PRESERVATION COMMISSION

Tuesday June 8, 2021
7:00 P.M.
Via Virtual Meeting

AGENDA

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

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

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

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

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

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

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

3. **OLD BUSINESS**
   A. 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]

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

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

4. NEW BUSINESS

A. 1145 Sheridan Road – Landmark – Lakeshore Historic District - 21PRES-0070
Bridget Montgomery, owner of record, submits for a Certificate of Appropriateness to replace 16 circa 1913 wood windows as well as 13 circa 1990s non-original windows on the north, south, east, and west elevations of the home with custom manufactured aluminum clad wood, true divided lite windows to match the existing in general appearance.
Applicable standards: Alteration [1-10]

B. 1050 Hinman Avenue - Lakeshore Historic District - 21PRES-0071
John and Claire Empfield, owners of record, submit for a Certificate of Appropriateness to alter the existing roofing material from ceramic tile to asphalt architectural shingles. Applicable standards: Alteration [1-10]

C. 1629 Judson Avenue - Lakeshore Historic District - 21PRES-0072
Mosaic Construction, contractor, submits for a Certificate of Appropriateness to 1. alter the fenestration on the rear one-third of the north elevation by replacing three double hung windows with awning windows of smaller size, and installing one awning window on the center of the north elevation bay; and, 2. alter the fenestration on the east and south elevation of the existing rear addition by adding four double hung windows and a new entry door with sidelites. All infill areas to be clad with siding to match existing. Applicable standards: Alteration [1-10]

D. Resolution 21PRES-0073 – Recommendation that City Council Designate 2715 Hurd Avenue as an Evanston Landmark by Ordinance
Requesting the City Manager Transmit the Evanston Preservation Commission's Report and Recommendation that the Evanston City Council Designate the Lot of Record and Church Structure at 2715 Hurd Avenue as an Evanston Landmark by Ordinance.

5. APPROVAL OF MEETING MINUTES*

A. Meeting minutes of May 11, 2021

*Minutes from May Retreat to be approved at the regularly scheduled July meeting.

6. DISCUSSION

A. May 2021 Retreat and potential next steps

7. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for **July 13, 2021**.

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

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

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: June 3, 2021

Update:

Since the previous May 11 meeting, the applicant has made significant changes to the proposal which reduce the mass and bulk of the rear addition, simplify its fenestration, and create more sympathetic form. Updated drawings have been included for review.

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 4" exposure Fiber-Cement cladding. The previous proposal included 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 two story addition and gable dormer above the full second story; gable extrusion at the northeast; additional two-story extrusion at the northeast with flat roof and balcony with railing.
  - Cladding matches other elevations. Fenestration is regular. Fiber-Cement shingles in gable.
  - All windows are one-over-one double-hung aluminum clad wood windows
  - **This elevation has been modified extensively from the previous proposal.**

- **North Elevation**
  - New 4" exposure Fiber-Cement cladding at the original structure and 3" exposure at the addition. The previous proposal included 4" exposure vinyl siding at the original structure
  - Removal of the existing rear two-story addition
  - Construction of a large two story addition with gable extrusion with ridge height at existing. The previous proposal had a higher ridge height.
  - Fenestration is regular with the east-most gable extrusion having sets of double, double-hung one-over-one windows at the first and second floors and casements at the basement level; two casements at the recessed gable extrusion at the first and second floors.

- **South Elevation**
    - Replacing the porch roof with standing seam metal
    - New 4” exposure Fiber-Cement cladding at the original structure and 3” exposure at the water table. The previous proposal included 4” exposure vinyl siding at the original structure and 3” at the water table
    - Removal of the existing porch columns and replacement with square wood columns
    - Alterations to the existing two-story gable addition including
        - New Fiber-Cement shingles in the gable where vinyl shingles were previously proposed.
        - Altered fenestration at the existing gable addition including one double window at the second floor and two double hungs at the first floor.
    - Removal of the rear/side covered porch
    - Construction of a 2 story addition with hipped roof and shed dormer at the half-story above the full second story. The addition at the south elevation has minimal fenestration at the second story and no fenestration at the first story.

Zoning Analysis
The new proposal was reviewed for zoning compliance and staff has no concerns with the proposal moving forward. The revised drawings are a reduction in previous calculations.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

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

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

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

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

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

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

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

1) Property Address: 1027 Judson Avenue

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: Derrick & Meghan Christoper			Address: 1027 Judson Avenue	
City: Evanston	State: IL	Zip: 60202	Phone:	Email/Fax: derrchri@gmail.com
3) Architect's Name: Kevin Panek			Address: 1625 Churchill	
City: Schaumburg	State: IL	Zip: 60195	Phone: 847.466.5067	Email/Fax: Kevin@KAPArchits
4) Contractor's Name: Paul Armstrong - Edward A. Anderson Co.			Address: 20 Green Bay Road	
City: Winnetka	State: IL	Zip: 60093	Phone: 847.446.1648	Email/Fax: PA@Andersonbuilt

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.

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

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

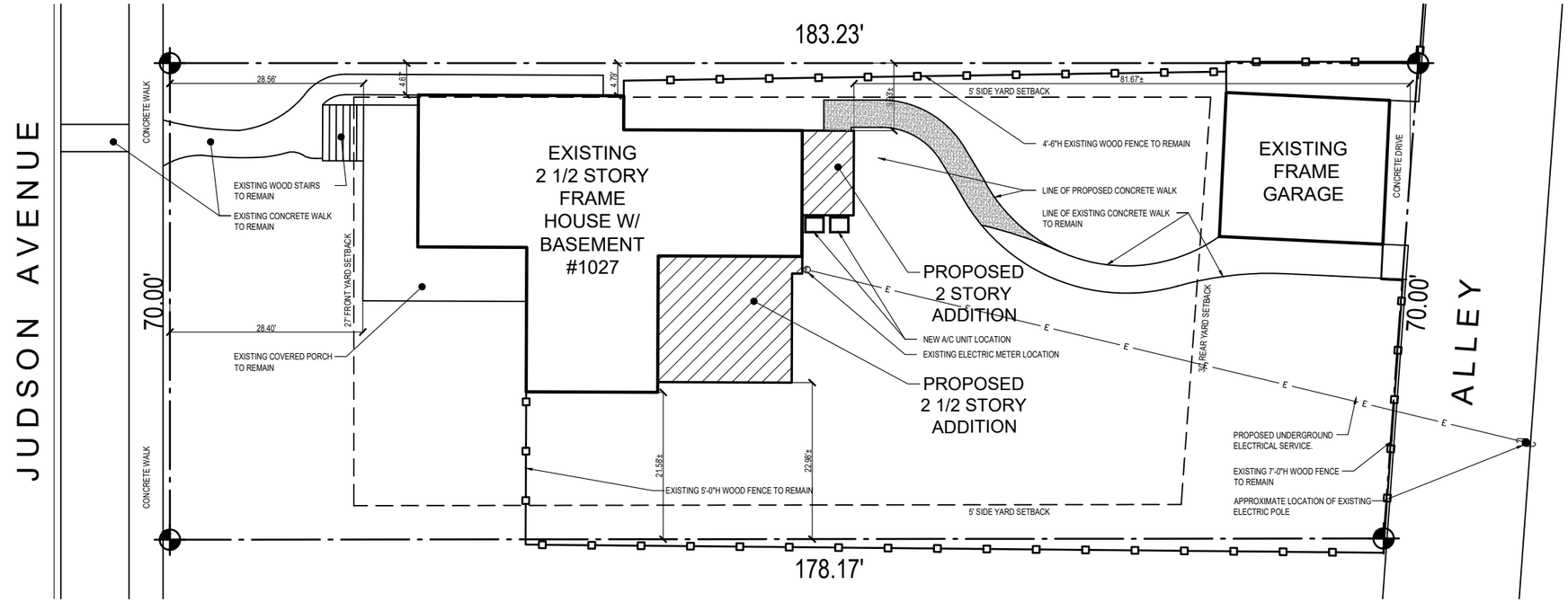
Existing	Proposed		Existing	Proposed		Existing	Proposed	
		Façades/Front Porch & Rear Porch Material			**Flashing Material**			**Fences**
☑	☐	Wood Frame	☐	☐	Copper	☑	☐	Wood
☐	☐	Stone	☑	☑	Sheet Metal	☐	☐	Wrought Iron
☐	☐	Brick	☐	☐	Other: _____	☐	☐	Aluminum
☐	☐	Stucco				☐	☐	Other:_____
☐	☐	Synthetic Stucco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

4) Applicant's Signature: _____

Print Name: Paul Armstrong

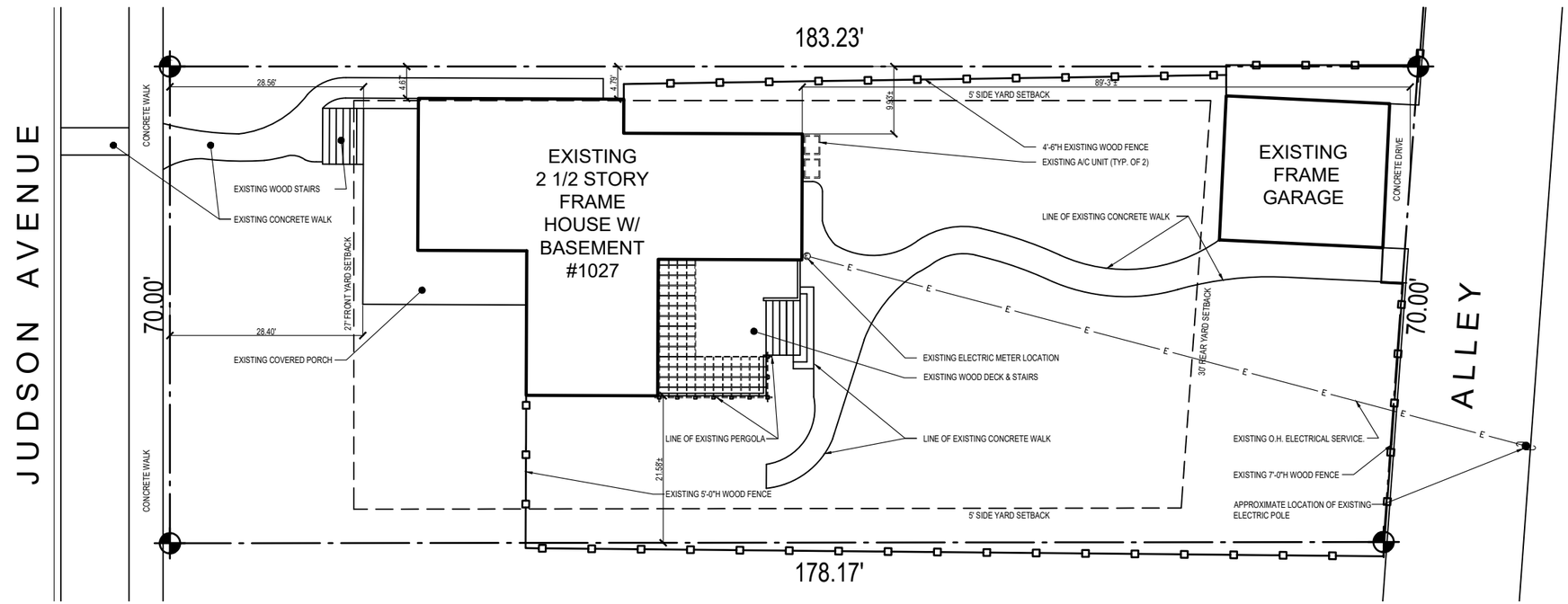
Date: April 20, 2021

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



Proposed Site Plan

1" = 20'



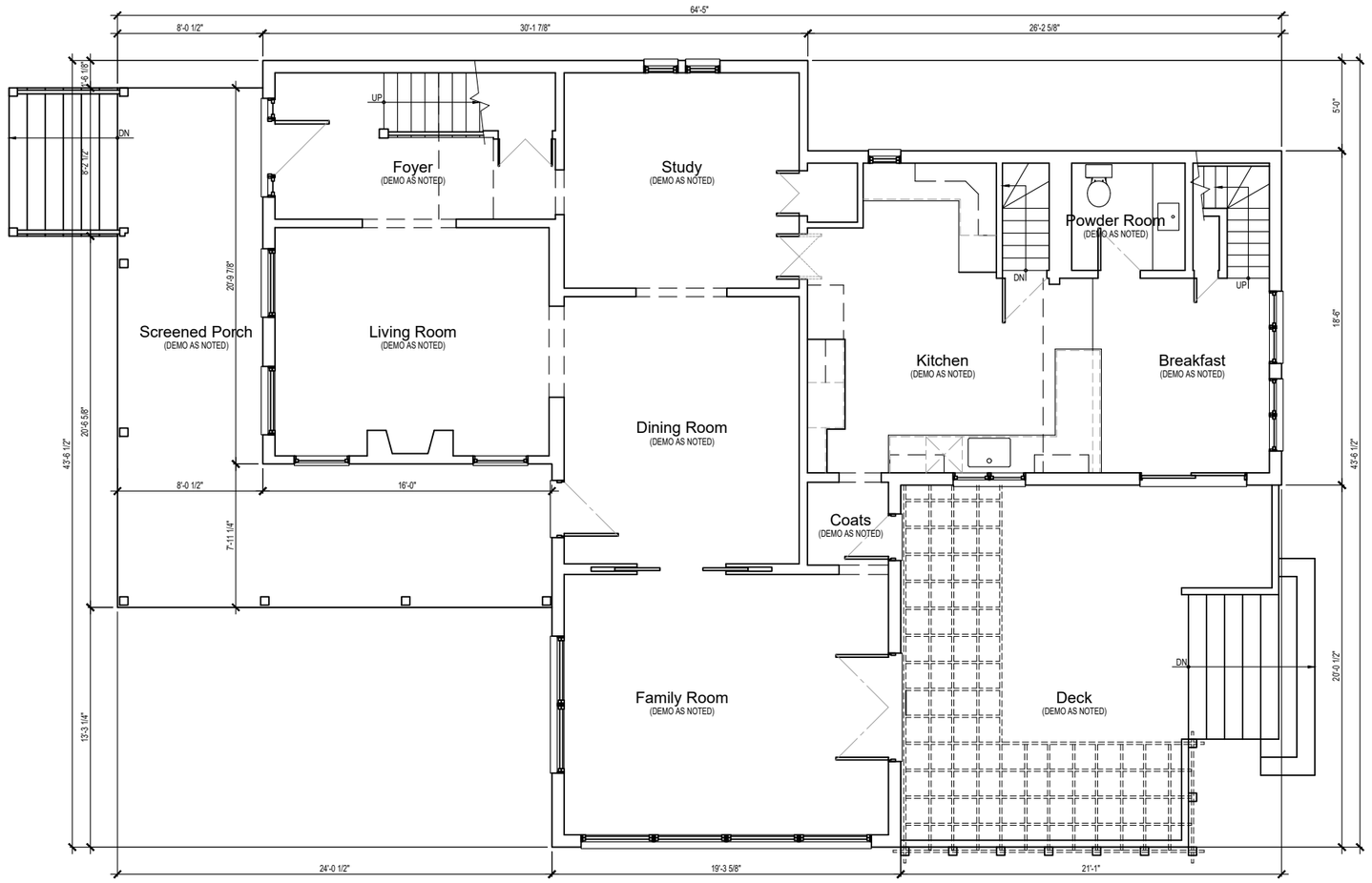
Existing Site Plan

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'

Christopher Residence

1027 Judson Avenue



North

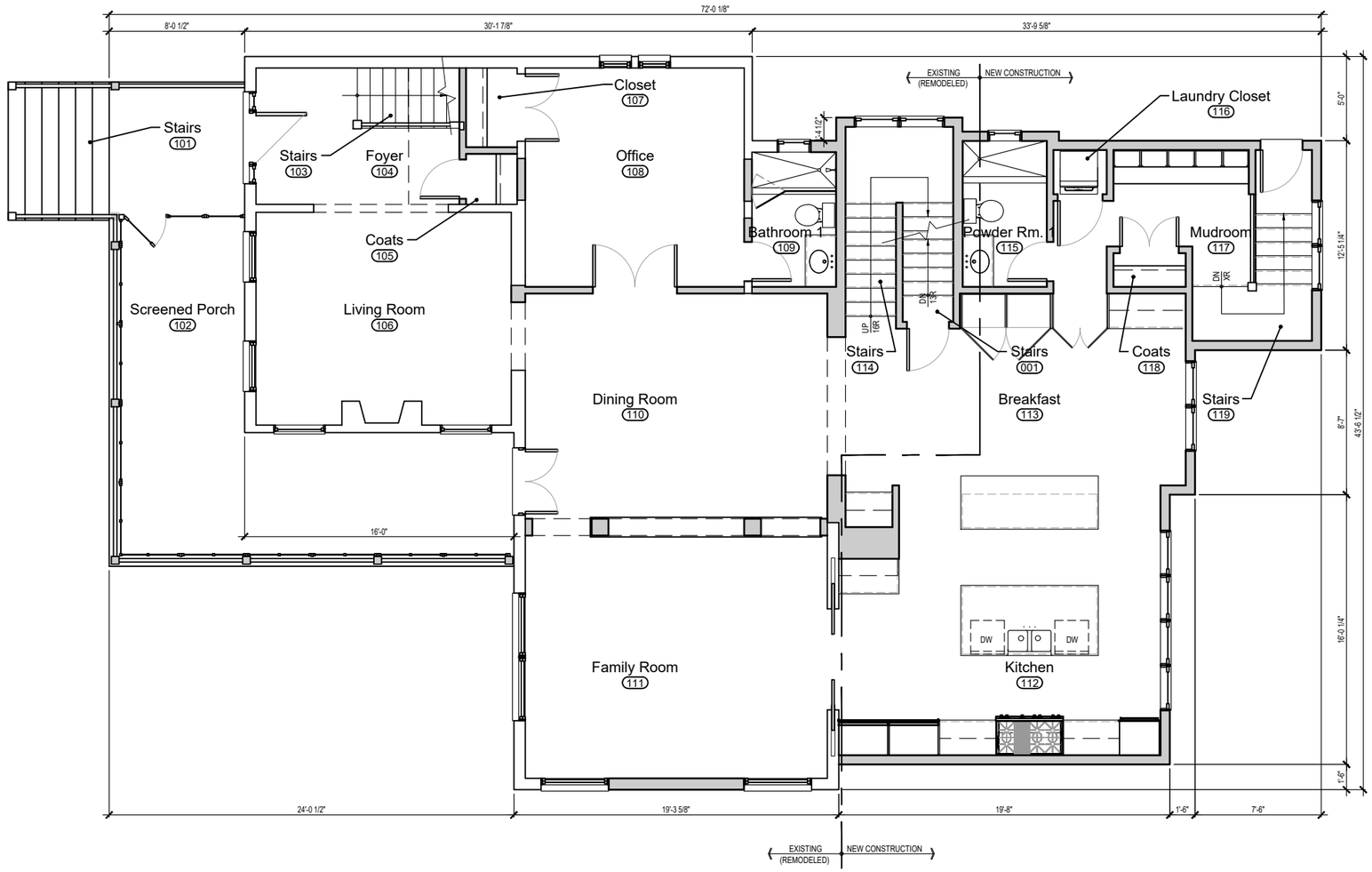
First Floor Plan

Existing

1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



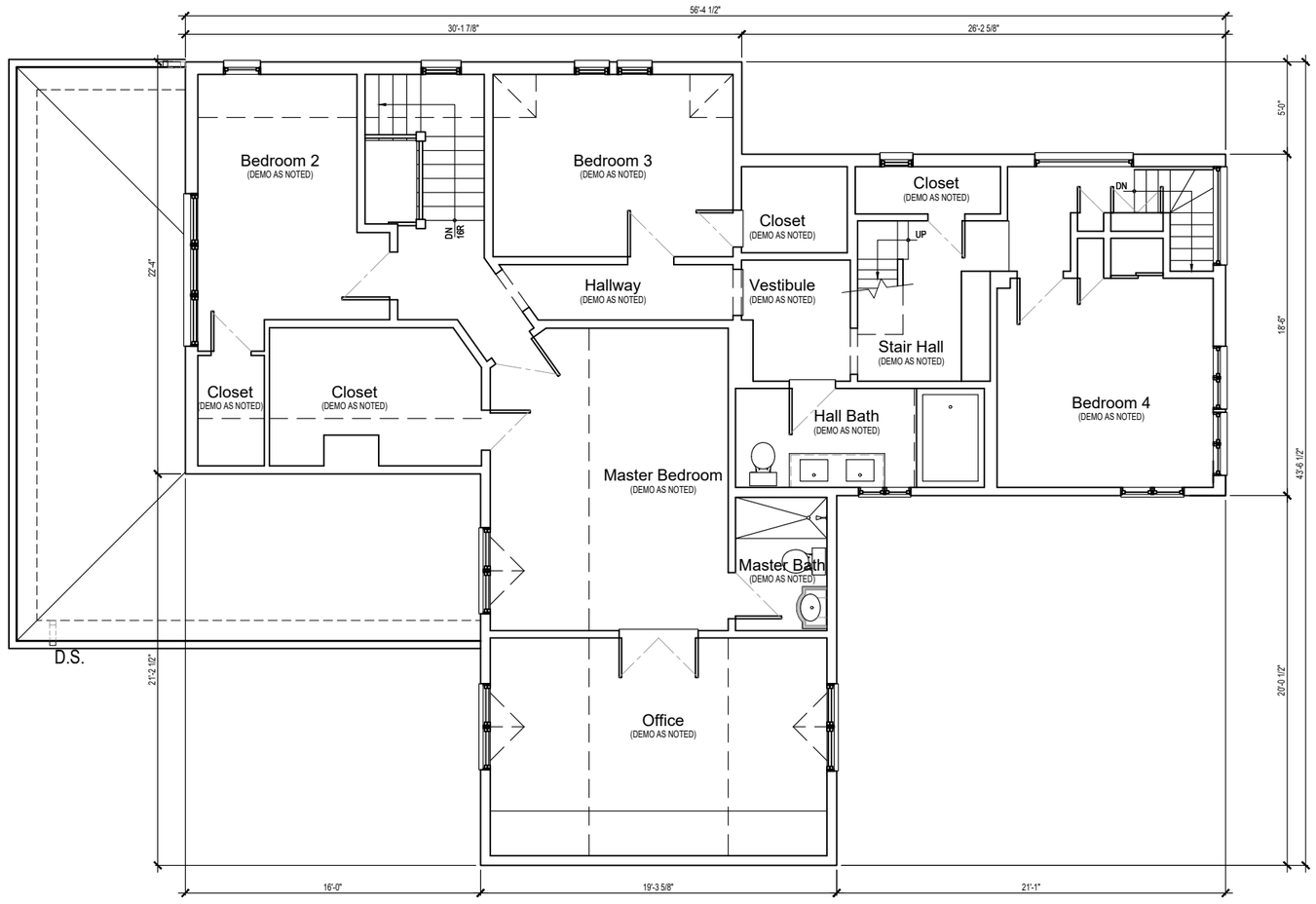
North

First Floor Plan

Proposed 1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



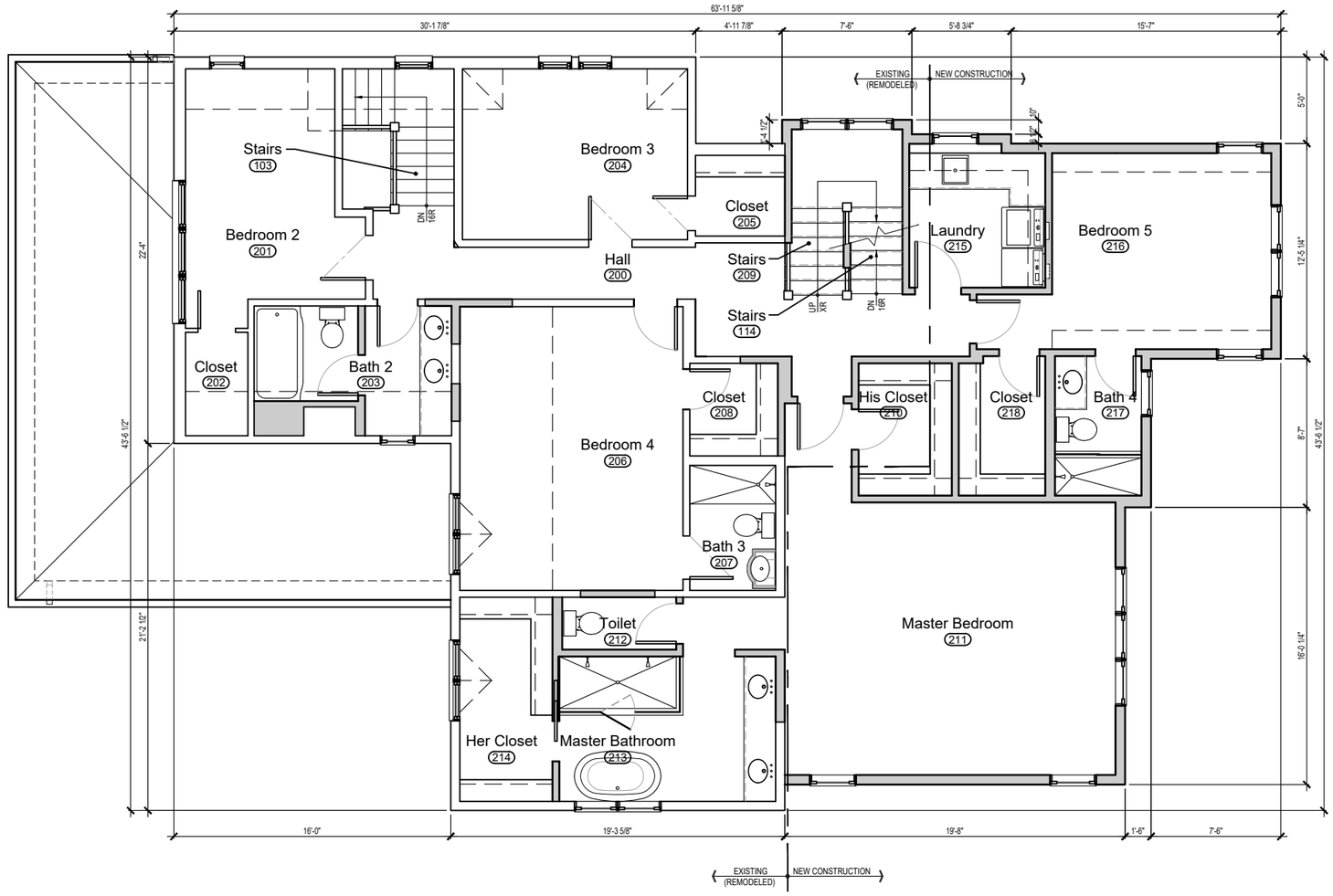
North

Second Floor Plan

Existing 1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



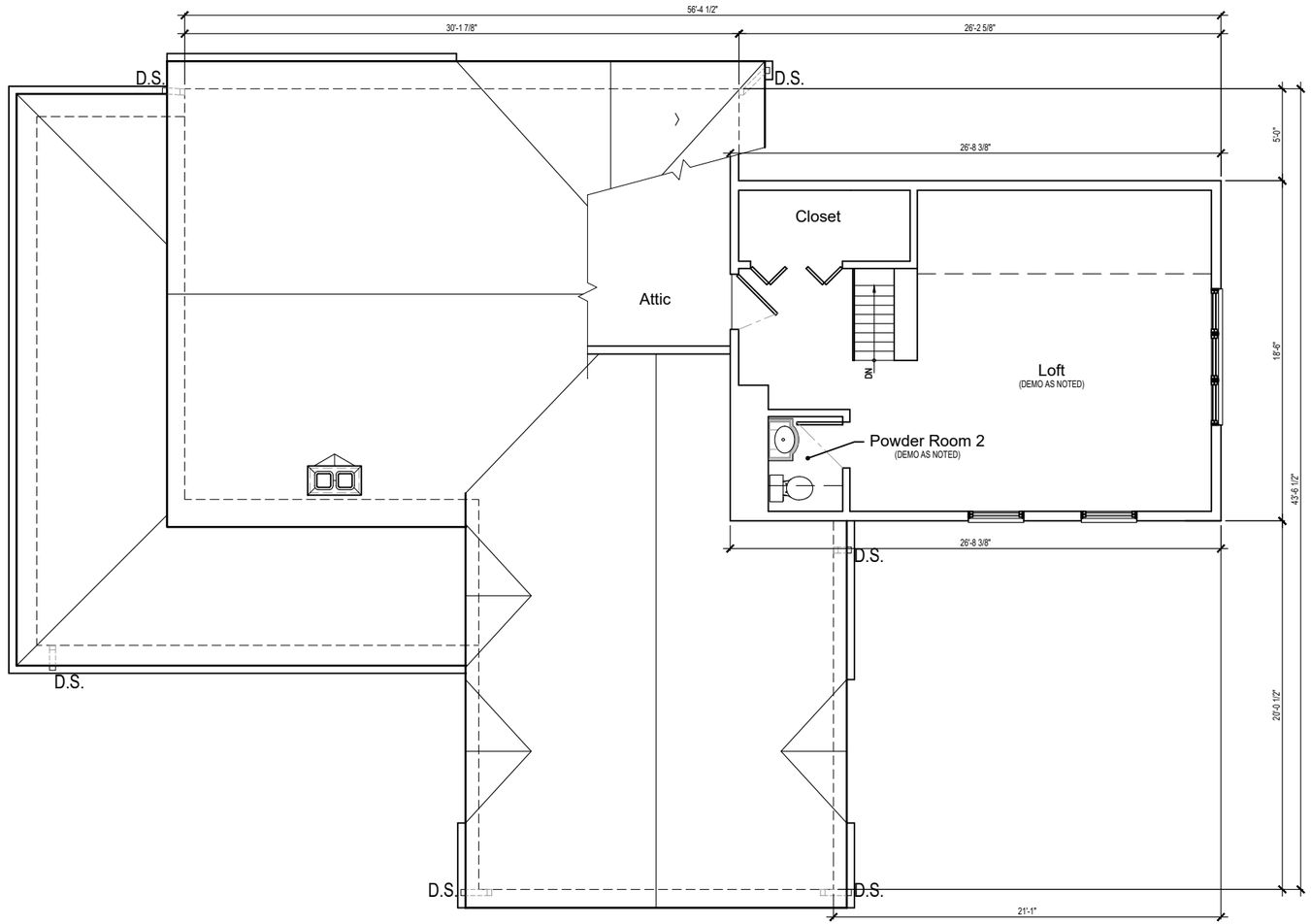
North

Second Floor Plan

Proposed 1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



North

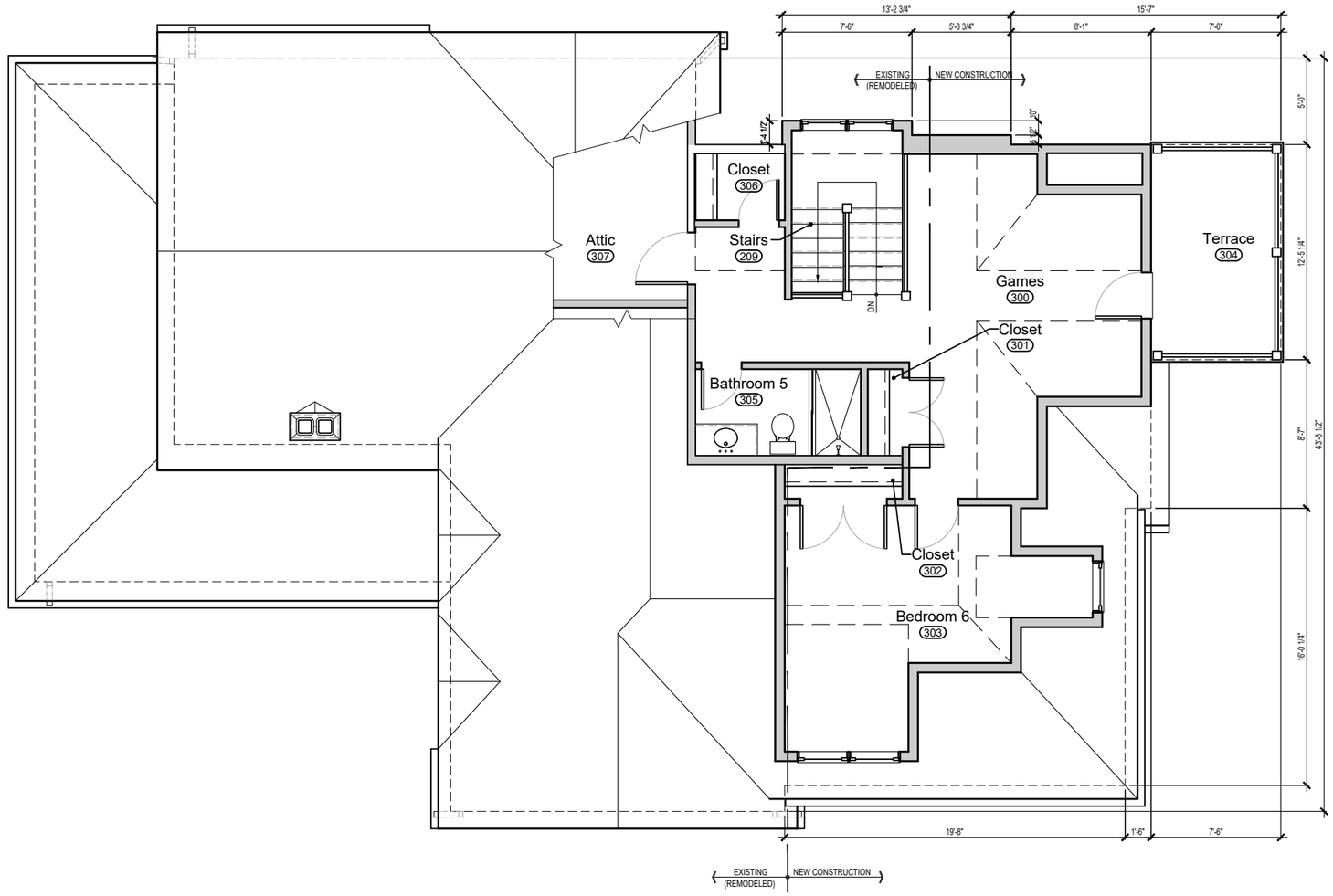
Third Floor Plan

Existing

1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



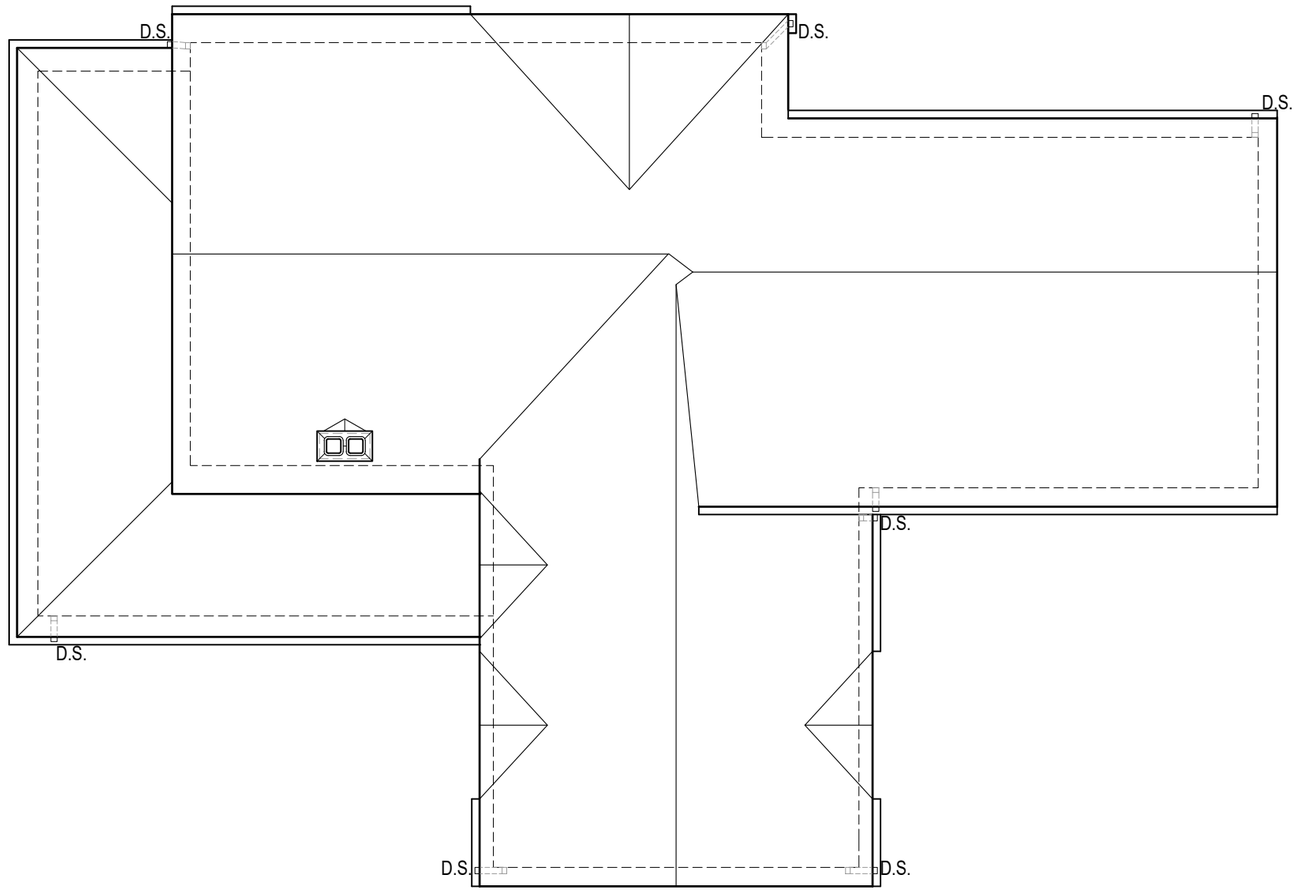
North

Third Floor Plan

Proposed 1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



North

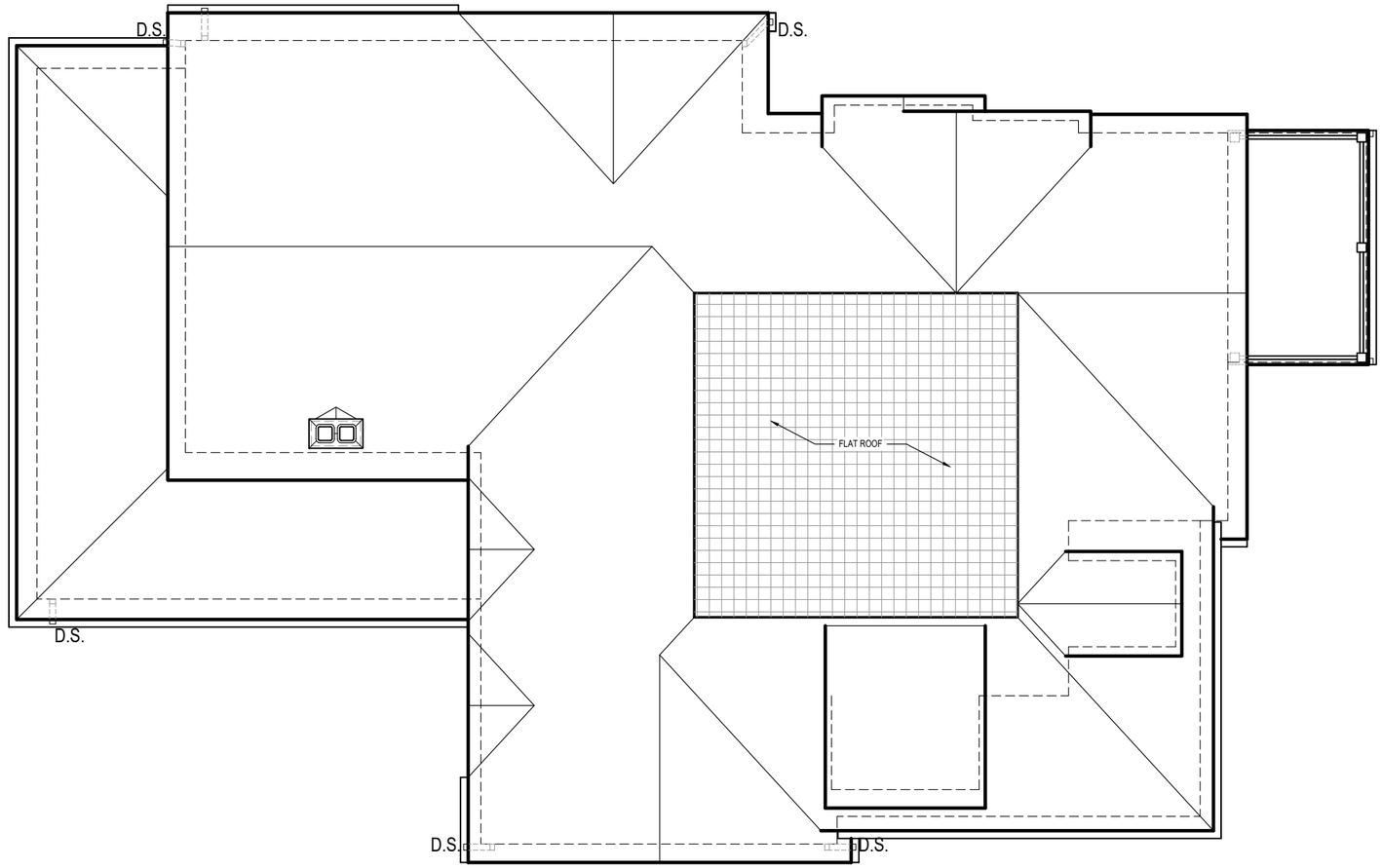
Roof Plan

Existing

1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue



North

Roof Plan

Proposed

1/8" = 1'-0"

Christopher Residence

1027 Judson Avenue

West Elevation

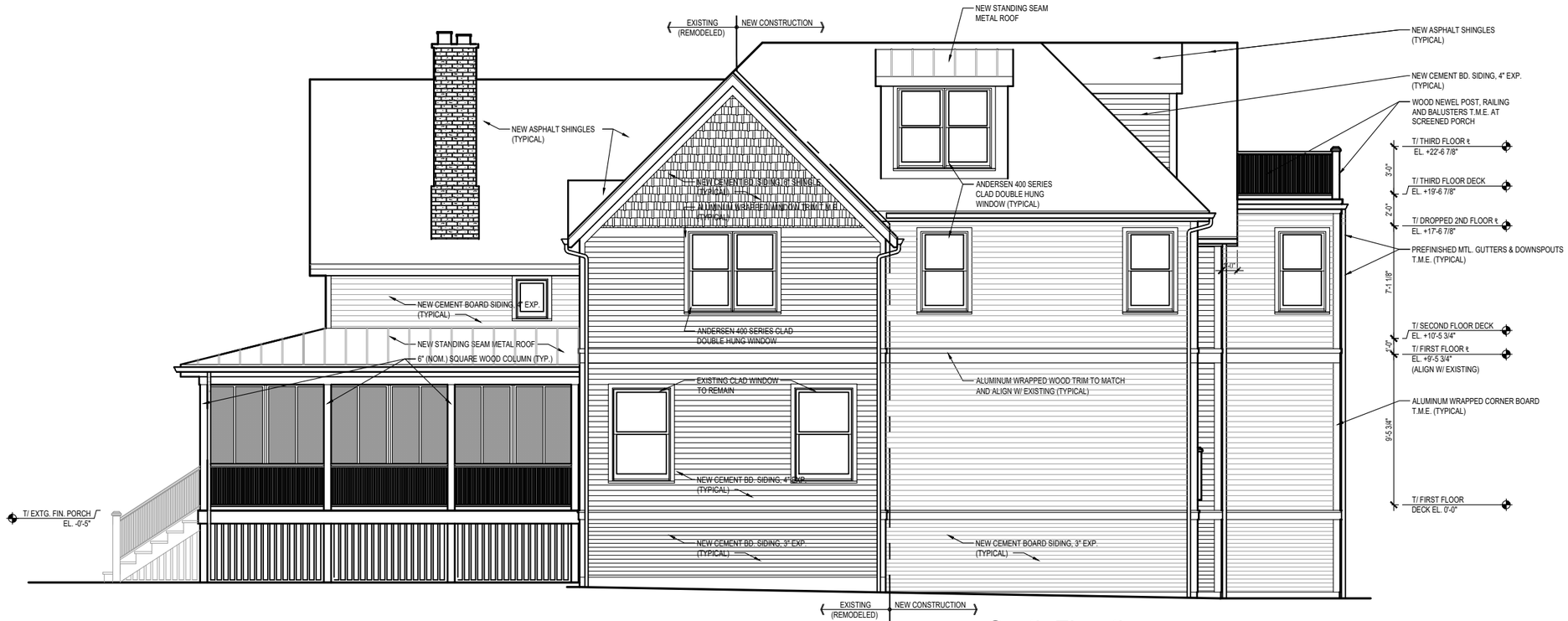
Proposed 1/8" = 1'-0"

West Elevation

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

Christopher Residence

1027 Judson Avenue



South Elevation

Proposed 1/8" = 1'-0"

South Elevation

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

Christopher Residence

1027 Judson Avenue

East Elevation

Proposed 1/8" = 1'-0"

East Elevation

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

Christopher Residence

1027 Judson Avenue

North Elevation

Proposed 1/8" = 1'-0"

North Elevation

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

Christopher Residence

1027 Judson Avenue

BEGINNING STREET #	*1027*
END STREET #	
STREET # SUFFIX	*-*
STREET NAME	*JUDSON*
SUFFIX	*AVENUE*
PIN	*11-19-216-004-0000*

PHOTO ID *\Images\11-19-216-004-0000.jpg*

LOCAL

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

NATIONAL REGISTER

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

PREVIOUSLY SURVEYED? *IHSS (O)*

GENERAL INFORMATION

CATEGORY	*Building*
CONDITION	*Fair*
INTEGRITY	*Major alterations and/or addition(s)*
CURRENT USE	*Domestic - single dwelling*
HISTORIC USE	*Domestic - single dwelling*
SECONDARY STRUCTURE	*Detached garage*
NRSECOND	*C*

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	*Stick Style*
DETAILS	*-*
CONSTRUCTION YEAR	*1885 (circa)*
OTHER YEAR	*-*
DATESOURCE	*Researcher/surveyor*
WALL MATERIAL (current)	*Aluminum*
WALL MATERIAL 2 (current)	*Wood - shingle*
PLAN	*Irregular*
NO OF STORIES	*2*
ROOF TYPE	*Multi-gable*
ROOF MATERIAL	*Asphalt - shingle*
FOUNDATION	*Brick*
PORCH	*Warparound*
WINDOW MATERIAL	*Vinyl*
WINDOW MATERIAL 2	*Wood*
WINDOW TYPE	*Double hung/fixed/other*
WINDOW CONFIGURATION	*1/1; multi-light*

SIGNIFICANCE *-*

HISTORIC FEATURES *Front gable bay intersected on south elevation by what was originally a 2-story ell, but has since been expanded--1972 real estate listing photo shows house with more historic features, before later alterations*

ADDRESS

1027		-	*JUDSON*	*AVENUE*

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) *229s Judson av, South Evanston (Rhodes)*

BUILDING MOVED? *No*

MOVED FROM -

ORIGINAL OWNER *Ellis, Charlotte A*

ORIGINAL ARCHITECT -

ARCHITECT SOURCE -

BUILDER -

ADDITIONAL PHOTOGRAPHS

PHOTO ID2 *\Images\11-19-216-004-0000-2.jpg*

PHOTO ID3 -

SURVEYOR *Lara Ramsey*

SURVEYOR ORGANIZATION *GRANACKI HISTORIC CONSULTANTS*

SURVEY DATE *3/10/2011*

Historic Info Compiler *aoe*

PERMIT/HISTORIC INFORMATION

CURRENT ADDRES

1027	—		- *JUDSON*	*AVENUE*

OLD ADDRESS (city dir.year) *229s Judson av, South Evanston (Rhodes)*

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*

1145 Sheridan Road
Lakeshore Historic District – Landmark - 21PRES-0070

Bridget Montgomery, owner of record, submits for a Certificate of Appropriateness to replace 16 circa 1913 wood windows as well as 13 circa 1990s non-original windows on the north, south, east, and west elevations of the home with custom manufactured aluminum clad wood, true divided lite windows to match the existing in general appearance.

Applicable standards: Alteration [1-10]

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

Subject: 1145 Sheridan Road – 21PRES-0070

Date: May 28, 2021

Public Notice
Bridget Montgomery, owner of record, submits for a Certificate of Appropriateness to replace 16 circa 1913 wood windows as well as 13 circa 1990s non-original windows on the north, south, east, and west elevations of the home with custom manufactured aluminum clad wood, true divided lite windows to match the existing in general appearance.
Applicable standards: Alteration [1-10]

Construction Period:
1913

Style:
Prairie

Architect of Record:
Tallmadge and Watson

Condition:
Excellent

Integrity:
Good – Significant yet historic alterations

Status:
Landmark

Setting:
1145 Sheridan Road is a single-family residential structure located in the east central portion of the Lakeshore Historic District on the east side of Sheridan Road on the corner of Sheridan Road and Hamilton Street to the north. The block contains large lot single-family homes of various revival styles constructed in the early 20th Century between 1908 and 1920. The block contains eight individual Landmarks, as well as the home immediately to the north. Talmadge and Watson designed two other structures on the same block,

1114 Lake Shore Boulevard, a significant Tudor Revival with Prairie Influence, and 1136 Lake Shore Boulevard, an atypical Prairie School home.

Significance:
The predominant significance of the home is being a product of an important architectural partnership who was an influential promoter of the early Prairie School. The structure itself has been significantly altered although the original character can still be seen in the homes northwest corner and the significant additions can now be considered historic in their own right. Significant extant features include careful relationship between wall planes, skillfully laid brickwork, and window and door openings capped by a distinct roof with single, spare fascia and overhanging eaves.

The home was designed by Evanston resident and prominent local architect Thomas Tallmadge and his partner Vernon Watson. Tallmadge and Watson were associates in the office of D.H. Burnham and Company and formed their own firm in 1905. 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
The applicant proposes to replace 29 existing windows including 16 which date from 1913. The existing windows will be replaced with aluminum clad wood, true divided lite windows which are custom manufactured to closely match the existing in profile, dimension, configuration, and detail.

The applicant has previously come before the Commission to replace existing windows with the same proposed window, receiving approval last year for replacement of 7 windows in existing openings.

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.

Application for Preservation Review of Certificate of Appropriateness (COA)

City of Evanston

Window & DOOR Replacement

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 the following via email to preservation@cityofevanston.org:

- one **(1) pdf format copy** of the fully completed application
- plat of survey
- interior and exterior photos of existing windows documenting current condition
- if replacing original or historic wood windows, provide information on viability of restoration
- site plan with location of new or altered windows/doors identified
- elevation drawings or photos of impacted elevations with location of new or altered windows/doors identified
- floor plans (not required but highly recommended)
- elevation and detail drawings of the existing and proposed windows/doors (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.**

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. Dates are listed in the document below.

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

1) Property Address: 1145 SHERIDAN RD			**FOR STAFF USE ONLY Application Number:**	
2) Owner's Name: BRIDGET MONTGOMERY			Address:	
City:	State:	Zip:	Phone:	Email/Fax:
3) Architect's Name:			Address:	
City:	State:	Zip:	Phone:	Email/Fax:
4) Contractor's Name: IAN DUNCAN - MARVIN DESIGN			Address: 930 W NORTH SHORE DR	
City: LAKE BLUFF	State:	Zip:	Phone:	Email/Fax:

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

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

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

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

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

Section C: Application for Certificate of Appropriateness

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

THIS HOUSE IS IN A HISTORICAL DISTRICT MOST DOUBLE HUNG & HAVE CUSTOM GRILLE PATTERNS THAT WE ARE MATCHING EXACTLY. THERE ARE 3 THAT HAVE NO GRILLES. THE BACK ADDITION ARE WINDOWS FROM THE 90'S THAT HAVE NO HISTORICAL OR ARCHITECTURAL SIGNIFICANCE

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☒ Windows ☐ Storm Windows ☐ DOORs ☐ Storm DOORs	☐ Front ☒ Side ☐ Rear	☒ Yes ☐ No

☐ New ☒ Replacement ☐ Restoration

Window Style/Materials: DH'S AND CASEMENT / AWNING COMBO FOR ADDITION

DOOR Style/Materials:

Storm Window Style/Materials:

Storm DOOR Style/Materials:

3) Applicant's Signature: _____ **Date:** 5/7/21

Print Name: IAN DUNCAP

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.).

Montgomery Residence, 1145 Sheridan Rd, Evanston

Window Replacement Narrative*

We are requesting approval to replace 19-bedroom windows (including one bathroom window), 16 of which appear to be original, on the north, south, east, and west sides of the residence. In addition, we are requesting approval to replace 10 windows in our family room, none of which are original to the residence. The family room, built in 1989 or the early 1990s, was an addition to the house, which was built in 1913. The 16 windows, which appear to be original, would be custom made by Marvin window to replicate all of the original details and to get rid of the unsightly storm windows that detract from the look, integrity, and character of the windows.

*Please note that we went before the Preservation Commission a year ago, requesting approval to replace 7 windows, three of which appeared to be original windows in our dining room. The other four windows were in our foyer, and they were poorly replaced in the 1960s or 1970s; they did not match the original architectural detail or integrity of the residence. The Commission approved our request, and we beautifully restored (via replacing) the foyer windows back to the original intent of the architects. The custom Marvin windows in the dining room significantly improved the efficiency of our home over overall quality of our life as a family. Prior to being replaced, there was a 10 to 15-degree differential between that room and other rooms in the house with newer windows. We can say with 100% certainty that the issue was not insulation in the attic, etc. - it was the windows.

When we went before the Commission last year, a committee member asked us why we were not replacing all of the older windows in the house, and we made our intention clear that our goal/hope/vision was to continue this project and replace all of the older windows with custom Marvin windows that replicate what appears to be original. We feel that a precedent was set to continue this project, and we are beyond excited to see how stunning our home will look when this project is completed - every architectural detail that Tallmadge and Watson envisioned will come to life. We are honored to take care of this beauty, and we kindly ask the Commission to approve our request to continue the work we started, and to continue it with genuine care, intention, and humility. We are eager to take this home into the next century, and to make sure that it remains viable, efficient, and in overall pristine shape.

The Problem

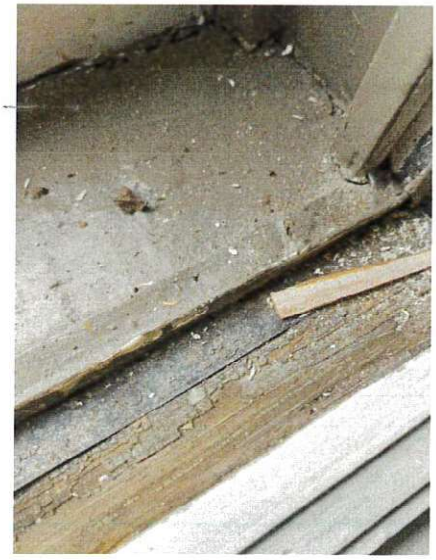
The existing 19 windows that we would like to replace are drafty, old, and do not function. Most of the windows have rotting wood (see pictures), they freeze on the

inside in the winter, they do not open and close (or barely open), and they cost us a significant sum in our gas and electric bills. Even with the storm panels installed, we have to put temporary plastic coverings + caulk on the inside of the windows in the winter months, and this is ineffective in stopping cold wind and air from infiltrating these rooms. Wind penetrates the parting rail and through the window weight pockets. We had previously looked into restoration but given the condition of the wood in some areas, and the sheer volume of windows that need help, it is not a feasible option for our family. Finally, we would like the house to maintain a consistent look. The architectural details are clearly visible in the new Marvin windows - they enhance what the original architects envisioned. The older windows are in poor condition, as are the storm windows, which hide these details.

The Solution

We propose to replace the older windows with a high-quality Marvin Aluminum clad wood window, just as we replaced the seven windows last year. The proposed windows are custom made and will match the existing window dimensions and glazing sizes. These replacement windows will function better than the windows that appear to be original windows, will fit better than the older windows to stop drafts, and will hold up to the harsh environmental conditions to provide a long-lasting great look while maintaining the architectural detailing. Overall, we would like to continue the project we started a year ago, and we are excited to get to work.

The family room windows are not original, nor is that area to the house. We would like to replace the windows in there to bring more consistency to the design and "look" of that area. The current windows appear to be inexpensive, they are in poor condition, and we are seeking to replace them with high quality, Marvin Aluminum clad wood windows - a significant upgrade from what is currently there.



This is representative of the general condition of the older 19 windows that we would like to replace - these pictures were taken from the inside.

These are the custom-made Marvin windows that were installed in 2020 - they replicate the original detailing and design of the older windows (and they open and close). They are stunning, and they honor the integrity and character of the house.

More pictures showing the condition of the older windows. It is important to note that the majority of these windows do not open and close, which makes venting an issue + egress, in the event of a fire.

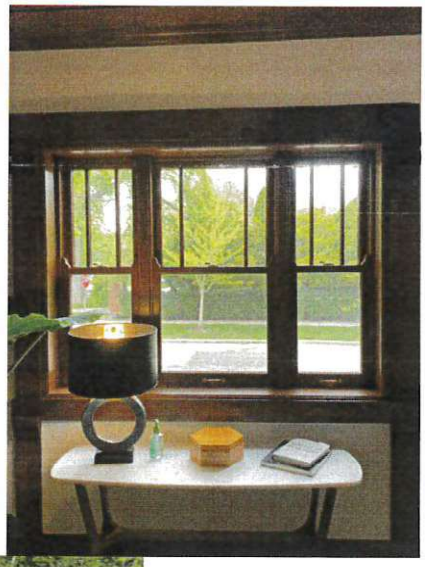
Top left and right: this highlights the condition of the older windows.

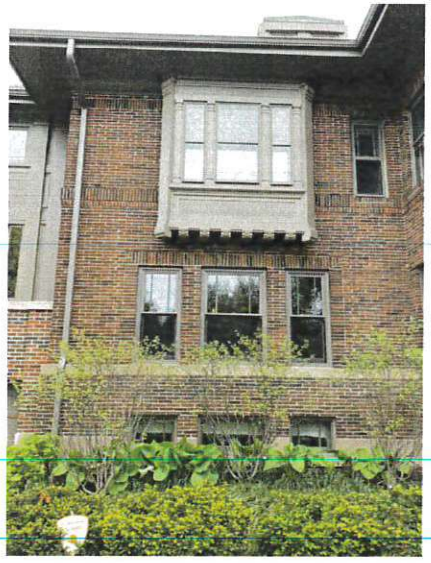
Left: this is a new Marvin window, installed in 2020. The previous window had been cheaply replaced and the replacement had zero of the original detail. We restored that detail. And the room is warm in the winter. See also the gorgeous detail of the custom windows.

More photos of the condition. The left is another poor replacement that was done in the 1960s or 1970s. We would replace this with a Marvin window. Below is our daughter's room - this window does not open, and you can see the difference in heights, making it impossible to even lock the window. These windows freeze on the inside.

More photos showing the condition of the windows. That is as far as the upper right window opens.

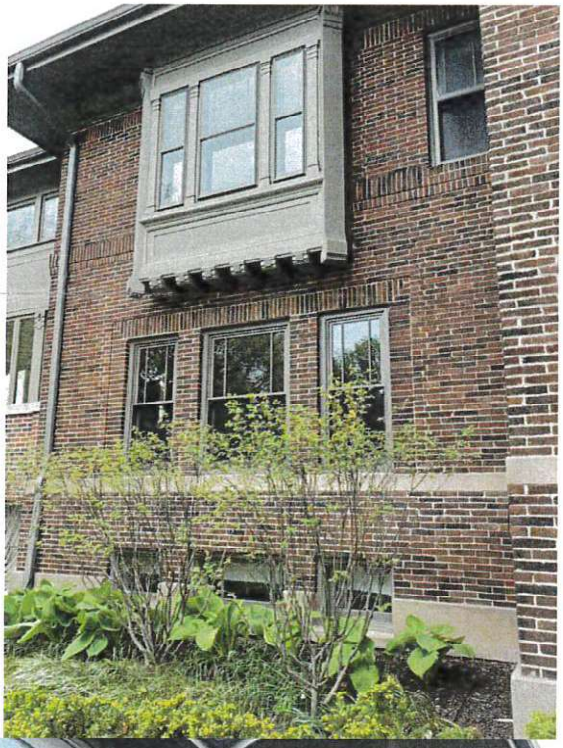
Custom Marvin windows - all the original details in place, and we were able to get rid of the storm windows. The bottom photo is another photo showing the general condition of the older windows.

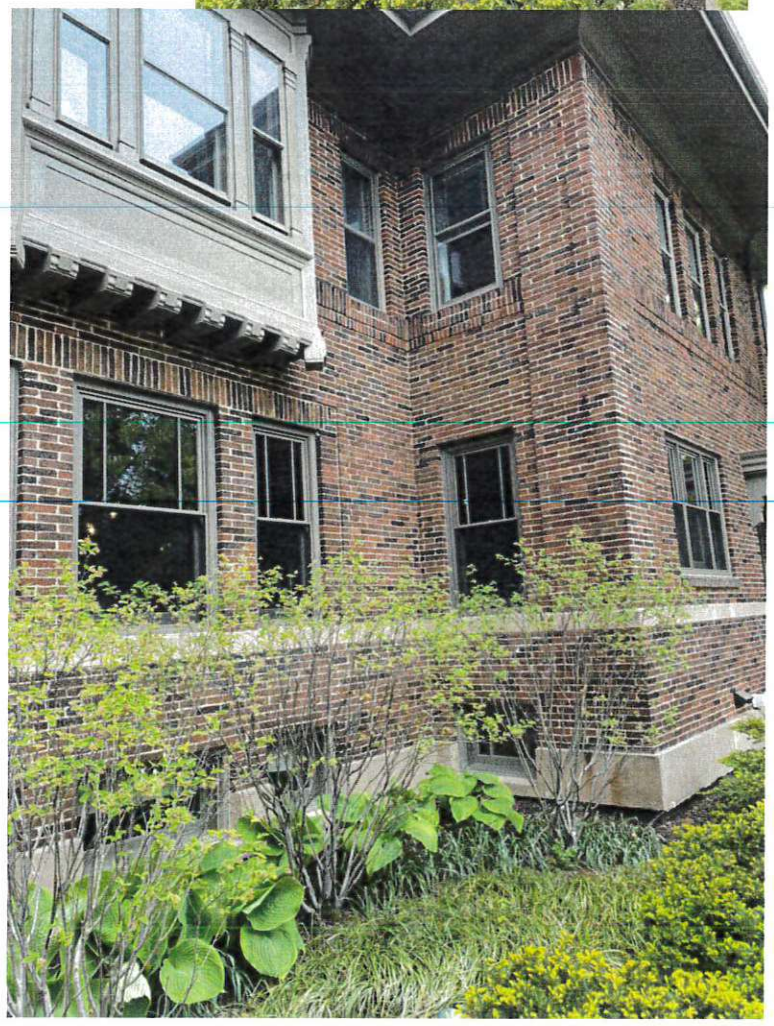


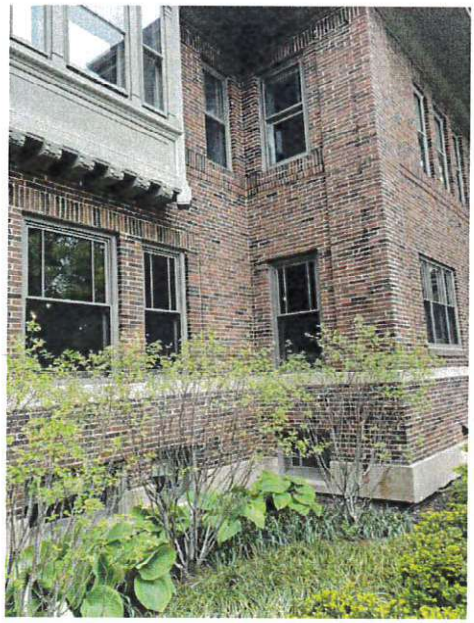


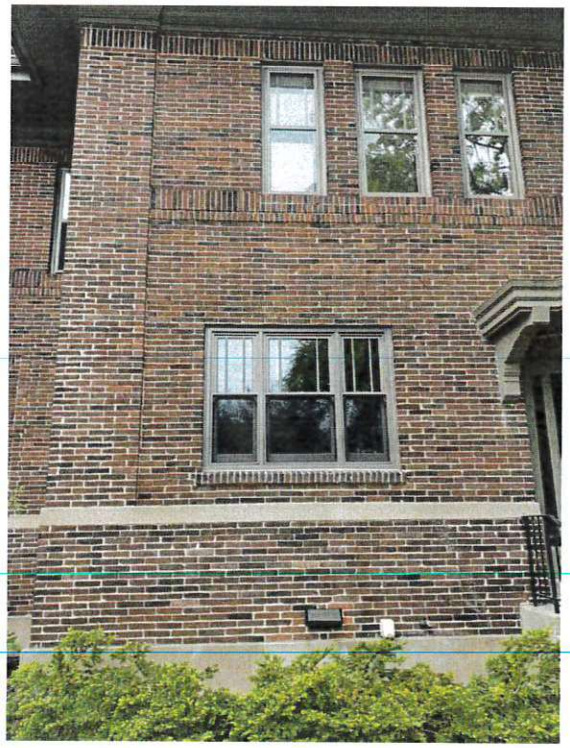
North elevation of house. First floor = new Marvin windows sans the storm windows. The top floor loses all of the architectural detail - we would like consistency between the two levels that showcase the character of the house (i.e., new custom Marvin windows) + we would like windows that function and provide a warm environment, especially in the winter.

North elevation - the contrast between the new and the old is notable, in terms of actually being able to see the architectural detail.

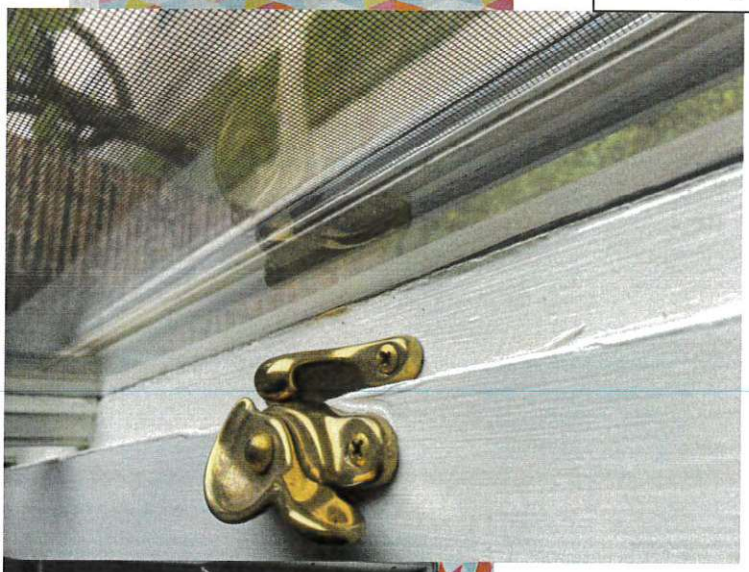






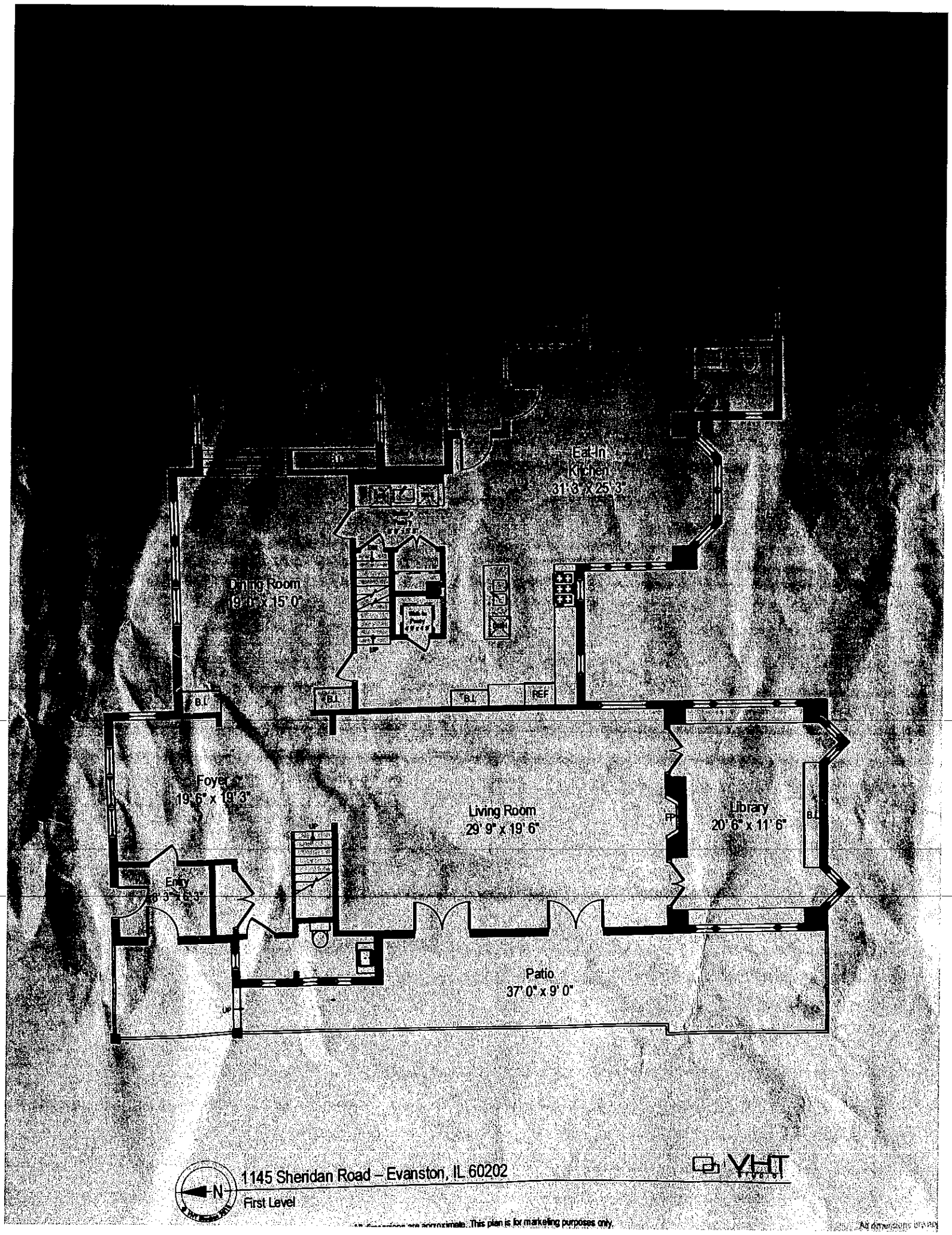


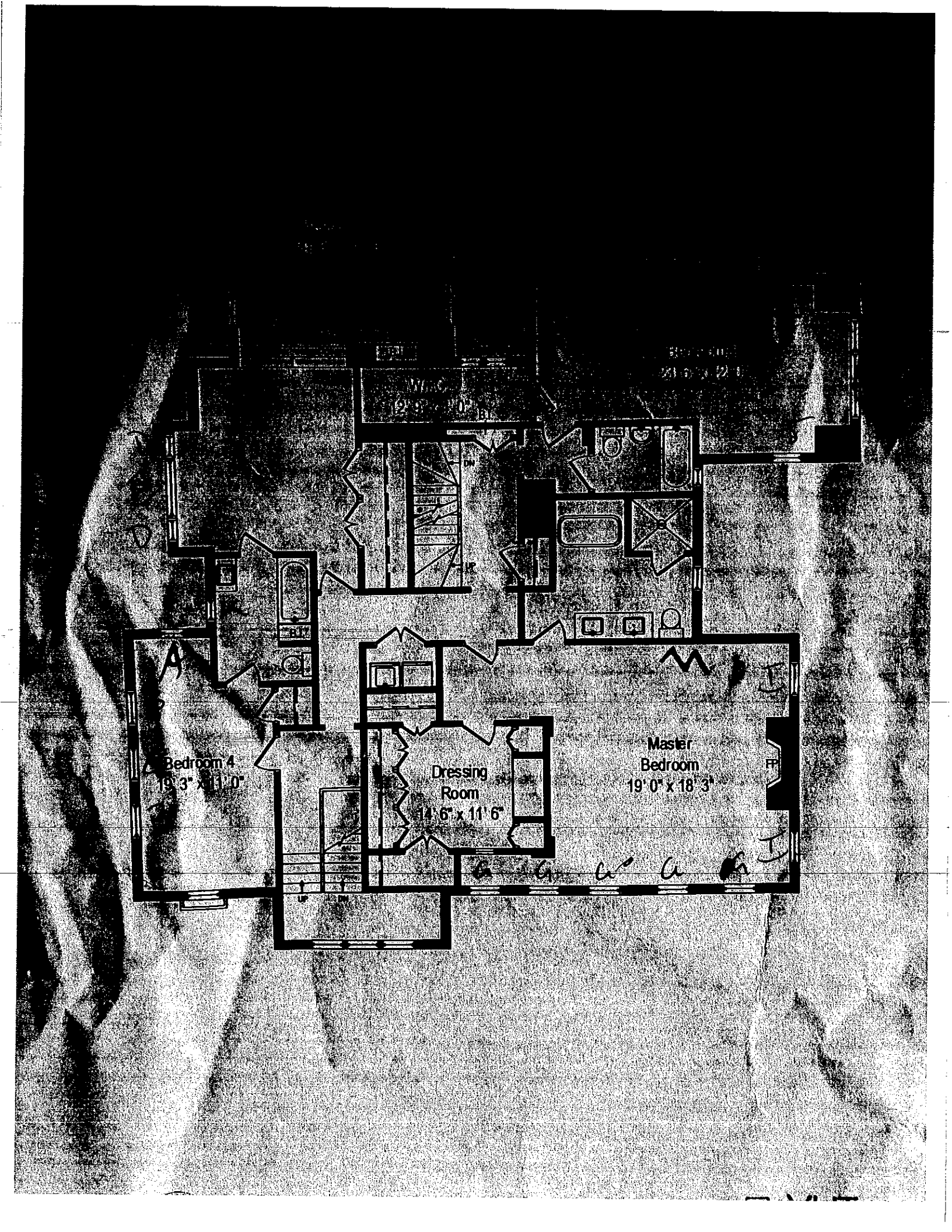
North elevation - none of these windows are operable and this room is 10-15 degrees colder in the winter (same issue as the room below it BEFORE we replaced the windows). The older windows accounted for at least 90% of the temperature difference (there is no ambiguity about that).

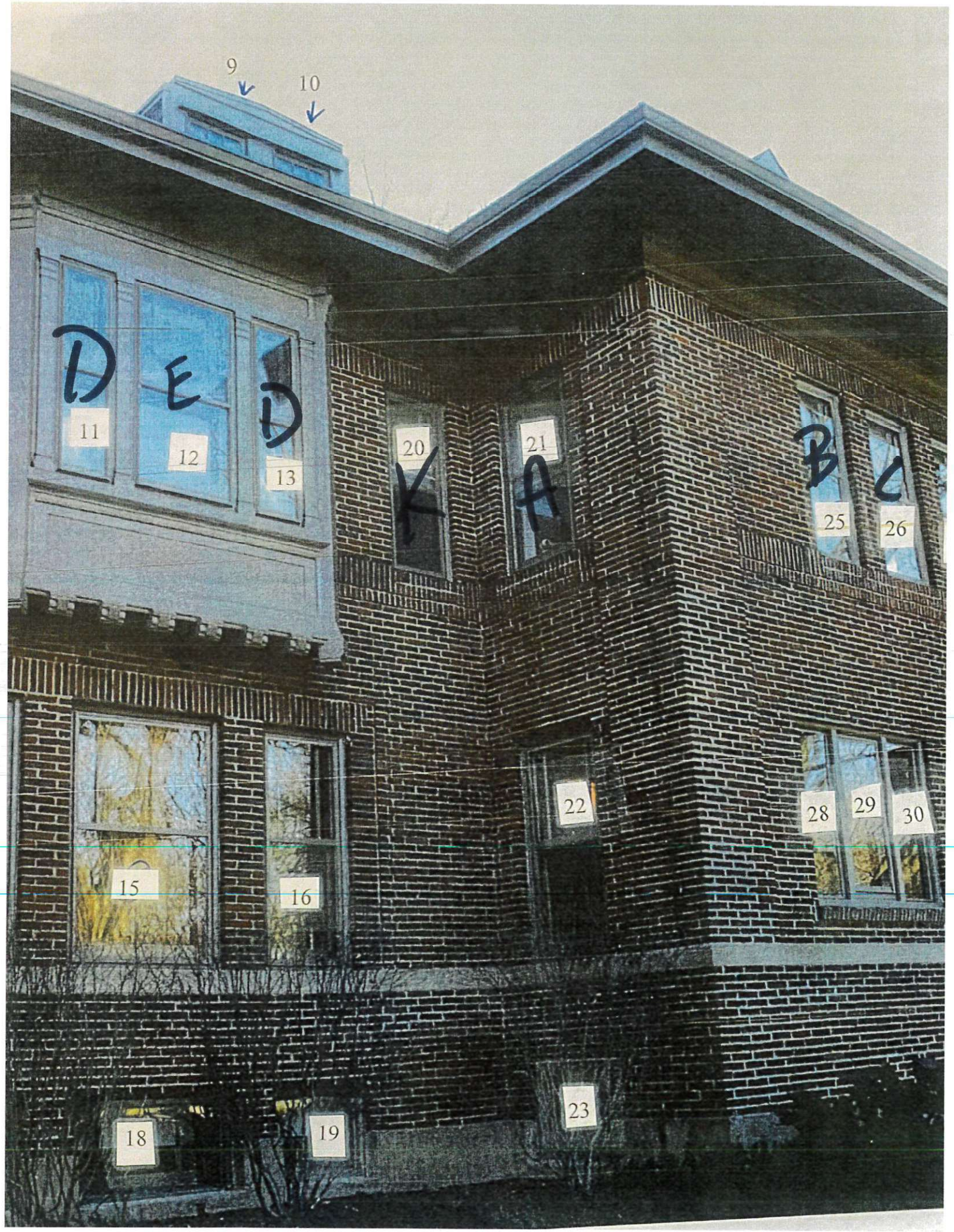


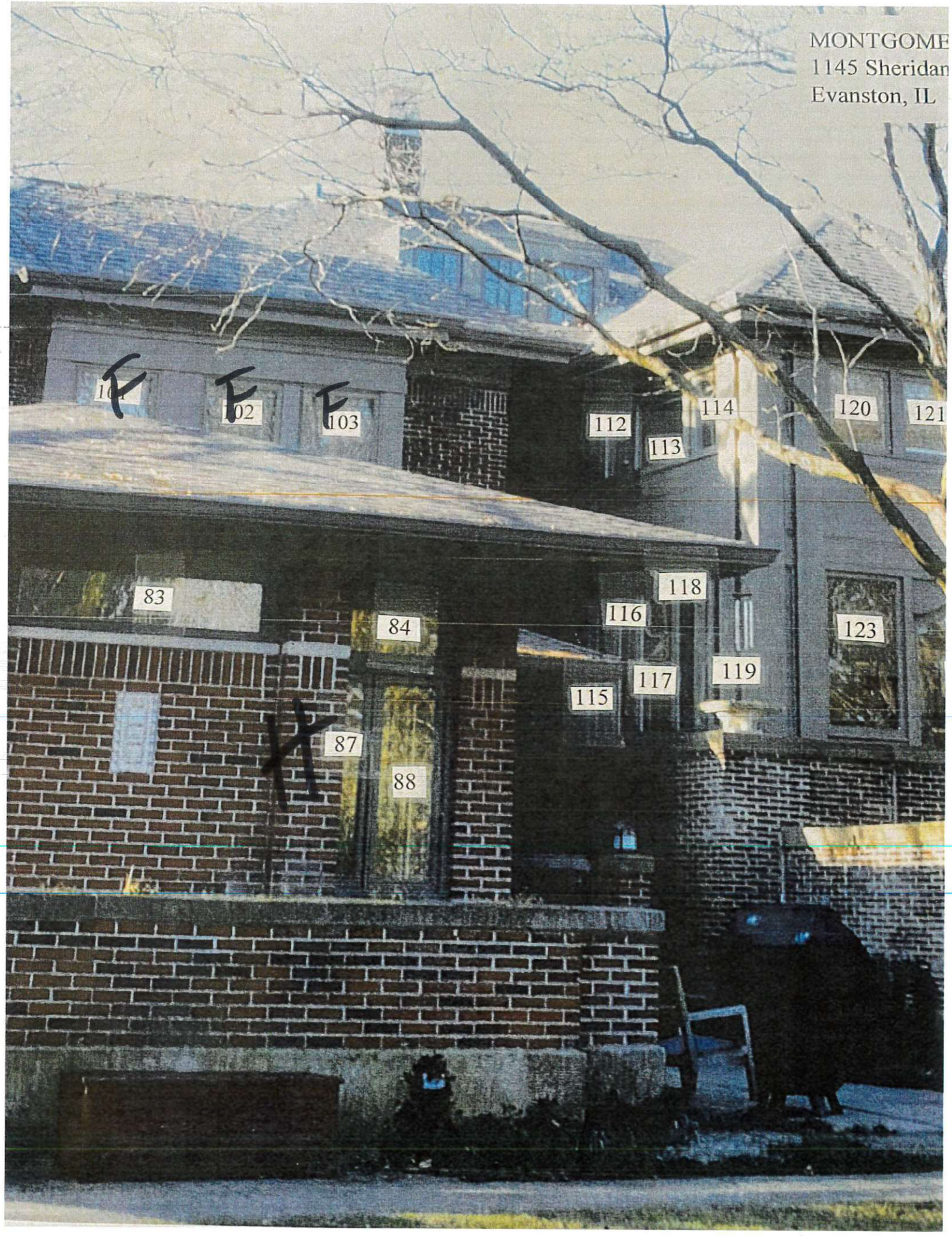
These are not original - south side of the house, second floor. These were replaced poorly in the 1960s or 1970s and we would like to significantly improve the quality of these windows by replacing them with Marvin windows.

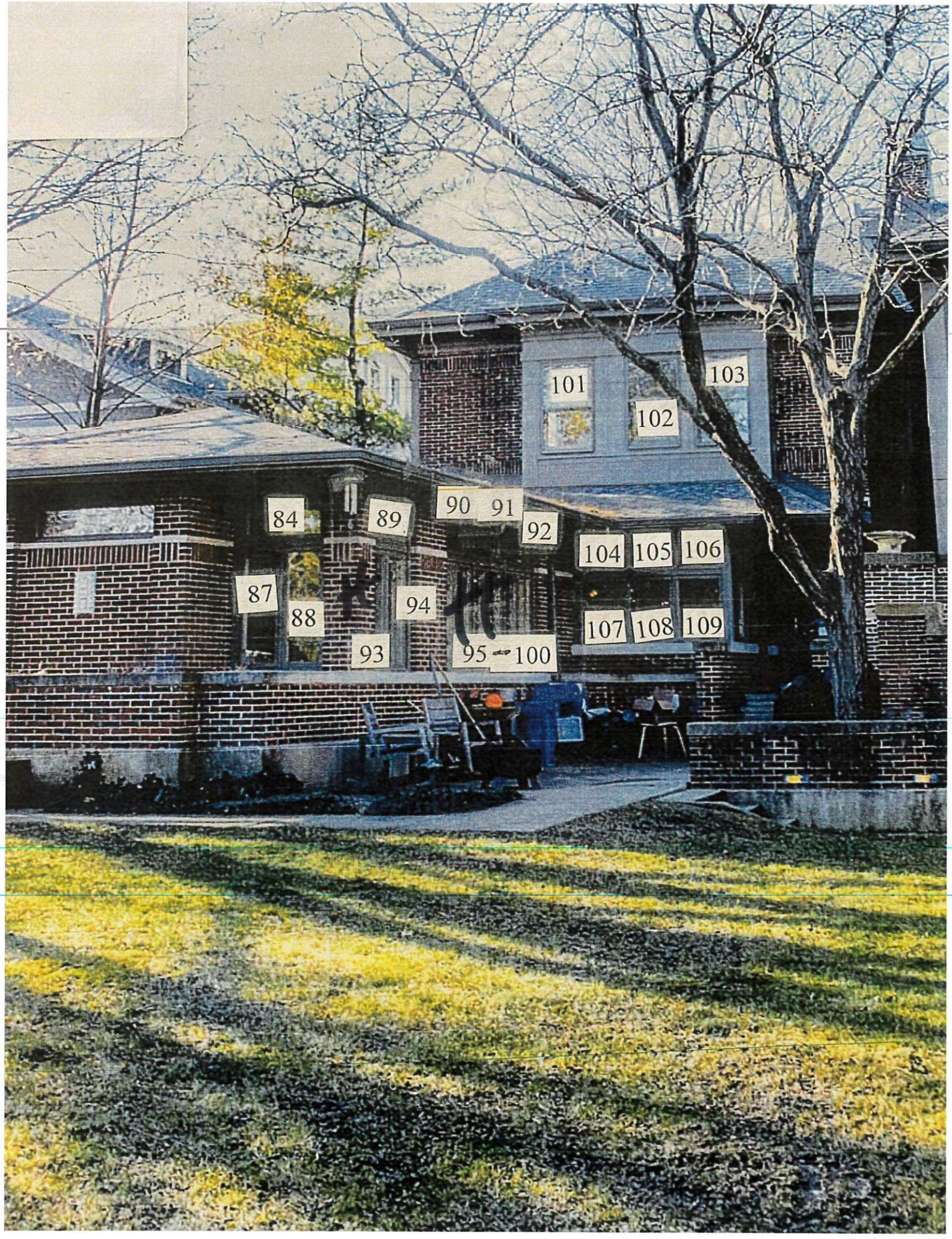
Family room - this was an addition in 1989 or the early 90s. None of the windows are original, and this is a home improvement project to significantly upgrade the quality of the windows and to make the design more consistent. The top right photo shows a uniform look that we would like to replicate with the other windows in the family room (moving from a single window on top with two on the bottom to a single window on top and bottom). This accounts for 10 windows.


Eat-In
Kitchen
31' 3" x 25' 3"
Dining Room
19' 0" x 15' 0"
B.I.
B.I.
B.I.
REF
Foyer
19' 6" x 19' 3"
Living Room
29' 9" x 19' 6"
FP
Library
20' 6" x 11' 6"
B.I.
UP
Entry
Patio
37' 0" x 9' 0"
UP
N
1145 Sheridan Road – Evanston, IL 60202
First Level
VHT
All dimensions are approximate. This plan is for marketing purposes only.
All dimensions are approx

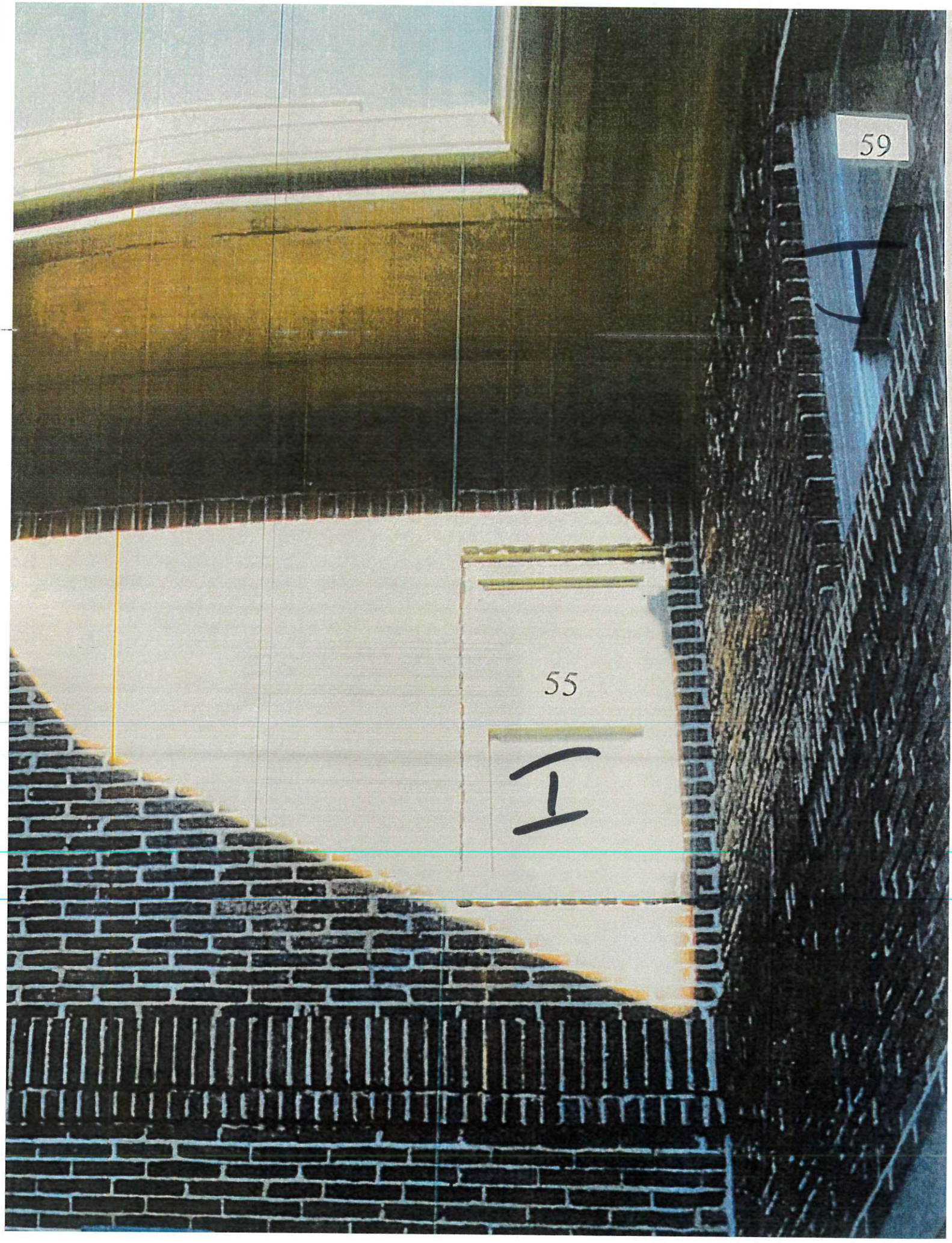

Bedroom 4
19' 3" x 11' 0"
Dressing
Room
14' 6" x 11' 6"
Master
Bedroom
19' 0" x 18' 3"
UP
DN

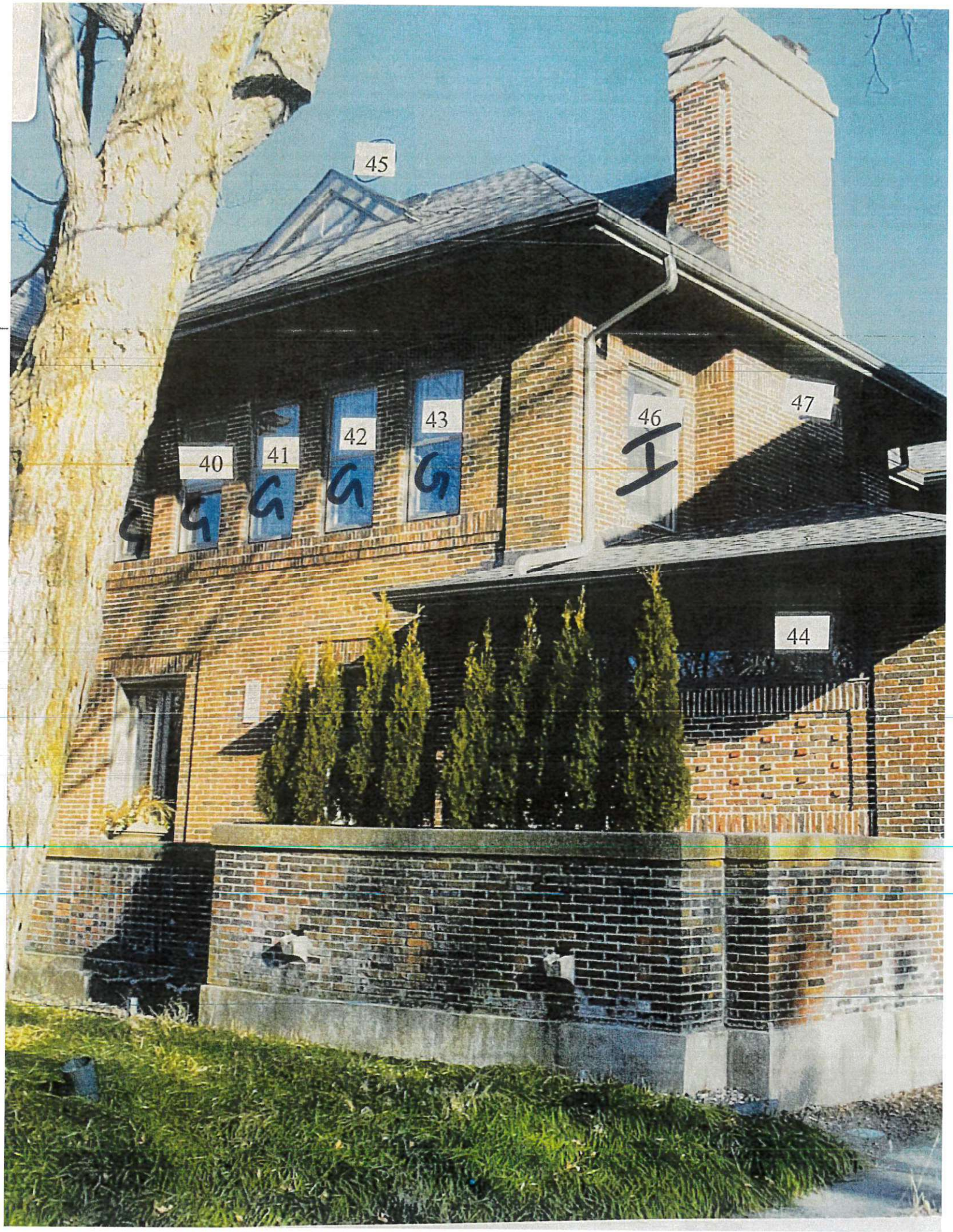

9
10
D E D
11
12
13
20
K
21
A
B C
25
26
22
28
29
30
15
16
18
19
23

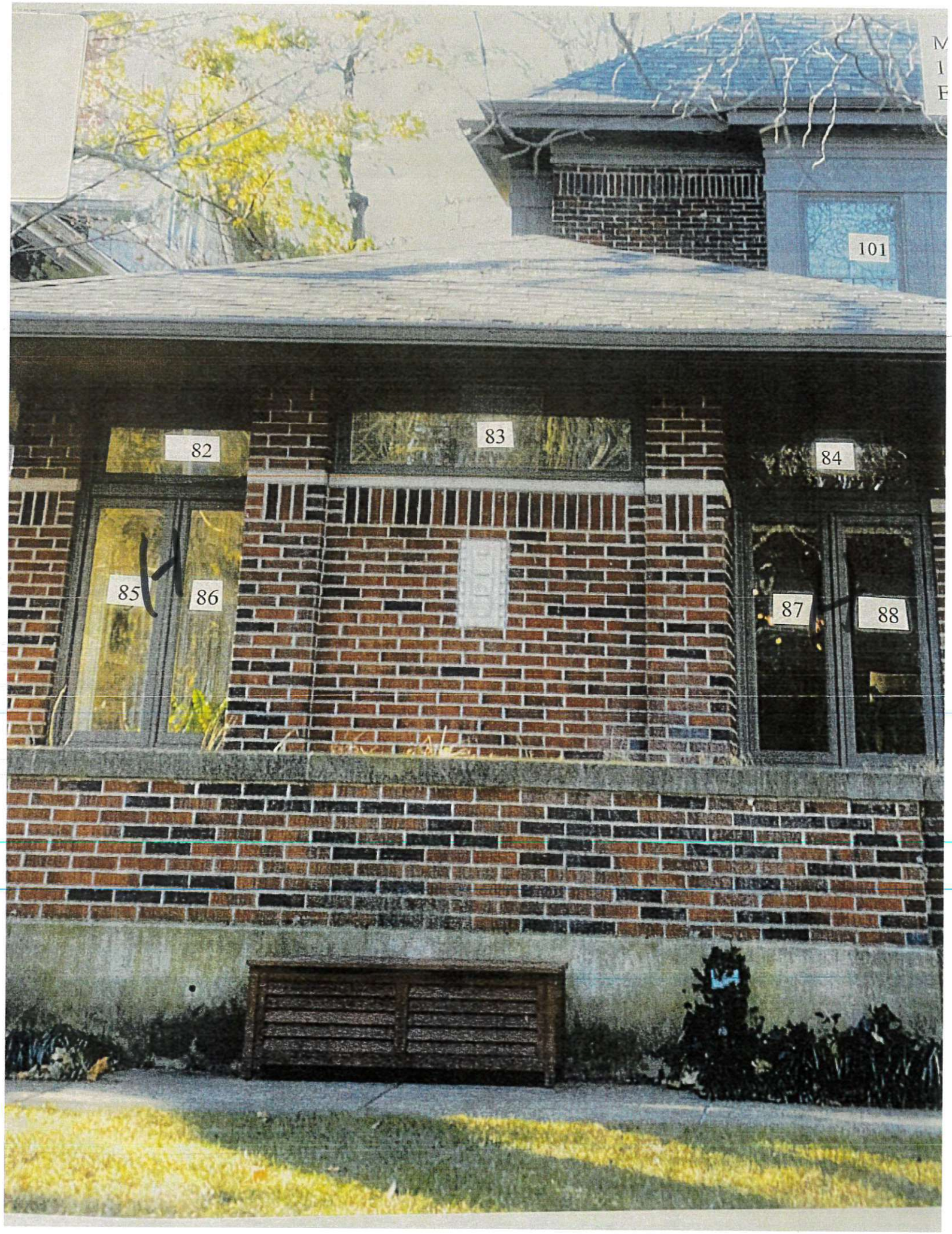

MONTGOME
1145 Sheridan
Evanston, IL
F
F
F
102
103
112
113
114
120
121
83
84
118
116
123
117
119
115
87
88

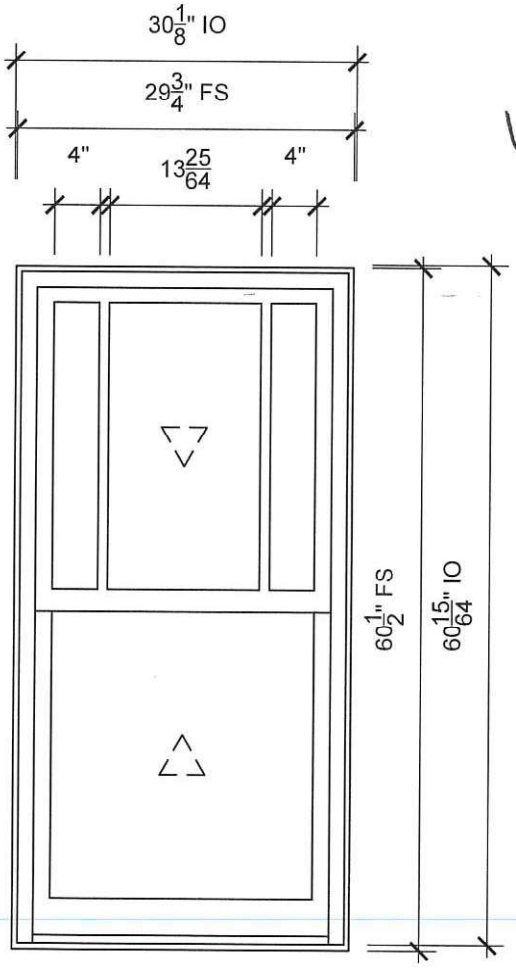

101
103
102
84
89
90
91
92
104
105
106
87
88
94
107
108
109
93
95
100


71
72
73
80
74
75
76
77
78
79
81


59
55
I


45
40
41
42
43
46
47
44


101
82
83
84
85
86
87
88



WINDOW 4

WEST BED

SCALE: 3/4" = 1'-0"

- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 4/8 Divided Lite
- 1/9 Checkrail

MARVIN

PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED:05/14/2021 REVISION:

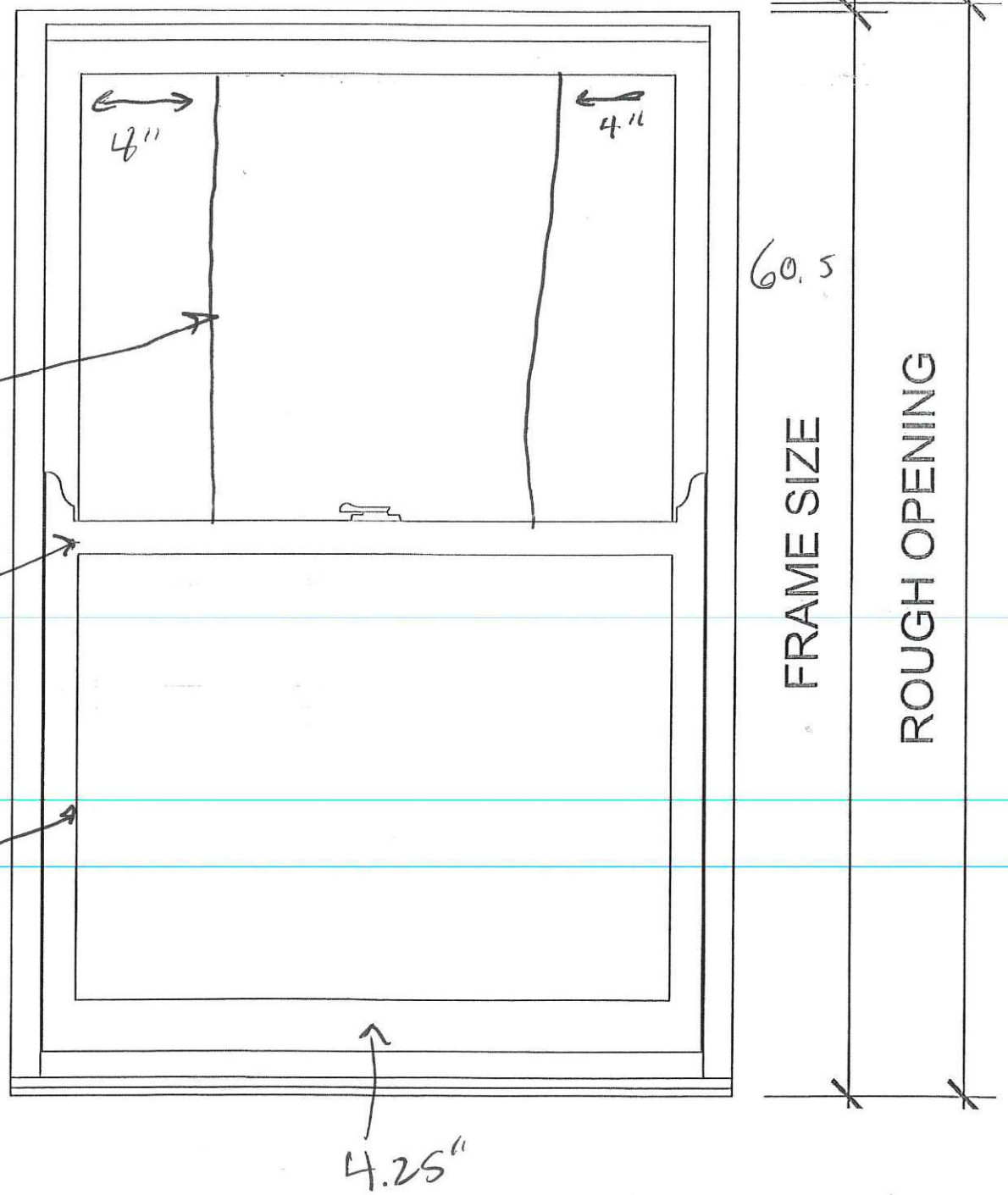
ROUGH OPENING

FRAME SIZE

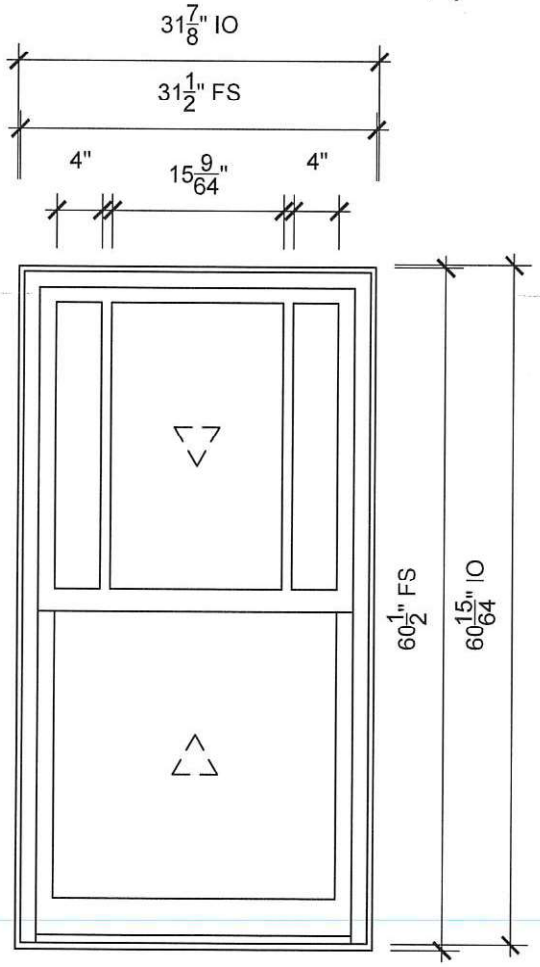
29.75

EXISTING WINDOW

G



WINDOW A



BED 1

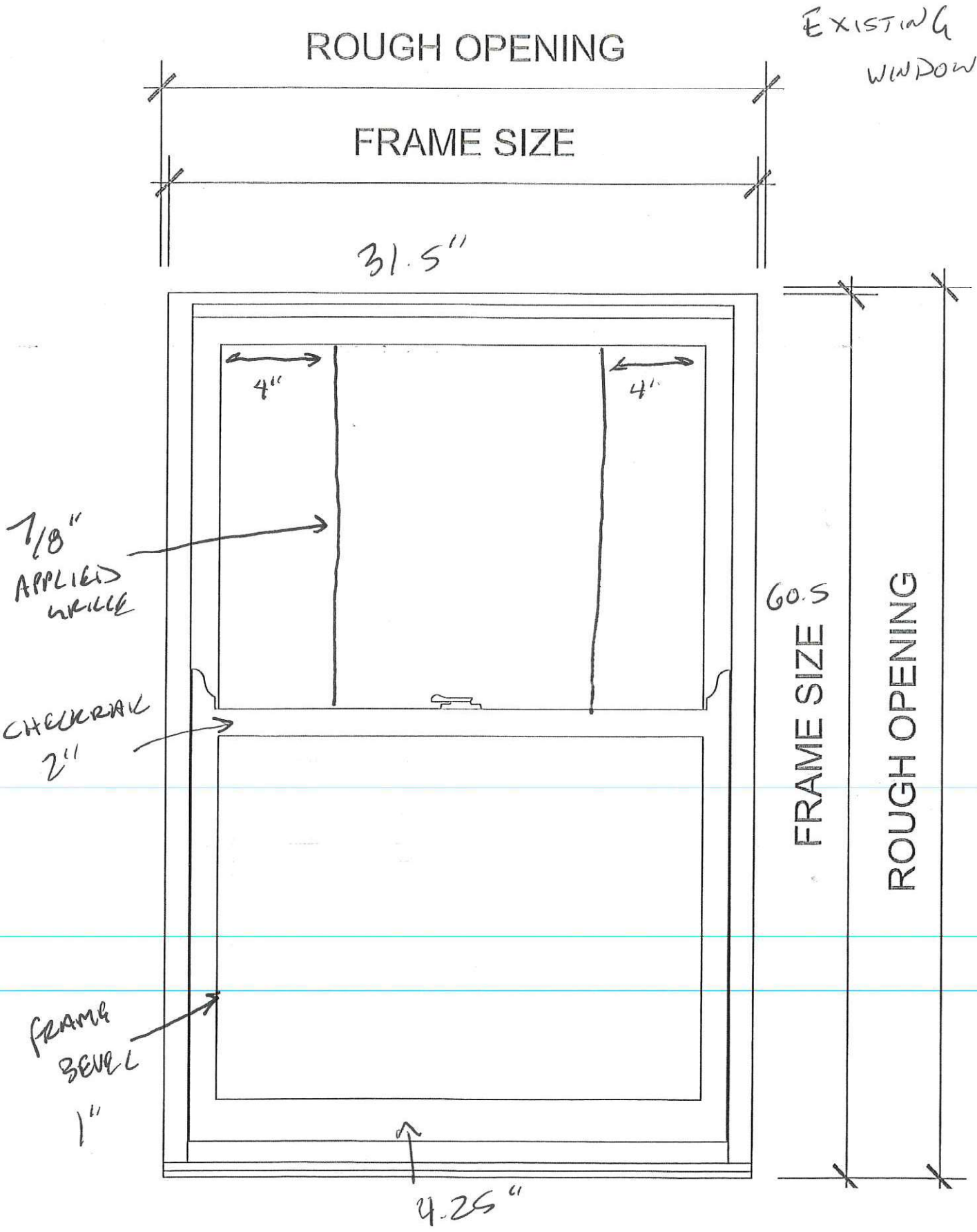
SCALE: 3/4" = 1'-0"

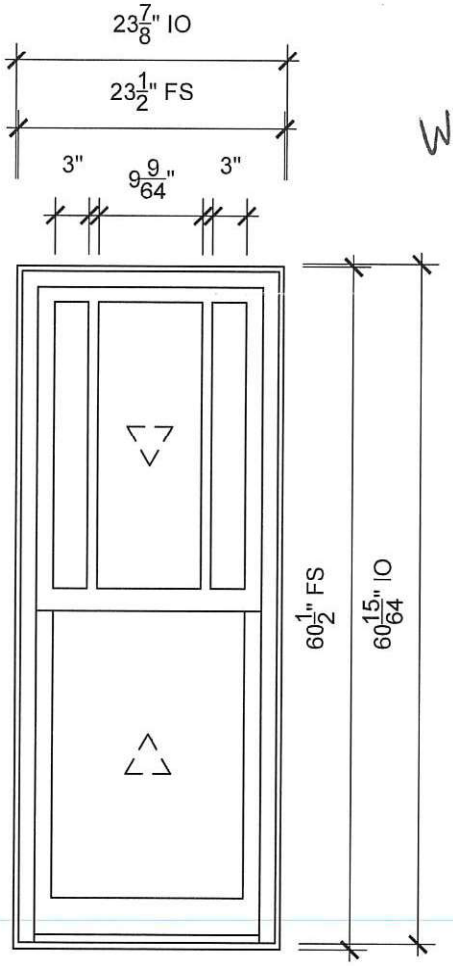
- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 4/8 Divided Lite
- 1/9 Checkrail

MARVIN

PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED:05/14/2021 REVISION:

EXISTING
WINDOW A





WINDOW B

BED 1

SCALE: 3/4" = 1'-0"

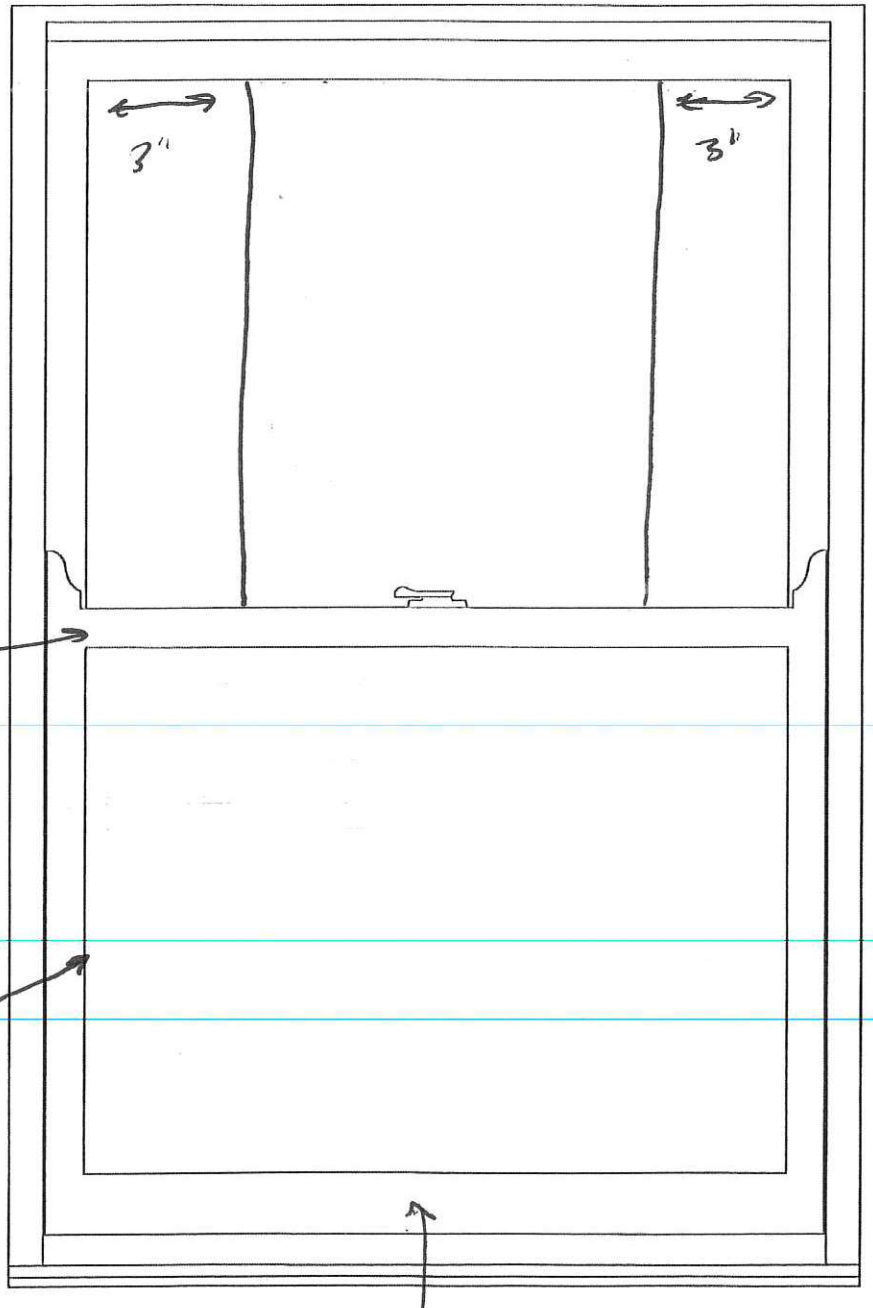
- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 4/8 Divided Lite
- 1/9 Checkrail

ROUGH OPENING

FRAME SIZE

23.75"

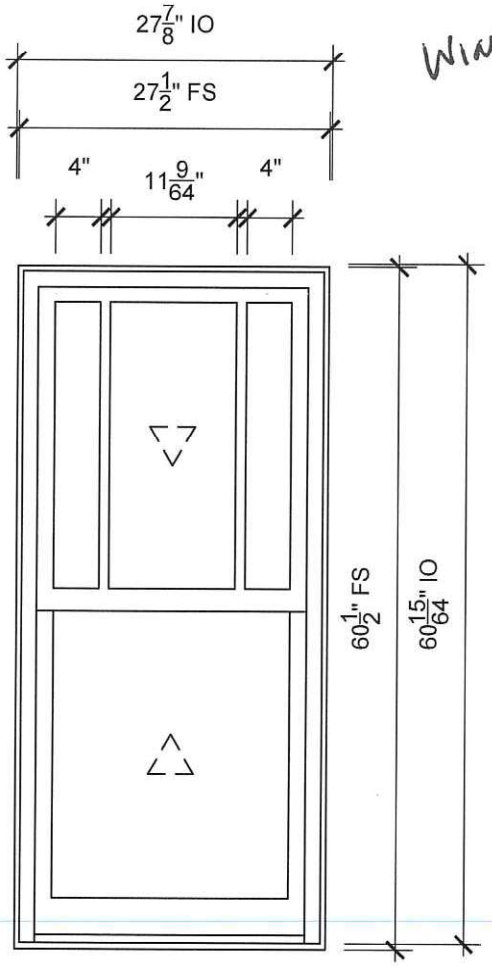
EXISTING WINDOW B



60.5"

FRAME SIZE

ROUGH OPENING



WINDOW C

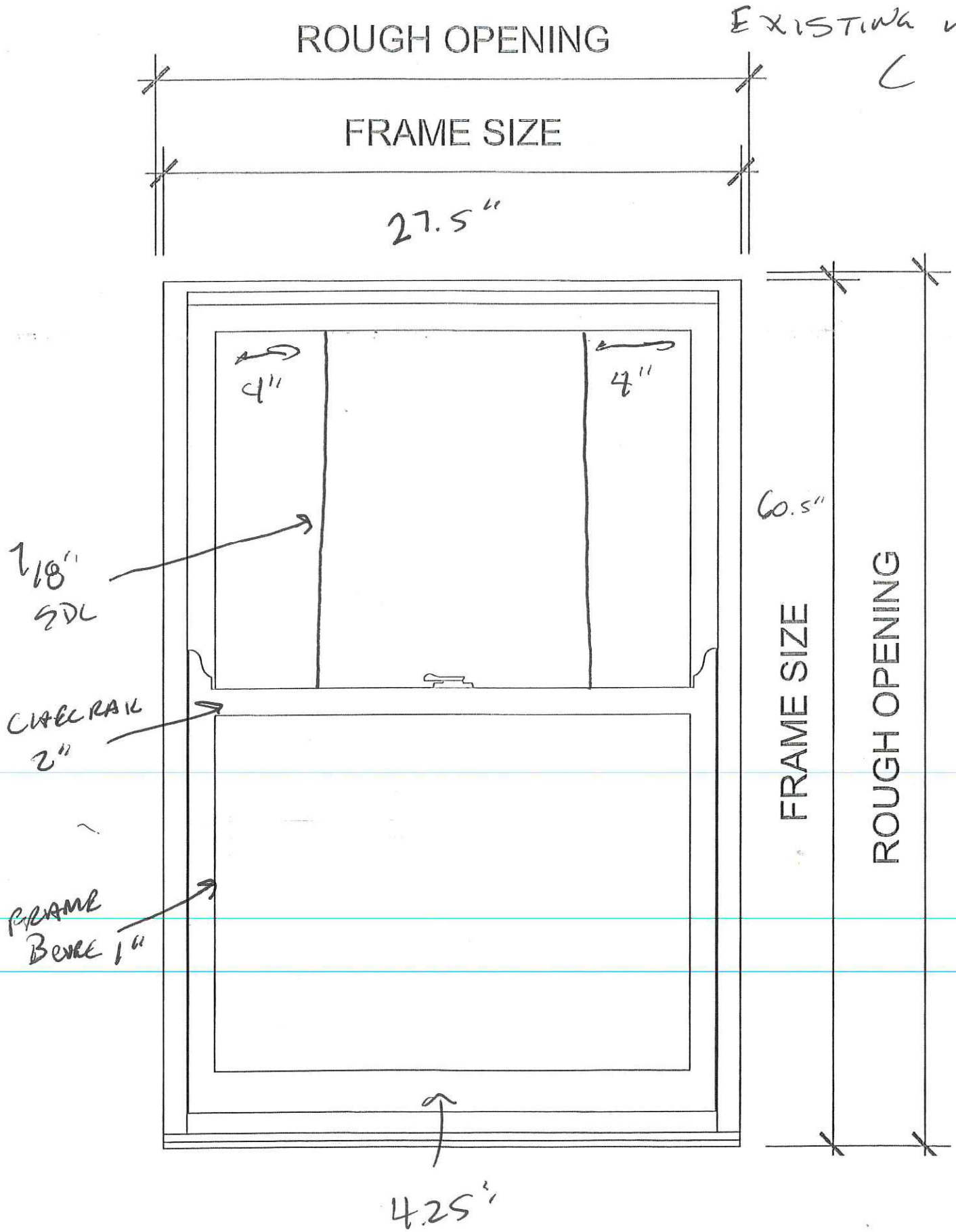
BED 1

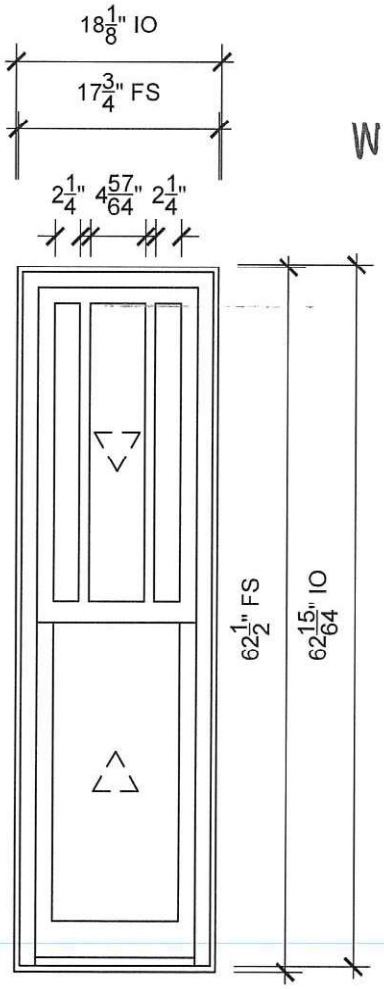
SCALE: 3/4" = 1'-0"

- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 4/8 Divided Lite
- 1/9 Checkrail

EXISTING WINDOW

C





WINDOW D

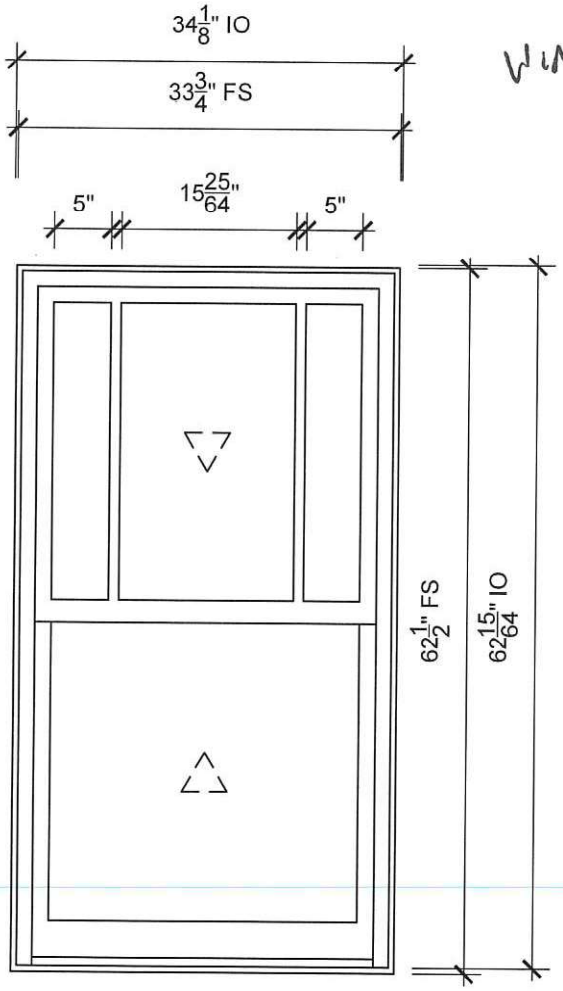
SIMONE ROOM

SCALE: 3/4" = 1'-0"

- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 4/8 Divided Lite
- 1/9 Checkrail

ROUGH OPENING
FRAME SIZE
EXISTING WINDOW D
17.75
2.25"
2.25"
7/8" SDL
CHECKRAIL 2"
Bevel 1"
62.5
FRAME SIZE
ROUGH OPENING
4.25"

WINDOW E



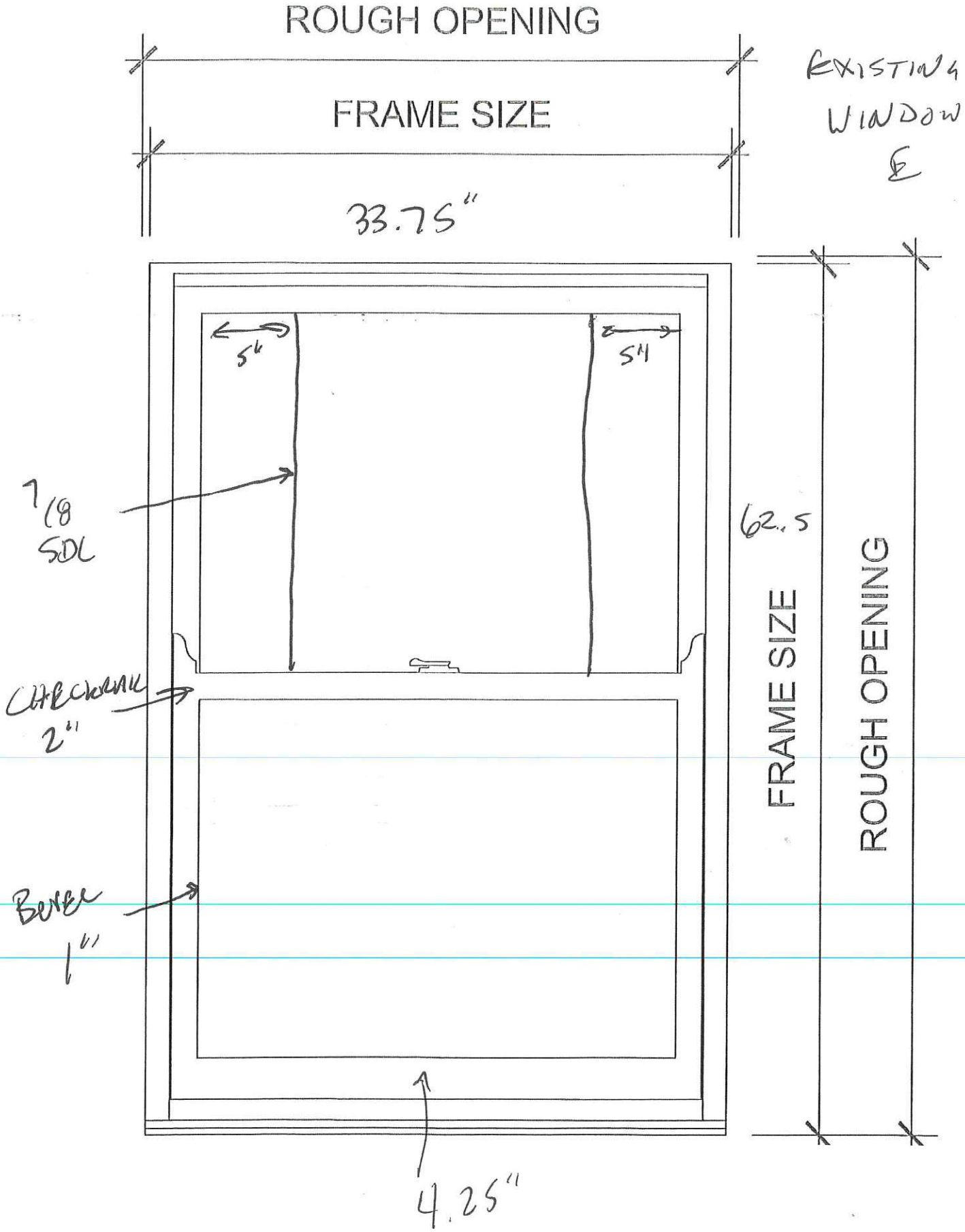
SIMONE ROOM

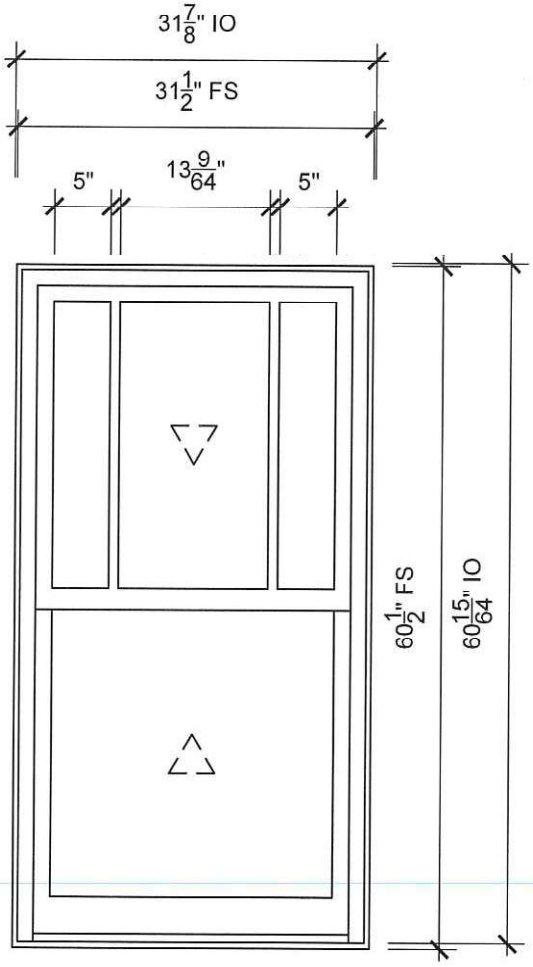
SCALE: 3/4" = 1'-0"

- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 4/8 Divided Lite
- 1/9 Checkrail

MARVIN

PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED:05/14/2021 REVISION:


ROUGH OPENING
FRAME SIZE
33.75"
EXISTING WINDOW
5½
5½
7/8 SDL
CHECKRAIL 2"
BEVEL 1"
62.5
FRAME SIZE
ROUGH OPENING
4.25"



WINDOW F

SOUTH BED

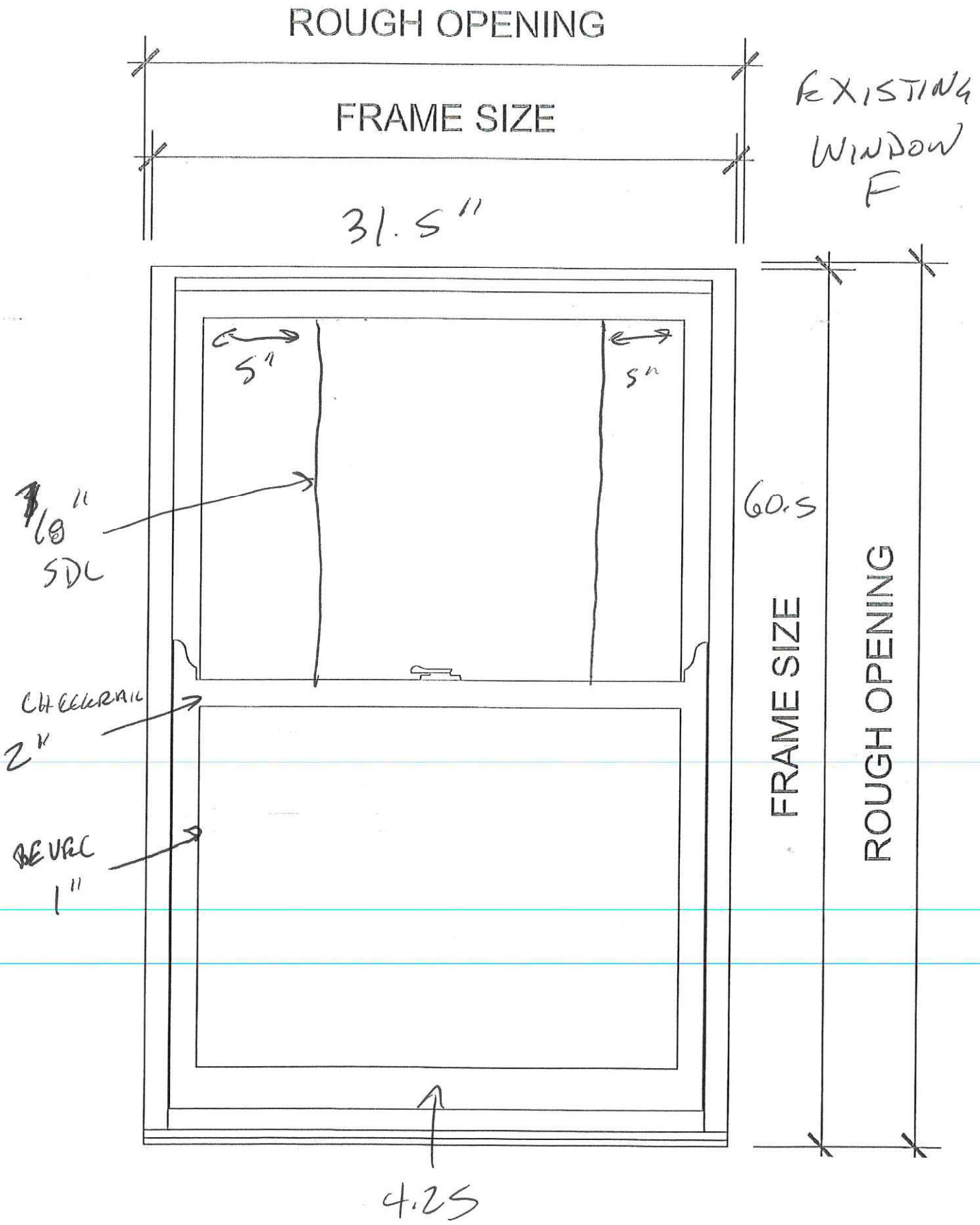
SCALE: 3/4" = 1'-0"

1/2 Head
2/2 Jamb
3/2 Sill
4/2 Divided Lite
1/3 Checkrail

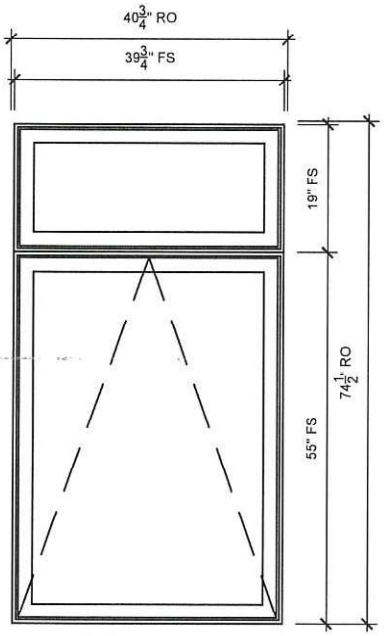
MARVIN

PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED:05/14/2021 REVISION:

SHEET 7 OF 10

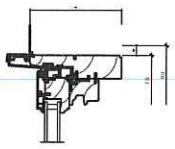

ROUGH OPENING
FRAME SIZE
31.5"
EXISTING WINDOW F
5"
5"
7/8" SDL
CHECKRAIL 2"
BEVEL 1"
60.5
FRAME SIZE
ROUGH OPENING
4.25

WINDOW H

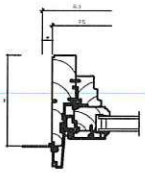


ADDITION
SCALE: 3/4" = 1'-0"

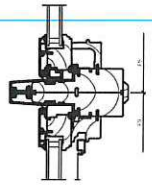
1/1 Head
1/1 Jamb
2/1 Horizontal Mullion
2/1 Jamb
1/1 Sill



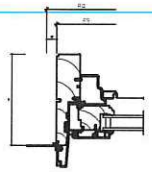
1/2 Head
SCALE: 3" = 1'-0"



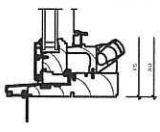
3/2 Jamb
SCALE: 3" = 1'-0"



2/2 Horizontal Mullion
SCALE: 3" = 1'-0"



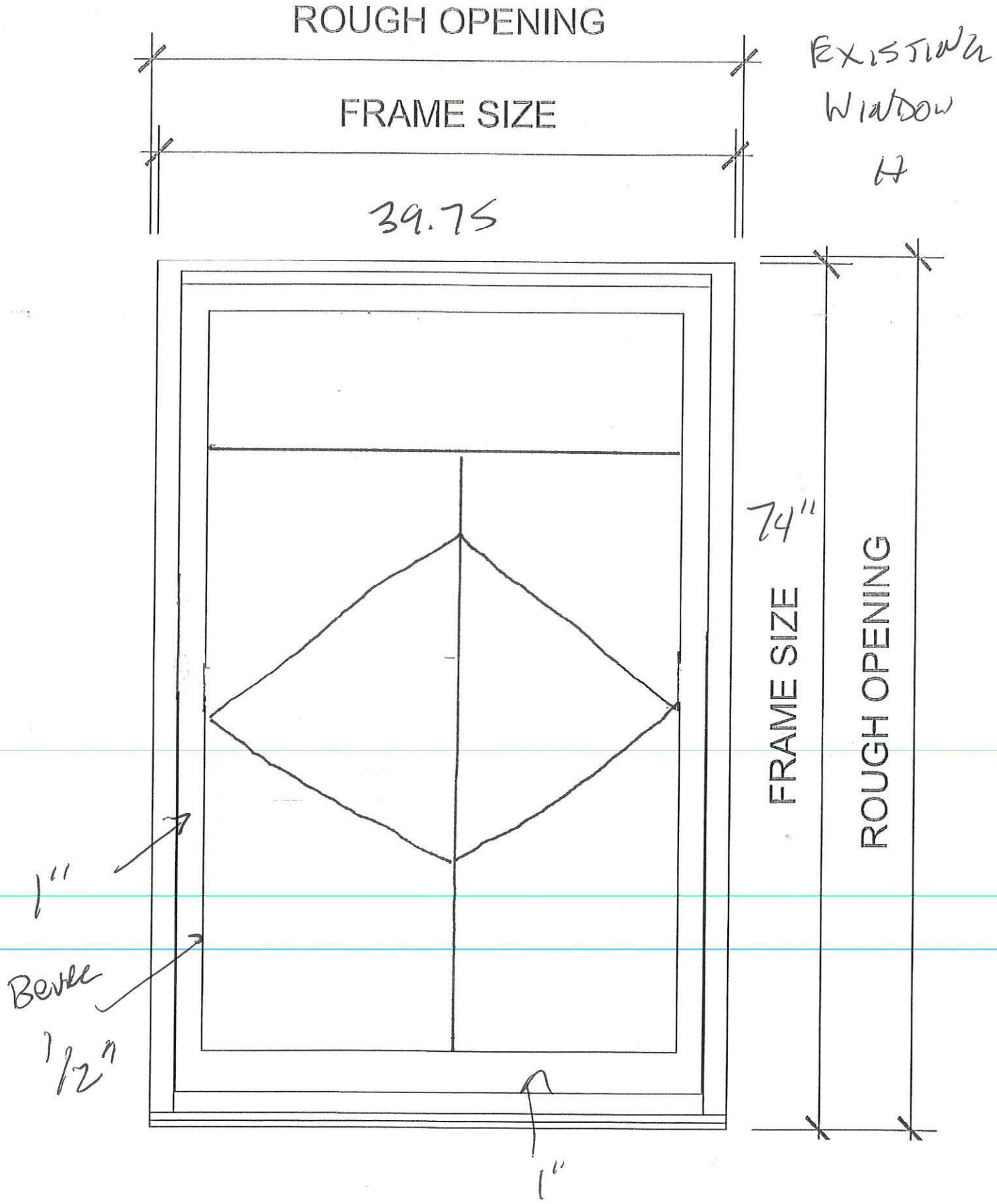
4/2 Jamb
SCALE: 3" = 1'-0"

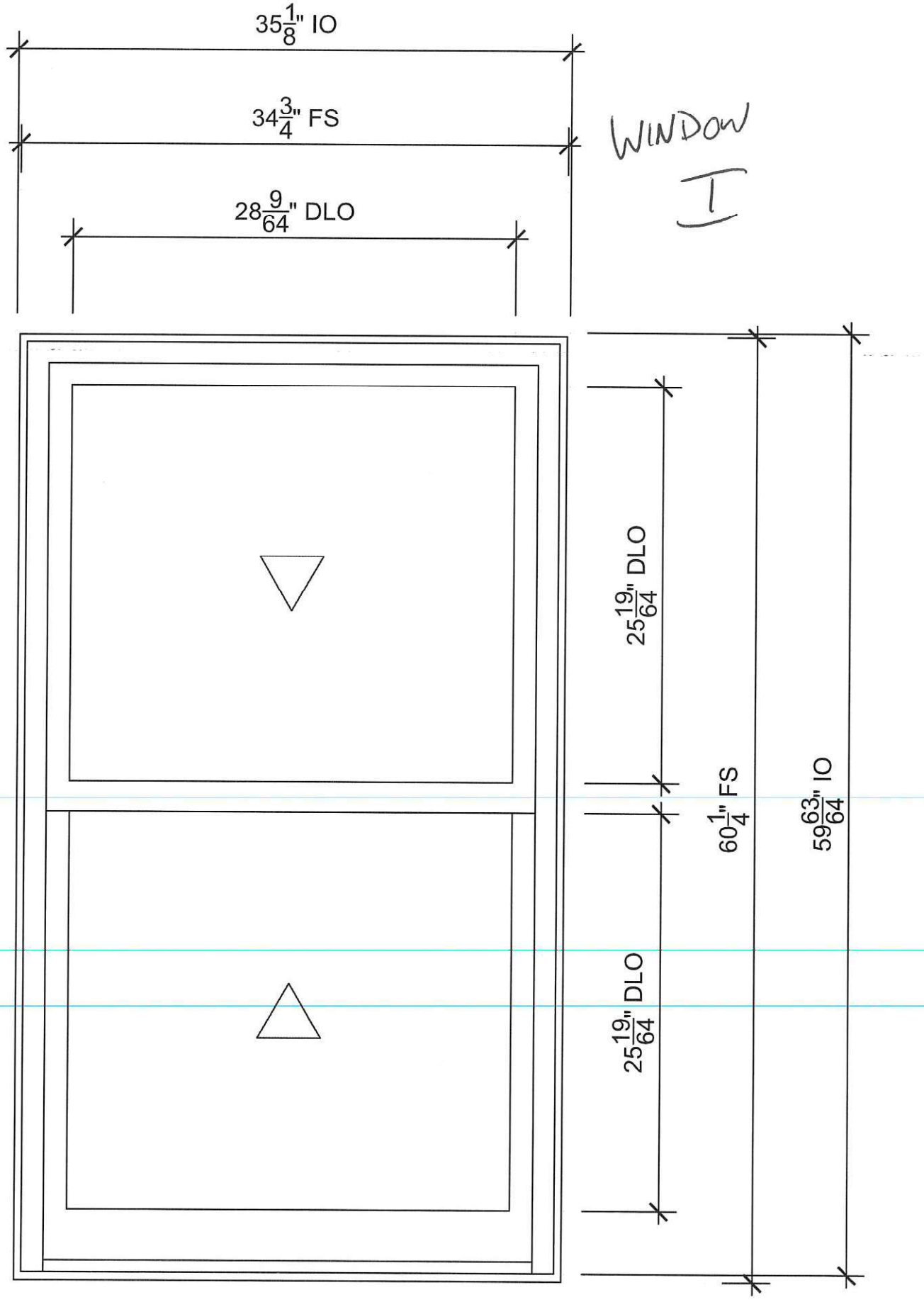


1/3 Sill
SCALE: 3" = 1'-0"

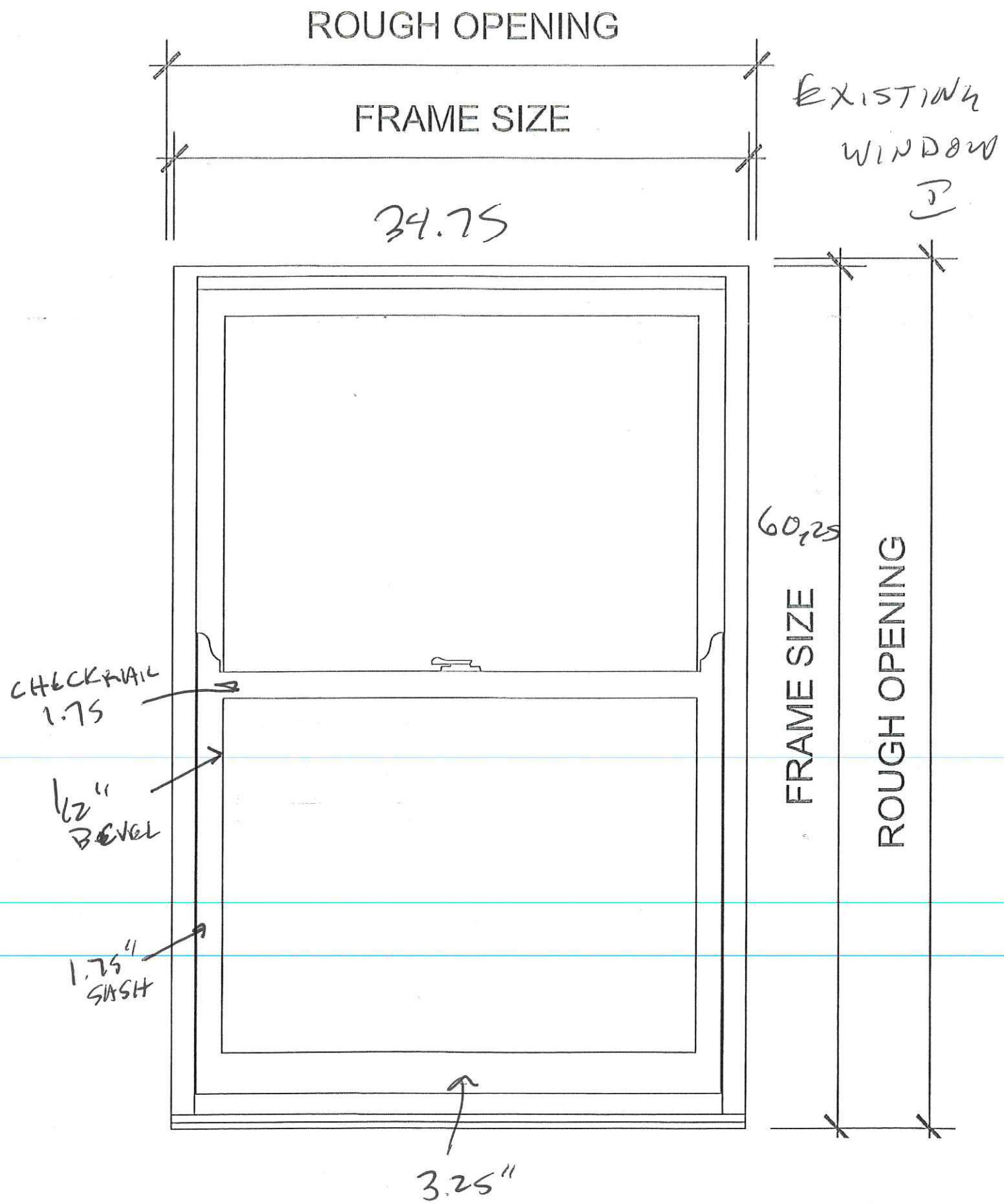
MARVIN

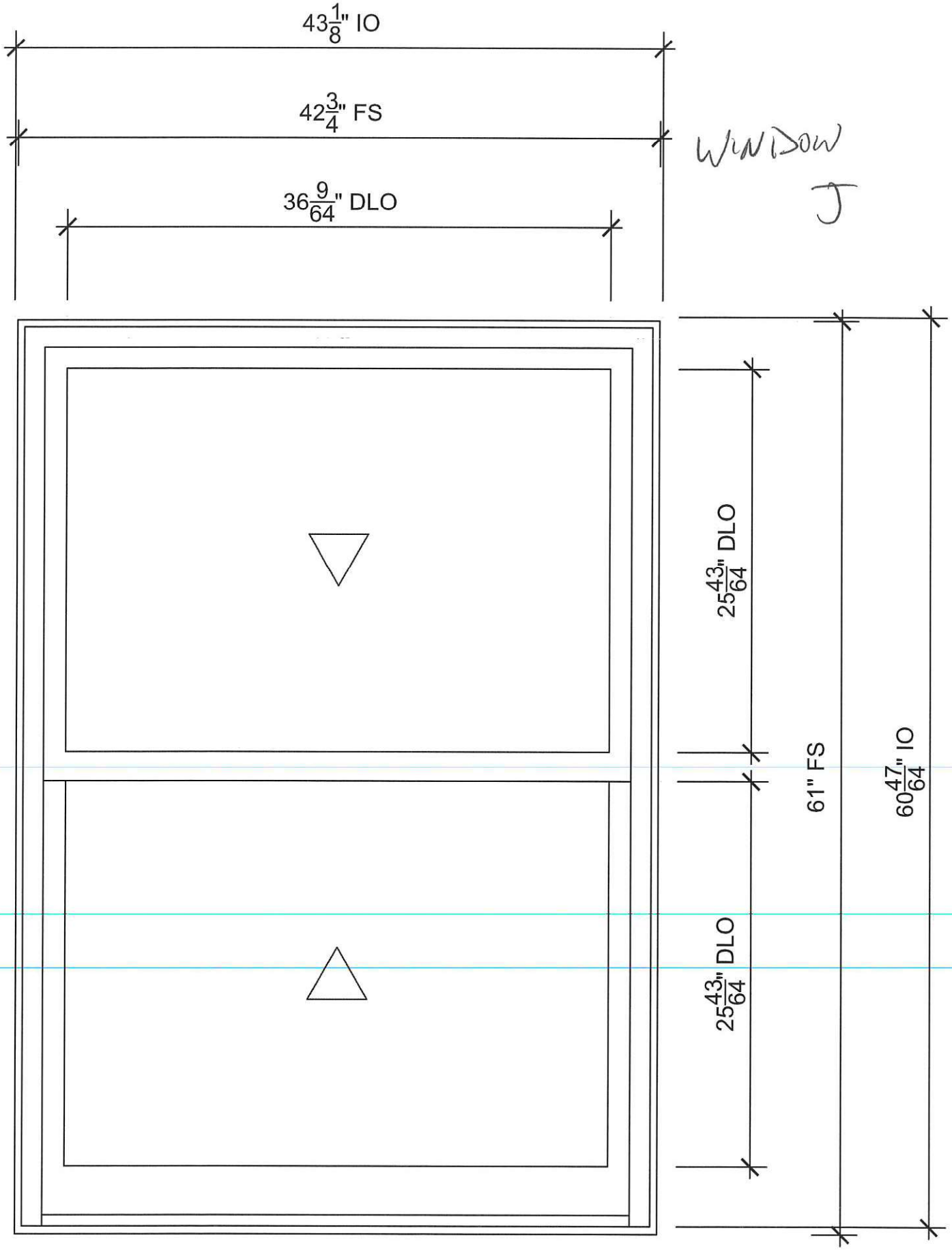
PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED: 05/14/2021 REVISION:


ROUGH OPENING
FRAME SIZE
39.75
EXISTING WINDOW
74"
FRAME SIZE
ROUGH OPENING
1"
Bevel
1/2"
1"

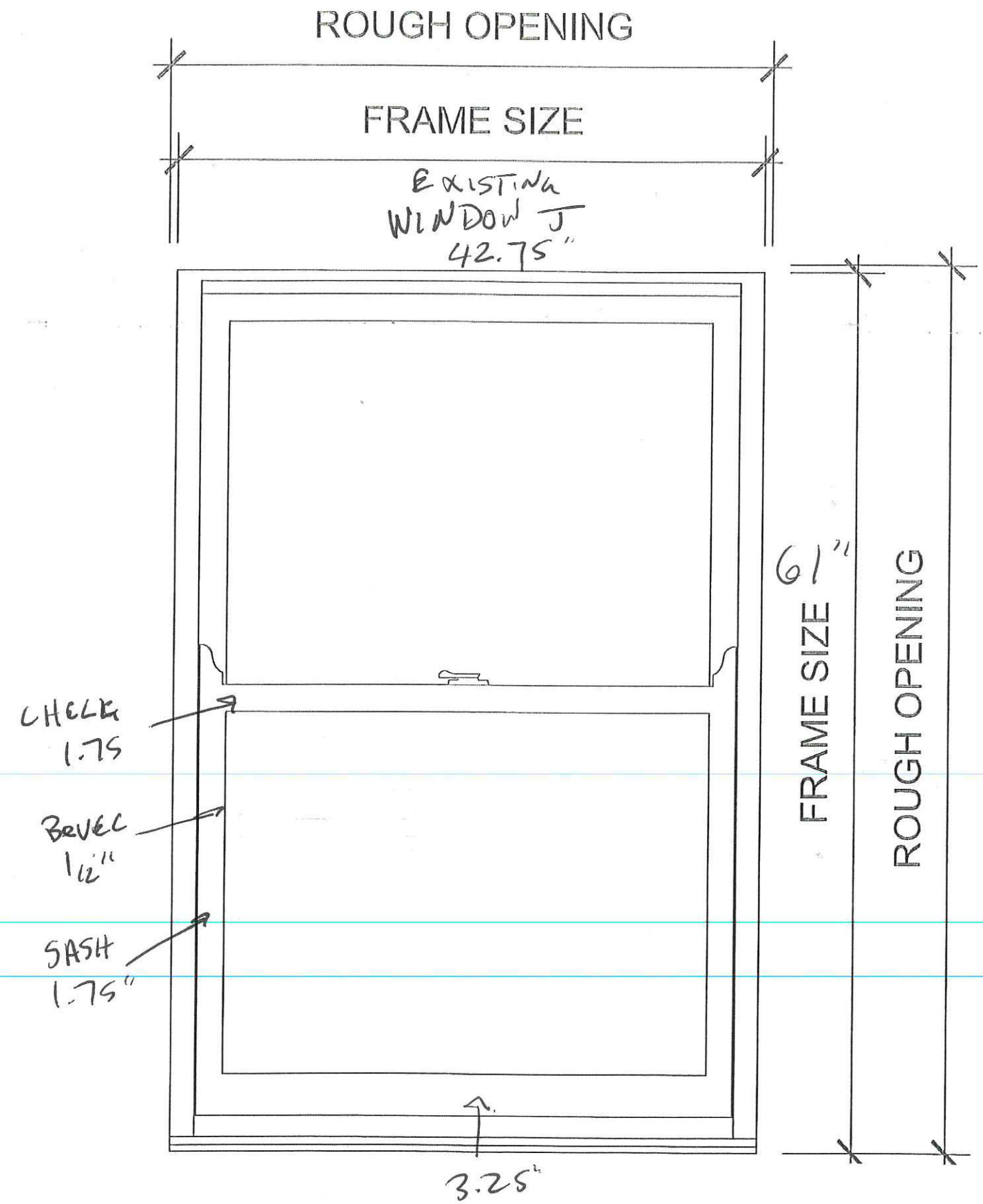

35 1/8" IO
34 3/4" FS
28 9/64" DLO
WINDOW I
25 19/64" DLO
60 1/4" FS
59 63/64" IO
25 19/64" DLO

WEST BED

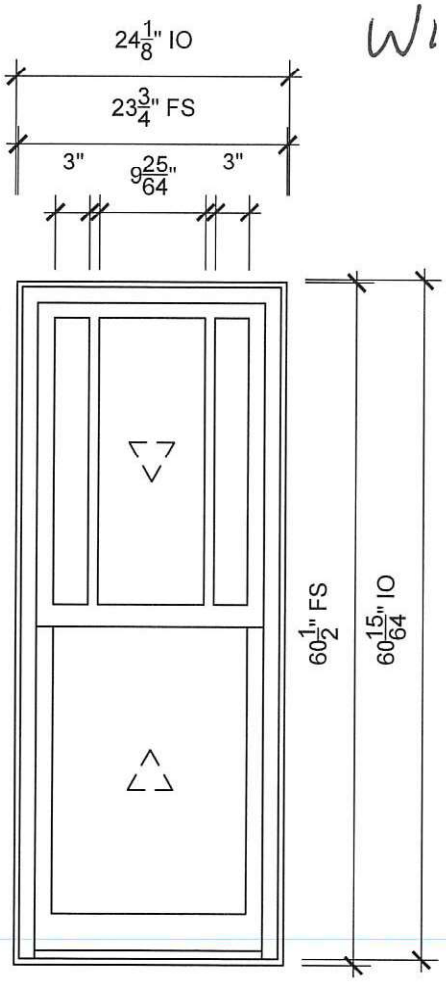

ROUGH OPENING
FRAME SIZE
34.75
EXISTING WINDOW
J
60,25
FRAME SIZE
ROUGH OPENING
CHECKRAIL
1.75
1/2"
BEVEL
1.75"
SASH
3.25"


43 1/8" IO
42 3/4" FS
36 9/64" DLO
WINDOW
J
25 43/64" DLO
61" FS
60 47/64" IO
25 43/64" DLO

SOUTH BED


ROUGH OPENING
FRAME SIZE
EXISTING WINDOW J
42.75"
61"
FRAME SIZE
ROUGH OPENING
CHECK
1.75
BEVEL
1/2"
SASH
1.75"
3.25"

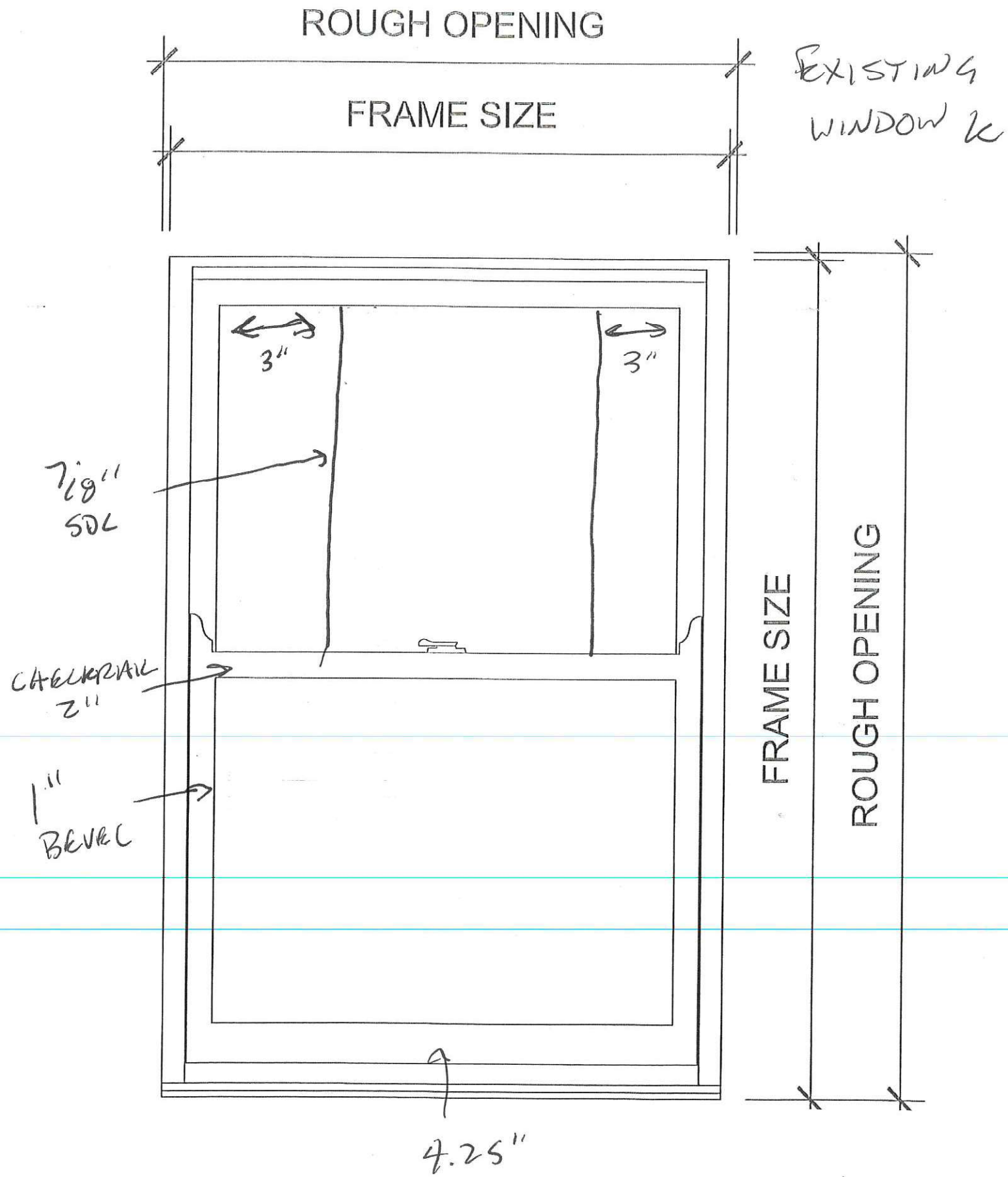
WINDOW K

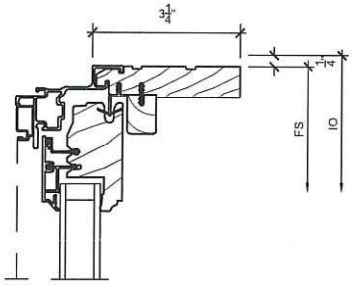


BATH

SCALE: 3/4" = 1'-0"

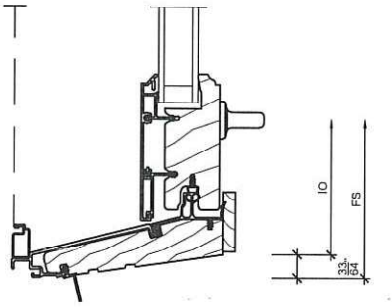
- 1/8 Head
- 2/8 Jamb
- 3/8 Sill
- 2/9 Divided Lite
- 1/9 Checkrail


ROUGH OPENING
FRAME SIZE
EXISTING WINDOW
3"
3"
7/8" SDL
CHECKRAIL 2"
1" BEVEL
FRAME SIZE
ROUGH OPENING
4.25"



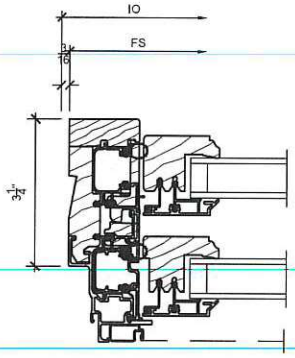
1/8 Head

SCALE: 3" = 1'-0"



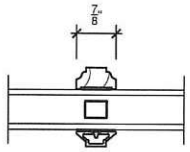
3/8 Sill

SCALE: 3" = 1'-0"



2/8 Jamb

SCALE: 3" = 1'-0"

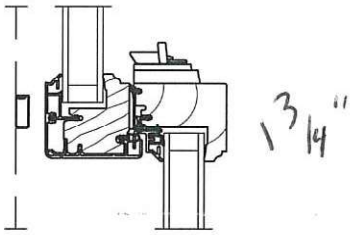


4/8 Divided Lite

SCALE: 3" = 1'-0"

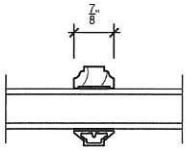
MARVIN

PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED:05/14/2021 REVISION:



1/9 Checkrail

SCALE: 3" = 1'-0"



2/9 Divided Lite

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: 1145 Sheridan Rd / Window Project
DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
DRAWN: JILL HELGESON
QUOTE#: QPX5FCR PK VER: 0003.08.01 CREATED: 05/14/2021 REVISION:

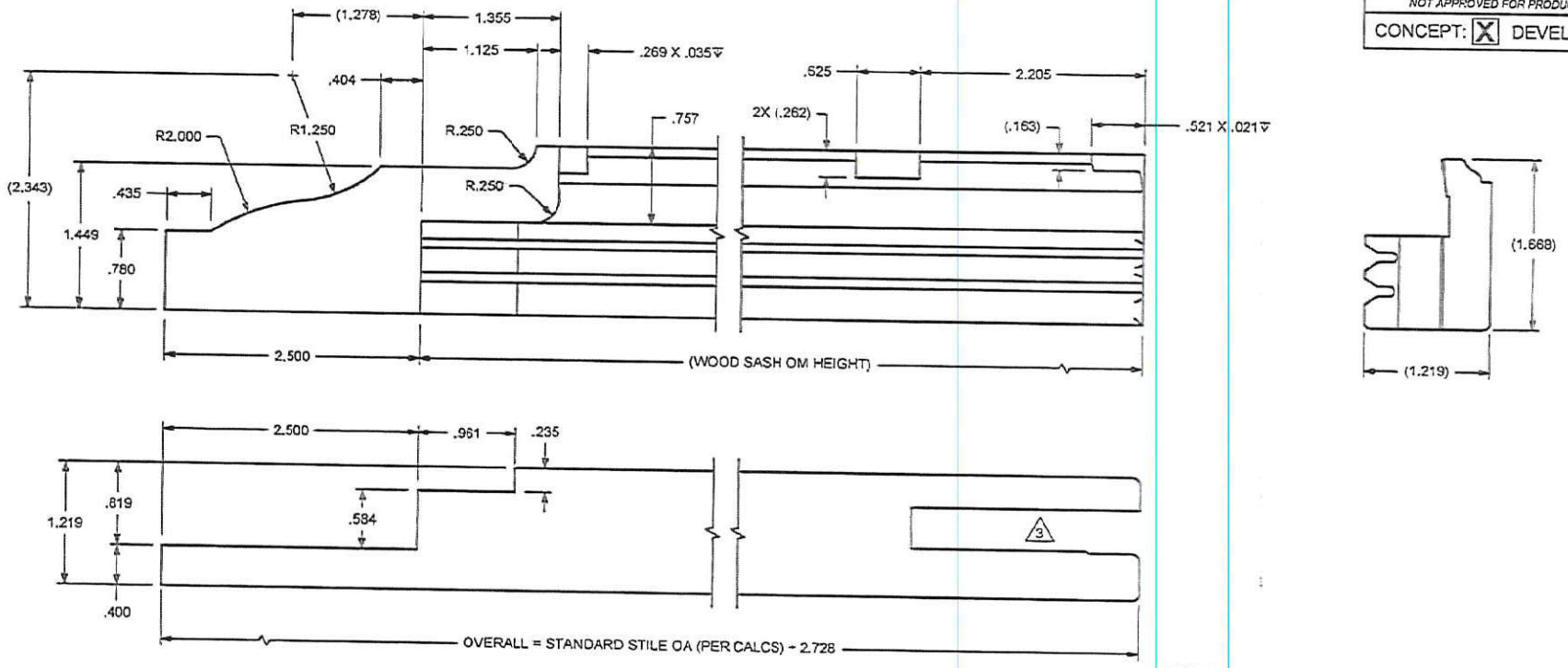
20-566

EXISTING WINDOW STYLE

EXISTING MUNTINS + LUGS IN DINING ROOM

H

DRAFT DOCUMENT
NOT APPROVED FOR PRODUCTION
CONCEPT: [X] DEVELOP: [ ]



NOTES:
1. FOR GENERAL SPECIFICATIONS, REFER TO DOC 00003952
2. FOR PROFILE INFORMATION, REFER TO DOC 00084022
△ 3. FOR BOTTOM END FABRICATION, REFER TO DOC 00108760
4. LH PART SHOWN, MAKE IN PAIRS

WOOD TREATMENT	
☒ TREAT ☐ DO NOT TREAT	
UNSPECIFIED TOLERANCES	
DECIMALS: XX ±.03 XXX ±.012	ANGLE DEG: ±.5
LINEAL: +1.0 -0.0	FAB LINEAL: ±.016
MATERIAL: WOOD	

RESEARCH & DEVELOPMENT
MARVIN WINDOWS & DOORS
WARROAD, MN, USA, (218) 386-4021

PRODUCT CATEGORY:	ULTIMATE DOUBLE HUNG NEXT GENERATION
UNIT TYPE:	CUDH-NG
DWG TYPE:	FABRICATION
DESCRIPTION:	BOTTOM STILE, INT. SASH LUG, CUSTOM OGEE

CHK:	SIZE:	CLASS:	DWG NO:
	B	W11929	00118910
APP:	SCALE:	DATE:	DWG BY: / SHEET:
	1:1	07/26/19	KRANK, ANDY / 1 OF 1

REV	DESCRIPTION / REQUESTOR	ECN NO	DATE	REV BY
0.0	NOYES LAB	748819	07/30/19	ASK

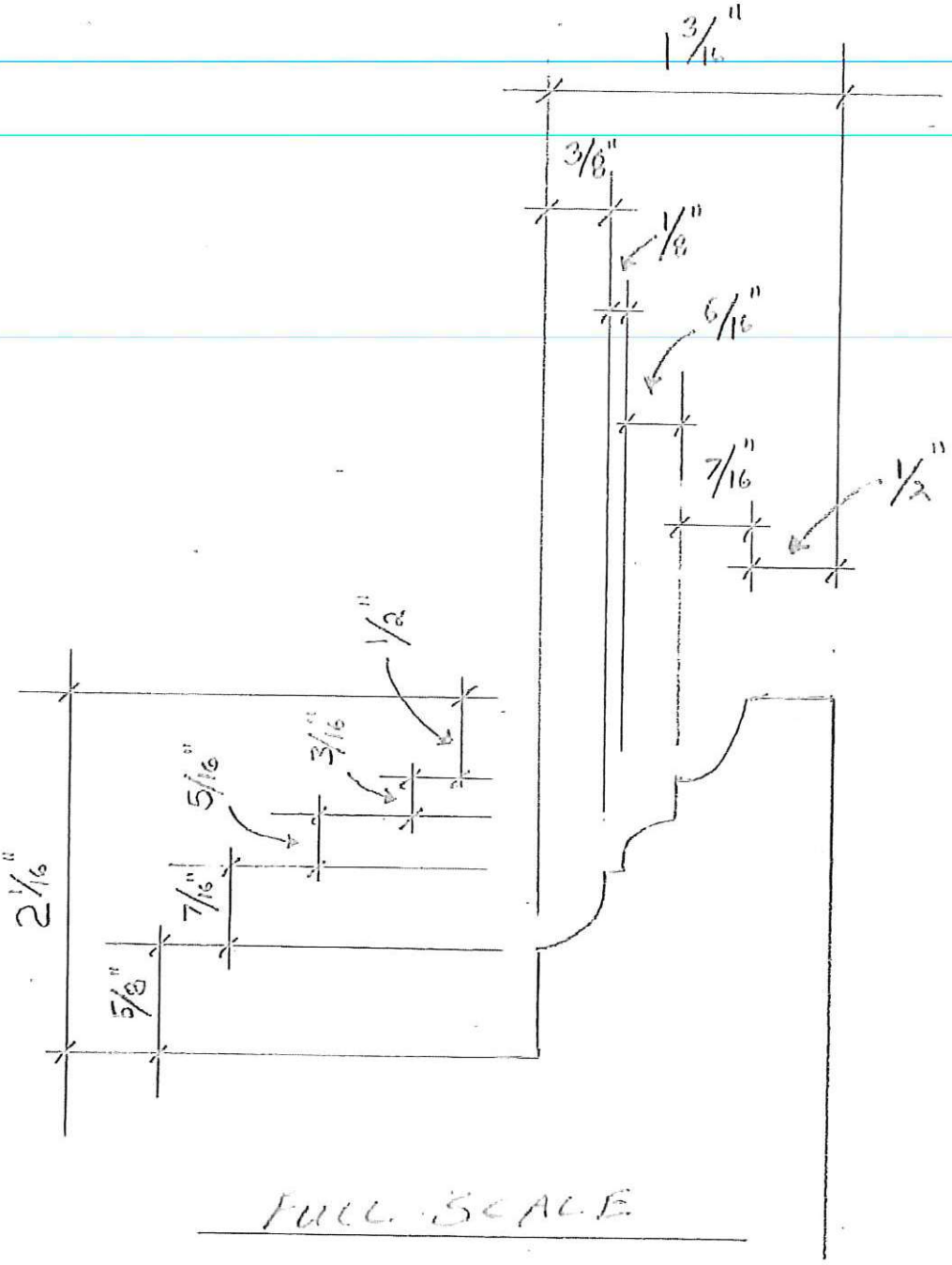
Heidbreder Building Group, L.L.C.
14100 Lambs Lane Suite 1 Libertyville, IL. 60048
847 / 996-6767 ph 847 / 996-6770 fax

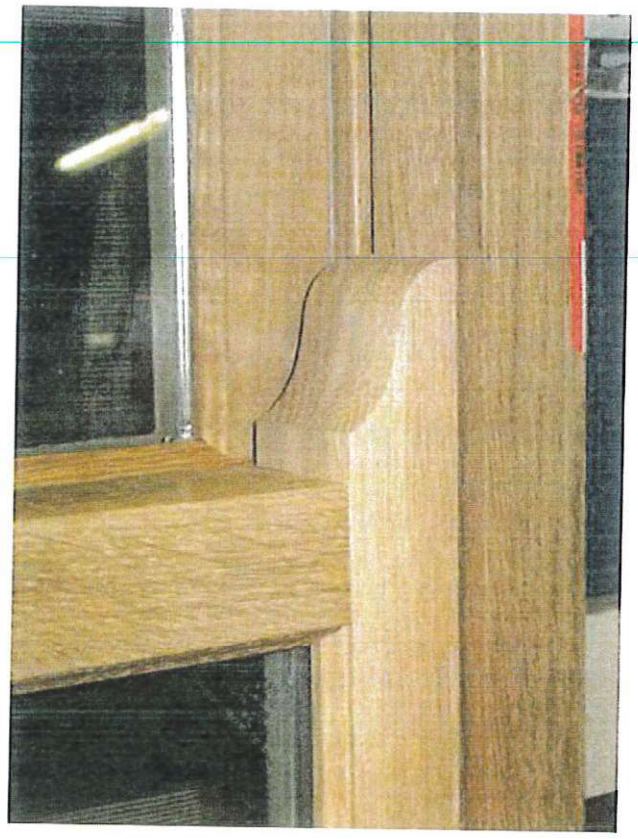
November 6, 2019

HBG Job # 19-566

Montgomery Residence – Evanston IL.

Dimensioned, full-scale drawing of an existing window lug (horn) at the top of the inside sash of the existing double-hung windows.





STATEMENT OF SIGNIFICANCE

The product of an important architectural partnership promoting the Prairie style and containing strong Evanston connections, this structure has been greatly altered over the years. The original character can still be appreciated in the northwest corner, however. There the careful relationship between the wall planes made of carefully laid brick, and the openings for windows and doors capped by a definitive roof with a single, thin eave fascia, shows the almost abstract, architectonic quality sought by those who formed the Prairie school. Elsewhere, the original intent of the designers has been obscured by alterations.

EVANSTON LANDMARK

ADDRESS: *1145 Sheridan*
COMMON NAME: *Same*
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: *1913*
ARCHITECT OR BUILDER: *Tallmadge & Watson*
ORIGINAL SITE x MOVED ___
SIGNIFICANCE:

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

OTHER COMMENTS:

BEGINNING STREET #	1145
END STREET #	
STREET # SUFFIX	
STREET NAME	SHERIDAN
SUFFIX	ROAD
PIN	11-19-212-001-0000

PHOTO ID \Images\11-19-212-001-0000.jpg

LOCAL

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

NATIONAL REGISTER

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

ALTERNATE ADDRESS?

GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Prairie
DETAILS	
CONSTRUCTION YEAR	1913
OTHER YEAR	
DATESOURCE	Building permit
WALL MATERIAL (current)	Brick
WALL MATERIAL 2 (current)	
PLAN	Irregular
NO OF STORIES	2
ROOF TYPE	Hipped
ROOF MATERIAL	Asphalt - shingle
FOUNDATION	Parged
PORCH	-
WINDOW MATERIAL	Wood
WINDOW MATERIAL 2	
WINDOW TYPE	Double hung/casement
WINDOW CONFIGURATION	1/1; 3/1; 1-light

SIGNIFICANCE *This 1913 brick residence was designed by prominent Prairie School architects Tallmadge & Watson. The house has been slightly altered over the years, but still retains much its original character.*

HISTORIC FEATURES *Shallow hipped roof with overhanging eaves; brick exterior, with soldier-course lintels above window openings; north and west segmental arch entries at northwest corner of house (a segmental-arch canopy--SEE CONTINUATION SHEET*

ADDRESS

1145			*SHERIDAN*	*ROAD*

ALTERATIONS *East side garage bay is likely an addition that was constructed soon after the house was built (1916 permit for $2500 improvement, Tallmadge & Watson, architects); southwest corner porch bricked in (post-1945)--SEE CONTINUATION SHEET*

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) *1143 Sheridan Road*

BUILDING MOVED? *No*

MOVED FROM

ORIGINAL OWNER *Shaffer, Carroll*

ORIGINAL ARCHITECT *Tallmadge & Watson*

ARCHITECT SOURCE *Building Permit 5241*

BUILDER *Matthews, James*

ADDITIONAL PHOTOGRAPHS

PHOTO ID2

PHOTO ID3

OTHER PINS

SURVEYOR *Lara Ramsey*

SURVEYOR ORGANIZATION *GRANACKI HISTORIC CONSULTANTS*

SURVEY DATE *4/10/2012*

Historic Info Compiler *MBM*

SURVEYAREA *EVANSTON LAKESHORE PHASE II*

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1145			SHERIDAN	ROAD

OLD ADDRESS (city dir.year) 1143 Sheridan Road

DATE OF CONSTRUCTION 1913

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 5421 **DATE** 1913.08.16

BUILDING PERMIT DESCRIPTION 2-story brick & tile residence 52'w x 42'd x 22'h, 15 rooms

COST $15,000

ORIGINAL OWNER Shaffer, Carroll

ORIGINAL OWNER OCCUPIED? Yes

ORIGINAL ARCHITECT Tallmadge & Watson

ARCHITECT SOURC Building Permit 5241

BUILDER Matthews, James

EXTERIOR ALTERATION PERMITS

BP7136, 1916.09.14, improvement to residence $2,500 (O) C. Shaffer, (A) Tallmadge & Watson, (B) John Short. BP24141, 1943.11.10, enclose entrance to garage $200, (O/A) Baird & Warner agts, (B) John Olson. (Continued in HISTORIC INFO)

OTHER PERMIT INFO

BP10065. 1922.08.10, 1-story playhouse $50 (O/A/B) C. Shaffer 35675, 1962.04.20, swimming pool $3,500 (O) Chas. Hoffman, Jr. (B) Pile Swimming Pool Sales

COA INFO

2009 – Tuck point porch, match mortar color and aggregate. Replace front brick walk with match pavers. Install 8" high curbing to control erosion. Install concrete terrace in rear.

HISTORIC INFO

(Continued from EXT ALT PMTS) BP33117, 1957.10.08, replace steps $200, (O) E.B. Henslee, (Mason) W.J. Daly. BP42858, 1976.11.24, room addition with rear deck $15,400, (O) H. Head, (B) Faber & Koulas Const. 1988 alterations.

OTHER SOURCES

IHSS #237. Evanston Landmark (1978). ELHD #252. PHOTOS at EHC: Hokanson & Jenks 1953; Quinlan & Tyson 1960. SKETCH on YMCA invitation 1989.

HISTORIC INFO COMPILER MBM

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1145

STREET SHERIDAN ROAD

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Shallow hipped roof with overhanging eaves; brick exterior, with soldier-course lintels above window openings; north and west segmental arch entries at northwest corner of house (a segmental-arch canopy with brackets protects the north entry); leaded-glass casement windows with wrought-iron balconette above west entry; square, projecting west side bay with three oversized double hung windows separated by Prairie-style pilasters at 2nd story, and rows of small, single-light casement windows along the 1st story; west side terrace surrounded by brick knee walls (may be historic addition); with two sets of French doors leading out onto terrace from south end of west elevation; 1-story southwest corner porch with hipped roof and brick piers (enclosed); 2nd story oriel bay east of entry on north elevation; northeast corner attached, below-grade garage topped with 2-story sun porch with paired corner piers and stucco spandrel panels; most 3/1 vertical, 1/1, and 1-light wood windows on north and west elevations appear to be historic.

Alterations

East side garage bay is likely an addition that was constructed soon after the house was built (1916 permit for $2500 improvement, Tallmadge & Watson, architects); southwest corner porch bricked in (post-1945); replacement concrete steps with wrought-iron railing at north entry (1957); 2-story southeast addition (1976); some windows (mostly 1/1 wood windows) on front and side elevations appear to be historically-appropriate replacement windows; windows in sun porch over garage are recent, and replaced earlier replacement windows in downsized openings.

1050 Hinman Avenue
Lakeshore Historic District - 21PRES-0071

John and Claire Empfield, owners of record, submit for a Certificate of Appropriateness to alter the existing roofing material from ceramic tile to asphalt architectural shingles.
Applicable standards: Alteration [1-10]

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

Subject: 1050 Hinman Avenue – 21PRES-0071

Date: May 28, 2021

Public Notice
John and Claire Empfield, owners of record, submit for a Certificate of Appropriateness to alter the existing roofing material from ceramic tile to asphalt architectural shingles.
Applicable standards: Alteration [1-10]

Construction Period:
1917

Style:
Prairie

Architect of Record:
George W. Maher

Condition:
Good

Integrity:
Good

Status:
Contributing – Local Landmark Eligible (Criterion 4)

Setting:
1050 Hinman Avenue is a single-family home located in the far west central portion of the Lakeshore Historic District. Surrounding properties are an eclectic mix of the mid to late 19th and early 20th century's styles and a mix of residential densities varying between larger multi-family, double-houses, and single-family homes. The individual buildings on the block retain good integrity with a mix of minimally altered structures and significant resources with excellent integrity. All homes on the block except one are listed as contributing.

Significance:
The home was designed by a highly important figure in the Prairie School and Arts and Crafts movement -- architect George Washington Maher (1864-1926).

The home is significant due to its architect of record, although the design and form of the home is relatively vernacular in comparison to the architects more notable and earlier commissions. Early in Mahers Career, he would find success as a draftsman in the office of architect Joseph Silsbee, working alongside Frank Lloyd Wright, and George Elmslie. Although he quickly started his own practice in 1888. In 1893 Maher would move to the planned community of Kenilworth Illinois where is would design over 40 homes in the area, including his own, and many other public commissions including the village's iconic entryways still extant today. Maher was an intellectual and innovator who spent his career searching for originality in American architecture. He was greatly inspired by the English Arts and Crafts Movement and would later become a founding member of the Chicago Arts and Crafts Society. He was one of the first Prairie School Architects who developed a truly unique style many years before Wright would find similar success. His design aesthetic and influences were evolving near continuously during his career, finding notable success in the early 1900s with works directly influenced by the Arts and Crafts Movement and Art Nouveau. Maher designed furniture, clocks, light fixtures, rugs, and even tableware, many of which are housed in prominent museums today as significant examples of Arts and Crafts design. Significant commissions designed by Maher include:

- Farson House "Pleasant Home" – Oak Park Illinois (1897)
- 308-310 Church Street – Evanston Illinois (1910)
- University Building – Evanston Illinois (Circa 1910)
- 2505 Orrington – Evanston Illinois (1909)
- Patten Gymnasium – Evanston Illinois (demolished)
- Swift Hall of Engineering – Evanston Illinois (1909)
- Rubens Estate - Glencoe Illinois (1903)
- P.J. King House – Chicago Illinois (1901)
- Rath House – Chicago Illinois (1907)
- Colvin House – Chicago Illinois (1909)
- J.R. Watkins Medical Company – Winona Minnesota (1911)
- Winona Saving Bank – Winona Minnesota (1914-1916)

By 1916 the Prairie School and Arts and Crafts movements began to lose popularity and the date of construction for the subject property explains it being a rather spare or vernacular version of the Prairie School, most easily compared to an earlier work by Maher in the District located at 308-310 Church Street (an Evanston Landmark). 1050 Hinman is likely one of Maher's later residential expressions of the Prairie School, as his work shifted dramatically toward more eclectic revival styles in the late teens and early 20s, a time in which Maher would develop a significant depression and suffer from many medical issues. Maher's last commission would be in 1926 shortly before he committed suicide at age 61. His legacy endures, not only his many significant architectural contributions to the region, but as a mentor of renowned architect Robert Seyfarth, who designed four Landmark properties in Evanston including: 2424 and 2418 Lincoln Street; 2733 Colfax Street; 2322 Ewing Avenue;

Proposal
The applicant proposes to replace the original ceramic tile roof with asphalt shingles.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

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

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

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

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

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

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

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

1) Property Address: 1050 Hinman Ave

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: John and Claire Empfield

Address: 1050 Hinman Ave

City:	State:	Zip:	Phone:	Email/Fax:
Evanston	IL	60202	312-203-7870	john.empfield@gma

3) Architect's Name:

Address:

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

4) Contractor's Name: Hanson Roofing

Address: 2130 Jackson Ave

City:	State:	Zip:	Phone:	Email/Fax:
Evanston	IL	60201	(847) 328-2550	

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.

The clay tile roof at 1050 Hinman has deteriorated. It is over 100 years old and has exceeded it's lifetime value. There are minimally 80 cracked and broken tiles which are compromising the rest of the structure as it is a failed roof in need of immediate intervention. In looking to repair the roof it became apparent this material is no longer produced and any repairs would need to be done with salvaged parts thus using more materials that are also beyond their lifetime value. It's clear this material is no longer capable of standing up to inclement weather as the hail storm of 2020 showed. The recommendation from our roofing contractor would be to use a new structurally sound material to replace it. Our roof is very difficult to see from the street due to it's height and low pitch, but in order to match the visual aesthetics of the current one, we propose matching the color in kind but updating the material to an architectual shingle, thus matching the roof material to the remaining homes on our block.

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

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

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

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

4) Applicant's Signature: _____

Print Name: John Empfield

Date: 5/13/21

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

11192140260000 04/22/2007

HUNTER GREEN ASPHALT SHINGLE

HOME / RESIDENTIAL ROOFING / PRODUCTS / **LANDMARK®**

LANDMARK®

VISUALIZE YOUR HOME

GET AN ESTIMATE

VIEW GALLERY

PRODUCTS AVAILABLE NEAR ZIP CODE:

ENTER ZIP CODE

PLEASE ENTER YOUR ZIP CODE TO VIEW PRODUCTS AVAILABLE IN YOUR AREA

SAMPLE - Landmark Hunter Green Asphalt Shingle

P R O P O S A L

HANSON ROOFING, INC.

ROOFING - GUTTERS
2130 JACKSON AVENUE
EVANSTON, IL 60201
PHONE (847) 328-2550 – FAX (847) 328-3906
hansonroofing@ameritech.net

TO

Michael Newton
1050 Hinman Ave
Evanston, IL 60202

DATE 04-19-2021

Kind of Work Roofing & Sheetmetal

Location 1050 Hinman Ave
Evanston, IL 60202

WE PROPOSE to furnish all necessary labor, material and equipment to complete the following:

Strip entire upper main house tile roof down to roof deck. Install Grace Ice and Water Shield 6' up at gutter edge. Apply premium synthetic underlayment to entire roof deck. Install 30 year warrantied architectural asphalt shingles. All hip and ridge to be installed double coverage. All roof vents and soil stacks to be replaced. Install new 24 gauge prepainted steel flashing to chimney and at roof to wall intersections at south side dormer. All debris to be removed from premises. All work guaranteed on labor for a period of 5 years.

$18,950.00

Strip front flat roof down to roof deck. Install a two ply modified bitumen flat roof system. All sheets to be installed as per manufacturer's specifications. Apply Lukas Fibrated Aluminum Roof Coating to entire flat roof. All debris to be removed from premises. All work guaranteed on labor for a period of 5 years.

$2,750.00

Remove and replace rear upper flat roof same as above.

$1,985.00

Remove and replace rear lower flat roof same as above.

$1,985.00

Carpentry repairs needed to wood sheeting will be done at time and material, at the rate of $90.00 per man hour plus material cost. Additional sheetmetal or finish carpentry work necessary will be done on time and material at the rate of $90.00 per man hour plus material cost. Owner is responsible for stucco/siding repairs at roof to wall intersections. If this is acceptable to you, please sign one copy and return to us.

All the above work is to be completed in a substantial and workman like manner. **Price subject to change after 30 days.**

Terms: 30% Down-Balance on Completion. We accept Visa / Master Card up to $10,000.

Our workmen are covered by Workers Compensation and General Liability Insurance.

IL Licensed Roofing Contractor No. 104-000850 See reverse side for additional provisions, which are part of this proposal.

ACCEPTANCE OF PROPOSAL-By signing, dating and returning of this proposal, you accept the prices, specifications and conditions, and authorize HANSON ROOFING, INC. to perform the work as proposed under the conditions stated.

By_____

HANSON ROOFING, INC.

Approximate Starting Date 2-4 Weeks Weather Permitting

By _____
Charles S. Neuhaus

PROPOSAL

HANSON ROOFING, INC.

ROOFING - GUTTERS
2130 JACKSON AVENUE
EVANSTON, IL 60201
PHONE (847) 328-2550 – FAX (847) 328-3906
hansonroofing@ameritech.net

TO

John and Clare Empfield
1803 Grant
Evanston, Illinois 60201

DATE 03-18-2021

Kind of Work Tile repair

Location 1050 Hinman
Evanston, Illinois 60202

WE PROPOSE to furnish all necessary labor, material and equipment to complete the following:

Remove and replace damaged and missing tiles on entire house. Approximately 80 tile to be replaced. New tiles to match existing as close as possible. All debris to be removed from premises. Tile repairs will be done on time and material at the rate of $90.00 per man hour plus material costs.

Approximate cost: $8000.00

Carpentry repairs needed to wood sheeting will be done at time and material, at the rate of $90.00 per man hour plus material cost. Additional sheetmetal or finish carpentry work necessary will be done on time and material at the rate of $90.00 per man hour plus material cost. Owner is responsible for stucco/siding repairs at roof to wall intersections.

If this is acceptable to you, please sign one copy and return to us.

All the above work is to be completed in a substantial and workman like manner. **Price subject to change after 30 days.**

Terms: 30% Down-Balance on Completion. We accept Visa / Master Card up to $10,000.

Our workmen are covered by Workers Compensation and General Liability Insurance.

IL Licensed Roofing Contractor No. 104-000850 See reverse side for additional provisions, which are part of this proposal.

ACCEPTANCE OF PROPOSAL-By signing, dating and returning of this proposal, you accept the prices, specifications and conditions, and authorize HANSON ROOFING, INC. to perform the work as proposed under the conditions stated.

By_____

HANSON ROOFING, INC.

Approximate Starting Date 3-5 Weeks Weather Permitting

By _____
George Neuhaus

Precision Construction & Roofing
7625 Davis Blvd,
North Richland Hills, TX 76182
www.precisionconstructionandroofing.com

To whom it may concern:

We are working with the homeowner John Empfield located @ 1050 Hinman Avenue Evanston, IL 60202. In regards to his heritage tile roof system. We had sent off a tile sample. So we can get proper pricing on this. Unfortunately due to the long holiday weekend. Ludowici is currently running behind on this sample report. We should have this report back this week or early next week. Please feel free to contact me Jennifer Long @ 812-610-7044

Thank you

City of Evanston

Cade Sterling <csterling@cityofevanston.org>

Re: 1050 Hinman

Cade Sterling <csterling@cityofevanston.org> Thu, Jun 3, 2021 at 8:20 AM
To: Cade Sterling <csterling@cityofevanston.org>

Owner Narrative

Home purchase
- during our inspection it was clear we had a failed roof system. In order to meet our attorney review period on the purchase, we reached out to Hanson Roofing to help quote the work so we could ask for a credit from the seller
- what we pushed for and failed to get was the previous owner to file an insurance claim before the sale (the home was sold through an estate attorney and was incredibly difficult to get any cooperation from their team), we were told they missed their claim filing window, which was not over the year mark at that point from the recent hailstorm, and we had no leverage as buyers to take it any further
- quote from Hanson is attached to repair the tile with salvaged materials - it is based on time and materials costs and is not based on a deep analysis of the roof
- we use a home insurance broker and they could not use any of the major companies for us due to our roof. Any tile over 70 years and they won't even come assess it. The company (Hanover) who did agree to it, has still yet to do their full inspection on our home, so TBD if it will be an issue or not. Crossing our fingers.

Researching tile roofs
- Hanson informed us our tile would be salvaged material and that the problem with repairs at this point is that tile has a lifespace of around 75 years and our roof is original, making it over 110 years old. Their recommendation was to replace and not repair, but cautioned us against a new tile roof due to cost.
- We researched tile roofs independently and validated this assessment of the useful life of tile to be between 50 - 100 years. This makes us incredibly anxious at the thought of going the repair route because we'll get no peace of mind that we have done anything to actually fix the roof. Repairing something that is past its useful life does not sound like a reasonable path forward to us.
- Walking the neighborhood for similar homes, I found a company actively putting new tiles on a home and reached out to that company for help assessing our roof. It's been a slow process so I don't have all the details needed yet. I don't have an official quote from Precision Construction and Roofing, but I had them give me a verbal ballpark and they said it would cost somewhere near $225,000 to replace with new tile. To be clear this is not identical tile to what is on our roof, but instead a new production run. They will also get me a quote on recreating our existing tile, but a sample needed to be mailed in for assessment. I was assured the number would be even higher.
- They also let me know that unless a roofer licensed to work with the material from their supplier is used, the roof will not get the manufacturer's 75 year warranty.
- They have also informed me there have been serious underlayment issues in all the homes in our area they have worked on since the hailstorm and that we should expect to run into similar issues based on the age of our roof
- They are inspecting our home tomorrow, 6/3/21, and I hope to have their full assessment and official quote this week, but worst case by the 8th for the meeting. (I have attached a letter from them in hopes to show the Commission we are in process, but still pending their final assessment)

Our rationale for replacing material instead of repair or replace tile
- our roof is too old to repair, it is well beyond its useful life - this has been validated by several roofers, both specialists and non-specialists, as well as tile manufacturers
- we can't afford a $225k roof (nor should anyone be reasonably expected to put a $225k roof on a home that sold for $685k)
- still to be seen if it is insurable
- this is the point we started to look at new materials that respect the original roof
- We noticed the rest of the homes on our block of Hinman, and the one north of us all have asphalt shingles, with the exception of a single home with Spanish tiles.
- we knew we wanted to maintain the unique green color so we settled on the Landmark Pro architectural shingle in Hunter Green.
- It does not match the depth of the tile, but it generates shadow lines that create an illusion of depth
- The pitch and height of our roof make it incredibly difficult to see from street level
- Quote from Hanson to replace with architectural shingles is also attached. We could replace our roof with 12 asphalt shingle roofs before we match the cost from the tile cost.

BEGINNING STREET #	1050
END STREET #	
STREET # SUFFIX	-
STREET NAME	HINMAN
SUFFIX	AVENUE
PIN	11-19-214-026-0000

PHOTO ID \Images\11-19-214-026-0000.jpg

LOCAL

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

NATIONAL REGISTER

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

PREVIOUSLY SURVEYED? -

GENERAL INFORMATION

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

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	Prairie
DETAILS	-
CONSTRUCTION YEAR	1917
OTHER YEAR	-
DATESOURCE	Building permit
WALL MATERIAL (current)	Brick
WALL MATERIAL 2 (current)	-
PLAN	Rectangular
NO OF STORIES	2

ROOF TYPE	Hipped
ROOF MATERIAL	Ceramic tile
FOUNDATION	concrete
PORCH	-
WINDOW MATERIAL	Wood/ aluminum
WINDOW MATERIAL 2	Leaded glass
WINDOW TYPE	Double hung/casement
WINDOW CONFIGURATION	1/1; 6/6; 6-light

SIGNIFICANCE -

HISTORIC FEATURES Low pitched hipped roof with overhanging eaves; symmetrical front façade; center entry bay with hipped roof and square pilasters; wood paneled door and leaded glass side lights; concrete and brick stoop--SEE CONTINUATION SHEET

ADDRESS

1050		-	HINMAN	AVENUE

ALTERATIONS Ribbed glass sidelights at front entry; 2nd story of west side wing enclosed with 1/1 windows; east side porch enclosed with 1/1 windows

HISTORIC INFORMATION

OLD ADDRESS (city dir.year) 504 Greenleaf

BUILDING MOVED? No

MOVED FROM -

ORIGINAL OWNER Rasmussen M C

ORIGINAL ARCHITECT Maher Geo W

ARCHITECT SOURCE BP7599

BUILDER Johnson Barg & Co

ADDITIONAL PHOTOGRAPHS

PHOTO ID2 -

PHOTO ID3 -

SURVEYOR Lara Ramsey

SURVEYOR ORGANIZATION GRANACKI HISTORIC CONSULTANTS

SURVEY DATE 4/13/2011

Historic Info Compiler aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRES

1050	—	-	HINMAN	AVENUE

OLD ADDRESS (city dir.year) 504 Greenleaf

DATE OF CONSTRUCTION 1917

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 7599 **DATE** 1917.10.23

BUILDING PERMIT DESCRIPTION 2-story brick veneer residence 48x30x31 7 rooms

COST $11,500

ORIGINAL OWNER Rasmussen M C

ORIGINAL OWNER OCCUPIED? Yes

ORIGINAL ARCHITECT Maher Geo W

ARCHITECT SOURC BP7599

BUILDER Johnson Barg & Co

EXTERIOR ALTERATION PERMITS

BP38708 1968.08.05 add landing & stairway to grade level $250

OTHER PERMIT INFO

BP7600 1-story garage $500 owner M C Rasmussen Archt Geo W Maher

COA INFO

-

HISTORIC INFO

Ev Index 8/10/1872 lot sold to [Samuel] Elliot, Chicago, who expected to build on this corner & move here but apparently didn't, & corner lot remained vacant at least through 1890. (Winne, EvD)

OTHER SOURCES

ELHD # n/a. Real estate photos Baird & Warner 1953 & Hokanson & Jenks 1965 (both EHC).

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-214-026-0000

City of EVANSTON

LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1050

STREET HINMAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Low pitched hipped roof with overhanging eaves; symmetrical front façade; center entry bay with hipped roof and square pilasters; wood paneled door and leaded glass side lights (obscured by ribbed glass); concrete and brick stoop; three leaded glass casement windows above entry; 1-story east porch (originally open); 2-story west side bay with first story garage and 2nd story sleeping porch; 1/1 wood windows, 6/6 and 6-light leaded glass windows; rowlock window sills

1629 Judson Avenue
Lakeshore Historic District - 21PRES-0072

Mosaic Construction, contractor, submits for a Certificate of Appropriateness to 1. alter the fenestration on the rear one-third of the north elevation by replacing three double hung windows with awning windows of smaller size, and installing one awning window on the center of the north elevation bay; and, 2. alter the fenestration on the east and south elevation of the existing rear addition by adding four double hung windows and a new entry door with sidelites. All infill areas to be clad with siding to match existing.

Applicable standards: Alteration [1-10]

MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

Subject: 1629 Judson Avenue – 21PRES-0072

Date: May 28, 2021

Public Notice
Mosaic Construction, contractor, submits for a Certificate of Appropriateness to 1. alter the fenestration on the rear one-third of the north elevation by replacing three double hung windows with awning windows of smaller size, and installing one awning window on the center of the north elevation bay; and, 2. alter the fenestration on the east and south elevation of the existing rear addition by adding four double hung windows and a new entry door with sidelites. All infill areas to be clad with siding to match existing.
Applicable standards: Alteration [1-10]

Construction Period:
1894; Significantly Altered in 1951

Style:
Eclectic

Architect of Record:
Handy & Cady

Condition:
Good

Integrity:
Fair

Status:
Contributing

Setting:
1629 Judson Avenue is a single-family home in the north portion of the Lakeshore Historic District. The home is located on the east side of Judson Avenue between Church Street to the north and Davis Street to the south and is adjacent to Lunt Park, Patriots Park, and Centennial Park. The block retains significant integrity with the majority of structures being constructed in the late 19th Century in an amalgam of styles including Gothic Revival, Classical Revival, and Italianate although a handful of Revival Styles and Prairie School

structures are also present. The block contains seven Landmark properties and all but one property is contributing to the District.

Significance:
The home has marginal significance, being extensively altered in the early 1950s. The original structure was designed by Handy and Cady, well known Chicago architects at the turn of the 20th Century. They designed homes up and down the Chicago suburbs and were known for a more traditional design vocabulary in contrast to similar period architects of the Chicago and Prairie Schools or Arts and Crafts movement. They predominately designed Queen Anne, Revival, and Arts & Crafts Styles. Five additional structures in the Lakeshore District were designed by Handy and Cady including significant Landmarks at 225 Lake Street, 1314 Forest Avenue, and 200 Burnham Place.

Proposal
The applicant proposes to replace three double-hung windows on the north elevation and replace them with awning windows of reduced size, as well as install one new awning window on the north elevation bay where none existed previously. Only two of the window locations, and the proposed awning window are visible from the public way.

On the east elevation, the applicant proposed to replace one large fixed window on a rear-volume addition with four double-hung windows, and replacing the existing access sliding door with a single door with sidelites.

The existing windows in all locations appear to be replacements although in original openings.

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.

City of Evanston™

Application for Preservation Review of Certificate of Appropriateness (COA)

Binding Review of Certificate of Appropriateness (COA) &

Window & DOOR Replacement

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

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

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

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

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

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

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

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

1) Property Address: 1629 JUDSON AVE.

FOR STAFF USE ONLY
Application Number:

2) Owner's Name: MILTON ZIMMERMAN

Address: 1629 JUDSON AVE.

City: EVANSTON State: IL Zip: 60201 Phone: Email/Fax:

3) Architect's Name: STUDIO R ARCHITECTURE

Address: 810 S. Highland.

City: OAK PARK State: IL Zip: 60304 Phone: 312.446-0133 Email/Fax: STEVE@STUDIOARCHITECTURE.COM

4) Contractor's Name: Mosaic Construction

Address: 425 Huehl Road. Unit 153

City: Northbrook State: IL Zip: 60062 Phone: 847.498.1676 Email/Fax: neil@mosaicconstruction.net

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

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

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

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

Existing	Proposed	FRONT FACADE	Existing	Proposed	SIDE FAÇADE (L/R)	Existing	Proposed	REAR FACADE
		Window Type			**Window Type**			**Window Type**
☐	☐	Double Hung	☐	☒	Double Hung	☐	☒	Double Hung
☐	☐	Casement	☐	☐	Casement	☐	☐	Casement
☐	☐	Awning	☐	☐	Awning	☐	☐	Awning
☐	☐	Hopper	☐	☐	Hopper	☐	☐	Hopper
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		Window Material			**Window Material**			**Window Material**
☐	☐	Wood	☐	☒	Wood	☐	☒	Wood
☐	☐	Aluminum	☐	☐	Aluminum	☐	☐	Aluminum
☐	☐	Steel	☐	☐	Steel	☐	☐	Steel
☐	☐	Clad wood	☐	☐	Clad wood	☐	☐	Clad wood
☐	☐	Vinyl	☐	☐	Vinyl	☐	☐	Vinyl
☐	☐	Composite	☐	☐	Composite	☐	☐	Composite
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		Window Muntins			**Window Muntins**			**Window Muntins**
☐	☐	Not existing	☐	☒	Not existing	☐	☒	Not existing
☐	☐	True divided lights	☐	☐	True divided lights	☐	☐	True divided lights
☐	☐	Simulated divided lights	☐	☐	Simulated divided lights	☐	☐	Simulated divided lights
☐	☐	Grid	☐	☐	Grid	☐	☐	Grid
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		DOOR Type			**DOOR Type**			**DOOR Type**
☐	☐	Single	☐	☒	Single	☐	☐	Single
☐	☐	French	☐	☐	French	☐	☐	French
☐	☐	Sliding	☐	☒	Sliding	☐	☐	Sliding
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		DOOR Material			**DOOR Material**			**DOOR Material**
☐	☐	Wood	☐	☒	Wood	☐	☐	Wood
☐	☐	Metal	☐	☐	Metal	☐	☐	Metal
☐	☐	Clad	☐	☐	Clad	☐	☐	Clad
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**
		DOOR Muntins			**DOOR Muntins**			**DOOR Muntins**
☐	☐	Not existing	☐	☐	Not existing	☐	☐	Not existing
☐	☐	True divided lights	☐	☐	True divided lights	☐	☐	True divided lights
☐	☐	Simulated divided lights	☐	☐	Simulated divided lights	☐	☐	Simulated divided lights
☐	☐	Grid	☐	☐	Grid	☐	☐	Grid
☐	☐	**Other:**	☐	☐	**Other:**	☐	☐	**Other:**

Section C: Application for Certificate of Appropriateness

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

WINDOW REPLACEMENT FOR A KITCHEN REMODEL @ THE NORTH & EAST ELEVATIONS. (SIDE/REAR)

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
☒ Windows ☒ Storm Windows ☐ DOORs ☐ Storm DOORs	☐ Front ☒ Side ☒ Rear	☐ Yes ☒ No

☐ New ☒ Replacement ☐ Restoration

Window Style/Materials:

DOOR Style/Materials:

Storm Window Style/Materials:

Storm DOOR Style/Materials:

3) Applicant's Signature: _____ **Date:** 4.23.2021

Print Name: NEIL DORAN

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.).

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

Existing	Proposed	FRONT FACADE
		Window Type
☐	☐	Double Hung
☐	☐	Casement
☐	☐	Awning
☐	☐	Hopper
☐	☐	**Other:**
		Window Material
☐	☐	Wood
☐	☐	Aluminum
☐	☐	Steel
☐	☐	Clad wood
☐	☐	Vinyl
☐	☐	Composite
☐	☐	**Other:**
		Window Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights
☐	☐	Grid
☐	☐	**Other:**
		DOOR Type
☐	☐	Single
☐	☐	French
☐	☐	Sliding
☐	☐	**Other:**
		DOOR Material
☐	☐	Wood
☐	☐	Metal
☐	☐	Clad
☐	☐	**Other:**
		DOOR Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights
☐	☐	Grid
☐	☐	**Other:**

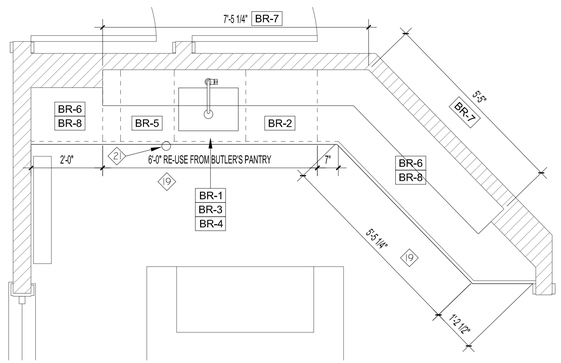
Existing	Proposed	SIDE FAÇADE (L/R)
		Window Type
☐	☐	Double Hung
☐	☐	Casement
☐	☐	Awning
☐	☐	Hopper
☐	☐	**Other:**
		Window Material
☐	☐	Wood
☐	☐	Aluminum
☐	☐	Steel
☐	☐	Clad wood
☐	☐	Vinyl
☐	☐	Composite
☐	☐	**Other:**
		Window Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights
☐	☐	Grid
☐	☐	**Other:**
		DOOR Type
☐	☐	Single
☐	☐	French
☐	☐	Sliding
☐	☐	**Other:**
		DOOR Material
☐	☐	Wood
☐	☐	Metal
☐	☐	Clad
☐	☐	**Other:**
		DOOR Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights
☐	☐	Grid
☐	☐	**Other:**

Existing	Proposed	REAR FACADE
		Window Type
☐	☐	Double Hung
☐	☐	Casement
☐	☐	Awning
☐	☐	Hopper
☐	☐	**Other:**
		Window Material
☐	☐	Wood
☐	☐	Aluminum
☐	☐	Steel
☐	☐	Clad wood
☐	☐	Vinyl
☐	☐	Composite
☐	☐	**Other:**
		Window Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights
☐	☐	Grid
☐	☐	**Other:**
		DOOR Type
☐	☐	Single
☐	☐	French
☐	☐	Sliding
☐	☐	**Other:**
		DOOR Material
☐	☐	Wood
☐	☐	Metal
☐	☐	Clad
☐	☐	**Other:**
		DOOR Muntins
☐	☐	Not existing
☐	☐	True divided lights
☐	☐	Simulated divided lights
☐	☐	Grid
☐	☐	**Other:**

SELECTION SCHEDULE

VERIFY ALL INFORMATION AND FINISHES W/ I.D.

RM	TAG NO.	QTY	ITEM	MANUFACTURER	CATALOG NO. / DESCRIPTION	COLOR / FINISH	SIZE
KITCHEN	KS-1	-	BASE CABINETS / UPPER CABINETS				
	KS-2	-	TILE BACKSPLASH	USE $11 S.F. ALLOWANCE			
	KS-3	1	FAUCET	BLANCO			
	KS-4	1	INSTA-HOT/FILTERED WATER SPOUT	ROHL	U1307LSAPC "GEORGIAN"-ERA		
	KS-5	1	KITCHEN SINK	FRANKE	CLV120-33	STAINLESS STEEL	
	KS-6	1	GARBAGE DISPOSAL				
	KS-7	1	RANGE				
	KS-8	1	HOOD				
	KS-9	1	REF / FRZ	SUBZERO	BI-36UG/S	STAINLESS STEEL	
	KS-10	1	MICROWAVE				
	KS-11	1	DISHWASHER				
	KS-12	-	STONE COUNTERTOP				
	KS-13		BUILT-IN BANQUETTE	CABINET SUPPLIER		BY OWNER	INCLUDE TABLE
BAR	BR-1	-	STONE COUNTERTOP	REUSE EXISTING 72" WIDE			FROM BULTERS PANTRY
	BR-2	1	BEVERAGE REFRIGERATOR	U-LINE	HBV124		INTEGRATED FRAME
	BR-3	1	SINK	REUSE EXISTING			FROM BULTERS PANTRY
	BR-4	1	FAUCET	REUSE EXISTING			FROM BULTERS PANTRY
	BR-5	1	ICE MAKER	U-LINE	CLR1215		INTEGRATED SOLID
	BR-6	-	BASE CABINETS				
	BR-7	-	WALL CABINETS				
	BR-8	-	STONE COUNTERTOP			MATCH EXISTING	



3 BAR PLAN

SCALE: 1/2" =1'-0"

0 1 2 4 scale in feet

GENERAL DEMO NOTES

1. STRUCTURE DESIGNED FOR THE FINAL IN-SERVICE CONDITIONS ONLY. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
2. DEMOLITION MATERIALS ARE TO BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTY AND PUBLIC RIGHTS-OF-WAY.
3. DEMOLISH EXISTING DASHED WALLS, DOORS, TRIM, AND FLOOR FINISHES (INCLUDING WOOD FLOORING).
4. EXISTING PLASTER WALLS TO REMAIN IN NON-DEMO AREAS.
5. OPEN WALLS AND CEILINGS AS NECESSARY FOR REMOVAL & ADJUSTMENT OF ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS.
6. MAINTAIN EXISTING DOOR AND WINDOW TRIM AS POSSIBLE.
7. SAVE ALL DOORS, DOOR HARDWARE, CABINETRY, COUNTERTOPS, PLUMBING FIXTURES, APPLIANCES, DECORATIVE LIGHT FIXTURES FOR POSSIBLE REUSE.
8. EXISTING ELECTRICAL AND PLUMBING FIXTURES AND SYSTEMS IN WORK AREAS TO BE DEMOLISHED AND ADJUSTED, AS NEEDED.
9. EXISTING MECHANICAL SYSTEM IN WORK AREAS TO BE MAINTAINED & ADJUSTED, AS NEEDED. THE MECHANICAL SYSTEM IS DESIGN-BUILD.
10. COORDINATE DEMO WORK WITH NEW ELECTRICAL, MECHANICAL AND PLUMBING WORK.
11. WALK THROUGH PROJECT WITH OWNER AND BLUE-TAPE ANY ITEMS TO BE MAINTAINED FOR REUSE.

GENERAL PLAN NOTES

1. NEW INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD TYPE X & TYPE C (CEILINGS).
2. MATCH THE EXISTING INTERIOR BASE TRIM, DOOR & WINDOW CASINGS, WINDOW SILLS & APRONS TYPICAL.
3. VERIFY & PROVIDE, WHERE NEEDED, 2X SOLID FIRE BLOCKING AT THE FLOOR AND CEILING OF ALL OPEN EXTERIOR WALL CAVITIES.
4. NEW AND EXISTING WALL SURFACES TO ALIGN.
5. ALL EXTERIOR WALLS IN KITCHEN: FILL STUD CAVITY W/ R-20 CLOSED-CELL SPRAY FOAM + SMART V.B. + 5/8" GYP. BD.
6. ANY EXTERIOR WALL INFILL WORK: MATCH EXISTING WOOD LAP SIDING, + TYVEK WRB, MATCH SHEATHING & STUDS + SEE PRIOR NOTE #5.
7. MATCH EXTERIOR TRIM, DETAILING & WINDOW SILLS, TYP.

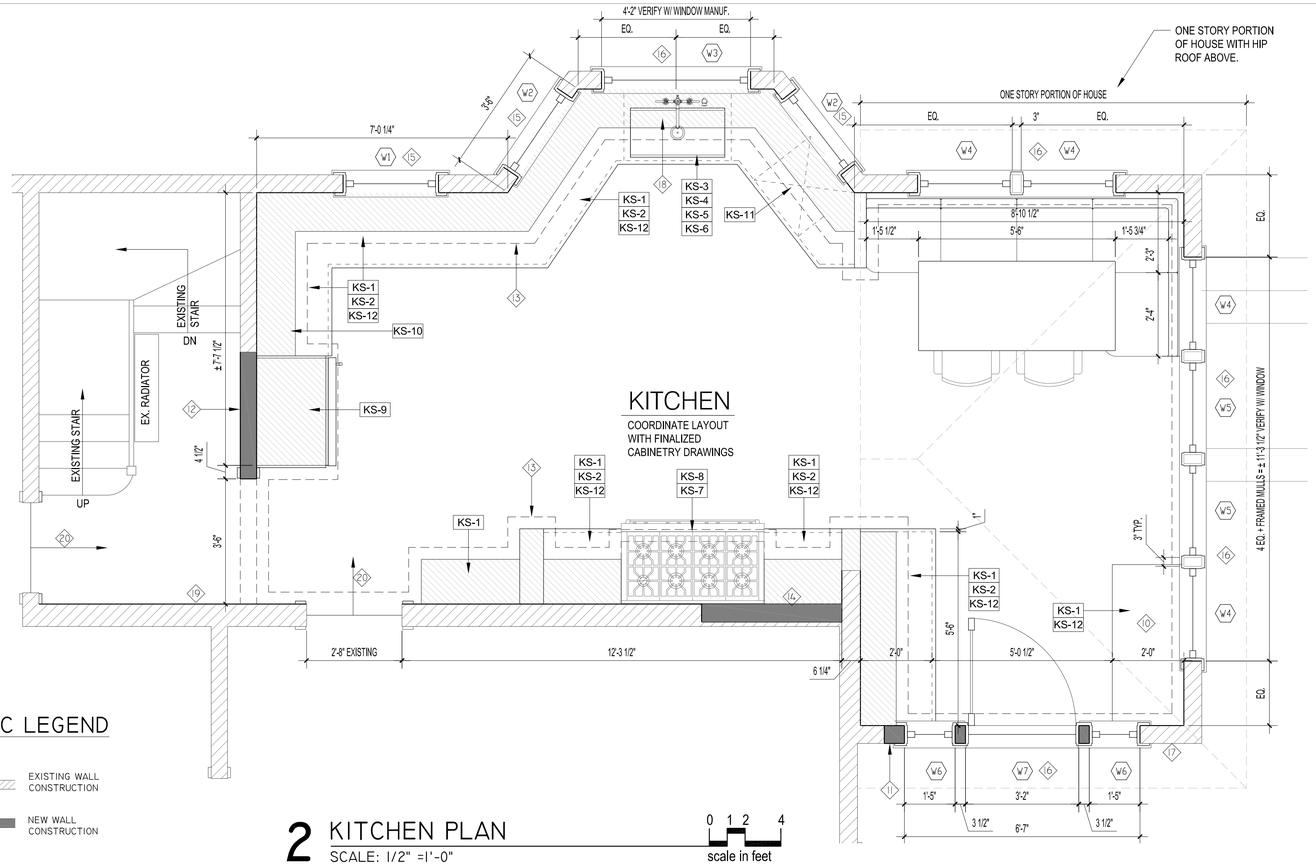
PLAN KEYNOTES

1. DEMO STAIR CLOSET IN ITS ENTIRETY.
2. DEMO PORTION OF NON-LOAD BEARING WALL.
3. DEMO BUTLER'S PANTRY IN ITS ENTIRETY, DOWN TO THE STUDS & SUBFLOOR. SAVE CABINETRY, COUNTERTOP, SINK & FAUCET FOR REUSE.
4. DEMO WINDOW & EXPAND HEAD HEIGHT (SEE WINDOW ELEVATIONS.)
5. PROVIDE NEW OPENING FOR WINDOW (SEE WINDOW ELEVATIONS).
6. DEMO WINDOW & EXPAND OPENING & HEAD HEIGHT (SEE WINDOW ELEVATIONS).
7. DEMO KITCHEN IN ITS ENTIRETY INCLUDING ALL FIXTURES & FINISHES DOWN TO THE STUDS & SUBFLOOR (SAVE OWNER TAGGED ITEMS FOR REUSE). DEMO LOCAL ELECTRICAL AND PLUMBING - COORDINATE WITH NEW WORK.
8. DEMO SLIDING DOOR & EXPAND OPENING (SEE WINDOW ELEVATIONS).
9. DEMO BASE CABINETS & WALL SHELVING. MAINTAIN EXISTING ELECTRICAL & LIGHTING.
10. BASE CABINET & COUNTERTOP. COORDINATE W/ WINDOW INSTALLATION.
11. INFILL PORTION OF OPENING IN EXTERIOR WALL. MATCH EXISTING MATERIALS & FILL STUD CAVITY W/ CLOSED-CELL SPRAY FOAM INSUL. (R-20) + SMART V.B. + 5/8" GYP. BD.
12. INFILL PORTION OF INTERIOR WALL - MATCH MATERIALS & ALIGN FINISH SURFACES.
13. CROWN MOLDING AROUND KITCHEN. SELECTION BY OWNER.
14. DEMO NON-LOAD BEARING MASONRY FIREPLACE IN ITS ENTIRETY. INFILL WALLS, FLOOR & ROOF WITH FRAMING & MATERIALS TO MATCH EXISTING. ALL FINISHES TO ALIGN W/ SURROUNDING SURFACES.
15. NEW WINDOW OPENING - MATCH WIDTH OF EXISTING. INSTALL NEW DOUBLE 1.75 X 5.25 LVL HEADER ABOVE & INFILL WALL AS NEEDED, SEE GEN NOTE #5 & 6.
16. NEW WINDOW / DOOR OPENING W/ DOUBLE 1.75 X 5.25 LVL HEADER ABOVE. SEE GEN NOTE #5 & 6.
17. RELOCATE EXTERIOR LIGHT AS NEEDED FOR NEW DOOR. SEE ELECTRICAL PLAN.
18. SINK WATER LINES WITHIN THE CABINET (NOT THE EXTERIOR WALL).
19. PATCH & REPAIR SURROUNDING SURFACES AFFECTED BY WORK - MATCH EXISTING.
20. NEW T&G WOOD STRIP FLOOR
21. NEW FLOOR DRAIN

GRAPHIC LEGEND

EXISTING WALL CONSTRUCTION

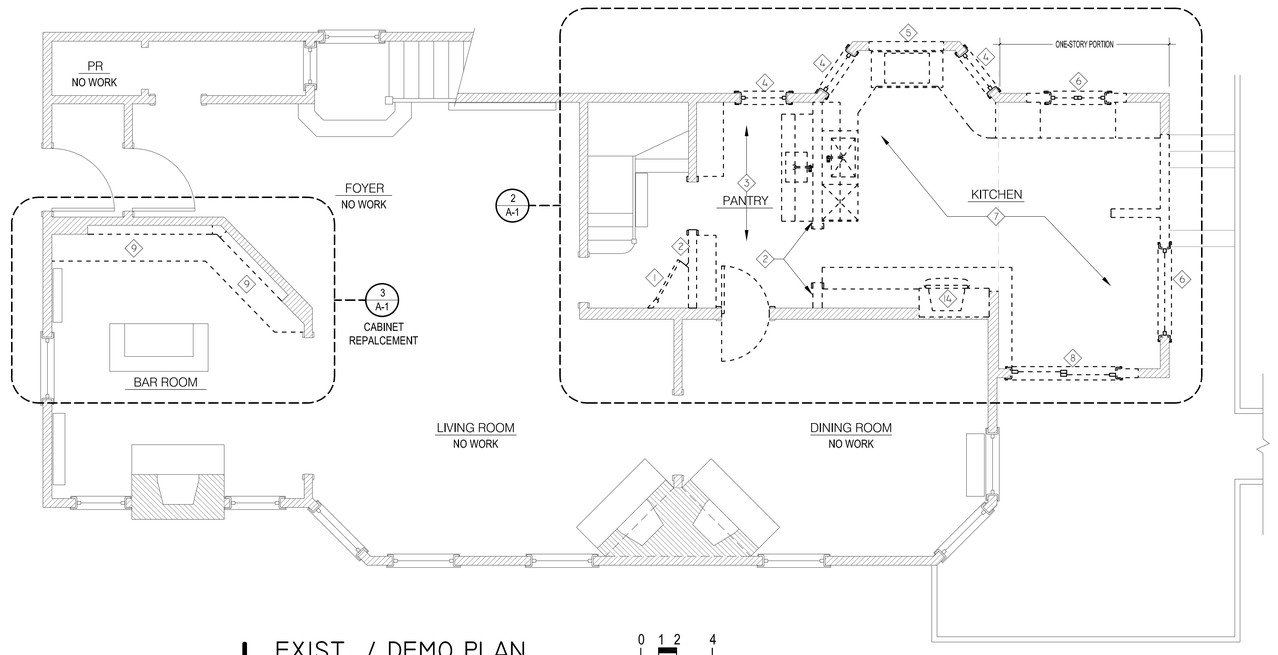
NEW WALL CONSTRUCTION



2 KITCHEN PLAN

SCALE: 1/2" =1'-0"

0 1 2 4 scale in feet



1 EXIST. / DEMO PLAN

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

0 1 2 4 scale in feet

studio R Architecture
810 S. HIGHLAND
OAK PARK, IL 60304
312-446-0133
STEVE@STUDIORARCHITECTURE.COM
WWW.STUDIORARCHITECTURE.COM
PROF. DESIGN FIRM # 184.006168

4/16/21	PERMIT & BID
1/22/21	PLAN REVIEW
12/9/19	PLAN REVIEW
11/20/19	PLAN A
11/20/19	EXISTING CONDITIONS

SRA PROJECT 19-048

ZIMMERMAN RESIDENCE

1629 JUDSON AVE.
EVANSTON, IL 60201

STATE OF ILLINOIS
STEVEN E. RYNIEWICZ
001-016096
LICENSED ARCHITECT
EXPIRES 11/30/22

PLANS

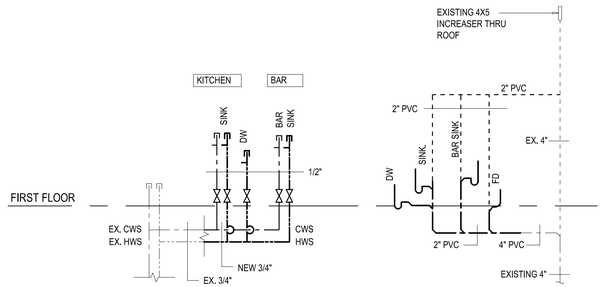
NORTH

A-1

HYDRONIC KICKSPACE HEATER (HKH)

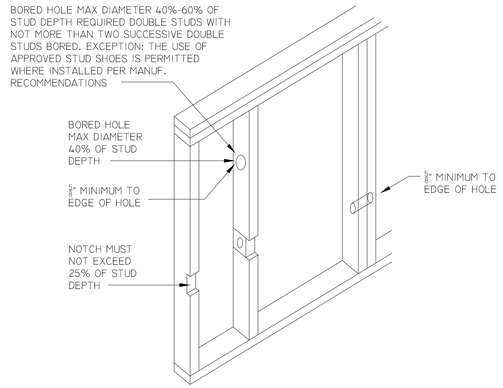
NOTE: MECH CONTRACTOR TO VERIFY HEATING LOAD DEMAND AND SIZE HEATER ACCORDINGLY

NO.	MANUFACTURE	MODEL NO.	INSTALLATION	AMP	WATT	RPM	HP	VOLTAGE	CFM	DIMENSION (W X H X D)	FLOW GALLONS	COMMENTS
HKH-1	BEACON MORRIS	TWIN FLOW III K-42	HORIZONTAL TOE-KICK	.5	30.7	3200	.034	115	53	12 1/4" X 4" X 12 3/4"	1	USE DECORATIVE GRILL/ COLOR BY ID

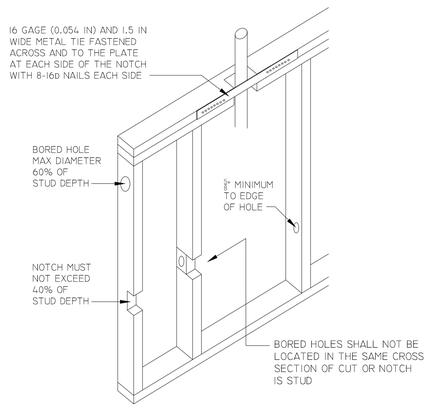


4 WATER & WASTE DIAGRAMS

NOT TO SCALE



NOTCHING AND BORED HOLE
LIMITATIONS FOR EXTERIOR BEARING WALLS



NOTCHING AND BORED HOLE
LIMITATIONS FOR INTERIOR NON-BEARING WALLS

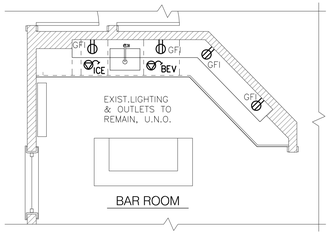
NOTE: ALTERATIONS TO THE MECHANICAL SYSTEM ARE DESIGN BUILD. THE MECHANICAL CONTRACTOR SHALL DESIGN THE SYSTEM TO COMPLY WITH APPLICABLE CODES AND INSURE THAT THE SYSTEM PROVIDES SUFFICIENT HEAT TO MAINTAIN 70 DEG. F WHEN IT IS -10 DEG F OUTDOORS.

NOTE: MECHANICAL CONTRACTOR TO SUBMIT BALANCING REPORT TO THE CITY FOR APPROVAL PRIOR TO SCHEDULING THE FINAL INSPECTION.

GRAPHIC LEGEND

EXISTING WALL CONSTRUCTION

NEW WALL CONSTRUCTION



2 BAR ELECT. PLAN

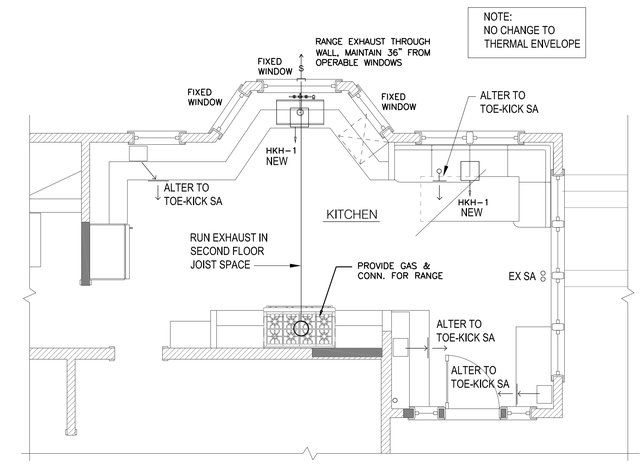
SCALE: 1/4" =1'-0"

0 1 2 4 scale in feet

ELECTRICAL SYMBOLS

- $ SINGLE POLE SWITCH (NUMBER OR LETTER INDICATE 3-WAY OR DIMMABLE) MOUNTED @ HEIGHT EQUAL TO EXISTING SWITCH HTS OR AS INDICATED ON PLANS
- SPECIAL PURPOSE OUTLET ON 20 AMP BREAKER
- 20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE MOUNTED @ 12" AFF, UNLESS OTHERWISE NOTED
- GFI GFI TYPE DUPLEX RECEPTACLE WITH BUILT IN GROUND FAULT INTERRUPTION MOUNTED HT. INDICATED ON PLAN
- WP GFI WATER PROOF GFI TYPE DUPLEX RECEPTACLE WITH BUILT IN GROUND FAULT INTERRUPTION MOUNTED HT. INDICATED ON PLAN
- TV CABLE TV OUTLET
- J JUNCTION BOX
- DJ DATA/TELEPHONE JUNCTION BOX
- S AUDIO SPEAKER JUNCTION BOX
- T THERMOSTAT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- PENDANT FIXTURE
- UNDERCAB STRIP FIXTURE.
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- R RECESSED LIGHT FIXTURE

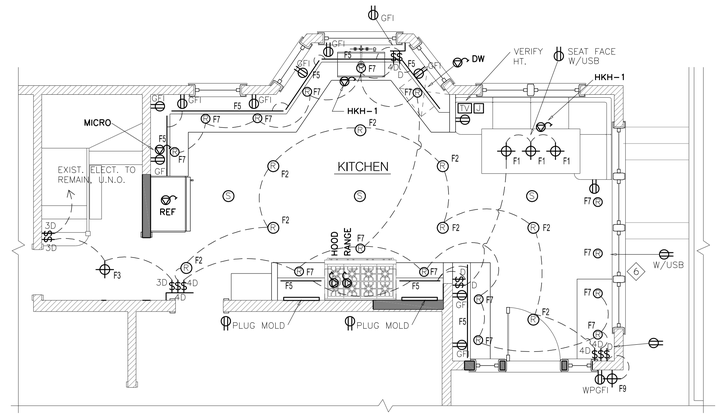
NOTE:
NO CHANGE TO
THERMAL ENVELOPE



3 PART. MECHANICAL PLAN

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

0 1 2 4 scale in feet



1 KITCHEN ELECT. PLAN

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

0 1 2 4 scale in feet

studio R Architecture

810 S. HIGHLAND
OAK PARK, IL 60304
312-446-0133
STEVE@STUDIORARCHITECTURE.COM
WWW.STUDIORARCHITECTURE.COM

PROF. DESIGN FIRM # 184.006168

4/16/21	PERMIT & BID
1/22/21	PLAN REVIEW
12/9/19	PLAN REVIEW
11/20/19	PLAN A
11/20/19	EXISTING CONDITIONS

SRA PROJECT 19-048

ZIMMERMAN RESIDENCE

1629 JUDSON AVE.
EVANSTON, IL 60201

STATE OF ILLINOIS
STEVEN E. RYNIEWICZ
001-016096
LICENSED ARCHITECT
EXPIRES 11/30/22

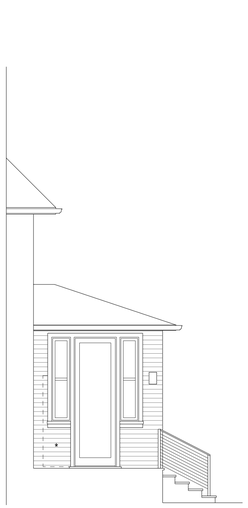
ELEC., MECH. PLANS, PLUMBING, SCHEDULES + NOTES

NORTH

A-2

GENERAL NOTES

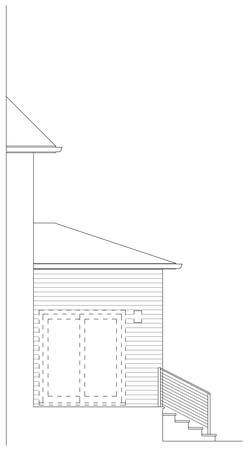
1. ALL NEW EXTERIOR SIDING, WINDOW & DOOR TRIM & SILLS TO MATCH THE EXISTING SIZE, TYPE & PROFILE, TYP.
2. NEW INFILL WALL AREAS TO HAVE THE SIDING TOOTHED IN SO THE INFILL LOCATION IS NOT VISIBLE.
3. NEW SIDING COLOR TO MATCH EXISTING.



PROPOSED
3 PART. SOUTH ELEV.
SCALE: 3/16" =1'-0"

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

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



EXISTING
3 PART. SOUTH ELEV.
SCALE: 3/16" =1'-0"

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

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

Studio R Architecture
810 S. HIGHLAND
OAK PARK, IL 60304
312-446-0133
STEVE@STUDIORARCHITECTURE.COM
WWW.STUDIORARCHITECTURE.COM
PROF. DESIGN FIRM # 184.006168

4/16/21	PERMIT & BID
1/22/21	PLAN REVIEW
12/9/19	PLAN REVIEW
11/20/19	PLAN A
11/20/19	EXISTING CONDITIONS

SRA PROJECT 19-048

ZIMMERMAN RESIDENCE

1629 JUDSON AVE.
EVANSTON, IL 60201

STATE OF ILLINOIS
STEVEN E. RYNIEWICZ
001-016096
LICENSED ARCHITECT
EXPIRES 11/30/22

EXISTING & PROPOSED ELEVATIONS

A2-1

ZIMMERMAN RES 05/12
1629 JUDSON AVE, EVANSTON

ERIC BARNETT
EVANSTON LUMBER
930 W NORTH SHORE DR
LAKE BLUFF, IL 60044-2202
Phone: (847) 864-7700
Fax: (847) 366-3078
Email: ericb@evanstonlumber.com

Quote #: 85DVK7R

This report was generated on 5/12/2021 5:10:57 PM using the Marvin Order Management System, version 0003.08.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

A Proposal for Window and Door Products prepared for:
End Customer:
MOSAIC CONSTRUCTION
425 HUEHL RD #15B
NORTHBROOK, IL 60062

Contact Name: NEIL POWER

Shipping Address:
EVANSTON LUMBER
950 W NORTH SHORE DR
LAKE BLUFF, IL 60044-2202

Project Description:
MARVIN SIGNATURE ULTIMATE WOOD WINDOWS AND DOOR: PRIMED PINE EXTERIOR AND INTERIOR, 4-9/16" JAMB, LOW E3 WITH ARGON, SATIN NICKEL HARDWARE (TBD), DOOR INCLUDES BRONZE SILL, WOOD EXTERIOR FULL WINDOW SCREEN, DOOR HAS ULTIMATE ALUMINUM SCREEN (WOOD DOOR SCREENS NOT OFFERED). WINDOWS HAVE 5" SILL HORNS (BRICK MOULD CASING TO REST ON TOP). NOTE: BMC ALLOWANCE INCLUDED--THIS TRIM IS CUSTOM. CONFIRM ALL SPECS BEFORE ORDERING. SHOP DRAWING TO BE PROVIDED. SIZES QUOTED ARE STANDARD CALL NUMBERS--CONFIRM ALL.

Featuring products from:

MARVIN

GLOBAL SPECS

The following product and option choices were designated as part of this project's Global Spec. Global Specs can be over-ridden on a line item basis. Exceptions to the specification are outlined in Line Item Quotes. Please proof all units thoroughly to ensure accuracy.

Ultimate Wood Spec

MARVIN

Exterior/Interior Colors/Finishes - Species	Pine
Exterior/Interior Colors/Finishes - Exterior Finish	Primed
Exterior/Interior Colors/Finishes - Interior Finish	Primed
Exterior/Interior Colors/Finishes - Back Prime	True
Window Glass Type - Glazing	IG - 3/4"
Window Glass Type - Glass Types	Low E3 w/Argon
Window Glass Type - Perimeter Bar Color	Black
Divided Lites - Divided Lite Type	None
Interior Shade - Shade Placement	No Shade
Jambs - Jamb Depth	4 9/16"
Casing/Subsill - Top Casing Type	None
Casing/Subsill - Side Casing Type	None
Casing/Subsill - Subsill	Simulated Thick Subsill
Casing/Subsill - Non Finger-Jointed Subsill	True
Casing/Subsill - Subsill Species	Pine
Casing/Subsill - Subsill Exterior Finish	Primed
Casing/Subsill - Sill Horn Type	Long Sill Horns
Casing/Subsill - Sill Horn Width	5"
Assembly Accessories - Interior Accessory	None
Installation Method - Installation Options	Installation Bracket
Installation Method - Bracket Installation	Installed
Unit Multiplier - Unit Multiplier	False
Finish / Species Multiplier - Finish / Species Multiplier	False
Glass Multiplier - Glass Multiplier	False
Divided Lite Multiplier - Divided Lites Multiplier	False
Hardware Multiplier - Hardware Multiplier	False
Screen Multiplier - Screen Multiplier	False
Shade Multiplier - Shade Multiplier	False
Casing Multiplier - Exterior Casing Multiplier	False
Jamb Extension Multiplier - Jamb Extension Multiplier	False
Miscellaneous Options - Interior Glazing Profile Options	Ovolo
Miscellaneous Options - Bottom Rail Options	Standard Bottom Rail
Miscellaneous Options - Window Weatherstrip Color	Beige
Miscellaneous Options - Sash Species	Pine
Miscellaneous Options - Sash Exterior Finish	Primed
Miscellaneous Options - Sash Interior Finish	Primed

UNIT SUMMARY

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

NUMBER OF LINES: 9 TOTAL UNIT QTY: 12 EXT NET PRICE: USD 16,593.16

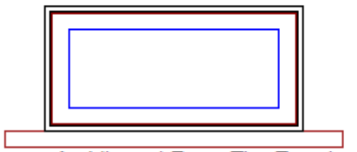
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	W1 NORTH	Ultimate Wood	Awning CN 3216 RO 33" X 16 9/16" Entered as CN 3216	476.52	1	476.52
2	W2 NORTH	Ultimate Wood	Awning CN 3216 RO 33" X 16 9/16" Entered as CN 3216	476.52	2	953.04
3	W3 NORTH	Ultimate Wood	Awning CN 4816 RO 49" X 16 9/16" Entered as CN 4816	553.74	1	553.74
4	W4 NORTH	Ultimate Wood	Marvin Assembly RO 66 3/4" X 73 1/2" Entered as Size by Units	1,974.72	1	1,974.72
5	W4 EAST LINE 5	Ultimate Wood	Double Hung CN 2632 RO 32 3/8" X 73 1/2" Entered as CN 2632	906.18	2	1,812.36
6	W5 EAST	Ultimate Wood	Marvin Assembly RO 66 3/4" X 93 1/2" Entered as Size by Units	2,919.84	1	2,919.84
7	W6 SOUTH	Ultimate Wood	Double Hung CN 1634 RO 22 3/8" X 77 1/2" Entered as CN 1634	1,090.98	2	2,181.96
8	W7 DOOR SOUTH	Ultimate Wood	Inswing French Door RO 38 7/16" X 106 1/2" Entered as RO 38 7/16" X 106 1/2"	4,720.98	1	4,720.98
9	CUSTOM BRICK MOULD CASING	Non-Marvin	Materials CUSTOM BRICK MOULD CASING ALLOWANCE. EXACT PRICE TO BE DETERMINED WHEN SAMLE PROVIDED. PINE WOOD FOR PAINT. 100 LINEAL FT.	1,000.00	1	1,000.00

LINE ITEM QUOTES

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

Line #1 Qty: 1	Mark Unit: W1 NORTH	Net Price: Ext. Net Price:	 USD	476.52 476.52

MARVIN



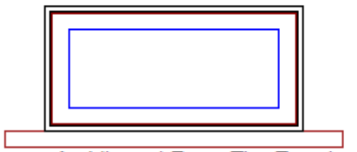
As Viewed From The Exterior

Entered As: CN
CN 3216
FS 32" X 16 1/16"
RO 33" X 16 9/16"
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.42
Condensation Resistance: 59
CPD Number: MAR-N-354-04389-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #977
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 1016X1221 mm (40X48.07 in)
CW-PG50 DP +50/-50
FL13180

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Awning - Stationary
CN 3216
Rough Opening w/ Subsill
33" X 16 9/16"
Frame Size w/ Subsill
32" X 16 1/16"
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Match UWDH Interior and Exterior Sash Profiles and Divided Lite Bars
Ovolo Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Solid Wood Covers
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Installed Installation Brackets
***Note: Unit Availability and Price is Subject to Change

Line #2 Qty: 2	Mark Unit: W2 NORTH	Net Price: Ext. Net Price:	 USD	476.52 953.04

MARVIN



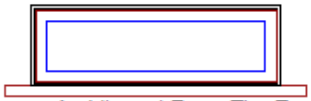
As Viewed From The Exterior

Entered As: CN
CN 3216
FS 32" X 16 1/16"
RO 33" X 16 9/16"
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.42
Condensation Resistance: 59
CPD Number: MAR-N-354-04389-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #977
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 1016X1221 mm (40X48.07 in)
CW-PG50 DP +50/-50
FL13180

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Awning - Stationary
CN 3216
Rough Opening w/ Subsill
33" X 16 9/16"
Frame Size w/ Subsill
32" X 16 1/16"
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Match UWDH Interior and Exterior Sash Profiles and Divided Lite Bars
Ovolo Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Solid Wood Covers
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Installed Installation Brackets
***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: W3 NORTH	Net Price:		553.74
Qty: 1		Ext. Net Price:	USD	553.74

MARVIN



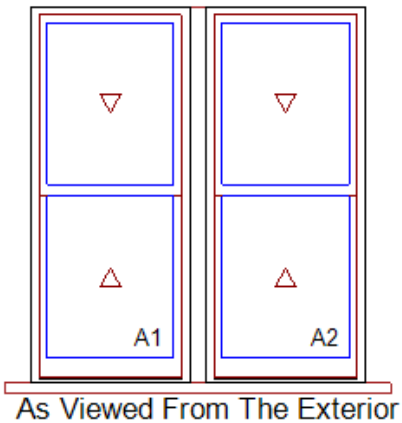
As Viewed From The Exterior

Entered As: CN
CN 4816
FS 48" X 16 1/16"
RO 49" X 16 9/16"
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.18
Visible Light Transmittance: 0.42
Condensation Resistance: 59
CPD Number: MAR-N-354-04389-00001
ENERGY STAR: N, NC, SC, S
Performance Grade
Licensee #977
AAMA/WDMA/CSA/101/ I.S.2/A440-08
CW-PG50 1219X1221 mm (48X48.07 in)
CW-PG50 DP +50/-50
FL13180

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Awning - Stationary
CN 4816
Rough Opening w/ Subsill
49" X 16 9/16"
Frame Size w/ Subsill
48" X 16 1/16"
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 3/4" - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Match UWDH Interior and Exterior Sash Profiles and Divided Lite Bars
Ovolo Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Solid Wood Covers
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Installed Installation Brackets
***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: W4 NORTH	Net Price:		1,974.72
Qty: 1		Ext. Net Price:	USD	1,974.72

MARVIN



As Viewed From The Exterior

Entered As: Size by Units
FS 65 3/4" X 73"
RO 66 3/4" X 73 1/2"
Performance Information A1, A2
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05551-00001
ENERGY STAR: NC, SC, S
Performance Grade A1, A2
Licensee #739
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 899X2057 mm (35.4X81.1 in)

Primed Pine Exterior
Primed Pine Interior
Back Prime
2W1H - Rectangle Assembly
Assembly Rough Opening w/ Subsill
66 3/4" X 73 1/2"

Unit: A1
Ultimate Wood Double Hung
CN 2632
Rough Opening w/ Subsill
32 3/8" X 73 1/2"
Glass Add For All Sash/Panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Nickel Sash Lock
2 Per Unit Satin Nickel Sash Lift
Beige Jamb Hardware
Aluminum Screen
Stone White Surround

LC-PG40 DP +40/-40
FL15162

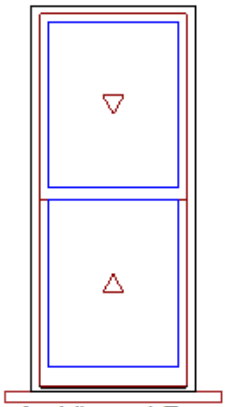
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Unit: A2
Ultimate Wood Double Hung
CN 2632
Rough Opening w/ Subsill
32 3/8" X 73 1/2"
Glass Add For All Sash/Panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Nickel Sash Lock
2 Per Unit Satin Nickel Sash Lift
Beige Jamb Hardware
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Vertical Solid Space Mull 3"
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Non Finger-Jointed Sill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
***Note: Non-Certified mull: check with local code officials for project specific requirements.
***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 2	Mark Unit: W4 EAST LINE 5	Net Price: Ext. Net Price:	 USD	906.18 1,812.36

MARVIN

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Double Hung
CN 2632
Rough Opening w/ Subsill
32 3/8" X 73 1/2"
Glass Add For All Sash/Panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite



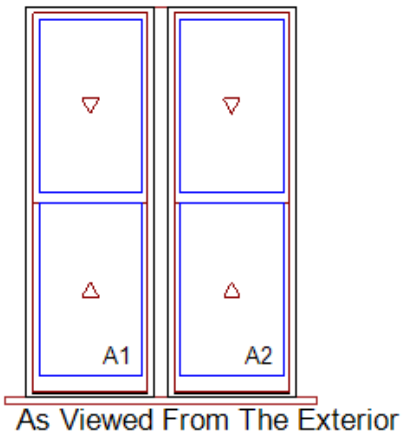
As Viewed From The Exterior

Entered As: CN
CN 2632
FS 31 3/8" X 73"
RO 32 3/8" X 73 1/2"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05551-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #739
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 899X2057 mm (35.4X81.1 in)
LC-PG40 DP +40/-40
FL15162

Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Nickel Sash Lock
2 Per Unit Satin Nickel Sash Lift
Beige Jamb Hardware
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Non Finger-Jointed Sill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #6 Qty: 1	Mark Unit: W5 EAST	Net Price: Ext. Net Price:	USD	2,919.84 2,919.84

MARVIN



As Viewed From The Exterior

Entered As: Size by Units
FS 65 3/4" X 93"
RO 66 3/4" X 93 1/2"
Performance Information A1, A2
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05551-00001
ENERGY STAR: NC, SC, S
Performance Grade A1, A2

Primed Pine Exterior
Primed Pine Interior
Back Prime
2W1H - Rectangle Assembly
Assembly Rough Opening w/ Subsill
66 3/4" X 93 1/2"
Assembly exceeds size limitation. To confirm availability, alternative solutions, or pricing, submit an assistance request or speak with a Marvin representative.

Unit: A1
Ultimate Wood Double Hung
CN 2642
Rough Opening w/ Subsill
32 3/8" X 93 1/2"
***Sash Ship Loose
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile

Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

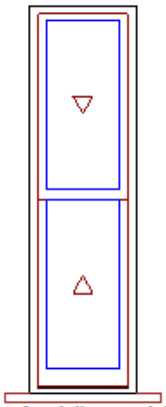
Satin Nickel Sash Lock
2 Per Unit Satin Nickel Sash Lift
Beige Jamb Hardware
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose

Unit: A2
Ultimate Wood Double Hung
CN 2642
Rough Opening w/ Subsill
32 3/8" X 93 1/2"
***Sash Ship Loose
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Nickel Sash Lock
2 Per Unit Satin Nickel Sash Lift
Beige Jamb Hardware
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Vertical Solid Space Mull 3"
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Non Finger-Jointed Sill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
***Note: Non-Certified mull: check with local code officials for project specific requirements.
***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: W6 SOUTH	Net Price:		1,090.98
Qty: 2		Ext. Net Price:	USD	2,181.96

MARVIN

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Double Hung
CN 1634
Rough Opening w/ Subsill
22 3/8" X 77 1/2"
Glass Add For All Sash/Panels
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile



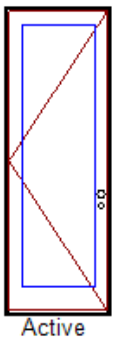
As Viewed From The Exterior

Entered As: CN
CN 1634
FS 21 3/8" X 77"
RO 22 3/8" X 77 1/2"
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.2
Visible Light Transmittance: 0.45
Condensation Resistance: 57
CPD Number: MAR-N-68-05551-00001
ENERGY STAR: NC, SC, S
Performance Grade
Licensee #739
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG40 899X2057 mm (35.4X81.1 in)
LC-PG40 DP +40/-40
FL15162

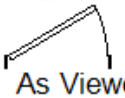
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E3 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Satin Nickel Sash Lock
2 Per Unit Satin Nickel Sash Lift
Beige Jamb Hardware
Aluminum Screen
Stone White Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
5" Long Sill Horns
Non Finger-Jointed Sill
Installed Installation Brackets
***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

Line #8 Qty: 1	Mark Unit: W7 DOOR SOUTH	Net Price: Ext. Net Price:	USD	4,720.98 4,720.98

MARVIN



Active



As Viewed From The Exterior

Entered As: RO
FS 37 7/16" X 106"
RO 38 7/16" X 106 1/2"
Performance Information
U-Factor: 0.29
Solar Heat Gain Coefficient: 0.22
Visible Light Transmittance: 0.39
Condensation Resistance: 62
CPD Number: MAR-N-393-10473-00005
ENERGY STAR: N, NC, SC, S
Performance Grade

Primed Pine Exterior
Primed Pine Interior
Back Prime
Ultimate Wood Inswing French Door 4 9/16" - X Left Hand
Rough Opening 38 7/16" X 106 1/2"
Extended Size Unit
Traditional Panels
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Black Perimeter Bar
Ogee Interior Glazing Profile
Traditional Lever(s)
Multi-Point Lock on Active Panel
Satin Nickel PVD Active Exterior Handle Set on Active Panel Keyed
Satin Nickel PVD Active Interior Handle Set on Active Panel
Satin Nickel PVD Adjustable Hinges 4 Per Panel
Exterior Ultimate Swinging Screen
Stone White Surround
Nickel PVD Traditional Handle
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill
Black Weather Strip
Bare Oak Sill Liner
Wood Sill Liners will not have an interior pre finish.
4 9/16" Jambs
Exterior Casing - None
Installed Installation Brackets
Skid Plate Applied
***Note: Unit Availability and Price is Subject to Change

No Performance Grade Information available.

Line #9 Qty: 1	Mark Unit: CUSTOM BRICK MOULD CASING	Net Price: Ext. Net Price:	 USD	1,000.00 1,000.00

Materials CUSTOM BRICK MOULD CASING ALLOWANCE. EXACT PRICE TO BE DETERMINED WHEN SAMLE PROVIDED. PINE WOOD FOR PAINT. 100 LINEAL FT.

Project Subtotal Net Price: USD	15,593.16
Taxable Materials: USD	1,000.00
8.000% Sales Tax: USD	1,327.45
Project Total Net Price: USD	17,920.61

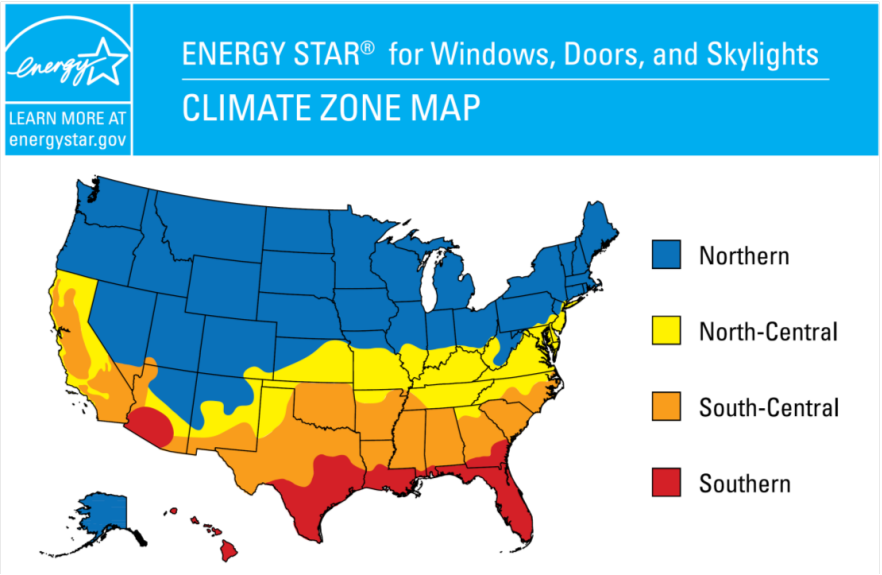
PRODUCT AND PERFORMANCE INFORMATION

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

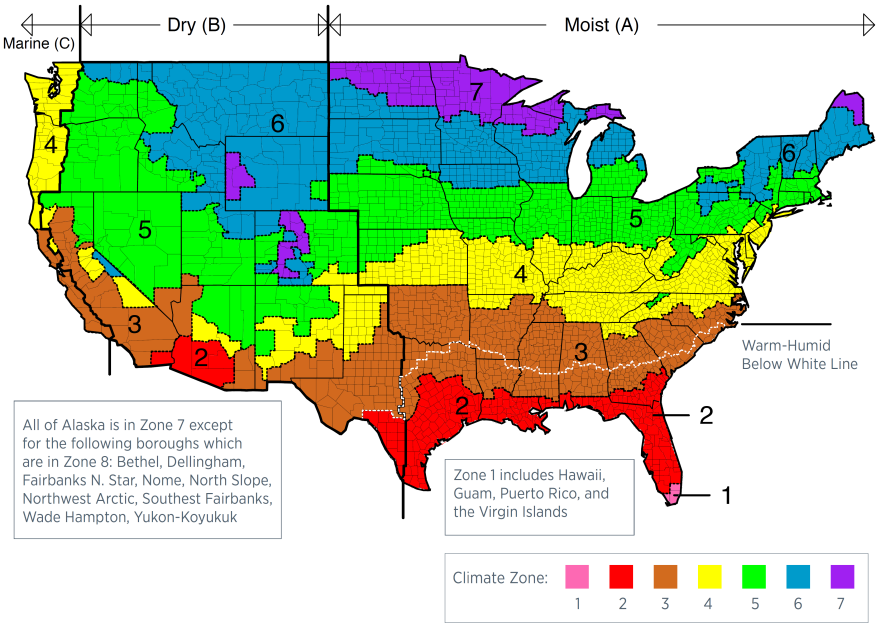
The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

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



International Energy Conservation Code (IECC) Climate Regions



MEMORANDUM

To: Members of the Preservation Commission

From: Cade W. Sterling, City Planner

Subject: 2715 Hurd Avenue – Resolution 21PRES-0073

Date: June 1, 2021

Recommendation

Staff recommends that the Commission review and discuss the draft report regarding designation of 2715 Hurd Avenue as an Evanston Landmark by Ordinance. Following discussion, staff recommends that the Commission make a motion to continue this matter to the July 13, 2021 meeting of the Preservation Commission to allow for incorporation of any necessary revisions or supplemental information prior to action being taken.

Draft report and resolution attached.

Alternatively, if the Commission determines that revisions are not necessary and action is prudent, the Commission shall:

1. Make a motion to adopt and approve the Commissions report and findings as final

2. Make a separate motion to approve Resolution 21PRES-0073 whereas the Commission determines the nomination is in conformity with City Code Section 2-8-4, meeting criteria for designation (A) 3; (A) 4, and; (B) and as such the Commission recommends the City Council designate by ordinance the church structure and lot of record at 2715 Hurd Avenue, as an Evanston Landmark and requests the City Manager hereby transmit the Commission's Recommendation and Report to the Mayor and City Council.

PRESERVATION COMMISSION

Report to the Evanston City Council
Recommending that the Property at 2715 Hurd Avenue be Designated an Evanston Landmark by Ordinance

Recommended Action:
The Preservation Commission recommends that the City Council designate the lot of record and church structure at 2715 Hurd Avenue (subject property) as an Evanston Landmark. The subject property meets the designation criteria in City Code, Section 2-8-4 Criteria for Designation (A) 3.; (A) 4.; and, in accordance with subsection 2-8-4 (B), the building retains excellent integrity in location, design, setting, materials, workmanship, and feeling.

The subject property refines traditional ecclesiastical design in a modern neo-colonial style stripped of typical classical ornamentation – creating an exemplification of early mid-century design movements executed by an internationally recognized master of his craft, architect and Evanston resident Larry Perkins. The individual significance and rarity of the property as an Evanston resource, as well as its ability to skillfully demonstrate a continued evolution of a foundational movement in American ecclesiastic architecture resolves that Landmark designation is not only a necessary means of protection for future generations, but further provides deserved acknowledgement, celebration, and a viable path for adaptive use and future vibrancy which do not exist outside of a Landmark designation.

Address:
2715 Hurd Avenue

Construction Date:
1946

Architectural Style:
Modern Colonial Revival

Use:
Institutional - Religious

Condition:
Excellent

Integrity:
Excellent

Architect of Record:
Perkins, Wheeler, and Will

Landscape Architect:
Franz Lipp

Builder:
Ragnar Benson

Status:
Threatened

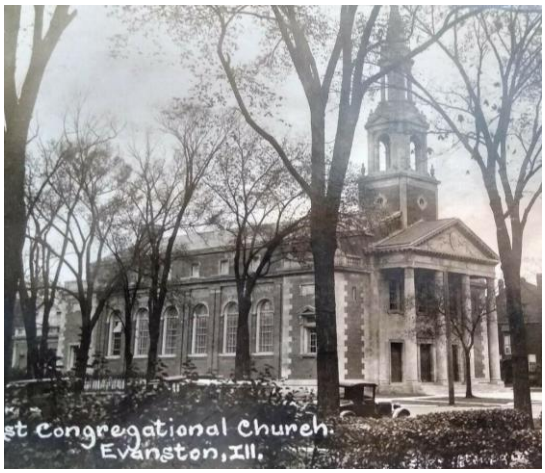
Setting:
2715 Hurd Avenue is located in Northwest Evanston on the corner of Park Place and Hurd Avenue with the primary elevation fronting Park Place and the secondary elevation fronting Hurd Avenue. The building is substantial in size, being sited on five individual parcels (that have since been consolidated to two) and is surrounded on the north, east, and south by low density, single-family residential uses and Willard Elementary School on the west. The structure is two blocks north of the west Central Street merchant district. The building was commissioned by the Church of Christ, Scientist and has been owner occupied since construction in 1946.

This portion of the city was the westernmost terminus of the streetcar system, which significantly aided in the viability for residential, commercial, and institutional growth. The merchant district in this location is still largely intact, with many well preserved traditional mixed-use structures, predominately between Lincolnwood Drive to the west and Bennett Avenue to the east. 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. Although no historic district was ever formed, much of Northwest Evanston contains a significant concentration of individual Landmarks – a testament to its architectural heritage and significant built environment including a prominent street network and a purposeful system of expansive parkways (Park Place to the north and Lincoln Street to the south) and public parks (Independence Park, Howell Park, Dwight Perkins Woods, Quinlan Park, Ellingwood Park, Ackerman Park), connecting various merchant districts and institutional resources.

Explanation of the significance or lack of significance of the nominated landmark or district as it relates to the criteria for designation:
On May 11, 2021 and subsequently resolved on June 8, 2021, the Preservation Commission found that the nominated property and building at 2715 Hurd Avenue, meet criterion 3 and 4 for Landmark designation by ordinance (City Code, Section 2-8-4 (A).

> Criterion 3:
> *Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
>
> The form and plan of the structure are equally as important as the exterior design elements, materiality (general composition of exterior building materials), and workmanship. The form and plan take reference from the English architect James Gibbs's St. Martin-in-the Fields prototype. The general form is a simple temple-front exterior with classical portico, pediment, and steeple in the center of the façade directly behind the portico. In Gibbs's original example, and most subsequent examples across the world and in the United States, the compositions are embellished with applied ornamentation and rich details at the primary elevation temple front portico and steeple.

The typology (classification of common physical characteristics) became a preeminent archetype of ecclesiastic design in America – still widely recognizable and produced to this day. In Evanston, a significant example of the traditional Gibbs typology exists at the First Congregational Church at 1437 Hinman Avenue, an Evanston Landmark designed in 1926 by Tallmadge and Watson (left below).



First Congregational Church (Left) and 2715 Hurd Avenue (Right).

The connection between the subject property (2715 Hurd) and the Gibbs typology is unmistakable and purposeful; it is simple in plan, with prominent temple-front portico, pediment, and significant central steeple. However, the associated feeling of the subject property is appropriately representative of 20th Century concerns. This is true in terms of both Larry Perkins' unique architectural explorations at the time, and the continued evolution of architectural trends which replaced historicism and over-ornamentation with simplified forms and materials. The First Congregational Church, for example, was only constructed 20 years prior to 2715 Hurd Avenue but architects Tallmadge and Watson chose to follow precedent rather than experiment with it as Larry Perkins did. What makes the subject property especially unique and a particularly rare example of mid-20th century architectural trends is Perkins' purposeful choice to not completely reject classicism and ornamentation, but rather to convey classical form and ecclesiastic reverence through the use of modern materials and applications. The building is notably not devoid of all ornamentation. Rather, ornamentation is applied sparingly and decisively with traditional classical elements interpreted uniquely through vernacular materials and modernist refinement.

The choice and combination of materials for the subject property were done with intention and purpose, effectively integrating traditional architectural form into a discernable mid-20th Century modern building. The building utilizes vernacular building materials including common brick, wood cladding, and glass but highlights their simplicity to great advantage to create the refined classicism that clearly references the building's architectural typology while honoring the Church of Christ, Scientist's purposeful reduction of religious symbols and liturgical objects. Nearly all of the original design elements and exterior material applications have been

preserved in excellent condition. As such the property retains a unique ability to demonstrate a consistent and purposeful design vocabulary that harmoniously combines centuries-old tradition, new and evolving modern sensibilities, and the client's distinctive qualities.

Criterion 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 of Evanston, the State of Illinois, the Midwest region, or the United States.

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's style at the time -- utilizing simplicity of form and vernacular materials to great advantage. The structure is a rare example of ecclesiastic design by Larry Perkins and may be the only Church he designed during his acclaimed career.

Landmark structures in Evanston designed by Perkins and Will include:

1. Evanston Township High School additions (1600 Dodge Ave.) by association,
2. Noyes Street School addition (927 Noyes St.) by association,
3. Phillip Wills home (2949 Harrison Street)
4. Larry Perkins home (2940 Harrison Street),
5. Portions of Foster School (2010 Dewey Avenue)

Larry Perkins (1907-1997) was a significant local, regional, and national architect, a native son of Evanston, and a lifelong resident. Perkins was a 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. Perkins Woods in North Evanston is named after Dwight Perkins, and is a testament to his effort 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. Moreover, Larry Perkins is part of a family lineage of distinguished architects including his father, Dwight Perkins, a foundational influence of the Chicago and Prairie Schools of Architecture, his cousin, Marion Mahony Griffin, a famous Prairie School architect and co-designer of the City of Canberra, Australia, and his son Bradford Perkins, founder of the International architecture firm Perkins Eastman.

Larry Perkins graduated from Cornell University in 1930 where he met Philip Will. The two formed their own firm, Perkins and Will in 1935, and were later joined by E. Todd Wheeler in 1936, forming Perkins, Wheeler, and Will. Although never a partner, architect and urban planner Bill Brubaker was a significant force for the firm, joining in 1947. In the early years the firm primarily designed residences on

Chicago's North Shore. During the Depression and World War II the firm had difficulty finding commissions. It wasn't until the post war years and subsequent "baby boom" that the firm would found significant success. At this time, the firm transitioned from residential design to the design of schools and institutional buildings, which were in short supply at the time. Their first major institutional and nationally significant success was the Crow Island School in Winnetka (1940 in collaboration with Eero Saarinen). The Crow Island School was the 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 1940s and 50s Perkins, Wheeler, and Will grew significantly, and in 1951 it opened its first satellite office in New York state. By 1960, the firm had opened its Washington D.C office, designed nearly 400 school projects in twenty-four states, and became nationally known as a leader in institutional design that emphasized a human-centered approach and modern, simple design aesthetic. Shortly before Larry Perkins and Todd Wheeler's retirement in 1972, their firm established an office in Florida and New York City. In 1975, Larry Perkins earned the Distinguished Service Award from the American Association of School Administrators, the first person outside of the education field ever to receive the award. Perkins's vision for the design of education facilities was transformative, leaving a lasting legacy and influence on school typologies across the globe.

Locally, Larry Perkins 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.

Explanation of the integrity or lack of integrity of a nominated landmark or district:
On June 8, 2021, the Preservation Commission found that the nominated property and building at 2715 Hurd Avenue, in accordance with subsection 2-8-4 (B), retain excellent integrity. The property retains all of the particular style's architectural features, detailing, and spare ornamentation, with no historic building materials covered or removed, and no large and unsympathetic additions.

According to the National Register evaluation guidelines, historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Qualities of historic and architectural integrity include:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association

Historic integrity enables a property to illustrate significant aspects of the past. All seven qualities are important to understand a buildings integrity but they need not all be present. It is recognized that changes occur over a particular building's lifespan, but its integrity can be maintained if the overall sense of past time and place are evident.

Each of the seven qualities have been evaluated for the subject property and are included in detail below.

Location: Integrity of location refers to the place where the historic property was constructed or the place a historic event occurred.

The subject property remains in its original location with original principal, secondary and tertiary façade orientations. As such, the relationship between the property and its historic associations has been maintained.

Design: Integrity of design refers to the consistency and composition of design elements and original and cohesive design vocabulary which together formulate the basis for the structures historic identity. These elements are manifested in form, plan, space, structure, and style.

The subject property's form, spatial arrangement, pattern of fenestration, textures and colors of exterior surface materials, and type and style of applied ornamentation have been remarkably maintained.

Setting: Integrity of setting refers to the physical environmental features that taken together create compositional sense of place. Setting includes both the lot of record, as well as the surrounding built and natural environment.

The character of the place in which the subject property was constructed has been largely unaltered since construction in 1946. At that time, the majority of the surrounding properties had been platted and built out including the many proximate Colonial Revivals of the 1930s, on Hurd Avenue, Park Place, and Lincolnwood Drive, as well as the more vernacular bungalows along Lincolnwood Drive north of Park Place, which remain remarkably intact. The setting's designed features, such as the street network, paths, and alleyways remain largely unchanged. Notably, the relationship between the subject property and adjacent buildings, other features, and open space has changed little due to the block-long Willard Elementary School complex to the west.

Integrity of setting is particularly important for District designations and less so for individual Landmark designations. The surrounding neighborhood has evolved in the last 80 years, but remains predominately similar in land use, density, and overall character.

Materials: Integrity of materials refers to the physical characteristics combined in a purposeful pattern or configuration which form the historic property.

The chosen historic exterior materials are not only extant but significantly preserved and in good condition.

Workmanship: Integrity of workmanship refers to the physical evidence of the crafts of a particular culture, trade or combination of trades which existed during the property's historic period.

The workmanship is evidence of Ragnar Benson and associated contractors labor and skill in constructing the subject property and is a testament to its lasting viability. The property's workmanship, similar to the materials chosen, are expressed in vernacular methods and plain finishes, which in combination with the chosen form, create a unique composition. Significant extant features of note include the colored brick masonry and associated tooling as well as the subject property's joinery including window moldings, wooden Greek Revival relief panels, wood clad pediments, wood frieze, and particularly the temple fronts vertical wood clad masonry piers which interpret traditional column fluting in a modern aesthetic.

Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular time or cultural movement.

The design, materials, and workmanship noted above, when taken together as a composition, convey the property's historic character and significance with full effect.

Association: Association is the direct link between an important historic event or person and a historic property.

Association is not relevant to the designation criteria the Commission determined were met.

Identification of critical features of the nominated Landmark or areas, properties, sites, and objects in a nominated District to provide guidance for review of alteration, construction, demolition or relocation:

South Elevation:
The south elevation is primary and contains no noticeable alterations from the original design. Critical extant features include:

1. Symmetrical temple front portico with minimized fenestration including a centered entryway with narrow entablature below a large nine-lite fixed window.
2. Prominent wood clad pediment with corner acroteria (architectural ornament placed at the outer corners) supported by four substantial brick piers with inside faces cased in vertical wood cladding.

3. Prominent steeple with narrow wood clad base, inset belfry with corner acroteria and tapered spire
4. Wood frieze board
5. Atypical brick hue treated with soda-ash.

South Elevation Photos

West Elevation:

The west elevation is secondary and has minimal alterations limited to mechanical ventilation in the wood clad pediment, a non-original access stair and altered access door at the rear-volume.

1. Prominent wood clad pediment with corner acroteria
2. Prominent bay window with large-scale center fifteen lite wood divided lite window between two, two-over-three vertical single-glazed wood divided lite windows and lower six lite wood divided lite window between two one-over-one wood single-glazed windows with prominent joinery. The top and bottom portions of the bay are bisected by large Greek Key motifs.
3. Large vertical expanses of single-glazed four-over-six wood divided lite windows and lower one-over-one double windows with prominent joinery and bisecting Greek Key motifs.
4. Distinctive soda-ash treated common brick of atypical hue
5. Wood frieze board

West Elevation Photos

East Elevation:

The east elevation is secondary with minor alterations including ventilation louvers at the pediment, and a non-original access point at the southeast volume. Critical extant features include:

1. Prominent wood clad pediment with corner acroteria
2. Prominent bay window with large-scale center fifteen lite wood divided lite window between two, two-over-three vertical single-glazed wood divided lite windows and lower six lite wood divided lite window between two one-over-one wood single-glazed windows with prominent joinery. The top and bottom portions of the bay are bisected by large Greek Key motifs.
3. Large vertical expanses of single-glazed four-over-six wood divided lite windows and lower one-over-one double windows with prominent joinery and bisecting Greek Key motifs.
4. Distinctive soda-ash treated common brick of atypical hue
5. Wood frieze board

East Elevation Photo:

North Elevation:

The north elevation is tertiary with minor alterations including a mechanical enclosure at the northeast corner as well as one missing window at the northwest corner. Critical extant features include:

1. Wood Greek Key motifs.
2. Distinctive soda-ash treated common brick of atypical hue

North Elevation Photo:

Proposed Design Guidelines, if any, for review of alteration, construction, demolition, or relocation:

If designated as Evanston landmark, the church structure at 2715 Hurd Avenue would be subject to review for exterior work requiring a permit and when visible from the public way under City Code, Section 2-8-9, Standards for Review of Alteration, Construction, Relocation and Demolition. The Commission recommends the following guidelines:

1. Adaptive use of the existing structure is encouraged and alterations which practically facilitate future re-use should be approved so long as the architectural integrity of the structure is retained.
2. Subdivision and development of the north parking lot is appropriate so long as new construction is subordinate in height and mass.

Map showing the location of the nominated Landmark

Adaptive Use Potential:

Current adaptive use potential for the structure is limited in the R1 Single-Family Zoning District. A list of all proposed and special uses in the R1 Zoning District include:

- Bed and Breakfast Establishments
- Cemetery
- Child Residential Care Home
- Cultural Facility
- Daycare home – adult or child
- Dwelling – Single-Family Detached
- Education Institution Private
- Education Institution Public
- Home Occupation
- Neighborhood Garden
- Park
- Planned Development
- Playground
- Public Utility
- Religious Institution
- Residential Care Home

However, if Landmarked, the structure would be an excellent candidate for Code Section 6-3-7, “Unique Preservation Use”, which would significantly increase the potential for the property to be adapted as multi-family residential – the most common adaptation for religious structures. Additionally, the Unique Preservation Use would allow for the subdivision and conversion of the parking lot for a single-family residence. Qualification for the Unique Preservation Use would require minimal modification of the existing codes criteria to extend the provision to individual Landmarks outside of Historic Districts. Planning staff believes it is an amendment which aligns with best planning practices, and the City’s Climate Action Plan -- strengthening the adaptive use potential for historic

character defining structures by giving them new life, preserving their embodied energy, and eliminating unnecessary construction and material-based emissions and landfill waste.

Legislative History:
On April 13, 2021 Andrew Nebel (applicant), an individual meeting the criteria under City Code, Section 2-8-5 (A), filed a completed nomination form initiating Landmark nomination proceedings for the property located at 2715 Hurd Avenue. The nomination sought to list the property under criterion 2, 3, 4, and 6. The nominator later revised the nomination to exclude criterion 6 from consideration.

Pursuant to City Code Section 2-8-5 (C) 1., the Second Church of Christ, Scientist (owner of record), was notified by regular mail and e-mail on April 14, 2021. Pursuant to City Code Section 2-8-5 (C) 2., a public hearing was held on May 11, 2021 -- within 90 days of the date the nomination was received. The hearing was conducted in accordance with the Commission's rules and procedures, during which, the Commission heard and considered all testimony and evidence related to the designation criteria from both the applicant, and the owner of record. No members of the public gave testimony during the hearing. Finding that the nomination of the subject property had met designation criteria 3 and 4, the Commission closed the public hearing, initiating proceedings under City Code, Section 2-8-5 (E) in which the Commissions formal report and resolution are to be completed and adopted within 70 days of the close of public hearing. (by Tuesday, July 20).

Applicant presentation and testimony:
The applicant Andrew Nebel presented testimony primarily focused on the importance of Larry Perkins as an Evanston resident, and his prominence as a regional and nationally acclaimed architect. The applicant nominated the property under three criteria: 2, 3, and 4. The applicant presented background information on the structure including the Church of Christ, Scientist, who created a building fund for a new church in 1929 due to capacity issues at their main location at Chicago Avenue and Lake Street (still extant but not the home of the Music Center of the North Shore). The church ultimately selected the site in northwest Evanston due to its proximity to Central Street, at the time a major thoroughfare to downtown, which included a well-traveled streetcar system, and an area which was rapidly growing but still contained large undeveloped parcels.

In regards to criterion 2, and 4, the applicant presented testimony on the life and work of Evanston resident Larry Perkins including his work with Eliel and Eero Saarinin for the Crow Island School in Winnetka (1941), for which he would receive the American Institute of Architects 25 Year Award. The work Perkins undertook at Crow Island was unprecedented, where the form of the school was a result of the internal function and needs of not only adults, but more importantly of the children. Perkins continued to have a successful career designing schools across the country until his retirement in the early 1970s. The applicant made a case that the work at Crow Island and collaboration between the Saarinins influenced the work at the subject property although it was later more accurately stated that the work at Crow Island and the work at the subject property were simply representative of Perkins

commitment to design and his abilities as a modern architect, including his collaboration with other architects of the time exploring similar trends.

The applicant went on to describe the life of Larry Perkins outside of his architectural legacy, including his being a native son of Evanston, and son of influential prairie school architect Dwight Perkins. The applicant noted many of Larrys civic achievements including being associated with many structures in Evanston, Chicago and the nation, member and chairman of the Plan Commission, member of the Cook County Building Codes Commission, and ambassador for Evanston. The applicant cited the late Mayor Joan Barr who called Perkins, "an individual and an institution in our City." Perkins was voted Chicagoan of the Year in 1963, received the American Association of School Administrators Distinguished Service Award in 1975, authored two books, (*Schools* in 1949 and *Workplace for Learning* in 1957) and after his retirement continued his legacy by sharing his deep knowledge and desire to teach with future architects as a professor at the University of Illinois – Chicago, the University of Illinois, Urbana-Champaign, and at the University of Arizona.

At the time of his death, Evanston's City Council honored Larry Perkins with resolution R-97 noting his significance to the city.

Notable commissions of Perkins, Wheeler & Will include:

1. Adlai Stevenson home in Libertyville
2. First National Bank in Chicago
3. The US Gypsum Building in Chicago
4. Rockford Memorial Hospital in Rockford
5. The Dawes School in Evanston
6. Washington School in Evanston
7. Chute Middle School in Evanston
8. Notes School addition in Evanston
9. First Congregational Church in Evanston (remodel)
10. Methodist Building in Evanston
11. Foster Field House in Evanston
12. Phillip Will, Jr. Home in Evanston
13. The Leonard Wall House in Evanston
14. Skiles School Additions in Evanston
15. ETHS Additions in Evanston

It can be said, although debated, that no greater and more influential architect has called Evanston home than Larry Perkins. His firm went on to become the second largest in the world by 2019 with offices and commissions worldwide.

In regards to Criterion #3, the applicant described the structure as a unique representation of mid-century and classical architectural influences, which are uniquely conveyed due to the condition of the church's exterior design intentions and material applications. These include its original cruciform shape, what the

applicant called a typical western church form, more aptly identified as the Gibbs church typology, and its ability to represent reverence through common and simplified materials – primarily brick, glass, and wood. The applicant supplied the following key features:

1. Greek key reliefs on panels
2. Original wood windows
3. Recessed bay windows
4. 84-foot-tall steeple
5. Acroteria on all corners and mirrored in the steeple
6. Prominent columns and front entry
7. Original inscriptions, and lighting fixtures
8. Brick hue as treated with soda ash

The applicant and consultant Susan Benjamin stated that the bricks are a "Chicago Common Brick" crafted from clay from the Chicago River. The applicant also retrieved from the Church's archives quotes from J. Frank Grives, Chairman of the church's Building Committee in 1946 who said, "the church would vary from the conventional church is some respects and will pioneer some ideas that may be the forerunner of a style".

The applicant continued noting that other significant individuals had contributed to the design of the church including Ragnar Benson Construction, LLC that would receive the Horatio Alger Award, and acquired other notable commissions including the Three Mile Island Towers, Chicago CNA Building, and Harbor Point Towers. The workmanship of Ragnar Benson has been maintained in excellent condition.

Additionally, the Landscape Architect for the project, Franz Lipp, completed a significant project at the subject property in 1968-1972 including the general site plan seen today. Unfortunately, other than some of the property's larger ornamental trees, the landscaping has not been maintained to the same standard as that of the building. The Art Institute of Chicago has over 57 Franz Lipp drawings in its collection; he was also a prominent photographer. He completed significant landscape projects across the country, including the Brooks McCormick home, and the Kohler Memorial.

The applicant's nomination is attached.

<u>Owner of record testimony:</u>
A representative for the owner of record, Garry Shumaker, provided testimony against the nomination noting that the applicant had not discussed the nomination with the owner of record, that designating the structure a Landmark was unnecessary, and that the designation criteria were not met. Mr. Shumaker alleged that in regards to criterion 2 and 4, the work at 2715 Hurd Avenue was not significant in the formulation of Larry Perkins's career or body of work as an architect who rather focused primarily on the design of educational resources, and

that the church did not represent or expand on broader movements in religious architecture.

In regards to criterion 3, Mr. Shumaker stated that the refined classicism of the church was not unique but was representative of larger design movements during the mid-20th Century including the International Style and later successions still popular today, but were not significant in their formulation or evolution. Additionally, Shumaker stated that the nominations reference to the Saarinens' work at the Cranbrook Educational Community, and 2715 Hurd Avenue and any continued collaboration between Perkins and Saarinen which may have influenced the design of the church, was conjecture. Shumaker continued to argue that the structures common materials, forms, and refinement were influenced not by thematic design movements, but by a cost conscious Second Church of Christ, Scientist and their preference to reduce emphasis on ornamentation, liturgical objects, and sacred spaces. The church is not unique in this respect with similar design treatments and philosophies for Church of Christ, Scientist structures constructed across the country. The design, materials, and means and methods of construction were common for both Larry Perkins, the architect, and Ragnar Benson, the contractor, and remain in common use today.

Finally, Mr. Shumaker stated that the owners object to any additional oversight and the protections sought for the property and afforded through the Preservation Ordinance and that they were unnecessary and unwarranted (notably overlooking that the property was recently proposed for demolition).

Owner Consent:
Owner consent is not required for nomination or designation as a Landmark by ordinance. The Commission believes that the property would have increased marketability and adaptive use potential as a Landmark. If designated, the property owner is provided due process and can continue to propose construction, alteration, demolition, or relocation in accordance with City Code Section 2-8-8 and 2-8-9. If concerns are raised to designation limiting the use or value of the property, it must be noted that the owner is afforded due process through City Code Section 2-8-10, Economic Hardship and City Code Section 2-8-11, Special Merit.

Preservation is not a means of stopping change – rather it is a means of managing change at the benefit of the public good – a benefit that outweighs any perceived burden. **This year, and similarly across subsequent years, the Commission has approved over 95% of cases brought before it**. Additionally, residents of historic properties are afforded unique incentives. These include offering residents valuable technical assistance and expertise not offered to residents outside of Historic Districts or of properties not designated as Landmarks as well as financial incentives for local Landmarks and Historic Properties including:

1. Preservation Easements;
2. Property Tax Assessment Freeze; and,
3. Class L Designation

Conclusion:
Preservation plays an indispensable role in shaping and maintaining the visual character, social fabric, and resiliency of Evanston's distinct neighborhoods. Evanston's architectural heritage is inexorably linked to its past, such as its many distinguished religious buildings such as 2715 Hurd Avenue. These resources bind Evanston's residents to their neighborhoods and physical environments, and provide opportunities for current and future generations to tell stories of Evanston's historic and architectural legacy -- including prominent architects and civic leaders such as the Perkins family and in this case Larry Perkins individually.

It is easy and common, as the owner's representative has done, to minimize the importance and quality of mid-20th century architects and the resources they left behind. However, these resources are now eligible for the National Register, are at the forefront of Preservation Planning, and are becoming increasingly acknowledged for their quality and character. Evanston's early Modern, Mid-Century, International Style, and Brutalist expressions of architecture are worthy of protection and reflective of Evanston's continued vibrancy and economic relevance from the late 1930s through the 1970s. To that end, the church structure at 2715 Hurd Avenue is irreplaceable and represents evolutionary trends in architecture, high quality design and innovation, and high craftsmanship, which in composition offers visual interest and curiosity in materials and forms not commonly used in today's construction.

The Commission resolves with unanimous agreement that the nominated property meets criterion 3, and 4 for designation, that the property retains excellent integrity, and therefore recommends that City Council designate the property and church as a Landmark as a means of safeguarding the City's historic, cultural, and architectural heritage.

21PRES-0073

CITY OF EVANSTON
PRESERVATION COMMISSION

A RESOLUTION

Requesting the City Manager Transmit the Evanston Preservation Commission's Report and Recommendation that the Evanston City Council Designate the Lot of Record and Church Structure at 2715 Hurd Avenue as an Evanston Landmark by Ordinance

WHEREAS, on April 13, 2021, Andrew Nebel ("the Nominator") submitted a complete application form nominating for landmark designation the church and lot of record at 2715 Hurd Avenue ("Subject Property"); and

WHEREAS, on April 14, 2021, City staff notified the Property Owner of the scheduled public hearing for the nomination on May 11, 2021; and

WHEREAS, in accordance with Section 2-8-5 of the City Code, at its meeting of May 11, 2021, the Preservation Commission heard testimony and presentation on the landmark nomination of 2715 Hurd Avenue from the Nominator and Property Owner; and

WHEREAS, on June 8, 2021, the Commission approved its Report; recommending that the Evanston City Council (the "City Council") designate the church structure and lot of record at 2715 Hurd Avenue as an Evanston Landmark; and

NOW, THEREFORE, BE IT RESOLVED BY THE EVANSTON PRESERVATION COMISSION OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS:

Section 1: The Commission determined that the application for landmark designation of the church structure and lot of record at 2715 Hurd Avenue is in conformity with City Code Section 2-8-4, “Criteria for Designation.”

Section 2: The Commission recommends that the City Council designates by ordinance the church structure and lot of record at 2715 Hurd Avenue, as a landmark, in that the subject property meets the criteria for designation as an Evanston Landmark under City Code Sections 2-8-4(A)(3), 2-8-4(A)(4) and 2-8-4(B).

Section 3: The report of the Commission’s findings is approved, and attached hereto as Exhibit A and made a part hereof. The Chair and/or the Commission’s Staff Liaison may make corrections and modifications thereto without change in substance as they shall deem appropriate, and consistent with this resolution.

Section 4: The City Manager is hereby requested to transmit the Commission’s Recommendation and Report to the Mayor and the City Council.

Section 5: Notice of the recommendation of the Commission, including a copy of the report, shall be transmitted to the City Council or its duly authorized Committee and sent by regular mail to the owner of record and to the nominator of the nominated landmark, within fifteen (15) business days following adoption of the resolution and report.

Adopted: June 8, 2021 Yeas: __ Nays: __

Date:

_____ _____

Mark Simon, Chair

Attest: Date:

_____ _____

Beth Bodan, Secretary

DRAFT

MEETING MINUTES

HISTORIC PRESERVATION COMMISSION

Tuesday, May 11, 2021
7:00 PM
Via Virtual Meeting

Members Present: Beth Bodan, Ken Itle, Mark Simon, John Jacobs
Stuart Cohen, Suzi Reinhold, Jamie Morris, Sarah M. Dreller

Members Absent: Aleca Sullivan

Staff Present: C. Sterling; C. Ruiz

Presiding Member: M. Simon, Chair

Notes Taken By: C. Sterling

AGENDA

1. **CALL TO ORDER / DECLARATION OF QUORUM**
   - A quorum of 8 members being present, Chair Simon called the meeting to order at 7:05pm

2. **SUSPENSION OF THE RULES:** Members participating electronically or by telephone
   Action:
   - A motion to suspend the rules passed 7-0

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.

   Public Hearing:
   - A motion to open the public meeting passed unanimously.

   Applicant Testimony
   - The applicant Andrew Nebel presented testimony primarily focused on the importance of Larry Perkins as an Evanston resident, and his prominence as a regional and nationally acclaimed architect. The applicant nominated the property under three criteria: 2, 3, and 4.
   - The applicant presented background information on the structure including the Church of Christ, Scientist, who created a building fund for a new church in 1929 due to capacity issues at their main location at Chicago Avenue and Lake Street
   - In regards to criterion 2, and 4, the applicant presented testimony on the life and work of Evanston resident Larry Perkins including his work with Eliel and Eero Saarinin for the Crow Island School in Winnetka (1941), for which he would receive the American Institute of Architects 25 Year Award. The work Perkins undertook at Crow Island was unprecedented, where the form of the school was a result of the

internal function and needs of not only adults, but more importantly of the children. Perkins continued to have a successful career designing schools across the country until his retirement in the early 1970s.

- The applicant made a case that the work at Crow Island and collaboration between the Saarinins influenced the work at the subject property although it was later more accurately stated that the work at Crow Island and the work at the subject property were simply representative of Perkins commitment to design and his abilities as a modern architect, including his collaboration with other architects of the time exploring similar trends.
- The applicant went on to describe the life of Larry Perkins outside of his architectural legacy, including his being a native son of Evanston, and son of influential prairie school architect Dwight Perkins. The applicant noted many of Larrys civic achievements including being associated with many structures in Evanston, Chicago and the nation, member and chairman of the Plan Commission, member of the Cook County Building Codes Commission, and ambassador for Evanston.
- The applicant cited the late Mayor Joan Barr who called Perkins, “an individual and an institution in our City.” Perkins was voted Chicagoan of the Year in 1963, received the American Association of School Administrators Distinguished Service Award in 1975, authored two books, (*Schools* in 1949 and *Workplace for Learning* in 1957) and after his retirement continued his legacy by sharing his deep knowledge and desire to teach with future architects as a professor at the University of Illinois – Chicago, the University of Illinois, Urbana-Champaign, and at the University of Arizona.
- At the time of his death, Evanston’s City Council honored Larry Perkins with resolution R-97 noting his significance to the city.
- Notable commissions of Perkins, Wheeler & Will include:
    1. Adlai Stevenson home in Libertyville
    2. First National Bank in Chicago
    3. The US Gypsum Building in Chicago
    4. Rockford Memorial Hospital in Rockford
    5. The Dawes School in Evanston
    6. Washington School in Evanston
    7. Chute Middle School in Evanston
    8. Notes School addition in Evanston
    9. First Congregational Church in Evanston (remodel)
    10. Methodist Building in Evanston
    11. Foster Field House in Evanston
    12. Phillip Will, Jr. Home in Evanston
    13. The Leonard Wall House in Evanston
    14. Skiles School Additions in Evanston
    15. ETHS Additions in Evanston

- The applicant stated that, It can be said, although debated, that no greater and more influential architect has called Evanston home than Larry Perkins. His firm went on to become the second largest in the world by 2019 with offices and commissions worldwide.
- In regards to Criterion #3, the applicant described the structure as a unique representation of mid-century and classical architectural influences, which are uniquely conveyed due to the condition of the church’s exterior design intentions and material applications. These include its original cruciform shape, what the applicant called a typical western church form, more aptly identified as the Gibbs church typology, and its ability to represent reverence through common and simplified materials – primarily brick, glass, and wood. The applicant supplied the following key features:

1. Greek key reliefs on panels
2. Original wood windows
3. Recessed bay windows
4. 84-foot-tall steeple
5. Acroteria on all corners and mirrored in the steeple
6. Prominent columns and front entry
7. Original inscriptions, and lighting fixtures
8. Brick hue as treated with soda ash

- The applicant and consultant Susan Benjamin stated that the bricks are a "Chicago Common Brick" crafted from clay from the Chicago River.
- The applicant continued noting that other significant individuals had contributed to the design of the church including Ragnar Benson Construction, LLC. The workmanship of Ragnar Benson has been maintained in excellent condition.
- Additionally, the Landscape Architect for the project, Franz Lipp, completed a significant project at the subject property in 1968-1972 including the general site plan seen today. Unfortunately, other than some of the property's larger ornamental trees, the landscaping has not been maintained to the same standard as that of the building.

Questions for the applicant

- Commissioners asked for the applicant to clarify the reasons for nominating for both criteria 2 and 4 and asked how he felt they differed
- The applicant provided some additional information regarding Perkins association with the church but they continued to be associated with him as designer of the structure. Commissioners agreed that criteria 2 was not intended for this purpose and rather for associations with an individual and a property that are outside of a formal design commission. The applicant agreed.
- Commissioners asked the applicant about the referenced style of the structure, specifically the mention of a neo-colonial style and where that came from.
    - The applicant stated that he had consulted with many individuals and they all had different takes on the style. Specific reference to a spare/modern neo-colonial style came from Cade Sterling of the Evanston planning division.

Property Owner Testimony

- A representative for the owner of record, Garry Shumaker, provided testimony against the nomination noting that the applicant had not discussed the nomination with the owner of record, that designating the structure a Landmark was unnecessary, and that the designation criteria were not met.
- Mr. Shumaker alleged that in regards to criterion 2 and 4, the work at 2715 Hurd Avenue was not significant in the formulation of Larry Perkins's career or body of work as an architect who rather focused primarily on the design of educational resources, and that the church did not represent or expand on broader movements in religious architecture.
- In regards to criterion 3, Mr. Shumaker stated that the refined classicism of the church was not unique but was representative of larger design movements during the mid-20th Century including the International Style and later successions still popular today, but were not significant in their formulation or evolution.
- Additionally, Shumaker stated that the nominations reference to the Saarinens' work at the Cranbrook Educational Community, and 2715 Hurd Avenue and any continued collaboration between Perkins and Saarinen which may have influenced the design of the church, was conjecture. Shumaker continued to argue that the structures common materials, forms, and refinement were influenced not by thematic design movements, but by a cost conscious Second Church of Christ, Scientist and their

preference to reduce emphasis on ornamentation, liturgical objects, and sacred spaces.

- The church is not unique in this respect with similar design treatments and philosophies for Church of Christ, Scientist structures constructed across the country. The design, materials, and means and methods of construction were common for both Larry Perkins, the architect, and Ragnar Benson, the contractor, and remain in common use today.
- Finally, Mr. Shumaker stated that the owners object to any additional oversight and the protections sought for the property and afforded through the Preservation Ordinance and that they were unnecessary and unwarranted.

Deliberation:

- Commissioners agreed after little debate that criteria 2 was not applicable.
- In regards to criteria 4, it is very clear and not possible to argue that the designer of the church was Larry Perkins of Perkins, Wheeler, and Will, and that the individual and firm were highly significant locally, regionally, and nationally. With little debate, it was agreed that criteria 4 was clearly met.
- In regards to criteria 3
    - Commissioners noted that the style of the structure was important but that it had larger significance than the style itself, as it relates to the general typology and archetype of the structure and its associations with the Gibbs church of St. Martin in England which was imported to American in the 18th century and became very prominent.
    - Commissioners noted that the Perkins example of this easily recognizable typology may be the best they had ever seen and was highly significant as a modern representation of traditional classical form. The church is certainly one of a kind in Evanston, there is nothing like it elsewhere, but it is also likely a very rare example regionally and potentially nationally as an excellent modern neo-colonial Gibbs typology.
    - Commissioners noted that this was not a mistake, Perkins was a highly influential and trained architect who knew what he was doing. The form, use of vernacular materials, and application of spare ornamentation is purposeful, and intentional and the resulting composition is outstanding.
    - Commissioners mentioned some of the unusual and key features, including that the ornamentation of traditional classicism was not entirely removed but applied strategically and sparingly, the prominent Greek Key Motifs, and prominent temple front brick piers with interior vertical cladding resembling entryways or portals.
    - The integrity of the building was found to be excellent and the condition remarkable with nearly all original features intact and unaltered.

Action:

- The Commission made a unanimous determination upon the testimony and evidence provided that the nominated Landmark met criterion 3 and 4 for designation by ordinance. A motion to close the public hearing passed unanimously initiating proceedings under Code section 2-8-5 (E). The Commissions formal report and resolution shall be completed and adopted within 70 days.

Following action, commissioners and the staff liaison discussed next steps in the process, the ability to take action as late as the July meeting. Additional concerns were discussed related to whether is was appropriate or not to speculate what action City Council may take in regards to perceived concerns that the nomination was moving forward without owner consent. The staff liaison noted that it is good that an ordinance does not have owner

consent [as it only discourages otherwise worthy properties from remaining threatened and unprotected as was the case with 2715 Hurd], but that not having owner consent presented unique challenges as well that will need to be addressed in the Commissions Report.

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]

- The applicant provided information on the proposed scope of work including removal of the vinyl siding, wood siding on the front elevation and fiber-cement elsewhere, the new front porch, and rear addition.
- Commissioners applauded the front elevation treatment although it was noted that the porch would likely not look exactly like the rendering
- Commissioners questioned the transition of materials for the cladding and how the fiber-cement siding would meet the wood siding.
    - The applicant stated that the wood siding and fiber-cement siding would be mitered at the corners and that the fiber-cement siding would be ripped to meet the exposure of the wood siding which matches the original exposure found beneath the vinyl
- Commissioners questioned the transition between the original structure and the rear addition and suggested that the brick water table continue across and around the rear addition to create a more harmonious composition and transition
    - The applicant agreed
- Commissioners had concern with the rear additions roof form, specifically the “wings” on either side of the balcony which didn’t relate to the existing or any neighboring structure. It was suggested that these be removed and the roof form and transition areas simplified. A flat roof with balustrade.
    - The applicant stated this was discussed and shared some alternative plans for the rear addition which included something similar to what was suggested.

Action: A motion to issue a Certificate of Appropriateness with conditions passed 5-2. Conditions included matching the existing siding exposure for the wood and fiber cement, as well as continuing the brick water table.

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]

- The applicant provided a brief introduction on the project including the history of the structure, when it was significantly altered, and the current condition, specifically for the windows which necessitate the need for replacement. The new front porch is intended to create a sense of entry which hasn’t existed previously as the home was divided from its other half to the south and the entrance was originally located at the side.
- Commissioners questioned the window division at the front elevation and why it didn’t match existing or the other division.

    - Applicant stated it was due to the size of the window but that it could be changed to match existing.
- Commissioner asked about the rear doorway and lite division at the transom ultimately determining that it wasn't necessary and it could remain as presented.
- It was suggested that the paneling below the front facing window adjacent to the main entrance be removed to match the existing front elevation first floor windows
    - This was agreed to
- On the south elevation, there was a single window on the second floor with no lite division.
    - Applicant noted this was a drafting error and it would match the rest of the proposed replacements
- Commissioners discussed the front porch and column spacing, noting that it was well done and the architects work was applauded.

Action: A motion to issue a Certificate of Appropriateness with conditions passed 7-0. Conditions included all double-hung window to be 6 over 6 lite division to match existing in general appearance.

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]

- The applicant presented a brief introduction on the project including the need for a garage, its placement relative to the principle structure, and the proposed materials and fenestration.
- Commissioners asked about the fiber-cement cladding and how the corners would be treated.
    - Applicant stated they weren't certain but were open to suggestions.
    - Commissioners noted that corner boards were most common for hardie board siding and the applicant agreed to this transition
- Commissioners discussed the fenestration on the east elevation facing the principle structure and noted the apparent attempt to mimic qualities of the home. It was suggested that the window's receive similar joinery to the homes fenestration.
    - Applicant agreed to look into this
- Commissioners discussed the placement of the garage in relation to the properties trees.
    - Applicant stated they were trying to save two significant trees, and that is why the garage was sited where it was instead of in one of the corners.

Action: A motion to issue a Certificate of Appropriateness as presented passed 7-0.

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]

- The applicant presented a brief introduction of the proposal, the demolition of two detached garages in poor condition, and construction of an ADU with similar materiality to the existing principle structure which recently received approval from the commission.

- Commissioners asked about the proposed cladding and if it would match the principle structure.
    - Applicant stated it would match the approved hardieboard exposure of the principle structure. (Going from stucco to fiber cement)
- Commissioners asked about the proposed dormers and expressed concern with their form and lack of relation to the principle structure. This was debated and ultimately determined that the ADU did not need to match the home exactly and was ok as presented
- Commissioners expressed some concern with the proposed balconies on either side of the ADU
    - The applicant addressed the reasoning for these features as related to the interior floor plan
    - After limited debate, it was agreed that the balconies were ok as presented.
- Commissioners addressed the letter of support from the neighboring property.

Action: A motion to issue a Certificate of Appropriateness as presented passed 7-0

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]

- The applicant presented the proposal and the need for updates and expansion of the existing home to fit the needs of the new owners and their family.
- Commissioners had concern with the material for the siding (vinyl)
- Commissioners expressed concern with the drawings, specifically the roof plan which was difficult to understand without accurate 3D renderings.
    - The applicant noted that the renderings were not updated after changes were made but the elevations had been changed and were accurate
    - The staff liaison stated that changed were required due to zoning issues and non-compliance with the definition of a third story
- Commissioners debated the roof form and associated drawings for some time. Concern was expressed with the roof form, raising of the roof to be higher than the principle structures peak, as well as varying roof forms with awkward transitions.
- Commissioners stated that the composition at the rear of the home was being directed not by the preservation standards, but by a desire to maximize space while maintaining zoning compliance. It looks like what it is.
- Commissioner stated concern with the unsympathetic mass of the rear addition, non-contextual fenestration, and additions insubordination to the principle structure.
- The applicant noted that the issues were related to the basement finished floor level and there were not many good alternatives. The applicant noted that what is proposed is not dissimilar to the existing rear-addition, although what is existing is not sympathetic in form or mass either.
- Commissioners agreed it was a difficult design challenge and the most likely solution may be complete removal of the rear addition as starting over instead of trying to modify something that already wasn't working well.
- The applicant asked for direct input on next steps
    - Commissioners gave specific feedback on standards of concern for new construction including standards 1-4; 7; 8; and, 10
    - The Commission stated it was difficult to give specific feedback and they are best suited to make comments on something once its proposed, not to design

the building for the applicant. The Commission offered to setup a subset of 2-3 Commissioners to review a revised plan and give more concrete feedback.

- This was agreed to by the applicant.

Action: A motion to continue the case to the subsequent meeting (June 8), passed 7-0

5. APPROVAL OF MEETING MINUTES of April 13, 2021

Action: A motion to approve the meeting minutes as presented passed 6-0 with 1 abstention.

6. DISCUSSION

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

No action taken

7. ADJOURNMENT

The meeting adjourned at 10:30pm