

PRESERVATION COMMISSION

Tuesday September 14, 2021

7:00 P.M.

Virtual Meeting

AGENDA

Due to public health concerns, Preservation Commissioners and City staff will be participating in this meeting remotely. 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 completing the Preservation Commissions online comment form available by clicking [here](#).

Community members may participate in the Preservation Commission meeting online through a Zoom platform:

Join Zoom Meeting

<https://us06web.zoom.us/j/89515678707?pwd=WjBzU09xN25JcXFqcGxwUjVmdjVJQT09>

Meeting ID: 895 1567 8707

Passcode: 082950

Dial by your location: +1 312 626 6799

CALL TO ORDER / DECLARATION OF QUORUM

1. SUSPENSION OF THE RULES

City staff recommends suspension of Article 2, Section 4 of the Commissions Rules and Procedures to permit remote participation.

2. NEW BUSINESS

A. Ridge Avenue Signal Project – Recommendation

The City's Public Works Department seeks review and comment from the Commission on intersection operation improvements planned along Ridge Avenue between Oakton Street to the south and Church Street to the north (Code Section 2-8-3 (G) #24).

B. 1232 Ridge Avenue - Ridge Historic District - Landmark - 21PRES-0100

Philip Kupritz, architect, applies for a Certificate of Appropriateness to alter the existing north elevation of the subject property by removing two windows and constructing a two-story elevator addition to provide accessible access from exterior grade to the homes first and second floors.

Applicable Standards: Alteration [1-10]; Construction [1-4; 7-8; and 10-15]

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 (TTY) at least 48 hours in advance of the scheduled meeting so that accommodations can be made. La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).

C. 707 Sheridan Road – Lakeshore Historic District – 21PRES-0101

Michael Hauser, architect, applies for a Certificate of Appropriateness to alter the existing north and east elevations of the subject property by enclosing parts of two existing second-floor decks for use as habitable space.

Applicable Standards: Alteration [1-10]; Construction [1-4; 7-8; and 10-15]

D. 1106 Judson Avenue – Lakeshore Historic District – 21PRES-0122

Amy DeMarte, owner, applies for a certificate of appropriateness to replace existing windows of various materiality and vintages on all elevations with fiberglass windows.

Applicable Standards: Alteration [1-10]

E. 1217 Michigan Avenue – Lakeshore Historic District – Landmark – 21PRES-0121

Garry Shumaker, applicant, applies for a Certificate of Appropriateness to: demolish the existing detached two-car framed garage; construct a new attached garage at the subject properties southeast rear volume; replace three non-original vinyl windows on the north and south elevations attic and basement levels; replace existing vinyl siding on the north and south elevations with wood clap-board siding; replace the existing window trim to match original conditions; and construct a new permeable concrete driveway.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; Construction [1-8; and 10-15]

3. MEETING MINUTES

A. Approval of meeting minutes of July 13, 2021

4. DISCUSSION

A. Creation of a 2022 Work Plan Sub-Committee to explore potential initiatives for consideration

5. ADJOURNMENT

The next meeting of the Preservation Commission is scheduled for **October 12, 2021**.

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

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Ridge Avenue Signal Project – Recommendation

The City's Public Works Department seeks review and comment from the Commission on intersection operation improvements planned along Ridge Avenue between Oakton Street to the south and Church Street to the north



Technical Memorandum

To: Cade W. Sterling, Planner
From: Sat Nagar, P.E., Senior Project Manager
Date: July 20, 2021
Re: Ridge Avenue Traffic Signal Improvements, Scope of Work

The Ridge Avenue intersection project includes safety improvements at the following signalized intersections along Ridge Avenue. The intersections are shown in the attached corridor map.

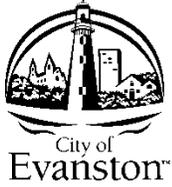
1. Ridge Avenue and Oakton Street
2. Ridge Avenue and Main Street
3. Ridge Avenue and Greenleaf Street
4. Ridge Avenue and Dempster Street
5. Ridge Avenue and Lake Street
6. Ridge Avenue and Davis Street
7. Ridge Avenue and Church Street

Ridge Avenue is a north-south arterial that extends through entire length of Evanston. Within the project limits, the corridor includes schools, religious institutions, residences, and Northwestern University facilities. The Average Daily Traffic (ADT) varies between 16,400 at the south end and 23,000 at the north end of the project. The corridor experiences pedestrian and bicycle traffic and is used by CTA buses and Northwestern University shuttles.

A crash analysis was conducted using data obtained from Illinois Department of Transportation (IDOT) for a 5-year period. Angle and Turning are predominant crash types and the intersections had pedestrian crashes. City residents and users of the corridor have expressed concerns about the safety of the intersections to the Engineering Staff. In order to address safety concerns, the Engineering Staff would like to implement improvements identified in Table 1 below. The proposed project improvements have been approved and awarded federal funding from the Highway Safety Improvement Program (HSIP) in the amount of \$700,000 by Illinois Department of Transportation.

Table 1. Recommended Improvements

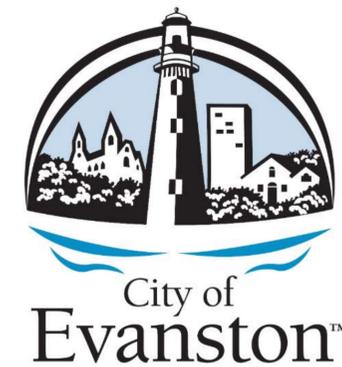
Intersection	Improvements
Oakton Street	<ul style="list-style-type: none">• E-W left turn signal and permissive-protected phase• Realign west approach to reduce left turn offset
Main Street	<ul style="list-style-type: none">• E-W left turn signal and permissive-protected phase
Greenleaf Street	<ul style="list-style-type: none">• Construct E-W left turn lanes• E-W left turn signal and permissive-protected phase• N-S split phase
Dempster Street	<ul style="list-style-type: none">• E-W left turn signal and permissive-protected phase• Relocate southbound CTA bus stop to far-side
Lake Street	<ul style="list-style-type: none">• E-W left turn signal and permissive-protected phase



Technical Memorandum

Davis Street	<ul style="list-style-type: none">• Northbound lead left turn phase and signal
Church Street	<ul style="list-style-type: none">• Southbound lead left timing modifications
All intersections	<ul style="list-style-type: none">○ Advanced stop bar○ Tree pruning to improve signal visibility○ Upgrade emergency vehicle preemption (EVP)○ Accessible pedestrian signals (APS)○ Enhanced high visibility crosswalks○ Intersection ramp reconstruction to meet ADA○ Signal timing optimization

The proposed improvements are shown in the attached exhibits. A public meeting for the project was held on June 17, 2021.



RIDGE AVENUE

TRAFFIC SIGNAL IMPROVEMENTS

OAKTON STREET TO CHURCH STREET

JUNE 2021

RIDGE AVENUE CORRIDOR



LOCATION	2017	2018	2019
CHURCH/RIDGE	21	12	22
DAVIS/RIDGE	9	14	11
LAKE/RIDGE	26	11	7
DEMPSTER/RIDGE	18	13	10
GREENLEAF/RIDGE	21	14	16
MAIN/RIDGE	11	8	11
OAKTON/RIDGE	14	12	9

SOURCE: Evanston Police Department

CRASH DATA

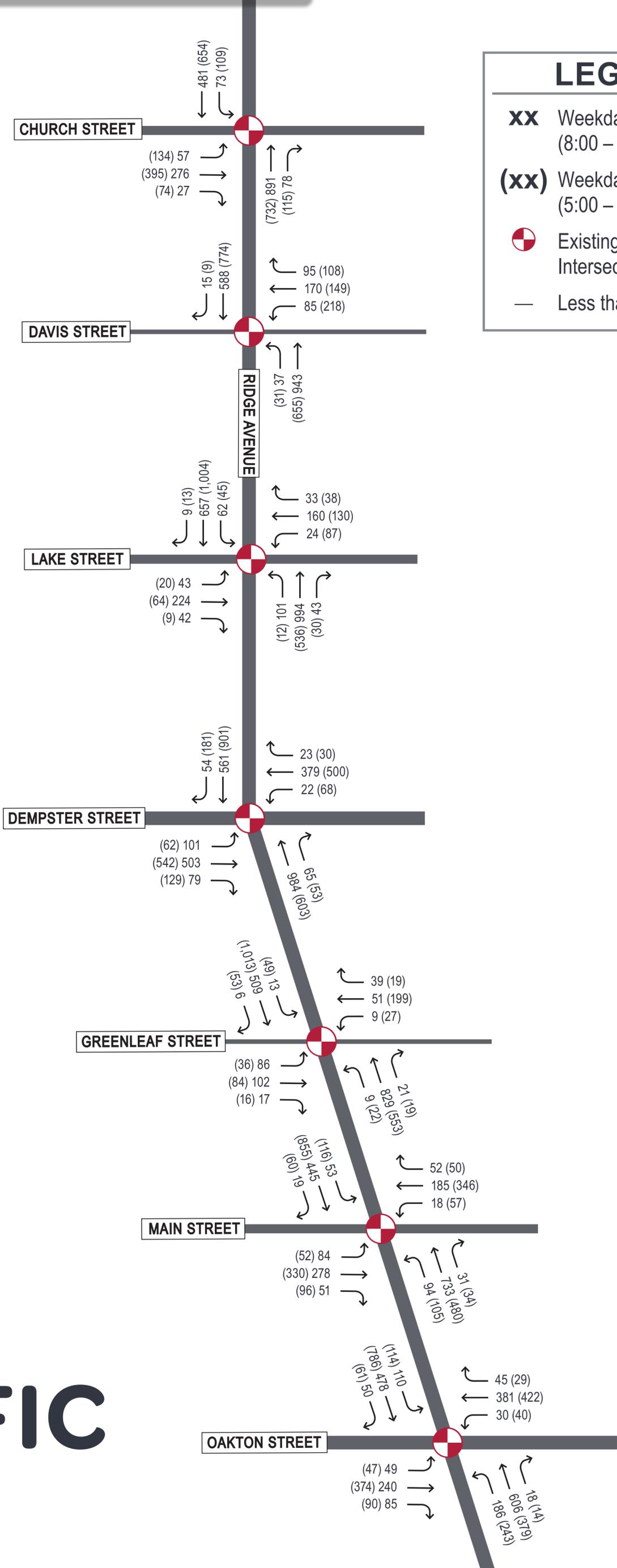
RIDGE AVENUE

TRAFFIC SIGNAL IMPROVEMENTS
OAKTON STREET TO CHURCH STREET



LEGEND

- xx** Weekday AM Peak (8:00 – 9:00am)
- (xx)** Weekday PM Peak (5:00 – 6:00pm)
- Existing Signalized Intersection
- Less than Five Vehicles

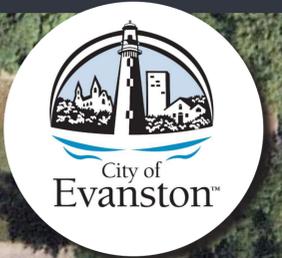


TRAFFIC DATA



RIDGE AVENUE

TRAFFIC SIGNAL IMPROVEMENTS
OAKTON STREET TO CHURCH STREET



RIDGE AVENUE

AADT
16,400

OAKTON STREET

AADT
11,000



OAKTON & RIDGE

PROPOSED IMPROVEMENTS



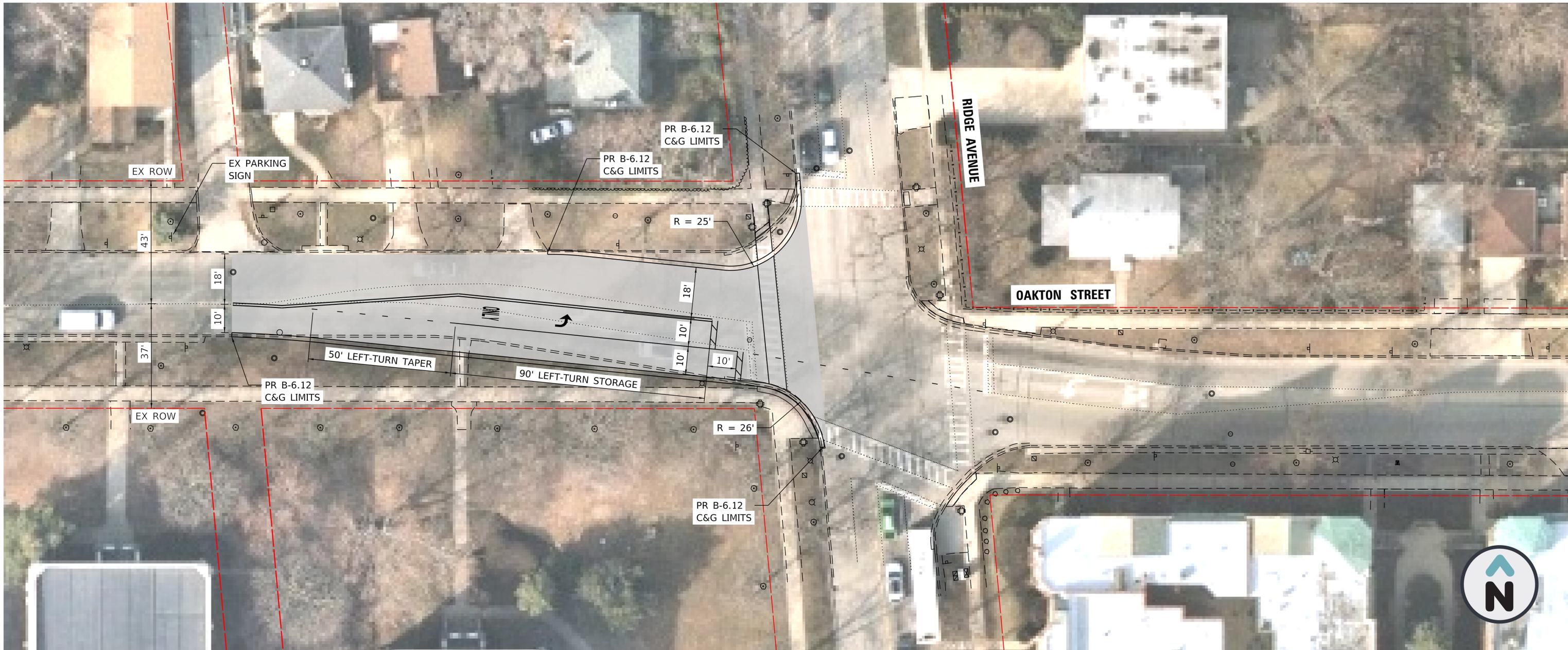
E-W LEFT-TURN SIGNAL
AND PERMISSIVE-
PROTECTED PHASE



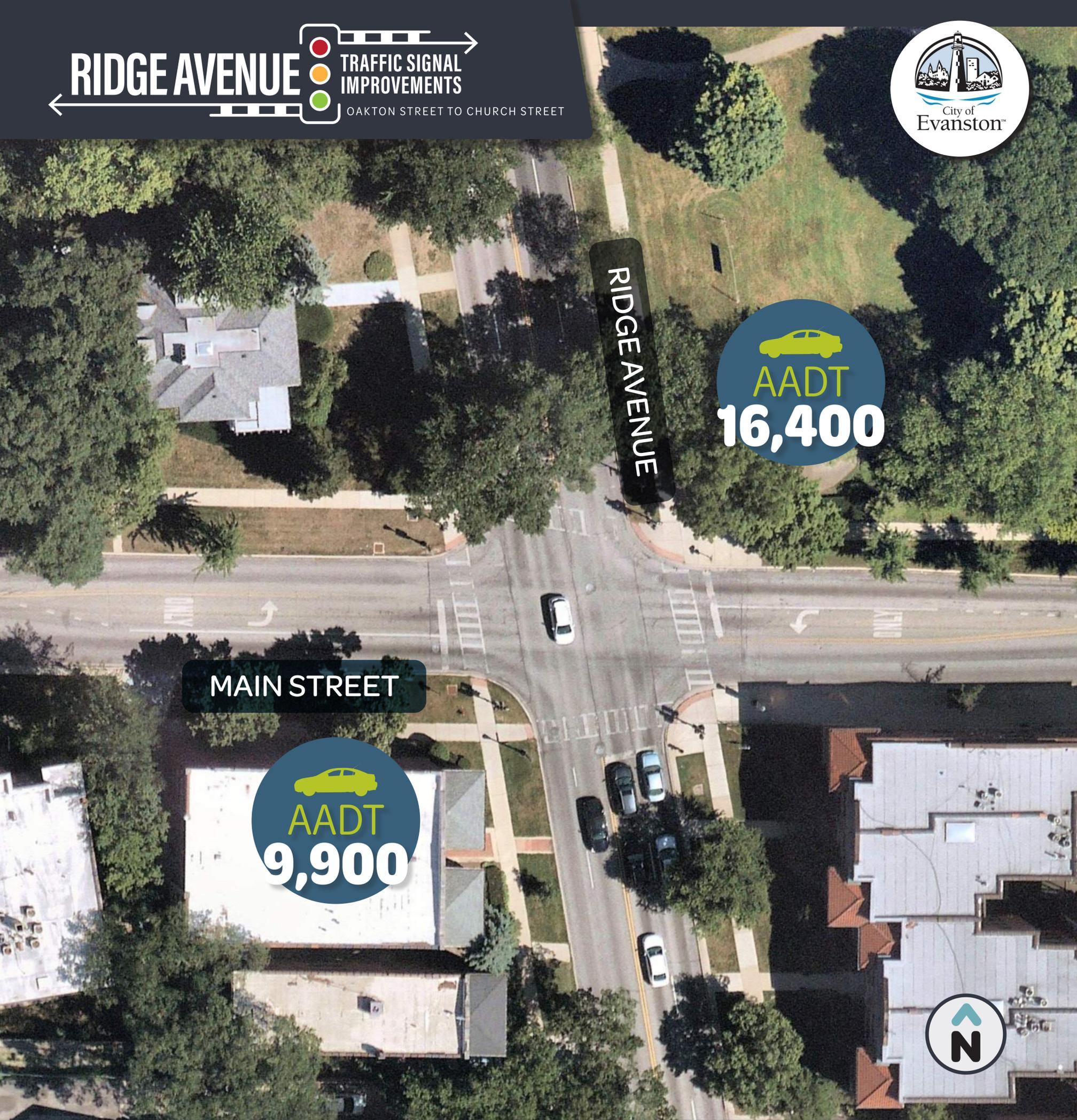
REALIGN WEST
APPROACH TO REDUCE
LEFT-TURN OFFSET



ADVANCED
STOP BAR



PROPOSED IMPROVEMENTS



RIDGE AVENUE

AADT
16,400

MAIN STREET

AADT
9,900



MAIN & RIDGE

PROPOSED IMPROVEMENTS



E-W LEFT-TURN SIGNAL
AND PERMISSIVE-
PROTECTED PHASE



ADVANCED
STOP BAR



RIDGE AVENUE

AADT
16,400

GREENLEAF STREET

AADT
5,000



GREENLEAF & RIDGE

PROPOSED IMPROVEMENTS



CONSTRUCT
E-W LEFT-TURN
LANES



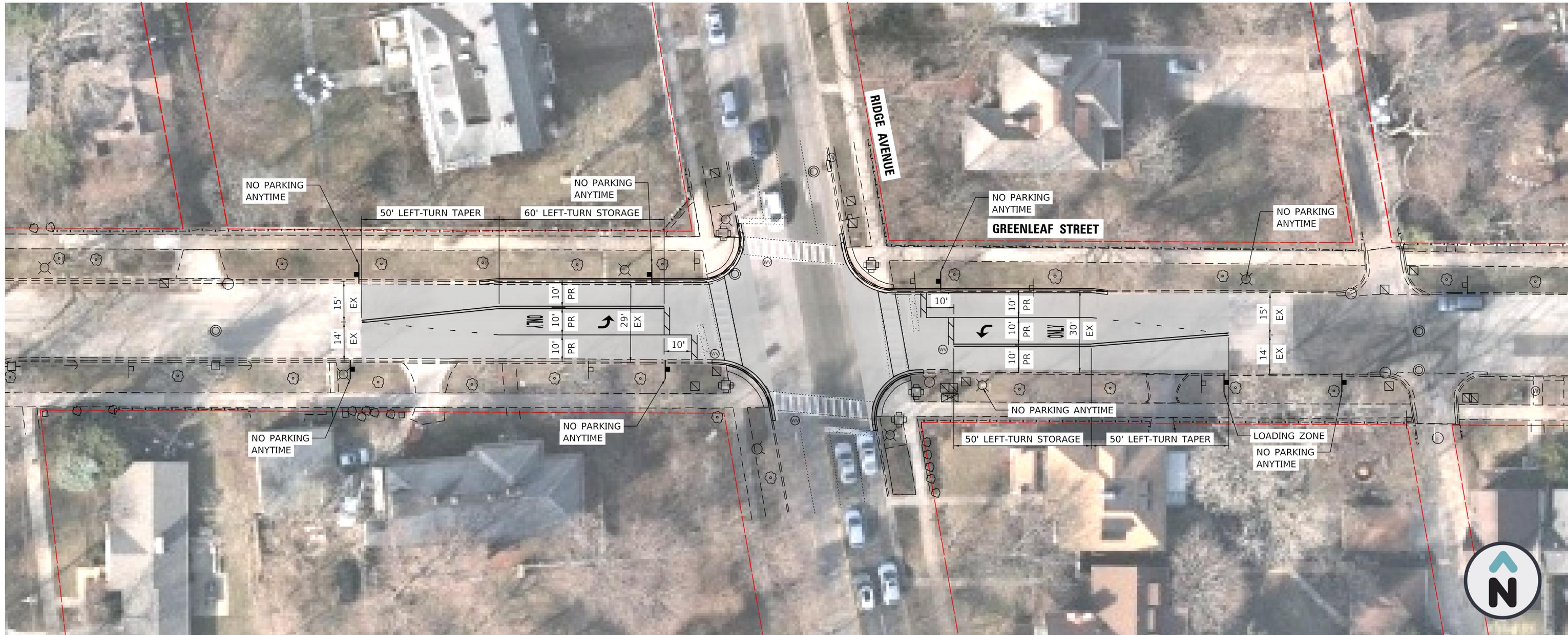
E-W LEFT-TURN SIGNAL
AND PERMISSIVE-
PROTECTED PHASE



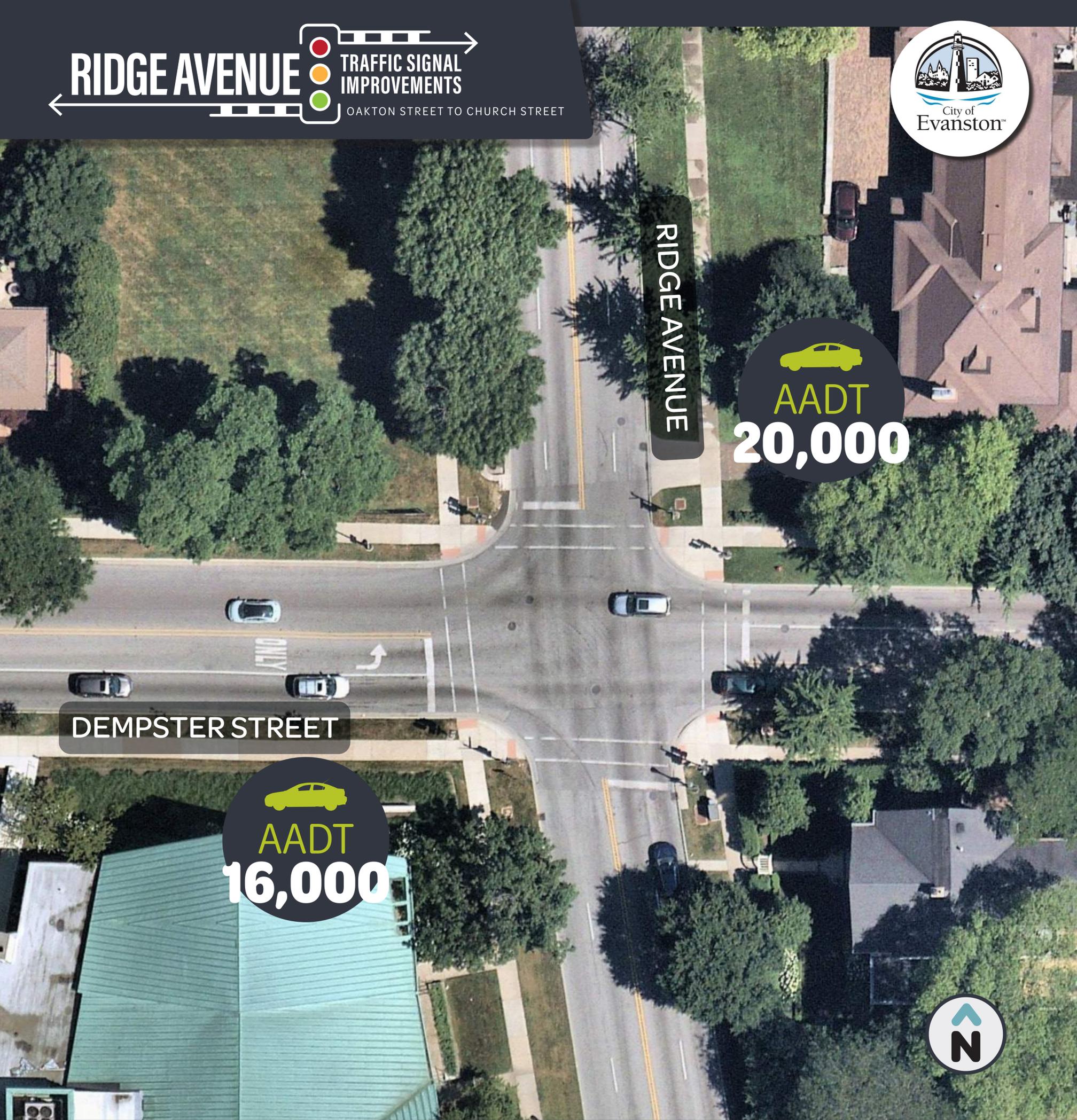
N-S SPLIT
PHASE



ADVANCED
STOP BAR



PROPOSED IMPROVEMENTS



RIDGE AVENUE


AADT
20,000

DEMPSTER STREET


AADT
16,000



DEMPSTER & RIDGE

PROPOSED IMPROVEMENTS



E-W LEFT-TURN SIGNAL AND
PERMISSIVE-PROTECTED PHASE



ADVANCED STOP
BAR



RIDGE AVENUE

AADT
20,000

LAKE STREET

AADT
5,000



LAKE & RIDGE

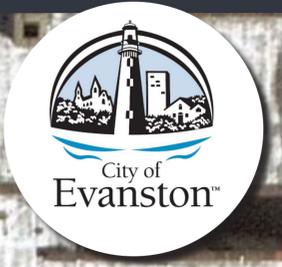
PROPOSED IMPROVEMENTS



E-W LEFT-TURN SIGNAL AND PERMISSIVE-PROTECTED PHASE



ADVANCED STOP BAR



RIDGE AVENUE


AADT
23,000

DAVIS STREET


AADT
5,000



DAVIS & RIDGE

PROPOSED IMPROVEMENTS



NORTHBOUND LEAD LEFT
TURN PHASE AND SIGNAL



ADVANCED
STOP BAR



RIDGE AVENUE

AADT
23,000

CHURCH STREET

AADT
7,900

CHURCH & RIDGE

PROPOSED IMPROVEMENTS

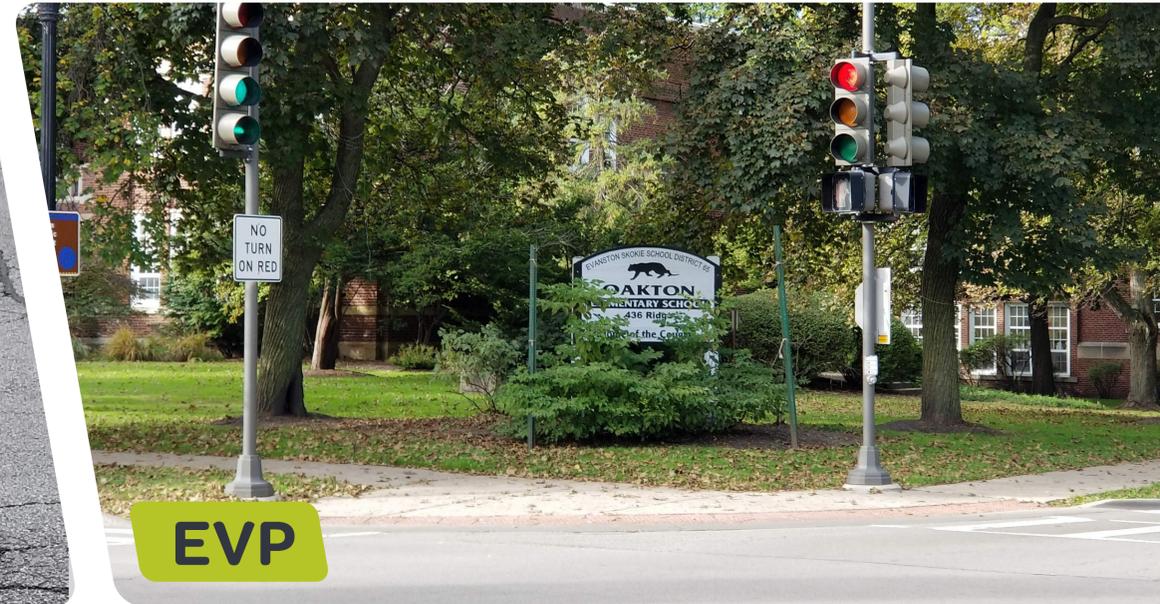


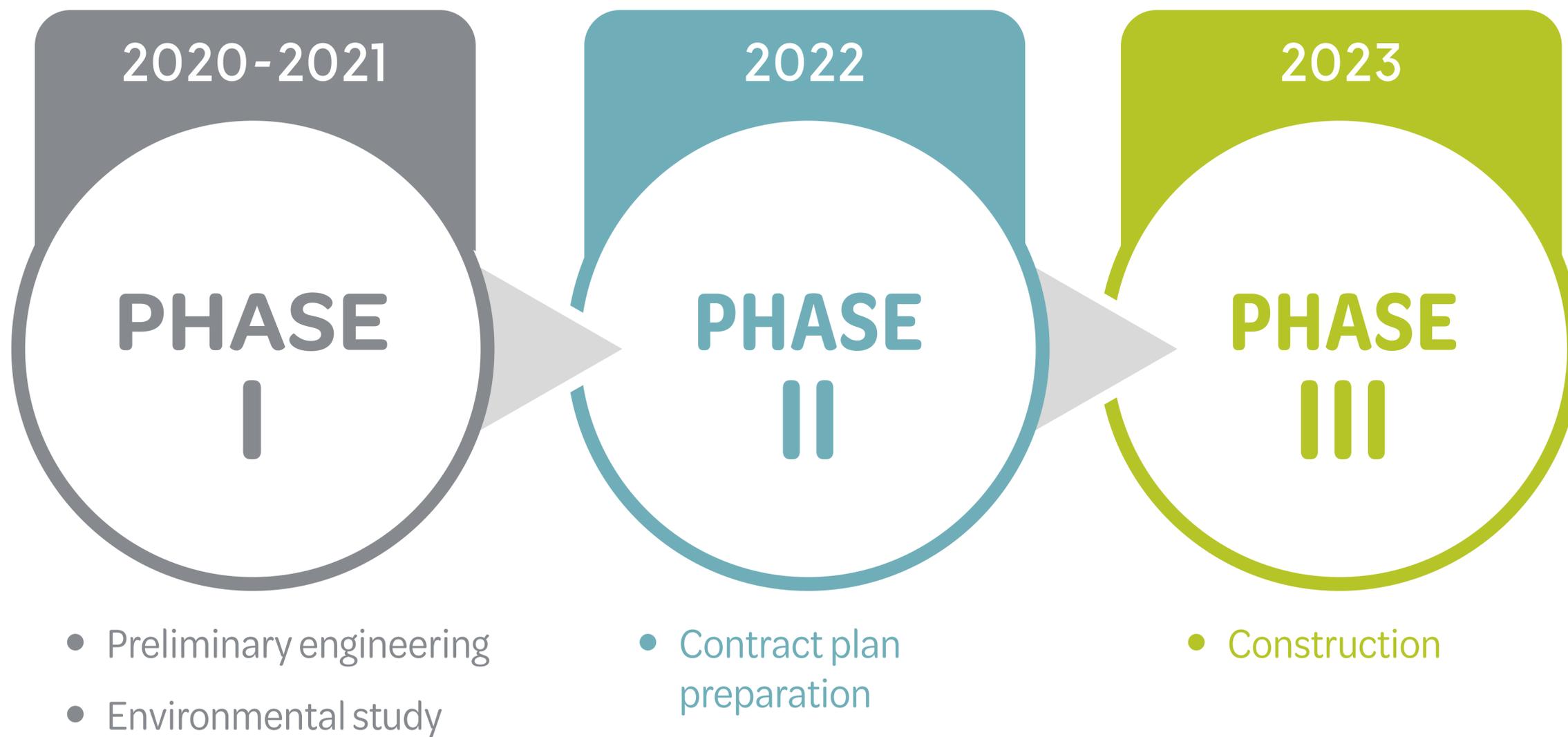
SOUTHBOUND
LEAD LEFT TIMING



ADVANCED
STOP BAR

COMMON IMPROVEMENTS





FEDERAL FUNDING PROCESS



**COMMENTS
TO TEAM**



**COMMENT
FORM**



WEBSITE
[WWW.CITYOFEVANSTON.ORG/
RIDGEAVETRAFFICSIGNALS](http://WWW.CITYOFEVANSTON.ORG/RIDGEAVETRAFFICSIGNALS)

COMMENTS



Thank you!



**1232 Ridge Avenue
Ridge Historic District - Landmark - 21PRES-0100**

Philip Kupritz, architect, applies for a Certificate of Appropriateness to alter the existing north elevation of the subject property by removing two windows and constructing a two-story elevator addition to provide accessible access from exterior grade to the homes first and second floors.

Applicable Standards:

Alteration [1-10]; Construction [1-4; 7-8; and 10-15]



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1232 Ridge Avenue – 21PRES-0100
Date: September 3, 2021

Public Notice

Philip Kupritz, architect, applies for a Certificate of Appropriateness to alter the existing north elevation of the subject property by removing two windows and constructing a two-story elevator addition to provide accessible access from exterior grade to the homes first and second floors.

Applicable Standards: Alteration [1-10]; Construction [1-4; 7-8; and 10-15]

Construction Period:

1894

Style:

Richardsonian Romanesque

Architect of Record:

Stephen A. Jennings

Condition:

Excellent

Integrity:

Excellent

Status:

Landmark designated. One of the most significant landmarks on the City's register and a masterpiece of local architect Stephen A. Jennings.

Setting:

1232 Ridge Avenue is a single-family home located in the central portion of the Ridge Historic District and is one of the most prominent of the remaining estate homes lining Ridge Avenue. Surrounding properties are a mix of high-style, large-lot single-family residences between two and three stories in height, and vernacular mid-century ranch and split-level residences between one and two stories in height as well as the large Beth Emet Synagogue immediately to the north. The individual properties on the block have varying degrees of architectural integrity – some are significant structures including additional

Local Landmarks at 1217 Ridge, 1225 Ridge, and 1220 Ridge. Others are vernacular in nature and non-contributing to the District either due to their age, or extensive alterations. This is true particularly of the homes located to the south of Crain Street on the west side of Ridge Avenue – portions of the district extensively re-developed in the 50s and 60s and to a lesser extent the Colonial Revival interventions of the 1930s along Croft Lane. Surrounding properties have varying primary materiality including narrow wood cladding, stone, brick, and stucco.

Significance:

The home was designed by a highly important figure in Evanston architecture, Stephen A. Jennings (1857-1930). Jennings was born in Chicago and graduated from the University of Illinois. Around the time 1232 Ridge was designed, 1886, Jennings lived in South Evanston and practiced in Chicago under the firm Jennings and Pentecost. By the late 1880s, Jennings would practice along, moving his office to Evanston where he would remain for another 10 years. During this time, he designed numerous structures throughout the City of an amalgam of uses, and sizes. The best remaining examples of the many buildings that Jennings designed in Evanston are St. Mary's Church (1891), the John Low House (1892), and the William H. Jones House at 1232 Ridge. What makes 1232 Ridge most unique is the use of masonry in the Richardsonian Romanesque style, a combination of Queen Anne and Romanesque Revival architecture. Most of Jennings commissions were frame and designed exclusively in the Queen Anne style popularized during the 1880s and 1890s.

The home at 1232 Ridge was built of stone, and is considered the finest of Jennings' Evanston homes still standing. It was constructed for a founder and president of the predecessor of the International Harvester Company who lived in the home until 1903. The home has only seen three owners in its lifetime, all of which have been excellent stewards of the monumental and iconic resource. The home exhibits excellent integrity despite alterations to the roofing material, and remains in excellent condition.

Significant features include cyclopean rubble stone walls, symmetrical design with defined central axis and regular fenestration, gable projection with slit window, wooden projecting bay and balcony with wrought iron railing, broad porch with center pier, rough finished lintel over oak entrance door, and corner oriels – one round which is fully glazed and the other polygonal with arcaded belvedere. Finally a canted porte cochere projection on the north elevation, masonry polygonal bay and open porch on the south with extant expansive side-yard, dramatic roof forms with flared eaves and copper ridges and finials.

Proposal

The applicant proposes construction of a two-story independently anchored CMU structure with either stucco or fiber-cement cladding to accommodate an accessible lift to access the first and second floors of the residence. The proposal will remove two extant original windows, and stone lintel and sills to be salvaged on-site for future rehabilitation, and utilizes the enlarged window openings for egress. The proposed roof-line is flat and terminates below the extant structures enlarged frieze. The proposal is intended to be minimally invasive and easily removable in the future. It is not visible from Ridge Avenue, but is visible from the adjoining alley to the west. Due to the location, minimal visibility, and willingness to remove the structure in the future and rehabilitate the façade to existing conditions, it is staffs opinion that the proposal is not detrimental to the integrity of the structure. Additionally, the proposal preserves significant interior architecture which would

otherwise be altered with installation of an interior lift system. However, the proposed materiality is not ideal and rather than try to mimic the rusticated stonework or blend into the stonework with use of a stucco material or similarly colored fibercement paneling, a material which authentically juxtaposes the existing material could be considered.

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.
7. Relationship of materials and texture. The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.
8. Roof shapes and roof mounted equipment. The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.
10. Scale of a structure. The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.
11. Directional expression of facades. A structure shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.
13. Archaeological resources. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

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

Application for Preservation Review of Certificate of Appropriateness (COA)



Binding Review of Certificate of Appropriateness (COA) & Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

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

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than the submission deadline of the completed COA application.** Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 1232 RIDGE	FOR STAFF USE ONLY Application Number: 21MSWK-0119
2) Owner's Name: ESTHER BERMAN	Address: 1232 RIDGE
City: EVANSTON State: IL Zip: 60201	Phone: (847) 274-9444 Email/Fax:
3) Architect's Name: PHILIP KUPRITZ	Address: 329 W 18TH ST #501
City: CHICAGO State: IL Zip: 60615	Phone: (312) 953-2720 Email/Fax: KUPRITZ@K2ARCH.COM
4) Contractor's Name: VELOX CONSTRUCTION	Address: 3223 LAKE AVE ; STE 150-142
City: WILMETTE State: IL Zip: 60091	Phone: (773) 457-3176 Email/Fax: VELOXCONSTRUCTION@
5) Landmark: <input type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input type="checkbox"/> Lakeshore <input checked="" type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

The Owner of this three story Residence in the Ridge Historic District recently became a quadriplegic thus requiring a Lift/ Residential Elevator to connect access from exterior grade to the 1st and 2nd floors. Handicap remodeling of one bath on 2nd floor is also required and is included in this permit.

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

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

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Façades/Front Porch & Rear Porch Material	<input type="checkbox"/>	<input type="checkbox"/>	Flashing Material	<input type="checkbox"/>	<input type="checkbox"/>	Fences
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stone	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sheet Metal	<input type="checkbox"/>	<input type="checkbox"/>	Wrought Iron
<input type="checkbox"/>	<input type="checkbox"/>	Brick / CONC-BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>NONE</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Synthetic Stucco <u>OVER CEM PANEL</u>	<input type="checkbox"/>	<input type="checkbox"/>	Fascias, Soffits, Rakeboards, Trim	<input type="checkbox"/>	<input type="checkbox"/>	Height: _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding <u>CMU</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Terraces, Patios, Decks
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Synthetic Material, Type: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shingle, Material: <u>FLAT</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Roofing Material	<input type="checkbox"/>	<input type="checkbox"/>	Door Material	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete, <u>WALKS</u>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Metal, <u>ALUM, GLASS</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Driveway Material
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Asphalt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Type	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>FLAT, ALUM GUTTERS</u>	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chimney Material	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Crushed Stone
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Window Material	<input type="checkbox"/>	<input type="checkbox"/>	Add Other Materials/Alterations Not Listed Here (Explain and Attach Information As Needed):
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Gutters/Downspouts	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other: <u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Muntins	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	<u>NONE</u>

4) Applicant's Signature: PHIL KUPRITZ
 Print Name: PHILIP KUPRITZ

Date: REV 8/18/21
6 JULY, 2021

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

The Owner of this three story Residence in the Ridge Historic District recently became a quadriplegic thus requiring a Lift/ Residential Elevator to connect access from exterior grade to the 1st and 2nd floors. Handicap remodeling of one bath on 2nd floor is also required and is included in this permit.

The proposed Lift is placed on the outside the house against the north rear wall in the least visually conspicuous location on the site . The proposed construction is designed to be temporary in nature and when removed in the future allow for the full restoration of the homes exterior to its current condition. The wall location proposed for the lift also has a major previously constructed major masonry wall repair closure of an original recessed service entry and exterior porch opening, This wall repair is extremely difficult to recognize because of the use of the same stone and mortar veneer and exterior wall painting of the original home that successfully blends the infill wall with the rest of the exterior wall.

Each elevation of this Residence differs in wall design and the size of and geometry of the various wall projections. The building design motif for this residence uses a strong roof eave line and a plaster cove and band beneath to allow for a number of different roof geometric shapes above the roof line and a number of different wall projections below the roof eave surfaced with stone and mortar and painted . The proposed lift shaft is only two stories in height and terminated below the eave and plaster cove line. The lift shaft has its own painted facia to visually terminate this new construction.. The lift shaft is 4'-6" in width and 6'-6" in depth placed against the wall of the house and is relatively small in size with regard to the overall mass of the house. The entire proposed new construction which includes a vestibule at ground level will be painted to match the color of the existing house paint .

We had explored placing the lift within the building to connect all three levels and found that we needed a 70 foot long ramp to access the first floor and a separate disconnected two story lift shaft that requires extensive remodeling of and revisions to the building structure, cabinet work and wood trim. The wood ramp was judged to be very difficult to navigate most of the year and even dangerous to use during the winter just to get to the first floor of the house and then all of the turns to enter the house and into the lift. All of these issues make the exterior lift construction the most logical choice.

LIFT/ SHAFT CONSTRUCTION

The construction of the lift shaft will be structurally independent of the house which does not cause any additional damage to the exiting wall.. The lift is positioned to reuse the two existing exterior window openings as lift door openings into the house. The only damage to the exterior wall is the limited removal of the masonry below the two existing window sills and the 2nd floor

window jambs. All of the other wall masonry will be remain unchanged. The two windows and their frames will be carefully removed for their reuse when the lift construction is removed.

The limited amount of the stone masonry that is removed and the two windows will be stored in the garage.

The lift shaft and the vestibule at the ground level will be constructed using concrete masonry blocks and covered with a Hardie board cement wall paneling whose joints will be caulked. The lift shaft will be placed against the existing stone wall and scribed at the perpendicular intersection of shaft and existing wall to create a seamless connection, caulked and then all of the entire new proposed construction painted to match the color of the existing painted wall surfaces and trim of the house.

The door frame for the vestibule will be natural anodized aluminum to blend with the paint color of the house. A short five foot wide walk will then connect the vestibule to the driveway.

End of narrative.

Phil Kupritz

From: Phil Kupritz
Sent: Sunday, July 4, 2021 6:49 PM
To: Phil Kupritz



Phil Kupritz

From: Phil Kupritz
Sent: Sunday, July 4, 2021 6:48 PM
To: Phil Kupritz



Phil Kupritz

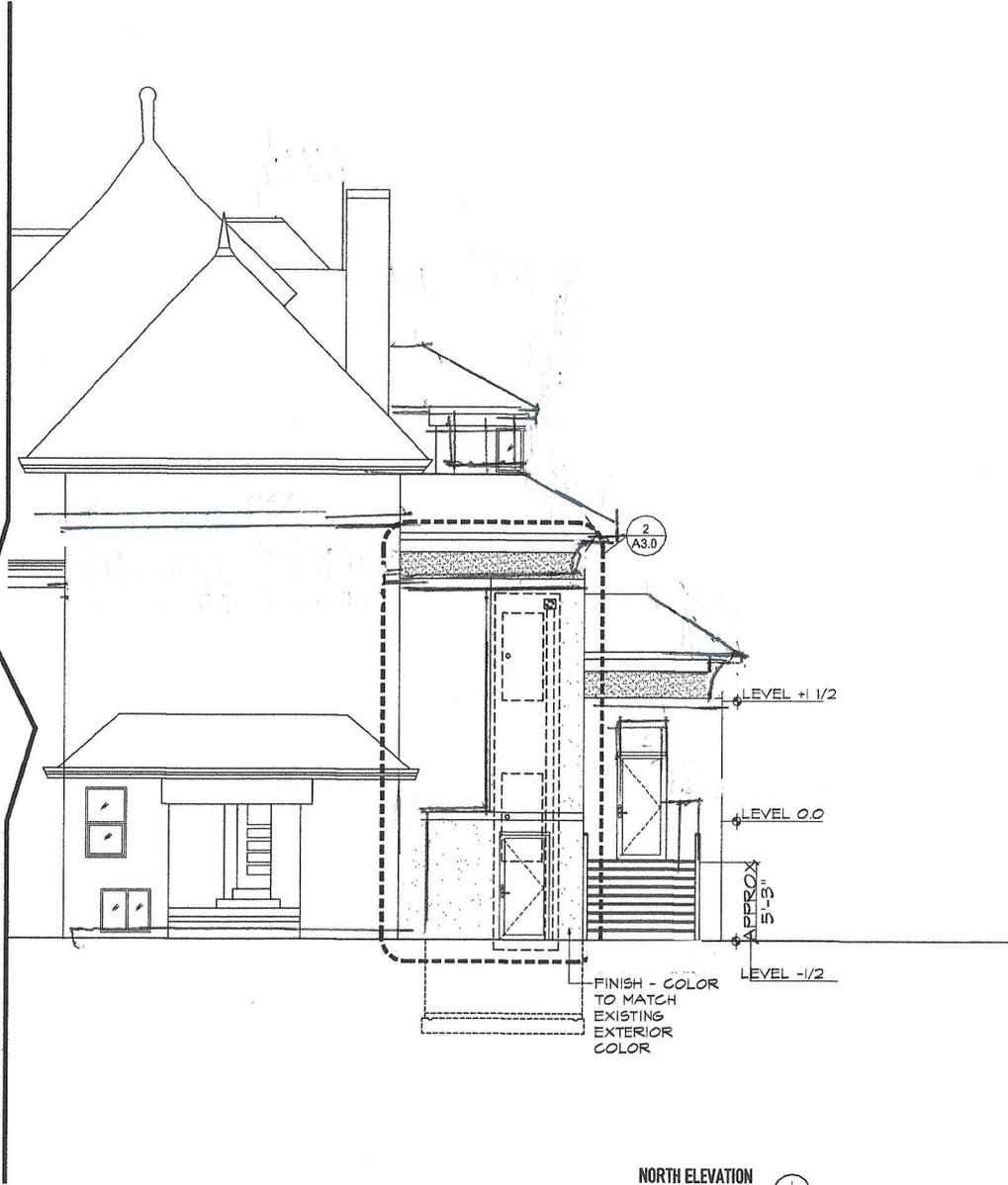
From: Phil Kupritz
Sent: Sunday, July 4, 2021 6:48 PM
To: Phil Kupritz





VIEW PHOTOGRAPH

2
A3.0



NORTH ELEVATION

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

1
A3.0



K2 STUDIO
239 W. 196TH ST., CHICAGO, IL 60616
P. 312.755.0001 E. STUDIO@K2STUDIO.COM

1232 Ridge Ave.,
Evanston, IL

LIFT ADDITION FOR
HANDICAP ACCESSIBILITY

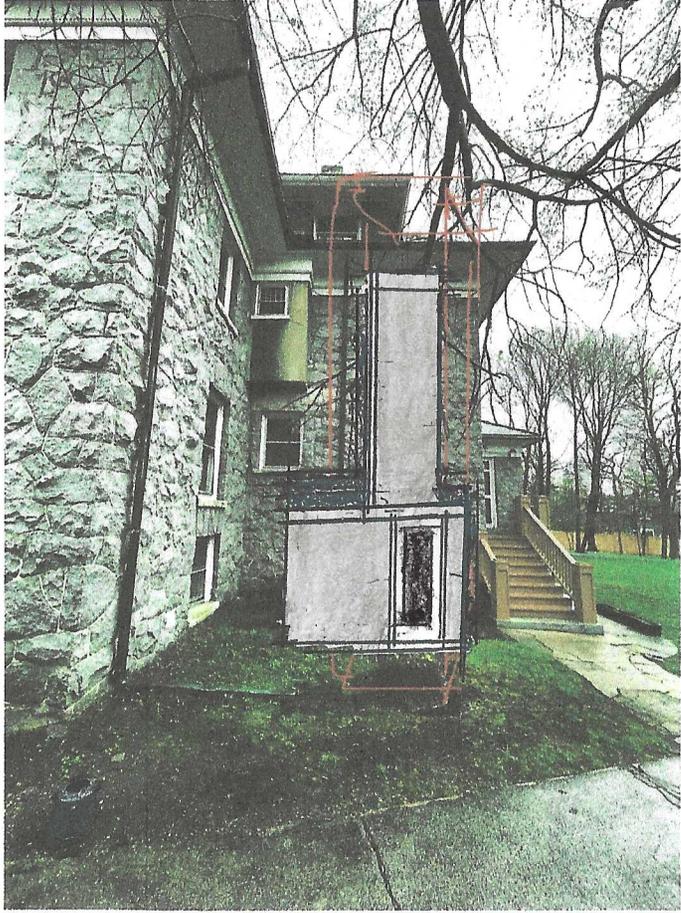
DATE

REMARKS

DRAWN BY SANYA KHAN

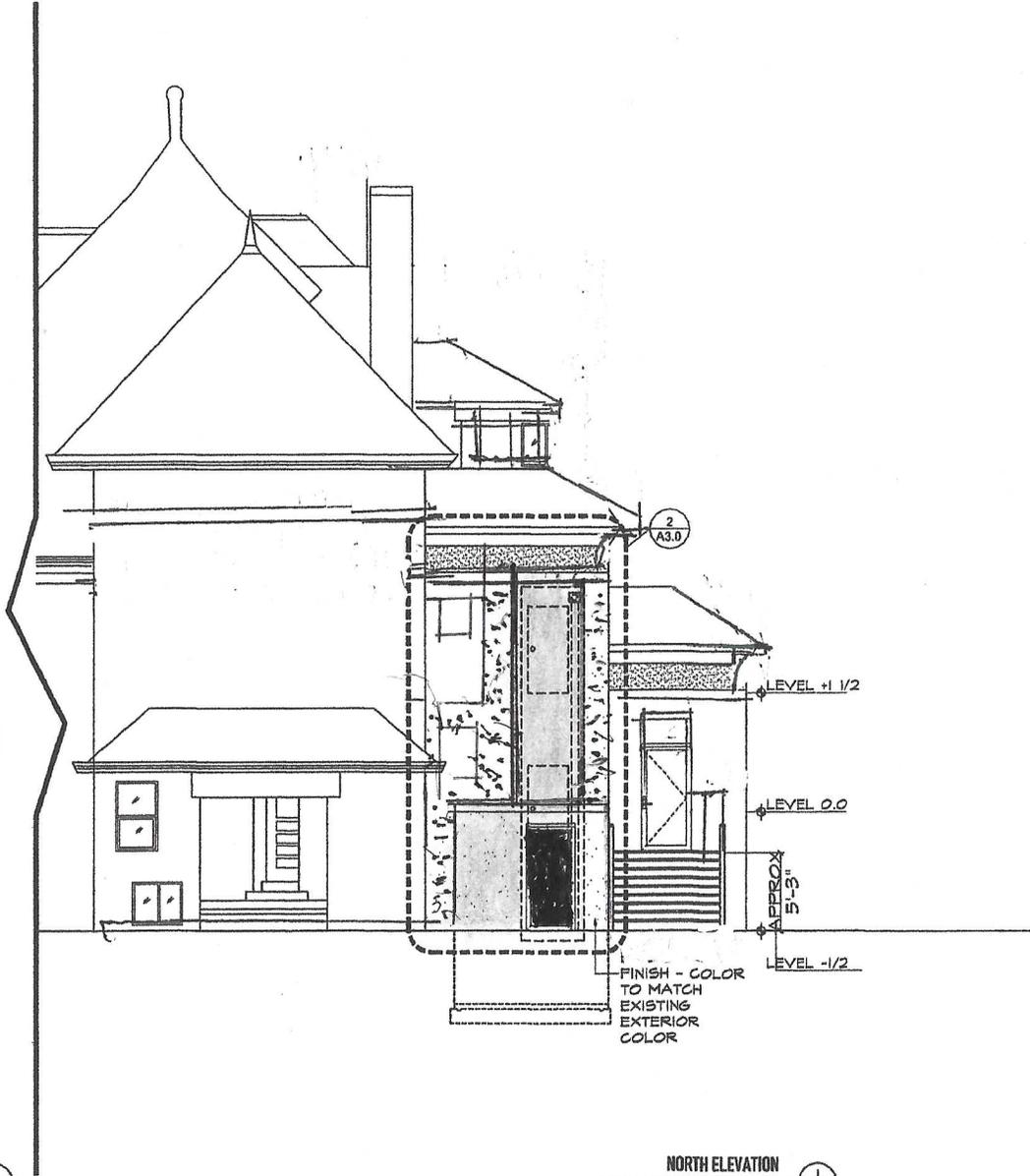


SHEET NUMBER **A3.0**



VIEW PHOTOGRAPH

2
A3.0



NORTH ELEVATION

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

1
A.B.C



K2 STUDIO
3014 118th Ave, Oakwood L, ILLINOIS
P: 312.275.5500 E: studio@k2studio.com

1232 Ridge Ave.,
Evanston, IL
LIFT ADDITION FOR
HANDICAP ACCESSIBILITY

DATE	REMARKS

DRAWN BY SANYA IRHAN



SHEET NUMBER A3.0

36

Phil Kupritz

From: Phil Kupritz
Sent: Thursday, April 8, 2021 4:52 PM
To: Phil Kupritz



Phil Kupritz

From: Phil Kupritz
Sent: Saturday, July 3, 2021 3:59 PM
To: Phil Kupritz

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue category

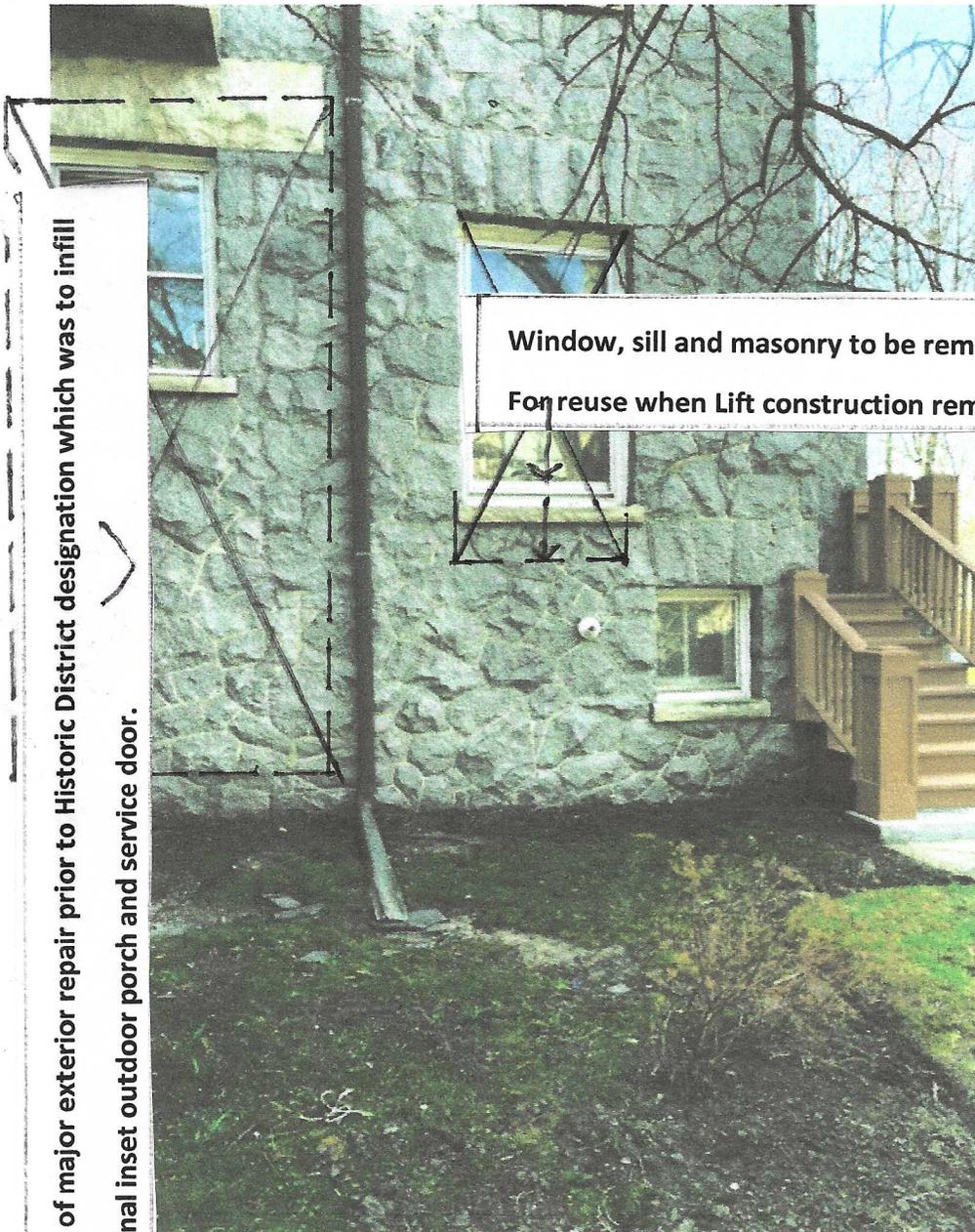


Phil Kupritz

From: Phil Kupritz
Sent: Saturday, July 3, 2021 3:59 PM
To: Phil Kupritz

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue category



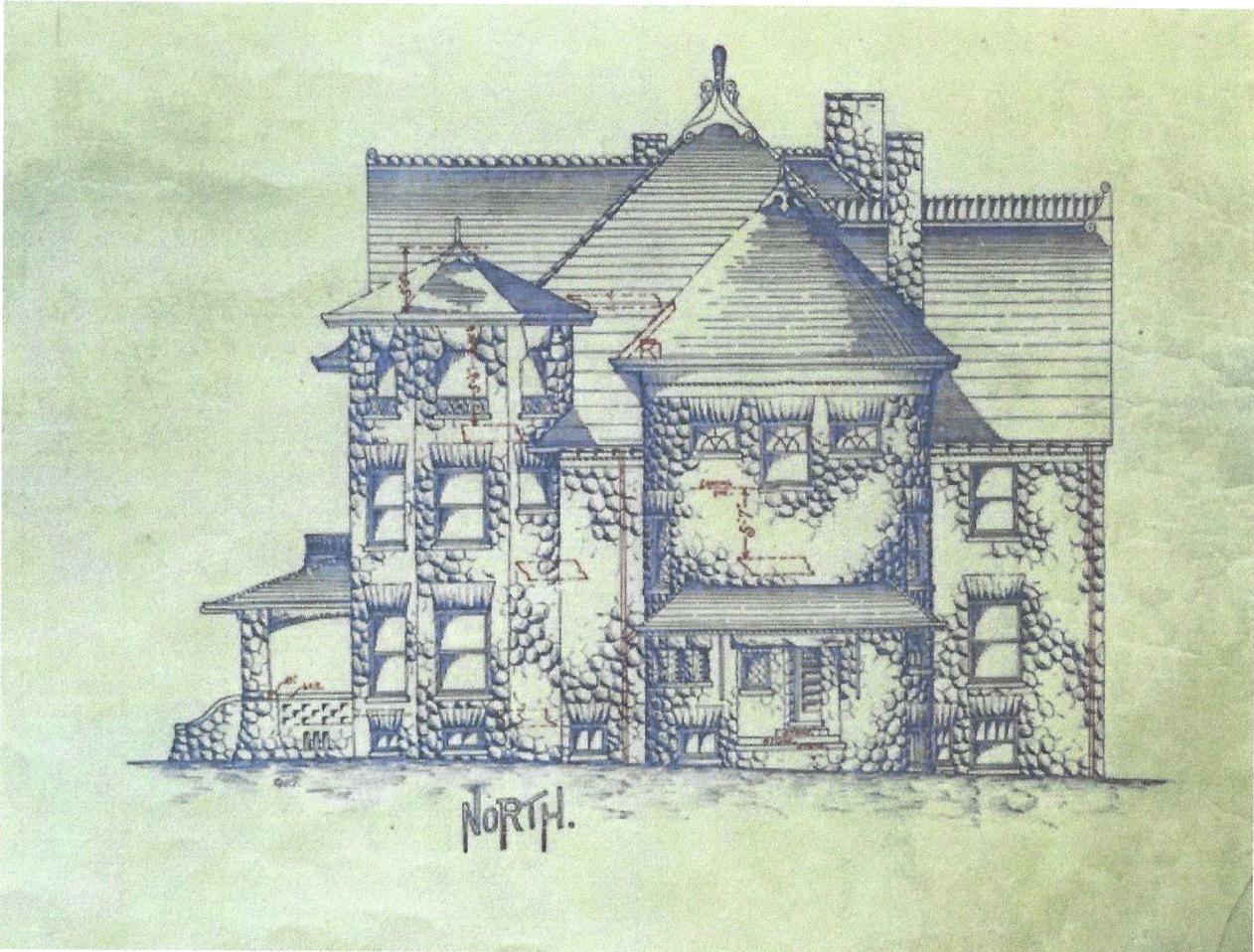
Area of major exterior repair prior to Historic District designation which was to infill Original inset outdoor porch and service door.

Window, sill and masonry to be removed for Lift doorway opening, stored For reuse when Lift construction removed

Phil Kupritz

From:
Sent:
To:

Phil Kupritz
Sunday, July 4, 2021 6:50 PM
Phil Kupritz

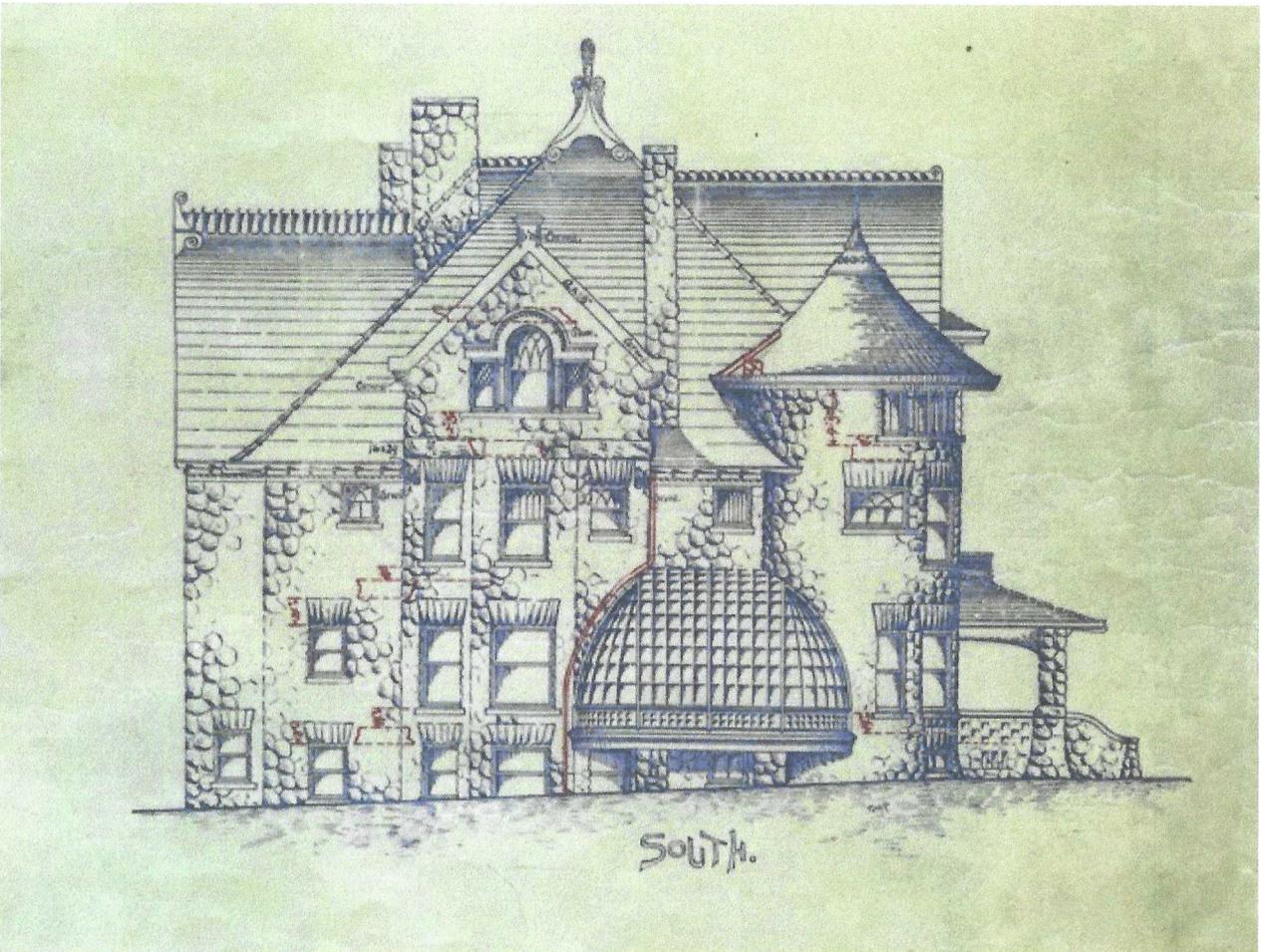


15
a

Phil Kupritz

From:
Sent:
To:

Phil Kupritz
Saturday, July 10, 2021 12:21 PM
Phil Kupritz

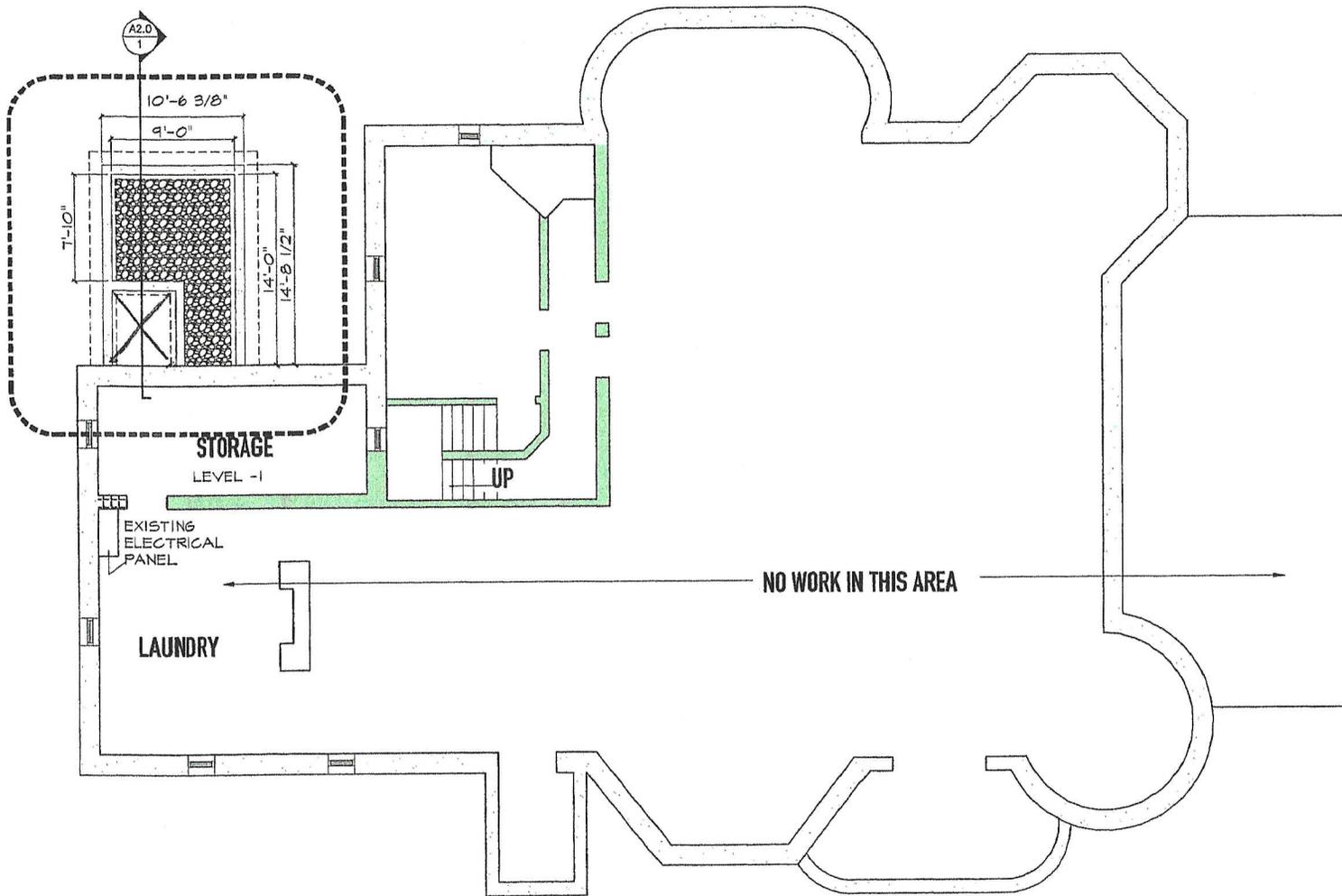


56

Phil Kupritz

From: Phil Kupritz
Sent: Saturday, July 10, 2021 12:20 PM
To: Phil Kupritz





NORTH
  **BASEMENT/ FOUNDATION PLAN**
 SCALE: 1/8" = 1'-0"

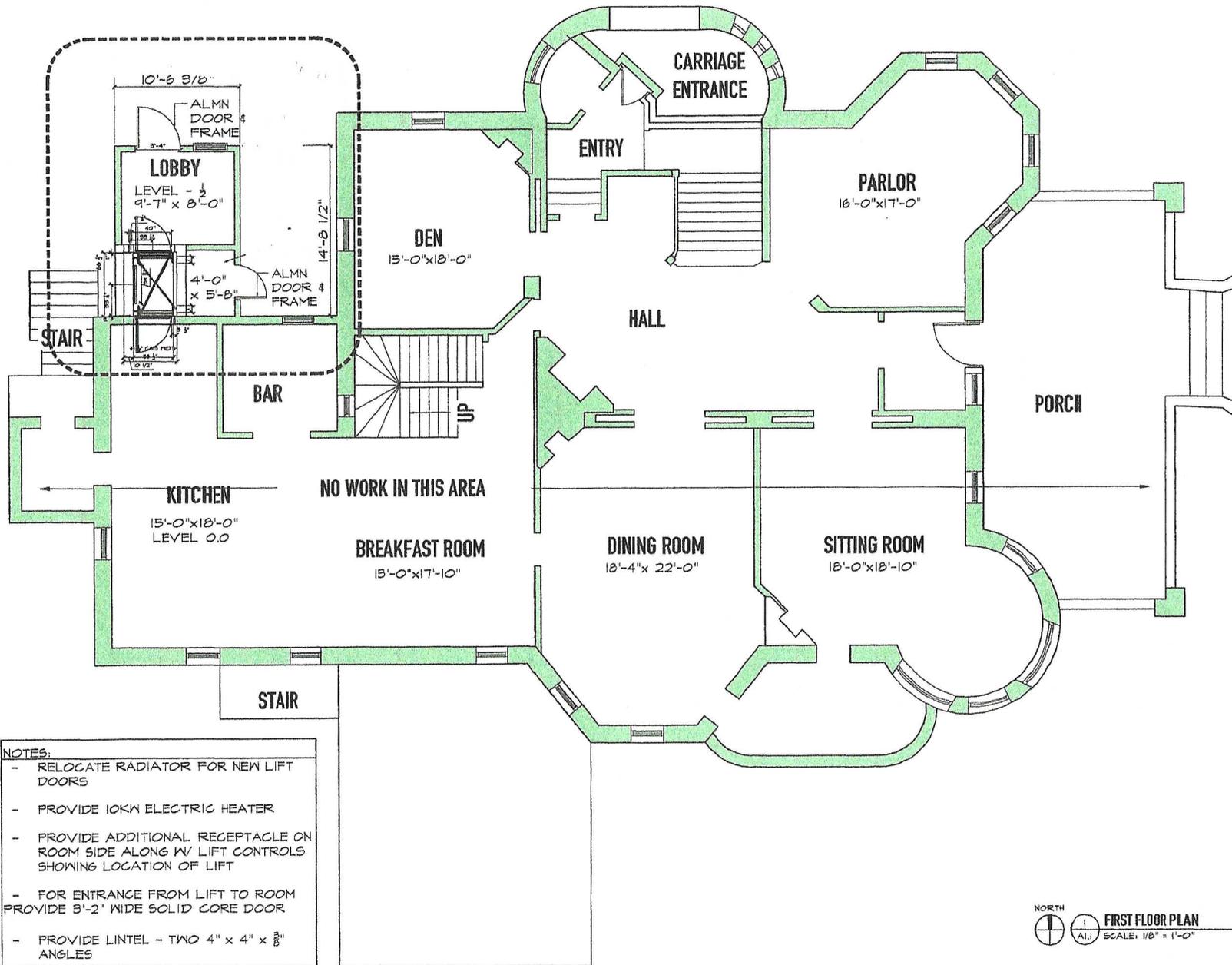


KE STUDIO
 1000 S. WASHINGTON ST.
 EVANSTON, IL 60201
 P. 312.253.5000 E. INFO@KESTUDIO.COM

	1232 Ridge Ave., Evanston, IL	LIFT ADDITION FOR HANDICAP ACCESSIBILITY
DATE		DRAWN BY: SANYA KHAN
REMARKS		

PHILLIP A. KUPRITZ
 REGISTERED
 No. 01-6058
 STATE OF
 ILLINOIS
 ARCHITECT

SHEET
NUMBER **A1.0**



- NOTES:**
- RELOCATE RADIATOR FOR NEW LIFT DOORS
 - PROVIDE 10KW ELECTRIC HEATER
 - PROVIDE ADDITIONAL RECEPTACLE ON ROOM SIDE ALONG W/ LIFT CONTROLS SHOWING LOCATION OF LIFT
 - FOR ENTRANCE FROM LIFT TO ROOM PROVIDE 3'-2" WIDE SOLID CORE DOOR
 - PROVIDE LINTEL - TWO 4" x 4" x 3/8" ANGLES

NORTH
 (North arrow symbol)
 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

K2 STUDIO
 200 N. 18th St. CHICAGO, IL 60611
 P: 312.752.6200; E: STU@K2ARCH.COM

1232 Ridge Ave.,
 Evanston, IL

LIFT ADDITION FOR
 HANDICAP ACCESSIBILITY

DATE	REMARKS

DRAWN BY SANVA KHAN

PHILLIP A. KUPPLITZ
 REGISTERED
 No. 01-6058
 STATE OF
 ILLINOIS
 ARCHITECT

SHEET NUMBER **A1.1**

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Phil Kupritz

From: Phil Kupritz
Sent: Saturday, July 10, 2021 12:26 PM
To: Phil Kupritz





STATEMENT OF SIGNIFICANCE

A prominent and conspicuous feature on Ridge Avenue, this large structure designed by an important Evanston architect blends Queen Anne variety with Romanesque massiveness in a collection of elements spread across and above its cyclopean rubble stone walls. The basic armature of the design is symmetrical with the central axis defined from top to bottom by a tall slated gable holding an arched, slit window, then a pair of windows, a wooden projecting bay, a balcony with a wrought iron railing, a broad porch with a center pier, and a massive rough-finish lintel over a heavy oak entrance door with wrought iron hardware. At either end are corner oriels, the south one round and fully glazed, the north one polygonal with an arcaded belvedere. Finally, a cantilevered porte cochere projects beyond a bulge on the north side, and a masonry polygonal bay and open porch project on the south toward the ample side yard. The tall roofs with flared eaves and copper ridges and finials complete the composition. The structure has good integrity, though most of the slate roofs have been replaced with asphalt shingles.

EVANSTON LANDMARK

ADDRESS: 1232 Ridge
COMMON NAME: Same
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: 1894
ARCHITECT OR BUILDER: S. A. Jennings
ORIGINAL SITE MOVED
SIGNIFICANCE:
HISTORICAL H1 H2 H3
ARCHITECTURAL A4 A5 A6
 A7 A8 A9

OTHER COMMENTS:



1232 Ridge

Stephen A. Jennings (1857-1930) was born in Chicago and graduated from the University of Illinois. In 1886 he lived in South Evanston and practiced architecture in Chicago under the firm name of Jennings & Pentecost, but by 1888 Jennings was practicing alone and had moved his office to Davis Street in Evanston. He remained in Evanston for ten years, during which time he designed hundreds of buildings, large and small, for various uses. By 1899 he had moved to Seattle, Washington, where he practiced until 1912. During that period he designed a number of commercial structures and became an expert on reinforced concrete. He claimed to have invented the spiral reinforcement for concrete columns. Jennings retired and spent the last twelve years of his life living in the Detroit, Michigan, area, during which time he superintended the construction of several Detroit schools and Grosse Pointe residences and the Grosse Pointe Memorial Church.

The best remaining examples of the many buildings that Jennings built in Evanston are St. Mary's Church (1891), the John W. Low house (1892)--now the Evanston Catholic Woman's Club--at 1560 Oak Avenue, and the William H. Jones house (1894) at 1232 Ridge Avenue. Most Jennings houses were frame and designed in the Queen Anne style so popular at that time. The Evanston Catholic Woman's Club, although larger than most of Jennings' houses, is fairly typical with its steep gable and turret with their double-pitched roofs. One can go along the streets of Evanston today and readily spot most of the dozens of Jennings houses that remain.

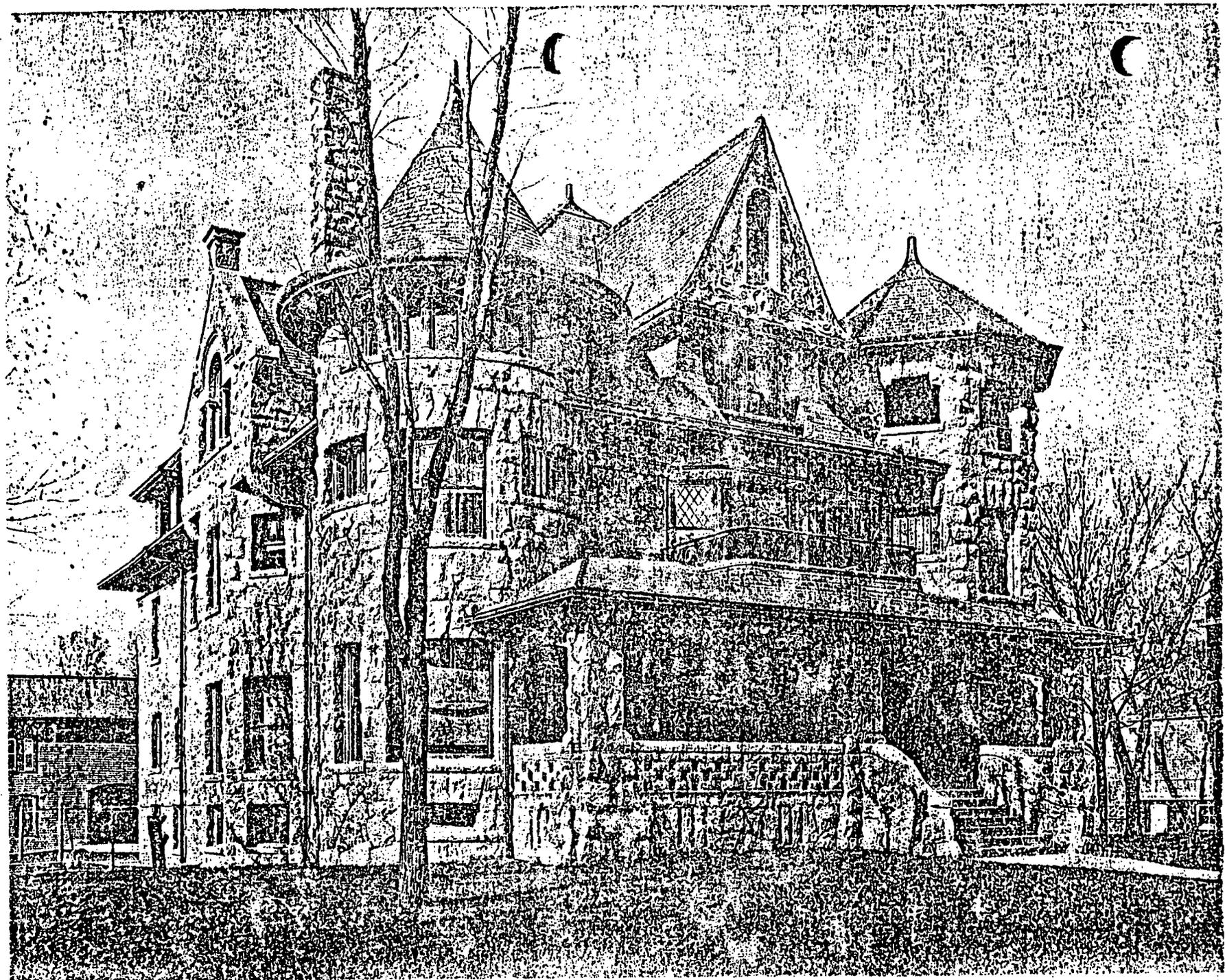
The William H. Jones house is built of stone and was perhaps the most expensive of the houses. It is certainly the finest of Jennings' Evanston houses still standing. It was built for a founder and president of the Flano Manufacturing Co, who later became vice-president of International Harvester Co. He lived in the house until 1903 when he sold it to William H. Redington who was president of the Sanford Manufacturing Co. (inks). Redington's daughter Ruth later married Harold T. Griswold and lived in the house until her death last fall.

Sources: various Evanston and Chicago Directories
Evanston Historical Society
Department of Inspections and Permits, Evanston
letter from Elizabeth W. Potter
Univ. of Washington Library... Pamphlet File (courtesy of E.W. Potter)
History of Northwestern University and Evanston, Shepard & Hurd, ed., 1906
The Book of Chicagoans, 1911

Anne O. Earle

April 5, 1978

Jan 1896

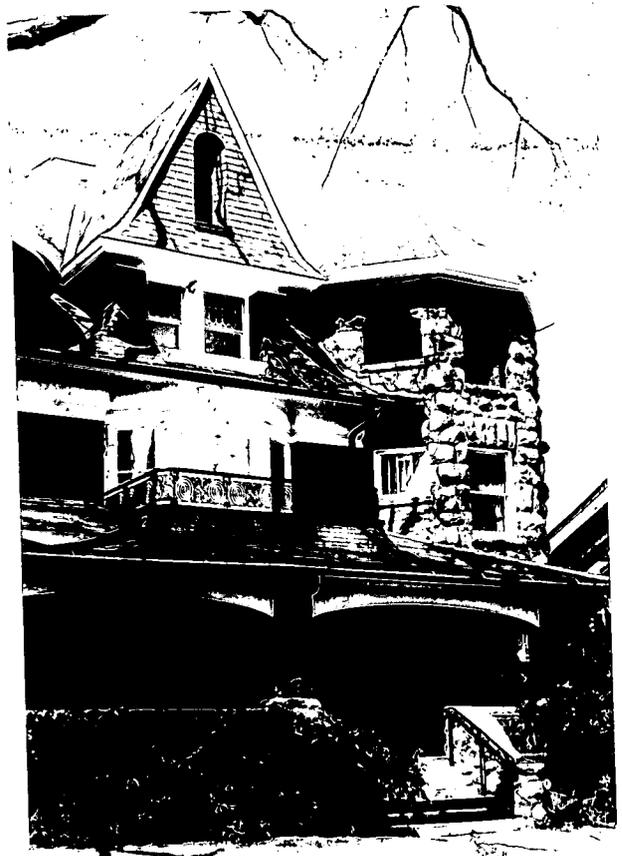


INLAND ARCHITECT PRESS.

6-18-1894 for W.H. Jones (EBR) 1232 Ridge
 S.A. Jennings archt.

RESIDENCE, EVANSTON, ILLINOIS.

1232 Ridge



**707 Sheridan Road
Lakeshore Historic District – 21PRES-0101**

Michael Hauser, architect, applies for a Certificate of Appropriateness to alter the existing north and east elevations of the subject property by enclosing parts of two existing second-floor decks for use as habitable space.

Applicable Standards:

Alteration [1-10]; Construction [1-4; 7-8; and 10-15]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 707 Sheridan Road – 21PRES-0101
Date: September 3, 2021

Public Notice

707 Sheridan Road – Lakeshore Historic District – 21PRES-0101

Michael Hauser, architect, applies for a Certificate of Appropriateness to alter the existing north and east elevations of the subject property by enclosing parts of two existing second-floor decks for use as habitable space.

Applicable Standards: Alteration [1-10]; Construction [1-4; 7-8; and 10-15]

Construction Period:

1892

Style:

Queen Anne

Architect of Record:

Unknown – circa 1920s alterations/additions suspected to be the work of Louis Bouchard (1894-1965)

Condition:

Good

Integrity:

Excellent – minor alterations.

Status:

Landmark designated; Contributing

Setting:

Located in the far southeast portion of the Lakeshore Historic District on the east side of Sheridan Road between Sheridan Square to the south and Kedzie Street to the north, 707 Sheridan Road is a two-and-one-half story residence constructed in 1892 and was Landmark designated in 1978. The home sits on a significantly sized lot with lakefront views and access and is one of the older remaining homes on the lakefront which saw significant development starting in the 1910s and 1920s.

Surrounding properties are an eclectic mix of styles, masses, and vintages constructed between the 1880s and 1970s as well as one neo-traditional home two houses north (constructed in 2005). The portion of the block south of the subject property contains several significant International Style homes designed by prominent architects – only one of which is currently a designated Landmark (Booth and Nagle designed 641 Sheridan Square).

Significance:

The home is a significant example of early lakefront development. Significant features include a bowed tripartite window with straight cornice and bracketing in the central gable dormer; rounded ends at the first and second floor of the southwest corner and round oriel with conical roof projecting above the second floor cornice at the northwest corner; thin clapboards and richly textured shingles; and, circa 1920 replacement porch and one-story north addition. Much of the rear of the residence was constructed in the late 1950s and early 1960s including the 2.5 story rear porch addition and restoration. The home received further restoration in the early 2000's including replacement windows, replacement cladding and roofing, and reconstructed front porch. Despite additions and alterations, the home retains significant integrity.

Proposal

The applicant proposes to enclose two open porches, one on the central volume of the north elevation, with new intersecting gable; and, one on the east volume of the north elevation with glass conservatory roof. A basement window will also be replaced to meet egress requirements for a proposed interior renovation at that level. The proposed materiality of the bay enclosures match that of the existing residence. Proposed windows are aluminum clad wood with simulated divided lite matching the residences lite patterns (various multi-lite over single-lite divisions are extant and six-over-one are proposed).

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.

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

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

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

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

12. Original Qualities. For additions to existing structures, the distinguishing original qualities or character of the 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. Whenever possible, new additions to structure or objects shall be done in such a manner that if such addition were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Application for Preservation Review of Certificate of Appropriateness (COA)



Binding Review of Certificate of Appropriateness (COA) & Advisory Review of Zoning/Fence Variations, Special Uses, and Planned Developments

This application is required for exterior work affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when visible from the public way.

To process your application, submit the following via email to preservation@cityofevanston.org:

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

The Preservation Commission meetings are on the **second Tuesday** of the month and the completed COA must be received **15 business days** prior to the meeting to allow time for staff review and feedback. All required materials must be to scale with dimensions, and in context with the principal structure and immediate/adjacent structures on the same street block. **Incomplete applications will not be accepted.**

For new construction, additions, major alterations, and demolition, a notice of the Preservation Commission meeting will be sent to the property owners within 250 feet of the subject property, 5 business days prior to the scheduled meeting. **Zoning Analysis must be completed** by the City of Evanston's Zoning staff **before or by no later than** the submission deadline of the completed COA application. Zoning staff requires at least **15 business days** to complete a zoning analysis. Review times by staff can vary depending on the season so please allow plenty of time.

Completed applications will be scheduled for review at the next available meeting, as long as all the required information is provided on the deadline. Applicants are asked to present at the scheduled meeting to the Preservation Commission a brief overview of the project.

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

1) Property Address: 707 Sheridan Road	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Eric Janssen	Address: 707 Sheridan Road
City: Evanston State: IL Zip: 60202	Phone: (312) 228-4699 Email/Fax: ericj@crer.com
3) Architect's Name: Hauser Architects	Address: 1715 Chancellor Street
City: Evanston, IL State: Zip: 60201	Phone: (847) 707-5129 Email/Fax: hauserarch@gmail.com
4) Contractor's Name: to be determined	Address:
City: State: Zip: Phone: Email/Fax:	
5) Landmark: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
7) Refer to the completed Zoning Analysis and check as applicable if project requires:	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.	
Check if your project requires: <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → Refer to Supplemental Information on page (i) below.	

Section B: Application for Certificate of Appropriateness

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

Enclosing parts of two existing second-floor decks as second floor interior construction. Both bays effect the east and north elevations and are visible from Sheridan Road - a public way. A basement window will also be replaced as part of the egress window requirement of a renovation on that level.

The bays are proposed to utilize the same materials and styling of the existing residence, with a conservatory roof planned for the east bay.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Construction additions over existing first floor construction	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Landscaping	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Garage: <input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: match ext'g clad DH	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof match ext'g asphalt shingle	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement match ext'g at addition	<input type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: lap siding / shingle siding	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Air Conditioning Unit	<input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

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

4) Applicant's Signature: Michael Hauser

Print Name: **Michael Hauser, Architect**

Date: **07/08/2021**

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

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

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

An extensive renovation to the home was completed in 2003. Since then, both east and north 2nd floor decks have proven unused, and problematic in their detailing and water/ice management. The north bay will enlarge a small bedroom with critical space to circulate around a typical bed. The east bay is being expanded as a conservatory adjacent to the main bathroom as a way of enjoying the lake experience year round.

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

Both decks limit the lake experience to days with good weather, and create areas of problematic snow and ice issues. This work better utilizes the home's unique setting.

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

The proposed additions are above existing construction, and are utilizing proven and code compliant construction methods and materials. No variance - zoning or otherwise - is necessary for this proposal.

4) Applicant's Signature: _____

Print Name: Michael Hauser

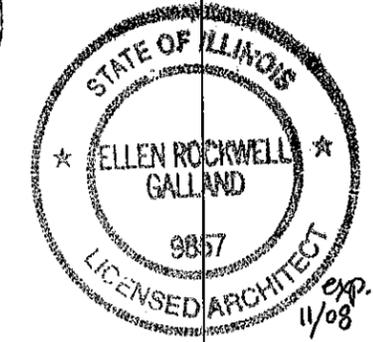
Date:

07/16/2021

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

REVISED
 MAY 23 2007

CITY OF EVANSTON
 BUILDING DIVISION
 07ACC-32



Ellen Rockwell Galland
 5/22/07 12 sh.5.

CITY OF EVANSTON
 Building Division
 2100 Ridge Avenue
 Evanston, IL 60201
 (847) 866-2932

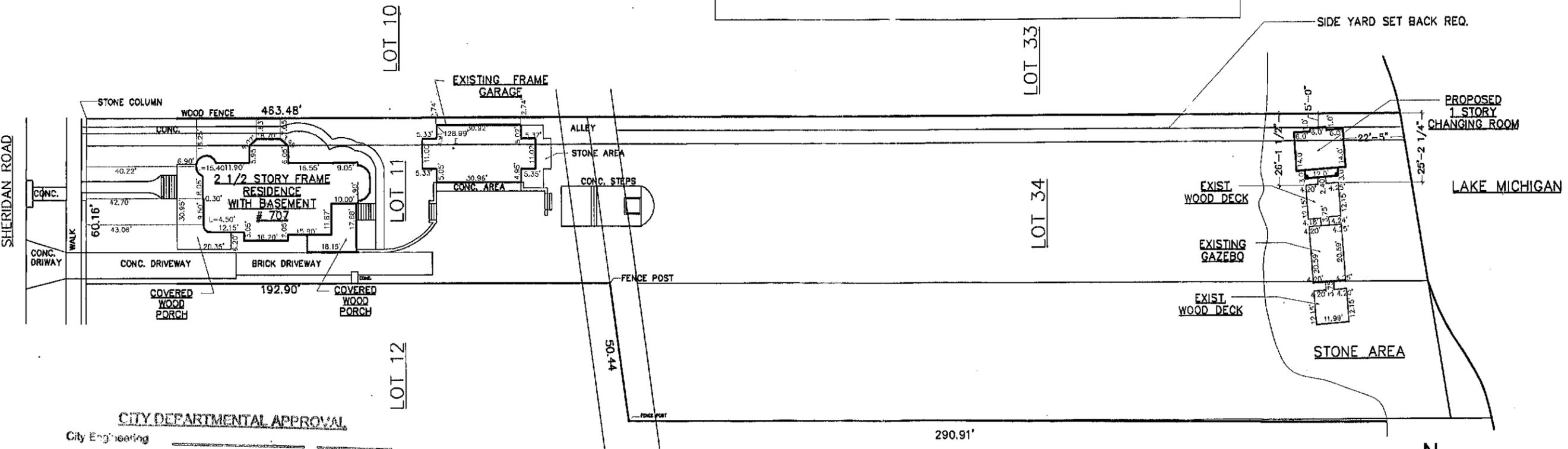
APPROVED

FOR PERMIT ISSUANCE

[Signature] 5/23/07

FINAL APPROVAL SUBJECT
 TO INSPECTIONS
 PERMIT PLANS
 SHALL REMAIN ON THE JOB SITE
 DURING CONSTRUCTION

LOT AREA: 42, 759.14 SQ.FT.
 ALLOWABLE LOT COVERAGE: 12,827.74 SQ.FT. (30%)
 EXISTING LOT COVERAGE: 3184.17 SQ.FT.
 PROPOSED LOT COVERAGE: 3472.17 SQ.FT.
 BASED ON SURVEY BY:
 PROFESSIONALS ASSOCIATED SURVEY, INC.
 ORDER NO. 03-62614
 JAN. 23, 2003 REVISED MARCH 29, 2007

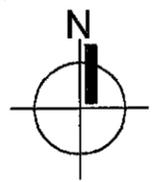


CITY DEPARTMENTAL APPROVAL

City Engineering	by _____	Date _____
Traffic Engineer	by _____	Date _____
Zoning Review:	<i>[Signature]</i>	05/23/2007
Plan Review:	<i>[Signature]</i>	5/23/07
Permit #	by _____	Date _____

SITE PLAN

1"=40'-0"



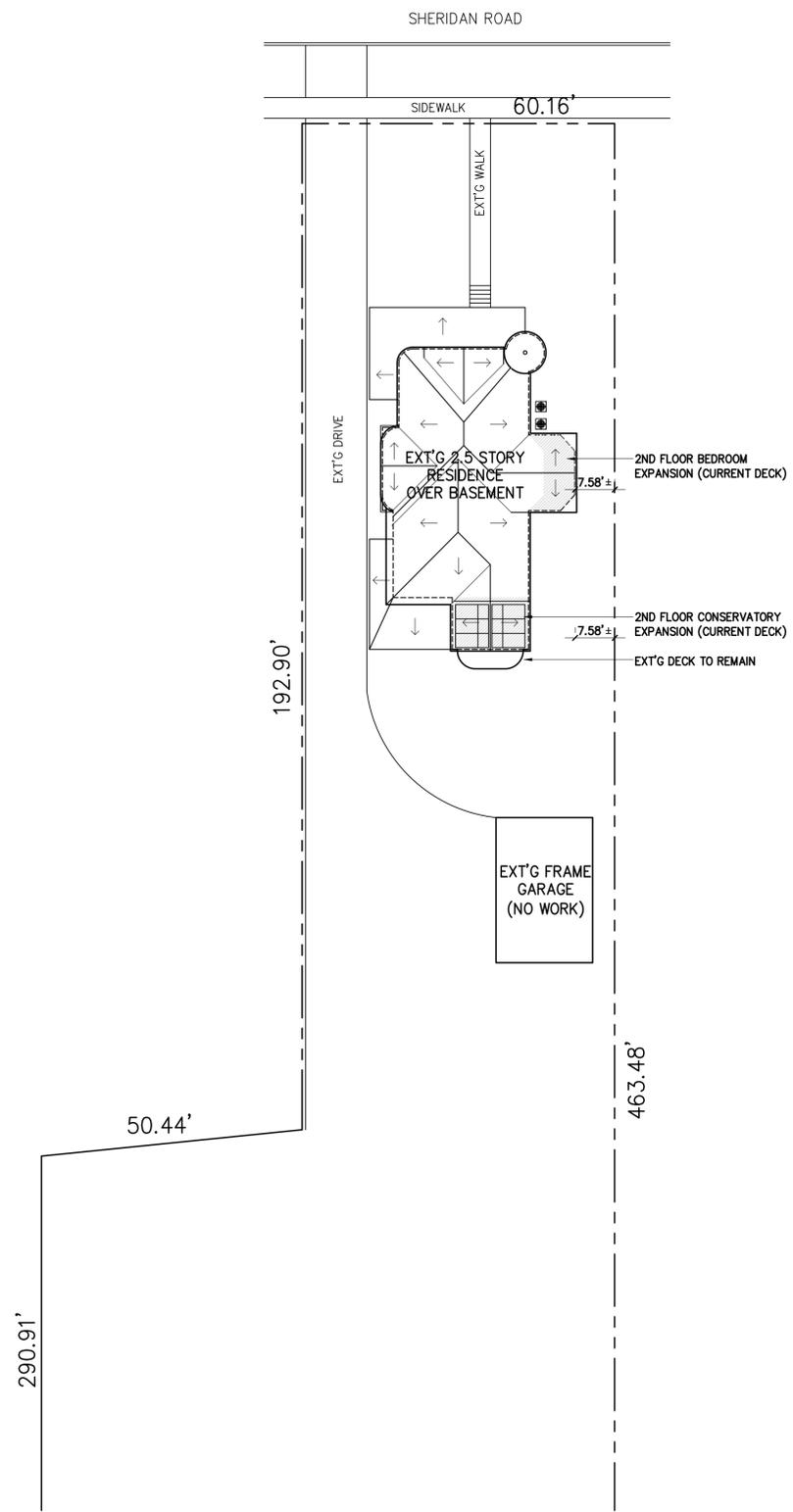
CHANGING ROOM
JANSSEN ZEREGA RESIDENCE
 707 SHERIDAN ROAD, EVANSTON, IL 60202 PH. 847-869-0091 E-MAIL: KRGLYNN@COMCAST.NET

GLYNN ASSOCIATES DESIGN
 910 OAKTON STREET, STE. 2 EVANSTON, IL 60202 PH. 847-869-0091 E-MAIL: KRGLYNN@COMCAST.NET

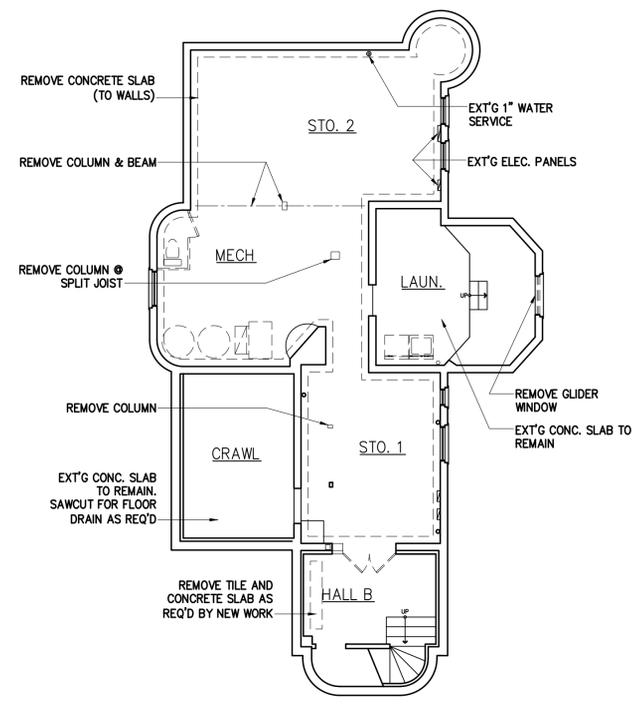
SITE PLAN

A-1

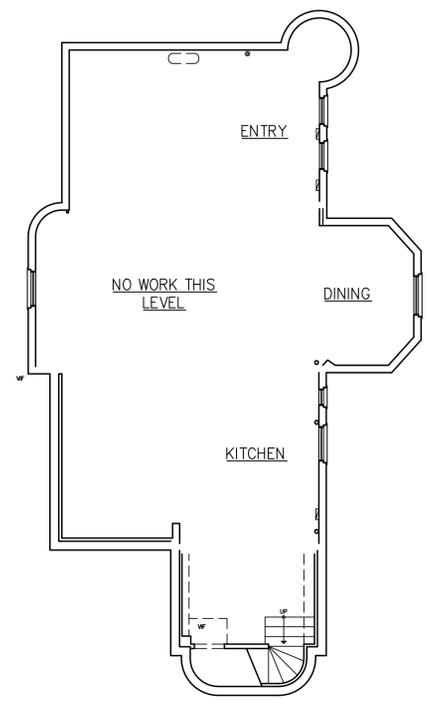
SHEET 1 OF 12



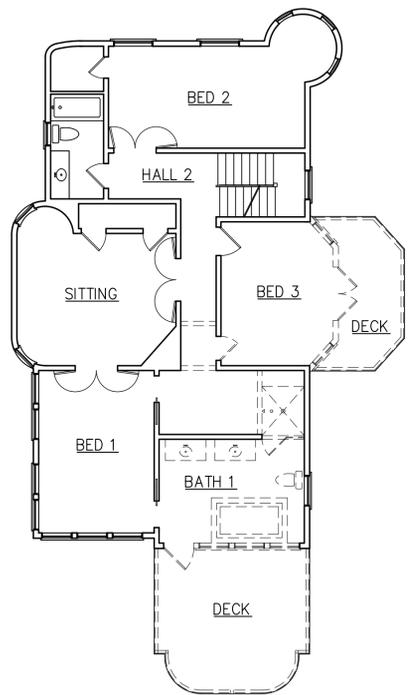
1 Site Plan (Partial - No Exterior Work)
1/16" = 1'-0"



2 Ext'g/Demo Plan - Basement
1/8" = 1'-0"



3 Ext'g/Demo Plan - First Floor
1/8" = 1'-0"



4 Ext'g/Demo Plan - Second Floor
1/8" = 1'-0"

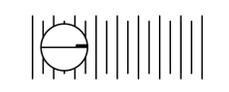
JANSSEN RESIDENCE

707 Sheridan Road
Evanston, IL 60202

CoE Zoning Rev.	07.16.2021
CoE Bldg Rev.	.
PRICING:	.
CONSTRUCTION	.
REVIEW:	.

SP/DP

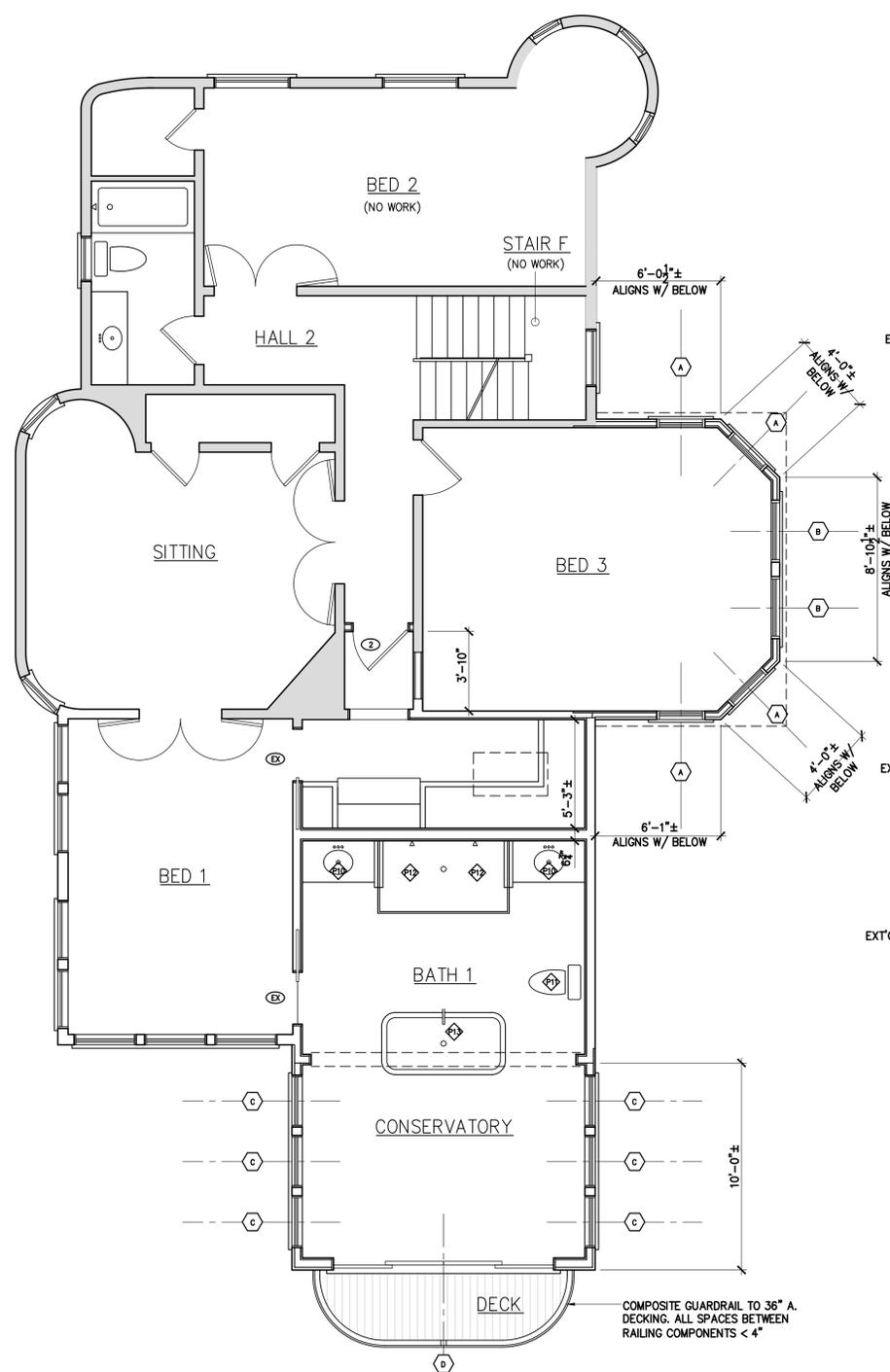
Site Plans
Demolition/Existing Plans



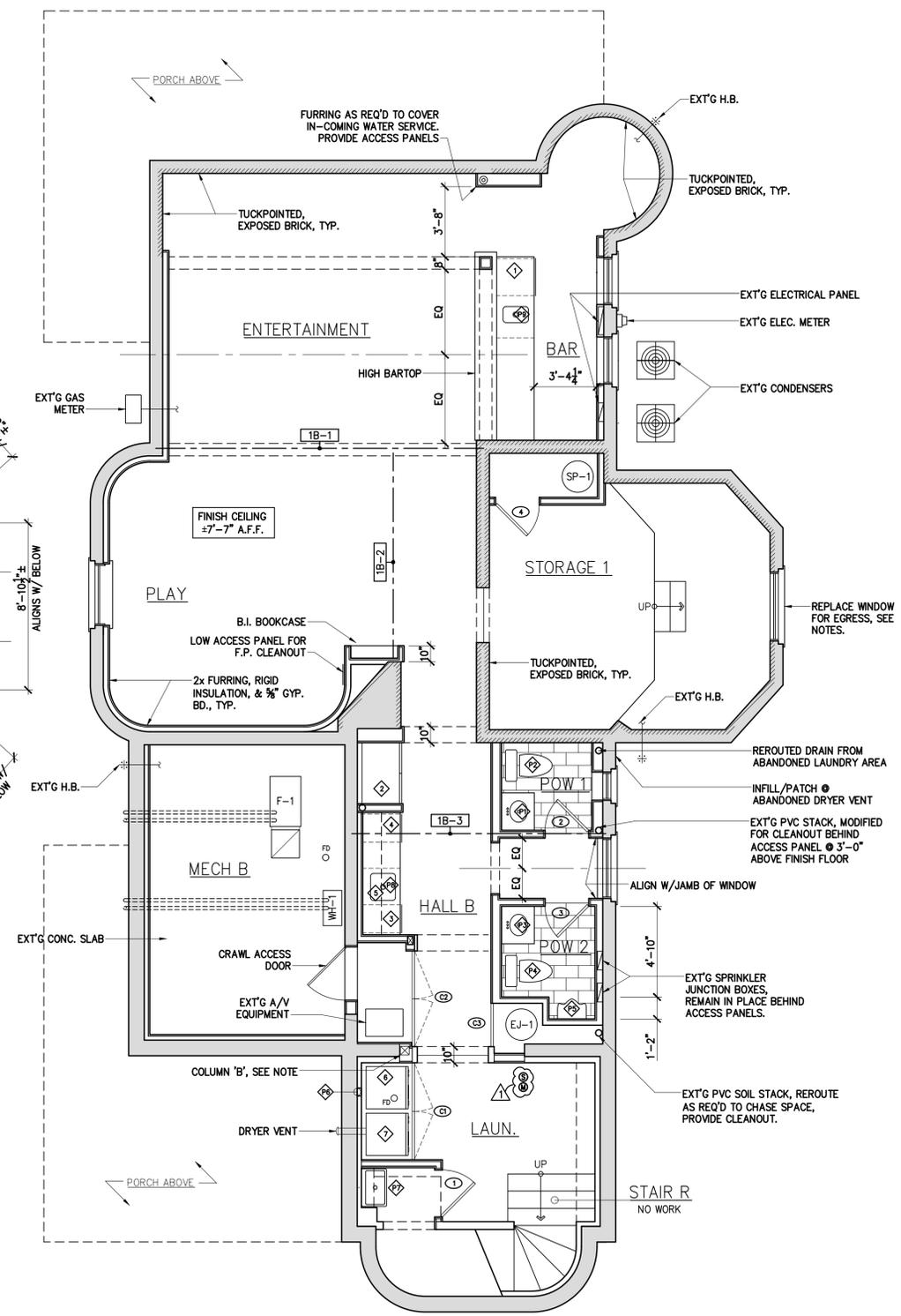
A-1

FIRST FLOOR FRAMING PLAN LEGEND

- 1B-1 W10 x 49 steel beam w/ 2x nailer (under ext'g floor framing) w/ 3/8" x 12" x 10" stl bearing plate at each end @ ext'g masonry walls. Grout walls solid under bearing as required.
- 1B-2 Sistered 2x10 joist (to support ext'g split joist)
- 1B-3 (2) 1 1/4" x 9 1/2" LVL beam (align w/ ext'g floor framing). Wrap end @ exterior wall in Ice & Water Shield and pocket into masonry wall at north min 4". Provide 'Simpson' face-mount hanger for existing beam terminating into 1B-3



2 Second Floor Construction Plan
1/4" = 1'-0"



1 Basement Construction Plan
1/4" = 1'-0"

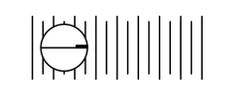
JANSSEN RESIDENCE

707 Sheridan Road
Evanston, IL 60202

CoE Zoning Rev:	07.16.2021
CoE Bldg Rev:	..
PRICING:	..
CONSTRUCTION:	..
REVIEW:	..

CP/FP

Construction Plans
Framing Plans



A-2



1 North Elevation - Existing
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

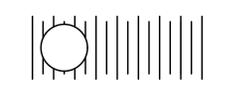
JANSSEN RESIDENCE

707 Sheridan Road
Evanston, IL 60202

CoE Zoning Rev.	07.16.2021
CoE Bldg Rev.	.
PRICING:	.
CONSTRUCTION	.
REVIEW:	.

EE

Exterior Elevations



A-4



3 East Elevation - Existing
1/4" = 1'-0"



1 West Elevation - Existing
1/4" = 1'-0"



4 East Elevation - Proposed
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

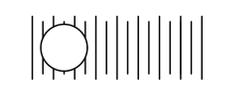
JANSSEN RESIDENCE

707 Sheridan Road
Evanston, IL 60202

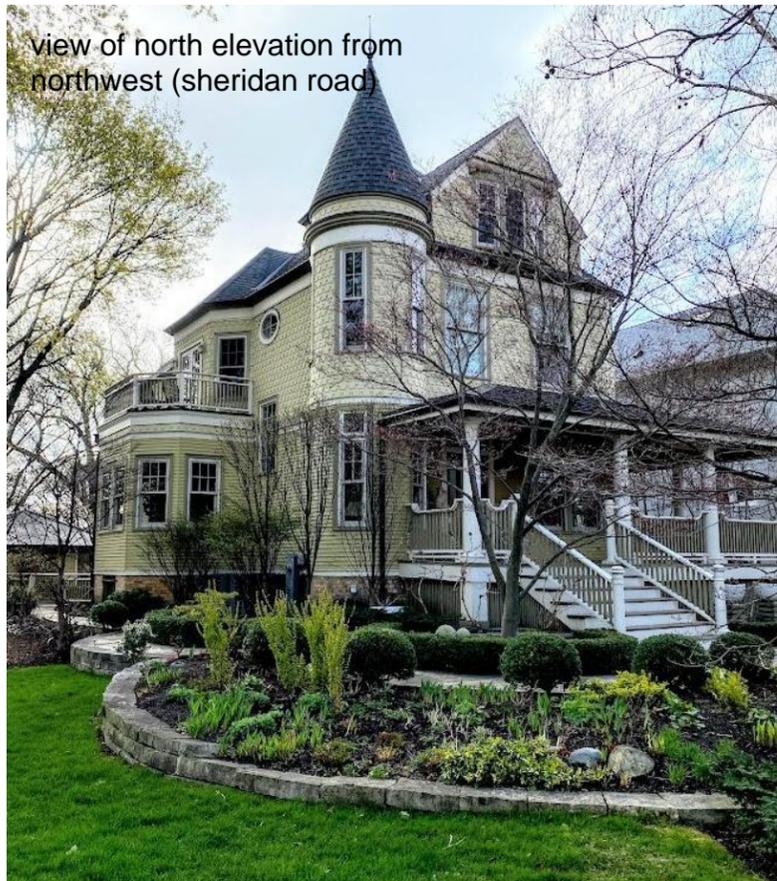
CoE Zoning Rev.	07.16.2021
CoE Bldg Rev.	·
PRICING:	·
CONSTRUCTION	·
REVIEW:	·

EE

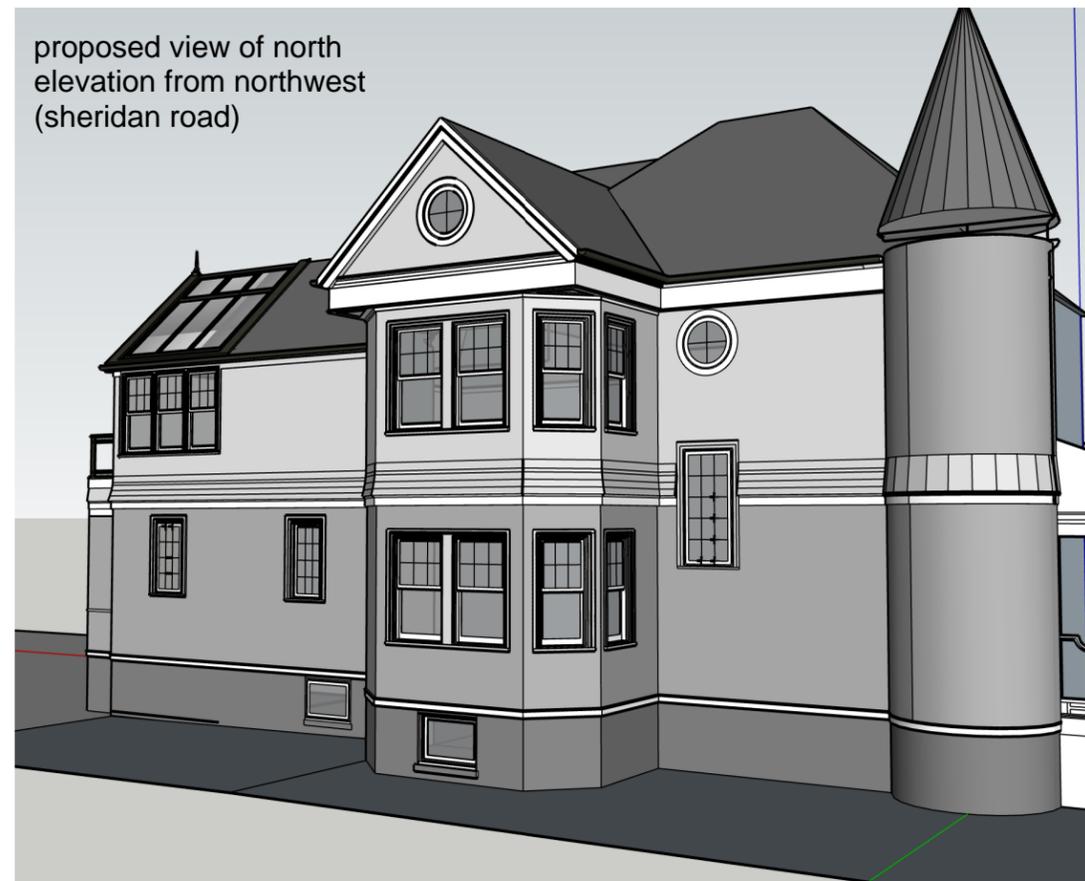
Exterior Elevations



A-4



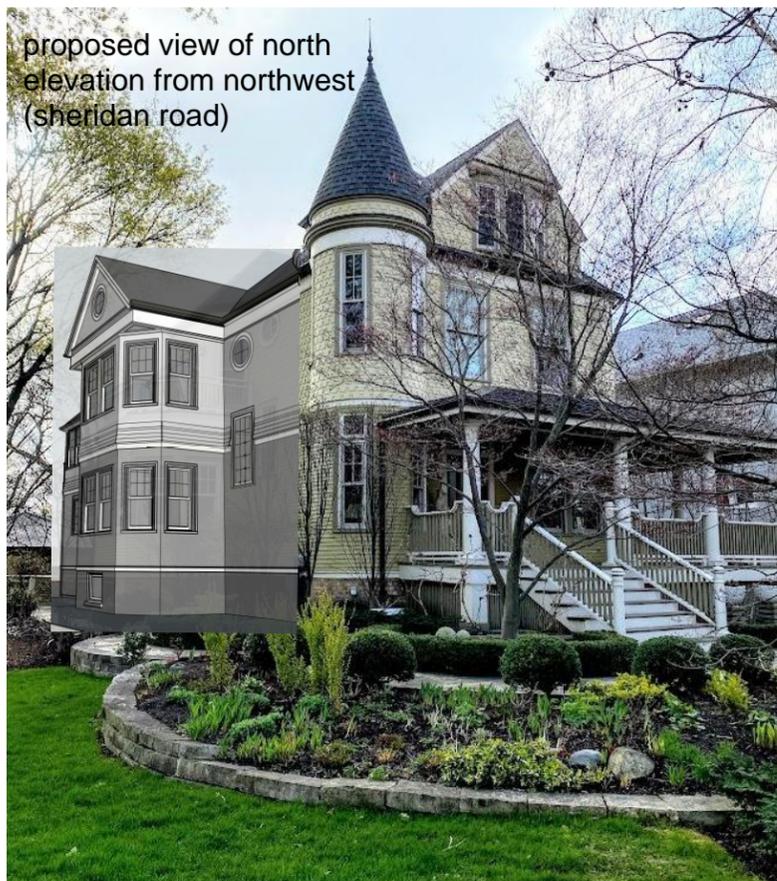
view of north elevation from northwest (sheridan road)



proposed view of north elevation from northwest (sheridan road)



detail of conservatory roof



proposed view of north elevation from northwest (sheridan road)



detailed view



east elevation - not visible from public way, showing ext'g triple window set



east elevation - not visible from public way.



STATEMENT OF SIGNIFICANCE

This original, simple Queen Anne structure rises two stories to a hipped roof that has a rounded hip on the northeast corner and a larger dormer in its front plane. The dormer has a bowed, tripartite window topped with a straight cornice supported at each end by a bracket. In the second story are two double-hung windows; on the ground floor these are bunched and a door is added to the wall. Through both stories the northeast corner is rounded, while the south-east one is occupied by a round oriel with a conical roof projecting above the second story cornice. The ground floor is clad in thin clapboards; all wall surfaces above are richly textured shingles. The original porch was replaced by the present one in 1918 by an architect then active in the area. Its simplicity complements the original building. It projects beyond the building to the north and has a low hipped roof supported by five foursquare pillars. The building has excellent integrity.

SOUTH

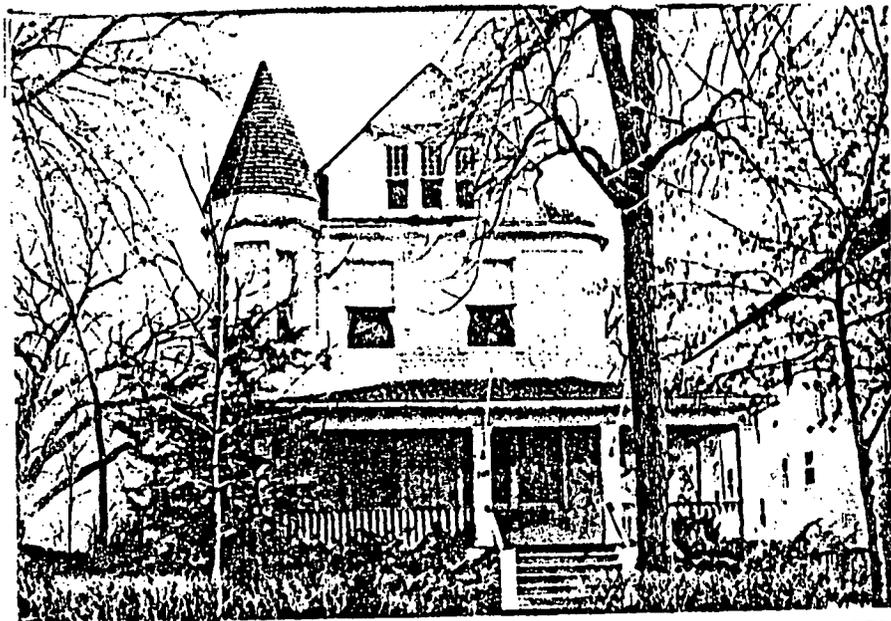
Dorothy Nutter
701 Sheri

EVANSTON LANDMARK

ADDRESS: 707 Sheridan Road
 COMMON NAME: Same
 REAL ESTATE INDEX NUMBER:
 DATE OF CONSTRUCTION: c. 1890-95
 ARCHITECT OR BUILDER: anon.
 ORIGINAL SITE X MOVED
 SIGNIFICANCE:

HISTORICAL	— H1	— H2	— H3
ARCHITECTURAL	— A4	— A5	<u>X</u> A6
	— A7	— A8	— A9

OTHER COMMENTS:
 Louis Bouchard 1918



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

LOCAL

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

NATIONAL REGISTER

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



PHOTO ID

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Queen Anne"/>	ROOF TYPE	<input type="text" value="Combination"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1892"/>	FOUNDATION	<input type="text" value="Stone"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="Wraparound"/>
DATESOURCE	<input type="text" value="Evanston Index"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - shingle"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Irregular"/>	WINDOW CONFIGURATION	<input type="text" value="6/1; 4/1; 8/1"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

707 - SHERIDAN ROAD

ALTERATIONS

House restored in 2007--SEE CONTINUATION SHEET

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

555s Sheridan rd South Evanston; 709
Sheridan Road

**ORIGINAL
OWNER**

Burns, Rev. W. H.

**ORIGINAL
ARCHITECT**

-

**ARCHITECT
SOURCE**

-

BUILDER

-

BUILDING MOVED?

No

MOVED FROM

-

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-20-102-023-0000-2.jpg

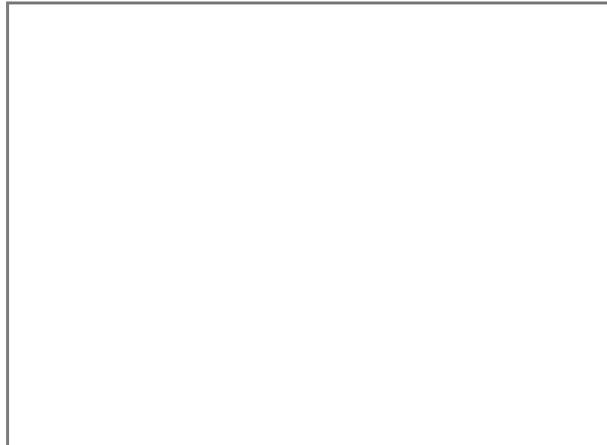


PHOTO ID3 -

SURVEYOR

Lara Ramsey

**SURVEYOR
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/30/2011

**Historic Info
Compiler**

MBM & aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

707 — - SHERIDAN ROAD

OLD ADDRESS 555s Sheridan rd South Evanston; 709 Sheridan Road
(city dir.year)

DATE OF CONSTRUCTION 1892

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Ev Index 4/16/1892 **DATE** 1892

BUILDING PERMIT DESCRIPTION 2.5-story house (1899 Sanborn map)

COST -

ORIGINAL OWNER Burns, Rev. W. H.

ORIGINAL OWNER OCCUPIED? Yes

ORIGINAL ARCHITECT -

ARCHITECT SOURC -

BUILDER -

EXTERIOR ALTERATION PERMITS

BP 15866. 1926.10.29. 1 sty hse impr. \$750. (O) H.W. Drew (B) Otto Schultz BP 35901. 1962.09.05. 2.5 sty rear porch restoration & addn. \$1,000. (O/A) Temple Nieter

OTHER PERMIT INFO

BP 34063. 1959.04.20. 1-story, 2 car fr. Private garage \$1,900 (O) Temple Nieter (B) Gerud Skoog

COA INFO

Misc alterations (2003); replacement garage (2003); 1-story addition (2007); fencing (2007)--SEE CONTINUATION SHEET

HISTORIC INFO

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). SEE CONTINUATION SHEET

OTHER SOURCES

Evanston Landmark (1982). ELHD #226.

HISTORIC INFO COMPILER MBM & aoe

PRIMARY KEY 11-20-102-023-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 707

STREET SHERIDAN ROAD

ADDITIONAL PHOTOS OR INFORMATION

Alterations

Renovation/restoration in 2007--replacement windows in original openings (2003); replacement siding and shingles (historically appropriate--2003); wraparound porch appears to have been re-built, with historically appropriate columns and railings (2003); one-story north side addition (1926); replacement front door; one-story south/rear porch rebuilt (historically appropriate)

COA Information

- Expansion of rear porch, replacement of rear entry, 2nd floor rear roof alterations, front porch alterations, window replacements, and replacement of existing siding to match existing (03)
- Demolition of existing garage and construction of new three-car garage in the rear, construction of a gazebo at the lake front (03)
- Build a one-story changing room at the east rear yard of the property (07)
- Install new wood fence (6"H x 84"L) along the north property line and approximately behind the garage in lieu of the former brick wall that was located on the adjacent property to the north and that was removed due to a car accident (07)

Historic Information

For old address, s = number used by Village of South Evanston, which until 1893 numbered from north (Hamilton/Greenleaf) to south (Howard). 1955 letter in Permit File from Director of Building Norman E. Schmidt to Temple Nieter says an application for water service was made in 1891.

1106 Judson Avenue - Lakeshore Historic District - 21PRES-0122

Amy DeMarte, owner, applies for a certificate of appropriateness to replace existing windows of various materiality and vintages on all elevations with fiberglass windows.

Applicable Standards: Alteration [1-10]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1106 Judson Avenue – 21PRES-0122
Date: September 7, 2021

Public Notice

1106 Judson Avenue – Lakeshore Historic District – 21PRES-0122

Amy DeMarte, owner, applies for a certificate of appropriateness to replace existing windows of various materiality and vintages on all elevations with fiberglass windows.

Applicable Standards: Alteration [1-10]

Construction Period:

1915

Style:

Tudor Revival

Architect of Record:

J.H. Bristle (1885-1955)

Condition:

Good

Integrity:

Good – minor alterations including nearly all windows on primary and secondary elevations being replaced in varying materiality.

Status:

Contributing

Setting:

Located in the west central portion of the Lakeshore Historic District on the west side of Judson Avenue between Greenleaf Street to the south and Hamilton Street to the north, 1106 Judson Avenue is a two-flat Tudor styled residence constructed in 1915. The subject property is across the street from what was once the grounds of the impressive Beers, Clay and Dutton Tudor Revival Landmark at 1108 Forest Avenue, but has since been redeveloped and subdivided with many non-contributing 1980s interventions.

Surrounding properties are primarily large lot two-story single-family homes although a handful of small walk-ups and double-houses are intermixed. The properties one block east include the former Coach House and Servants Quarters for the estate at 1108 Forest Avenue, all three of which are Landmarks and retain significant integrity. The other individual properties on the block outside of those associated with redevelopment of the former estate complex retain excellent integrity with a mix of high-styles primarily built in the late 1800s and early 1900s. Landmark homes on the west side of Judson Avenue include the Stephen A. Jennings designed Queen Anne at 1114 Judson.

Significance:

The home was designed by prominent local architect Joseph H. Bristle, an Evanston resident, who designed 24 homes in Evanston, including two Landmark properties (2636 Lincoln and 2200 Central) and contributing structures in the Ridge, Lakeshore, and Northeast Historic Districts. Bristle was not only prolific in Evanston, he designed several Landmark properties throughout the North Shore and Chicago including several significant homes in Highland Park as well as in the East Lakeview Multi-Property District in Chicago. Many of his commissions were listed in the 1972 State Survey. Notably, the subject property has remained largely unaltered since its construction.

Proposal

The applicant proposes to replace existing windows on all elevations of the structure with non-divided lite fiberglass replacements. Windows being replaced are currently an amalgam of materiality and vintages including vinyl clad, aluminum, and original wood (primarily at the basement level and reach porch). The applicant has proposed an alternative for the rear porch replacement windows which matches the extant lite division with a SDL.

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)**

**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 1st fifth below].

1) Property Address: 1106 Judson	FOR STAFF USE ONLY Application Number:
2) Owner's Name: Amy DeMarte	Address: 1629 Hinman, APT 3S
City: Evanston	State: IL
Zip: 60201	Phone: 312-371-2985
	Email/Fax: amydemarte@gmail.com
3) Architect's Name: Neal Gerdes- AKL Architectural Services	Address: 34121 N. U.S. Rt. 45, STE 209
City: Grays Lake	State: IL
Zip: 60030	Phone: 847-356-8025
	Email/Fax: info@aklarch.com
4) Contractor's Name: Rob Muno	Address:
City:	State:
Zip:	Phone: 847-338-0555
	Email/Fax: rbmuno@comcast.net
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	

WINDOWS LABELED A FOUND ON LOWER LEVEL, L/R & REAR FACADES

SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.									
Existing	Proposed	FRONT FAÇADE	Existing	Proposed	SIDE FAÇADE (L/R)	Existing	Proposed	REAR FAÇADE	
		Window Type			Window Type			Window Type	
<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Awning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Awning	
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	
		Window Material			Window Material			Window Material	
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	
<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other: FIBERGLASS	<input type="checkbox"/>	<input type="checkbox"/>	Other: FIBERGLASS	
		Window Muntins			Window Muntins			Window Muntins	
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	True divided lights	
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	
		DOOR Type			DOOR Type			DOOR Type	
<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	
		DOOR Material			DOOR Material			DOOR Material	
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	
<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	
		DOOR Muntins			DOOR Muntins			DOOR Muntins	
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	

WINDOWS LABELED B FOUND ON REAR FACADE, L/R FACADE- BACK PORCH

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
<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Double Hung
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Material			Window Material			Window Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel
<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: FIBERGLASS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: FIBERGLASS
		Window Muntins			Window Muntins			Window Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Type			DOOR Type			DOOR Type
<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Material			DOOR Material			DOOR Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal
<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Muntins			DOOR Muntins			DOOR Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:

WINDOWS LABELED C FOUND ON ALL FACADES

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

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

WINDOWS LABELED D FOUND ON FRONT, F/R FACADES. SUNROOM

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

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

ONE WINDOW LABELED F FOUND ON FRONT FACADE, 3RD FLOOR

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

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

ONE WINDOW LABELED J FOUND ON L/SIDE FAÇADE

SECTION B. Checklist for Window/DOOR Materials/Style/Components/Features—Check all that apply.								
Existing	Proposed	FRONT FAÇADE	Existing	Proposed	SIDE FAÇADE (L/R)	Existing	Proposed	REAR FAÇADE
		Window Type			Window Type			Window Type
<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung
<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	Casement
<input type="checkbox"/>	<input type="checkbox"/>	Awning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Awning	<input type="checkbox"/>	<input type="checkbox"/>	Awning
<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper	<input type="checkbox"/>	<input type="checkbox"/>	Hopper
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Material			Window Material			Window Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum
<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel	<input type="checkbox"/>	<input type="checkbox"/>	Steel
<input type="checkbox"/>	<input type="checkbox"/>	Clad wood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Clad wood	<input type="checkbox"/>	<input type="checkbox"/>	Clad wood
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vinyl	<input type="checkbox"/>	<input type="checkbox"/>	Vinyl
<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite	<input type="checkbox"/>	<input type="checkbox"/>	Composite
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: FIBERGLASS	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		Window Muntins			Window Muntins			Window Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Type			DOOR Type			DOOR Type
<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single	<input type="checkbox"/>	<input type="checkbox"/>	Single
<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French	<input type="checkbox"/>	<input type="checkbox"/>	French
<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding	<input type="checkbox"/>	<input type="checkbox"/>	Sliding
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Material			DOOR Material			DOOR Material
<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Metal
<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Clad
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:
		DOOR Muntins			DOOR Muntins			DOOR Muntins
<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	Not existing
<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights
<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid	<input type="checkbox"/>	<input type="checkbox"/>	Grid
<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	Other:

ONE WINDOW LABELED K FOUND ON R/SIDE FAÇADE

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

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

Section C: Application for Certificate of Appropriateness

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

REPLACE WINDOWS WITH MARVIN ELEVATE LINE. WOOD CLAD FIBERGLASS.

THERE ARE EXISTING WOOD, WOOD CLAD, AND VINYL WINDOWS ON MY HOUSE. THE MARVINS WILL PRESENT A UNIFORMITY THAT IS LACKING. THEY ARE BEAUTIFUL WINDOWS FOR MY BEAUTIFUL HOUSE.

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

Type of Exterior Activity	Location / Details	Visible from Public Way (e.g. Streets and Alleys)?
<input checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input type="checkbox"/> DOORS <input type="checkbox"/> Storm DOORS	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

New Replacement Restoration
 Window Style/Materials: CASEMENT, AWNING, DOUBLE HUNGS.
 DOOR Style/Materials:
 Storm Window Style/Materials:
 Storm DOOR Style/Materials:

3) Applicant's Signature: <u>Amy DeMarte</u> <small>Digitally signed by Amy DeMarte Date: 2021.08.24 18:18:29 -0500</small>	Date: 8/24/21
Print Name: AMY DEMARTE	

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.).



NOTE: ONLY WINDOWS THAT ARE LABELED TO BE REPLACED

1 EXISTING FRONT (EAST) ELEVATION
A-1 SCALE: 3/32"=1'



2 EXISTING RIGHT (NORTH) ELEVATION
A-1 SCALE: 3/32"=1'

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
DRAWN: LGG
CHECKED: NJG
21053
PROJ. NO.:



1 EXISTING REAR (WEST) ELEVATION
A-2 SCALE: 3/32"=1'



2 EXISTING LEFT (SOUTH) ELEVATION
A-2 SCALE: 3/32"=1'

NOTE: ONLY WINDOWS THAT ARE LABELED TO BE REPLACED



3 PROPOSED LEFT (SOUTH) ELEVATION
A-2 SCALE: 3/32"=1'

WINDOW REPLACEMENT
AMY DEMARTE
EVANSTON, IL 60120
1106 JUDSON AVE

REAR ELEVATION
SOUTH ELEVATION
SCALE: 3/32"=1'

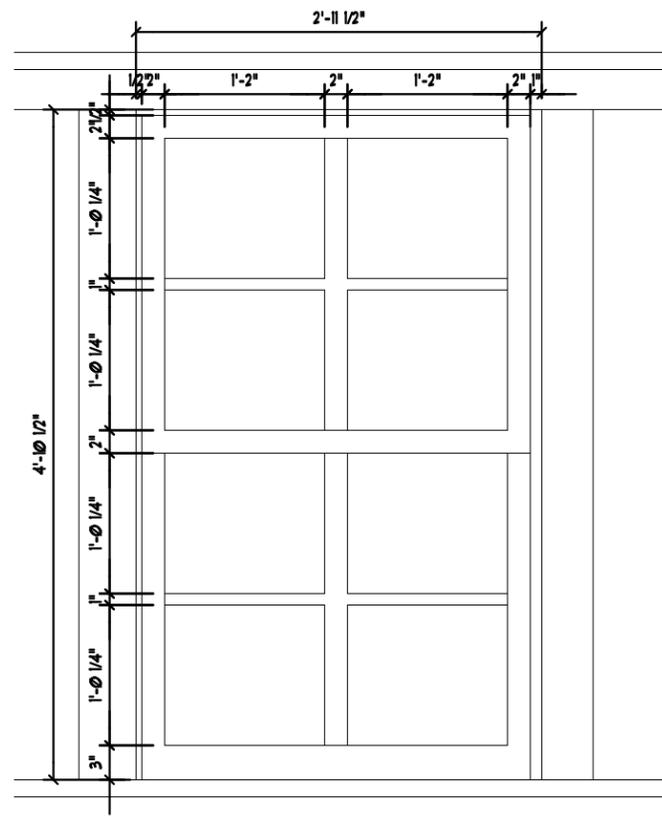
NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
DRAWN: L&G
CHECKED: NJG
21053
PROJ. NO.:

A-2

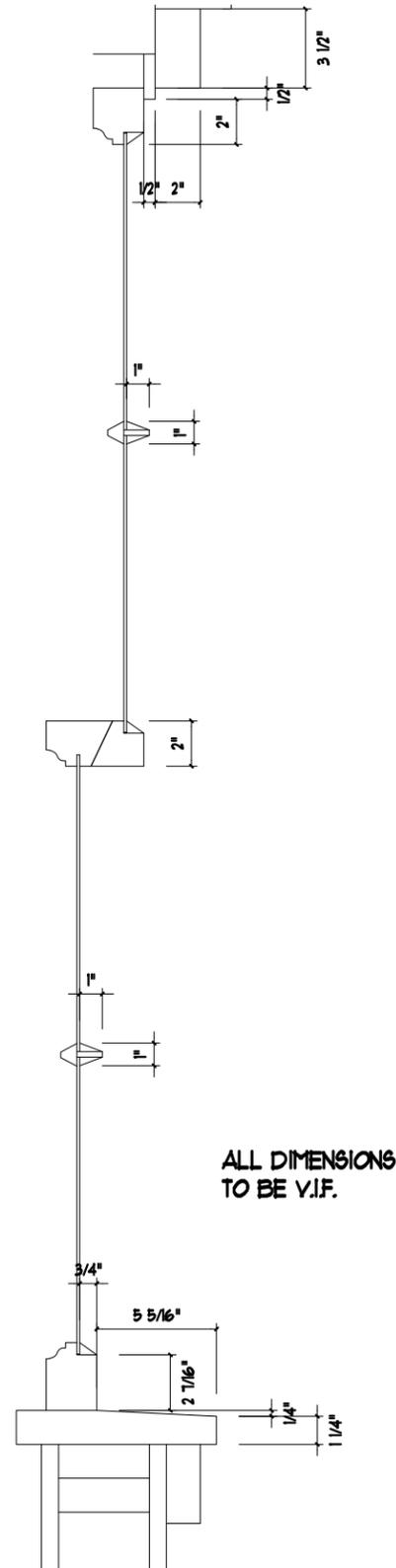
SHEET NO.:

WINDOW B



WOOD INTERIOR
WOOD EXTERIOR

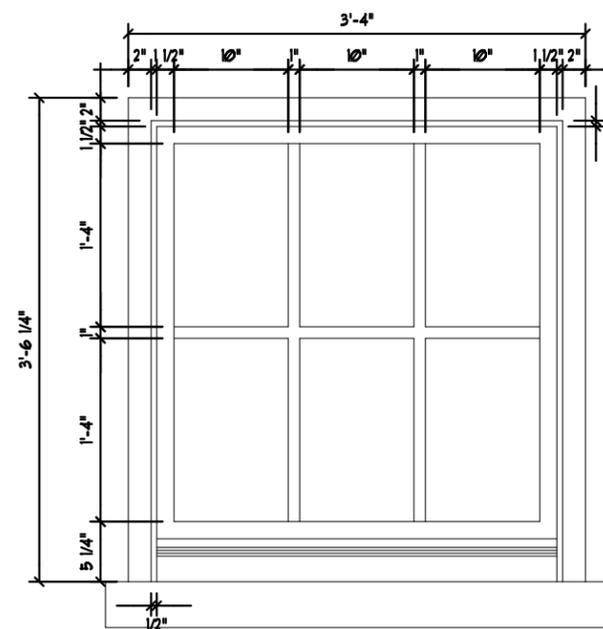
3 WDW. B ELEVATION DETAIL
A-3 SCALE: 3/4"=1'



ALL DIMENSIONS
TO BE V.I.F.

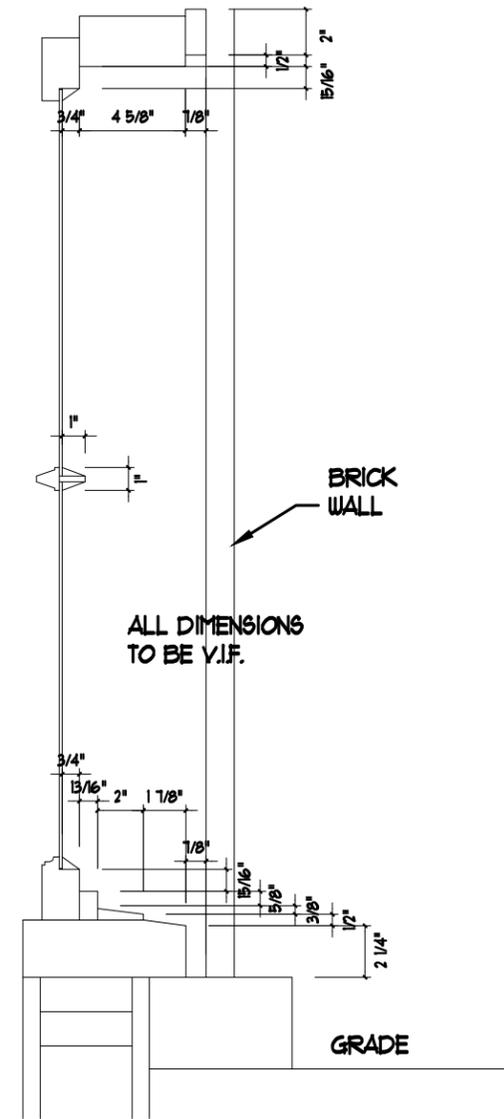
4 WDW. B SECTION DETAIL
A-3 SCALE: 1/2"=1'

WINDOW A



WOOD INTERIOR
WOOD EXTERIOR

1 WDW. A ELEVATION DETAIL
A-3 SCALE: 3/4"=1'



ALL DIMENSIONS
TO BE V.I.F.

2 WDW. A SECTION DETAIL
A-3 SCALE: 1/2"=1'

WINDOW A DETAIL
AMY DEMARTE
1106 JUDSON AVE
EVANSTON, IL 60202

WINDOWS A & B
ELEVATION DETAILS
SECTION DETAILS
SCALE: VARIES

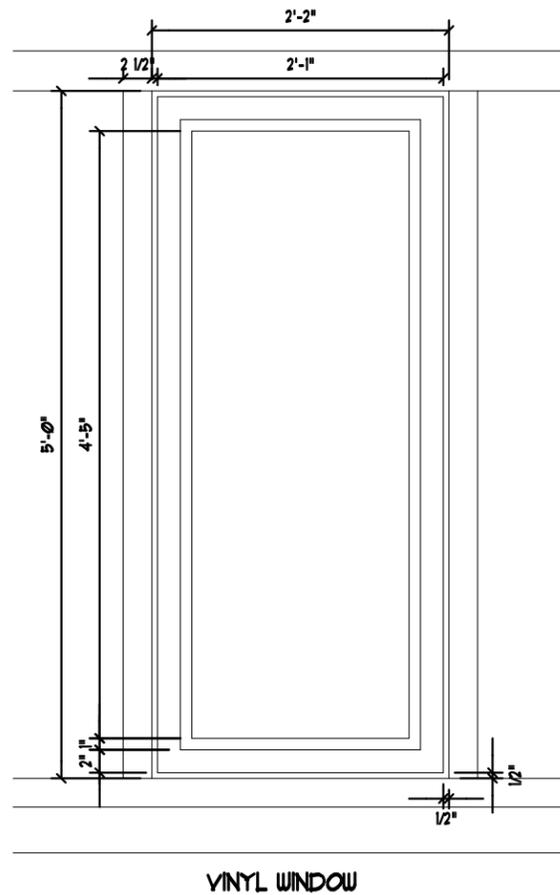
NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
DRAWN: L&G
CHECKED: N&G
21053
PROJ. NO.:

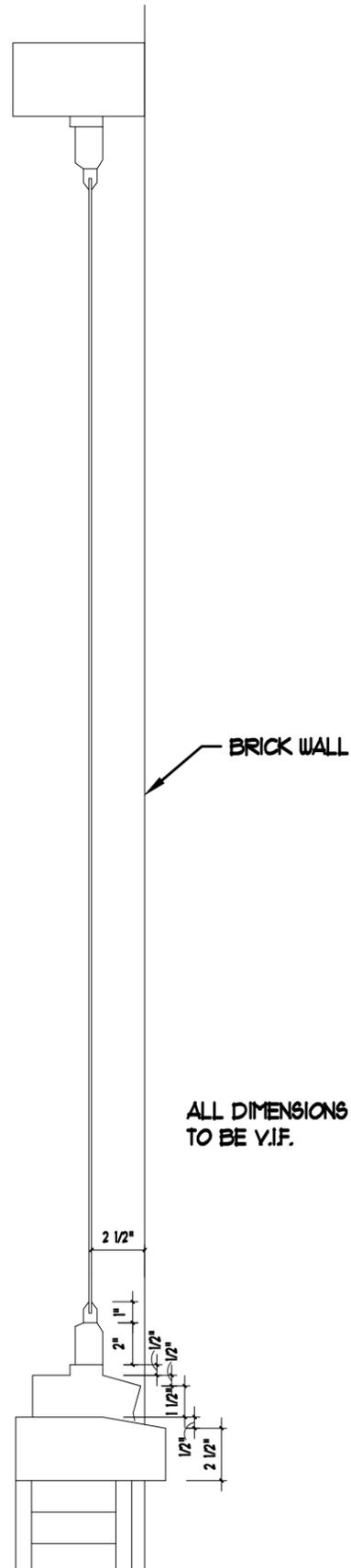
A-3

SHEET NO.:

WINDOW D

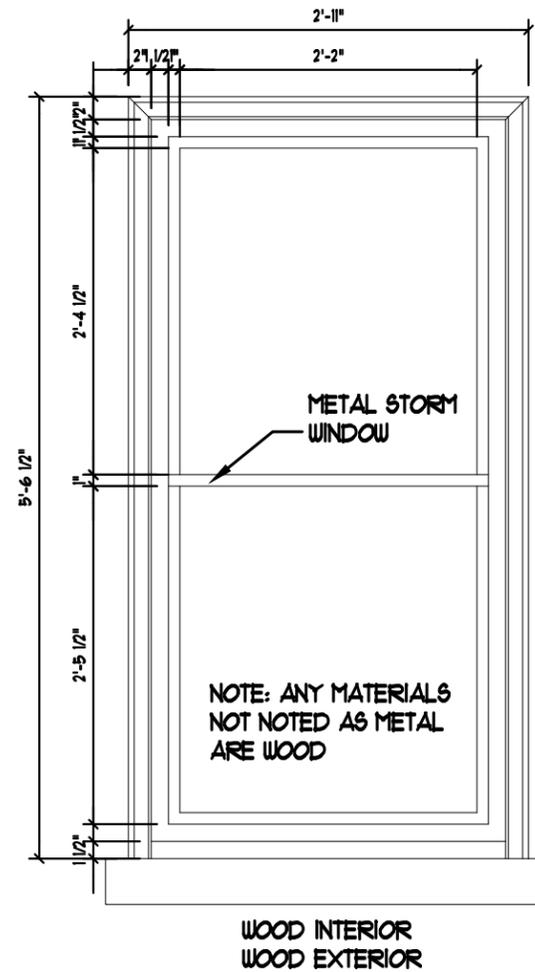


3 WDW D ELEVATION DETAIL
A-4 SCALE: 3/4"=1'

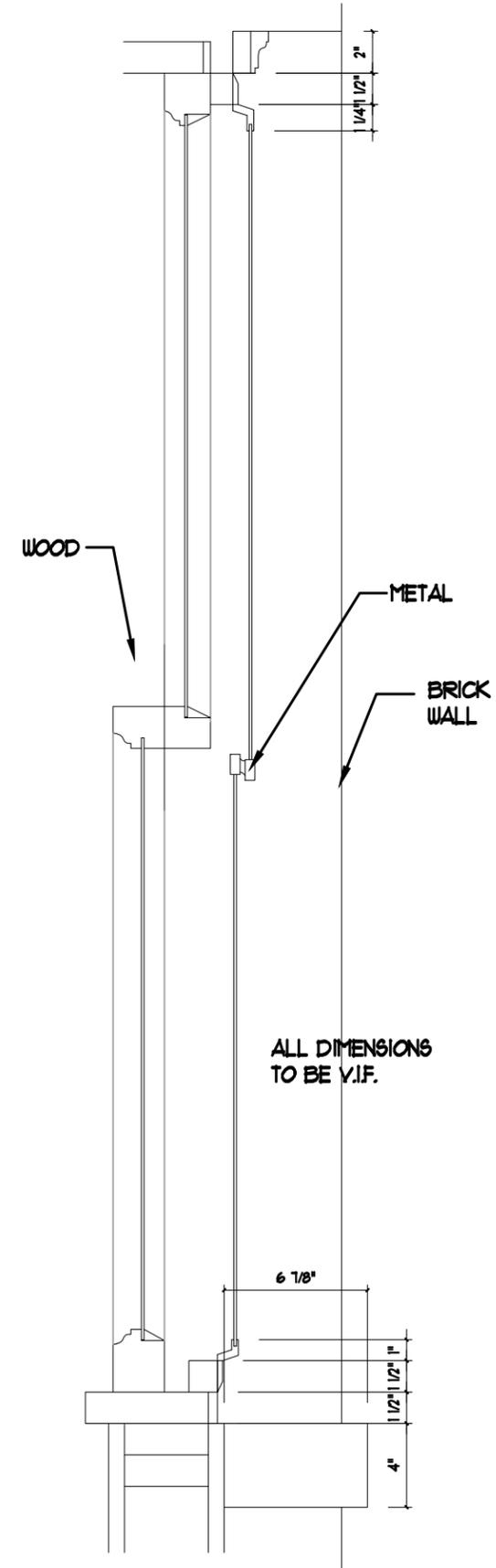


4 WDW D SECTION DETAIL
A-4 SCALE: 1 1/2"=1'

WINDOW C



1 WDW C ELEVATION DETAIL
A-4 SCALE: 3/4"=1'



2 WDW C SECTION DETAIL
A-4 SCALE: 1 1/2"=1'

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WINDOW B DETAIL
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EYANSTON IL, 60202

WINDOW C & D
ELEVATION DETAILS
SECTION DETAILS
SCALE: VARIES

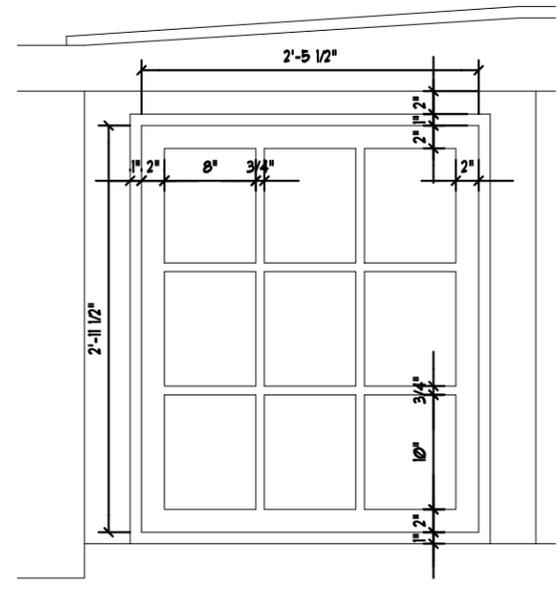
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A-4

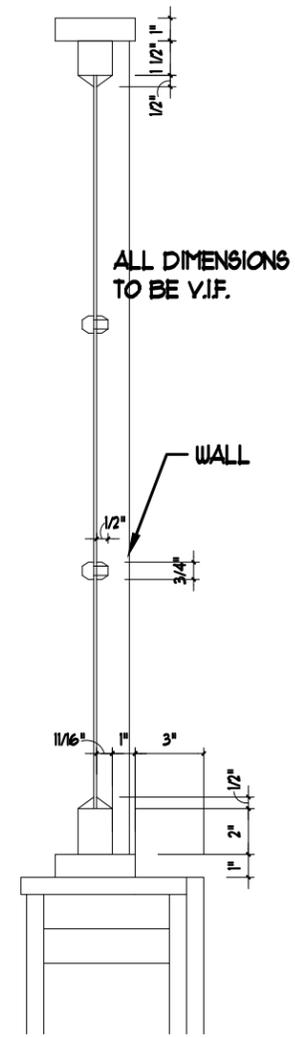
SHEET NO.:

WINDOW F



WOOD INTERIOR
VINYL CLAD EXTERIOR

1 WDW F ELEVATION DETAIL
A-5 SCALE: 3/4"=1'

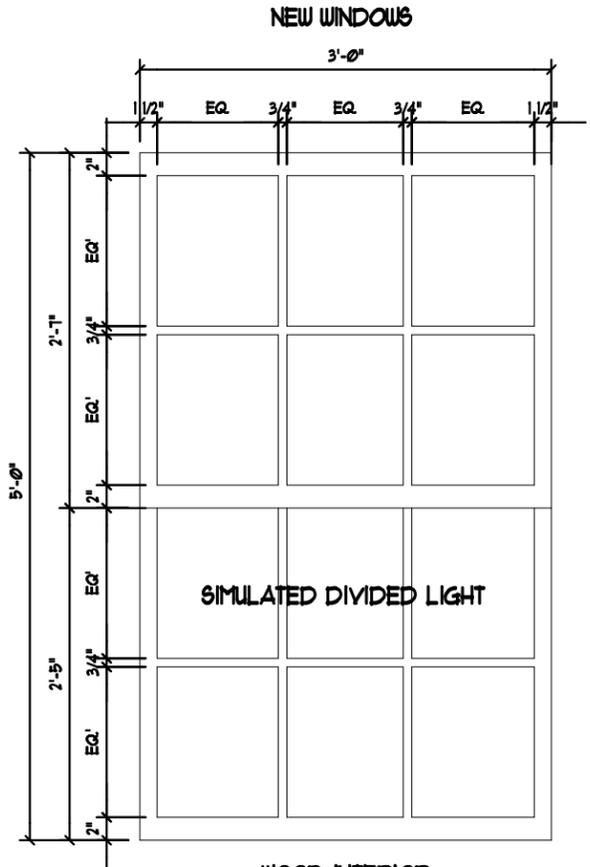


ALL DIMENSIONS
TO BE V.I.F.

WALL

2 WDW F SECTION DETAIL
A-5 SCALE: 1 1/2"=1'

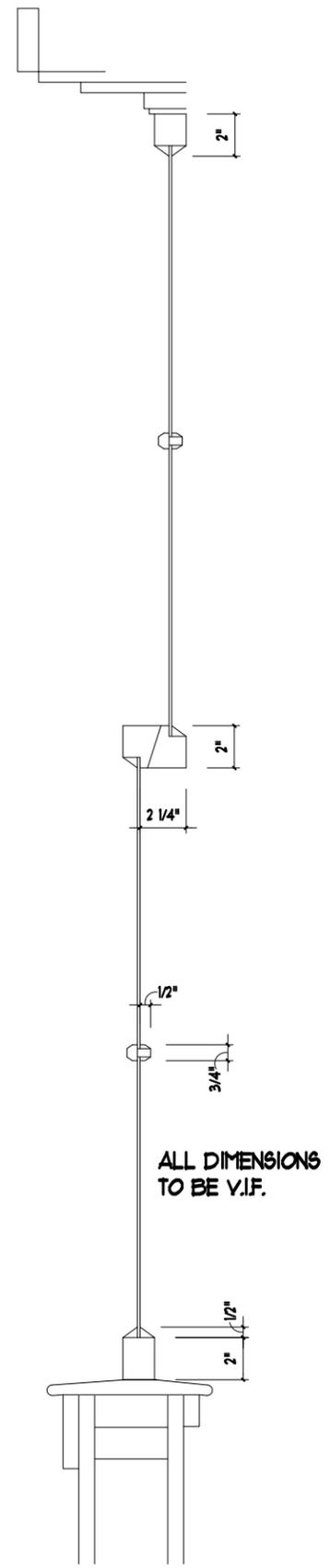
NEW BASEMENT WINDOW E



SIMULATED DIVIDED LIGHT

WOOD INTERIOR
WOOD EXTERIOR

1 WDW E ELEVATION DETAIL
A-5 SCALE: 3/4"=1'



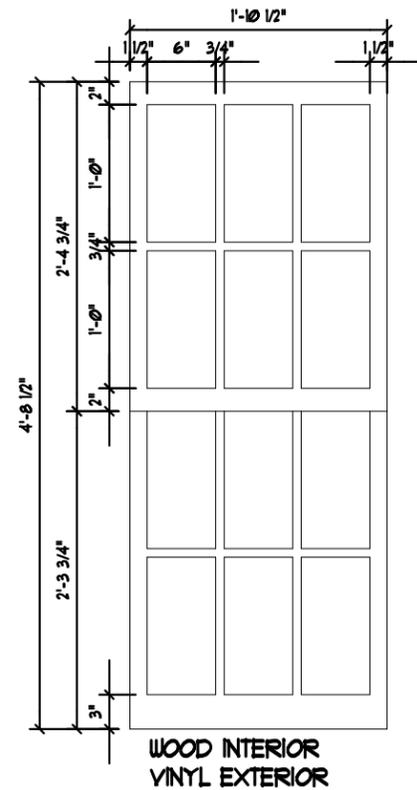
ALL DIMENSIONS
TO BE V.I.F.

2 WDW E SECTION DETAIL
A-5 SCALE: 1 1/2"=1'

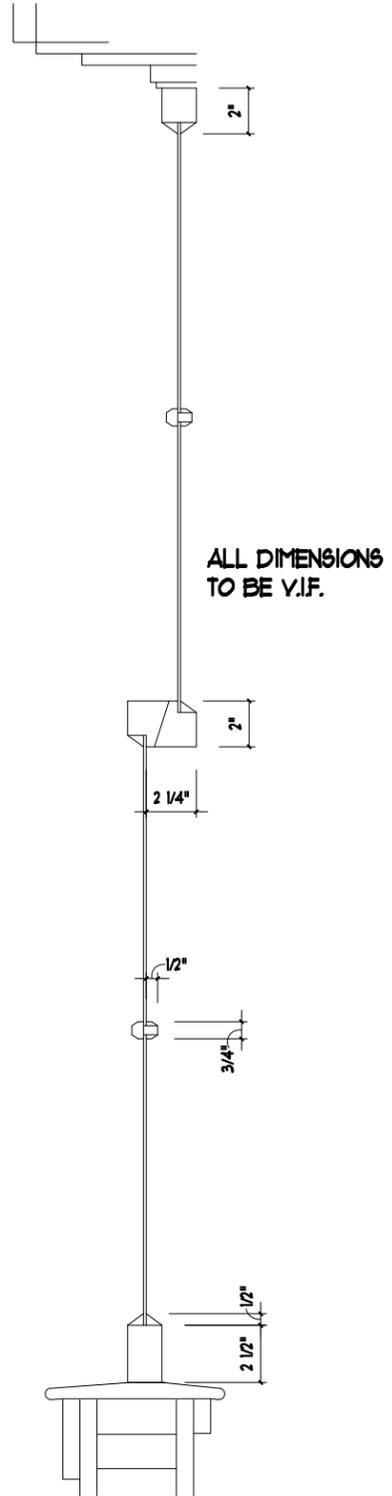
NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
DRAWN: L&G
CHECKED: NG
21053
PROJ. NO.:

WINDOW K

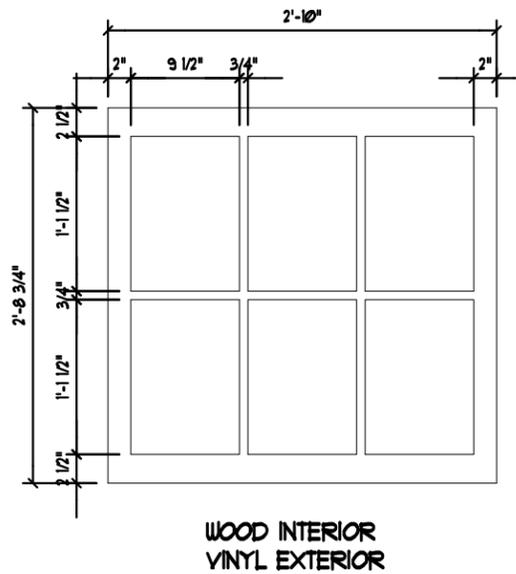


3 WDW K ELEVATION DETAIL
A-6 SCALE: 3/4"=1'

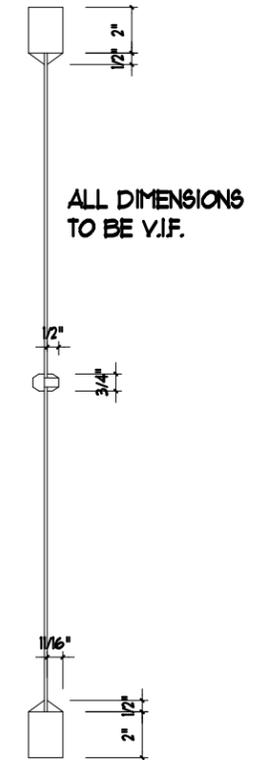


4 WDW K SECTION DETAIL
A-6 SCALE: 1-1/2"=1'

WINDOW J



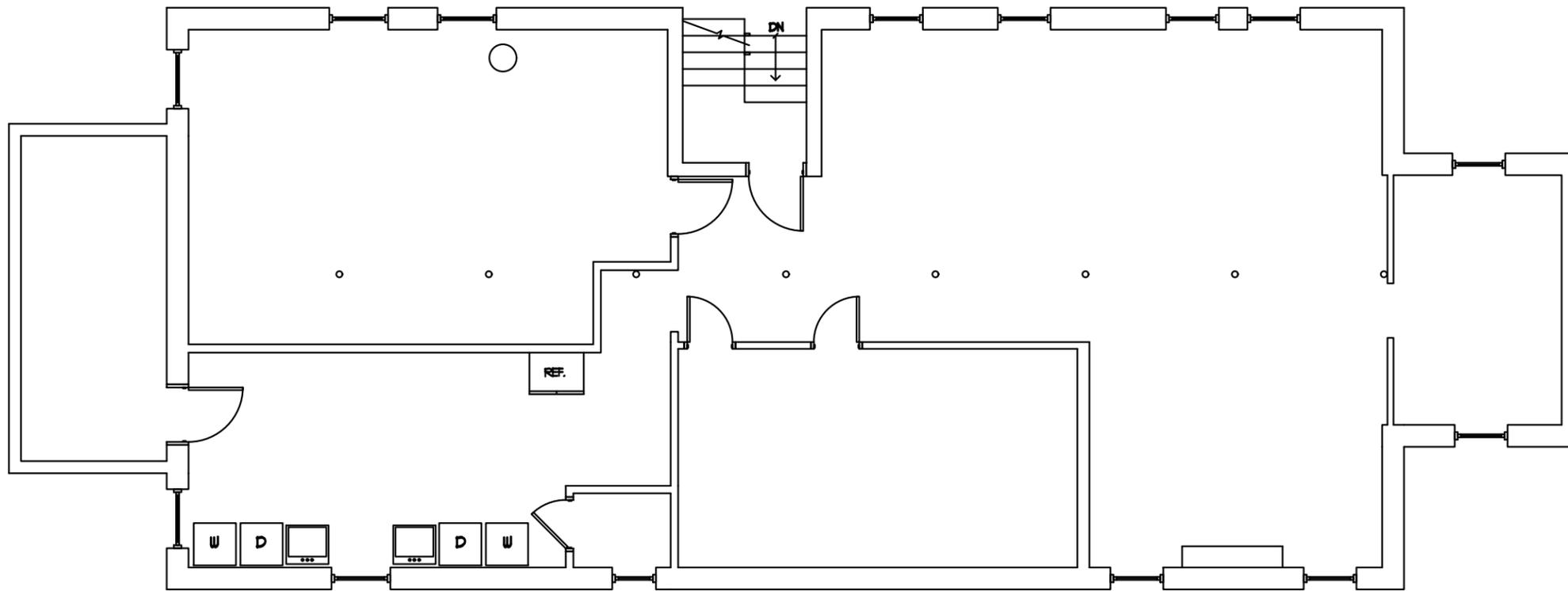
1 WDW J ELEVATION DETAIL
A-6 SCALE: 3/4"=1'



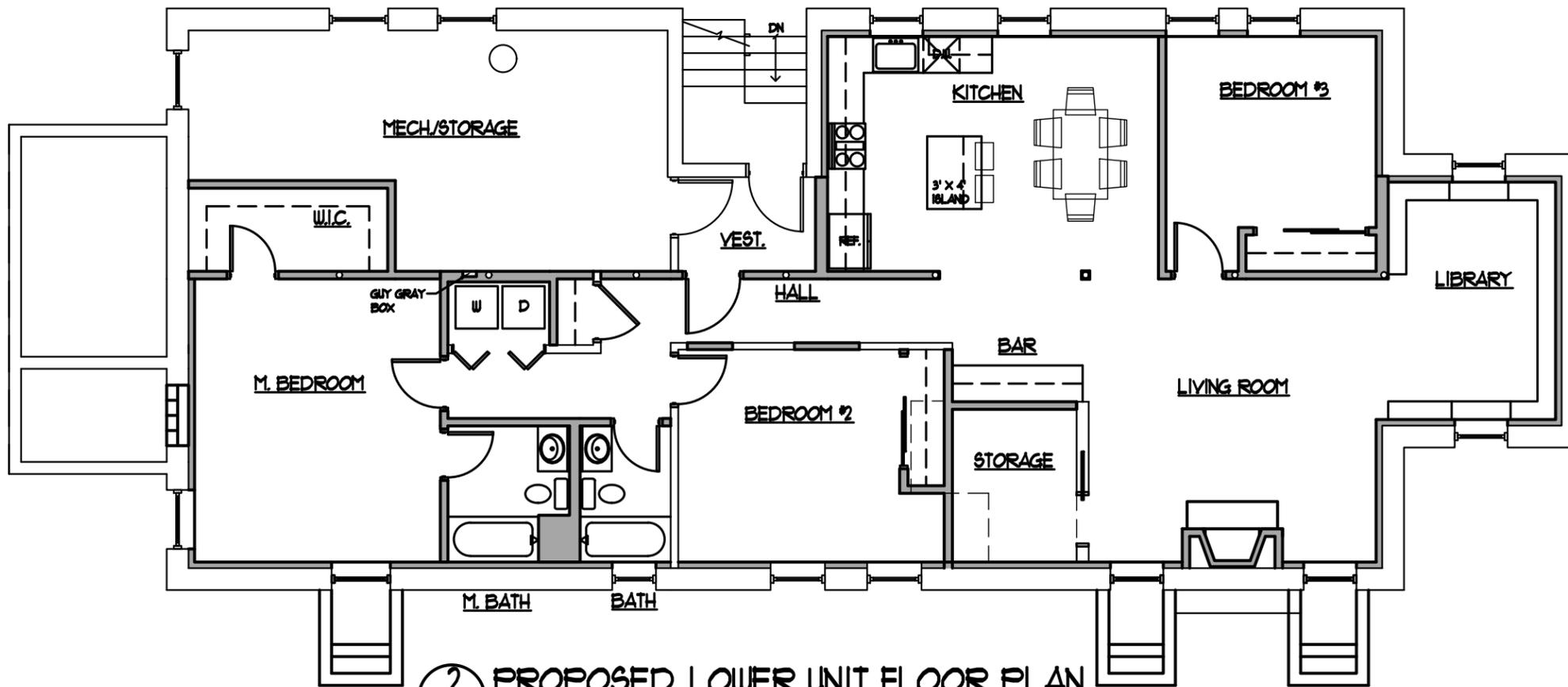
2 WDW J SECTION DETAIL
A-6 SCALE: 1-1/2"=1'

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
DRAWN: LGG
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21053
PROJ. NO.:



1 EXISTING LOWER UNIT FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"



2 PROPOSED LOWER UNIT FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"

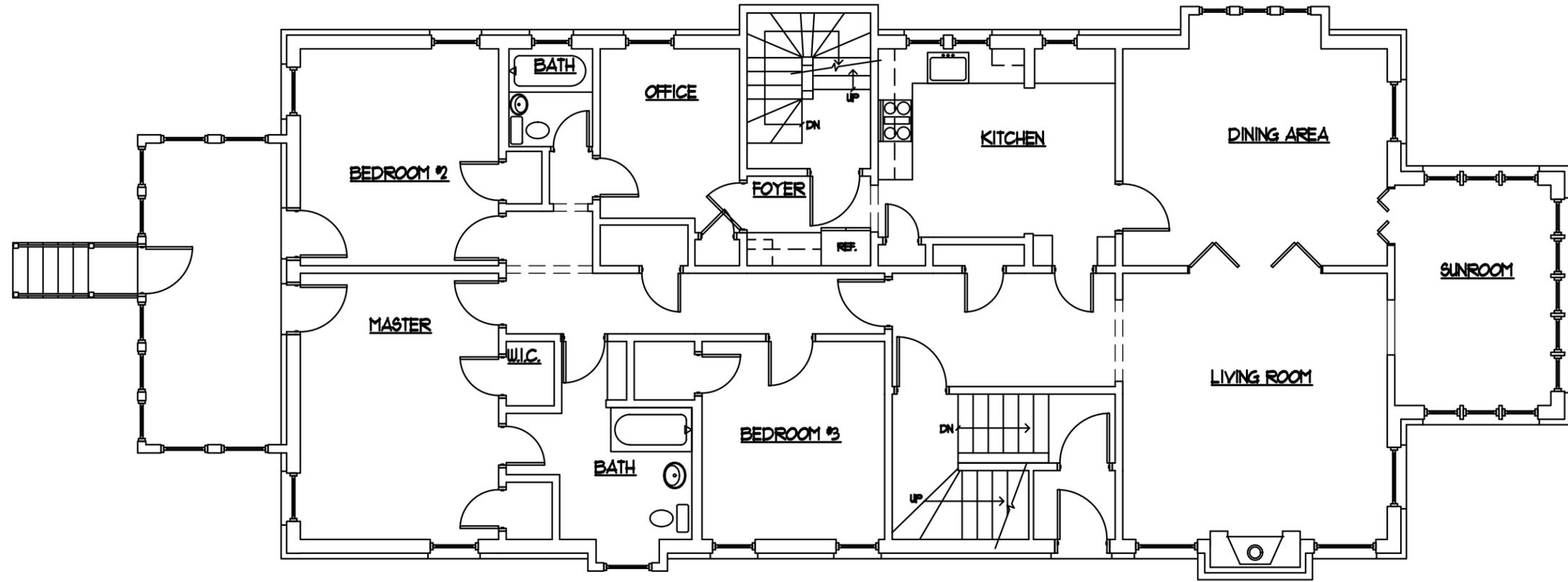
LOWER UNIT
AMY DEMARTE
1106 JUDSON AVE
EVANSTON, IL 60202

EXIST. LL FLR PLAN
PROP. LL FLR PLAN
SCALE: 1/8"=1'-0"

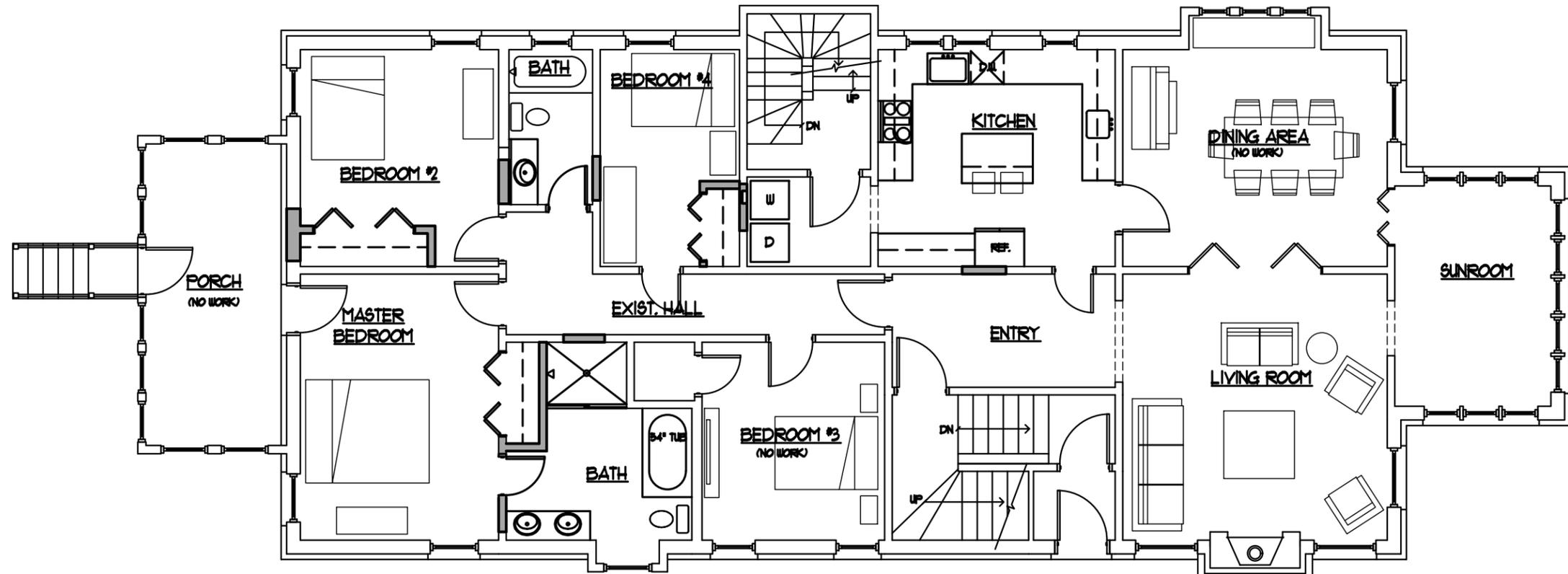
NO.	REVISION DESCRIPTION	INITIAL	DATE

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PROJ. NO.: 21053

A-1
SHEET NO.:



1 EXISTING 1ST FLOOR PLAN
A-8 SCALE: 1/8"=1'-0"



2 PROPOSED 1ST FLOOR PLAN
A-8 SCALE: 1/8"=1'-0"

1ST FLOOR PLANS
AMY DEMARTE
1106 JUDSON AVE
EVANSTON, IL 60202

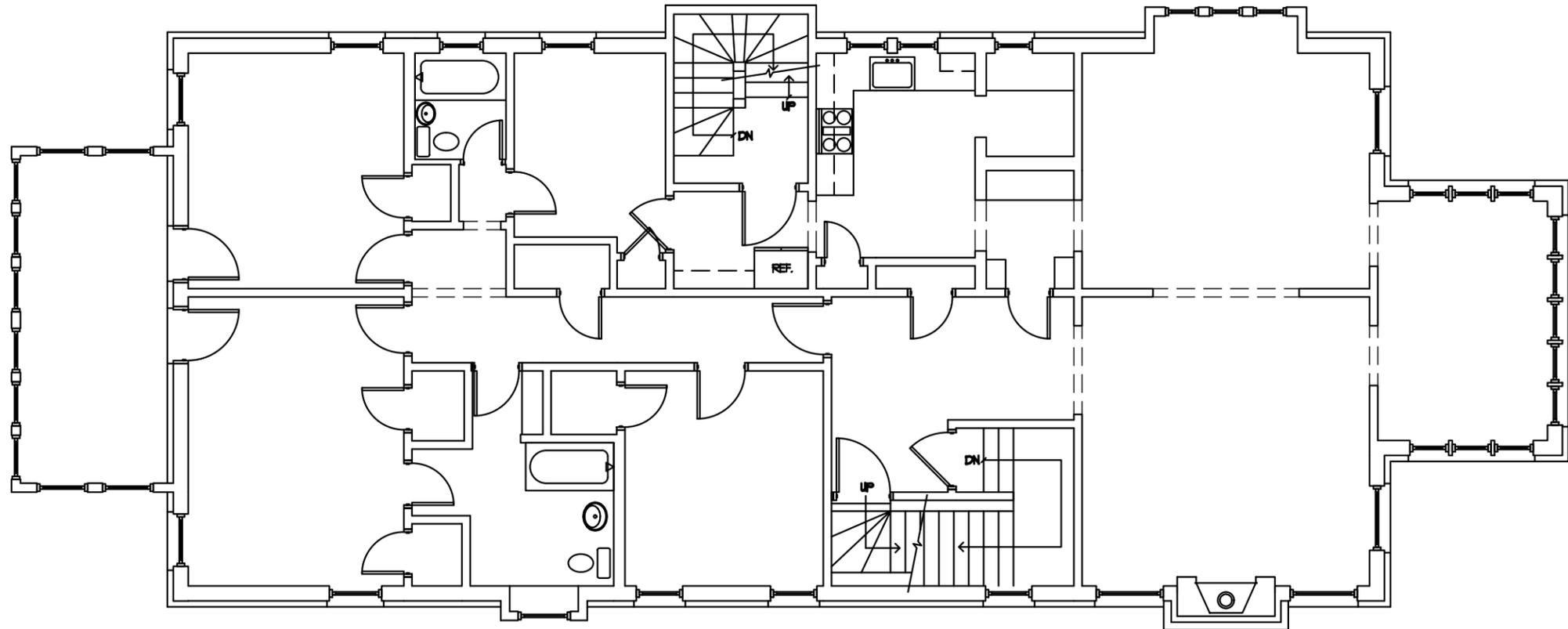
EXISTING FLOOR PLAN
PROPOSED PLAN
SCALE: 3/32"=1'

NO.	REVISION DESCRIPTION	INITIAL	DATE

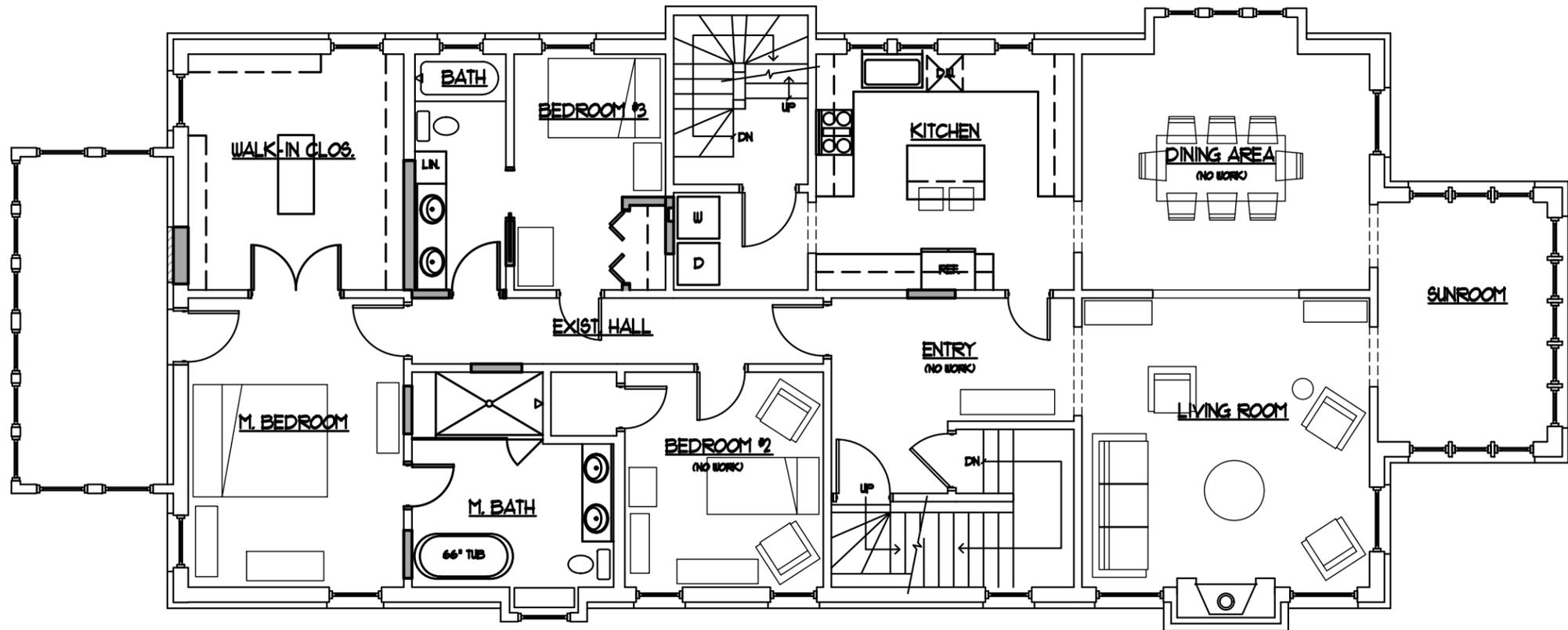
DATE: 8/24/21
DRAWN: LGG
CHECKED: NJG
21053
PROJ. NO.:

A-8

SHEET NO.:



1 EXISTING 2ND FLOOR PLAN
A-9 SCALE: 1/8"=1'-0"

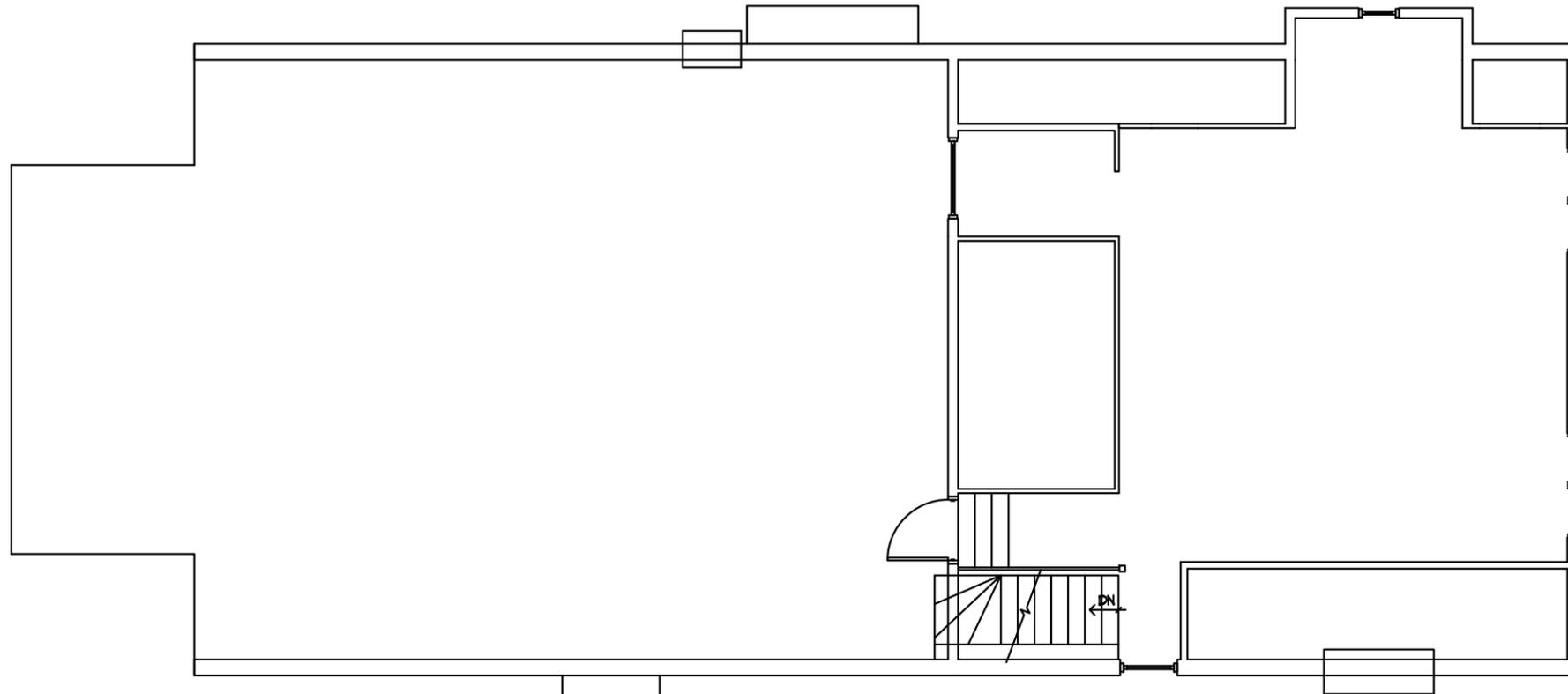


2 PROPOSED 2ND FLOOR PLAN
A-9 SCALE: 1/8"=1'-0"

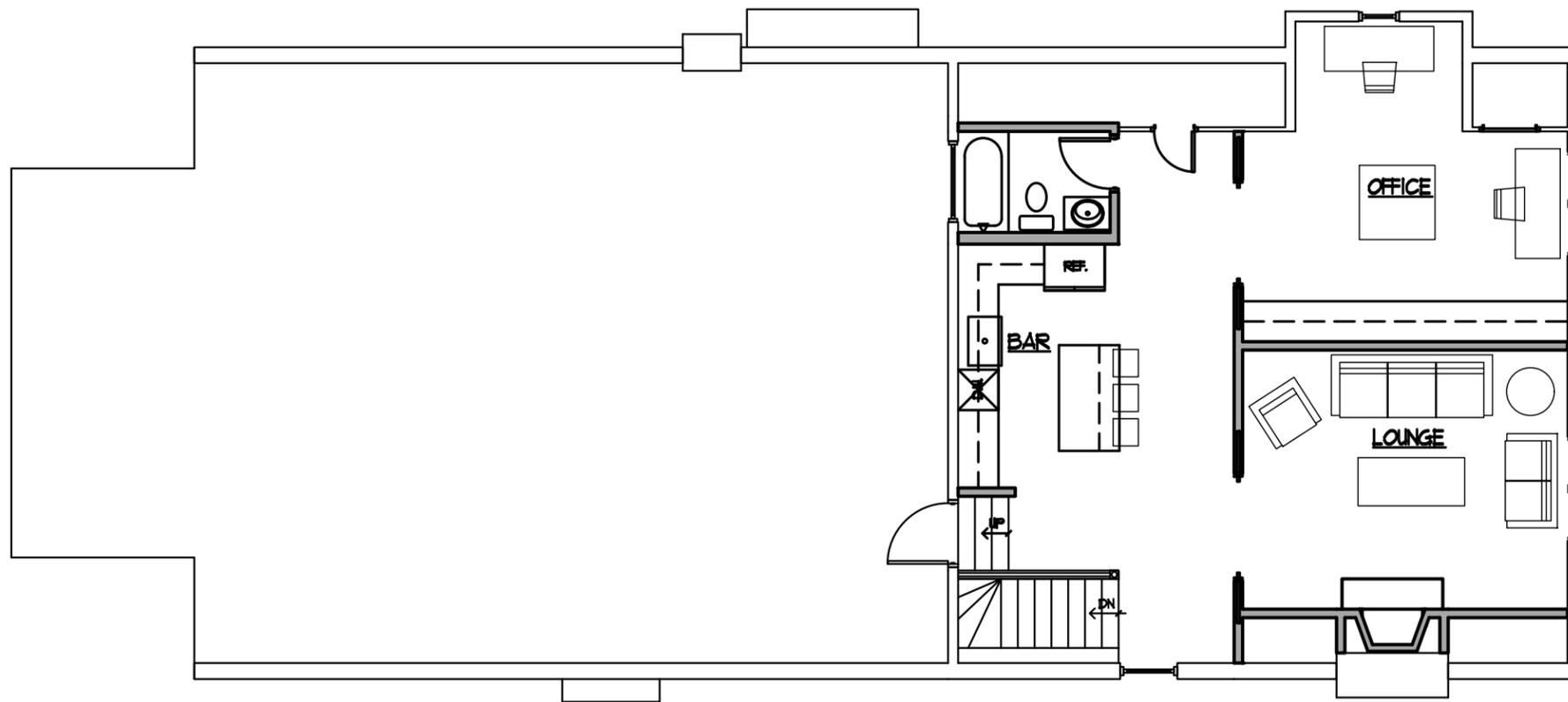
NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
DRAWN: LGG
CHECKED: NJG
21053
PROJ. NO.:

A-9



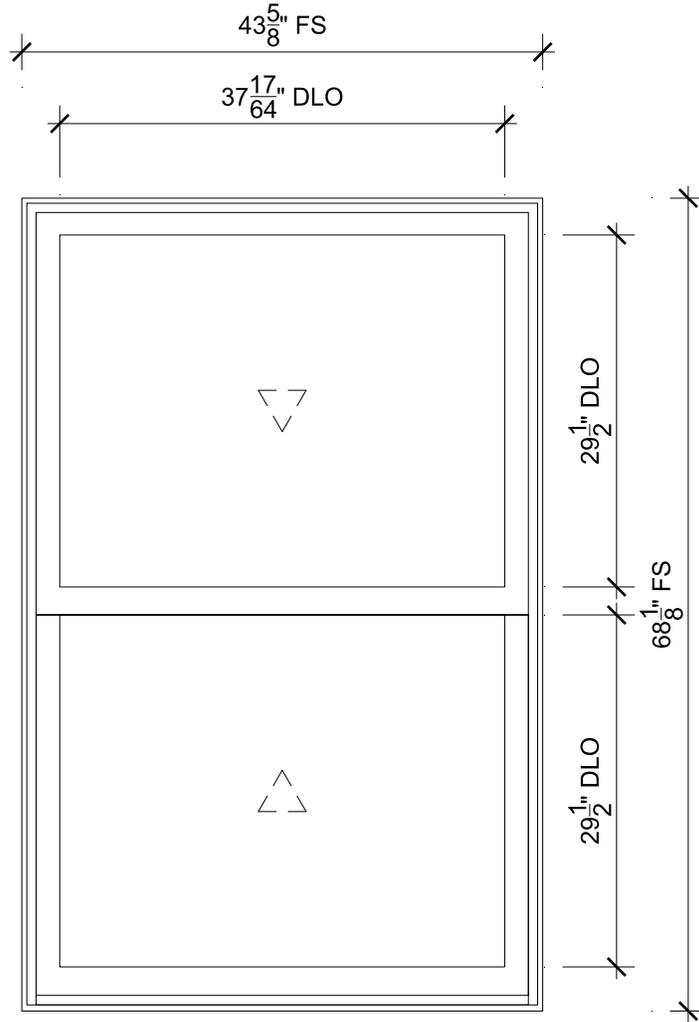
1 EXISTING 3RD FLOOR PLAN
A-10 SCALE: 1/8"=1'-0"



2 PROPOSED 3RD FLOOR PLAN
A-10 SCALE: 1/8"=1'-0"

NO.	REVISION DESCRIPTION	INITIAL	DATE

DATE: 8/24/21
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CHECKED: NJG
PROJ. NO.: 21053



LIVING ROOM

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

SPECIFICATIONS

Mark Unit: Living Room
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 43 5/8" X 68 1/8"
 Sash Opening: 44" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 1st Floor
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 QUOTE#: NKYAFJL

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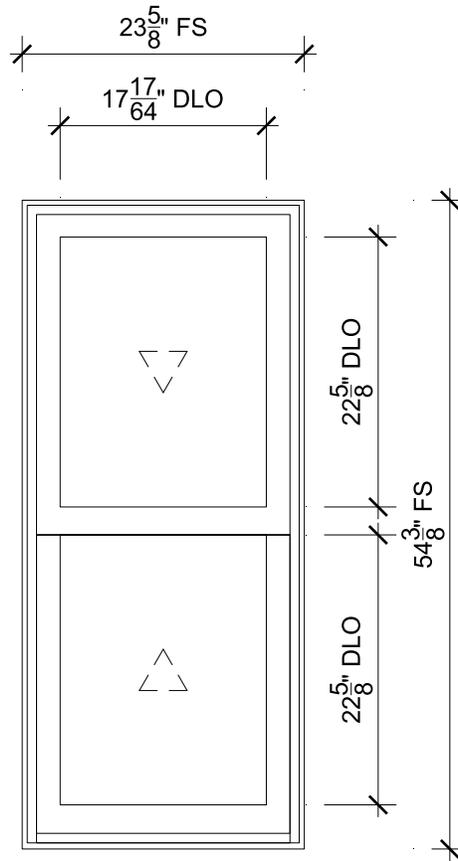
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OF 14



LIVING ROOM

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

SPECIFICATIONS

Mark Unit: Living Room
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 23 5/8" X 54 3/8"
 Sash Opening: 24" X 54"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



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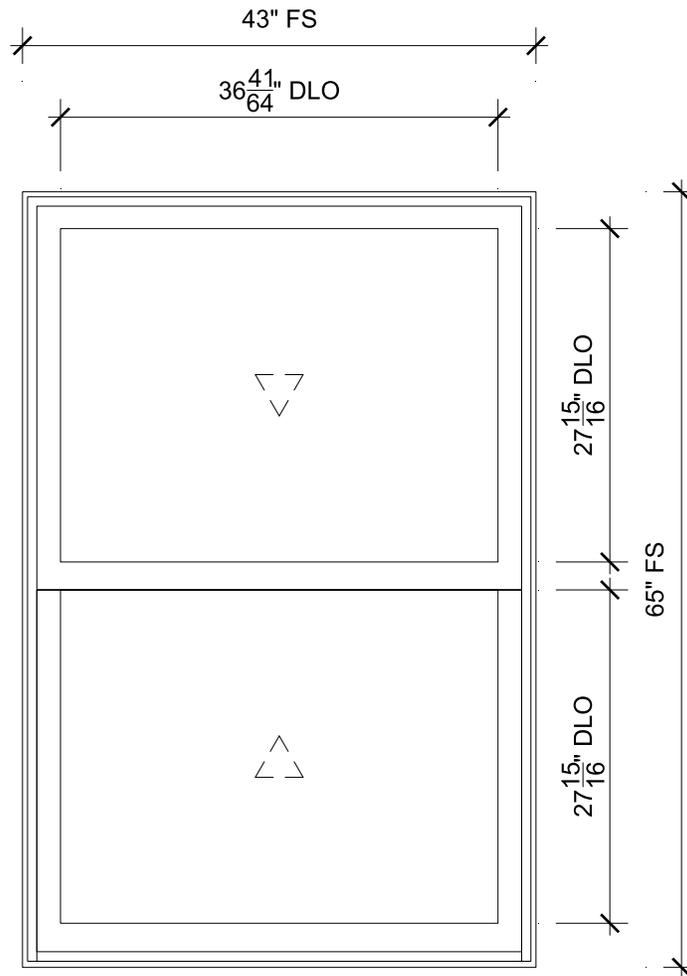
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LIVING ROOM
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Mark Unit: Living Room
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 43" X 65"
 Sash Opening: 43 3/8" X 65 1/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 1st Floor
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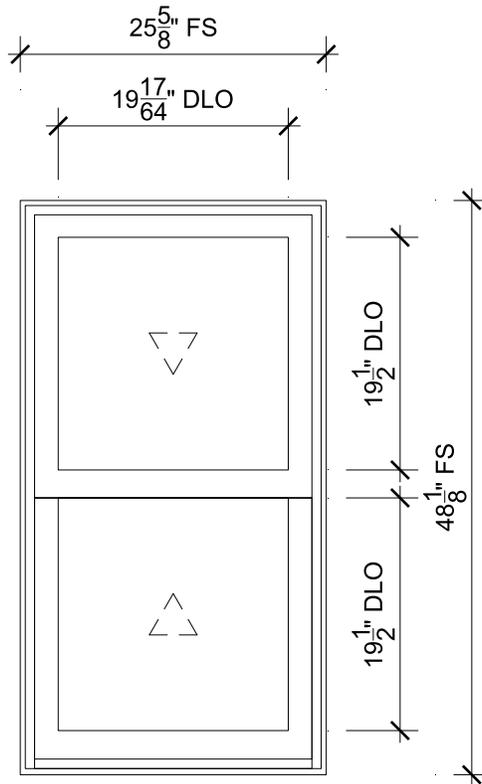
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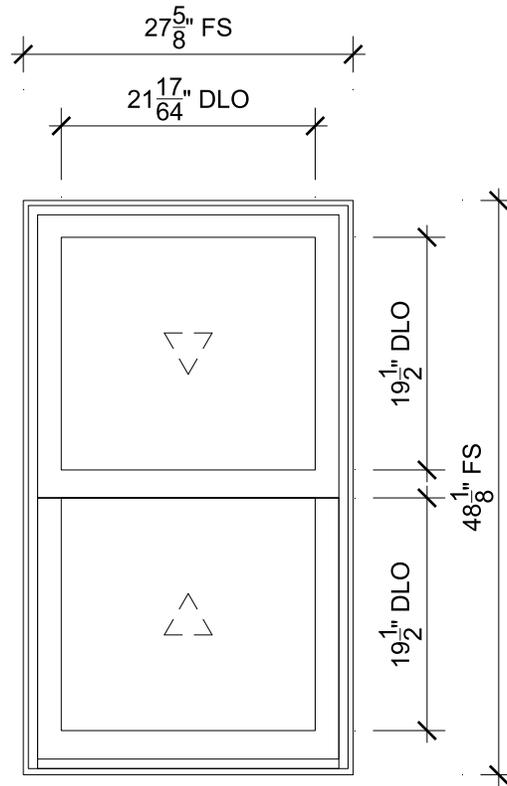
OF 14



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

SPECIFICATIONS

Mark Unit: Pantry
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 25 5/8" X 48 1/8"
 Sash Opening: 26" X 47 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



KITCHEN

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

SPECIFICATIONS

Mark Unit: Kitchen
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 27 5/8" X 48 1/8"
 Sash Opening: 28" X 47 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



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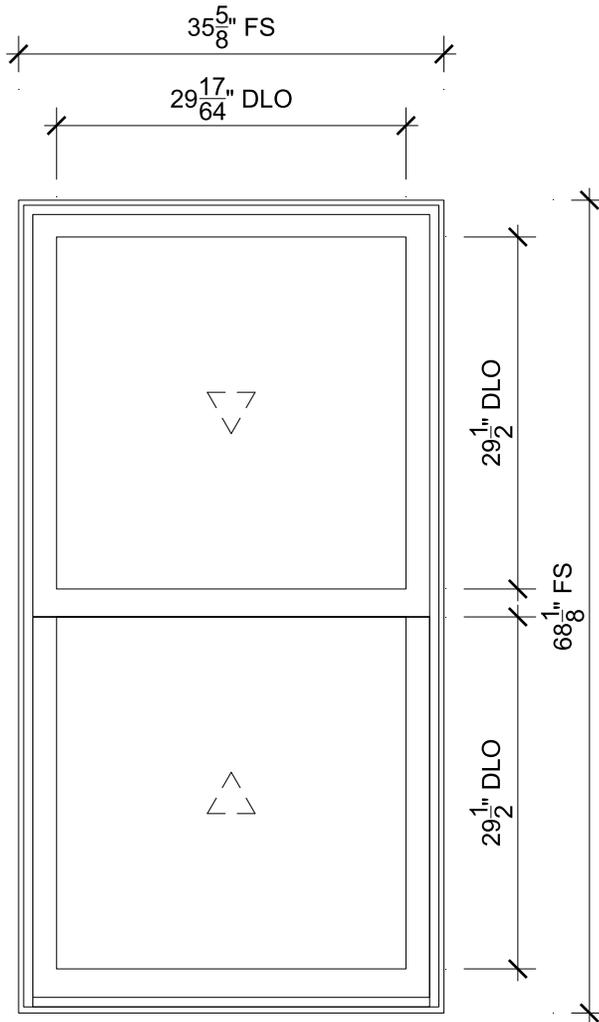
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OF 14



BEDROOM 4

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

SPECIFICATIONS

Mark Unit: Bedroom 4
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 35 5/8" X 68 1/8"
 Sash Opening: 36" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 1st Floor
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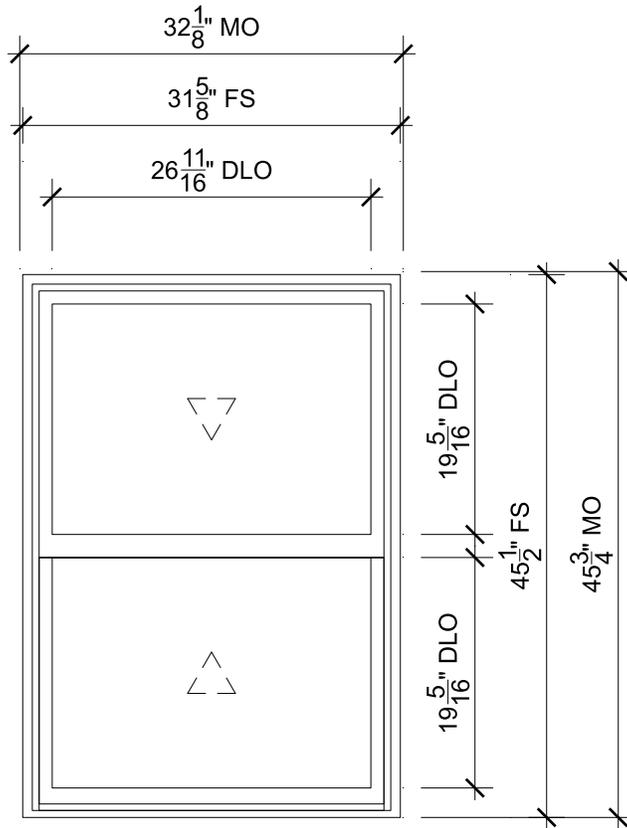
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OF 14



BEDROOM 4 BATH

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

SPECIFICATIONS

Mark Unit: Bedroom 4 Bath
 Product Line: Essential
 Unit Description: Double Hung
 Frame Size: 31 5/8" X 45 1/2"
 Sash Opening: 32 1/8" X 46"
 Exterior Finish: Ebony
 Interior Finish: Stone White
 Unit Type: Double Hung
 Call Number: None
 Glass Information: IG, Tempered Low E2 Obscure w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 2 1/4"



PROJ/JOB: Muno_1106 Judson / 1st Floor
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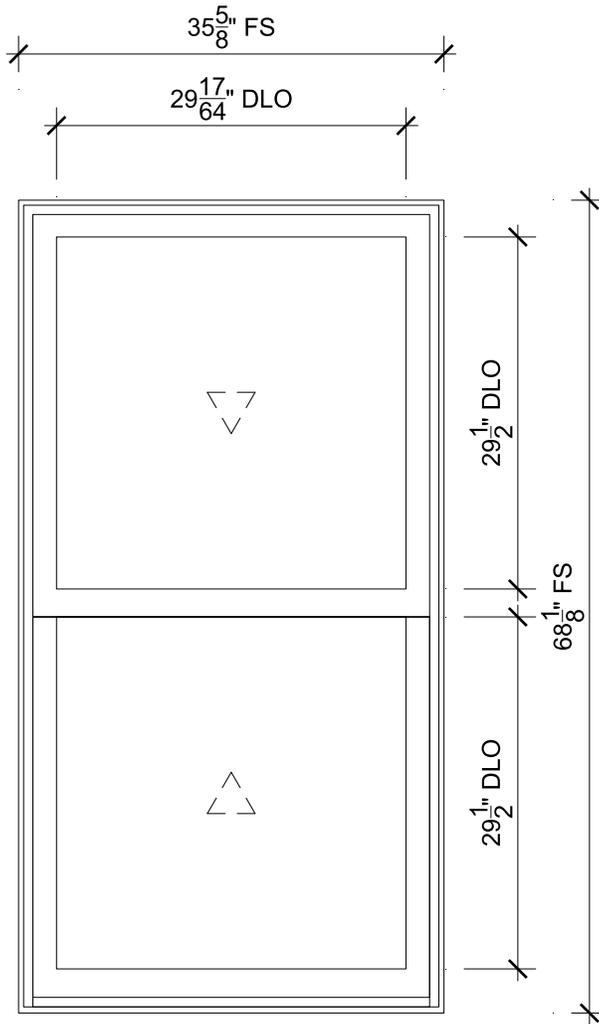
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OF 14



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

SPECIFICATIONS

Mark Unit: Bedroom 2
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 35 5/8" X 68 1/8"
 Sash Opening: 36" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 1st Floor
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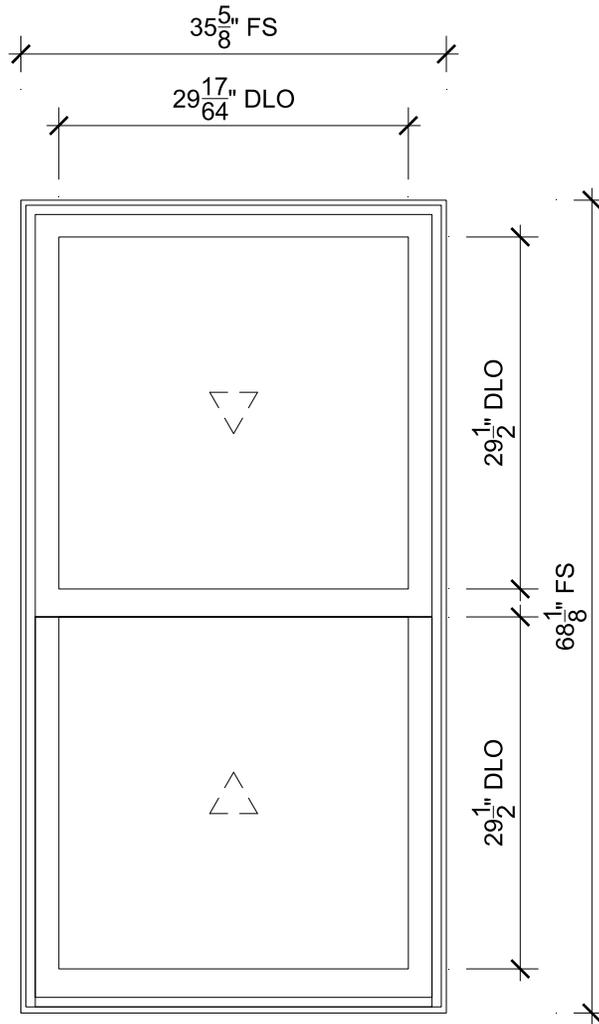
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OF 14



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

SPECIFICATIONS

- Mark Unit: Master Bedroom
- Product Line: Elevate
- Unit Description: Double Hung Insert
- Frame Size: 35 5/8" X 68 1/8"
- Sash Opening: 36" X 67 3/4"
- Exterior Finish: Ebony
- Interior Finish: White
- Unit Type: Double Hung Insert
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Stainless
- Divider Type: None
- Hardware Type: Sash Lock
- Hardware Color: White
- Screen Surround Color: Ebony
- Screen Mesh Type: Charcoal Fiberglass Mesh
- Jamb Depth: 3 1/4"



PROJ/JOB: Muno_1106 Judson / 1st Floor
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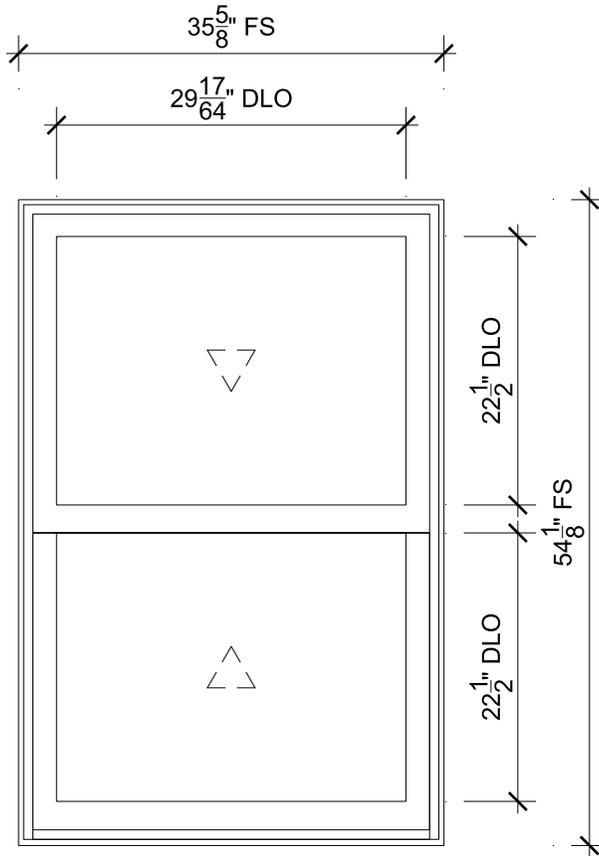
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MASTER BATH

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

SPECIFICATIONS

Mark Unit: Master Bath
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 35 5/8" X 54 1/8"
 Sash Opening: 36" X 53 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Tempered Low E2 Obscure w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 1st Floor
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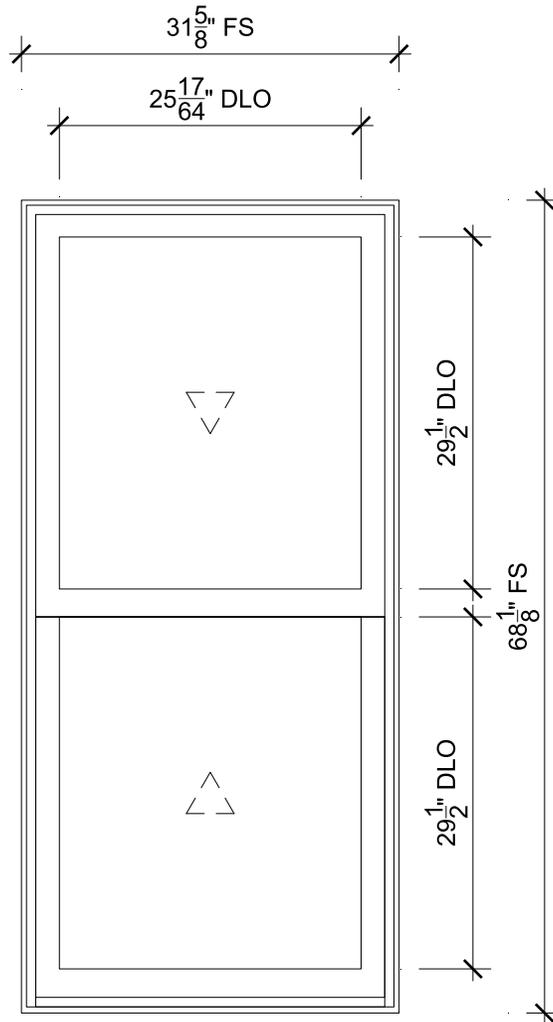
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OF 14



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

SPECIFICATIONS

Mark Unit: Bedroom 3
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 31 5/8" X 68 1/8"
 Sash Opening: 32" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 1st Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: JOSEPH RUEL
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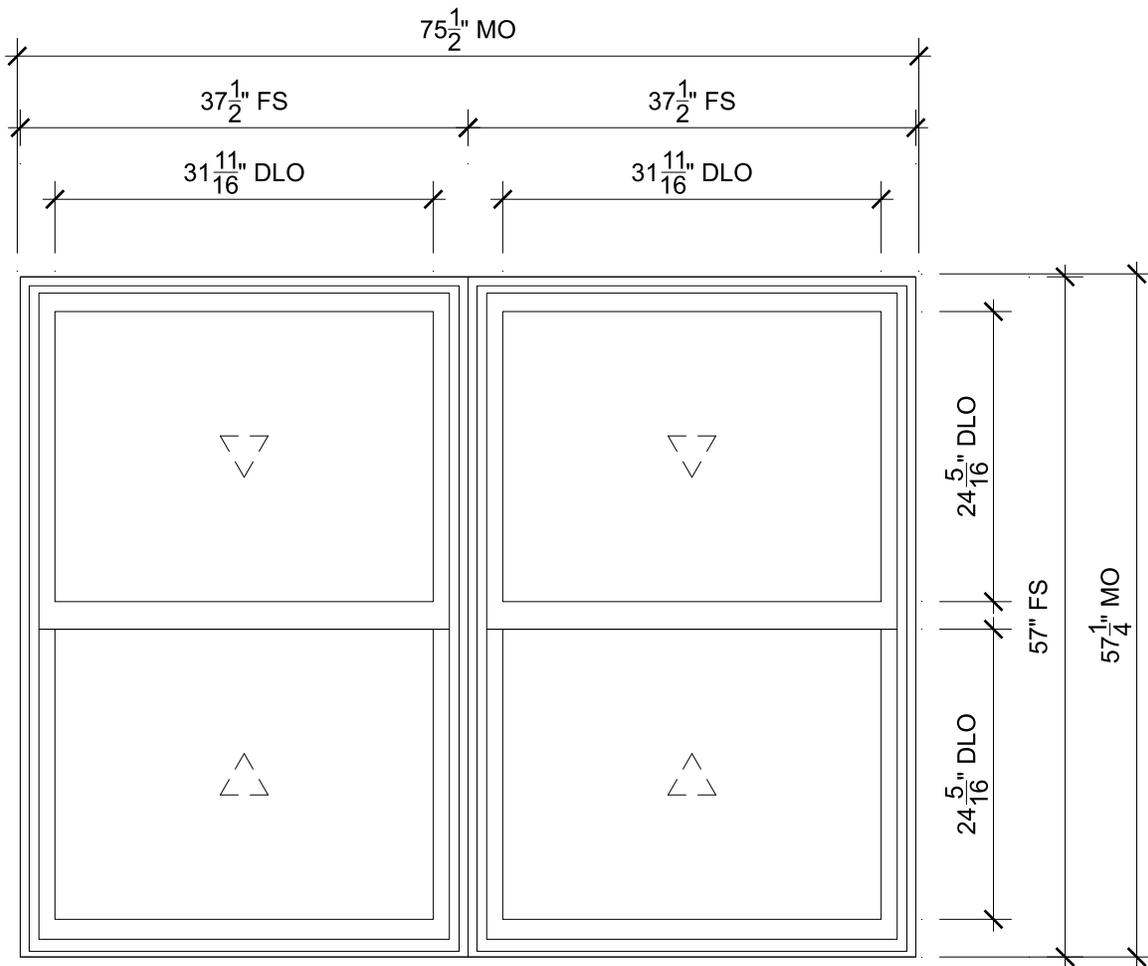
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OF 14



BACK PORCH

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

SPECIFICATIONS

Mark Unit: Back Porch
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 75" X 57"
 Sash Opening: 76" X 57 1/2"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 1st Floor
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 DRAWN: JOSEPH RUEL
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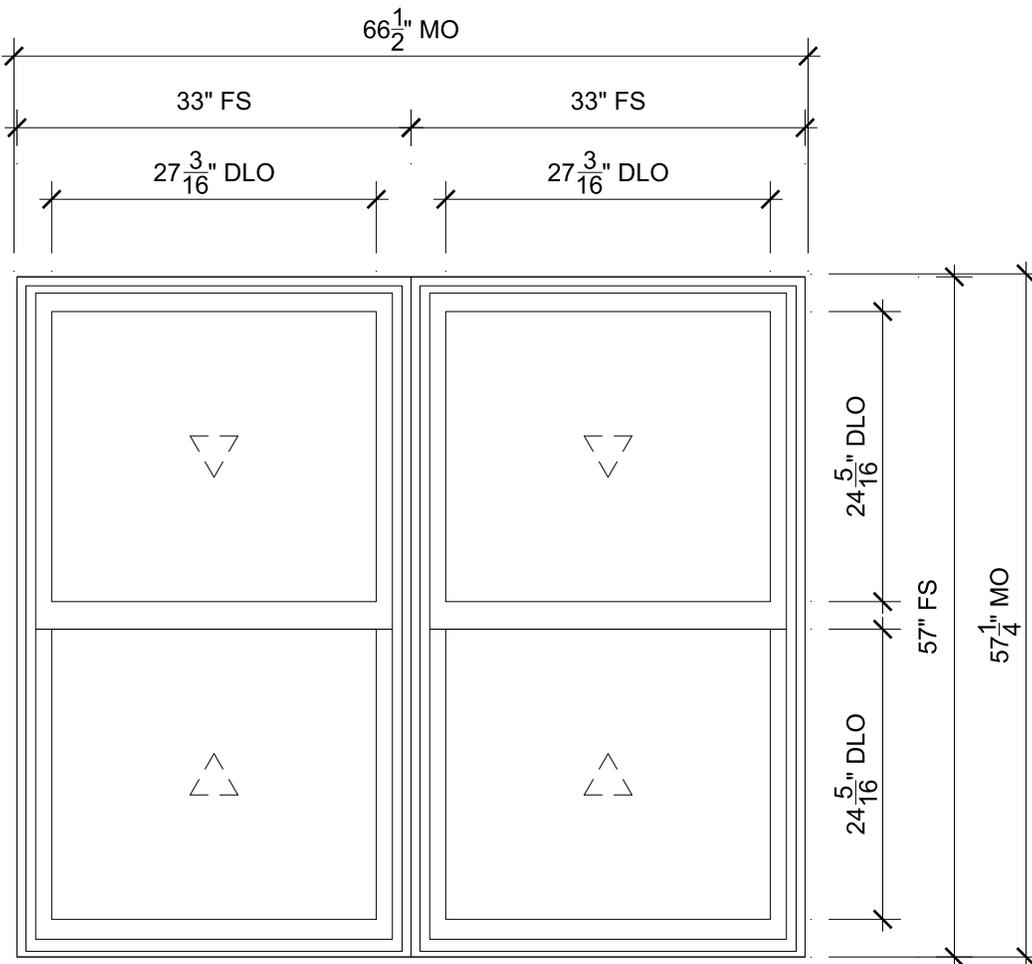
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OF 14



BACK PORCH

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

SPECIFICATIONS

Mark Unit: Back Porch
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 66" X 57"
 Sash Opening: 67" X 57 1/2"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 1st Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: JOSEPH RUEL
 QUOTE#: NKYAFJL

PK VER: 0003.09.00

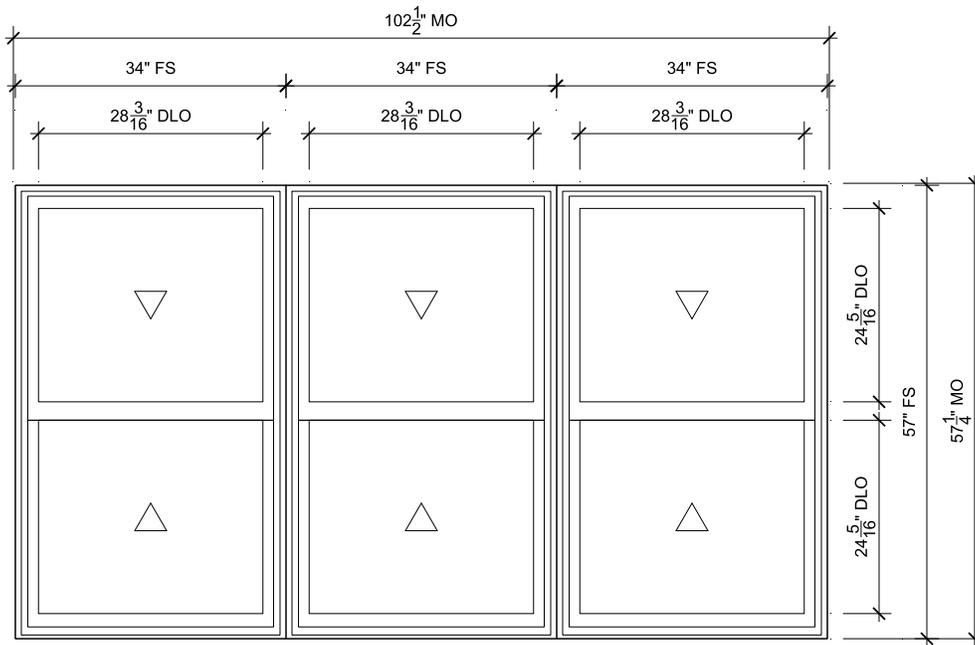
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OF 14



BACK PORCH

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

SPECIFICATIONS

Mark Unit: Back Porch
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 102" X 57"
 Sash Opening: 103" X 57 1/2"
 Exterior Finish: Ebony
 Interior Finish: White
 Unit Type: Double Hung
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: White
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 1st Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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 QUOTE#: NKYAFJL

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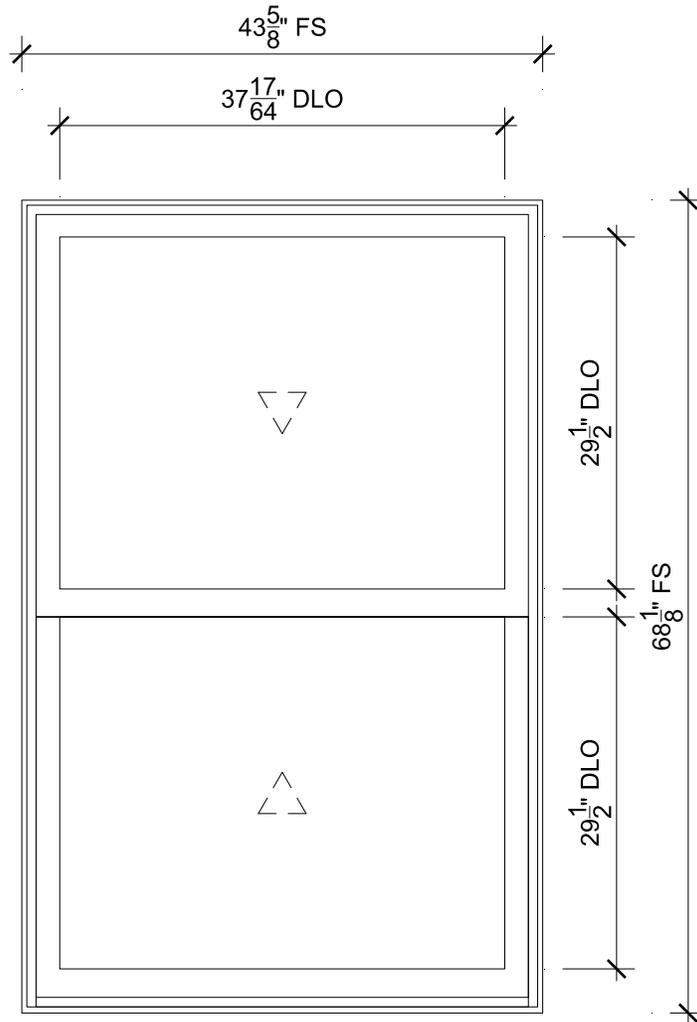
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LIVING ROOM
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

- Mark Unit: Living Room
- Product Line: Elevate
- Unit Description: Double Hung Insert
- Frame Size: 43 5/8" X 68 1/8"
- Sash Opening: 44" X 67 3/4"
- Exterior Finish: Ebony
- Interior Finish: Painted Interior Finish - Designer Black
- Unit Type: Double Hung Insert
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Stainless
- Divider Type: None
- Hardware Type: Sash Lock
- Hardware Color: Matte Black
- Screen Surround Color: Ebony
- Screen Mesh Type: Charcoal Fiberglass Mesh
- Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: JOSEPH RUEL
 QUOTE#: UJ5CWJK

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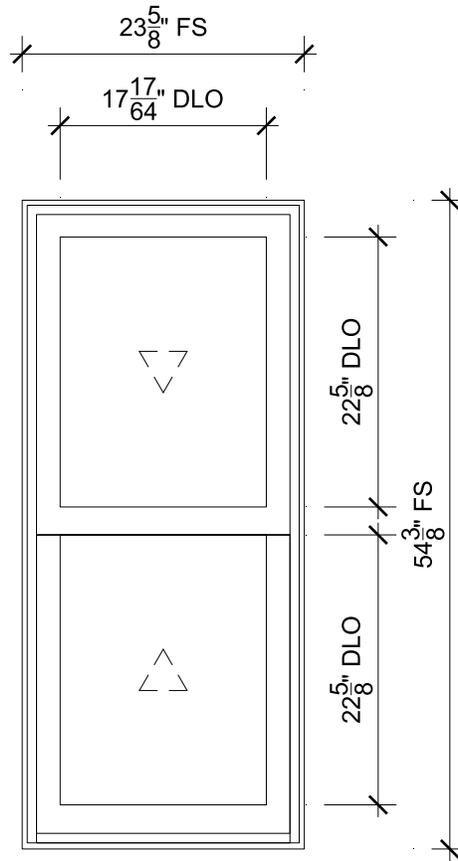
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OF 19



LIVING ROOM

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

SPECIFICATIONS

Mark Unit: Living Room
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 23 5/8" X 54 3/8"
 Sash Opening: 24" X 54"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: JOSEPH RUEL
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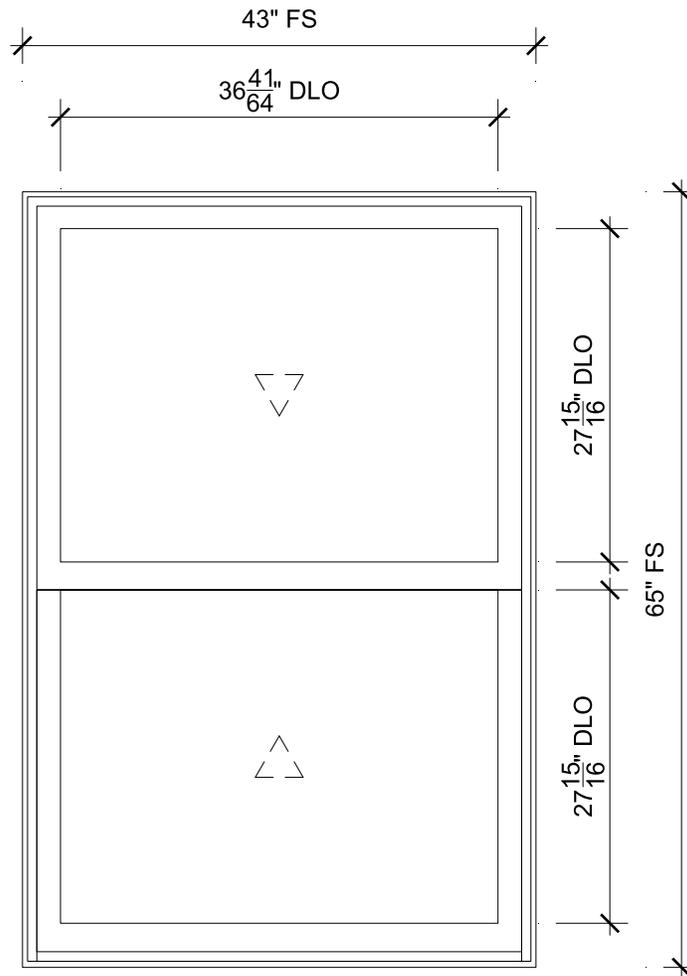
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OF 19



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

SPECIFICATIONS

Mark Unit: Living Room
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 43" X 65"
 Sash Opening: 43 3/8" X 65 1/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: JOSEPH RUEL
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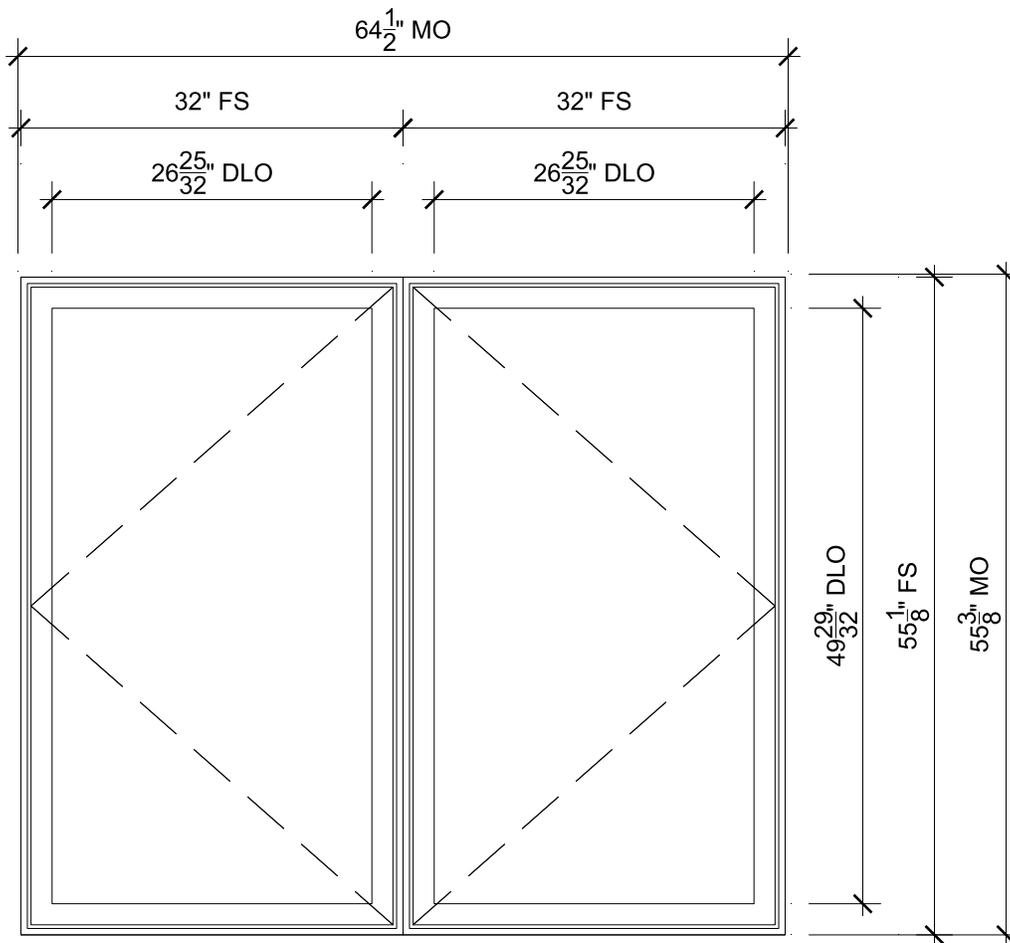
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OF 19



KITCHEN

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

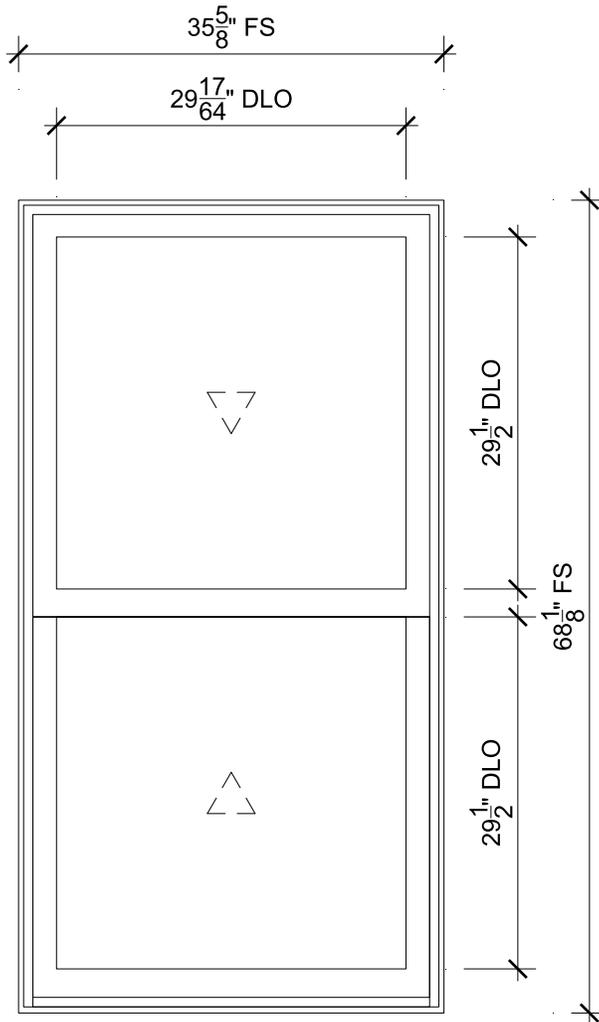
SPECIFICATIONS

Mark Unit: Kitchen
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 64" X 55 1/8"
 Sash Opening: 65" X 55 5/8"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: [A1] Casement, Left Hand,
 [A2] Casement, Right Hand
 Call Number: CN3355
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Folding Handle, Sash Limiter : None
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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BEDROOM 3
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Mark Unit: Bedroom 3
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 35 5/8" X 68 1/8"
 Sash Opening: 36" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: JOSEPH RUEL
 QUOTE#: UJ5CWJK

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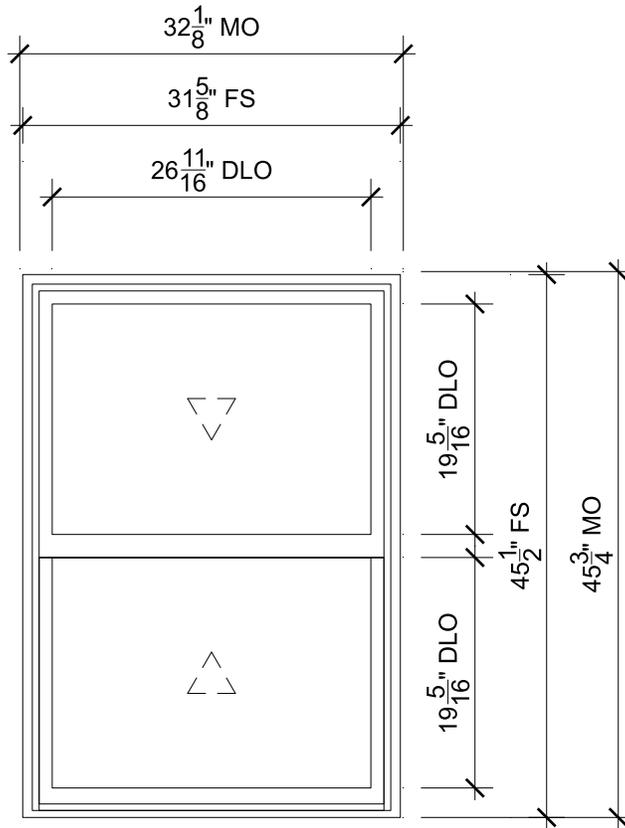
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BEDROOM 3 BATH

SCALE: $\frac{3}{4}$ " = 1'-0"

SPECIFICATIONS

Mark Unit: Bedroom 3 Bath
 Product Line: Essential
 Unit Description: Double Hung
 Frame Size: 31 5/8" X 45 1/2"
 Sash Opening: 32 1/8" X 46"
 Exterior Finish: Ebony
 Interior Finish: Ebony
 Unit Type: Double Hung
 Call Number: None
 Glass Information: IG, Tempered Low E2 Obscure w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black, Ebony
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 2 1/4"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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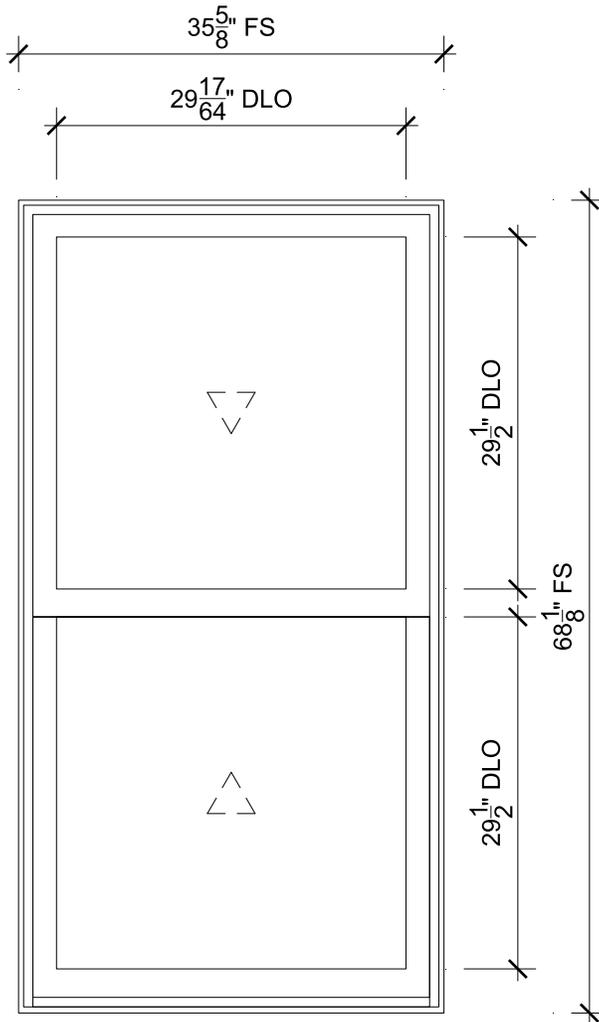
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WALK IN CLOSET
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Mark Unit: Walk in Closet
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 35 5/8" X 68 1/8"
 Sash Opening: 36" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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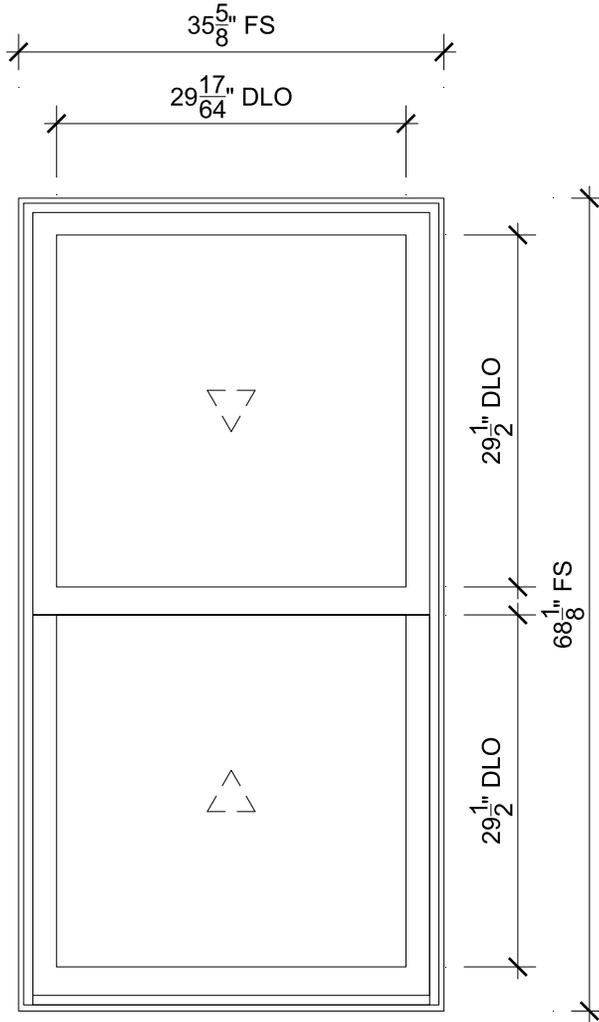
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MASTER BEDROOM
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

- Mark Unit: Master Bedroom
- Product Line: Elevate
- Unit Description: Double Hung Insert
- Frame Size: 35 5/8" X 68 1/8"
- Sash Opening: 36" X 67 3/4"
- Exterior Finish: Ebony
- Interior Finish: Painted Interior Finish - Designer Black
- Unit Type: Double Hung Insert
- Call Number: None
- Glass Information: IG, Low E2 w/Argon, Stainless
- Divider Type: None
- Hardware Type: Sash Lock
- Hardware Color: Matte Black
- Screen Surround Color: Ebony
- Screen Mesh Type: Charcoal Fiberglass Mesh
- Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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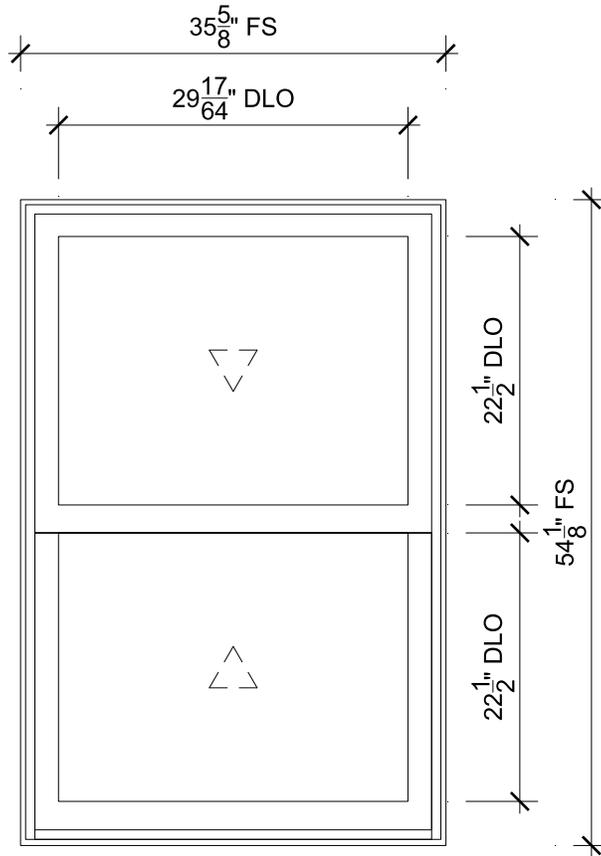
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OF 19



MASTER BATH

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

SPECIFICATIONS

Mark Unit: Master Bath

Product Line: Elevate

Unit Description: Double Hung Insert

Frame Size: 35 5/8" X 54 1/8"

Sash Opening: 36" X 53 3/4"

Exterior Finish: Ebony

Interior Finish: Painted Interior Finish - Designer Black

Unit Type: Double Hung Insert

Call Number: None

Glass Information: IG, Tempered Low E2 Obscure w/Argon, Stainless

Divider Type: None

Hardware Type: Sash Lock

Hardware Color: Matte Black

Screen Surround Color: Ebony

Screen Mesh Type: Charcoal Fiberglass Mesh

Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor

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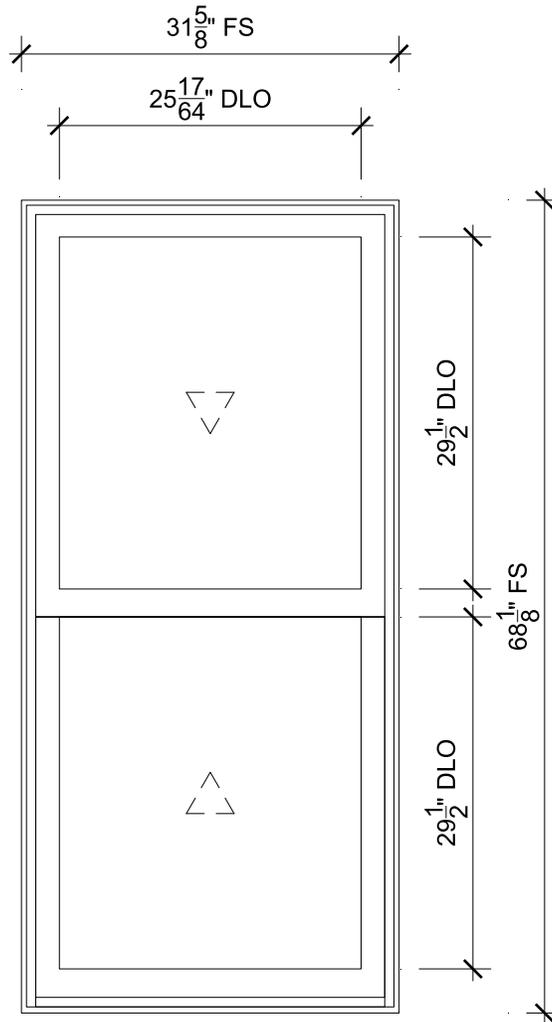
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OF 19



BEDROOM 2

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

SPECIFICATIONS

Mark Unit: Bedroom 2
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 31 5/8" X 68 1/8"
 Sash Opening: 32" X 67 3/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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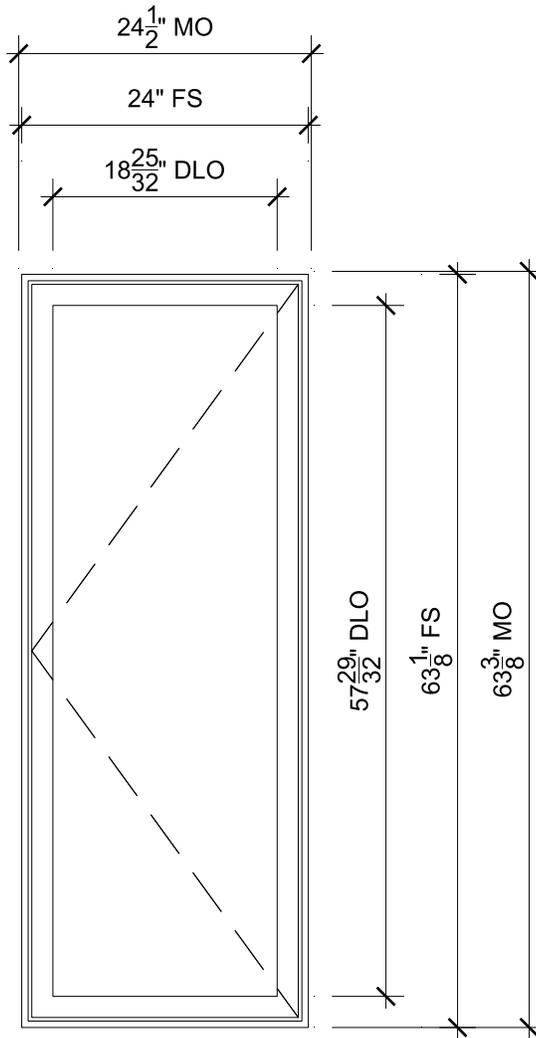
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OF 19



2ND FLOOR SUNROOM

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

SPECIFICATIONS

Mark Unit: 2nd Floor Sunroom
 Product Line: Elevate
 Unit Description: Casement
 Frame Size: 24" X 63 1/8"
 Sash Opening: 25" X 63 5/8"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Casement, Left Hand
 Call Number: CN2563
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Folding Handle, Sash Limiter : None
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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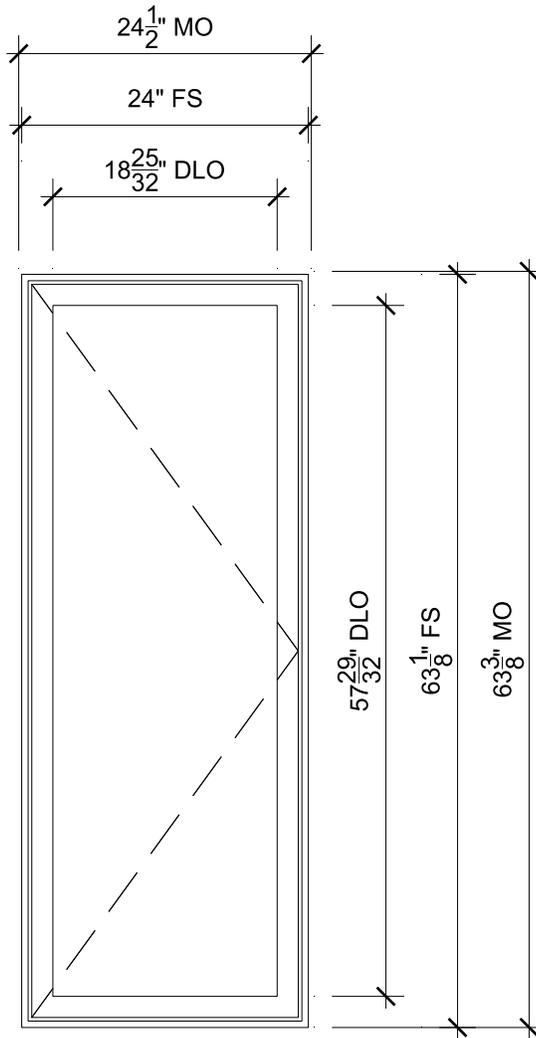
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OF 19



2ND FLOOR SUNROOM

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

SPECIFICATIONS

Mark Unit: 2nd Floor Sunroom
 Product Line: Elevate
 Unit Description: Casement
 Frame Size: 24" X 63 1/8"
 Sash Opening: 25" X 63 5/8"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Casement, Right Hand
 Call Number: CN2563
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Folding Handle, Sash Limiter : None
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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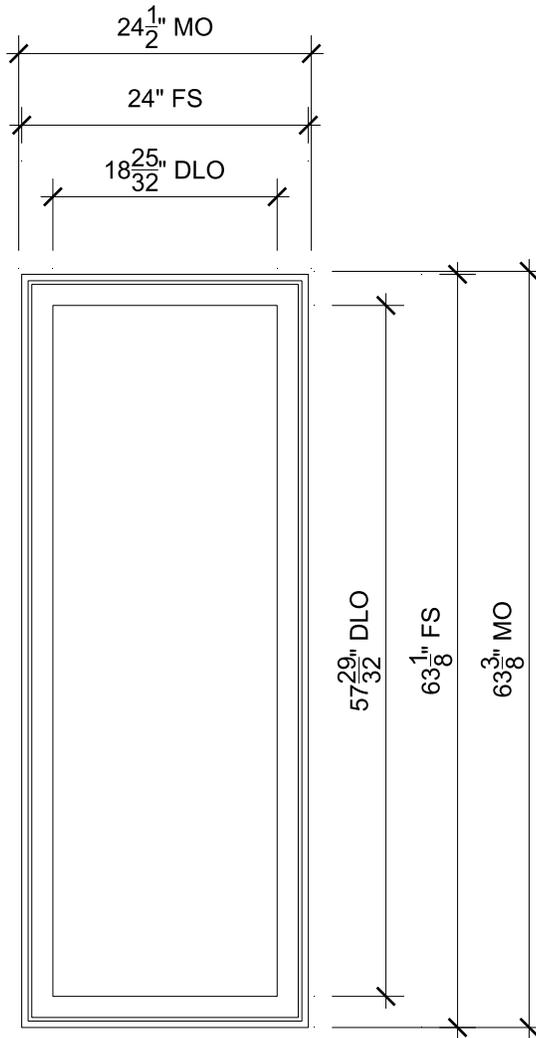
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2ND FLOOR SUNROOM

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

SPECIFICATIONS

Mark Unit: 2nd Floor Sunroom
 Product Line: Elevate
 Unit Description: Casement
 Frame Size: 24" X 63 1/8"
 Sash Opening: 25" X 63 5/8"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Casement, Stationary
 Call Number: CN2563
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: None
 Hardware Color: None
 Screen Surround Color: None
 Screen Mesh Type: None
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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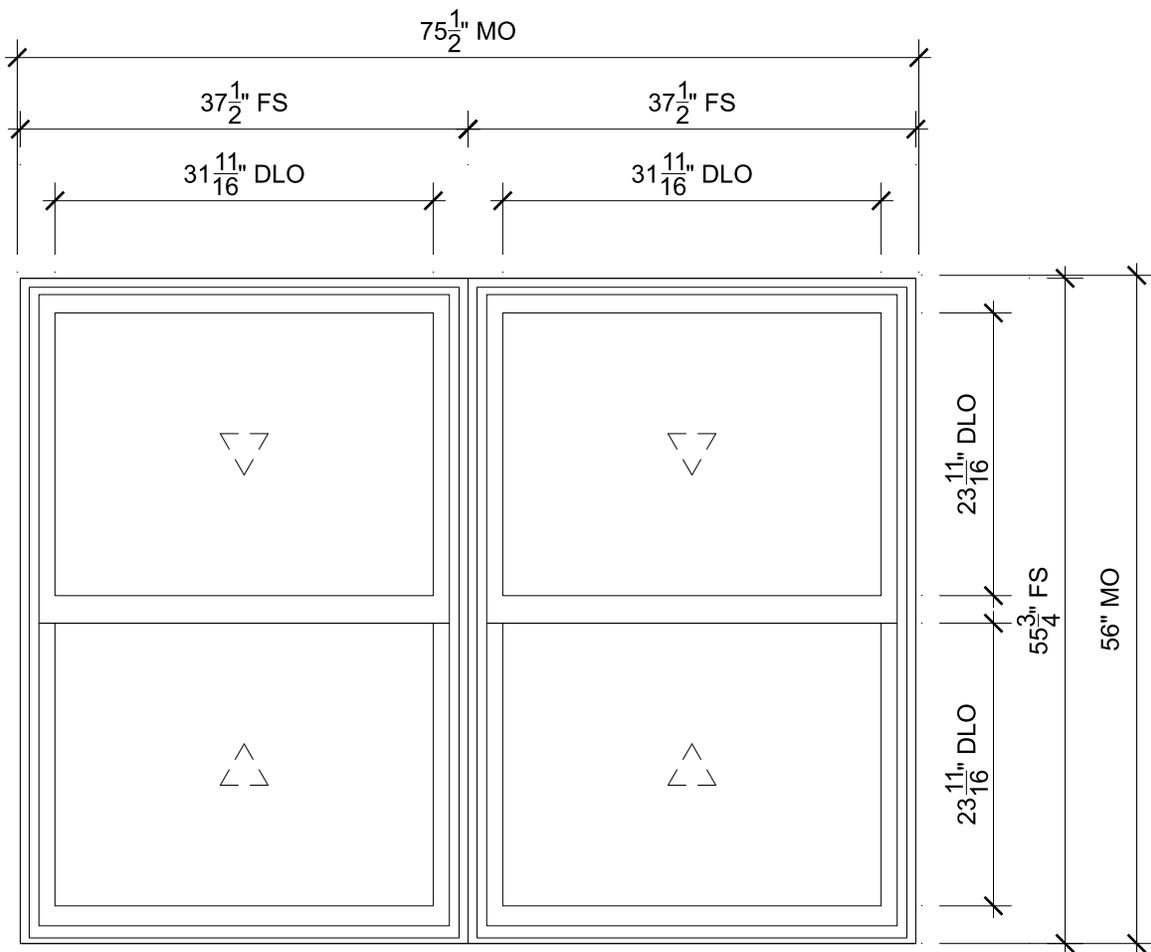
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OF 19



BACK PORCH

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

SPECIFICATIONS

Mark Unit: Back Porch
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 75" X 55 3/4"
 Sash Opening: 76" X 56 1/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung
 Call Number: CN3856
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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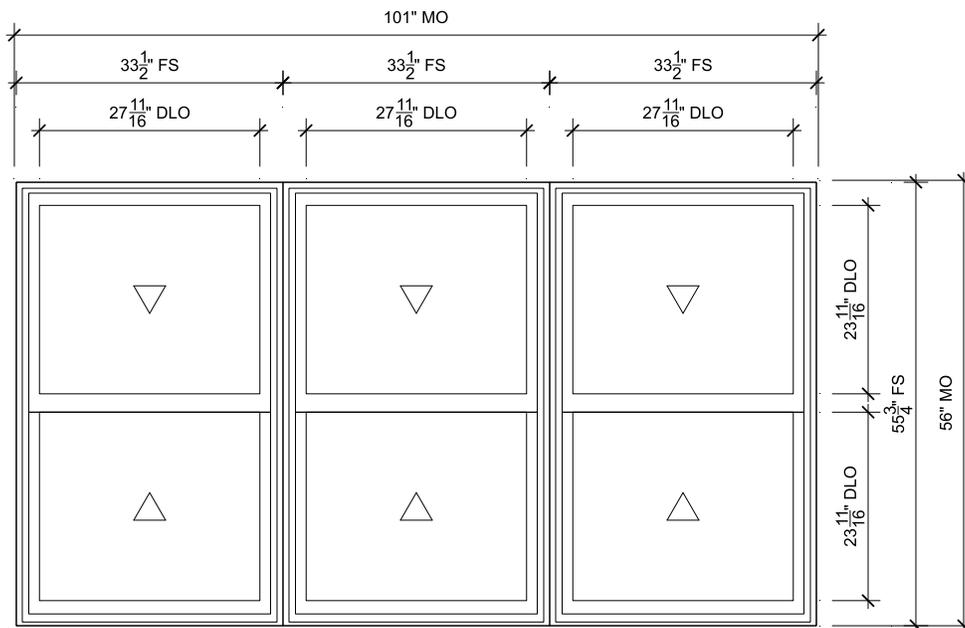
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OF 19



BACK PORCH

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

SPECIFICATIONS

Mark Unit: Back Porch
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 100 1/2" X 55 3/4"
 Sash Opening: 101 1/2" X 56 1/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung
 Call Number: CN3456
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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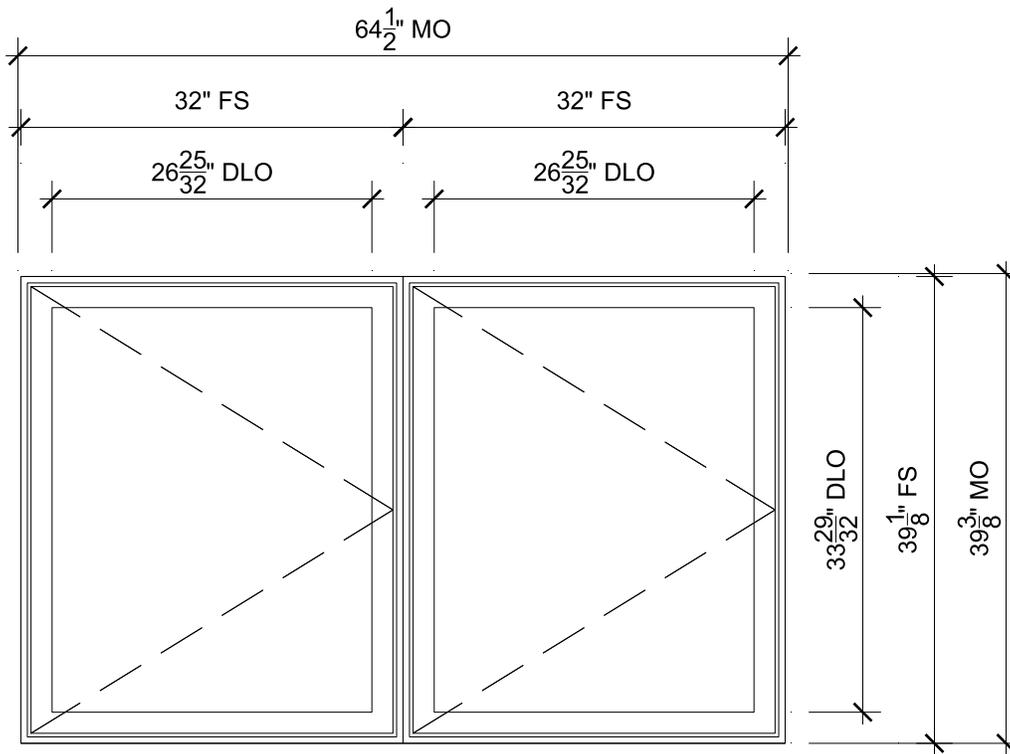
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3RD FLOOR FRONT

SCALE: $\frac{3}{4}$ " = 1'-0"

SPECIFICATIONS

Mark Unit: 3rd Floor Front
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 64" X 39 1/8"
 Sash Opening: 65" X 39 5/8"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Casement, Right Hand
 Call Number: CN3339
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Folding Handle, Sash Limiter : None
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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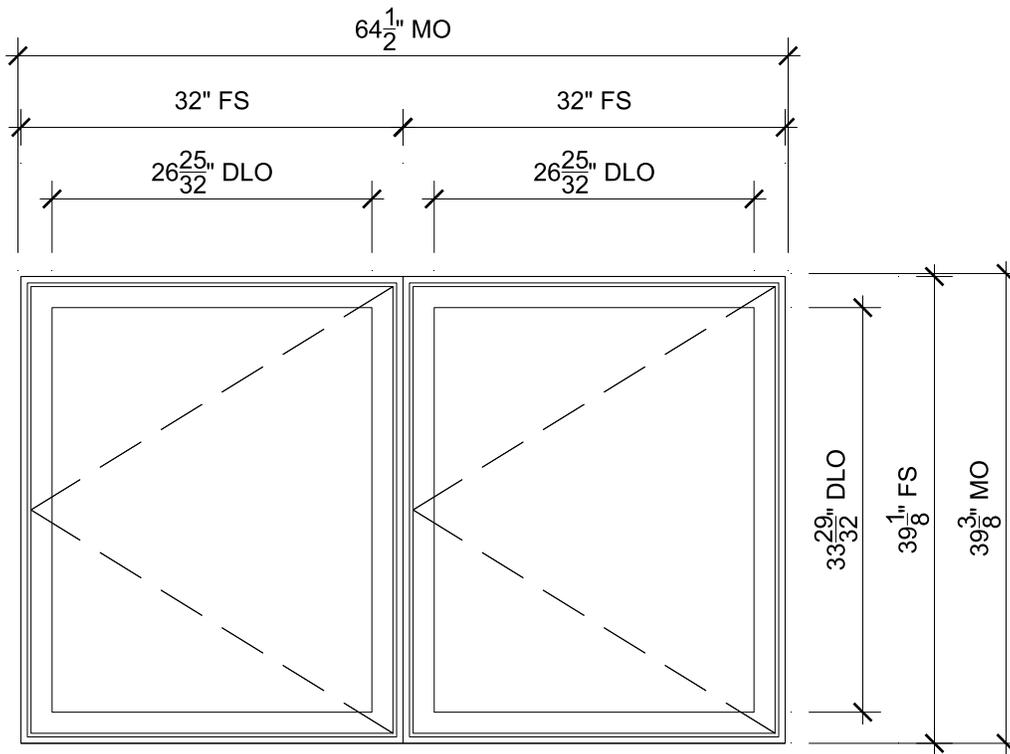
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3RD FLOOR FRONT

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

SPECIFICATIONS

Mark Unit: 3rd Floor Front
 Product Line: Elevate
 Unit Description: Elevate Assembly
 Frame Size: 64" X 39 1/8"
 Sash Opening: 65" X 39 5/8"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Casement, Left Hand
 Call Number: CN3339
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Folding Handle, Sash Limiter : None
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 4 9/16"



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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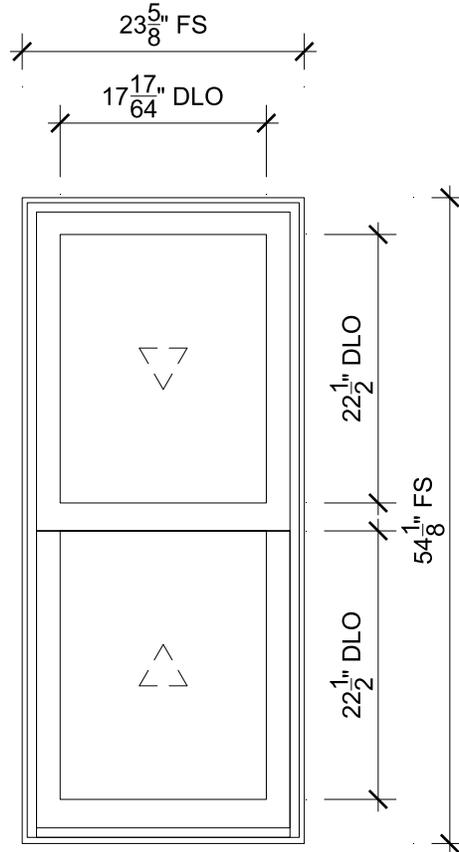
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3RD FLOOR NORTH

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

SPECIFICATIONS

Mark Unit: 3rd Floor North
 Product Line: Elevate
 Unit Description: Double Hung Insert
 Frame Size: 23 5/8" X 54 1/8"
 Sash Opening: 24" X 53 3/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Double Hung Insert
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Sash Lock
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
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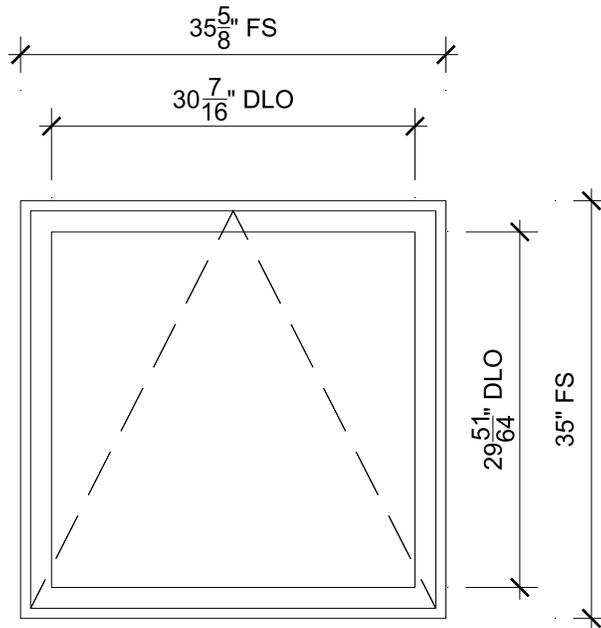
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3RD FLOOR SOUTH
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Mark Unit: 3rd Floor South
 Product Line: Elevate
 Unit Description: Awning Narrow Frame
 Frame Size: 35 5/8" X 35"
 Sash Opening: 36" X 35 1/4"
 Exterior Finish: Ebony
 Interior Finish: Painted Interior Finish - Designer Black
 Unit Type: Awning Narrow Frame, Roto Operating
 Call Number: None
 Glass Information: IG, Low E2 w/Argon, Stainless
 Divider Type: None
 Hardware Type: Folding Handle, Sash Limiter : None
 Hardware Color: Matte Black
 Screen Surround Color: Ebony
 Screen Mesh Type: Charcoal Fiberglass Mesh
 Jamb Depth: 3 1/4



PROJ/JOB: Muno_1106 Judson / 2nd and 3rd Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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 QUOTE#: UJ5CWJK

PK VER: 0003.09.00

CREATED: 08/11/2021

REVISION:

SHEET

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OF 19

Hi Amy,

Thank you for submitting the COA application for window replacement at 1106 Judson Avenue. This is a large project and your application is in the right track.

In order to provide more accurate and complete information about your project submit the following:

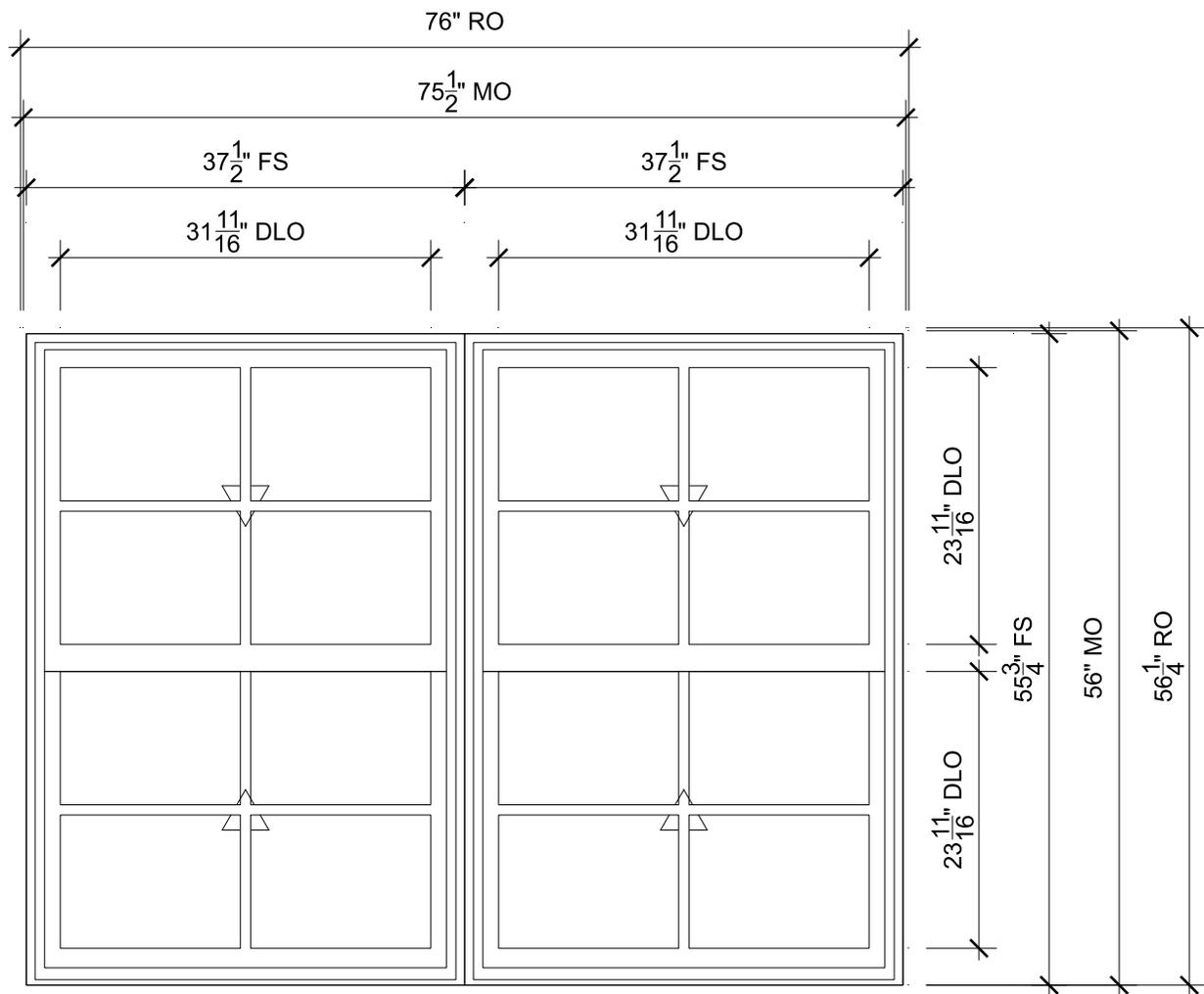
1. Complete the attached COA dedicated to window/door replacement **In file attached**
2. State the material of the existing windows and the material of the replacement windows (A-J) Is the wood window cladding vinyl, fiberglass, or aluminum? **see worksheets**
3. Are the elevation drawings and detailed window drawings showing the existing windows or the replacement windows? **existing**
4. If the drawings are showing the replacement windows, provide one drawing for each existing window (A-J) or vice-versa **see architects pages**
5. Window C, are you replacing the wood window and the aluminum storm window? **Yes, the new windows have a screen/storm**
6. Are you replacing the windows with double glazing insulated windows or with single-pane windows with true-divided lites? **Double glaze insulated windows with SDLs**
7. If replacing with double-pane windows, are the muntins simulated divided lites (SDL) **Yes, the muntins are SDLs**
8. Are there existing vinyl windows? if so, are the replacement windows also vinyl? Specify location and quantity **There are 7 vinyl windows on third floor and there are 11 vinyl windows in the sunroom 1st floor. All existing. Replacements will not be vinyl.-They are wood-clad fiberglass.**
9. Provide photos of all facades of the house. **please see attached photos**

Submit all of the above in one PDF.

Thank you for your attention to detail.

Sincerely,

Carlos



BACK PORCH

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

$\frac{1}{7}$ Head

$\frac{2}{7}$ Jamb

$\frac{3}{7}$ Vertical Mullion

$\frac{4}{7}$ Sill

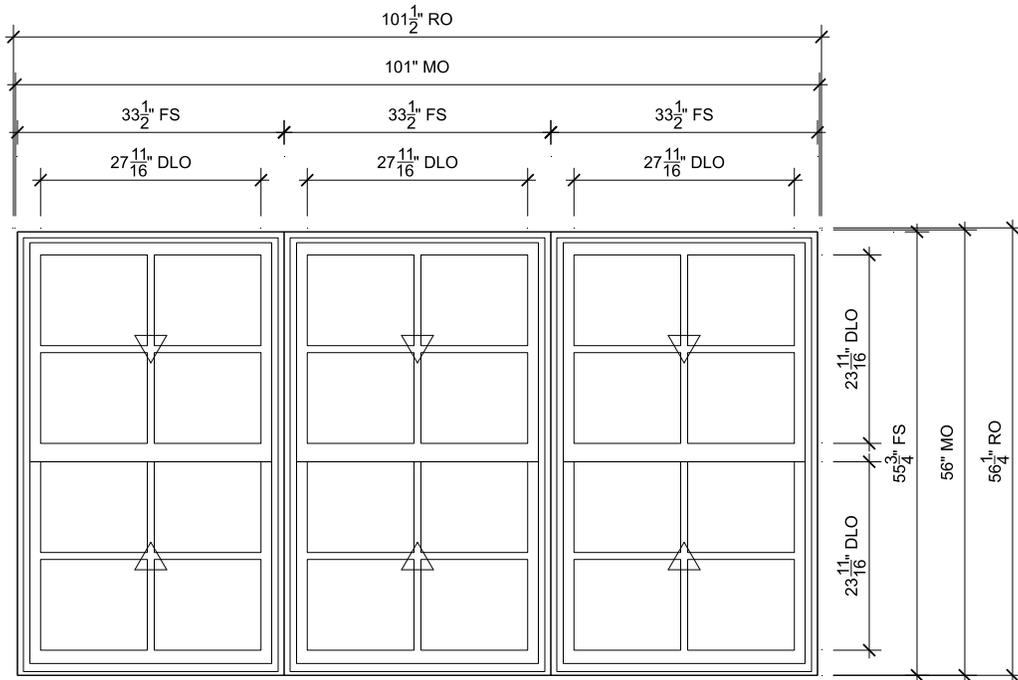
$\frac{1}{8}$ Divided Lite

$\frac{2}{8}$ Check Rail



PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: SHAVON EMANUELSON
 QUOTE#: UJ5CWJK PK VER: 0003.09.00 CREATED: 08/26/2021 REVISION:

SHEET
 1
 OF 12



BACK PORCH

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

①
7 Head

②
7 Jamb

③
7 Vertical Mullion

④
7 Sill

①
8 Divided Lite

②
8 Check Rail



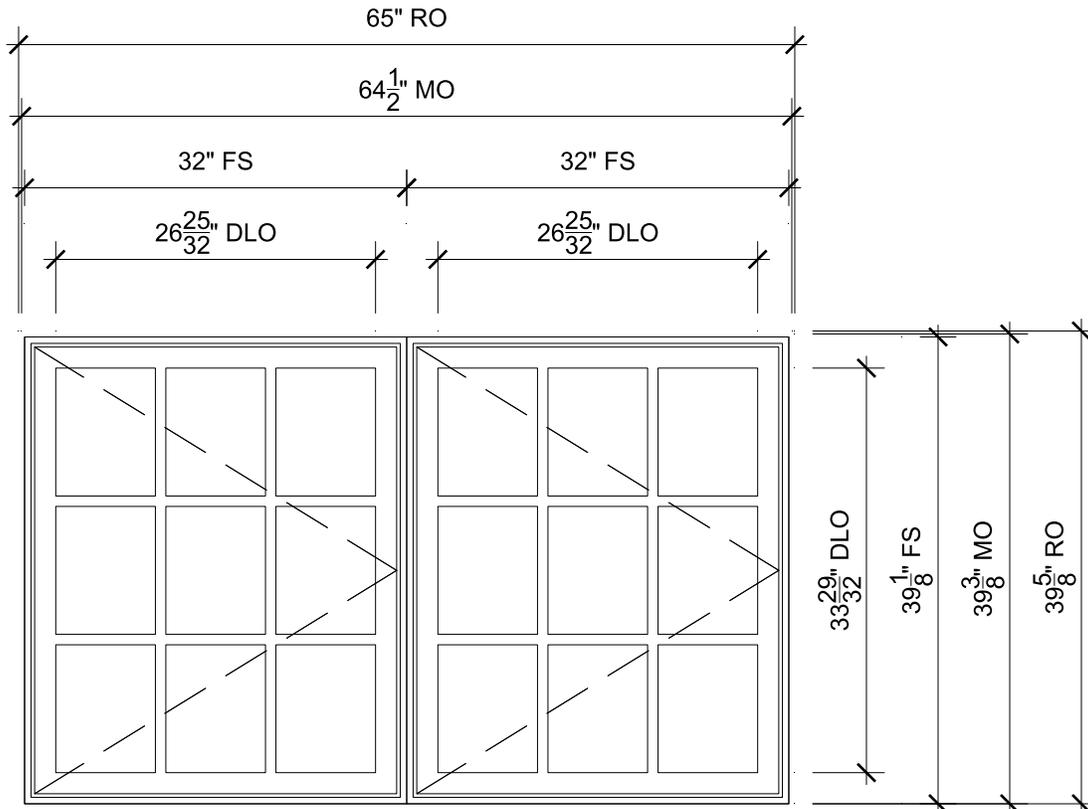
PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
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CREATED: 08/26/2021 REVISION:

SHEET

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OF 12



3RD FLOOR FRONT

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

$\frac{3}{8}$ Head

$\frac{4}{8}$ Jamb

$\frac{1}{9}$ Vertical Mullion

$\frac{2}{9}$ Jamb

$\frac{3}{9}$ Sill

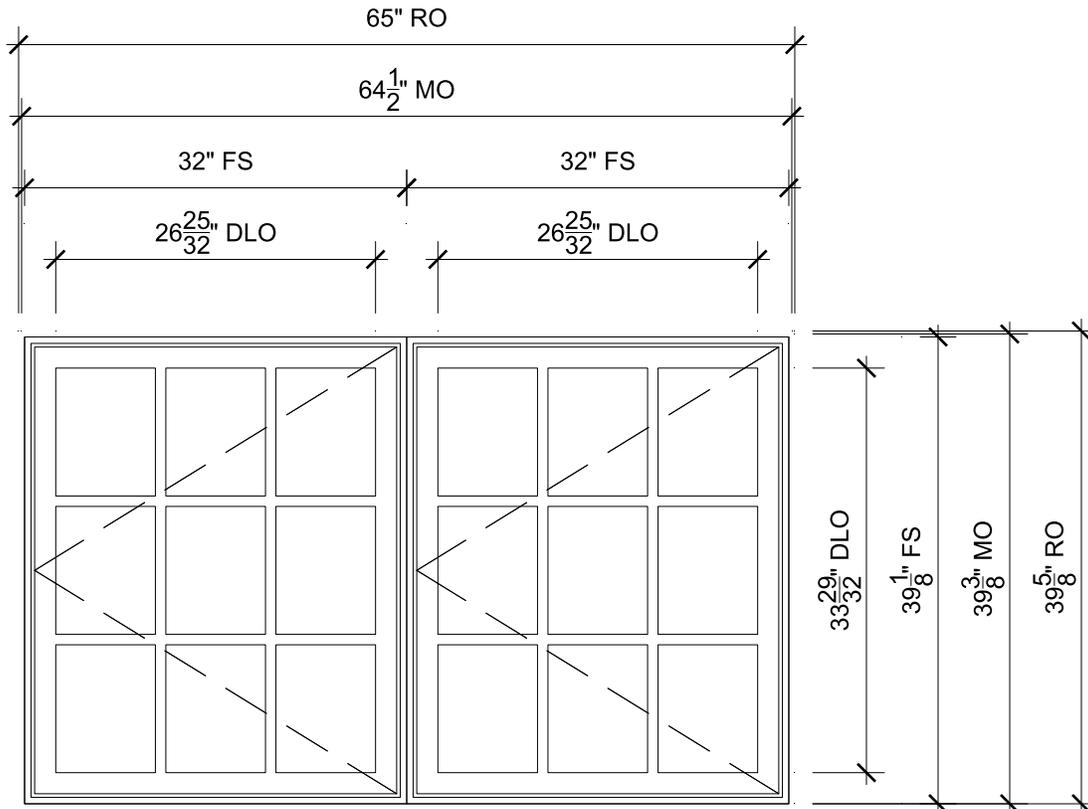
$\frac{4}{9}$ Divided Lite



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CREATED: 08/26/2021 REVISION:

SHEET
3
OF 12



3RD FLOOR FRONT

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

$\frac{3}{8}$ Head

$\frac{1}{10}$ Jamb

$\frac{1}{9}$ Vertical Mullion

$\frac{2}{10}$ Jamb

$\frac{3}{9}$ Sill

$\frac{4}{9}$ Divided Lite



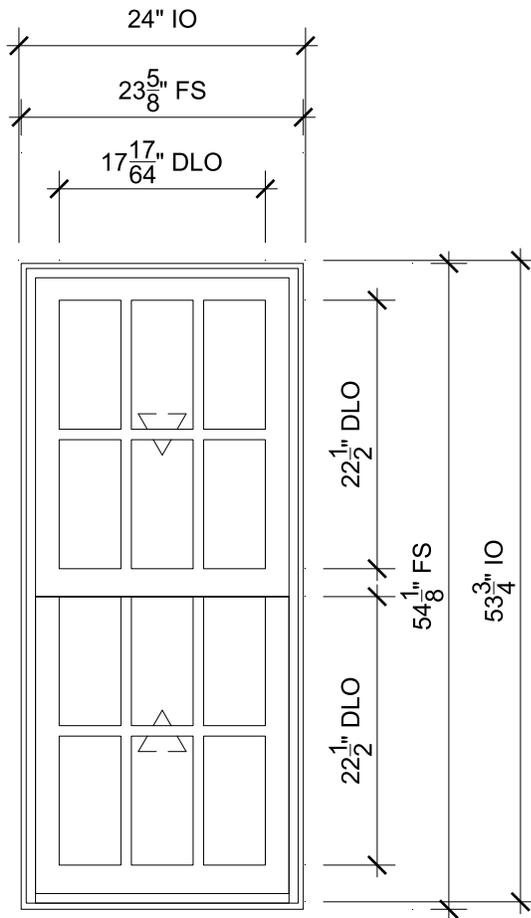
PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
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CREATED: 08/26/2021 REVISION:

SHEET

4

OF 12



3RD FLOOR NORTH

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

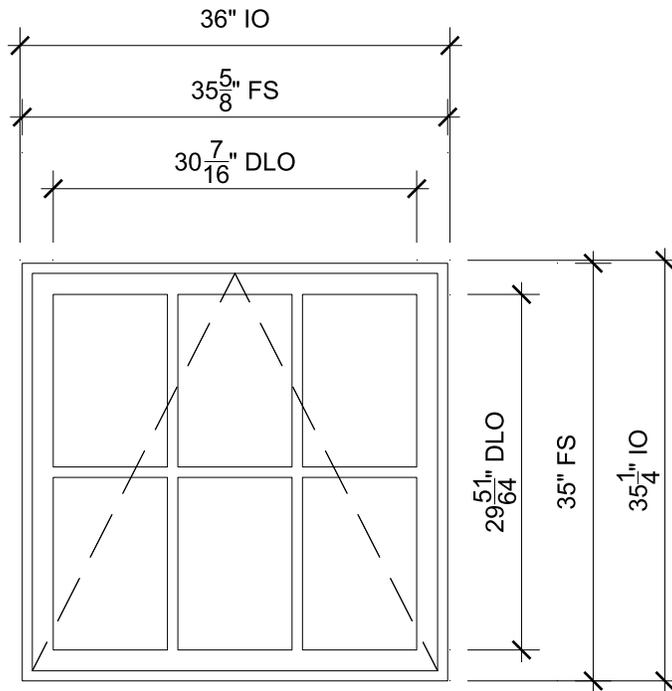
- $\frac{3}{10}$ Head
- $\frac{4}{10}$ Jamb
- $\frac{1}{11}$ Sill
- $\frac{2}{11}$ Divided Lite
- $\frac{3}{11}$ Check Rail



PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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 QUOTE#: UJ5CWJK PK VER: 0003.09.00

CREATED: 08/26/2021 REVISION:

SHEET
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OF 12



3RD FLOOR SOUTH

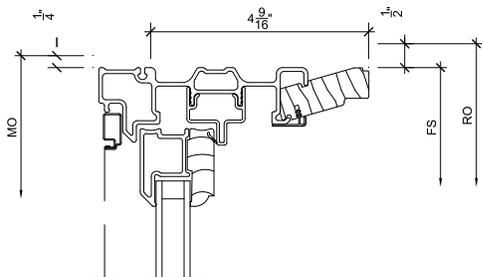
SCALE: 3/4" = 1'-0"

$\frac{4}{11}$ Head

$\frac{1}{12}$ Jamb

$\frac{2}{12}$ Sill

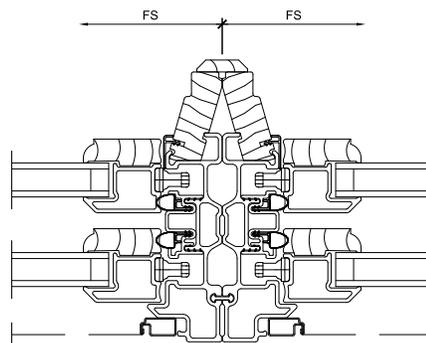
$\frac{3}{12}$ Divided Lite



1
7

Head

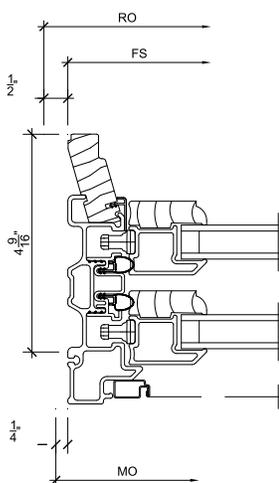
SCALE: 3" = 1'-0"



3
7

Vertical Mullion

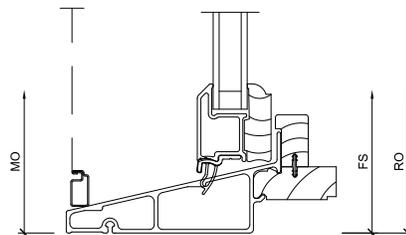
SCALE: 3" = 1'-0"



2
7

Jamb

SCALE: 3" = 1'-0"



4
7

Sill

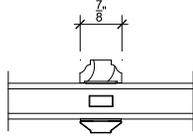
SCALE: 3" = 1'-0"



PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
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CREATED: 08/26/2021 REVISION:

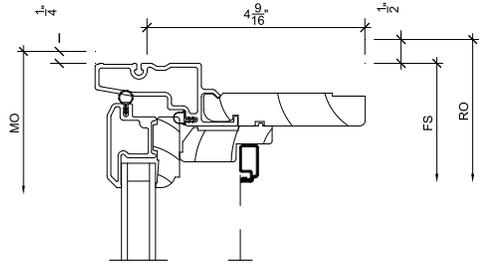
SHEET
7
OF 12



1
8

Divided Lite

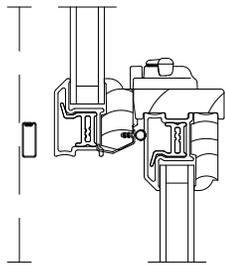
SCALE: 3" = 1'-0"



3
8

Head

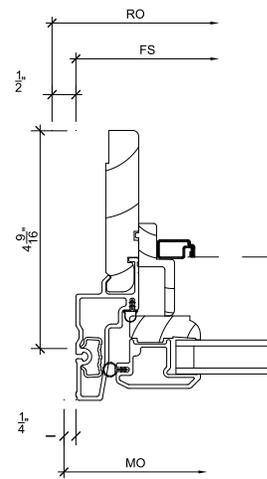
SCALE: 3" = 1'-0"



2
8

Check Rail

SCALE: 3" = 1'-0"



4
8

Jamb

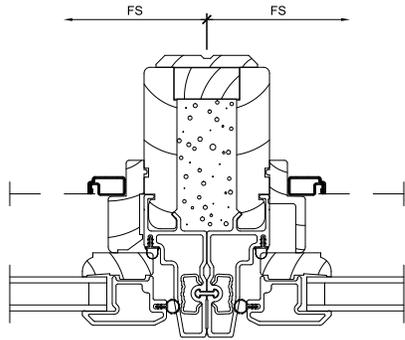
SCALE: 3" = 1'-0"



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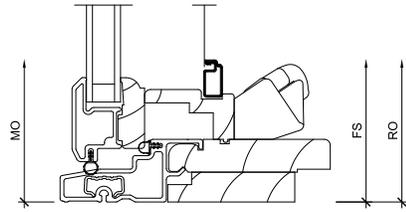
SHEET
8
OF 12



1
9

Vertical Mullion

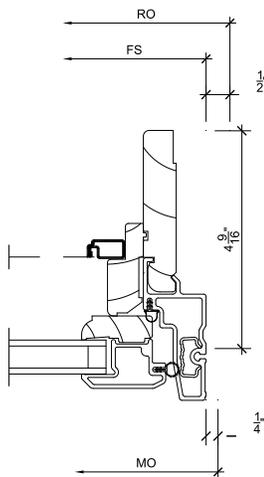
SCALE: 3" = 1'-0"



3
9

Sill

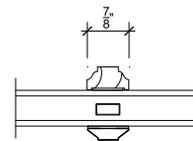
SCALE: 3" = 1'-0"



2
9

Jamb

SCALE: 3" = 1'-0"



4
9

Divided Lite

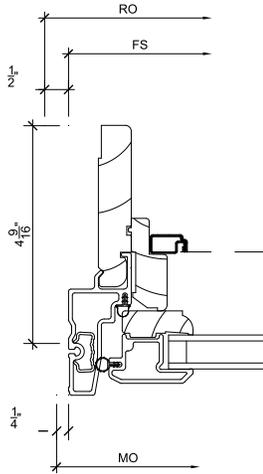
SCALE: 3" = 1'-0"



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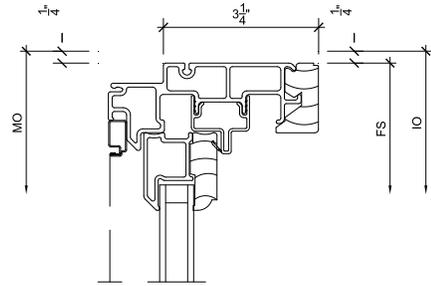
SHEET
9
OF 12



1
10

Jamb

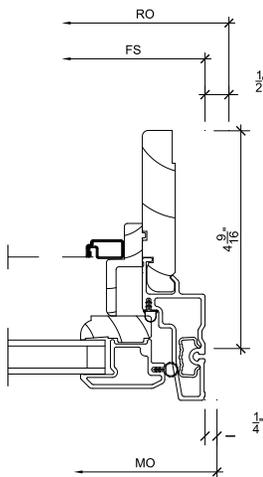
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3
10

Head

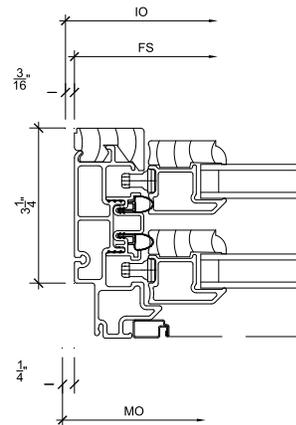
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2
10

Jamb

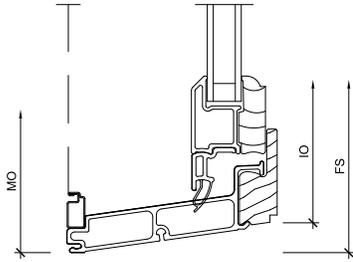
SCALE: 3" = 1'-0"



4
10

Jamb

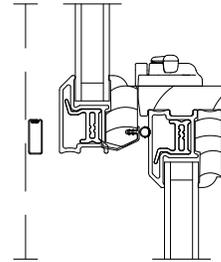
SCALE: 3" = 1'-0"



1
11

Sill

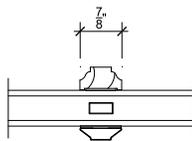
SCALE: 3" = 1'-0"



3
11

Check Rail

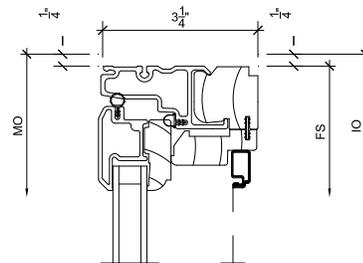
SCALE: 3" = 1'-0"



2
11

Divided Lite

SCALE: 3" = 1'-0"



4
11

Head

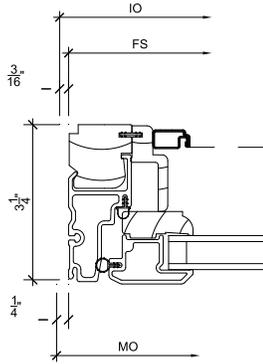
SCALE: 3" = 1'-0"



PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
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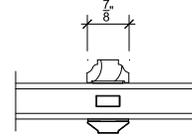
SHEET
11
OF 12



1
12

Jamb

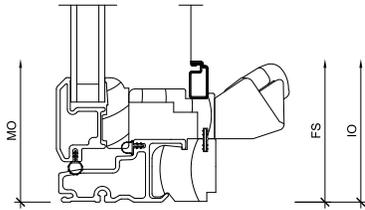
SCALE: 3" = 1'-0"



3
12

Divided Lite

SCALE: 3" = 1'-0"



2
12

Sill

SCALE: 3" = 1'-0"

4
12

NOT USED

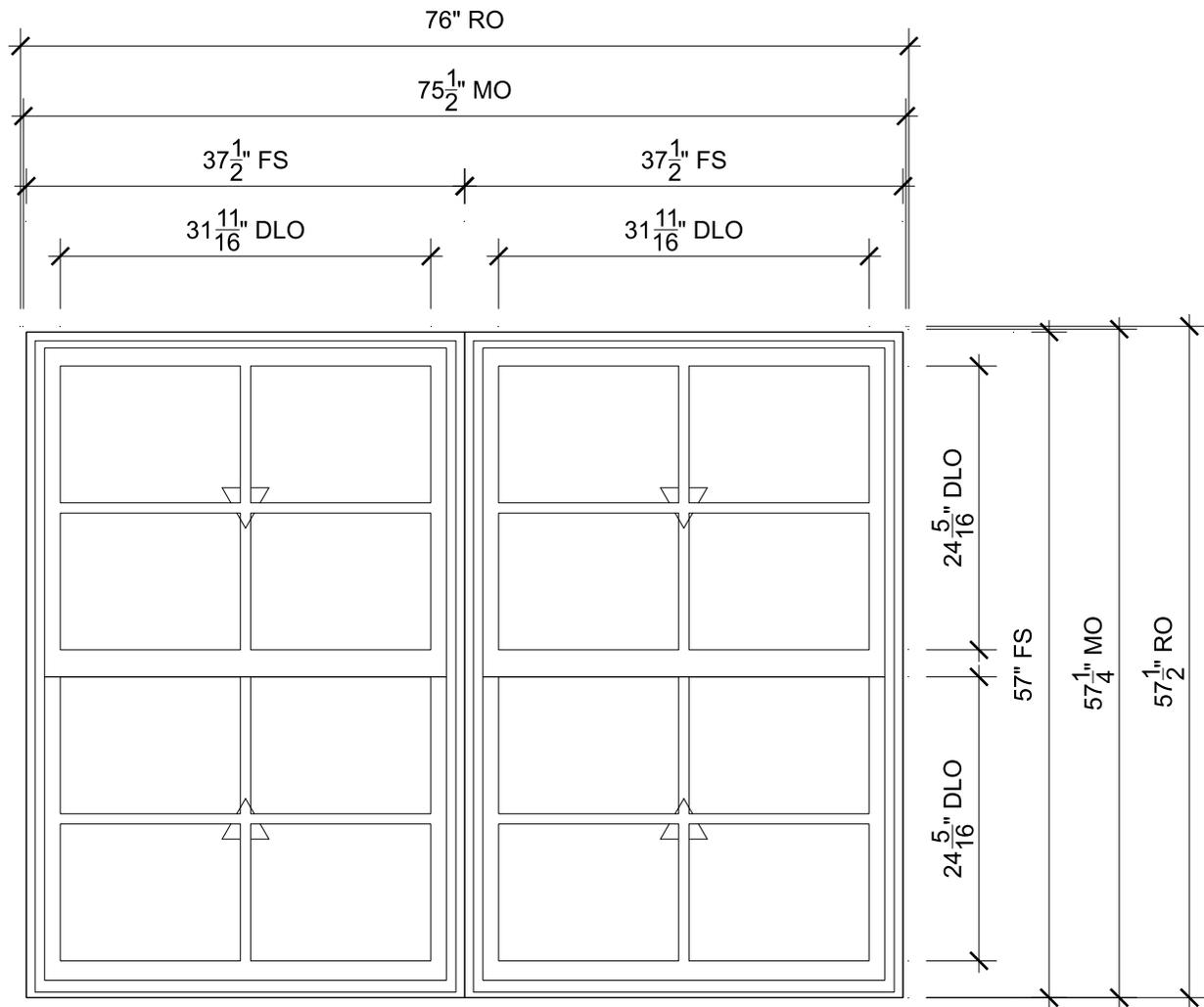
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PROJ/JOB: DEMARTE, AMY_1106 JUDSON AVE / EVANSTON, IL 60202_JR
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: SHAVON EMANUELSON
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CREATED: 08/26/2021 REVISION:

SHEET
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OF 12



BACK PORCH

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



Head



Jamb



Vertical Mullion



Sill



Divided Lite



Check Rail



PROJ/JOB: Muno_1106 Judson / 1st Floor

DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER

DRAWN: SHAVON EMANUELSON

QUOTE#: NKYAFJL

PK VER: 0003.09.00

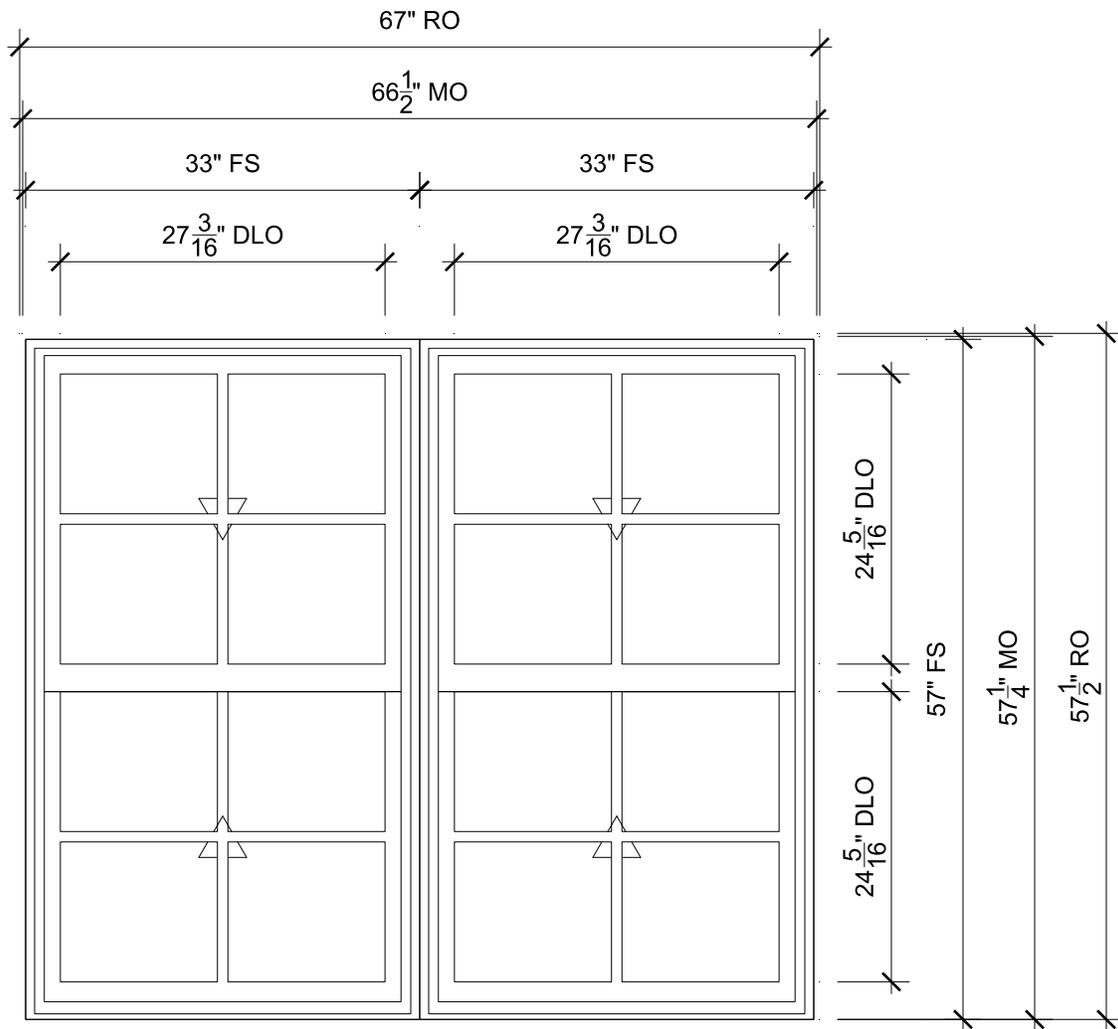
CREATED: 08/26/2021

REVISION:

SHEET

1

OF 5



BACK PORCH

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

1
4 Head
4
4 Sill

2
4 Jamb
1
5 Divided Lite

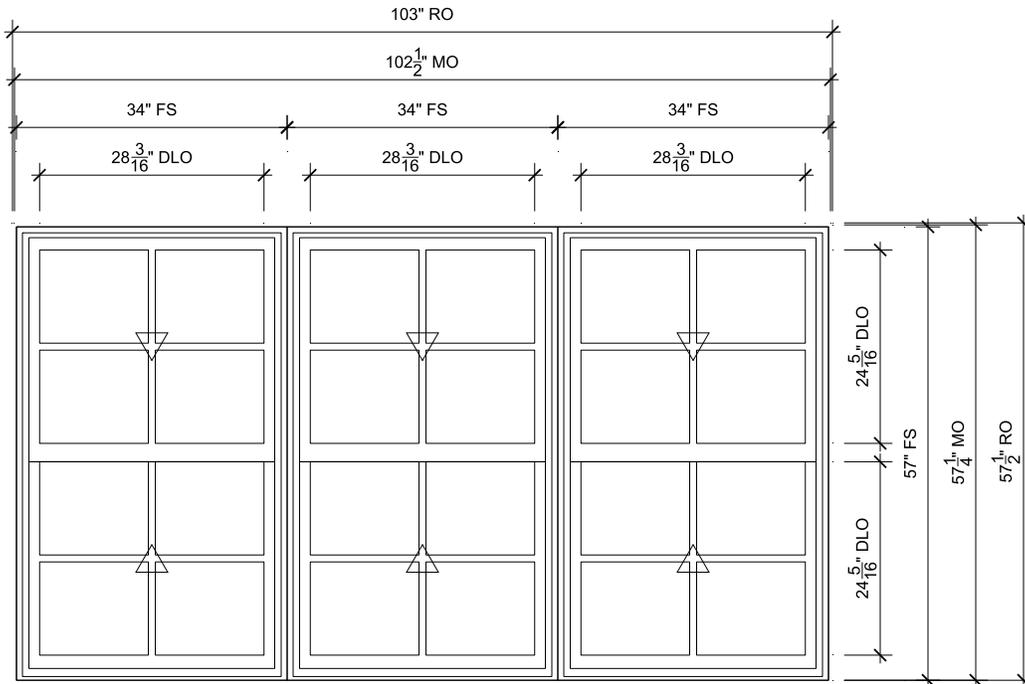
3
4 Vertical Mullion
2
5 Check Rail



PROJ/JOB: Muno_1106 Judson / 1st Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
 DRAWN: SHAVON EMANUELSON
 QUOTE#: NKYAFJL PK VER: 0003.09.00

CREATED: 08/26/2021 REVISION:

SHEET
 2
 OF 5



BACK PORCH

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

①
4 Head

②
4 Jamb

③
4 Vertical Mullion

④
4 Sill

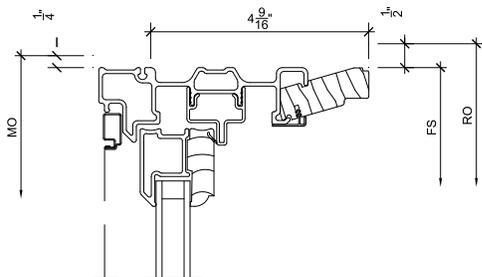
①
5 Divided Lite

②
5 Check Rail



PROJ/JOB: Muno_1106 Judson / 1st Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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 QUOTE#: NKYAFJL PK VER: 0003.09.00 CREATED: 08/26/2021 REVISION:

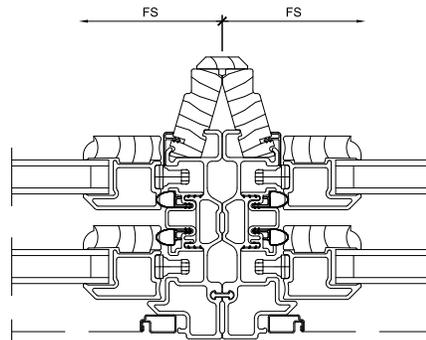
SHEET
 3
 OF 5



1
4

Head

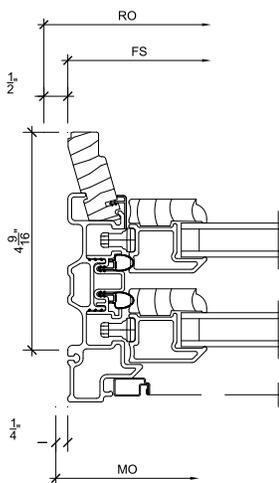
SCALE: 3" = 1'-0"



3
4

Vertical Mullion

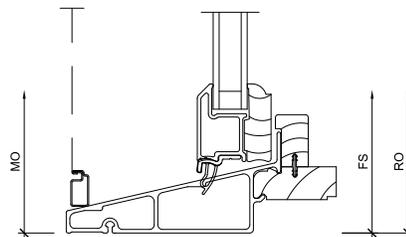
SCALE: 3" = 1'-0"



2
4

Jamb

SCALE: 3" = 1'-0"



4
4

Sill

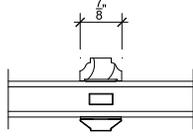
SCALE: 3" = 1'-0"



PROJ/JOB: Muno_1106 Judson / 1st Floor
 DIST/DEALER: MARVIN DESIGN GALLERY BY EVANSTON LUMBER
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CREATED: 08/26/2021 REVISION:

SHEET
4
OF 5



1
5

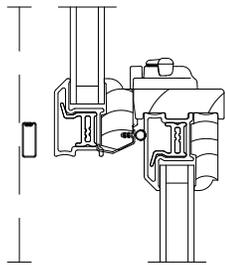
Divided Lite

SCALE: 3" = 1'-0"

3
5

NOT USED

SCALE: 3" = 1'-0"



2
5

Check Rail

SCALE: 3" = 1'-0"

4
5

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: Muno_1106 Judson / 1st Floor
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QUOTE#: NKYAFJL PK VER: 0003.09.00

CREATED: 08/26/2021 REVISION:

SHEET
5
OF 5



Beautyrest
BLACK







City of Evanston

666 923894

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN

LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA



PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Tudor Revival - Two-Flat"/>	ROOF TYPE	<input type="text" value="Combination"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Slate"/>
CONSTRUCTION YEAR	<input type="text" value="1915"/>	FOUNDATION	<input type="text" value="Concrete"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="Side entry"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Brick"/>	WINDOW MATERIAL 2	<input type="text" value="Metal"/>
WALL MATERIAL 2 (current)	<input type="text" value="Stucco"/>	WINDOW TYPE	<input type="text" value="Double hung/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 1-light; 9-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		
SIGNIFICANCE	<input type="text"/>		

HISTORIC FEATURES

ADDRESS

1106	1106 1/2	JUDSON	AVENUE
------	----------	--------	--------

ALTERATIONS

No exterior alterations discernible from public way--1921 permit for unidentified improvements (\$575) is only alteration permit.

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

ORIGINAL OWNER

Andrews, O. F.

ORIGINAL ARCHITECT

Bristle, J. H.

ARCHITECT SOURCE

BP6205

BUILDER

King & Son (mason)

BUILDING MOVED?

No

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-208-019-0000-2.jpg



PHOTO ID3 \images\11-19-208-019-0000-3.jpg

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/21/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION**CURRENT ADDRESS**

1106 1106 1/2 JUDSON AVENUE

OLD ADDRESS
(city dir.year)**DATE OF CONSTRUCTION** 1915**MOVING INFORMATION****BUILDING MOVED?** No**MOVING PERMIT #****DATE****MOVED FROM****ORIGINAL PERMIT INFORMATION****BLDG PERMIT #**

6265

DATE

1915.05.19

BUILDING PERMIT
DESCRIPTION

2-story brick apartment 32'x68'x40'h

COST

\$9,000

ORIGINAL OWNER

Andrews, O. F.

ORIGINAL OWNER
OCCUPIED?**ORIGINAL**
ARCHITECT

Bristle, J. H.

ARCHITECT SOURC

BP6205

BUILDER

King & Son (mason)

EXTERIOR ALTERATION PERMITS

BP9217, 1921.10.05, improvement \$575, owner/archt Mrs CDB Howell.

OTHER PERMIT INFOBP6525, 1915.10.06, wood garage 22x22x12'h, \$500, owner OF Andrews, archt JH Bristle, mason King & Son, carp HW Carson.
BP19144, 1929.07.13, add 2d floor living quarters to garage \$4000, owner/archt H Howell, mason/carp Cedarquist & Seaberg**COA INFO****HISTORIC INFO****OTHER SOURCES**

ELHD n/a. PHOTO at EHC: Baird & Warner, postcard 1944, tear sheet 1973; Nash Realty 1977.

HISTORIC INFO COMPILER

aoe

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1106

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Steeply pitched hipped roof with paired front gables on façade; decorative half timbering under gables; south side gable dormer; red face brick on façade and east end of side elevations, with decorative brick spandrel panels between first and second story front windows; projecting center sun porch bay with crenellated parapet, brick corner piers, and vertical decorative half timbering; north and south side end chimneys; 2.5-story gabled bay at east end of north elevation, with gabled roof and half timbering; main entry along south elevation, covered by gabled porch with stenciled verge board and wood seat; wood door with multiple glazed panels; shallow 2-story window bays along west end of north and south elevations, featuring decorative half timbering and shed roofs with exposed rafter tails.

**1217 Michigan Avenue
Lakeshore Historic District – Landmark – 21PRES-0121**

Garry Shumaker, applicant, applies for a Certificate of Appropriateness to: demolish the existing detached two-car framed garage; construct a new attached garage at the subject properties southeast rear volume; replace three non-original vinyl windows on the north and south elevations attic and basement levels; replace existing vinyl siding on the north and south elevations with wood clap-board siding; replace the existing window trim to match original conditions; and construct a new permeable concrete driveway.

Applicable Standards:

Demolition [1-5]; Alteration [1-10]; Construction [1-8; and 10-15]



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, City Planner
Subject: 1217 Michigan Avenue – 21PRES-0121
Date: September 7, 2021

Public Notice

1217 Michigan Avenue – Lakeshore Historic District – Landmark – 21PRES-0121

Garry Shumaker, applicant, applies for a Certificate of Appropriateness to: demolish the existing detached two-car framed garage; construct a new attached garage at the subject properties southeast rear volume; replace three non-original vinyl windows on the north and south elevations attic and basement levels; replace existing vinyl siding on the north and south elevations with wood clap-board siding; replace the existing window trim to match original conditions; and construct a new permeable concrete driveway.

Applicable Standards: Demolition [1-5]; Alteration [1-10]; Construction [1-8; and 10-15]

Construction Period:

1894

Style:

Shingle Style

Architect of Record:

Josiah C. Lane

Condition:

Good

Integrity:

Good

Status:

Landmark designated; Contributing

Setting:

Located in the east central portion of the Lakeshore Historic District on the east side of Michigan Avenue between Hamilton Street to the south and Burnham Place to the north, 1217 Michigan Avenue is a two-story Shingle styled residence constructed in 1894 by early Evanston architect Josiah C. Lane.

The block is bisected by Stockholm Place Park, an expansive central parkway with large mature shade trees. Surrounding properties are an eclectic mix of styles, vintages, and residential densities. The property immediately north is an international style residence which was the longtime home of significant regional architect and Evanston resident David Haid (1929-1993). The structure immediately to the south is a Landmark Alloway Wilmore three-story apartment complex designed in the Classical Revival style with prominent round bays. Additional significant resources include 222 Burnham Place, an expansive Landmark designated Baumann & Cady Queen Anne, and 225 Hamilton, a Landmark designated Pond & Pond Shingle-Style estate.

Significance:

The structure was designed by architect Josiah C. Lane. Little is known of Lane other than he was a prolific architect in late 19th Century Evanston, designing 14 homes in the Lakeshore District, four of which are designated Landmarks. The home is a refined example of the Shingle Style and exhibits excellent integrity. Notably, the two-story addition at the south elevations east volume was designed in 1918 by prominent Evanston architects Talmadge and Watson.

Significant extant features include: side gambrel roof; eyebrow dormer; tall vertically accentuated gambrel roof dormers with blind round arches; shed roof dormer with divided bay garland panel between two double-hung windows; fish scale shingles; recessed entry at north end of façade with paneled wood door; one-story south side window bay; three-sided bay under porch; historic 1/1 and 8/1 wood windows on front and side elevations; north side Palladian window on gable wall; front window with leaded glass transom under porch; double doors with leaded glass panels under porch.

The front porch columns appear to be replications of original in the Ionic order.

Proposal

The applicant proposes demolition of the existing detached two-car garage and construction of an attached two-car garage with open roofed structure at the east volume of the south elevation (location of the 1918 historic addition). The proposed garage location, as well as attaching the garage to the principle structure brings the use and structure from the background to the foreground and adds significant horizontality to the homes otherwise vertical proportion. Additionally, although compliant with side-yard setback requirements, the proposed location would likely impact light infiltration at the ground level of the Landmark apartment building to the south. As such, staff has asked the applicant to provide additional documentation on the condition and design of the existing garage to be demolished as well as the desire to attach the structure rather than propose a replacement detached garage which would maintain the accessory uses subordination while minimizing adverse impacts to the principle structure and adjacent Landmark property.

Additional alterations include replacement of three vinyl windows, vinyl siding, and window trim to better match historic materiality as well as construction of a permeable concrete driveway. The proposed rear-yard improvements including the pool and associated flatwork are not visible from the public-way.

Public Comment

None.

Applicable Standards

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

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

Alteration

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

archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

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

Construction

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

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

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

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

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

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

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

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

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

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment

should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

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

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

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

Demolition

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.

2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.

3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.

4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.

5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

Section B: Application for Certificate of Appropriateness

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

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

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

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

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

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

Date: _____

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

Section C: Application for Advisory Review of Zoning Variations, Fence Variations and Special Uses

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

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

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

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

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

Date: _____

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



Zoning Analysis Summary

Case Number:

Case Status/Determination:

21ZONA-0124 – 1217 Michigan Avenue R1 Single-Family Residential District Lakeshore Historic District Class = Landmark	Non-Compliant
--	---------------

Proposal:

New garage, porte cochere, rear deck and pool, and replacement of driveway and front walkway
--

Zoning Section:

Comments:

6-8-2-5	The lot size is 10,500 square feet where 7,200 is standard.
6-8-2-7	Non-Compliant: The proposed building lot coverage is ~ 32.50% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~47.50% where 45% is the maximum permitted and ~54%.5 is the legally non-conforming condition.
6-8-2-8 (A) 3.	The proposed side-yard setback is 5'-3" where 5' is required
6-8-2-8 (A) 4.	The proposed rear-yard setback is greater than 30' where 30' is required.
6-8-2-8 (C) 4.	The proposed deck, located in the rear-yard, is a minimum of 5' from the rear-yard lot line where 3' is required.
Title 6, Chapter 16 Table 16-B	Two off-street parking spaces are proposed where 2 are required
6-4-6-2	The proposed height is 19'-11" where 28' is permitted

Additional Comments:

- Review and issuance of COA by HPC is required.
- The proposal requires a minor variation.

ZONING ANALYSIS: 1217 MICHIGAN AVE. EVANSTON, IL

ZONING: R1 (RESIDENTIAL SINGLE UNIT)

LOT AREA: 10,500 SF

REQUIRED SETBACKS:

FRONT YARD (WEST):
REQUIRED = 27 FT 0 IN (NO CHANGE)

SIDE YARD (SOUTH):
REQUIRED = 5 FT 0 IN
EXISTING = 26 FT 9 IN
PROPOSED = 5 FT 3 IN

SIDE YARD (NORTH):
REQUIRED = 5 FT 0 IN (NO CHANGE)

REAR YARD (EAST):
REQUIRED = 30 FT 0 IN
EXISTING = 57 FT 0 IN
PROPOSED = 31 FT 0 IN

BUILDING LOT COVERAGE:

PRINCIPAL STRUCTURE:
EXISTING: 2169 SQFT PROPOSED: 3104 SQFT

DETACHED GARAGE FOOTPRINT:
EXISTING: 449 SQFT PROPOSED: 0 SQFT

ROOFED FRONT PORCH (INCLUDING 50% CREDIT):
EXISTING: 190 SQFT PROPOSED: NO CHANGE

OTHER ROOFED AREAS:
EXISTING: 135 SQFT PROPOSED: NO CHANGE

TOTAL:
EXISTING: 2943 SQFT PROPOSED: 3429 SQFT
3429 SQFT = 32.5% > 30% REQUIRED

IMPERVIOUS SURFACE COVERAGE:

PATIOS & TERRACES (INCLUDING 20% CREDIT FOR BRICKWORK):
EXISTING: 870.4 SQFT PROPOSED: 0 SQFT

DRIVEWAYS:
EXISTING: 1485 SQFT PROPOSED: 797.25 SQFT

SIDEWALKS:
EXISTING: 332 SQFT PROPOSED: 105.75 SQFT

DECKS:
EXISTING: 0 SQFT PROPOSED: 347 SQFT

STAIRS/LANDINGS:
EXISTING: 0 SQFT PROPOSED: NO CHANGE

OTHER IMPERVIOUS AREAS:
EXISTING: 108 SQFT PROPOSED: 334 SQFT

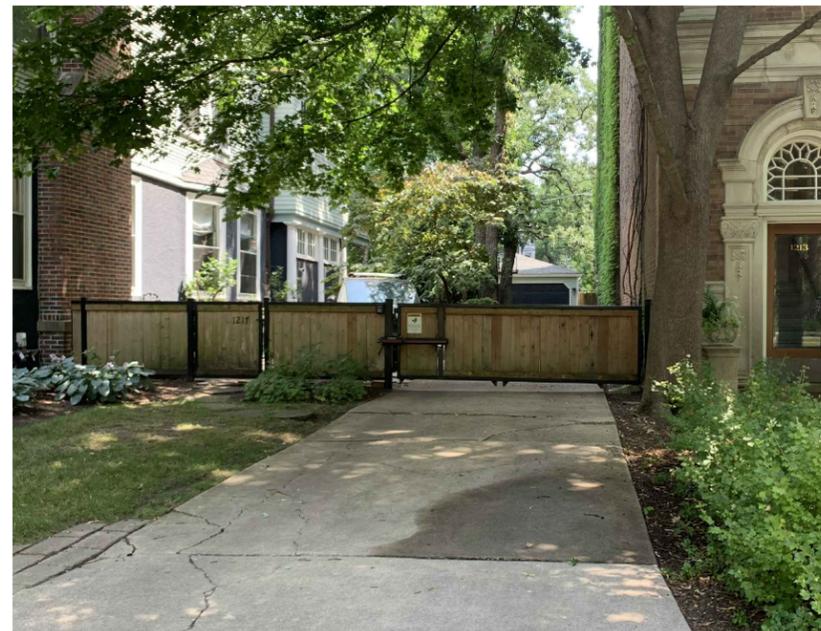
TOTAL (INCLUDING BUILDING LOT COVERAGE):
EXISTING: 5738.4 SQFT PROPOSED: 5013 SQFT
5013 SQFT = 47.5% > 45% REQUIRED
5738.4 SQFT = 54.5% LEGALLY NON-CONFORMING CONDITION



Existing Street View From Southeast



Proposed Street View From Southeast



Existing Street View From East



Proposed Street View From East

NICKELL RESIDENCE
1217 Michigan Ave. Evanston, IL 60202

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Existing Garage



3rd Floor Windows to Replace



Exist. Vinyl Siding to Replace



Typical Exist. Basement Window



Existing Siding Condition



Typical Window Trim Condition



Front Porch Railing

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Front Elevation - West



Side Elevation - South

Existing Garage Details

EXISTING GARAGE DOCUMENTATION

DATE BUILT:
1921 - PER CITY OF EVANSTON SURVEY DATED 3/27/2012

EXTERIOR MATERIALS:
 CONSTRUCTION: WOOD FRAME
 SIDING MATERIAL: VINYL
 ROOF MATERIAL: ASPHALT SHINGLE
 TRIM MATERIAL: VINYL
 WINDOW TYPE: SLIDING
 WINDOW MATERIAL: VINYL
 MUNTINS: NOT EXISTING
 DOOR MATERIAL: CLAD



Side Elevation - North



Rear Elevation - East



Existing Conditions

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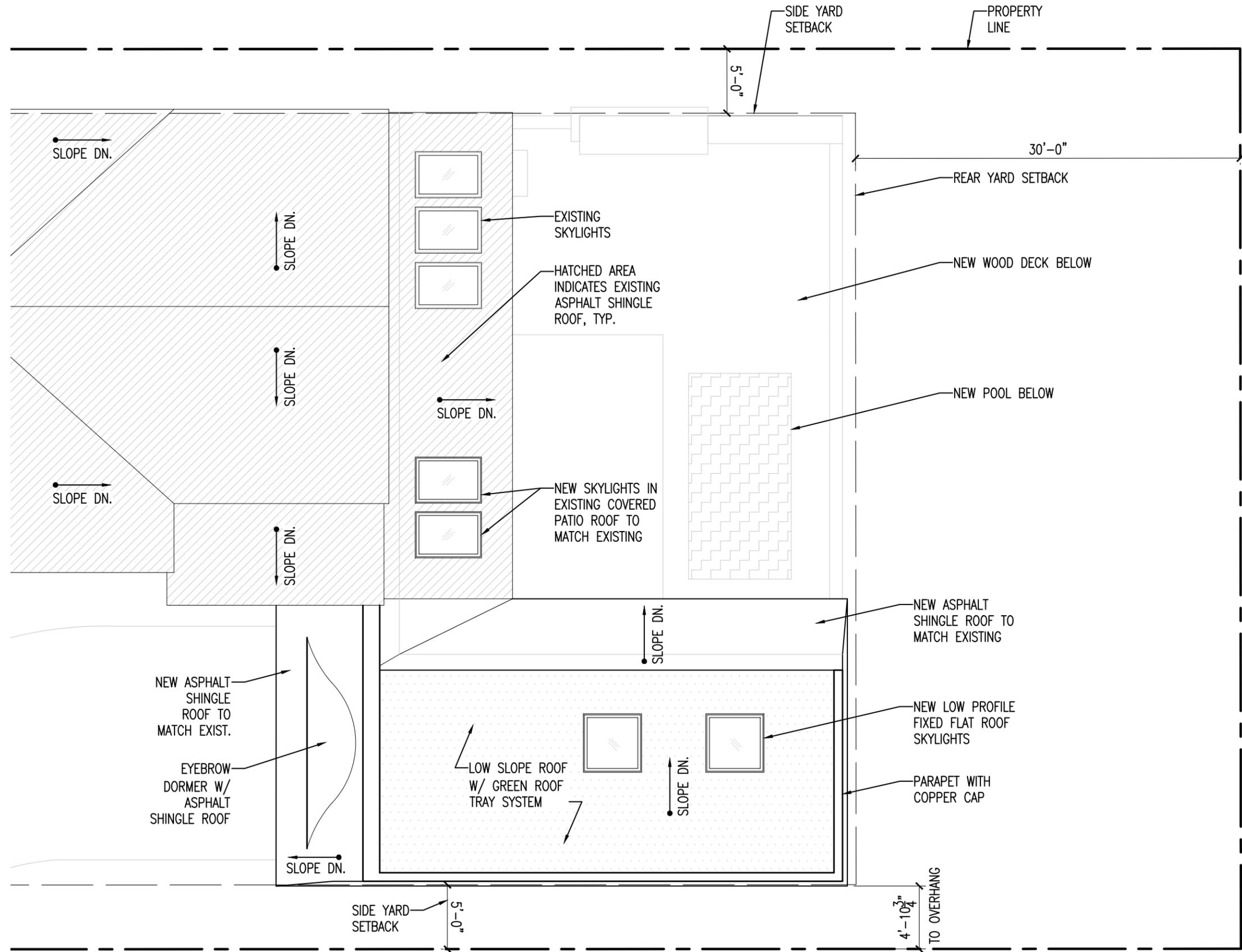
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Project #: 2104
 Date: 08.23.2021

A1.1

1 Proposed Roof Plan 

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

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1 Existing East Elevation

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

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Project #: 2104

Date: 08.23.2021

A2.1

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EXIST. ASPHALT SHINGLE ROOF, TYP.

EXIST. CLAP BOARD SIDING

EXIST. STUCCO FINISH, TYP.

T/ RIDGE:
EL. +41'-5"

EXIST. WOOD CLAP BOARD SIDING
T/ SHED ROOF:
EL. +25'-9 1/2"

T/ ROOF:
EL. +19'-11"

SEE SHEET A2.7 & A2.8 FOR MATERIAL DETAILS

GRADE:
EL. +2'-6"
MEAN ELEV:
EL. +0'-0"
(+11.92 FT.)

EXISTING HOUSE

21'-6" NEW GARAGE ADDITION

1 Proposed East Elevation

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

NICKELL RESIDENCE
1217 Michigan Ave. Evanston, IL 60202

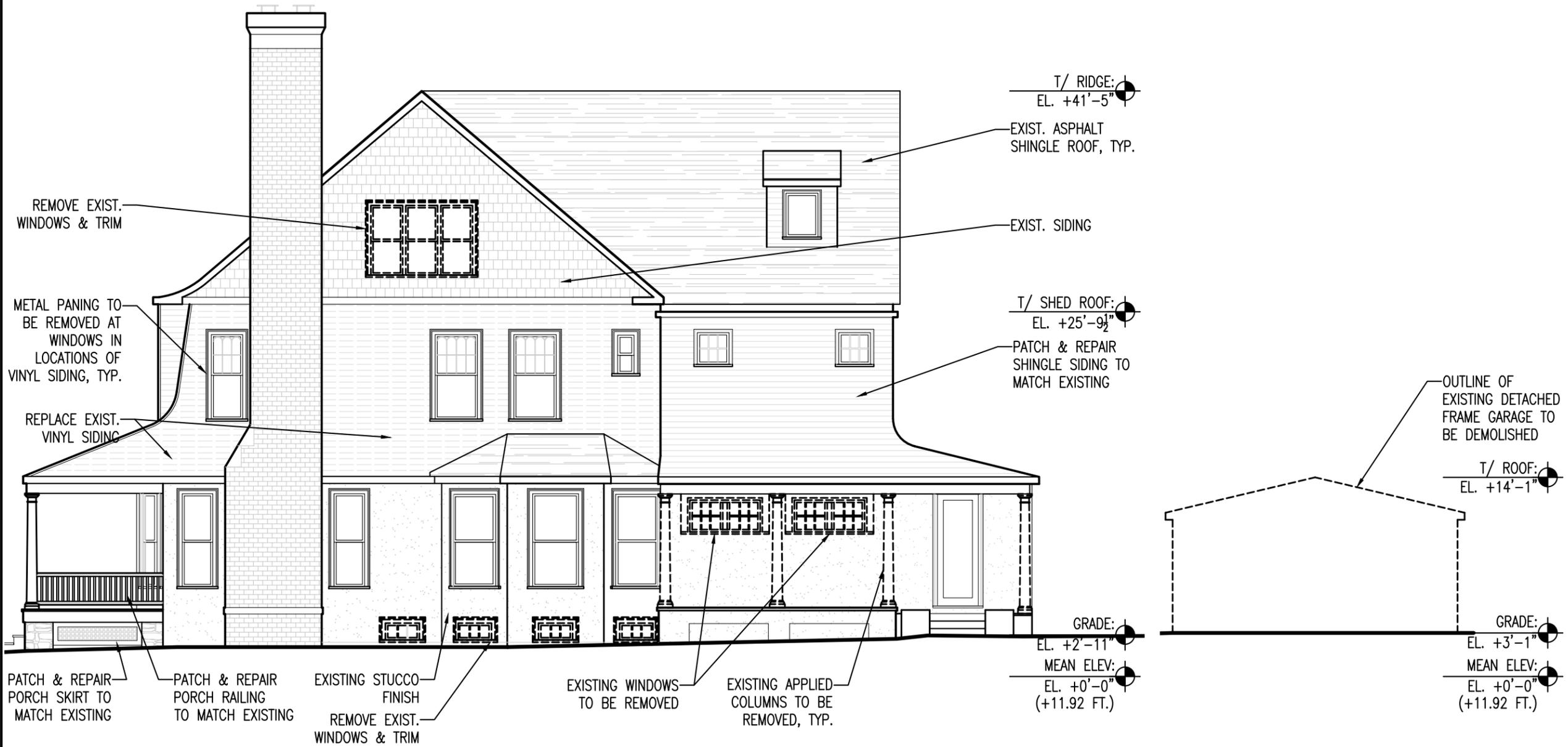
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Project #: 2104
Date: 08.23.2021

A2.2

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1 Existing South Elevation
SCALE: 1/8" = 1'-0"

NICKELL RESIDENCE
1217 Michigan Ave. Evanston, IL 60202

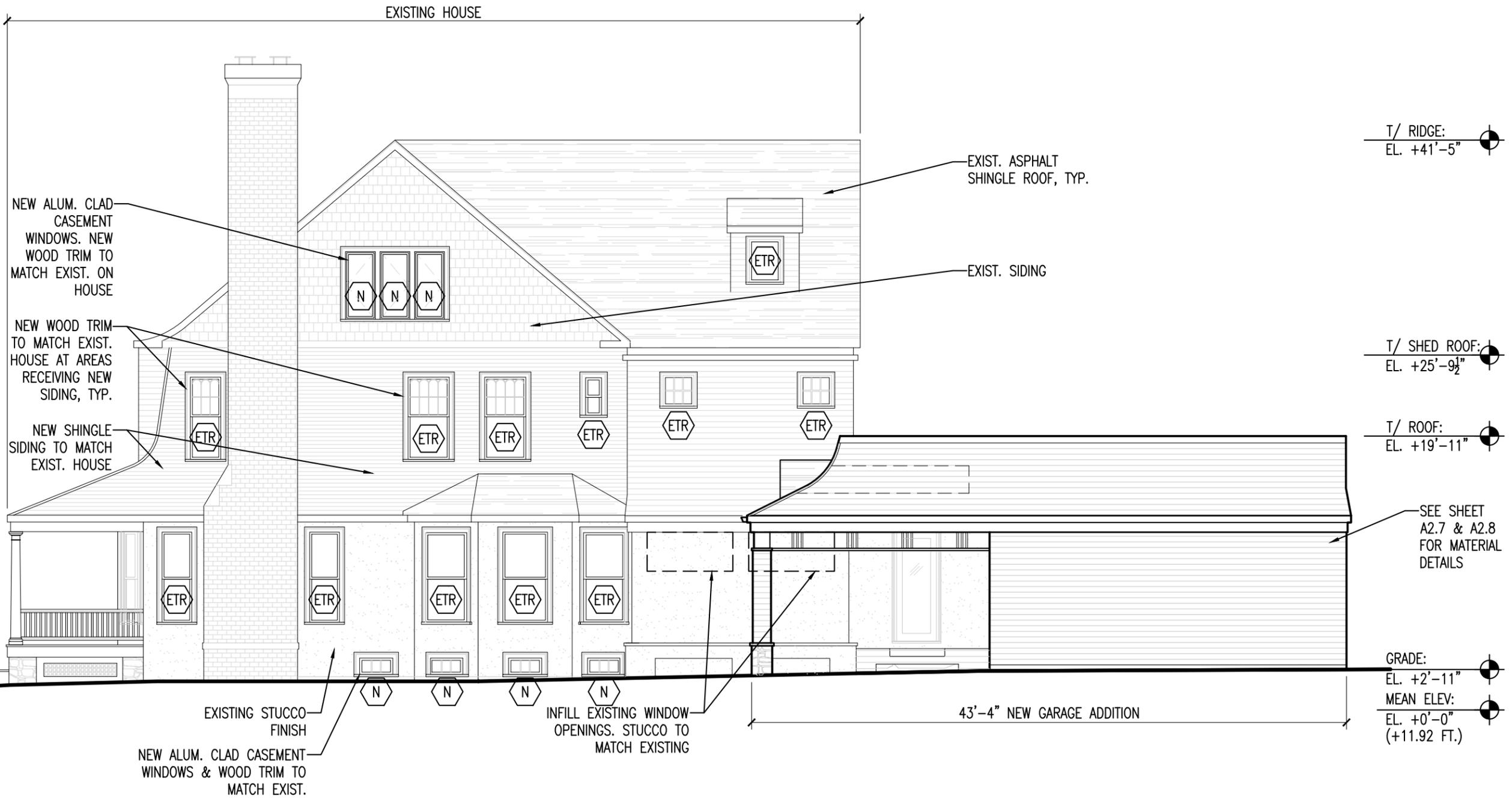
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Project #: 2104
Date: 08.23.2021

A2.3

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1 Proposed South Elevation
 SCALE: 1/8" = 1'-0"

NICKELL RESIDENCE
 1217 Michigan Ave. Evanston, IL 60202

**SHUMAKER
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 BUILD
 ASSOCIATES**

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 EVANSTON IL 60202
 847.864.0595
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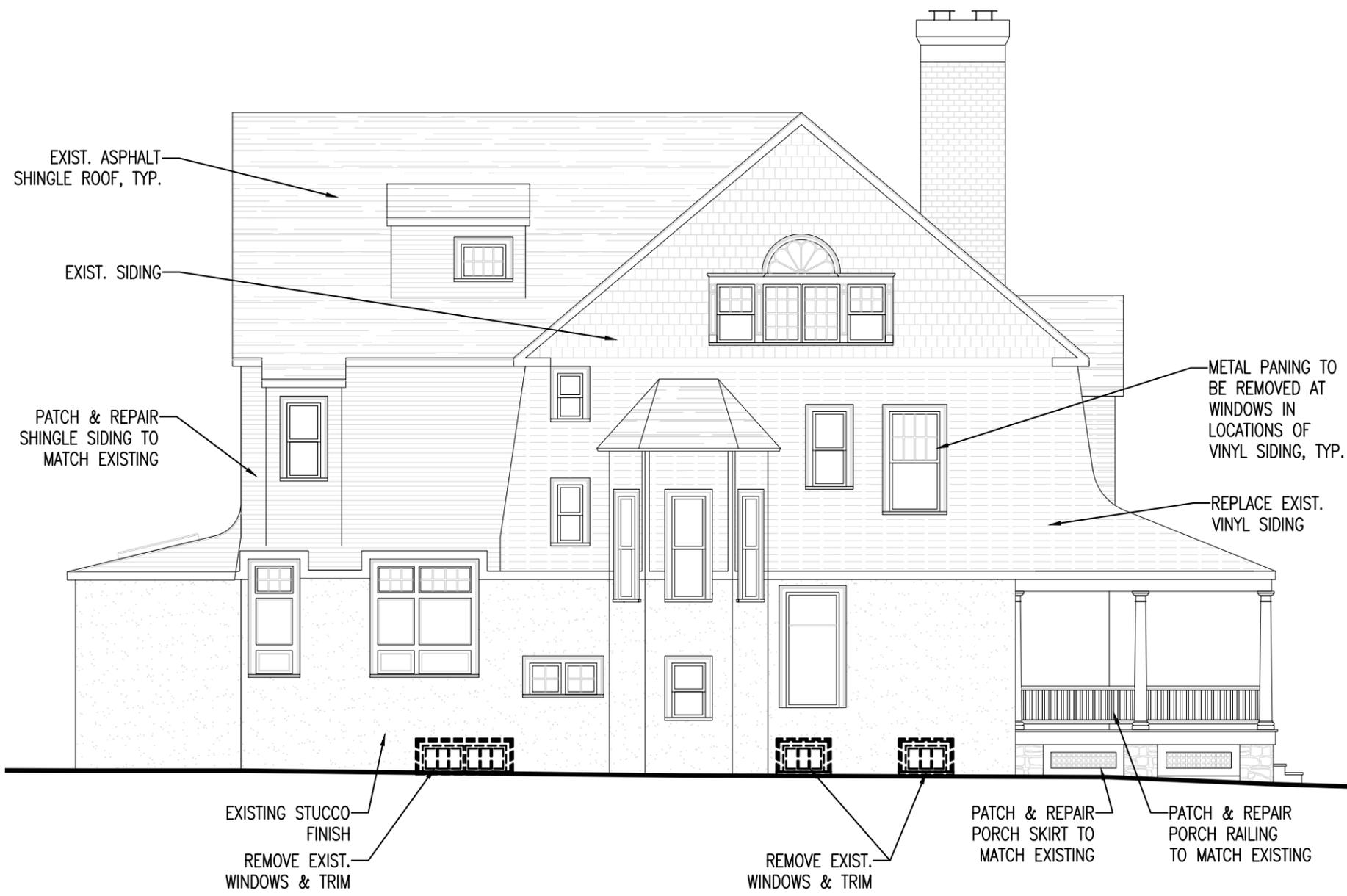
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T/ RIDGE:
EL. +41'-5"

T/ ROOF:
EL. +14'-1"

GRADE:
EL. +3'-1"

MEAN ELEV:
EL. +0'-0"
(+11.92 FT.)



1 Existing North Elevation
SCALE: 1/8" = 1'-0"

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A2.5

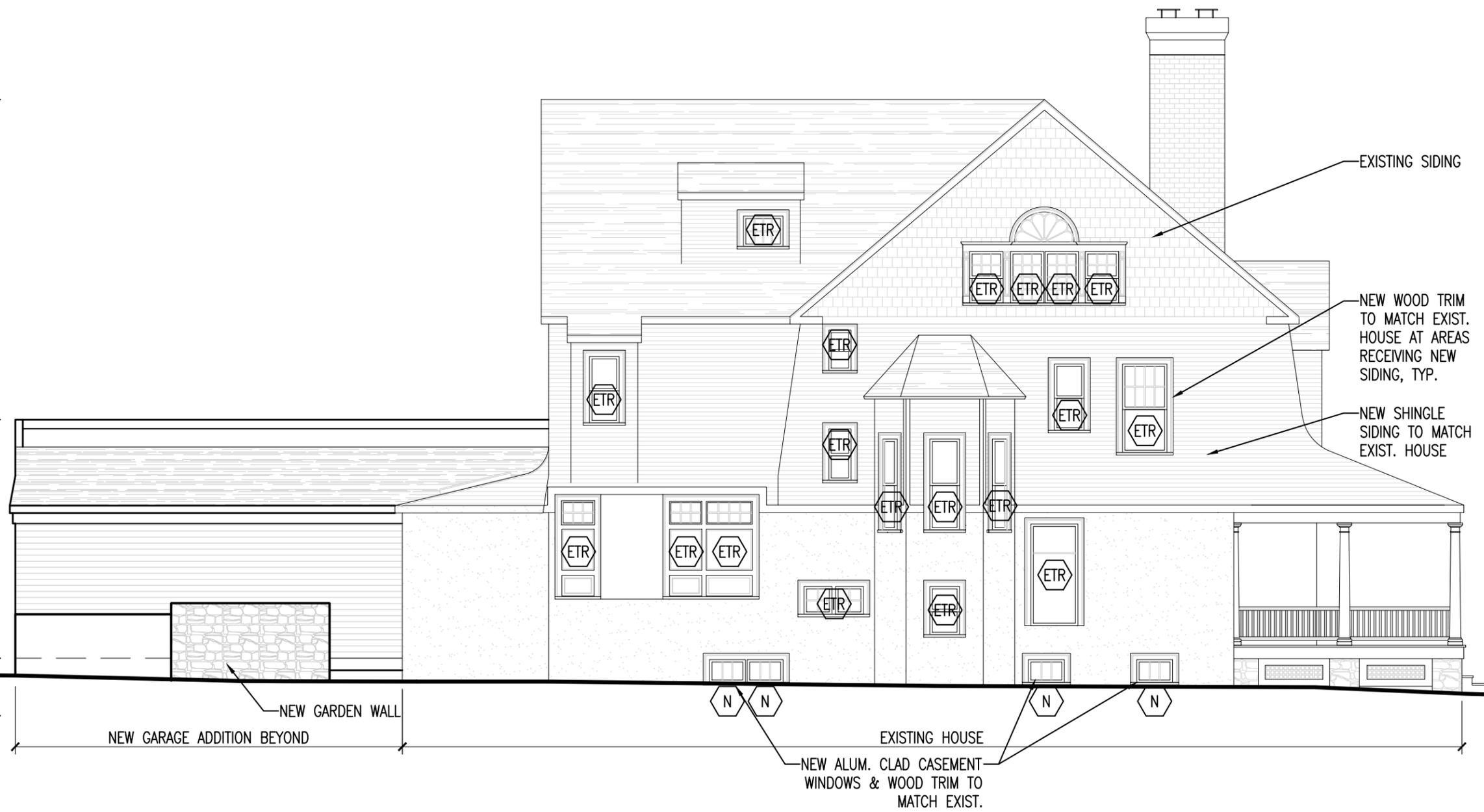
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T/ RIDGE:
EL. +41'-5"

T/ ROOF:
EL. +19'-11"

T/ DECK:
EL. +3'-10 1/2"

GRADE:
EL. +2'-8"
MEAN ELEV:
EL. +0'-0"
(+11.92 FT.)



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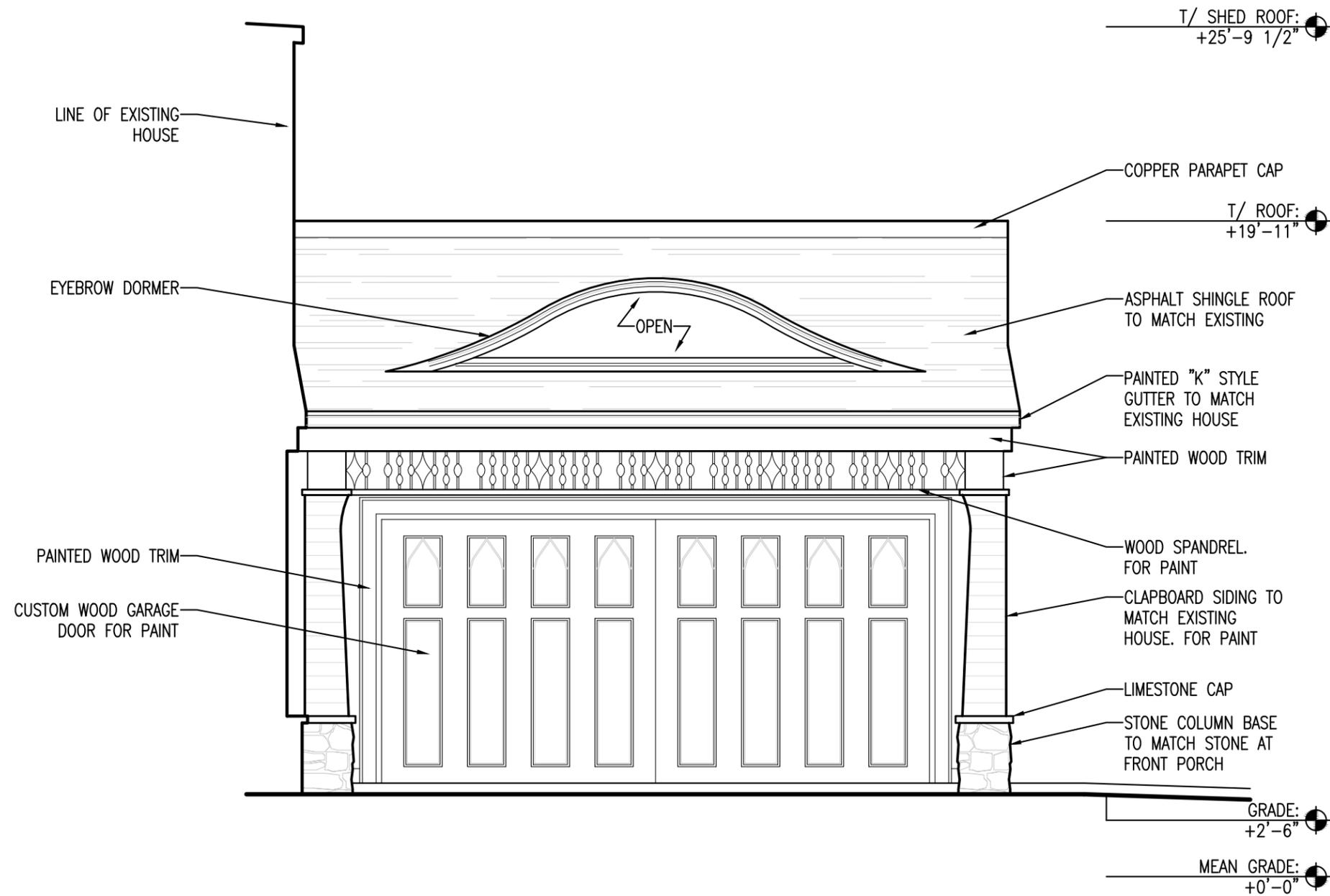
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Date: 08.23.2021

1 Proposed North Elevation
SCALE: 1/8" = 1'-0"

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A2.6

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1 Proposed Garage East Elevation

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

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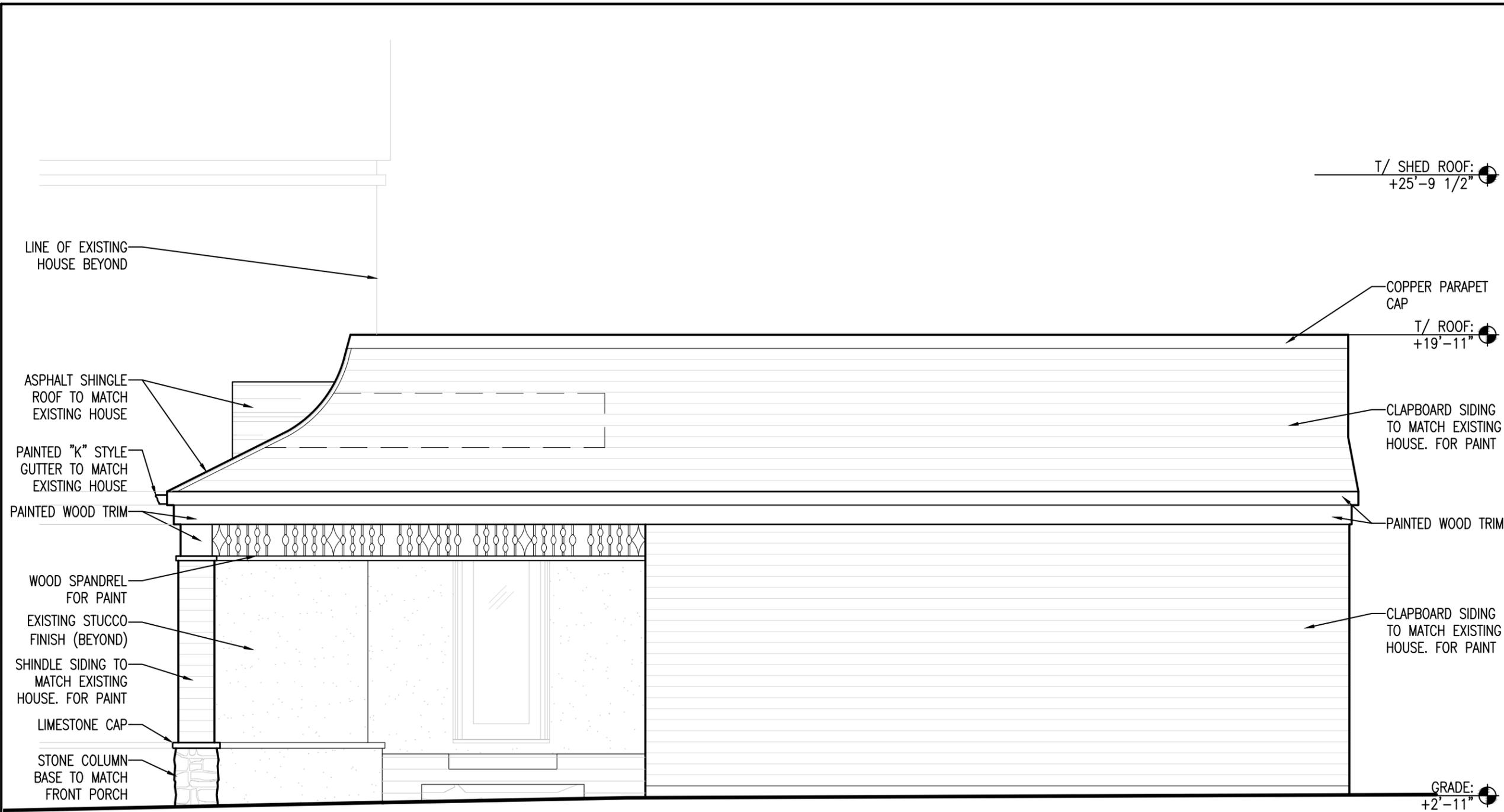
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1 Proposed Garage South Elevation
SCALE: 1/4" = 1'-0"

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Proposed Conditions - 3D Model

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Proposed Conditions - 3D Model

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Proposed Conditions - 3D Model

NICKELL RESIDENCE
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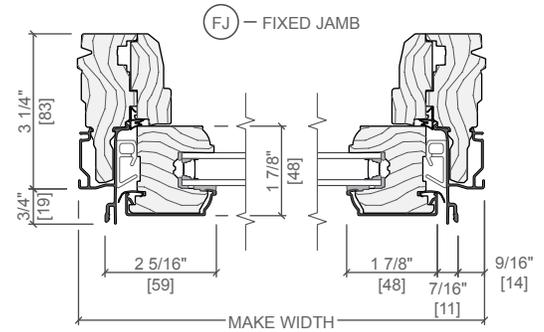
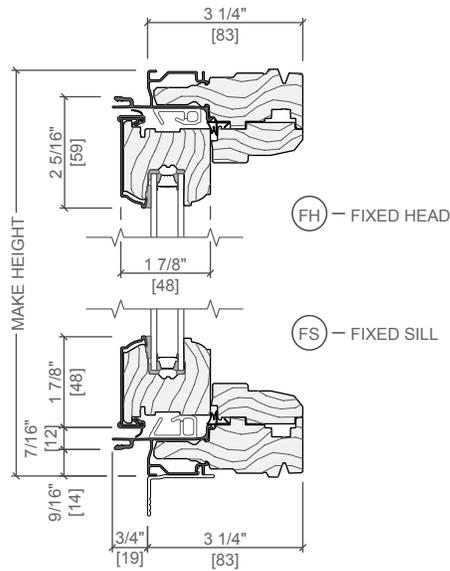
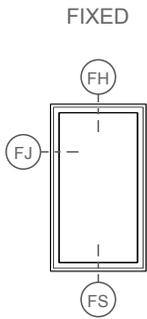
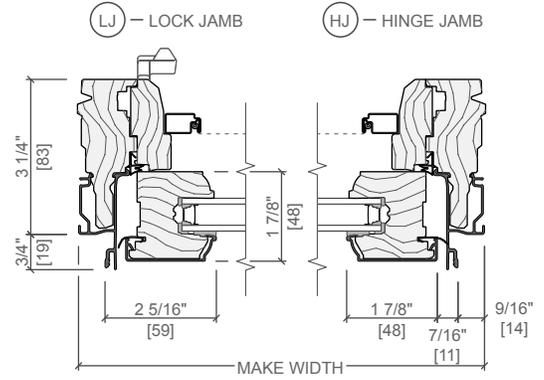
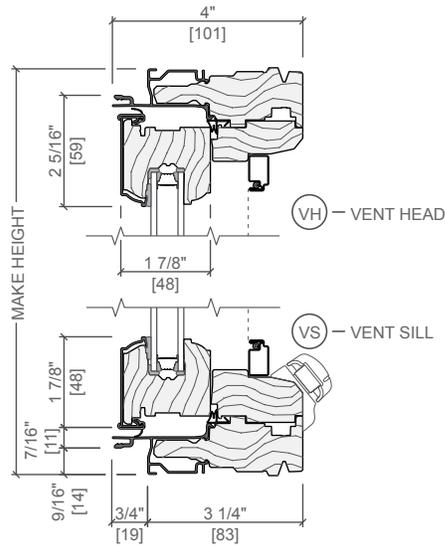
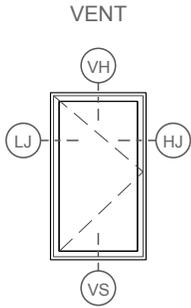
A3.3

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Pella® Reserve™ Traditional Precision-Fit Casement Window

Unit Section - Aluminum-Clad Exterior Ogee Exterior Glazing Profile



Scale 3" = 1' 0"

All dimensions are approximate.

PLAT OF TOPOGRAPHY

OF

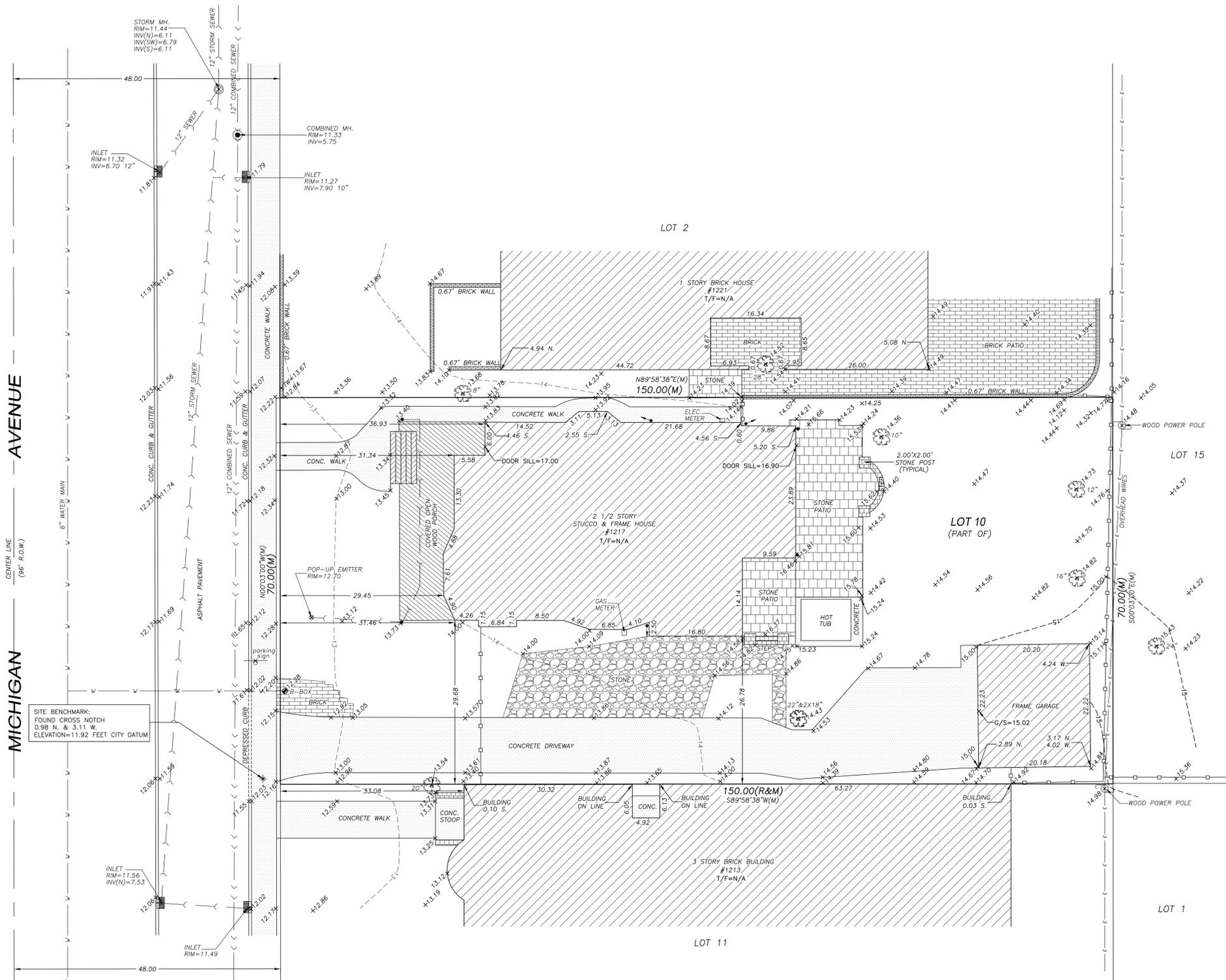
LOT 10 (EXCEPT THE NORTH 30 FEET THEREOF) IN STOCKHAM'S RESUBDIVISION OF BLOCK 2 OF BLISS SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-19-204-002-0000 TOTAL LAND AREA: 10,500 SQ.FT.

COMMONLY KNOWN AS: 1217 MICHIGAN AVENUE, EVANSTON, ILLINOIS 60202



SCALE: 1 INCH = 10 FEET



MICHIGAN AVENUE

- LEGEND:**
- (R) = Subdivision Record
 - (M) = Measured
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - T/F = Top of Foundation
 - B/S = Bottom of Siding
 - F.F.L. = Finish Floor
 - G/S = Garage Slab
 - TC = Top of Curb
 - G = Gutter
 - TW = Top of Wall
 - T/P = Top of Pipe
 - Conc. = Concrete
 - Tree
 - Wood Fence
 - Chain Link Fence
 - Iron Fence
 - Fire Hydrant
 - Water Valve
 - B-Box
 - Water Manhole
 - Storm Manhole
 - Catch Basin
 - Inlet
 - Sanitary/Combined Manhole
 - Wood Power Pole
 - Down Spout
 - Combined Sewer
 - Storm Sewer
 - Sanitary Sewer
 - Water Main
 - Overhead Wires

REFERENCE BENCHMARK:
CITY OF EVANSTON BENCHMARK #42 - ROD WITH CAP
LOCATION: NE QUADRANT DAVIS STREET & FOREST PLACE
1.4 FEET EAST OF CURB & 8 FEET WEST OF SIDEWALK.
ELEVATION=16.29 FEET CITY DATUM
VERTICAL DATUM=579.70 FEET ABOVE MEAN TIDE AT NEW YORK 1959 ADJ.

GENERAL NOTES:

- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
COUNTY OF COOK

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED: MAY 20, 2021
DATED THIS 25th DAY OF MAY, 2021.

BY: *Thomas R. Schmidt*
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2022

ORDER NO.: 21-096-T
ORDERED BY: BLAIR SCHMIDT
SHUMAKER DESIGN + BUILD ASSOCIATES, LLC

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION AND LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

NOTE: Location of underground utilities and sewer size where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Locations of existing utility services are based on visual observations. Contractor must confirm location and condition of all utility services to remain.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
©1-800-892-0123 BEFORE DIGGING





STATEMENT OF SIGNIFICANCE

Designed by an early Evanston architect, this structure was quite restrained for the period. A simple porch spreads across the entire front of this stucco and shingle house. On the north end two tall windows project into the roof to become dormers, and near the center appears a small eyebrow window. Set between the two windows on the south end of the second floor is a small stucco relief panel. The design was disturbed, however, by the removal of a large gable or dormer from the south end of the roof.

EVANSTON LANDMARK

ADDRESS: 1217 Michigan
COMMON NAME: Same
REAL ESTATE INDEX NUMBER:
DATE OF CONSTRUCTION: 1894
ARCHITECT OR BUILDER: J. C. Lane
ORIGINAL SITE MOVED
SIGNIFICANCE:

HISTORICAL	<input type="checkbox"/> H1	<input type="checkbox"/> H2	<input type="checkbox"/> H3
ARCHITECTURAL	<input type="checkbox"/> A4	<input type="checkbox"/> A5	<input type="checkbox"/> A6
	<input type="checkbox"/> A7	<input type="checkbox"/> A8	<input checked="" type="checkbox"/> A9

OTHER COMMENTS:



BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Shingle Style"/>	ROOF TYPE	<input type="text" value="Side gambrel"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1894"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="1918"/>	PORCH	<input type="text" value="Full front"/>
DATESOURCE	<input type="text" value="Building permit/alteration permits"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text" value="Wood - shingle; aluminum"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="8/1; 1/1"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1217		MICHIGAN	AVENUE
------	--	----------	--------

ALTERATIONS

Stucco first story; two-story southeast corner addition (1918); replacement windows in two-story addition in downsized openings--
SEE CONTINUATION SHEET

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)		ORIGINAL OWNER	Wells, William L.
BUILDING MOVED?	No	ORIGINAL ARCHITECT	Lane, Josiah C.
MOVED FROM		ARCHITECT SOURCE	BP463
		BUILDER	Gilbert Bros (mason)

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-205-002-0000-2.jpg



PHOTO ID3 \images\11-19-205-002-0000-3.jpg

OTHER PINS

SURVEYOR	Lara Ramsey
SURVEYOR ORGANIZATION	GRANACKI HISTORIC CONSULTANTS
SURVEY DATE	3/27/2012
Historic Info Compiler	MBM
SURVEYAREA	EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION**CURRENT ADDRESS**1217 MICHIGAN AVENUE**OLD ADDRESS**
(city dir.year)**DATE OF CONSTRUCTION** 1894 **MOVING INFORMATION****BUILDING MOVED?** No**MOVING PERMIT #** **DATE** **MOVED FROM** **ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** 463 **DATE** 1894.07.06 **BUILDING PERMIT DESCRIPTION** 2-story house 39'w x 53'd x 42'h, 10 rooms **COST** \$6,000 **ORIGINAL OWNER** Wells, William L. **ORIGINAL OWNER OCCUPIED?** yes **ORIGINAL ARCHITECT** Lane, Josiah C. **ARCHITECT SOURC** BP463 **BUILDER** Gilbert Bros (mason) **EXTERIOR ALTERATION PERMITS**BP7668, 1918.04.08, 2-story addition \$7,500 (O) C.W. Alton, (A) Tallmadge & Watson, (B) E.B. Shumway **OTHER PERMIT INFO**BP8948, 1921.07.15, 1-story frame garage improvement \$300 (O/A) C.W. Alton, (B) D. McPherson **COA INFO**2009 - Install a 4' high aluminum fence and gate(s) across the south side yard and the north side yard, perpendicular to the house and the north and south property lines (27' long on the south side and 4' long on the north side)--SEE CONTINUATION SHEET **HISTORIC INFO****OTHER SOURCES**IHSS #195. Evanston Landmark (1978). ELHD #225. PHOTOS at EHC: 6"x4" (also details) undated; Quinlan & Tyson 1970; Cyrus Realty, 1975; Hokanson & Jenks, 1975 & 1979. **HISTORIC INFO COMPILER** MBM

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1217

STREET MICHIGAN AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Side gambrel roof; small eyebrow dormer on front façade; shed roof dormer with two windows divided bay garland panel; pair of tall, slender gambrel roof dormers at north end of façade, with double hung windows topped by blind, round arches; fish scale shingles; inset full front porch (round, engaged column with Ionic capital just north of entry looks original—other columns on porch likely are historic replacements); recessed entry at north end of façade with paneled wood door; one-story south side window bay; three-sided bay under porch; historic 1/1 and 8/1 wood windows on front and side elevations; north side Palladian window on gable wall; three-side, two-story bay on north elevation; front window with leaded glass transom under porch; double doors with leaded glass panels under porch.

Alterations

Stucco first story; two-story southeast corner addition replacement windows in two-story addition in downsized openings (first story may have originally been open porch that was later enclosed); some aluminum siding on second story side elevations; rear one-story porch added to historic two-story addition; gable or dormer roof at south end of façade appears to have been removed (likely not part of the Tallmadge & Watson alteration from 1918)

COA Information

2009 - Install a 4' high aluminum fence and gate(s) across the south side yard and the north side yard, perpendicular to the house and the north and south property lines (27' long on the south side and 4' long on the north side). The south portion is setback 1 foot from the south east corner of the house and the north portion is at the north east corner of the house.



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday July 13, 2021

7:00 P.M.

Via Virtual Meeting

Members Present: Beth Bodan, Mark Simon, John Jacobs, Suzi Reinhold
Stuart Cohen, Aleca Sullivan, Sarah M. Dreller

Members Absent: Jamie Morris

Staff Present: C. Sterling; C. Ruiz

Presiding Member: M. Simon, Chair

Notes Taken By: C. Sterling

AGENDA

1. CALL TO ORDER / DECLARATION OF QUORUM

2. OLD 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.

- The case was continued from June 8, 2021. The public hearing was re-opened at the June 8, 2021 meeting to allow the property owner the opportunity to provide additional testimony and evidence at their request.
- The owners and their representatives declined to provide any new evidence.
- The owners legal counsel, Bernard Citron read a previously submitted statement into the record which repeated earlier testimony by the owner and their architectural representative.
 - As no new evidence or new testimony was provided, the Commission made a motion to close the public hearing. The motion passed unanimously 7-0

3. NEW BUSINESS

B. 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.

- As no new evidence or testimony was presented, the Commission moved to adopt the Commissions report. The motion was approved 7-0.
- A 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) was approved 7-0. 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.

4. APPROVAL OF MEETING MINUTES

A. Meeting minutes of June 8, 2021

B. Meeting minutes of June 22, 2021

- The meeting minutes of June 8 were approved subject to a minor amendment.
- The meeting minutes of June 22 were approved as presented.

5. ADJOURNMENT

- A motion to adjourn was approved 7-0.