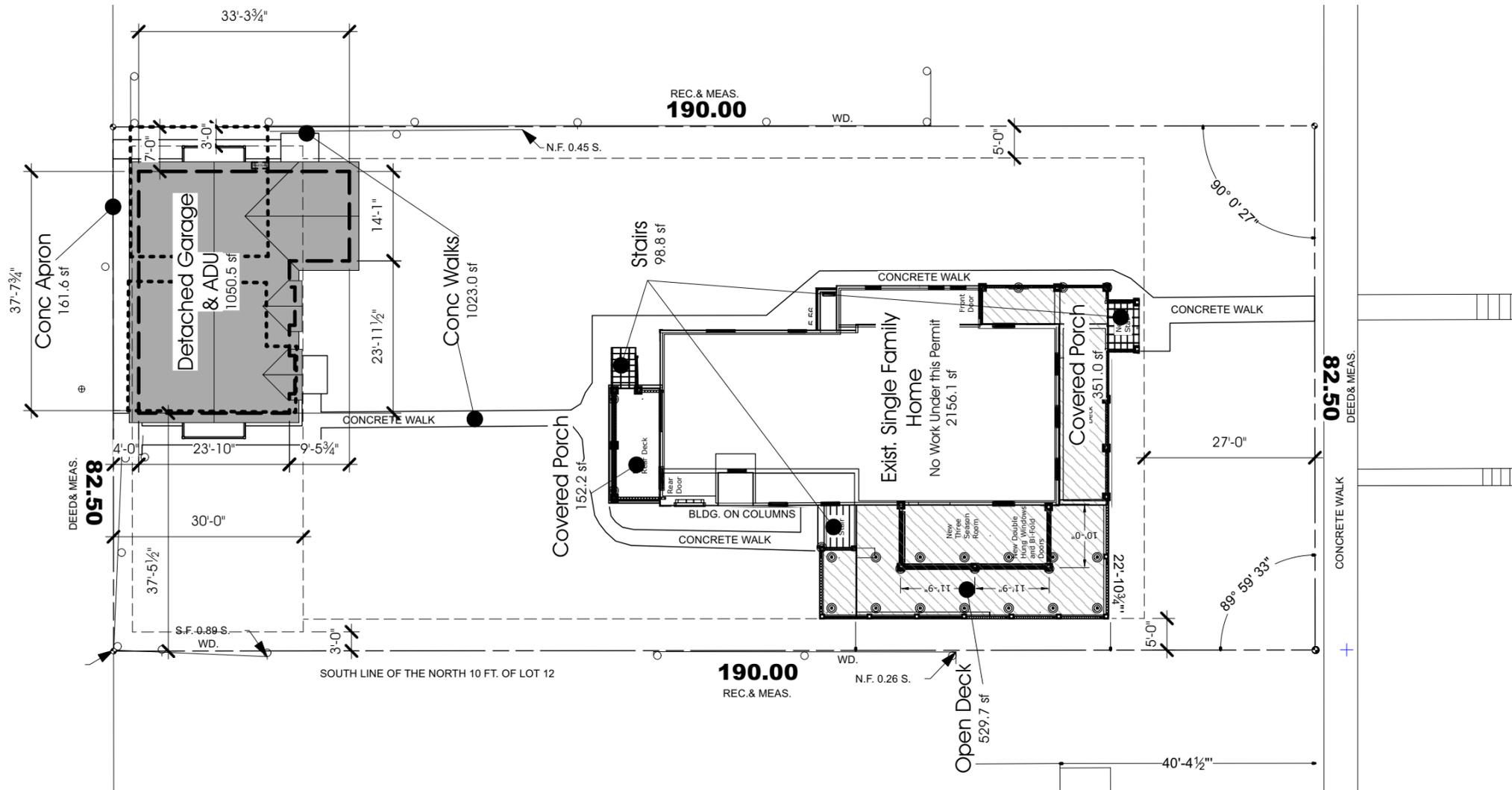
Zoning District		R-1
Lot Area		15,675.0 s.f.
Max Lot Coverage	30%	4,702.5 s.f.
Max Impervious Coverage	45%	7,053.8 s.f.
Building Footprint Existing		2,156.1 s.f.
Front Porch	351.0 s.f. @ 50%	175.5 s.f.
Rear Covered Entry	152.2 s.f. @ 100%	152.2 s.f.
Garage Footprints		937.1 s.f.
<b>TOTAL Lot Coverage</b>	<b>21.8%</b>	<b>3,420.9 s.f.</b>
Area Below Max. Allowable Lot Coverage		1,281.6 s.f.
Walks	946.8 s.f. @ 100%	946.8 s.f.
Side Open Deck	529.7 s.f. 470.3 s.f. *	59.5 s.f.**
Garage Apron	114.1 s.f. @ 100%	114.1 s.f.
Stairs & Landings	98.8 s.f. @ 100%	98.8 s.f.
Sub Total		1,219.2 s.f.
* Deck Area equal to 3% of Lot Area is exempt from Impervious Calc		
** Difference of Deck less Exempt area		
<b>TOTAL Impervious Surface Area</b>		<b>4,640.1 s.f.</b>
<b>TOTAL Impervious Surface Percentage</b>		<b>29.6% s.f.</b>
<b>Area Below Max Allowable Impervious Surface</b>		<b>2,413.7 s.f.</b>

## Site Plan - Exist

Scale: 1" = 20'  
May 6, 2021



1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956



# HINMAN AVE.

100 FT. PUBLIC R.O.W. (BLACKTOP)

Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL

## Zoning Data

Zoning District	R1 Single Family Home		
	Req'd/ Max	Existing	Proposed
Min. Lot Area	7,200.0 s.f.	15,675.0 s.f.	No Change
Min. Front Setback	27'0"	32'5"	No Change
Min. Rear Setback	30'0"	111'4"	No Change
Min. Side Setback-1	5'0"	5'4"	No Change
Min. Side Setback-2	5'0"	25'2"	No Change
Min. Rear Setback Accessory	3'0"	2'4"	4'0"
Min. Side-1 Setback Accessory	3'0"	0"	3'0"
Min. Side-2 Setback Accessory	3'0"	37'10"	37'5"
Max. Bldg Hgt (For ADU)	28'0"	18'0"	28'0"
Max. Floor Area (For ADU)	1,000.0 s.f.	-	993.1 s.f.
Building Lot Coverage	30%	3,420.9 s.f.	3,534.3 s.f.
Impervious Surface	45%	4,640.1 s.f.	4,877.2 s.f.

## Zoning Calculations Proposed

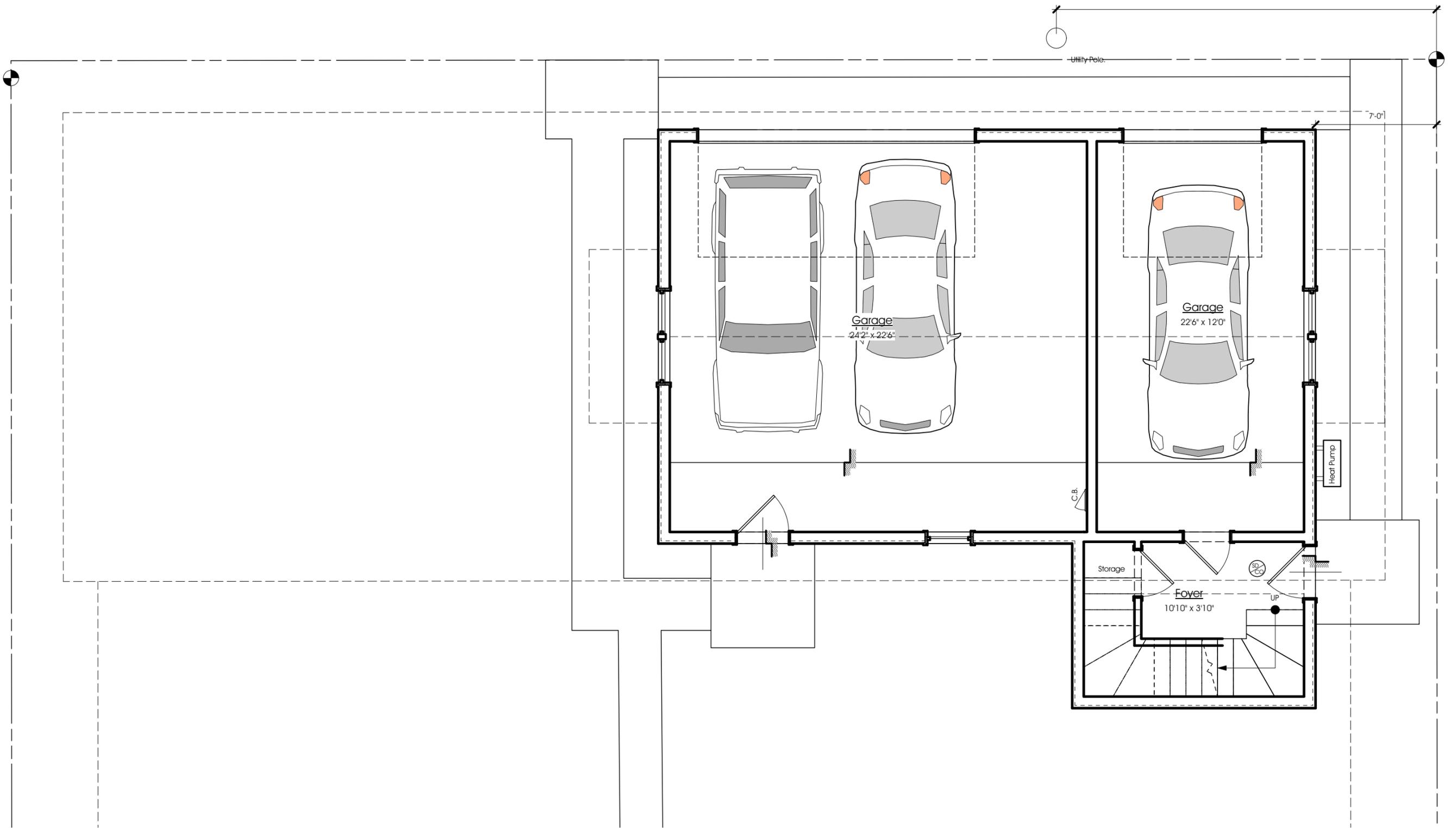
		R-1
Zoning District		R-1
Lot Area		15,675.0 s.f.
Max Lot Coverage	30%	4,702.5 s.f.
Max Impervious Coverage	45%	7,053.8 s.f.
Building Footprint Existing		2,156.1 s.f.
Front Porch	351.0 s.f. @ 50%	175.5 s.f.
Rear Covered Entry	152.2 s.f. @ 100%	152.2 s.f.
Garage ADU Footprint		1,050.5 s.f.
TOTAL Lot Coverage	22.5%	3,534.3 s.f.
Area Below Max. Allowable Lot Coverage		1,168.2 s.f.
Walks	1,023.0 s.f. @ 100%	1,023.0 s.f.
Side Open Deck	529.7 s.f. 470.3 s.f. *	59.5 s.f.**
Garage Apron	161.6 s.f. @ 100%	161.6 s.f.
Stairs & Landings	98.8 s.f. @ 100%	98.8 s.f.
Sub Total		1,342.9 s.f.
* Deck Area equal to 3% of Lot Area is exempt from Impervious Calc		
** Difference of Deck less Exempt area		
TOTAL Impervious Surface Area		4,877.2 s.f.
TOTAL Impervious Surface Percentage		31.1% s.f.
Area Below Max Allowable Impervious Surface		2,176.6 s.f.

## Site Plan - Proposed

Scale: 1" = 20"  
May 6, 2021



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847 864 9650 | f847 864 0956



## Ground Floor Plan - Proposed

Scale 3/16" = 1'-0"

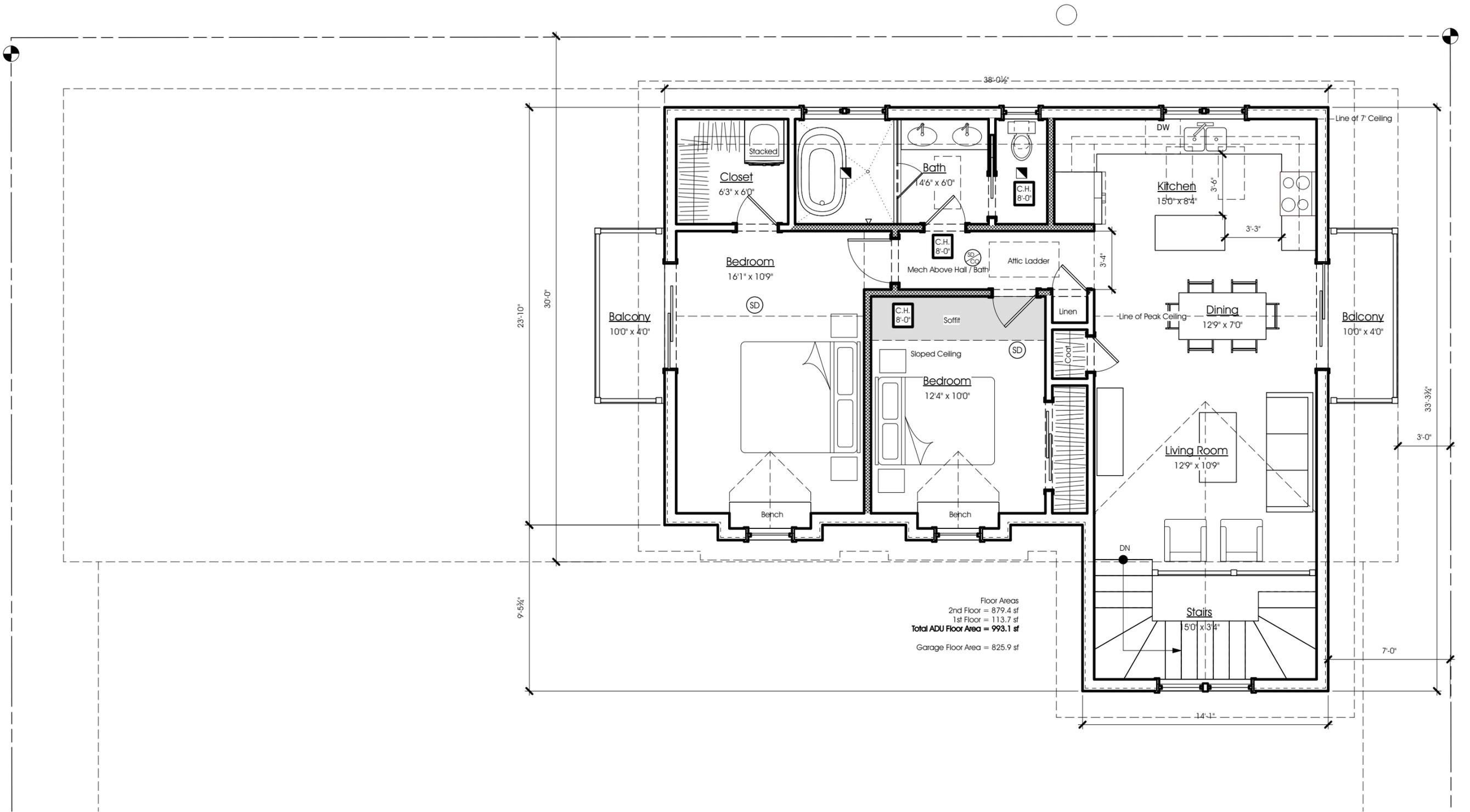
May 6, 2021



Detached ADU for  
 Paul Lang  
 1206 Hinman Ave.  
 Evanston, IL



1642 payne street | evanston IL 60201  
 847 864 9650 | f847 864 0956



## Upper Floor Plan - Proposed

Scale 3/16" = 1'-0"

May 6, 2021



Detached ADU for  
 Paul Lang  
 1206 Hinman Ave.  
 Evanston, IL

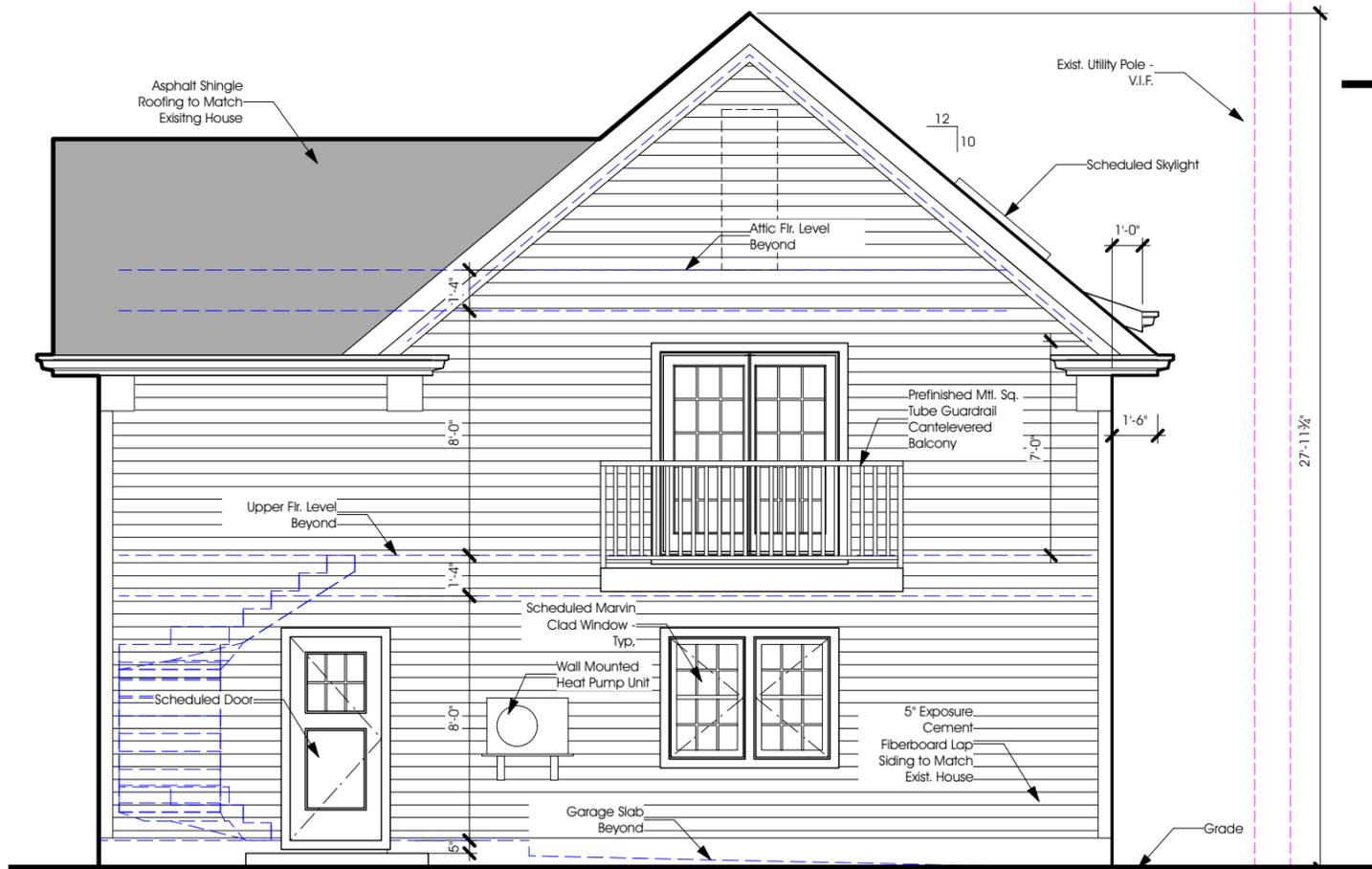
kipnis   
 ARCHITECTURE+PLANNING

1642 payne street | evanston IL 60201  
 847 864 9650 | f847 864 0956

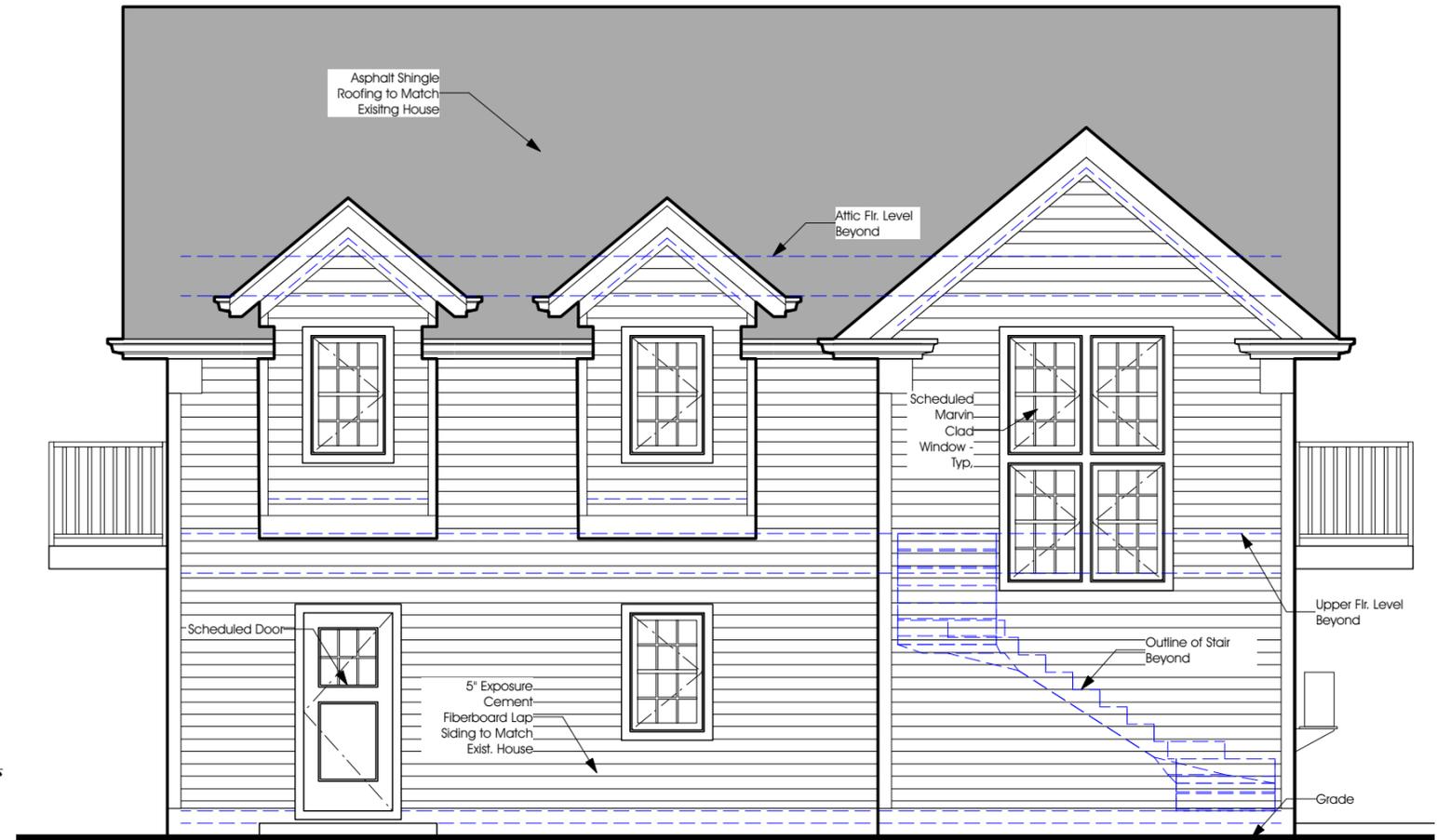
# North / East Elevations

Scale 3/16" = 1'-0"

May 6, 2021



North Elevation



East Elevation

Detached ADU for  
 Paul Lang  
 1206 Hinman Ave.  
 Evanston, IL

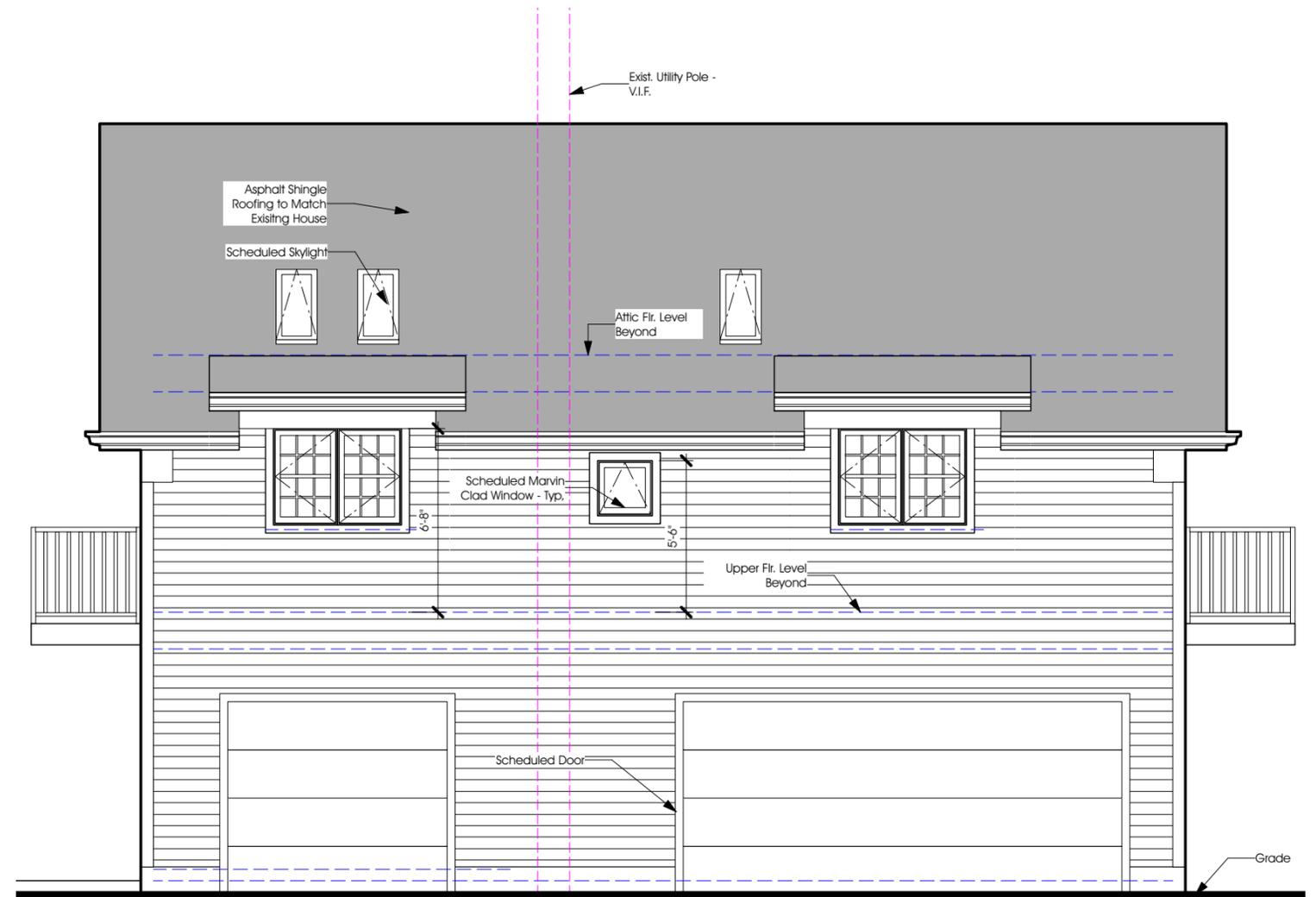


1642 payne street | evanston IL 60201  
 847 864 9650 | f847 864 0956

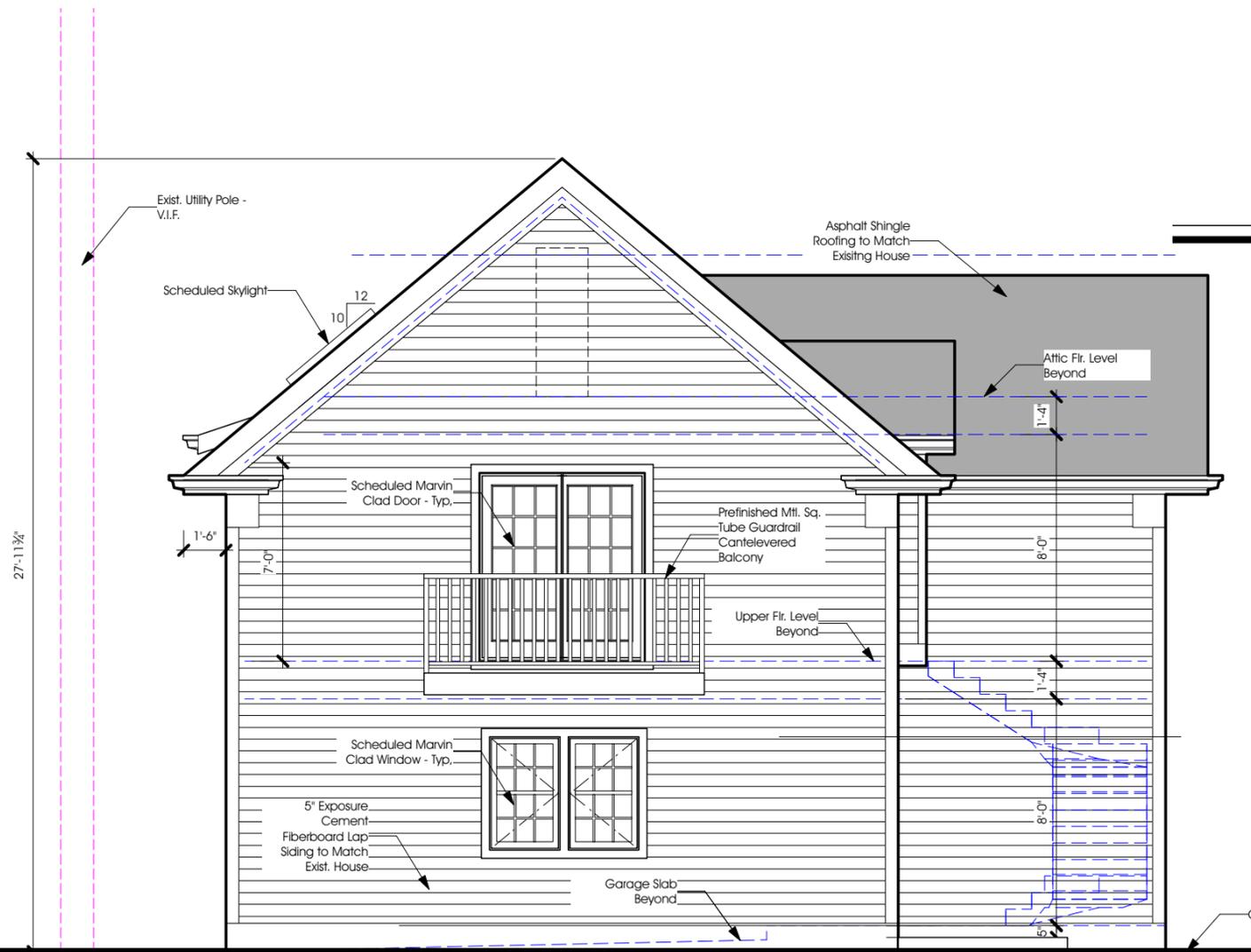
# South / West Elevations

Scale 3/16" = 1'-0"

May 6, 2021



West Elevation



South Elevation

Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL



1642 payne street | evanston IL 60201  
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North Garage Alley View  
1206 Hinman Ave



South Garage Alley View  
1206 Hinman Ave



South Garage Yard View  
1206 Hinman Ave

North Garage Yard View  
1206 Hinman Ave

Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL

## Existing Photos

May 6, 2021



Alley View Looking South



Alley View Looking North



Alley View Looking Northeast

Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL

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1642 payne street | evanston IL 60201  
847 864 9650 | f847 864 0956

## Existing Photos

May 6, 2021



1202 Himnan Ave



1216 Himnan Ave



Front Facade of Principle Building  
1206 Himnan Ave



Front Facade of Principle Building  
1206 Himnan Ave

Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL

Existing Photos

May 6, 2021



1642 payne street | evanston IL 60201  
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3D Model Massing - North / East Facade



3D Model Massing - South / West Facade



3D Model Massing - South Facade



Detached ADU for  
Paul Lang  
1206 Hinman Ave.  
Evanston, IL

3D Model

May 6, 2021



## Zoning Analysis Summary

### Case Number:

### Case Status/Determination:

21ZONA-0042 – 1206 Hinman Avenue R1 Single-Family Residential District   Lakeshore Historic District	Compliant
--	-----------

### Proposal:

Demolition of two detached garages and construction of a three-car garage (ground floor) with upper-story ADU.
--

### Zoning Section:

### Comments:

6-8-2-5	The lot size is 15,675 square feet where 7,200 is standard.
6-8-2-7	The proposed building lot coverage is ~ 22.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~31% where 45% is the maximum permitted.
6-8-2-8 (C) 4.	The proposed ADU, located in the rear-yard, maintains a minimum of 3' setback from all rear-yard lot lines. (4' minimum where 3' is required).
6-8-2-9	The proposed structure is 28' H and where 28' is permitted for accessory structures and uses
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.
- The proposed detached ADU is under the 1,000 square feet of floor area permitted
- The proposed detached ADU has a greater than 10' separation between itself and the principle structure
- 3 off-street parking spaces are proposed where 2 are required

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="Greek Revival"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text" value="Craftsman"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1857 (circa)"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="1889 (moved); 1910"/>	PORCH	<input type="text" value="Wraparound"/>
DATESOURCE	<input type="text" value="Northwestern University minutes; Evanston Press; permits"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/fixd"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 3/1; 1-light"/>
NO OF STORIES	<input type="text" value="2"/>		

SIGNIFICANCE

HISTORIC FEATURES

**ADDRESS**

1206		HINMAN	AVENUE
------	--	--------	--------

**ALTERATIONS**

*Historic alterations dating from 1910 remodeling include wraparound hipped porch with square stucco piers and knee walls, with center section along façade enclosed as a sun porch; historic replacement windows--SEE CONTINUATION SHEET*

**HISTORIC INFORMATION**

**OLD ADDRESS  
(city dir.year)**

*108n Hinman Ave (Ludlam), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).*

**ORIGINAL  
OWNER**

Ludlam, Dr. Jacob

**ORIGINAL  
ARCHITECT**

**ARCHITECT  
SOURCE**

**BUILDER**

**BUILDING MOVED?**

Yes

**MOVED FROM**

*NW corner Chicago Ave & Grove (present-day 1510 Chicago Ave) for Mrs Ludlam.*

**ADDITIONAL PHOTOGRAPHS**



PHOTO ID2

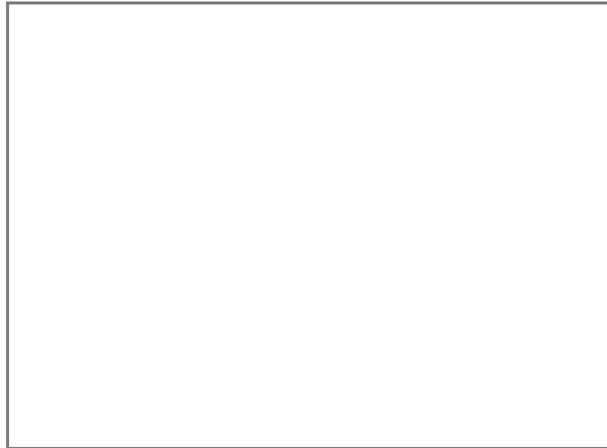


PHOTO ID3

**OTHER PINS**

**SURVEYOR**

Lara Ramsey

**SURVEYOR  
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

**SURVEY DATE**

2/17/2012

**Historic Info  
Compiler**

aoe

**SURVEYAREA**

EVANSTON LAKESHORE PHASE II

**PERMIT/HISTORIC INFORMATION****CURRENT ADDRESS**

1206 [ ] HINMAN AVENUE

**OLD ADDRESS  
(city dir.year)**

108n Hinman Ave (Ludlam), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) &amp; South Evanston (s).

**DATE OF CONSTRUCTION** 1857 (circa)**MOVING INFORMATION****BUILDING MOVED?** Yes**MOVING PERMIT #** Ev Press 1889.04.20 **DATE** 1889**MOVED FROM** NW corner Chicago Ave & Grove (present-day 1510 Chicago Ave) for Mrs Ludlam.**ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** NU minutes **DATE** c1857**BUILDING PERMIT DESCRIPTION** [2-story dwelling at 1206 Hinman Ave (after moved) on 1899 Sanborn map]**COST** [ ]**ORIGINAL OWNER** Ludlam, Dr. Jacob**ORIGINAL OWNER OCCUPIED?** yes**ORIGINAL ARCHITECT** [ ]**ARCHITECT SOURC** [ ]**BUILDER** [ ]**EXTERIOR ALTERATION PERMITS**

BP3887, 1910.02.15, 2-story dwelling 28'x56'x35'h, 8 rooms \$1500, owner/archt JW Hebert.

**OTHER PERMIT INFO**

BP7783, 1918.12.26, addition to garage plaster on metallath 10'x10'x12'h \$125, owner JW Hebert. BP10998, 1923.05.03, 1-story frame playhouse 10'x10'x7'h \$75, owner EL Hughes.

**COA INFO****HISTORIC INFO**

Evanston was platted in 1854. Dr Ludlam (d. 1859) was Evanston's first physician. In 1889 his widow sold her 135'x260' grounds at NW corner Chicago &amp; Grove to the Evanston Club &amp; moved here with her old house.

**OTHER SOURCES**

ELHD n/a. PHOTO at EHC: Ludlam house &amp; grounds, NW corner Chicago &amp; Grove before moved to 1206 Hin; 5"x7" 1206 Hin 1962; real estate photo 1961.

**HISTORIC INFO COMPILER** aoe

**City of EVANSTON**  
LAKESHORE HISTORIC DISTRICT RE-SURVEY  
CONTINUATION SHEET

**STREET #** 1206

**STREET** HINMAN AVENUE

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**ADDITIONAL PHOTOS OR INFORMATION**

*Alterations*

Historic alterations dating from 1910 remodeling include wraparound hipped porch with square stucco piers and knee walls, with center section along façade enclosed as a sun porch; historic replacement windows; 2-story rear addition; entry door to south elevation; entry bay with porch, wood door with multiple glazed panels.

May 3, 2021

To Whom It May Concern:

The following is an email correspondence indicating support for the proposed coachhouse located at 1206 Hinman Ave in Evanston. The correspondence is from Douglas A Doetsch, the current owner and neighbor to the north located at 1216 Hinman Ave.

----- Forwarded message -----

From: **Doetsch, Douglas A.** <[REDACTED]>  
Date: Sun, May 2, 2021 at 6:33 PM  
Subject: Re: Lang coach house plans  
To: Paul Lang <[plangbiz@gmail.com](mailto:plangbiz@gmail.com)>  
Cc: Susan A Manning <[REDACTED]>

Paul,

As discussed, these plans look great. We are very much in support of your coach house project, and believe your coach house will be a handsome addition to the neighborhood.

Regards  
Doug

Sincerely,



**Nathan Kipnis, FAIA**  
LEED BD+C  
Kipnis Architecture + Planning

**1027 Judson Avenue  
Lakeshore Historic District - 21PRES-0055**

Kevin Panek, architect, applies for a Certificate of Appropriateness for demolition of a rear addition and rear wood deck and pergola, construction of a two-and-one-half story addition and two-story addition at the east, alley-facing elevation, and alteration of the front porch roofing from asphalt shingles to standing seam-metal, and alteration of the front porch columns.

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



# MEMORANDUM

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1027 Judson Avenue – 21PRES-0055  
Date: May 5, 2021

## Public Notice

Kevin Panek, architect, applies for a Certificate of Appropriateness for demolition of a rear addition and rear wood deck and pergola, construction of a two-and-one-half story addition and two-story addition at the east, alley-facing elevation, and alteration of the front porch roofing from asphalt shingles to standing seam-metal, and alteration of the front porch columns.

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

## Construction Period:

Circa 1885

## Style:

Stick

## Condition:

Fair

## Integrity:

Fair – Significant and impactful alterations

## Status:

Contributing (likely only due to the vintage of the alterations, predominately the front porch and south two-story addition which are circa 1950s).

## Setting:

1027 Judson Avenue is a single-family residential structure located in the central portion of the Lakeshore Historic District on the east side of Judson Avenue mid-block between Greenleaf Street to the north and Lee Street to the south. The majority of the block was constructed between 1880 and 1910 although one of the earliest Italianates (circa 1850) in the City is located across the street at 1028 Judson. The home to the north 1031 Judson, is a good example of what 1027 Judson likely looked like before its many significant alterations. The block contains four Landmark properties including two highly significant resources, 1028 Judson and 1024 Judson across the street.

### Significance:

The structure has minimal significance and the original architect and builder are unknown. Although the home has markedly diminished integrity, the alterations and front facing two-story addition is sympathetic and contextual in scale.

### Proposal

- **West Elevation (Primary facade)**
  - Removal of the existing front porch columns and replacement with square wood columns
  - New 3" exposure vinyl siding
  - Replacement of the asphalt shingle porch roof with standing seam metal
  
- **East Elevation (Rear facing façade)**
  - Removal of the rear/side covered porch
  - Removal of the existing two-story addition
  - Construction of a large 2.5 story addition with smaller two-story gable extrusion
  
- **North Elevation**
  - New 4" exposure vinyl siding at the original structure
  - Removal of the existing rear two-story addition toward the rear
  - Construction of a large two and one-half story addition with gable extrusion with higher ridge height than existing
  
- **South Elevation**
  - Replacing the porch roof with standing seam metal
  - New 4" exposure vinyl siding
  - Removal of the existing porch columns and replacement with square wood columns
  - Alterations to the existing two-story gable addition including
    - New vinyl shingles in the gable
    - New 4" exposure vinyl siding at the first and second floors
    - New 3" exposure vinyl siding at the water table
    - New aluminum clad wood window with aluminum trim at the second floor centered on the gable
  - Removal of the rear/side covered porch
  - Construction of a large 2.5 story addition with slightly higher ridge height than existing

Staff has concern with the proposed rear addition, predominately its insubordination to the principle structure in mass and bulk. This condition is exacerbated from the existing rear addition by the proposed ridge height. Additional concerns relate to fenestration, roof form, and materiality.

### 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 Commission's request.

### **Alteration:**

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

scale, proportion, massing, color, material and character of the property, neighborhood and environment.

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

**Construction:**

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

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

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

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

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

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

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

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

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

10. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with

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

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

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.



## 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](mailto: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].

<b>1) Property Address:</b> 1027 Judson Avenue	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>
<b>2) Owner's Name:</b> Derrick & Meghan Christopher	<b>Address:</b> 1027 Judson Avenue
City: Evanston      State: IL      Zip: 60202	Phone:      Email/Fax: <a href="mailto:derrchri@gmail.com">derrchri@gmail.com</a>
<b>3) Architect's Name:</b> Kevin Panek	<b>Address:</b> 1625 Churchill
City: Schaumburg      State: IL      Zip: 60195	Phone: 847.466.5067      Email/Fax: <a href="mailto:Kevin@KAPArchitect.com">Kevin@KAPArchitect.com</a>
<b>4) Contractor's Name:</b> Paul Armstrong - Edward A. Anderson Co.	<b>Address:</b> 20 Green Bay Road
City: Winnetka      State: IL      Zip: 60093	Phone: 847.446.1648      Email/Fax: <a href="mailto:PA@Andersonbuilt.com">PA@Andersonbuilt.com</a>
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    *Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
<b>6) Within Local Historic District:</b> <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	
<b>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</b> <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → <b>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.</b> <b>Check if your project requires:</b> <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → <b>Refer to Supplemental Information on page (i) below.</b>	

**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 overall goal is to remodel and expand the home for a growing family.

1. Remove (non-original) breakfast room and bedroom at northeast corner.
2. Remove (non-original) wood deck and pergola at southeast corner.
3. Repair and refinish all (original) existing wood siding and windows.
4. Replace all existing vinyl siding with new horizontal vinyl siding to match existing.
5. New aluminum wrapped trim and vented soffits to match existing.
6. New terrace with newel posts, railings and balusters to match existing front porch.
7. Replace asphalt shingle roof.

**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 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:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Re-roof	<input checked="" type="checkbox"/> Front <input checked="" 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 checked="" type="checkbox"/> Replacement	<input checked="" 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 checked="" type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input checked="" 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"/>	<b>Façades/Front Porch &amp; Rear Porch Material</b> Wood Frame Stone Brick Stucco Synthetic Stucco Wood Siding Aluminum Siding Vinyl Siding Shingle, Material: _____ Asphalt Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Flashing Material</b> Copper Sheet Metal Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Fences</b> Wood Wrought Iron Aluminum Other: _____ Height: _____ Length: _____	
<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<b>Fascias, Soffits, Rakeboards, Trim</b> Wood Metal Synthetic Material, Type: _____ Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Terraces, Patios, Decks</b> Wood Stone Brick Pavers Concrete Pavers Poured Concrete Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<b>Door Material</b> Wood Metal Clad Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Driveway Material</b> Asphalt Poured Concrete Brick Pavers Concrete Pavers Crushed Stone Other: _____
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<b>Roofing Material</b> Wood Shingles Wood Shakes Slate Clay Tile Asphalt Shingles Metal Sheet Other: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Window Type</b> Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<b>Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Air Conditioning Unit <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Chimney Material</b> Brick Stone Stucco Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Material</b> Wood Aluminum Steel Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>	<b>Gutters/Downspouts</b> Copper Aluminum Galvanized Sheet Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Muntins</b> Not existing True divided lights Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		

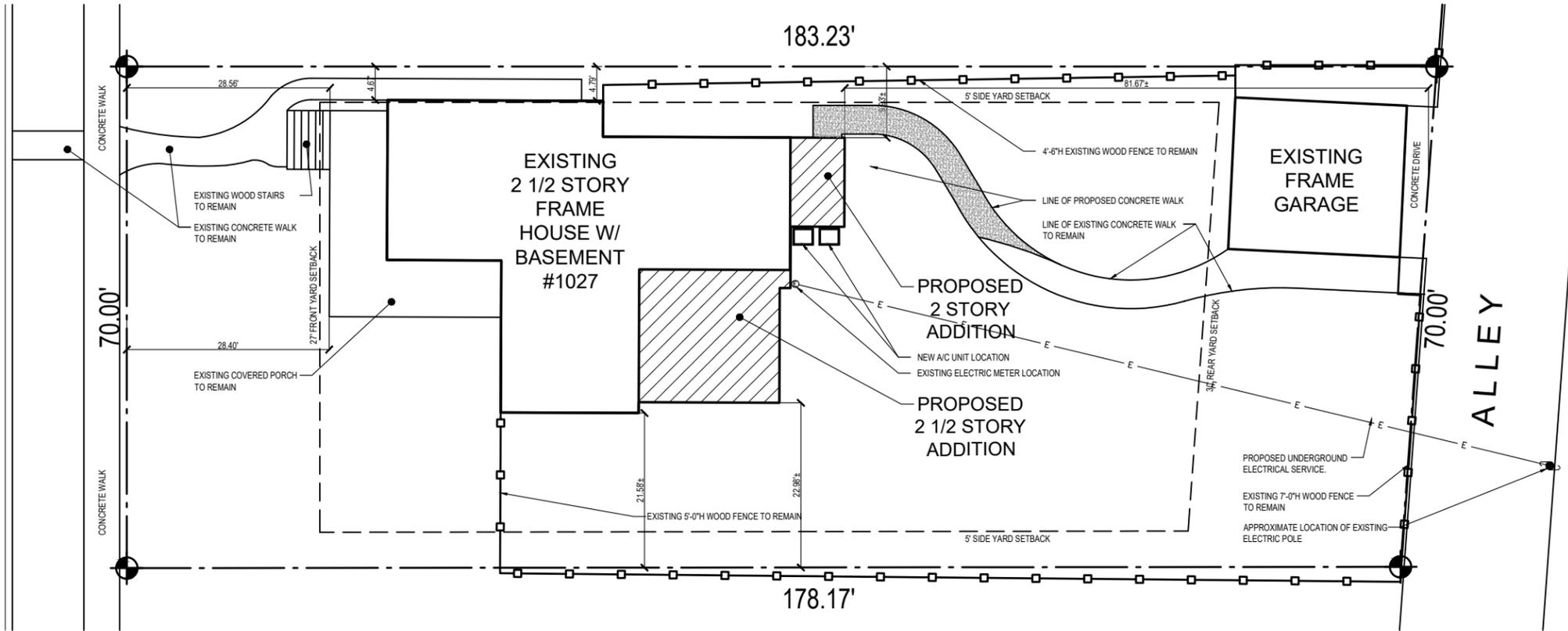
**4) Applicant's Signature:** \_\_\_\_\_

**Print Name:** Paul Armstrong

**Date:**  
April 20, 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].*

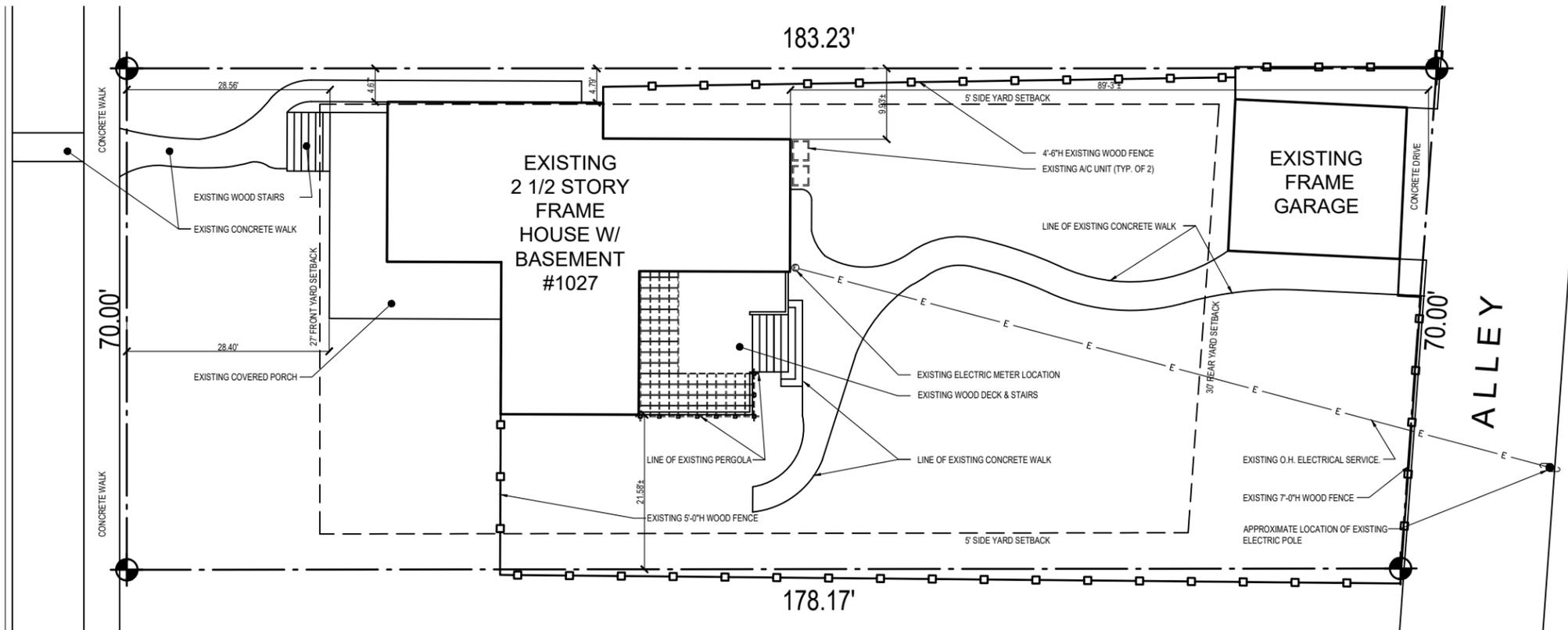
JUDSON AVENUE



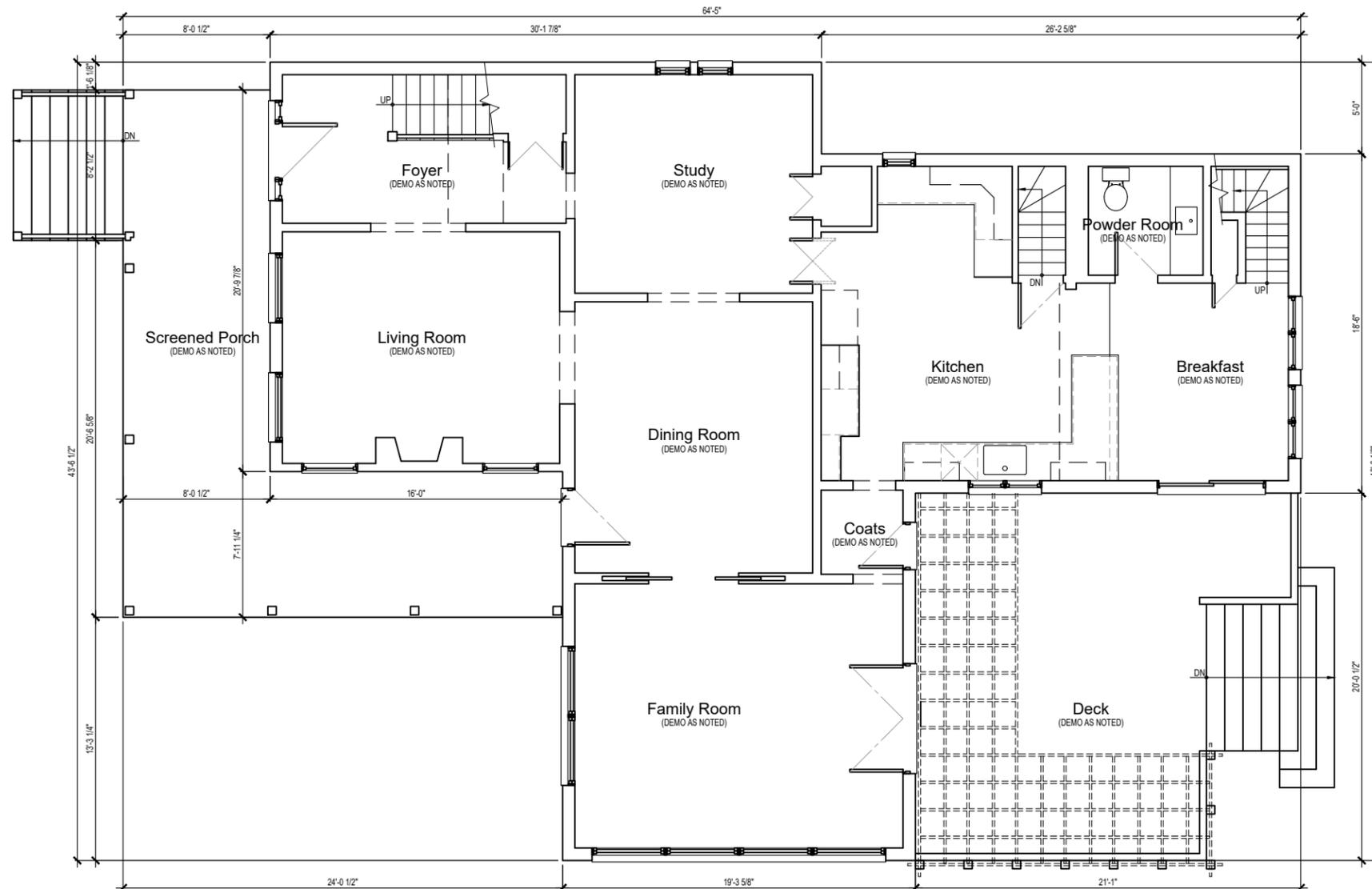
Proposed Site Plan  
1" = 20'

ZONING CALCULATIONS			
DISTRICT			R-1
LOT AREA:			12,632
	ALLOWED	EXISTING	PROPOSED
LOT COVERAGE	3,789	2,429	2,892
	REQUIRED	EXISTING	PROPOSED
SETBACKS			
FRONT	27.00'	28.40'	28.40'
SIDE			
NORTH	5.00'	4.67'	4.67'
SOUTH	5.00'	21.58'	21.58'
REAR	30.00'	89.33'	81.67'

JUDSON AVENUE



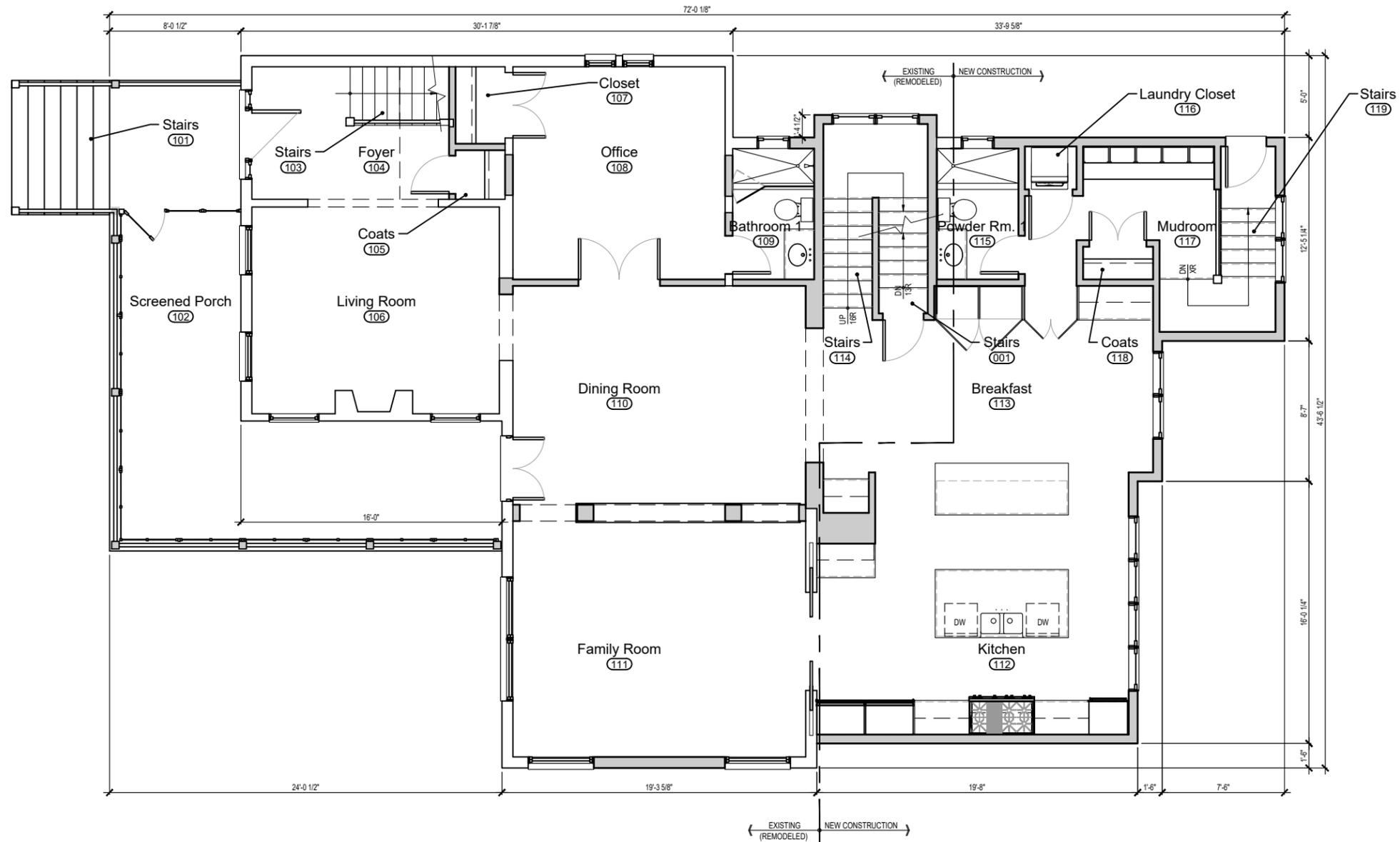
Existing Site Plan  
1" = 20'



Existing

**First Floor Plan**

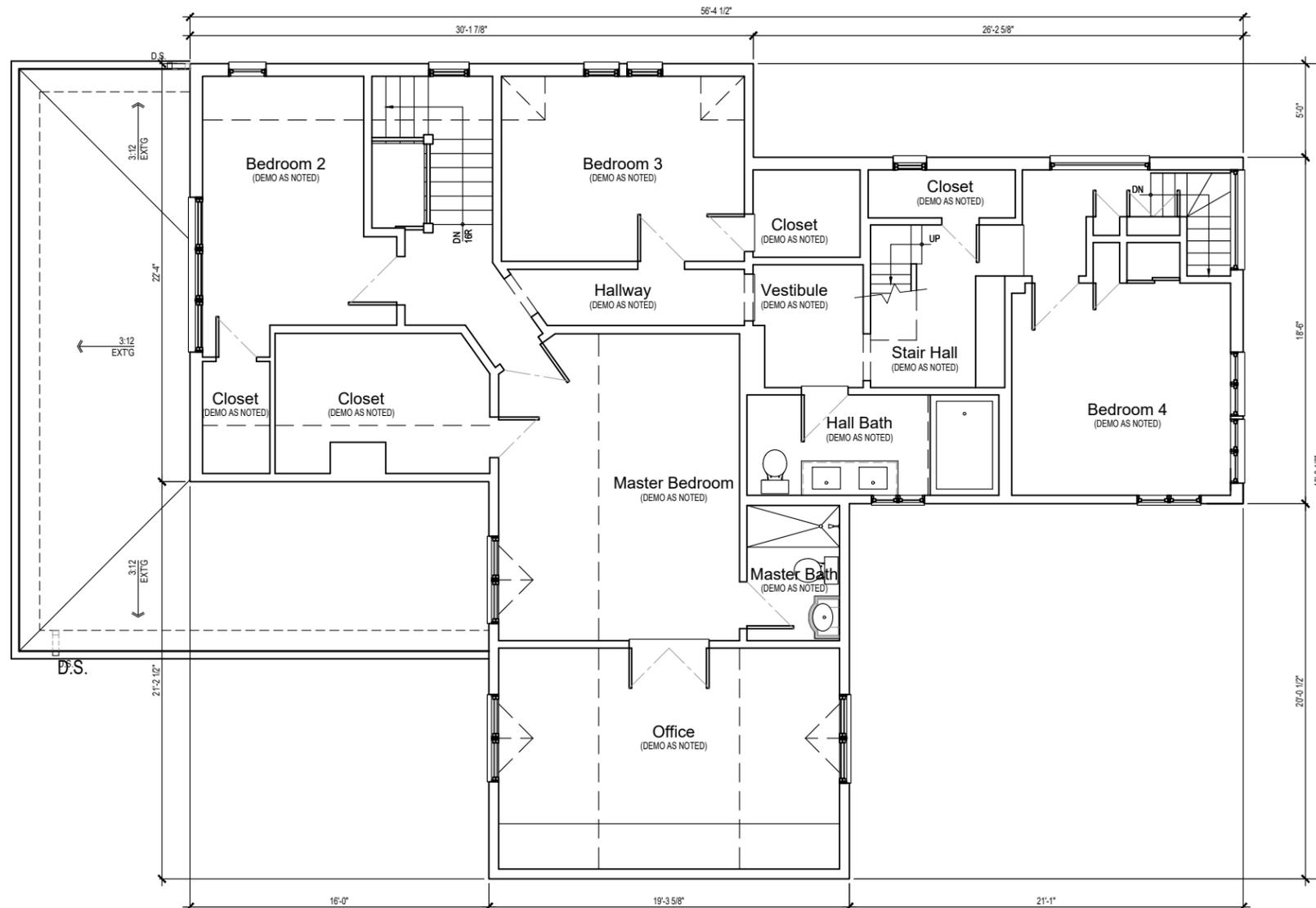
1/8" = 1'-0"



Proposed

**First Floor Plan**

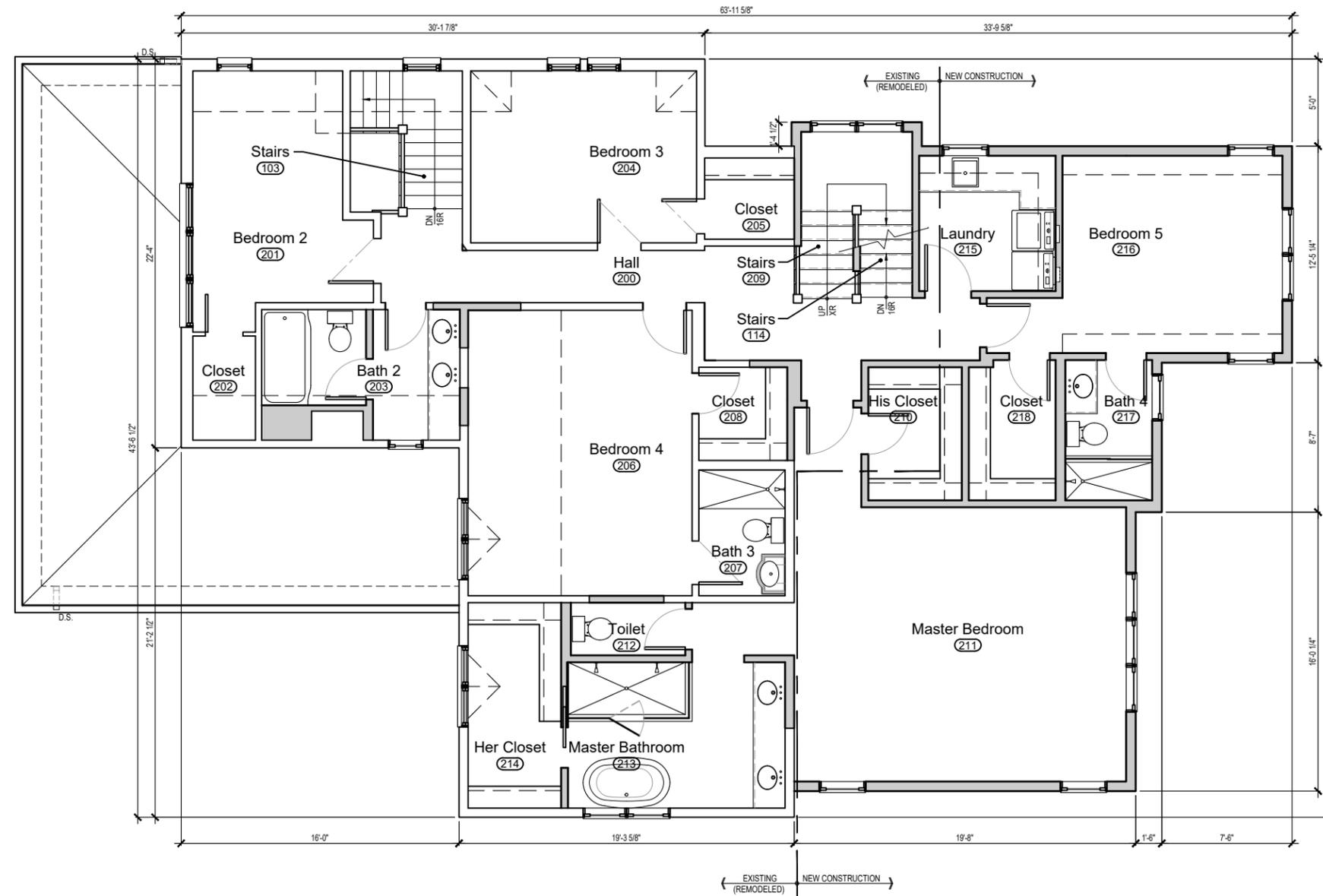
1/8" = 1'-0"



Existing

**Second Floor Plan**

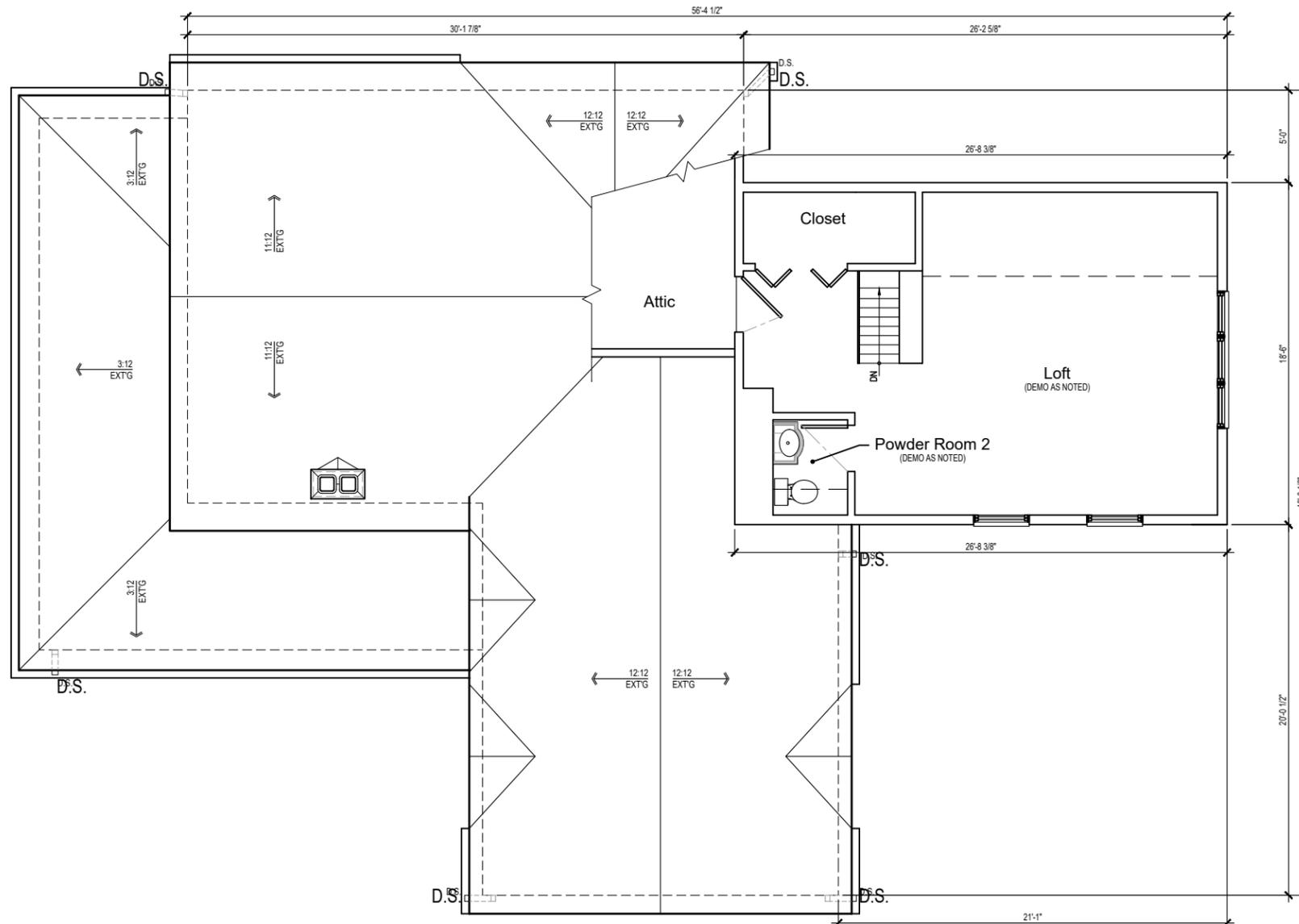
1/8" = 1'-0"



Proposed

Second Floor Plan

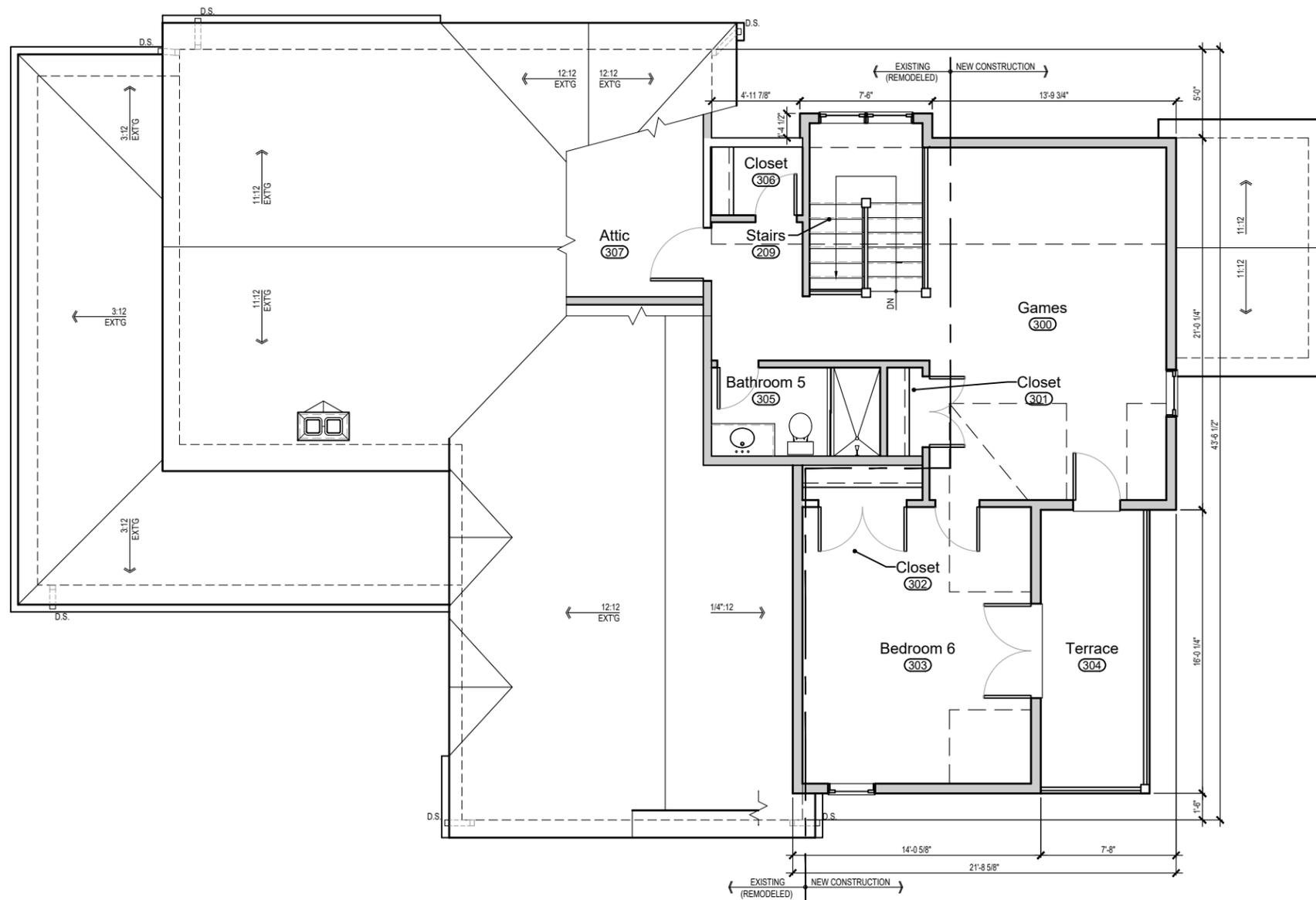
1/8" = 1'-0"



Existing

Third Floor Plan

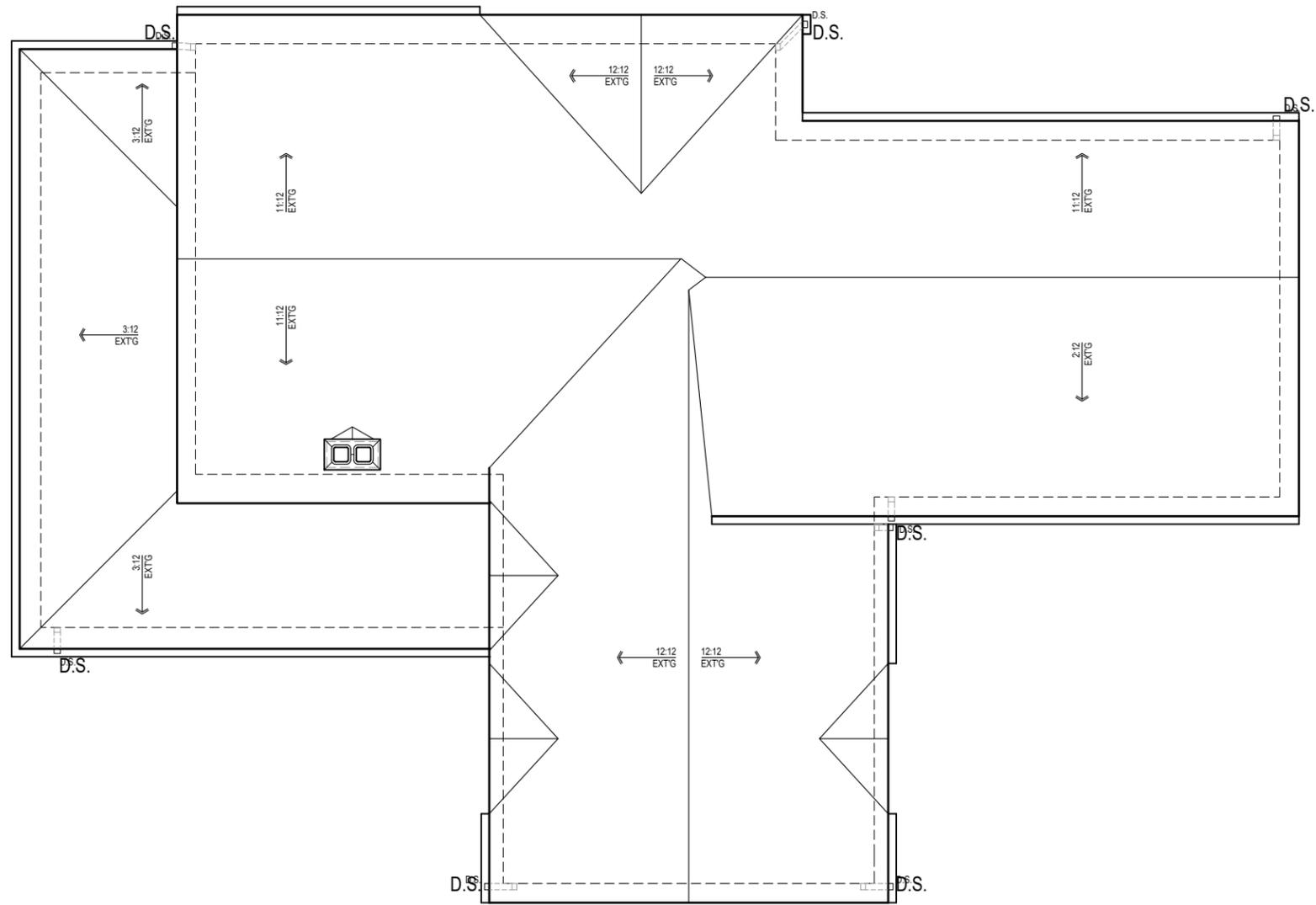
1/8" = 1'-0"



Proposed

### Third Floor Plan

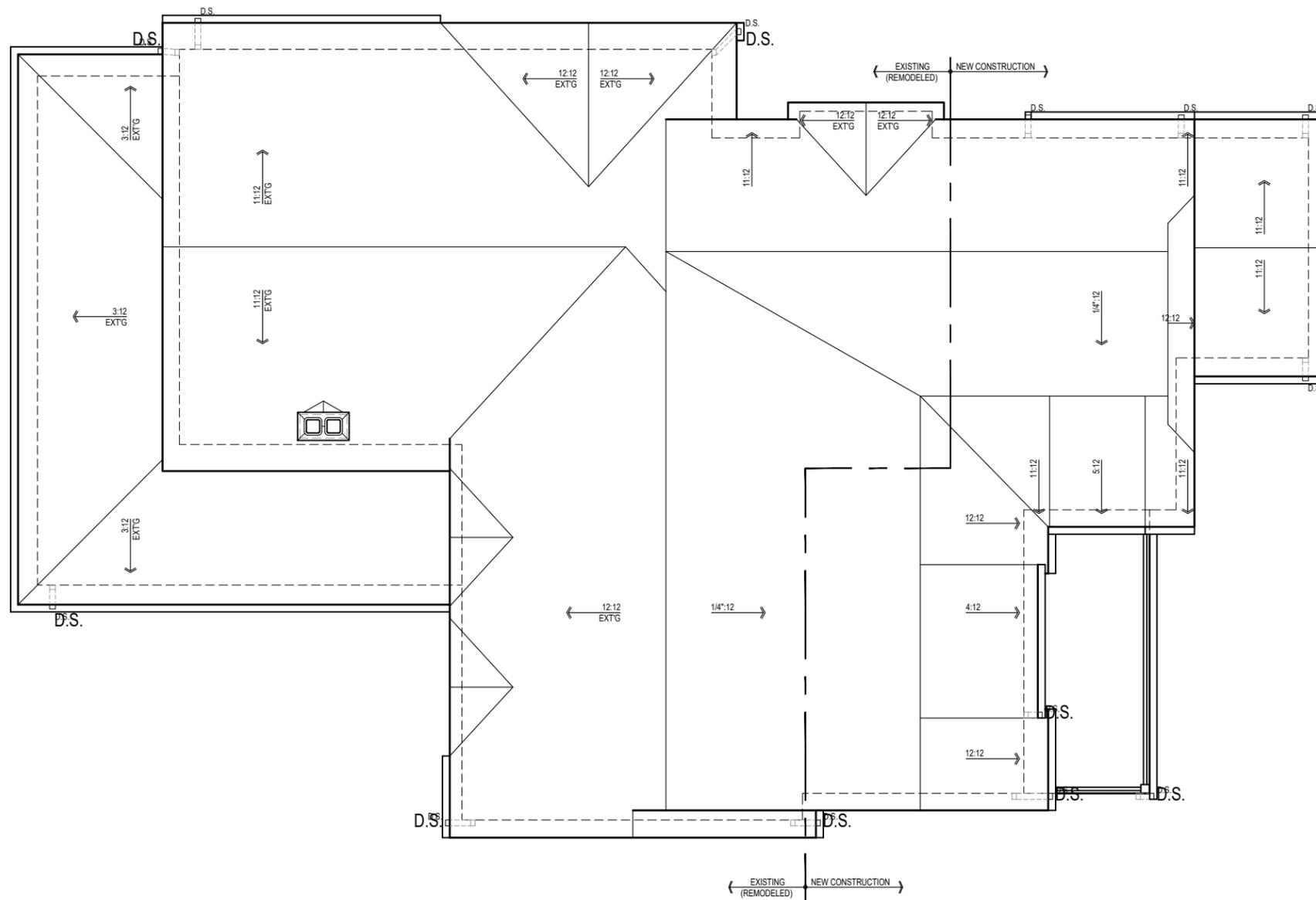
1/8" = 1'-0"



Existing

Roof Plan

1/8" = 1'-0"



Proposed

Roof Plan

1/8" = 1'-0"



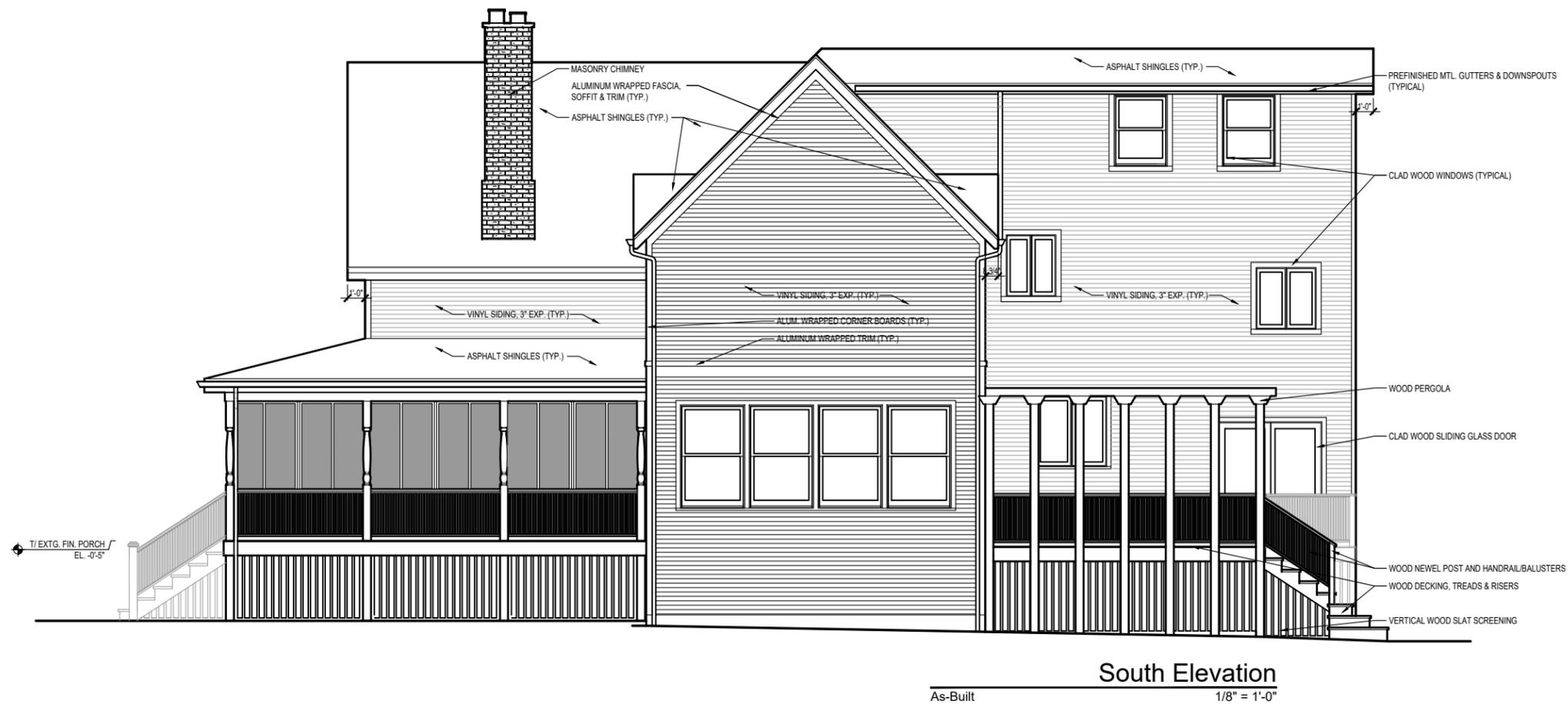
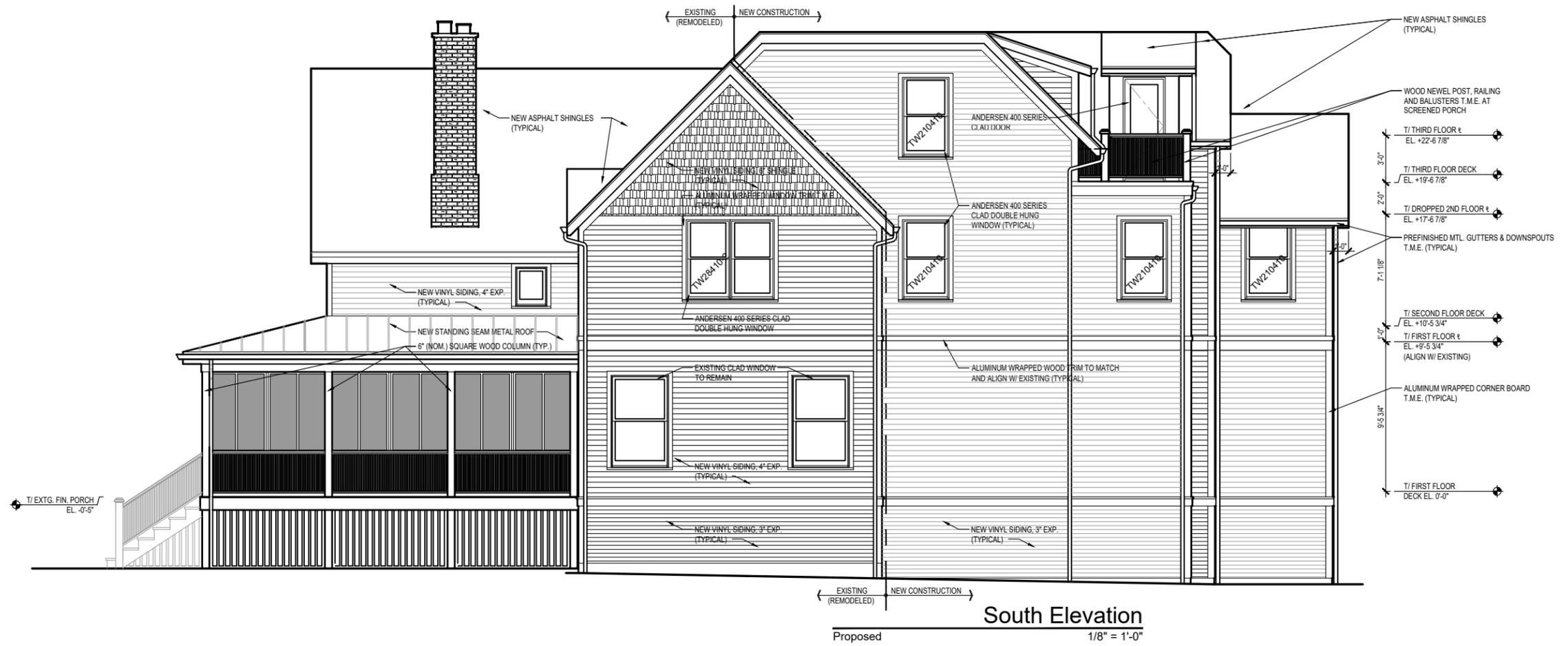
West Elevation

Proposed 1/8" = 1'-0"



West Elevation

As-Built 1/8" = 1'-0"





**East Elevation**

Proposed 1/8" = 1'-0"



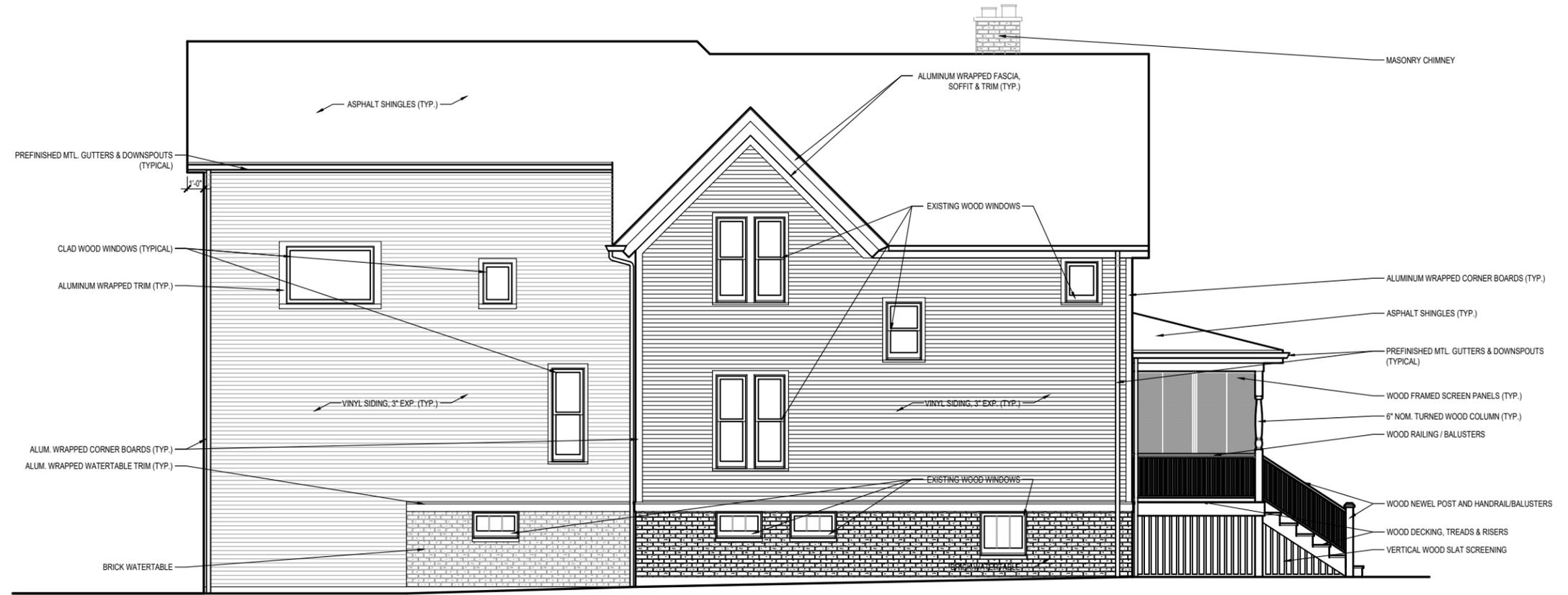
**East Elevation**

As-Built 1/8" = 1'-0"



North Elevation

Proposed 1/8" = 1'-0"



North Elevation

As-Built 1/8" = 1'-0"









1031 Judson  
31'-8" +/- Roof Ridge



1027 Judson  
35'-0" Roof Ridge (Proposed)



1021 Judson  
37'-2" +/- Roof Ridge



Context looking northeast



Context looking southeast

# Timberline HD<sup>®</sup> Shingles

Made to protect your home. Your story. And those of over 50 million of your fellow Americans!



## Timberline HD<sup>®</sup> Shingles Provide These Unique Benefits:

### Great Value

Architecturally stylish but practically priced

### Dimensional Look

Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look

### Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

### High Performance

Designed with Advanced Protection<sup>®</sup> Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/APS/](http://gaf.com/APS/) to learn more)

### Stays in Place

Dura Grip<sup>™</sup> Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)<sup>1</sup>

### StainGuard<sup>®</sup> Protection

Helps ensure the beauty of your roof against unsightly blue-green algae<sup>2</sup>

### Peace of Mind

Lifetime Ltd. transferable warranty with Smart Choice<sup>®</sup> Protection (non-prorated material and installation labor coverage) for the first ten years<sup>3</sup>

### Perfect Finishing Touch

For the best look, use Timbertex<sup>®</sup> Premium Ridge Cap Shingles or Ridglass<sup>®</sup> Premium Ridge Cap Shingles<sup>4</sup>

<sup>1</sup>This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

<sup>2</sup>StainGuard<sup>®</sup> Protection applies only to shingles with StainGuard<sup>®</sup>-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

<sup>3</sup>See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

<sup>4</sup>These products are not available in all areas. See [www.gaf.com/ridgecapavailability](http://www.gaf.com/ridgecapavailability) for details.

# Colors & Availability

## Regional Availability

Northeast, Southeast, Southwest,  
West, and Central Areas

*Copper Canyon*

*Patriot Red*

*Driftwood*

*Pewter Gray*

*Fox Hollow Gray*

*Shakewood*

*Barkwood*

*Golden Amber*

*Slate*

*Birchwood*

*Hickory*

*Sunset Brick*

*Biscayne Blue*

*Hunter Green*

*Weathered Wood*

*Canadian Driftwood*

sold in Canada only

*Mission Brown*

*White*

*Charcoal*

*Oyster Gray*

*Williamsburg Slate*

## Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462<sup>1</sup>
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5<sup>2</sup>
- ENERGY STAR<sup>®</sup> Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

## Product/System Specifics<sup>3</sup>

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard<sup>®</sup> Protection: Yes<sup>4</sup>
- Hip/Ridge: Timberline<sup>®</sup>; Seal-A-Ridge<sup>®</sup>; Z<sup>®</sup> Ridge; Ridglass<sup>®</sup>
- Starter: Pro-Start<sup>®</sup> & WeatherBlocker<sup>™</sup>

## Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD<sup>®</sup> Shingles. Installation instructions may also be obtained at [gaf.com](http://gaf.com).

<sup>1</sup>Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>2</sup>Refers to shingles sold in Canada only.

<sup>3</sup>Refer to complete published installation instructions.

<sup>4</sup>StainGuard<sup>®</sup> Protection applies only to shingles with StainGuard<sup>®</sup>-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

# AN ELEGANT PALETTE

Petersen's extensive color palette includes options that are complementary to most architectural styles, building materials including brick, stone and wood, plus exterior products such as siding, windows and doors.

▲★ PATINA GREEN	▲★ TEAL	▲★ HEMLOCK GREEN	FOREST GREEN	HARTFORD GREEN
▲★ EVERGREEN	▲★ HUNTER GREEN	▲★ ARCADIA GREEN	▲★ MILITARY BLUE	BERKSHIRE BLUE
▲ GRAPHITE	▲★ CHARCOAL	INTERSTATE BLUE	▲★ SLATE BLUE	AWARD BLUE
MATTE BLACK	▲★ DARK BRONZE	▲ BURNISHED SLATE	▲★ AGED BRONZE	▲★ MEDIUM BRONZE
▲★ MANSARD BROWN	BURGUNDY	▲★ TERRA COTTA	▲★ COLONIAL RED	▲★ CARDINAL RED
MIDNIGHT BRONZE	▲ MUSKET GRAY	▲★ SIERRA TAN	▲★ SANDSTONE	▲★ ALMOND
▲★ SLATE GRAY	▲★ CITYSCAPE	▲★ GRANITE	▲★ STONE WHITE	▲★ BONE WHITE

## Premium Colors

▲● ANODIC CLEAR	▲● SILVERSMITH	●▲ SILVER	●▲ CHAMPAGNE	●▲ COPPER PENNY
●▲ ZINC	●▲ WEATHERED ZINC	WEATHERED STEEL	WEATHERED COPPER	●▲ AGED COPPER

▲ Cool Colors   ● Metallic Colors   ★ Energy Star Colors   🏰 Premium Colors

Due to limitations of the printing process, color representation on the grid above is not 100% accurate. Please request a free color guide from your Petersen rep, architect or contractor to confirm your color choice before placing an order.

# BEYOND THE ORDINARY



Design: Stuart Cohen & Julie Hacker Architects  
Photo: Tony Soluri Photography

A home with a metal roof stands with more pride than neighboring homes, and for good reason. The beauty of a metal roof is superior to the asphalt shingles most homeowners think of when envisioning a residential roof. A metal roof will perform better, too. The properties of metal combined with the incredible solar reflectivity of our superior PAC-CLAD paint coating can reduce the cost of heating and cooling a home. Additionally, a metal roof will last much longer and endure better than an asphalt or wood roof. While neighbors

complain about replacing their non-metal roofs, those living under metal roofs will beam with pride that theirs looks as good as the day it was installed.

## SEE IT ON YOUR HOME TODAY

Drop a photo of any home into our online visualization tool to see how Petersen's PAC-CLAD products will look on it. Visit [pac-clad.com](http://pac-clad.com) and click on PAC E-Tools to work with the visualizer. Or, ask your contractor for assistance.

# BEAUTIFUL PROFILES



Private residence, Florida  
Architect: T. S. Adams Studio Architects  
Installing contractor: Cartercraft Roofing  
Profiles: PAC-150, Flush panel  
Colors: Weathered Zinc, Champagne

## Metal Roofing



SNAP-CLAD



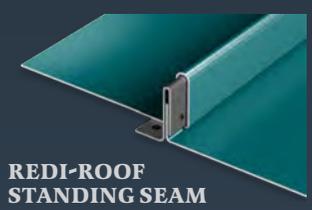
HIGH SNAP-ON  
STANDING SEAM



PAC-150  
90° SINGLE LOCK

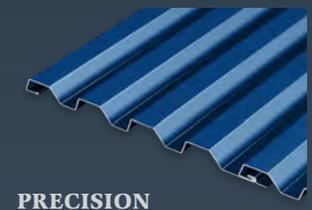


PAC-150  
180° DOUBLE LOCK



REDI-ROOF  
STANDING SEAM

## Siding



PRECISION  
SERIES HWP



PRECISION  
SERIES  
HIGHLINE 16-C

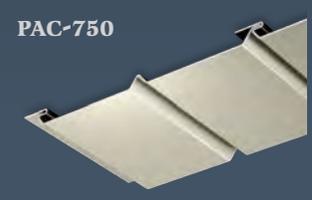


FLUSH  
PANEL

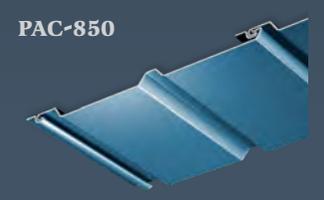


REVEAL  
PANEL

## Soffit Panels



PAC-750



PAC-850

Soffit panels come in solid, full-vented and half-vented variations.



## Aluminum Soffit Panels

Home / Aluminum Soffit Panels

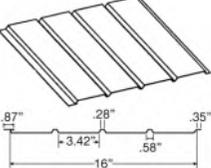
EMCO Building Products offers a variety of soffit panels, including multiple vented styles that promote continuous airflow, a necessary component to keep attics cool and dry. Our panels work effectively to optimize the home's breathability and ultimately reduce energy costs.

**16 in. Solid Soffit Panel:** Maintenance-free.

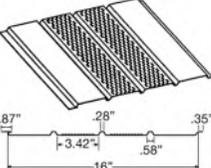
**16 in. Full Vented Soffit Panel:** Provides continuous airflow.

**16 in. Center Vented Soffit Panel:** Optimal ventilation.

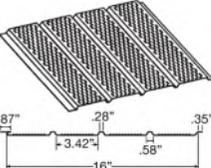
*Note: to determine the correct amount of ventilation, you will need to calculate the required Net Free Air (NFA). This is the open area for air to pass through venting products. Optimal ventilation can be strategically controlled by alternating solid and vented soffit panels coupled with exhaust products.*



16 in. Solid Soffit Panel			
<b>Thickness:</b>	0.019 in.	<b>Pcs/Ctn:</b>	15
<b>Length:</b>	10 ft	<b>Weight:</b>	60 lbs
<b>Sq/Ft:</b>	200		



16 in. Center Vented Soffit Panel (NFOA) 6.6 sq inches per linear foot			
<b>Thickness:</b>	0.019 in.	<b>Pcs/Ctn:</b>	15
<b>Length:</b>	10 ft	<b>Weight:</b>	60 lbs
<b>Sq/Ft:</b>	200		



16 in. Full Vented Soffit Panel (NFOA) 13.2 sq inches per linear foot			
<b>Thickness:</b>	0.019 in.	<b>Pcs/ Carton:</b>	15
<b>Length:</b>	10 ft	<b>Weight:</b>	60 lbs
<b>Sq/Ft:</b>	200		

### Available Colors

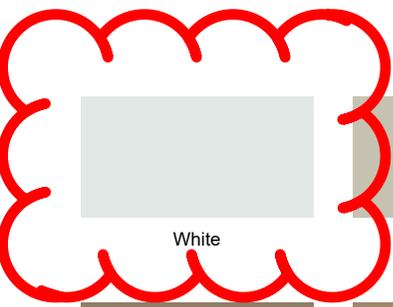
**When it comes to Aluminum Architectural coatings, Astronauts trust only the best**



- > Superior U.V. resistance, IR radiation reflectance and energy performance ratings
- > Improved scratch, scuff, impact, chip, and blowing sand resistance
- > Environmentally friendly formulation for all known life forms
- > Long term extreme weather and harsh environment performance \*

\*Based on Earth bound laboratory testing. Mars / Mare Tyrrhenum exposure data pending.





White



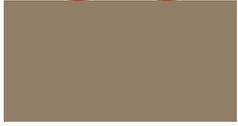
Canvas



Sand



Northwood



Khaki



Burlap



Ash



Charcoal



Carbon



Boulder



Bronze



Sage



Storm



Twilight



Brick



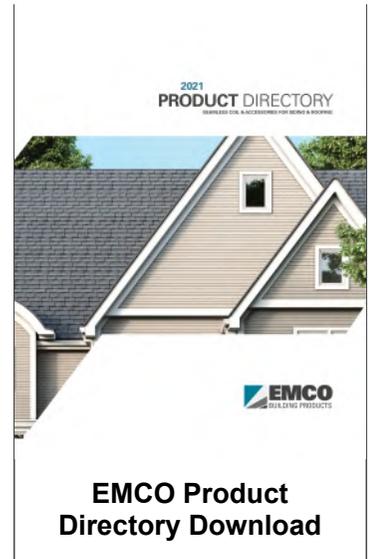
Royal Brown



Mocha



Black



## Product Features

- > Durable Supra™ HD polyester paint finish.
- > Paint finish has a PTFE coating that improves scratch-resistance and cleanability on the wall and makes the coil perform better in the brake and in the roll-forming process.
- > Rich, true color for long-lasting beauty.
- > Our exterior accessories are color-coordinated with all our products and offer the most attractive and functional system on the market today.
- > Industry-best limited lifetime warranty, plus a 30-year chalk and fade guarantee.



Copyright © 2021 EMCO Building Products  
Brand Identity Manual



# Restoration Classic™

Siding

Life happens here.™

**CertainTeed**  
SAINT-GOBAIN

Granite Gray

Midnight Blue

Sterling Gray

Melrose

Forest

Colonial White

Espresso

Seagrass

# 30 Colors.

With CertainTeed's color leadership, Restoration Classic has a wide color spectrum. Choose from subtle tones or deep shades with the highest color fade protection available anywhere. Color it your way. If you need help, check out page 9 for color tools to guide your decision making.

Pacific Blue

Oxford Blue

Savannah Wicker

Flagstone

Cypress

Castle Stone

Sable Brown

Autumn Yellow

Hearthstone

Desert Tan

Natural Clay

Charcoal Gray

Herringbone

Slate



5" CLAPBOARD



4-1/2" CLAPBOARD



3" CLAPBOARD

Restoration Classic consists of traditional styles with European roots: Clapboard and Dutchlap. The Clapboard style is the most traditional and found in all parts of the United States and the Dutchlap style provides strong shadow lines and is highly popular in the Mid-Atlantic region.

**Double 5" Clapboard  
Select Cedar**



**Double 4-1/2" Clapboard  
Smooth**



**Triple 3" Clapboard  
Smooth**



# Restoration Classic is better...



Siding: Restoration Classic Double 4"  
Select Cedar Clapboard in light maple.

Trim: Vinyl Carpentry® and Restoration Millwork®.

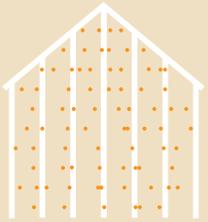
## ...for color availability.

	Melrose*	Autumn Red*	Mountain Cedar*	Slate*	Espresso*	Sable Brown*	Hearthstone*	Spruce*	Olive Grove*	Forest*	Midnight Blue*	Pacific Blue*	Flagstone*	Smoky Gray	Charcoal Gray*	Castle Stone	Granite Gray	Sterling Gray
<b>4" Clapboard</b> Select Cedar Lap Siding	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>4-1/2" Dutchlap</b> Select Cedar Lap Siding	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<b>5" Clapboard</b> Select Cedar Lap Siding																	●	●
<b>4-1/2" Clapboard</b> Smooth Lap Siding																	●	●
<b>3" Clapboard</b> Smooth Lap Siding																	●	●

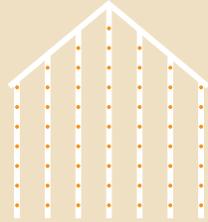
\*Premium Colors  
\*Deluxe Colors

# ...for safety.

STUDfinder™ is an installation system with letters on the Restoration Classic panel nail hem to ensure proper nailing to wood studs, to protect you from unwanted dangers such as damaged pipes or wires, or exposed nails.



Without STUDfinder



With STUDfinder



# ...for protection.

When installed with Restoration Classic siding, CertaWrap™ Weather Resistant Barrier is the added layer of protection against air and moisture damage.

# ...for peace of mind.



Warranty

Restoration Classic has a lifetime limited warranty.



Trusted Brand

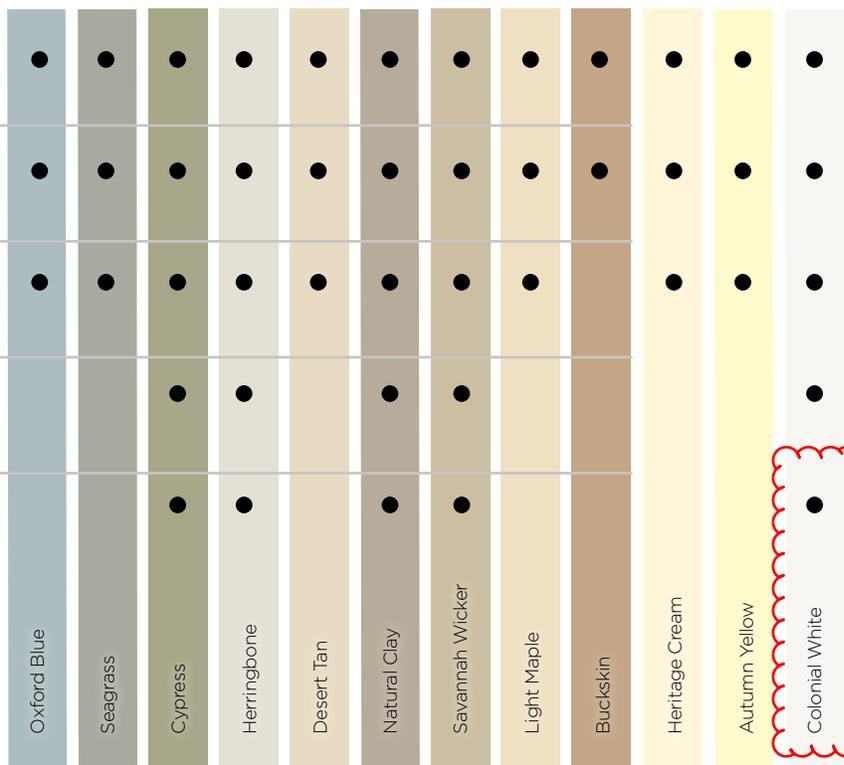
CertainTeed siding is the brand preferred by building professionals and homeowners, from surveys conducted by national trade magazines. CertainTeed is an industry leader for over 100 years.



Sustainable

CertainTeed vinyl siding offers significantly lower environmental impact than other cladding options.<sup>†</sup>

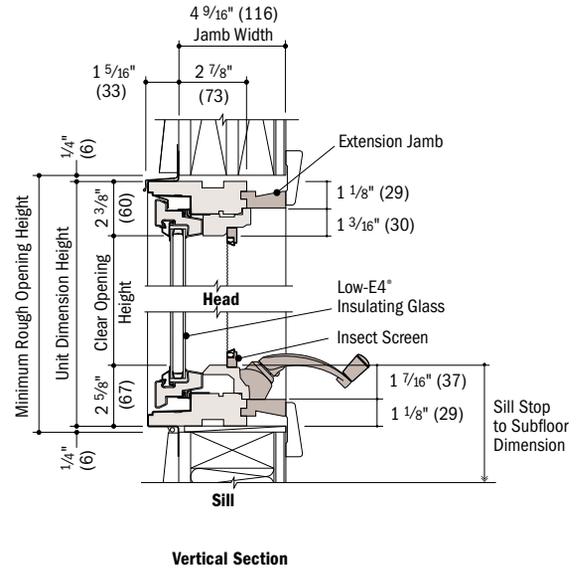
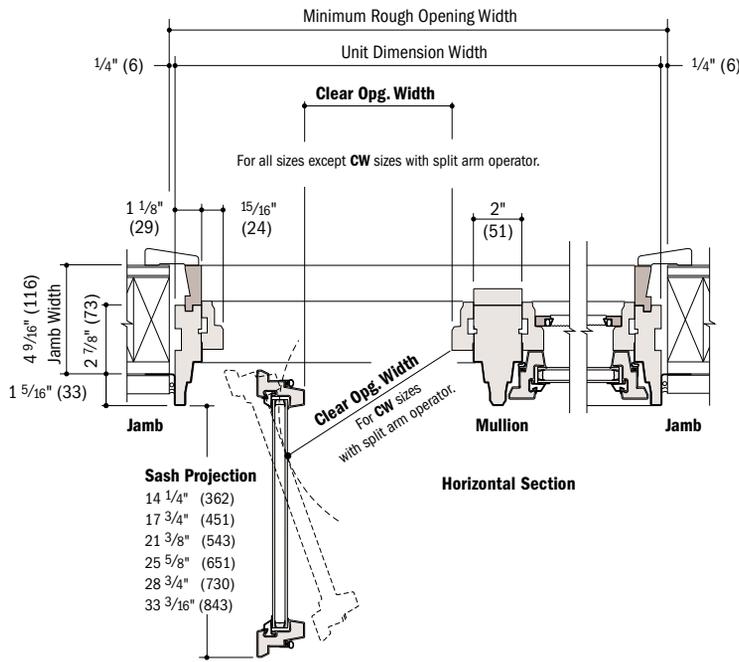
<sup>†</sup>Based on life cycle assessment studies conducted through the National Institute of Standards and Technology (NIST)



# CASEMENT/AWNING WINDOWS

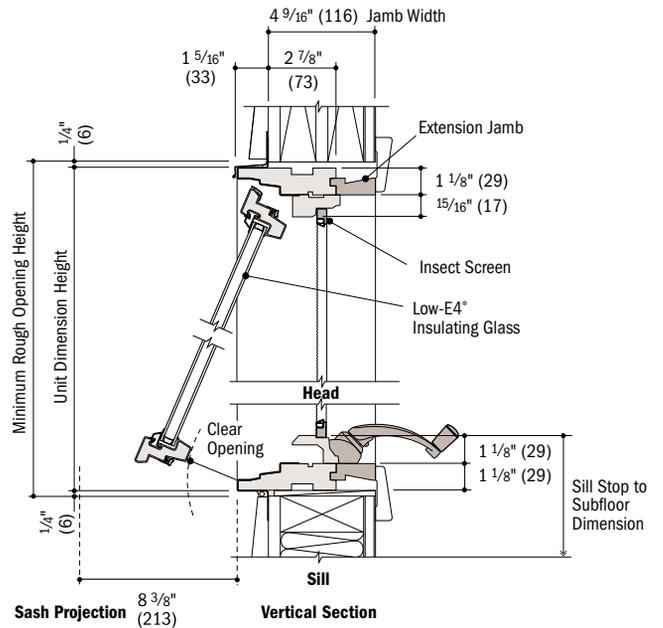
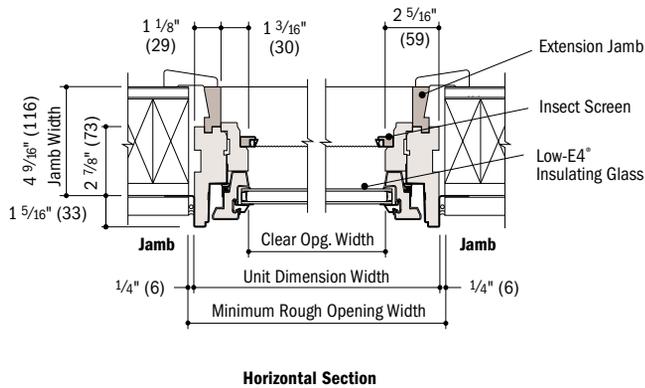
## Casement Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



## Awning Window Details

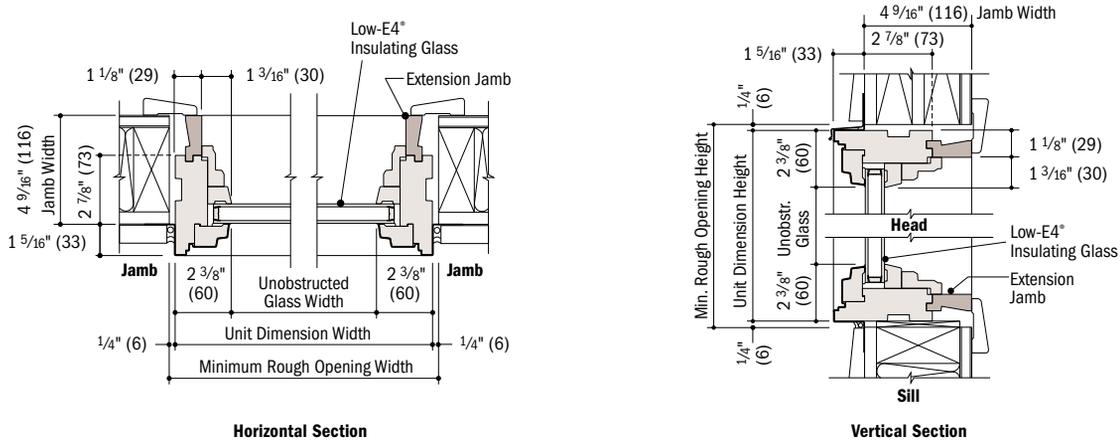
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 4 9/16" (116) Jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

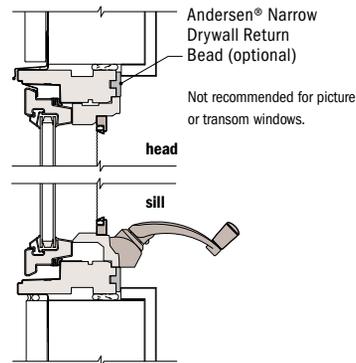
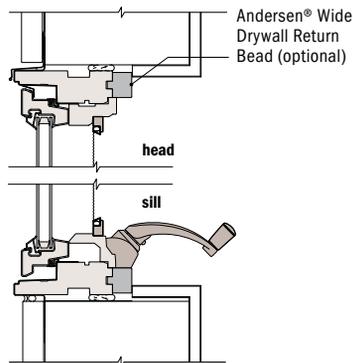
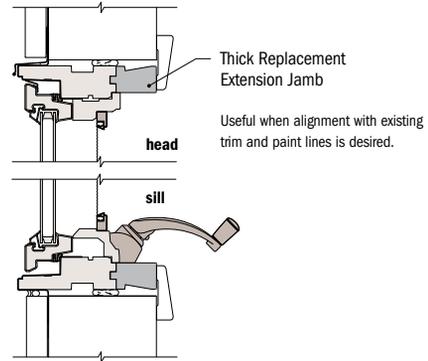
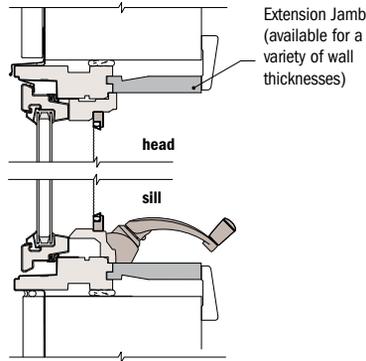
**Picture and Transom Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



**Interior Trim Options**

Extension jamb and drywall return bead applications shown.

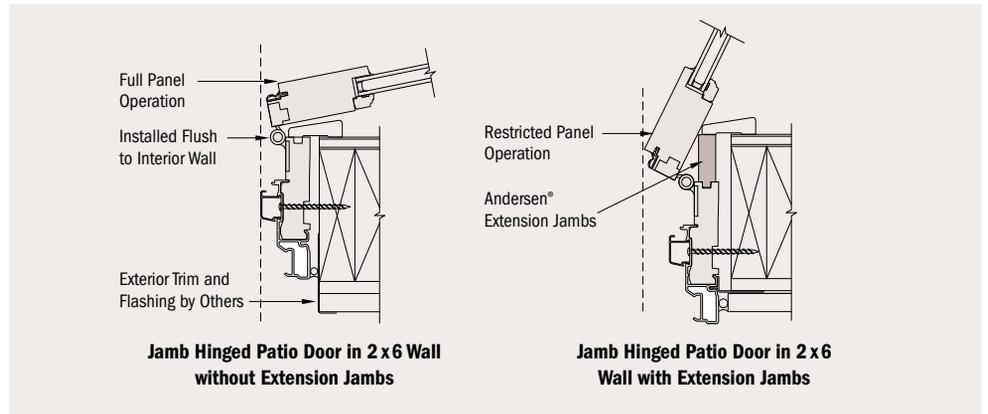


- 4 9/16" (116) jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

# FRENCHWOOD® HINGED INSWING PATIO DOORS

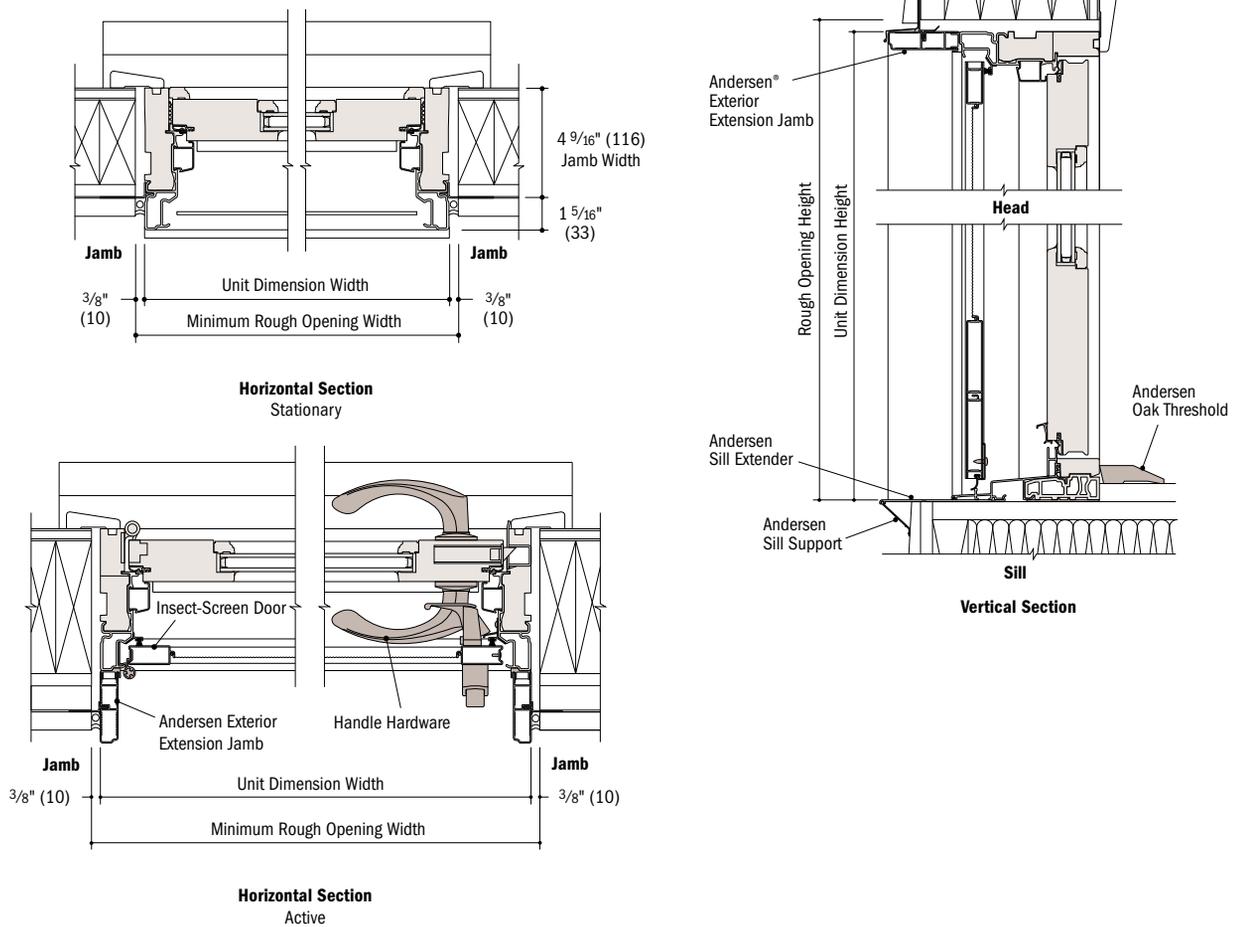
## Interior Extension Jamb

Use of interior extension jamba or drywall return will restrict panel operation on jamb hinged patio doors. Jamb hinged patio doors must be installed flush to the interior to achieve full panel operation.



## Frenchwood® Hinged Inswing Patio Door Details

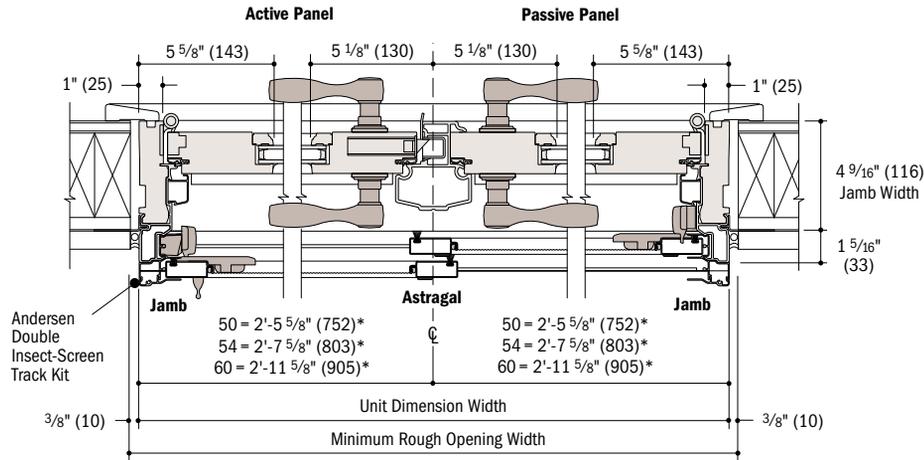
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



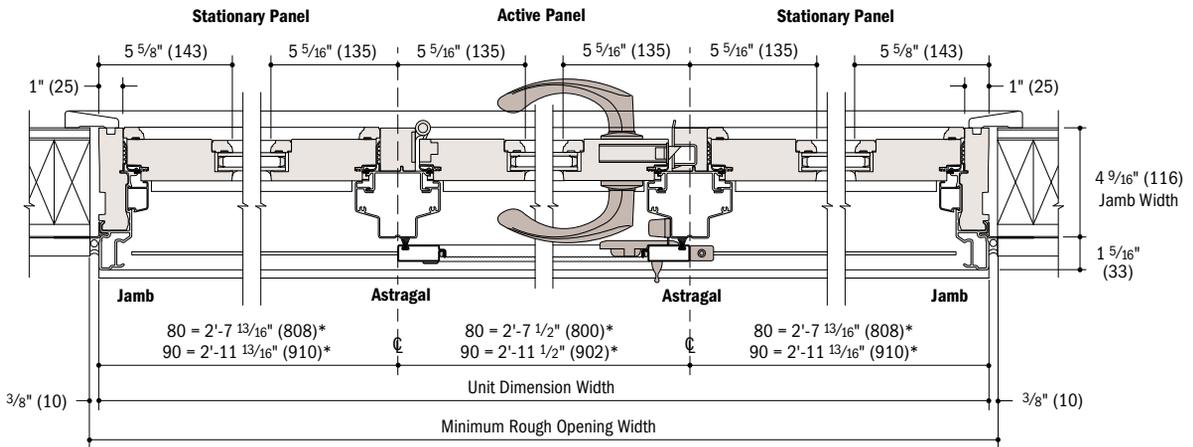
- 4 9/16" (116) jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

**Frenchwood® Hinged Inswing Patio Door Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



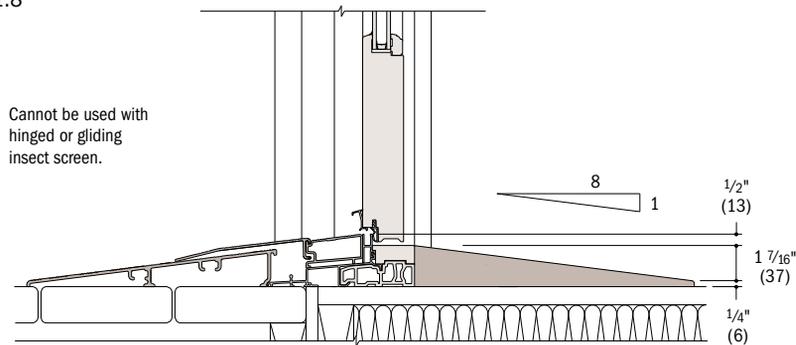
**Horizontal Section**  
Two-Panel



**Horizontal Section**  
Three-Panel

**Ramped Sill Detail**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



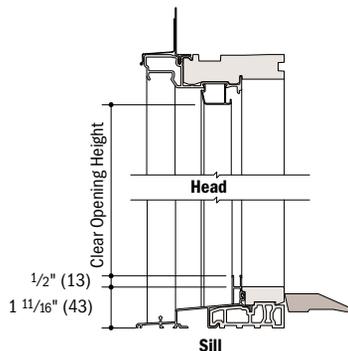
**Vertical Section**

- 4 9/16" (116) jamb width measurement is from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 285.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- \*Dimension indicates location of astragal centerline.

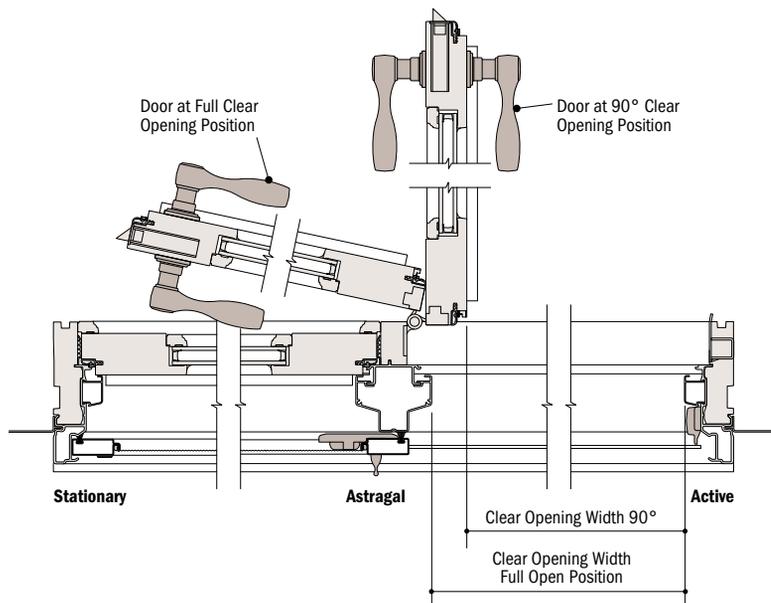
# FRENCHWOOD® HINGED INSWING PATIO DOORS

## Clear Opening Details

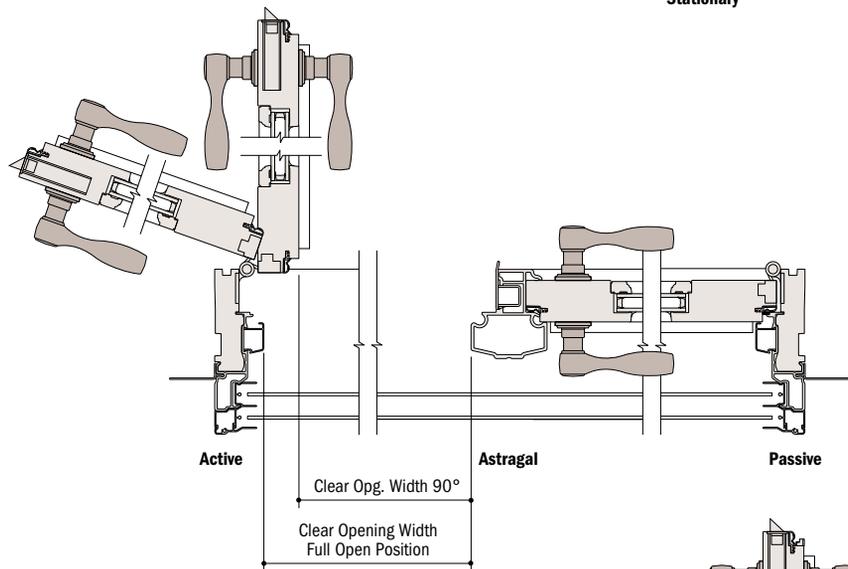
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



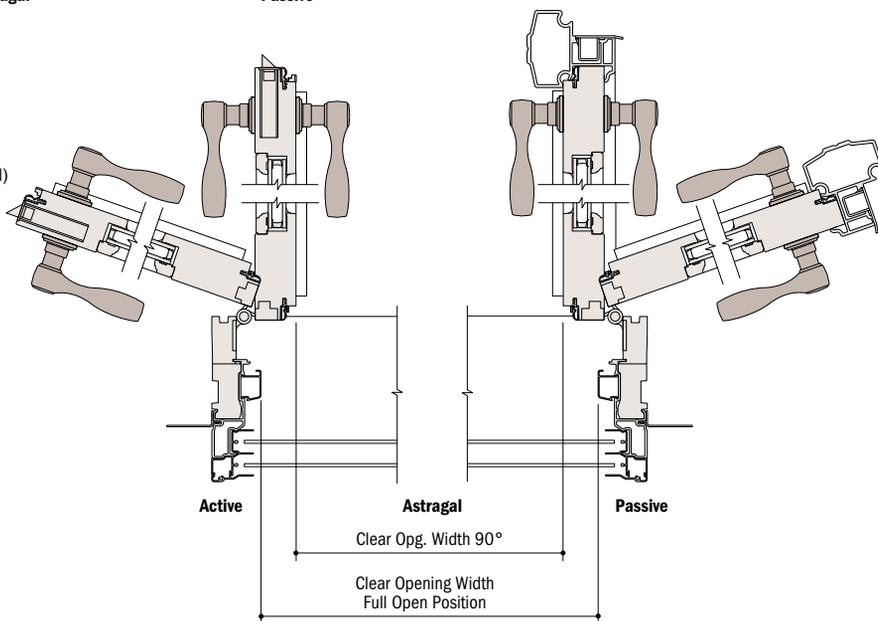
**Vertical Section**



**Horizontal Section**  
Two-Panel, Stationary and Active (open)



**Horizontal Section**  
Two-Panel, Active (open) and Passive (closed)



**Horizontal Section**  
Two-Panel, Active (open) and Passive (open)

- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 285.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

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  ROOF TYPE   
 DETAILS  ROOF MATERIAL   
 CONSTRUCTION YEAR  FOUNDATION   
 OTHER YEAR  PORCH   
 DATESOURCE  WINDOW MATERIAL   
 WALL MATERIAL (current)  WINDOW MATERIAL 2   
 WALL MATERIAL 2 (current)  WINDOW TYPE   
 PLAN  WINDOW CONFIGURATION   
 NO OF STORIES   
 SIGNIFICANCE

HISTORIC FEATURES

**ADDRESS**

1027	-	JUDSON	AVENUE
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**ALTERATIONS**

Replacement siding; 1-story south side addition (between 1899 & 1920); 2nd story addition to south addition (post-1950); rear deck addition; wrap around front porch (post-1950); replacement windows in original openings; replacement front door & sidelights

**HISTORIC INFORMATION**

**OLD ADDRESS**  
(city dir.year)

**ORIGINAL OWNER**

**BUILDING MOVED?**

**ORIGINAL ARCHITECT**

**MOVED FROM**

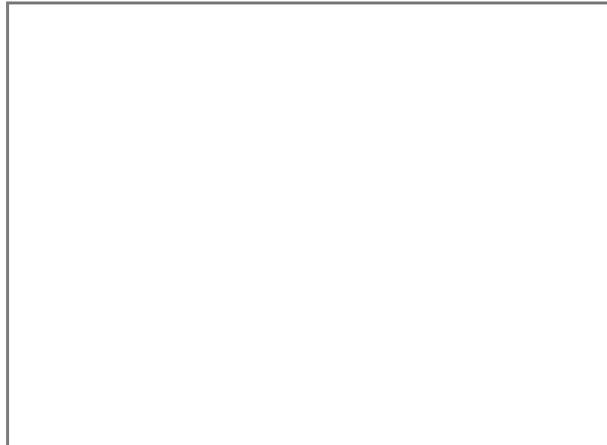
**ARCHITECT SOURCE**

**BUILDER**

**ADDITIONAL PHOTOGRAPHS**



**PHOTO ID2**



**PHOTO ID3**

**SURVEYOR**

**SURVEYOR ORGANIZATION**

**SURVEY DATE**

**Historic Info Compiler**

**PERMIT/HISTORIC INFORMATION**

**CURRENT ADDRESS**

1027 — - JUDSON AVENUE

**OLD ADDRESS** 229s Judson av, South Evanston (Rhodes)  
(city dir.year)

**DATE OF CONSTRUCTION** 1885 (circa)

**MOVING INFORMATION**

**BUILDING MOVED?** No

**MOVING PERMIT #** - **DATE** -

**MOVED FROM** -

**ORIGINAL PERMIT INFORMATION**

**BLDG PERMIT #** Tract book, EvD **DATE** 1885 (circa)

**BUILDING PERMIT DESCRIPTION** -

**COST** -

**ORIGINAL OWNER** Ellis, Charlotte A

**ORIGINAL OWNER OCCUPIED?** Ellis no; George Rhodes lived here 1888EvD.

**ORIGINAL ARCHITECT** -

**ARCHITECT SOURC** -

**BUILDER** -

**EXTERIOR ALTERATION PERMITS**

BP6919 1916.05.16 2-story frame porch 12x18x22 \$250 owner/archt H G Rich carp H W Dring. BP7525 1-story frame sunroom 15x20x14 owner/archt H G Rich etc

**OTHER PERMIT INFO**

-

**COA INFO**

-

**HISTORIC INFO**

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). Ellis bought property in 1885. House is similar to 1031 Judson av.

**OTHER SOURCES**

ELHD # n/a.

**HISTORIC INFO COMPILER** aoe

**PRIMARY KEY** 11-19-216-004-0000



## Zoning Analysis Summary

### Case Number:

### Case Status/Determination:

21ZONA-0044 – 1027 Judson Avenue R1 Single-Family Residential District   Lakeshore Historic District	Compliant
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### Proposal:

Proposed addition to rear volume of residence
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### Zoning Section:

### Comments:

6-8-2-7	The proposed building lot coverage is ~ 21.00% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~37% where 45% is the maximum permitted.
6-8-2-8 (A) 3.	The proposed side-yard setback is >5' where 5' is required
6-8-2-8 (A) 4.	The proposed rear-yard setback is >30' where 30' is required.
6-8-2-9	The proposed structure is under 35' (~29') H and meets the definition of a half story above the full second story with knee walls no greater than 3' in height.

### Additional Comments:

- Review and issuance of COA by HPC is required.



**MEETING MINUTES**

**HISTORIC PRESERVATION COMMISSION**

Tuesday, April 13, 2021

7:00 PM

Via Virtual Meeting

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

Members Absent: Jamie Morris

Staff Present: C. Sterling, City Planner

Presiding Member: M. Simon, Chair

Notes Taken By: C. Sterling

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

With a quorum present, Chair Simon called the meeting to order at 7:00 p.m.

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

A motion by Vice-Chair Reinhold to suspend the rules was seconded by Commissioner Bodan and approved unanimously by roll-call vote.

**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 was not heard.**

**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]

The applicant gave a brief introduction on the project

- Replacement addition at the rear. Single-story but twice as large.
- Removal of existing patio and pergola
- Construction of a new deck and pergola to the south and east
- Materials include stained gray brick, with hardie board panels and vertical trim boards

- Hipped roof, main roof is asphalt shingle and a small shed standing seam metal roof over rear entrance
- Explained the north window configuration and intent to install new single pane art glass windows with exterior protective glazing

Questions:

- Commissioners asked about the north elevation windows, understanding why it was a fixed window, but questioned the varying sill height
  - Interior constraints
  - Commissioners stated understanding of the constraints and reasoning for the change from double-hung to casement/fixed windows, but thought aesthetically it is unfortunate
- Commissioners asked about the west elevation fiber cement paneling and recommended the use of stucco or brick here to replicate details from the home
  - Could look into this, but it was done in order to not include a specialized trade
  - Driven by the high sill height and interior furniture plan
- Applicant discussed the balcony, and custom iron railing
- Commissioners discussed the proposed roof form and whether consideration of a form more sympathetic to the existing home and addition
  - A gable roof was considered but is challenged due to the width of the addition, creating a shallow gable
- Commissioners suggested a change to the rear elevations material to continue the brick at the corners to the watertable to create the appearance of brick piers similar to the front facing elevation of the home and have the middle section of the addition be stucco, which would consequently resolve the fiber cement panel issue

Public Comment:

- None

Motion:

- Commissioner Dudnik made a motion for approval. Second by Commissioner Cohen and unanimously approved on roll-call vote.

**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]

Applicant provided a brief description of the project

- Existing porch has extensive rot and replacement is needed. Due to the severity of the rot and potential for future water damage, the homeowner desires a composite system.
- Major differences between the existing and proposed porch beyond the materiality are the use of intermediate posts due to material limitations and an inability to replicate the continuous top rail without use of wood
- No changes to the existing columns, base, shaft, or capitals

Questions:

- Commissioners had questions and concerns relating primarily to the use of intermediate posts and the change in appearance relating to the top rail. Additional concerns included not only the picket width but picket spacing as well.

- Chair Simon had concern with the ability to discern a composite material from wood and asked the applicant to explain the material in more detail including its limitations
  - The applicant is proposing the use of an Azek product in a faux grain which will be painted. The limitations are that the product is pre manufactured so it is difficult to do custom work such as the length of the top rail.
  - Commissioner Cohen recommended the use of a smooth azek not the faux wood grain, and noted that when painted, it is difficult to tell the difference between it and wood.
- Commissioners asked if the top rail could be custom fabricated and the interlocking system altered to make the continuous top rail possible, or if the top rail could be wood and attached to a composite newel post
  - Applicant didn't know if this was possible or not
  - Commissioners Cohen and Dudnik suggested the use of alternative products or custom made pieces
- The property owner discussed his concern with cost, the porch not being original already, and the use of similar composites on other front porches in the neighborhood
- Mr. Sterling stated that although non-original, the porch dates from circa 1930 when the home was moved to its current location and that he checked permit records for neighboring properties and if they have composite systems, they did not receive preservation or permit approvals to do so.
- Commissioners asked about the railing height compared to existing
  - Higher to meet code, but they could ask for a code exception if desired.
  - Commissioners determined that either the 36" height or ~30" existing would be fine although the 24-30" is more historically accurate.

Deliberation:

- Commissioners discussed the proposal and testimony provided by the homeowner and applicant. It was accepted that the use of a composite for the railing and decking was not objectionable, but that they should leave it up to the applicant to determine how best to keep a continuous top rail.
- Commissioners further discussed the desire to keep the picket spacing and dimension the same as existing.
- Commissioner Reinhold made a suggestion that the project be approved with conditions related to the concerns the Commission had.

Motion:

- Commissioner Itle made a motion to issue a Certificate of Appropriateness for the proposal with conditions. Seconded by Commissioner Reinhold and passed 7-0. Conditions include:
  - The existing baluster width and spacing be maintained.
  - The existing use of a continuous top rail uninterrupted by intermediate posts be maintained.

**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]

Applicant gave a brief introduction of the project focused on the following:

- The large additions proposed for demolition are non-original, non-sympathetic to the original structure, and create interior challenges and wasted space
- The original structure has a wonderful history and was designed by two influential and prominent architects, the additions were constructed much later (60 years later) and were not designed by anyone influential, nor are they well designed or constructed.
- Applicant described the 1940s additions as unfortunate collisions with the original structure.
- The interior and exterior of the new additions lacks adequate detailing
- The new owners want to remove the non-original additions and add a much smaller and sympathetic/contextual single-story addition in their place
- Believe the proposal will bring back much of the original homes character and proportions.
- Also proposes a large terrace and replacement of windows to French doors at the south half circle addition.
- No composite materials are proposed other than for the perimeter fencing
- Perimeter fencing takes inspiration from period colonial fences elsewhere
- Balustrade atop the new single-story addition matches the balustrade above the front entry portico

#### Questions & Deliberation

- Commissioners applauded the proposal and noted it was unique to have a client who desired a smaller home.
- Commissioners were in agreement that the proposal was an improvement to the many additions added to this beautiful home over the course of its life which significantly altered its form and proportion, predominately from the north
- Commissioners agreed that the 1940s north and west additions were not well designed and non-sympathetic to the existing structure
- Commissioners asked about the balustrade atop the proposed addition and if it would match the dimension of that above the east portico exactly
  - Yes, it is a replication
- Commissioners commended the work Mr. Eifler had done and the attention to detail on the proposed addition.

#### Motion

- Commissioner Cohen made a motion for approval of the project as presented. Second by Commissioner Dudnik and unanimously approved by roll call vote.

#### **5. APPROVAL OF MEETING MINUTES of March 9, 2021**

- Commissioner Dudnik made a motion to approve the minutes as presented. Second by Commissioner Cohen and approved 6-0 with 1 abstention (Commissioner Reinhold)

#### **6. DISCUSSION**

- New Commissioners Jacobs and Dreller were introduced to the Commission. Their first meeting will be in May.
- Commissioner Dudnik was acknowledged for this being his last meeting. His service to the Commission and public good was commended.
- Commission retreat was briefly discussed and proposed for a weekend in May. Mr. Sterling will send out some invitation times and finalize the speakers.

**7. ADJOURNMENT**

Adjourned at 8:30 pm