



# PRESERVATION COMMISSION

Tuesday October 12, 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:

<https://us06web.zoom.us/j/94897380375?pwd=MmhzeW0vcFp3TnV6YlJoSnJ6eFI1UT09>

**Meeting ID:** 948 9738 0375

**Passcode:** 245941

**One tap mobile** 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. 585 Ingleside Place – Landmark – 21PRES-0133**

Morgante-Wilson Architects applies for a Certificate of Appropriateness to construct a single story masonry boat house in the same footprint as an original wood framed structure previously demolished and construct a new two-story accessory structure with ground floor boat storage and upper roofed enclosure and open terrace.

**Applicable Standards:** Construction [1-4; 7-8; 10-11; 13; and, 16]

#### **B. 217 Dempster Street – Lakeshore Historic District – Landmark – 21PRES-0134**

David Raino-Ogden, architect, applies for a Certificate of Appropriateness to construct an addition to the east volume of the properties detached accessory structure and alter the accessory structures fenestration on the north elevation upper-story.

**Applicable Standards:** Alteration [1-10]; Construction [1-5; 7-8; and 10-13; and, 15]

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

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

**C. 1233 Judson Avenue – Lakeshore Historic District – 21PRES-0135**

Nathan Kipnis, architect, applies for a Certificate of Appropriateness to replace existing windows, add a 40 panel solar array to the south roof face, and construct a rooftop deck over the southeast flat roof with new stair access at the south roof face rear volume.

**Applicable Standards:** Alteration [1-10]; Construction [1-8; and, 10-14]

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

**The applicant is requesting reconsideration of a case previously denied per Article 4, Section 3 of the Commissions Rules and Procedures.**

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 September 14, 2021

**4. DISCUSSION**

**5. STAFF REPORTS**

A. Design Guidelines Update

B. Long-Range Work Plan Subcommittee Update

C. 2020-2021 Design and Preservation Awards

**6. ADJOURNMENT**

The next meeting of the Preservation Commission is scheduled for **November 9, 2021**.

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

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### **585 Ingleside Place – Landmark – 21PRES-0133**

Morgante-Wilson Architects applies for a Certificate of Appropriateness to construct a single story masonry boat house in the same footprint as an original wood framed structure previously demolished and construct a new two-story accessory structure with ground floor boat storage and upper roofed enclosure and open terrace.

**Applicable Standards:** Construction [1-4; 7-8; 10-11; 13; and, 16]



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 585 Ingleside Place – Landmark – 21PRES-0133  
Date: October 6, 2021

## Public Notice

Morgante-Wilson Architects applies for a Certificate of Appropriateness to construct a single story masonry boat house in the same footprint as an original wood framed structure previously demolished and construct a new two-story accessory structure with ground floor boat storage and upper roofed enclosure and open terrace.

**Applicable Standards:** Construction [1-4; 7-8; 10-11; 13; and, 16]

## Construction Period:

1926

## Style:

French Eclectic

## Architect of Record:

Russell Walcott (1889-1959)

## Condition:

Excellent

## Integrity:

Good

## Status:

Landmark designated (1982)

## Setting:

585 Ingleside Place is a single-family Landmark designated home located within the Northeast National Register Historic District, but outside the Northeast Local District. The home is located on the North side of Ingleside Place between Sheridan Road to the West and Lake Michigan to the East.

Surrounding properties are a mix of one to two and one-half story single-family residences in various revival styles popularized between the 1920s and 1940s. All of which appear to

contribute to the National Register District although no other homes in proximity are Local Landmarks.

### Significance:

The homes is designated due to the significance of its architect Russell S. Walcott as well as the structures craftsmanship and uniqueness. Particularly the use of stucco, brick, and stone quoins as well as the heavy slate roof and dramatic roof forms.

Russell S. Walcott was an important local and regional architect. Native son of Evanston, Walcott would study architecture at Princeton. He would practice in the Chicago region until the late 1930s and the firm was predominately known for its residential work, particularly in the North Shore, Lake Forest and Lake Bluff specifically, as well as in Highland Park and Barrington.

### Proposal

The applicant proposes construction of two new accessory structures at the properties lake frontage. The proposed materiality of both structures mimic that of the principle structure and both make use of substantial grade change from west to east to reduce the perceived bulk and mass of the structures.

### Applicability

The Commission has binding review authority for all elevations visible from a public way. In this instance, Ingleside Place. Lake Michigan is not considered a public way. Staff believes the following are visible and subject to design review.

- South single-story accessory structure:
  - The structures roof, and portions of its south, and west elevations.
- North two-story accessory structure:
  - The structures roof, and the second floors south and west elevations

### Zoning:

The proposal is zoning compliant. Due to unique siting of the building and relation to the street, the proposal is located in the zoning side-yard. The north accessory structure maintains the required 5' side-yard setback at the east lot line and 3' minimum at the north lot line. The proposed southern accessory structure is located near the lot line and lake level, but is permitted to be replaced in its legally non-conforming location since the previous structure was destroyed by means outside the control of the owner per code section 6-6-5-4. This was subject to a determination by the Zoning Administrator, who determined the structure could be replaced in its legally non-conforming location.

Height is compliant and was determined from the established grade at the center point of the front-yard nearest the public way.

### Public Comment

None received as of 10.6.21.

### Applicable Standards

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

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

## **Construction**

1. Height. Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
2. Proportion of facades. The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
3. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.
4. Rhythm of solids to voids in facades. The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
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.
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.
16. New construction. In considering new construction such as a new free-standing structure, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for compatibility.

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



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

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

To process your application, submit the following via email to [preservation@cityofevanston.org](mailto:preservation@cityofevanston.org):

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

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

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

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

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

1) Property Address: <b>585 INGLESIDE PLACE</b>	<b>FOR STAFF USE ONLY</b> Application Number:			
2) Owner's Name: <b>PETER AND DOROTHY MARKS</b>	Address: <b>585 INGLESIDE PLACE</b>			
City: <b>EVANSTON</b>	State: <b>IL.</b>	Zip: <b>60201</b>	Phone: <b>847-866-9669</b>	Email/Fax: <b>MCMCAPE@AOL.COM</b>
3) Architect's Name: <b>MORGANTE - WILSON ARCHITECTS</b>	Address: <b>2834 CENTRAL STREET</b>			
City: <b>EVANSTON</b>	State: <b>IL.</b>	Zip: <b>60201</b>	Phone: <b>847-332-1001</b>	Email/Fax: <b>EFLANS@MORGANTEWILSON.COM</b>
4) Contractor's Name: <b>T.B.D.</b>	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No;				
If yes, <input 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 <u>requires</u> :				
<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 <u>does not require</u> 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.

RE-BUILD EXISTING BOAT HOUSE DAMAGED BY LAKE MICHIGAN'S RISEN LAKE LEVEL, AND BUILD NEW PROPOSED BOAT STORAGE AND TERRACE STRUCTURE.

### 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 type="checkbox"/> Residential <input checked="" type="checkbox"/> Other: ACCESSORY STRUCTURES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Partial <input type="checkbox"/> Total	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Alteration <input type="checkbox"/> Restoration <input 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 checked="" type="checkbox"/> Windows <input type="checkbox"/> Storm Windows <input checked="" type="checkbox"/> Doors <input type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Style/Materials: ALUMINUM CLAD	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Roof: <input checked="" type="checkbox"/> New <input type="checkbox"/> Re-roof	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input type="checkbox"/> Rear	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fence / Gate: <input type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Front <input type="checkbox"/> Side <input type="checkbox"/> Rear	<input type="checkbox"/> Yes <input type="checkbox"/> No
Siding: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side <input checked="" type="checkbox"/> Rear Material: BRICK & LIMESTONE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Sign <input type="checkbox"/> Awning	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Restoration Material:	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Air Conditioning Unit	<input checked="" type="checkbox"/> New <input type="checkbox"/> Replacement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<input type="checkbox"/> Relocation	New Address for Relocation:	

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

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

4) Applicant's Signature: C. Wot M. Flann  
 Print Name: \_\_\_\_\_

Date: 9/21/21

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

**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).

NOT APPLICABLE

**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.).

PROPOSED RE-BUILD OF EXISTING BOAT HOUSE  
& PROPOSED NEW BOAT STORAGE AND TERRACE AT  
585 INGLESIDE PLACE

PRIVATE RESIDENCE  
585 INGLESIDE PLACE, EVANSTON, IL.

MORGANTE WILSON ARCHITECTS, LTD.

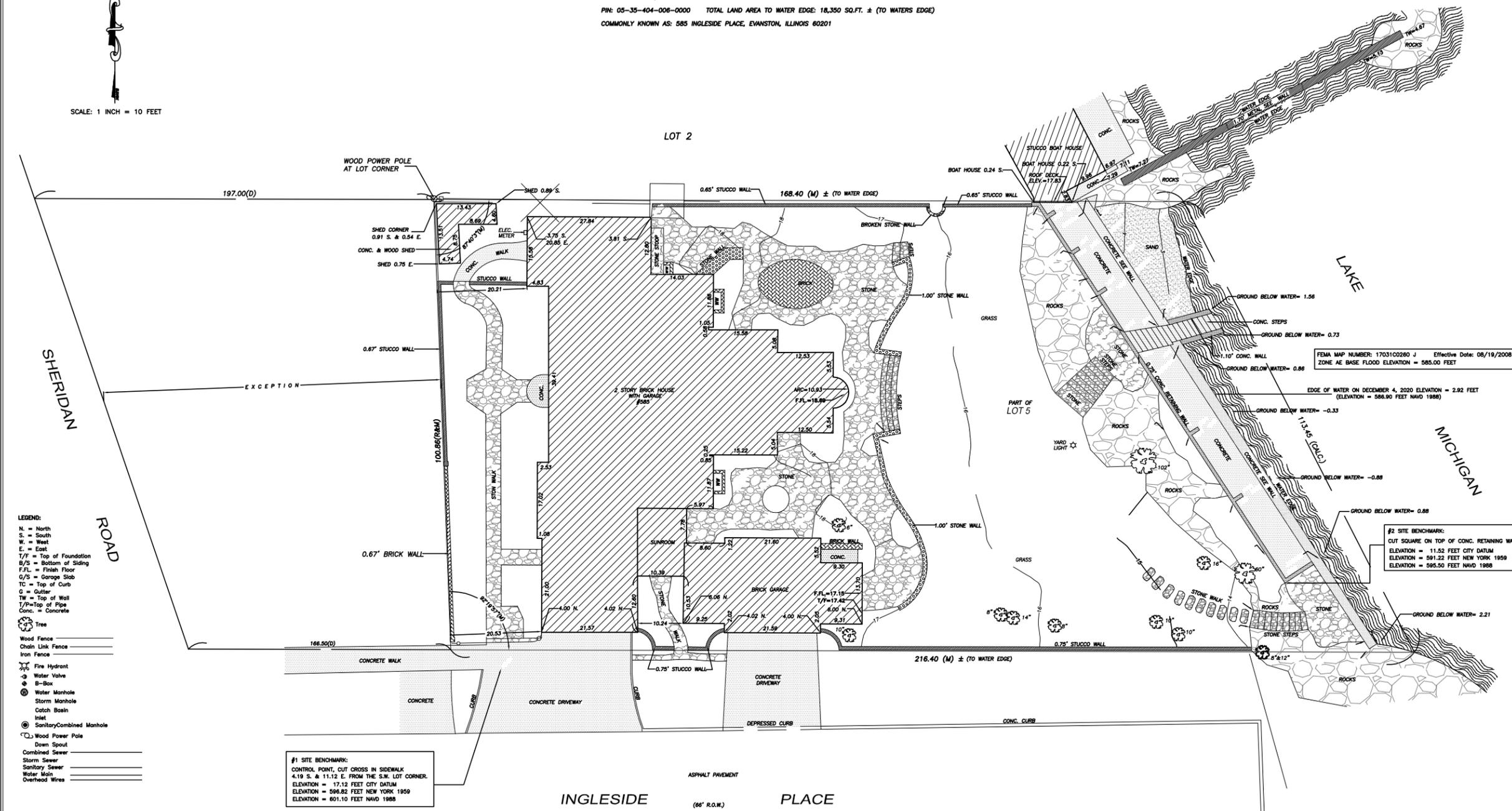
PLAT OF TOPOGRAPHY

OF

LOT 5 (EXCEPT THE WEST 166 1/2 FEET ON THE SOUTH LINE BY 197 FEET ON THE NORTH LINE) IN BLOCK 4, IN BROWNS LAKE GROVE ADDITION TO EVANSTON, BEING A SUBDIVISION OF PART OF LOTS 35 TO 38 IN BAXTERS SHARE OF OULMETTE RESERVATION AND PART OF LOTS 23, 24 AND 25 IN SMITHS SUBDIVISION ALL IN SOUTH PART OF OULMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-35-404-006-0000 TOTAL LAND AREA TO WATER EDGE: 18,350 SQ.FT. ± (TO WATERS EDGE)  
COMMONLY KNOWN AS: 585 INGLESIDE PLACE, EVANSTON, ILLINOIS 60201

SCALE: 1 INCH = 10 FEET



- LEGEND:**
- 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
  - 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

ORDER NO.: 14-419-T  
ORDERED BY: PETER MARKS  
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

**REFERENCE BENCHMARK:**  
CITY OF EVANSTON BENCHMARK #37  
ROD WITH CAP, SW QUADRANT MILBURN STREET & SHERIDAN ROAD  
ELEVATION = 14.88 FEET (CITY DATUM)  
VERTICAL DATUM = 579.70 FEET ABOVE MEAN TIDE AT NEW YORK 1959 ADJ.  
ELEVATION = 594.56 FEET NEW YORK 1959  
ELEVATION = 14.86 FEET (CITY DATUM)  
VERTICAL DATUM = 579.98 FEET ABOVE NAVD 1988  
ELEVATION = 598.84 FEET NAVD 1988

**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

**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: DECEMBER 4, 2020  
DATED THIS 17th DAY OF DECEMBER, 2020.

PRIVATE RESIDENCE  
585 INGLESIDE PLACE, EVANSTON, IL.

MORGANTE WILSON ARCHITECTS, LTD.



EXISTING HOME

**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

MORGANTE WILSON ARCHITECTS, LTD.



VIEW FROM INGLESIDE PLACE - LOOKING NORTHEAST



VIEW FROM PROPERTY - LOOKING NORTHEAST

**PRIVATE RESIDENCE**  
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EXISTING (DAMAGED) BOAT HOUSE (NOW REMOVED)



EXISTING (DAMAGED) BOAT HOUSE (NOW REMOVED)

**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

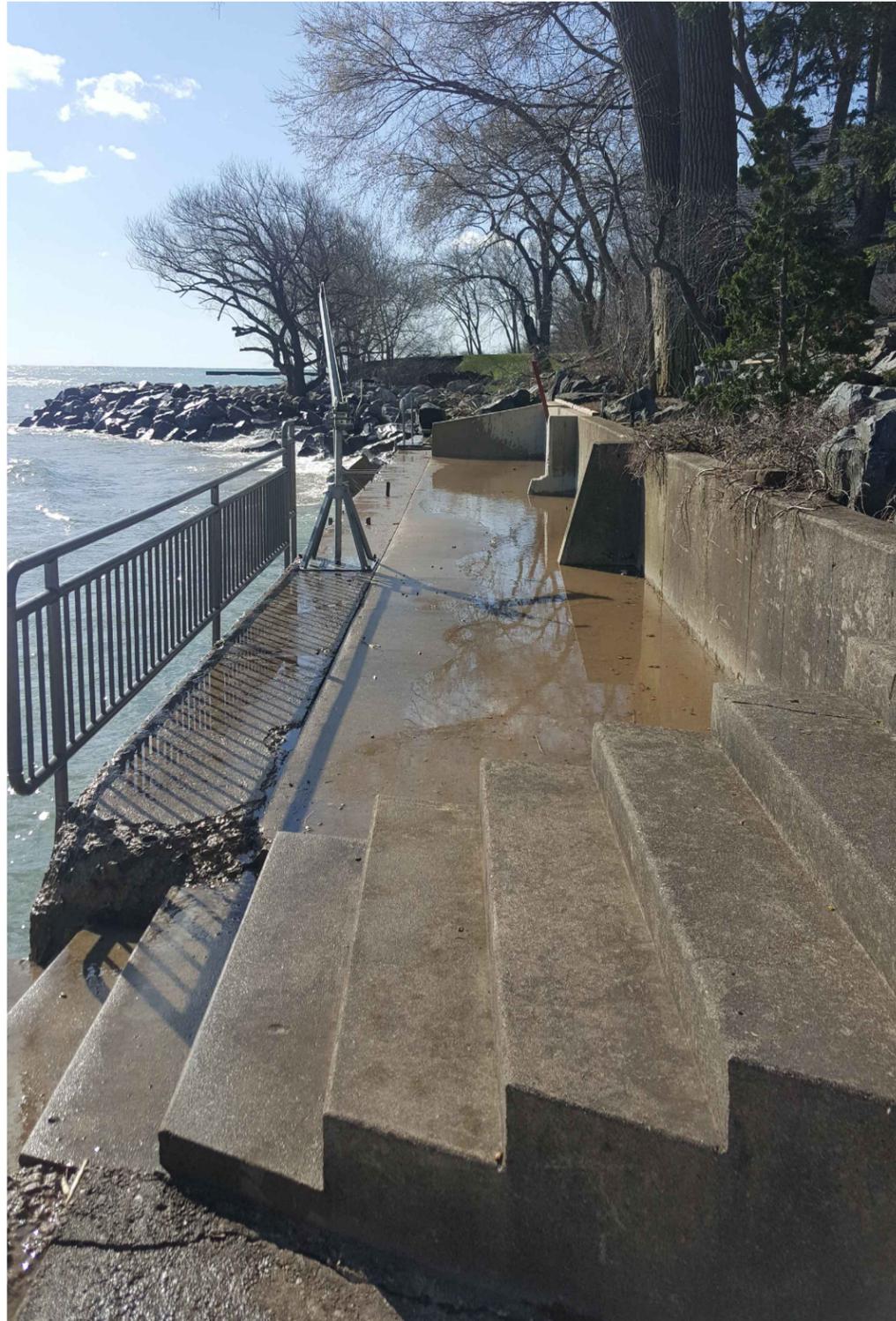
MORGANTE WILSON ARCHITECTS, LTD.



EXISTING SITE - LOOKING NORTH

**PRIVATE RESIDENCE**  
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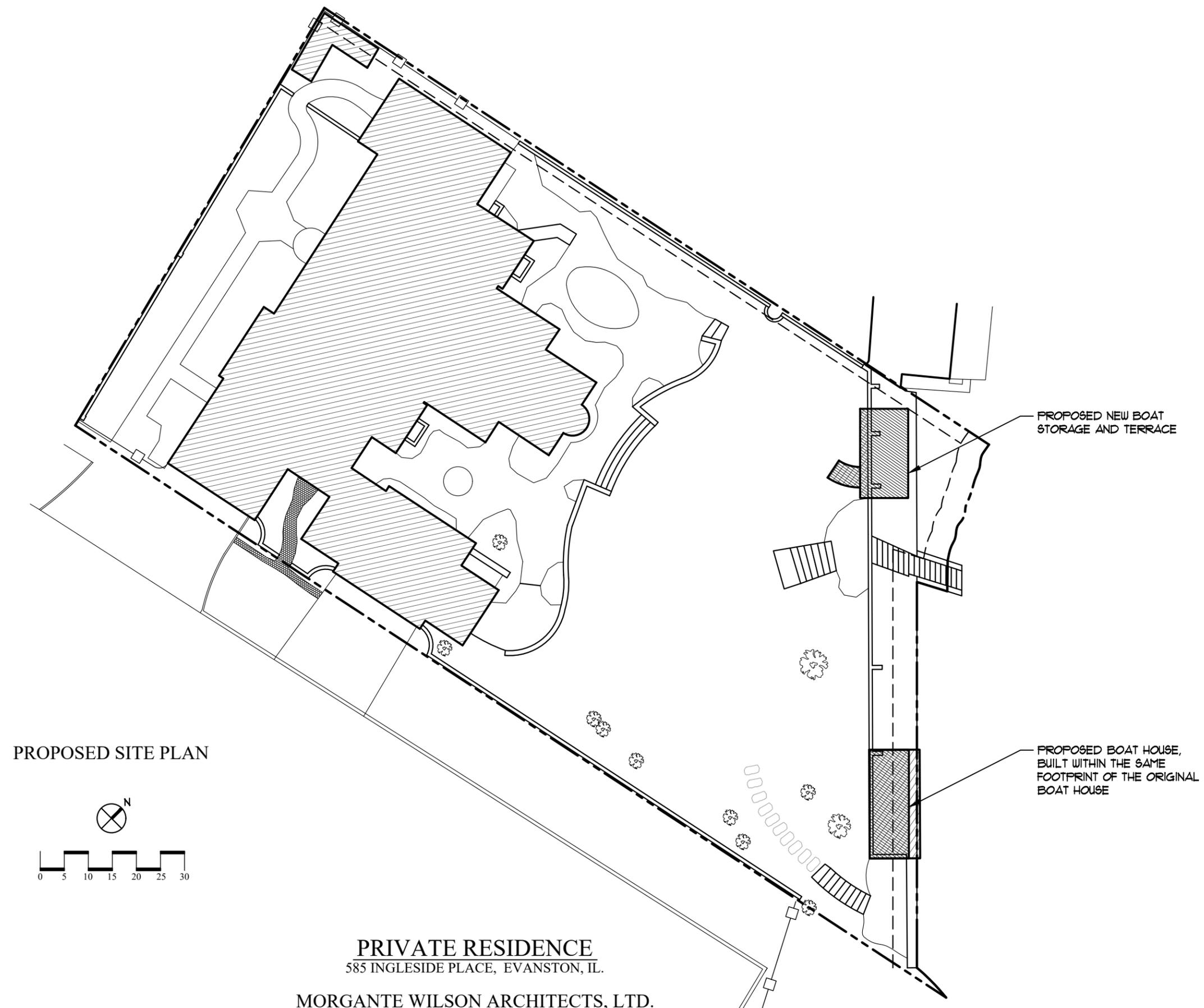
EXISTING SITE - LOOKING SOUTH



EXISTING SITE - LOOKING NORTH

**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

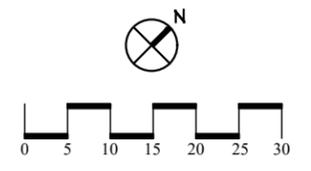
MORGANTE WILSON ARCHITECTS, LTD.



PROPOSED NEW BOAT STORAGE AND TERRACE

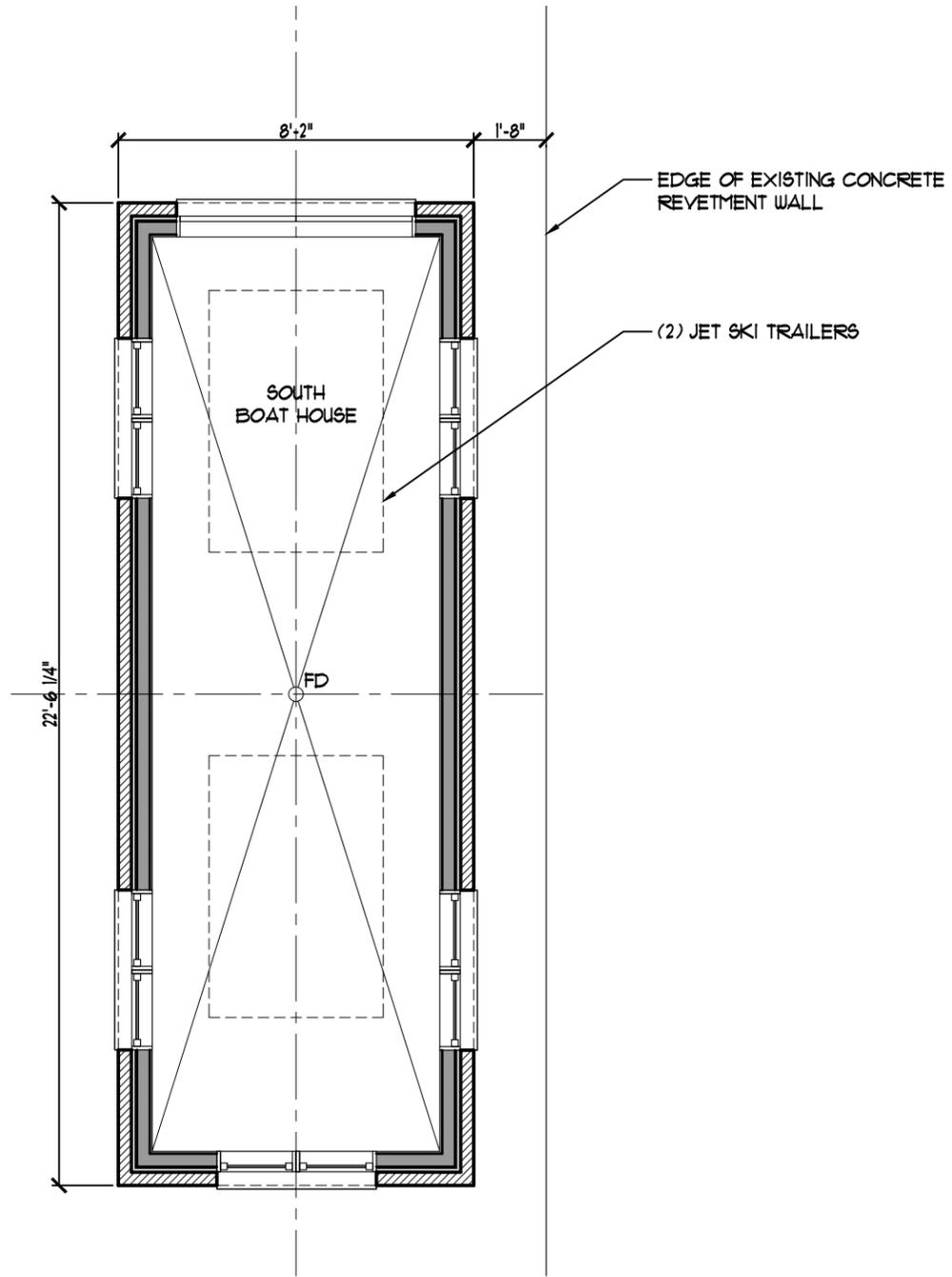
PROPOSED BOAT HOUSE, BUILT WITHIN THE SAME FOOTPRINT OF THE ORIGINAL BOAT HOUSE

PROPOSED SITE PLAN

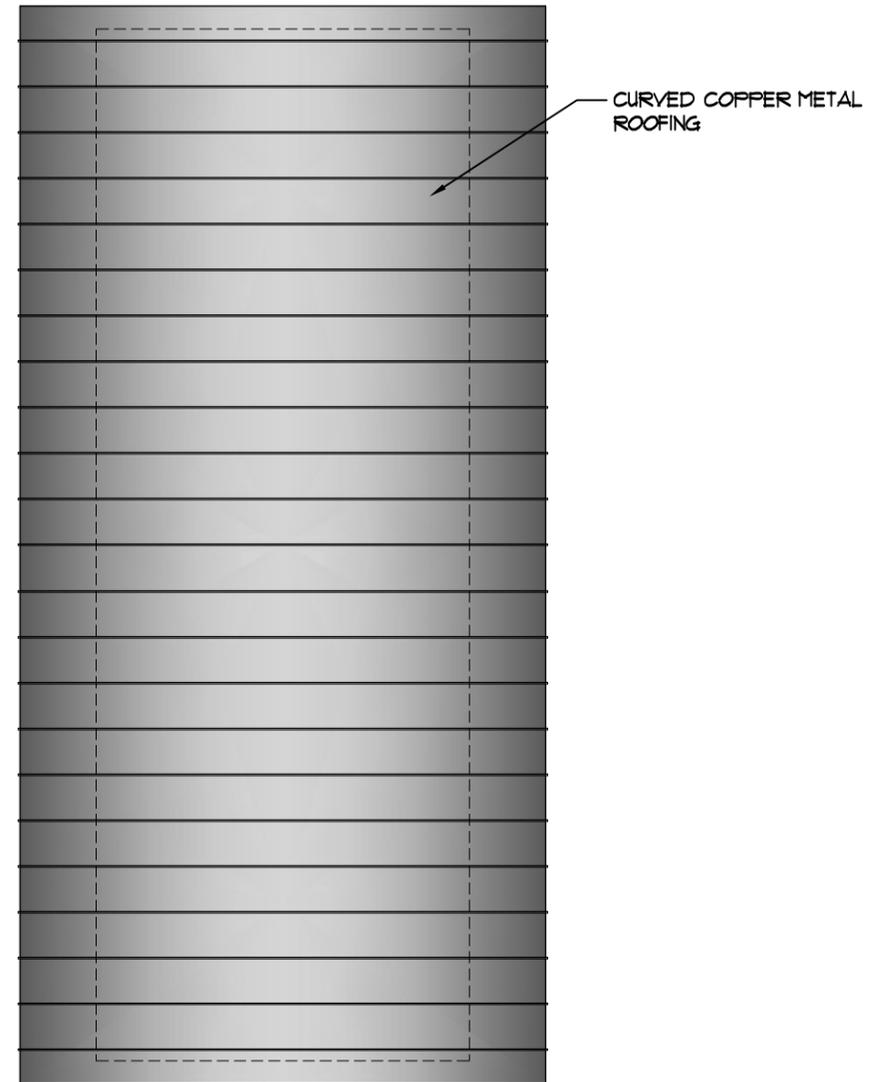


**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

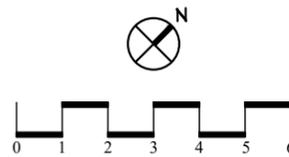
MORGANTE WILSON ARCHITECTS, LTD.



PROPOSED BOAT HOUSE (SOUTH) PLAN

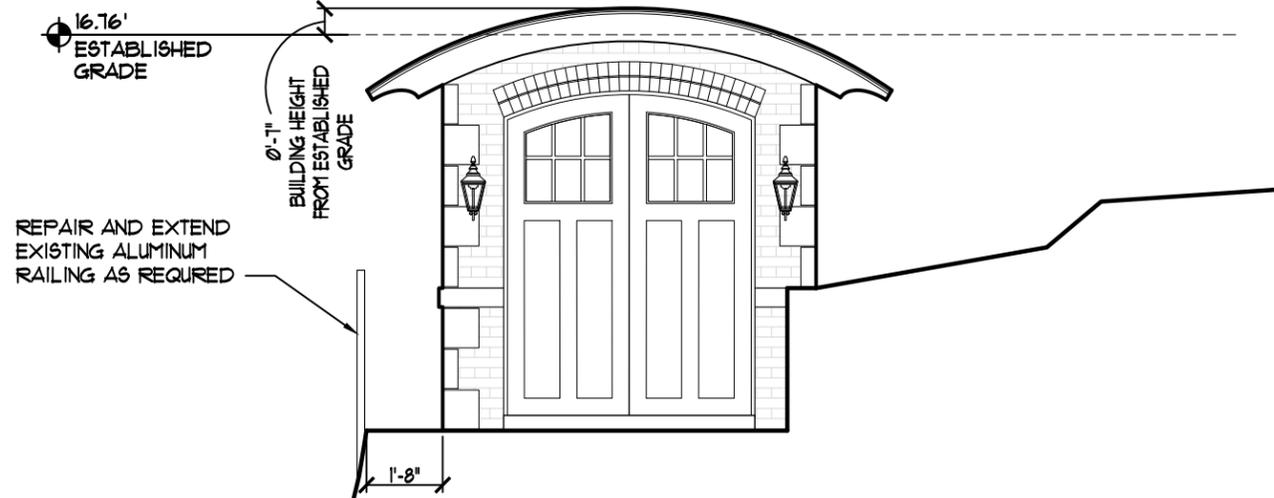


PROPOSED BOAT HOUSE (SOUTH) ROOF PLAN

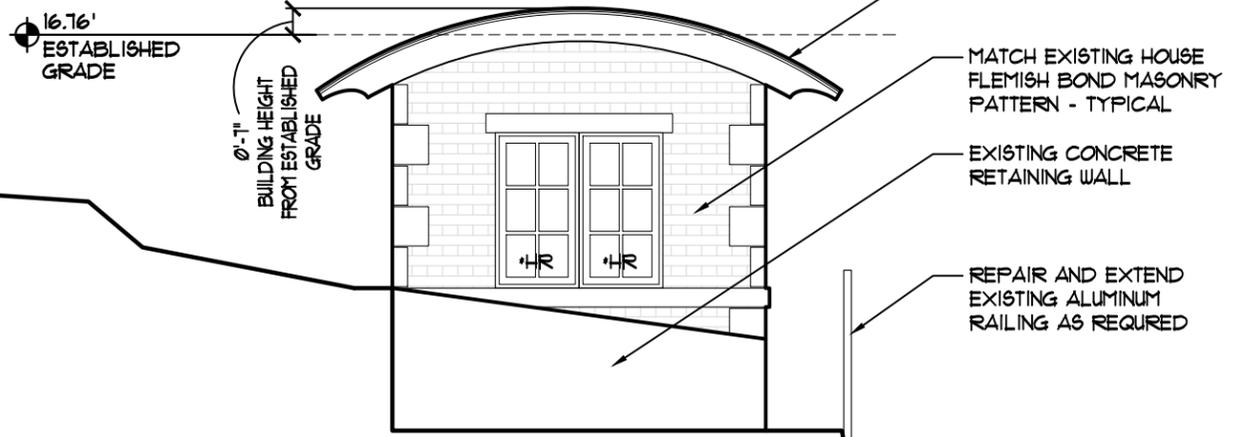


**PRIVATE RESIDENCE**  
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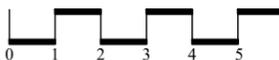
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

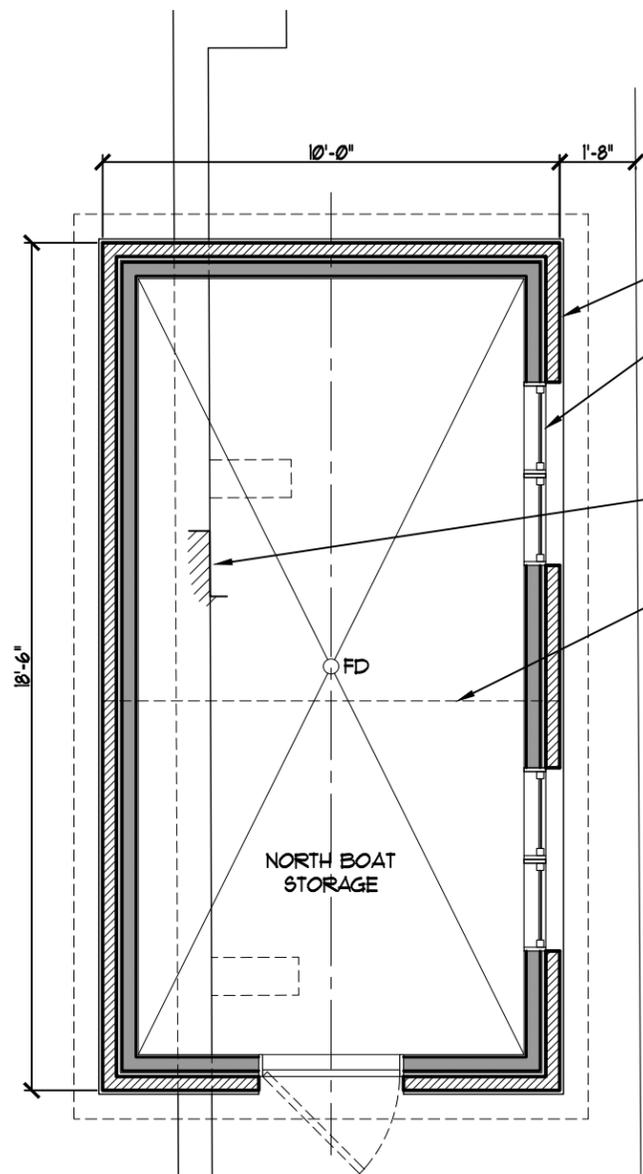


PROPOSED EAST ELEVATION



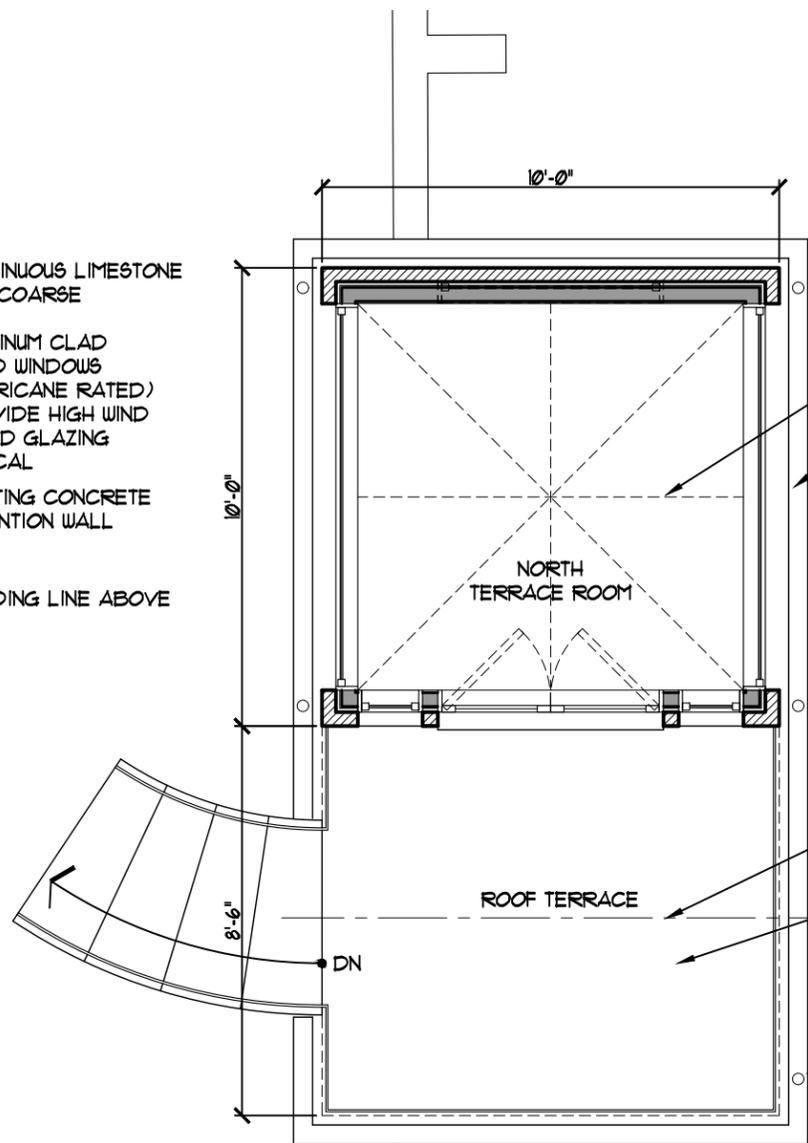
**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

MORGANTE WILSON ARCHITECTS, LTD.



PROPOSED BOAT STORAGE (NORTH)  
FIRST FLOOR PLAN

- CONTINUOUS LIMESTONE SILL COARSE
- ALUMINUM CLAD WOOD WINDOWS (HURRICANE RATED) PROVIDE HIGH WIND RATED GLAZING TYPICAL
- EXISTING CONCRETE RETENTION WALL
- BUILDING LINE ABOVE



PROPOSED TERRACE (NORTH)  
SECOND FLOOR PLAN

- CATHEDRAL CEILING LINES ABOVE
- PITCHED COPPER SILL AND GUTTER LINE
- CENTER LINE OF TERRACE AND STAIRS
- STONE PANELS SET ON BISON PEDESTAL DRAINAGE SYSTEM SET ON FULLY ADHERED 60 MIL TPO ROOFING SYSTEM
- SEE ELEVATIONS FOR 3" DIAMETER COPPER DOWNSPOUT LOCATIONS TYPICAL

COPPER ROOF, PITCHED MIN. 1/4" PER FT. TO COPPER GUTTERS AND DOWNSPOUTS

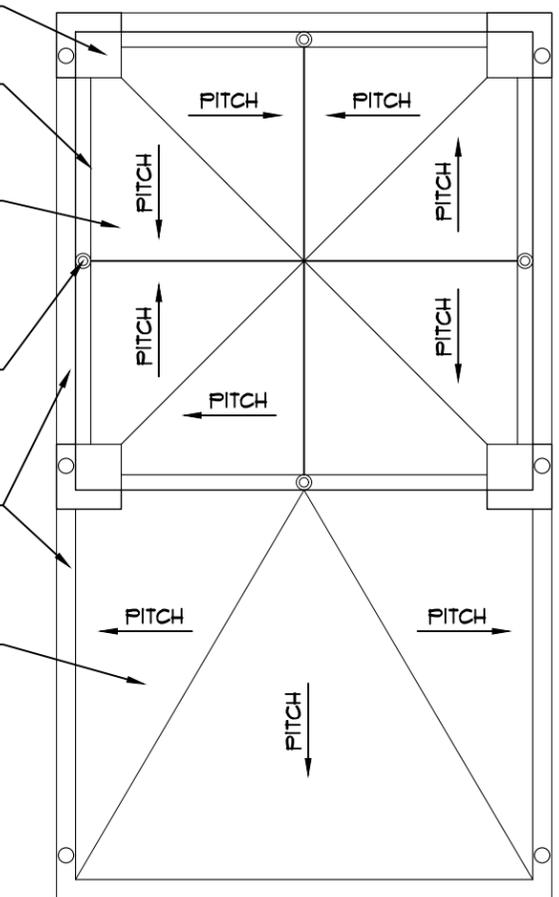
CONTINUOUS COPPER COPING AT EDGE OF ROOF

SLATE SHINGLE ROOF TO MATCH HOUSE THICKNESS, COLOR, AND LAYOUT - TYPICAL

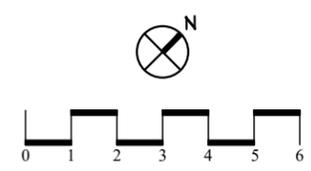
CUSTOM LIMESTONE FINIALS, MATCH CLASSIC GARDEN ORNAMENTS LTD., LONGSHADOW PINEAPPLE FINIAL DESIGN. APPROXIMATE DIMENSIONS 6 1/2" x 1'-2"

COPPER GUTTERS AND DOWNSPOUTS BELOW

FULLY ADHERED 60 MIL TPO ROOFING SYSTEM, PITCHED 1/4" PER FT. TO CONTINUOUS COPPER GUTTERS

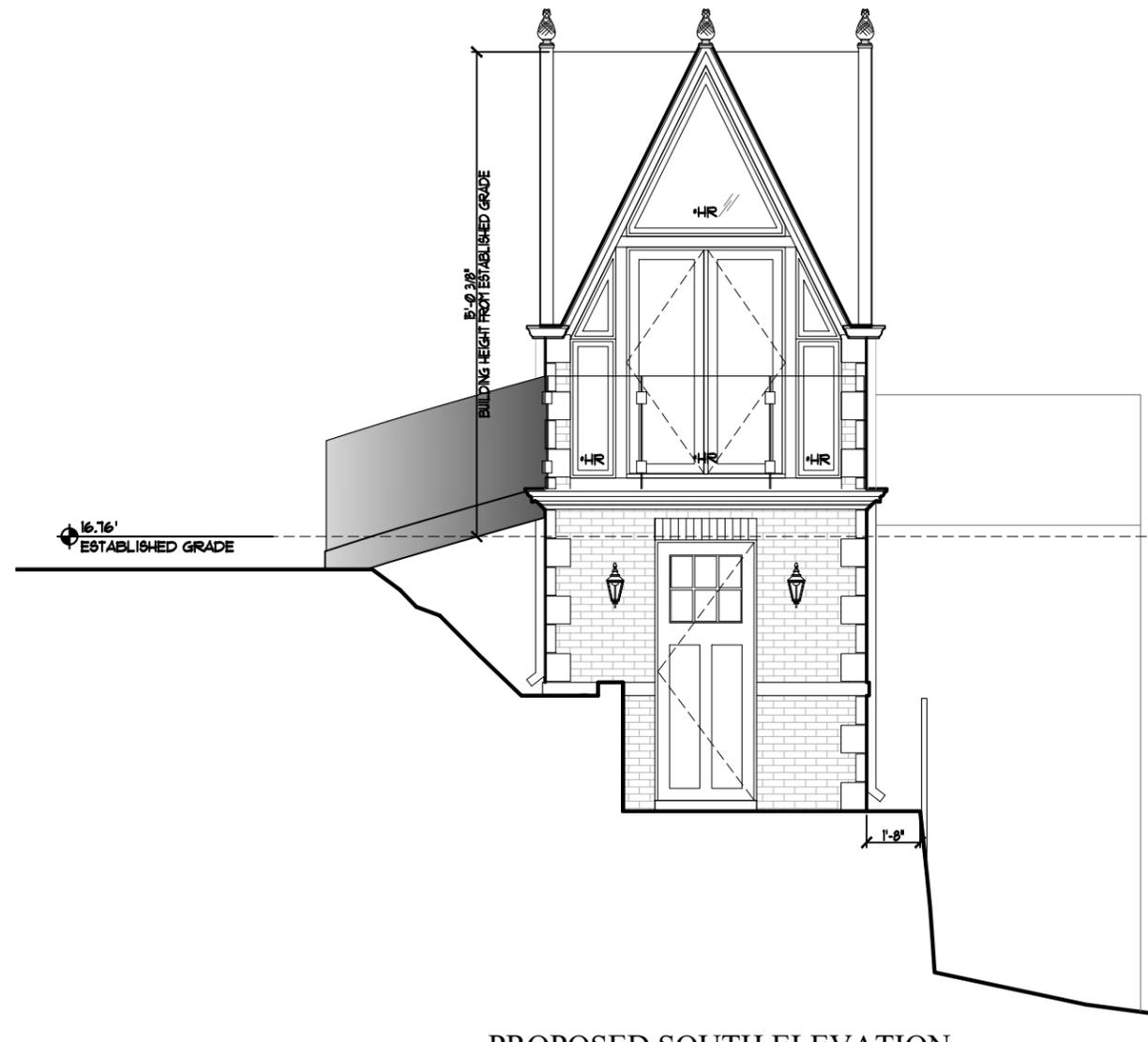


PROPOSED TERRACE (NORTH)  
ROOF PLAN



PRIVATE RESIDENCE  
585 INGLESIDE PLACE, EVANSTON, IL.

MORGANTE WILSON ARCHITECTS, LTD.



PROPOSED SOUTH ELEVATION

CUSTOM LIMESTONE FINIALS, MATCH CLASSIC GARDEN ORNAMENTS LTD., LONGSHADOW PINEAPPLE FINIAL DESIGN, APPROXIMATE DIMENSIONS 6 1/2" X 1'-2"

CONTINUOUS COPPER COPING TYPICAL

SLATE SHINGLE ROOF TO MATCH HOUSE THICKNESS, COLOR, AND LAYOUT TYPICAL

COPPER GUTTER AND 3" DIAMETER DOWNSPOUTS TYPICAL

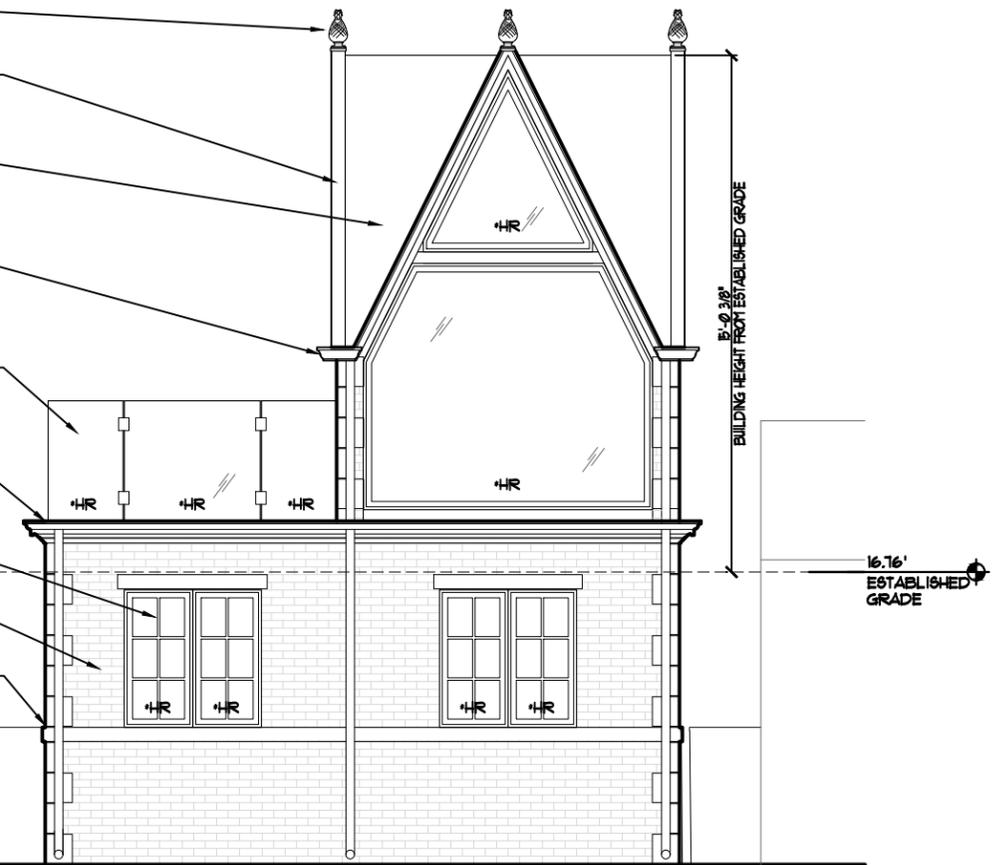
1/2" TEMPERED GLASS GUARD RAILING SYSTEM WITH BRUSHED STAINLESS STEEL FITTINGS TYPICAL

CONTINUOUS COPPER GUTTER

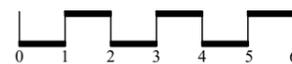
ALUMINUM CLAD WOOD WINDOWS (HURRICANE RATED) PROVIDE HIGH WIND RATED GLAZING TYPICAL

MATCH EXISTING HOUSE FLEMISH BOND MASONRY PATTERN TYPICAL

5" CONTINUOUS LIMESTONE BELT COARSE

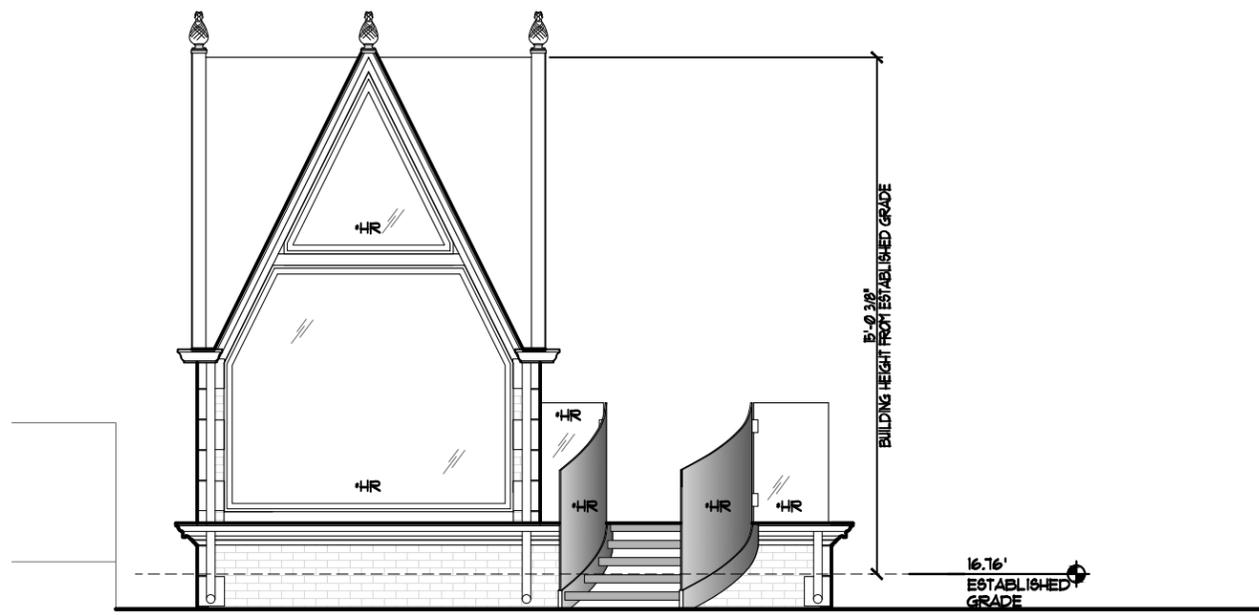


PROPOSED EAST ELEVATION

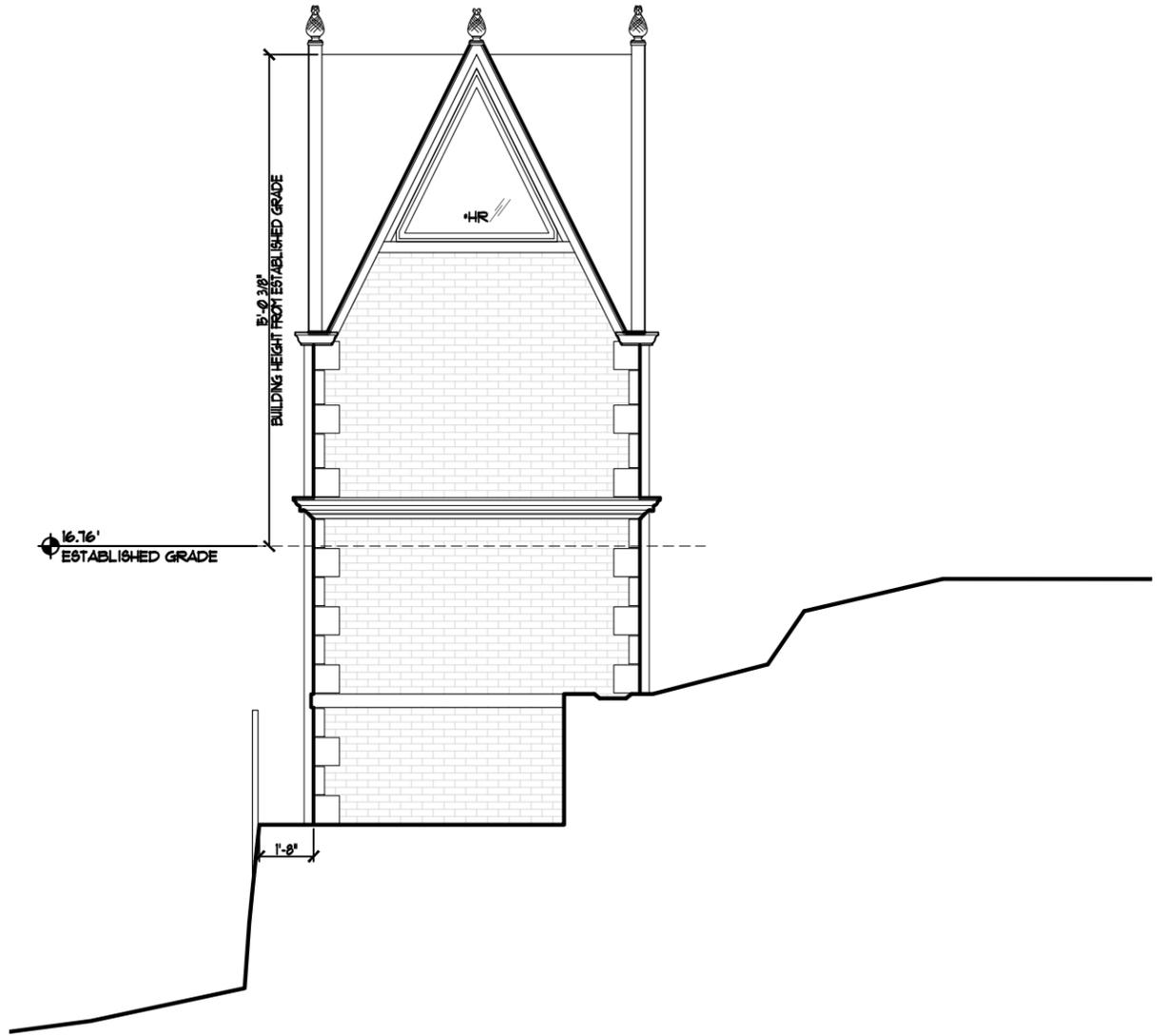


PRIVATE RESIDENCE  
585 INGLESIDE PLACE, EVANSTON, IL.

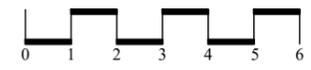
MORGANTE WILSON ARCHITECTS, LTD.



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



**PRIVATE RESIDENCE**  
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MORGANTE WILSON ARCHITECTS, LTD.



RENDERING LOOKING NORTHEAST

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EXISTING HOME

**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

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WINDOW COLOR & MUTTON PATTERN



DOOR PROFILE & COLOR



SLATE ROOFING  
BRICK COLOR & SIZE  
LIMESTONE QUOINING

EXTERIOR MATERIALS  
MATCH FINISHES ON EXISTING HOME

**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

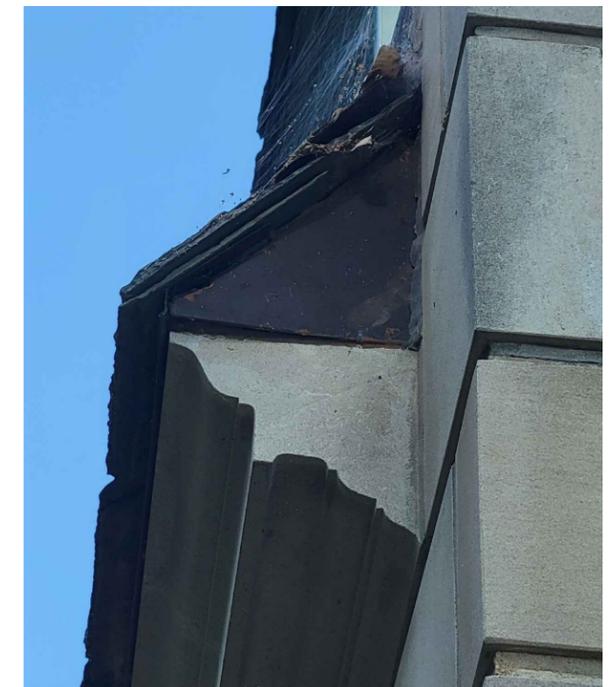
MORGANTE WILSON ARCHITECTS, LTD.



PINEAPPLE  
FINIAL



COPPER GUTTERS & DOWNSPOUTS



LIMESTONE COPING



**Zoning Analysis  
Summary**

<b>Case Number:</b>	<b>Case Status/Determination:</b>
21ZONA-0073 – 585 Ingleside R1 Single-Family Residential District   Registered Local Landmark	Compliant

**Proposal:**

Construction of two accessory structures
--

<b>Zoning Section:</b>	<b>Comments:</b>
6-8-2-5	The lot size is 18,350 square feet where 7,200 is standard.
6-8-2-6	The minimum lot width is 100.85' where 35' is required.
6-8-2-7	The proposed building lot coverage is 27% where 30% is the maximum permitted.
6-8-2-10	The proposed impervious surface ratio is ~49.50% where 45% is the maximum permitted and 49.50% is the existing legally non-conforming condition.
6-8-2-8 (A) 1.	The proposed front-yard setback is unchanged where 13' is required (block average). The proposed south accessory structure is not in the front-yard, being ~15.5' from the front lot line along Ingleside
6-8-2-8 (A) 2.	The proposed street side-yard setback is not applicable. Front-yard faces Ingleside. Proposal is located in side-yard. See above.
6-8-2-8 (A) 3.	The proposed side-yard setback is variable due to lake levels but greater than 5'
6-8-2-8 (C) 4.	The proposed rear-yard setback is 3' where 3' is required for the north accessory structure

- Additional Comments:**
- Height. The building can be 20' in height from the point of established grade. The Zoning Administrator determined that based on the established grade on the lot and the location of these two structures, they could be 24' in height as measured from their base. This is compliant.
  - Rear-yard coverage does not apply as the majority of the structures are located in the side-yard.
  - Review and issuance of COA by HPC is required.

ZONING COMPLIANCE REPORT

**PRIVATE RESIDENCE**  
585 INGLESIDE PLACE, EVANSTON, IL.

MORGANTE WILSON ARCHITECTS, LTD.



## STATEMENT OF SIGNIFICANCE

An important local architect designed this French-chateau-based house for Johnston A. Bowman. Its ground floor has stucco-washed brick walls, stone quoins, and a blank-fascia belt course at the lintel level. The wall projects westward slightly at the south end and more so at the north where the tall, steep pitched roof is gabled. The roof's southern end is hipped and acknowledges the projection. It has heavy slates, intact copper ridges, and a slight flare above the limestone cornice. In the south hip and in the west plane of the south projection are wooden, hipped-roofed dormers; on the main section are three stone dormers with segmental pediments. Farther up the roof are dormer ventilators and, on the south pitch, an inset window. Below the main dormers are the ground floor openings, the central one a segmentally-arched entrance protected by an iron and glass roof. The garden facade has projecting wings protecting a terrace. An important feature is the stucco wall with slate coping that extends from the garage to the lake. The building has excellent integrity.

## EVANSTON LANDMARK

ADDRESS: 583 (585) Ingleside Place

COMMON NAME:

REAL ESTATE INDEX NUMBER:

DATE OF CONSTRUCTION: 1926

ARCHITECT OR BUILDER: Russell S. Walcott

ORIGINAL SITE  MOVED

SIGNIFICANCE:

HISTORICAL	<input type="checkbox"/> H1	<input type="checkbox"/> H2	<input type="checkbox"/> H3	<input checked="" type="checkbox"/> H10
ARCHITECTURAL	<input checked="" type="checkbox"/> A4	<input checked="" type="checkbox"/> A5	<input type="checkbox"/> A6	<input type="checkbox"/>
	<input type="checkbox"/> A7	<input type="checkbox"/> A8	<input type="checkbox"/> A9	<input type="checkbox"/>
ENVIRONMENTAL	<input type="checkbox"/> GE11			

OTHER COMMENTS:



# City of EVANSTON

585 INGLESIDE PLACE

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

## LOCAL

WITHIN LOCAL DISTRICT?   
LOCAL DIST CONTRIB/NON-CONTRIB?   
LOCAL LANDMARK?   
YEAR   
LOCAL LANDMARK ELIGIBLE?

### CRITERIA

A4: Exhibit a high quality of architectural design without regard to the time built or historic associations; A5: Exemplify the work of a nationally or internationally known architect, or major local architect or master builder >



PHOTO ID:

## NATIONAL REGISTER

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

## GENERAL INFORMATION

CATEGORY  CONDITION   
INTEGRITY  CURRENT USE   
HISTORIC USE   
SECONDARY STRUCTURE  NR SECOND

## ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION   
DETAILS  CONSTRUCTION YEAR   
OTHER YEAR  DATE SOURCE   
WALL MATERIAL (CURRENT)   
WALL MATERIAL 2 (CURRENT)  PLAN   
NO OF STORIES  ROOF TYPE   
ROOF MATERIAL  FOUNDATION  PORCH   
WINDOW MATERIAL  WINDOW MATERIAL 2   
WINDOW TYPE  WINDOW CONFIGURATION   
SIGNIFICANCE   
HISTORIC FEATURES   
ALTERATIONS

## ADDITIONAL PHOTOGRAPHS



PHOTO ID:

05-35-404-006-0000-02.jpg



PHOTO ID:

05-35-404-006-0000-03.jpg

## HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR)  BUILDING MOVED?  ARCHITECT SOURCE  BUILDER   
MOVED FROM  ORIGINAL OWNER  SURVEYOR   
ORIGINAL ARCHITECT  SURVEYOR ORGANIZATION   
SURVEY DATE  SURVEY AREA

## PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS  OLD ADDRESS  DATE OF CONSTRUCTION  MOVING PERMIT #  DATE MOVED

## PERMIT MOVING INFORMATION

## ORIGINAL PERMIT INFORMATION

BUILDING PERMIT #  DATE

BUILDING PERMIT DESCRIPTION  COST

ORIGINAL OWNER OCCUPIED?

### EXTERIOR ALTERATION PERMITS

03ADD0000000084: Demolish existing add; add 2-sty add and 1-sty garage;  
01ACC0000000077: Storage shed.

### OTHER PERMIT INFORMATION

BP#03ADD-0084, 2003.20.08; Remove 1-sty glass and stucco add to E elevation, replace with 2-sty brick add to match existing house, renovate existing 2-car garage into 1-car and mudroom and add 1-sty 3-sty brick garage.

### COA INFO

15PRES-0003: COA is for a kitchen renovation to reconfigure the living space. 1 window (Wind A), which was previously truncated, will be restored to its original appearance with a new wd window, kitchen renovation includes the add of one wind at the rear façade, this new wind will match the existing kitchen wind (Wind B) which will be replaced with a new wd wind of the same kind, current Cold Room door will be replaced with a new door to match existing but will include insulated glass and a new threshold and weather stripping for a new insulated pantry, E elev indicates the replacement of the current French drs and trim, not original to the house, with a new double French wd door to match existing E elev drs (Door E, and Wind J), 2015.24.04, revised permit drawings approved; 05HIS0000000094: Restore rear yd landscape, install salvaged blue stone and add new as needed, install natural stone on new wall and blue stone on new steps, parkway area between old and new drives will be turf; 02HIS0000000164: Demo of 1970 stucco and glass add at the E elev and construct in its place a 2-sty brick add with a master bedroom on the 2nd flr, replace gar dr of existing 2-car gar, construct new 2-car brick gar to be setback 3.96" from the S property line, requires major zoning variation of front and rear yd setback.

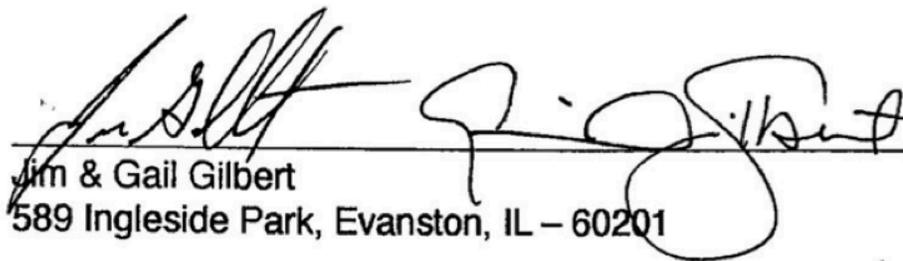
HISTORIC INFO  OTHER SOURCES

HISTORIC INFO COMPILER  VOLUNTEER

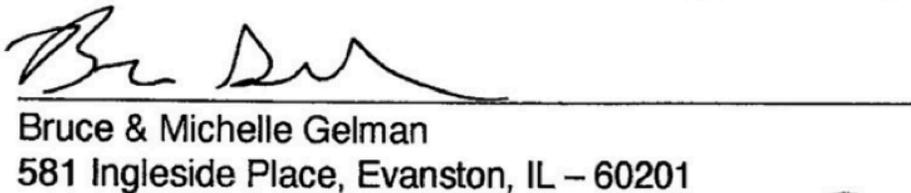
To: **Evanston Historic Preservation Board**  
2100 Ridge Ave, Evanston, IL – 60201

From: **The Neighbors of Peter and Dorothy Marks**

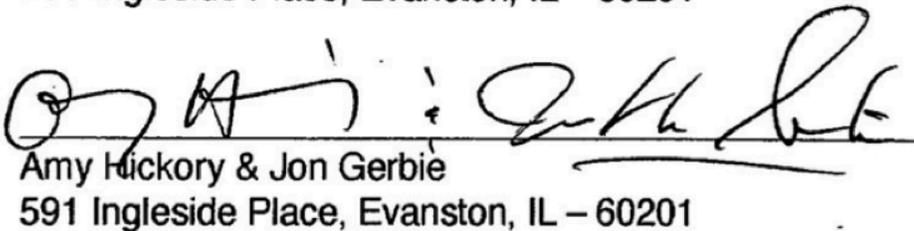
Peter and Dorothy Marks (585 Ingleside Pl, Evanston, IL) have shared their plans to rebuild their damaged storage shed and proposed new lake room. We feel the proposed structures are in keeping with the existing architecture and historic nature of their house. We support their proposed plans.

  
\_\_\_\_\_  
Jim & Gail Gilbert  
589 Ingleside Park, Evanston, IL – 60201

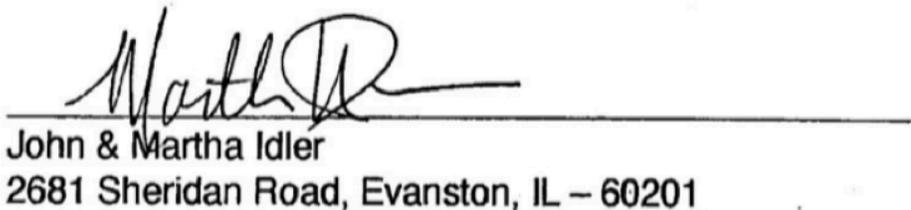
9-23-2021  
(Date)

  
\_\_\_\_\_  
Bruce & Michelle Gelman  
581 Ingleside Place, Evanston, IL – 60201

9/23/21  
(Date)

  
\_\_\_\_\_  
Amy Hickory & Jon Gerbie  
591 Ingleside Place, Evanston, IL – 60201

9/25/21  
(Date)

  
\_\_\_\_\_  
John & Martha Idler  
2681 Sheridan Road, Evanston, IL – 60201

9/27/21  
(Date)

**217 Dempster Street – 21PRES-0134**  
**Landmark – Lakeshore Historic District**

David Raino-Ogden, architect, applies for a Certificate of Appropriateness to construct an addition to the east volume of the properties detached accessory structure and alter the accessory structures fenestration on the north elevation upper-story.

**Applicable Standards:** Alteration [1-10]; Construction [1-5; 7-8; and 10-13; and, 15]



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 217 Dempster Street – 21PRES-0134  
Date: October 5, 2021

## Public Notice

David Raino-Ogden, architect, applies for a Certificate of Appropriateness to construct an addition to the east volume of the properties detached accessory structure and alter the accessory structures fenestration on the north elevation upper-story.

**Applicable Standards:** Alteration [1-10]; Construction [1-5; 7-8; and 10-13; and, 15]

## Construction Period:

Circa 1890s  
Coach House Circa 1920s

## Style:

Queen Anne  
Free Classic subtype

## Architect of Record:

Burnham and Root

## Condition:

Good

## Integrity:

Fair – Historic Alterations

## Status:

Landmark designated. Contributing structure in the Lakeshore Historic District.

## Setting:

217 Dempster Street is a single-family home located in the central portion of the Lakeshore Historic District. The home is located on the North side of Dempster Street between Forest Avenue to the West and Lakeshore Boulevard and Burnham Shores Park and Lake Michigan to the East. Surrounding properties on the north half of the block are a mix of high-style, large-lot single-family residences between two and three stories in height, and constructed largely between the late 1800s and early 1900s. The homes on

the south side of Dempster are smaller in size and represent later interventions and various revival styles popularized between the 1920s and 1940s as well as a handful of early Ranch Style homes from the early 1950s. The block retains excellent integrity of setting and contains six individual Landmarks. All buildings on the block contribute to the Districts integrity and period of significance.

The two homes immediately north, 214 and 202 Greenwood Street are both individual Landmarks with excellent integrity and both have large accessory structures on their south lot lines in close proximity to both the coach house in question at 217 Dempster as well as the neighboring property to the east at 201 Dempster which is constructed near the rear lot line.

#### Significance:

Although originally designed by highly prominent architecture firm Burnham and Root, the home has subsequently been highly altered from its original state and the Coach House in question was designed much later (circa 1920s). Many of the alterations are now historic in their own right.

The property is a designated Landmark for historic purposes, specifically being the home of William Liston Brown, who commissioned the project. Brown was a highly influential leader of industry in the manufacture of pig iron, iron ore mining, and ship building in Chicago and across the Midwest Region. He was partner of Picklands, Brown and Company, President of the Chicago Ship Building Company, the Calumet Transit Company, and the Federal Furnace Company, and director of multiple steam ship companies operating on the great lakes – all instrumental in the development of Chicago and the Great Lakes Region at the turn of the century. Additionally, he served as a trustee of the Chicago Symphony Orchestra and Northwestern University. Subsequently, the home was owned by the Irwin Rew Family, who were similar titans of industry and prominent in business, civic, and social circles of the time. Henry C. Rew invented and put into operation a process which used cheap coal, crude oil, and water to manufacture gas. Later his son Irwin Rew would build and operate gas and electric plants as well as plants which manufactured natural gas. Irwin was also a trustee of Northwestern University, and benefactor for Evanston Township High School and Evanston Hospital. Irwins daughter Theresa would serve as alderman of the First Ward and was Evanston's second woman alderman active in various aspects of Evanstons civic life.

#### Proposal

The applicant proposes de-conversion of the existing accessory dwelling unit (coach house) and expansion with a two-story addition to the accessory structures east volume. Additional modifications are proposed to the structures north facing second story fenestration which appears not to be visible from the public way as seen from Greenwood Street due to the proximity of two adjoining accessory structures to the north.

No alterations are proposed for the principle structure.

#### Public Comment

None.

#### Applicable Standards

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

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

**Alteration:**

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

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

## **Construction**

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

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

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

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

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

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.

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



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

### Binding Review of Certificate of Appropriateness (COA) &

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

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

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

**For new construction, additions, major alterations, and demolition**, applicants **must submit** to this office electronically via email, or a flash drive with the current and updated list of all names and mailing addresses of property owners within 250 feet of the subject property (in Excel format). The updated list must be submitted before or no later than the submission of the COA deadline. Contact City staff to obtain a preliminary list of mailing addresses. **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 typically **10 business days** to complete a zoning analysis, depending on the case load. Applicants must give themselves enough time to request a zoning analysis to meet deadlines.

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

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

<b>1) Property Address:</b> 217 Dempster St, Coach House Evanston, IL 60201	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>
<b>2) Owner's Name:</b> Joseph Monaghan	Address: 217 Dempster Street
City: Evanston      State: IL      Zip: 60201	Phone: 773-484-5858      Email/Fax: jvmonaghan4@gmail.com
<b>3) Architect's Name:</b> David Raino-Ogden	Address: 3744 N Southport Ave, Coach House
City: Chicago      State: IL      Zip: 60613	Phone: 773-528-6510      Email/Fax: ro-arch@att.net
<b>4) Contractor's Name:</b> TBD	Address:
City:	State:      Zip:      Phone:      Email/Fax:
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
<b>6) Within Local Historic District:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
<b>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</b> <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → <b>If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.</b> <b>Check if your project requires:</b> <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → <b>Refer to Supplemental Information on page (i) below.</b>	

## Section B: Application for Certificate of Appropriateness

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

We wish to restore and expand the existing 2 story coach house. The existing coach house is an Accessory Dwelling Unit, we are converting it to a NON-ADU accessory building. The coach house is at the back of the property behind the main house and partially visible from the public way. All will be kept within the spirit and style of the original buildings.

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

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

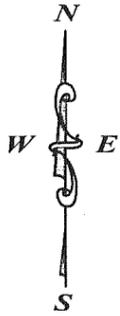
**3) Checklist for Exterior Materials—Check all that apply.**

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

**4) Applicant's Signature:** \_\_\_\_\_  
**Print Name:** David Raino-Ogden

**Date:** 09-17-21

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



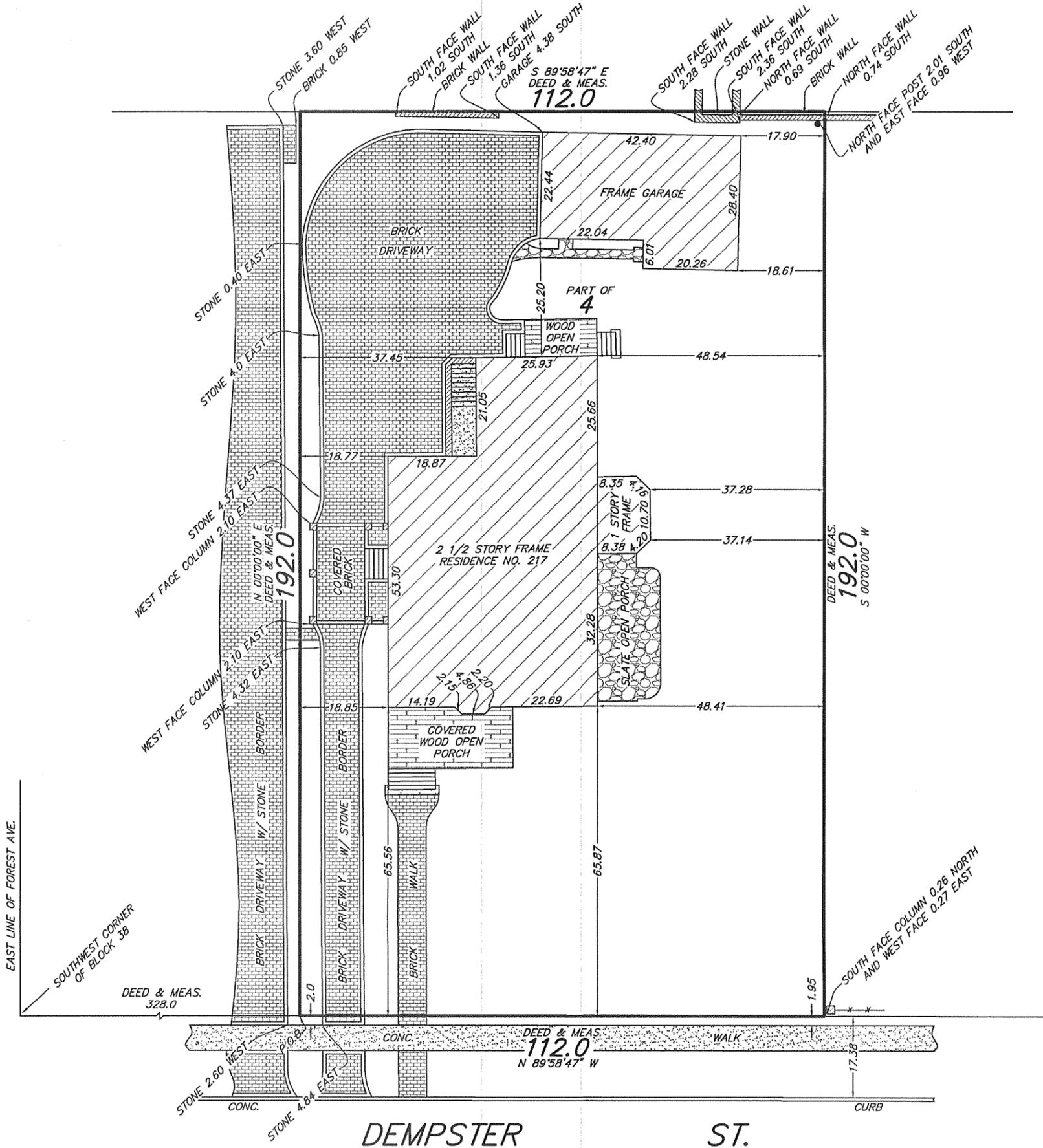
Scale - 1 inch = 25 feet

*Jens K. Doe*  
Professional Land Surveyors, P.C.  
**PLAT OF SURVEY**  
of

ORDER NO.  
**19-0451**

THAT PART OF BLOCKS 35 AND 73 IN THE ORIGINAL TOWN OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1871 AS DOCUMENT NUMBER 80806, IN BOOK 172 OF MAPS, PAGE 89, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID BLOCKS, 328 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 35; THENCE RUNNING NORTH PARALLEL WITH FOREST AVENUE, 192 FEET; THENCE RUNNING EAST PARALLEL WITH DEMPSTER STREET, 112 FEET; THENCE RUNNING WEST ALONG THE NORTH SIDE OF DEMPSTER STREET, 112 FEET TO THE PLACE OF BEGINNING, INTENDING HEREBY ALL OF THAT PART OF LOT 4 IN SAID BLOCK 35 AND LOT 5 IN SAID BLOCK 73 LYING EAST OF A LINE RUNNING DUE NORTH AND SOUTH 328 FEET EAST OF THE SOUTHEAST CORNER OF SAID BLOCK 35 AND WEST OF A LINE DUE NORTH AND SOUTH 440 FEET EAST OF SAID SOUTHWEST CORNER OF SAID BLOCK 35, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 217 DEMPSTER ST., EVANSTON, ILLINOIS.



**NOTE:**  
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.  
  
Compare distances between points before building and report any discrepancy to this office immediately.  
  
Dimensions shown hereon are not to be assumed or scaled.  
  
Dimensions shown hereon are in feet and decimal parts thereof.  
  
Property corners have been established to complete the plat of survey shown hereon but have not been staked or flagged per the land survey order in which it was placed by the client.

State of Illinois )  
County of Cook )

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plan hereon drawn is a correct representation of said survey.

Chicago, Illinois, Dated this 31st Day of July, 2019.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Field work completion date : July 30, 2019.

ORDERED BY:  
...FORT DEARBORN LAND TITLE

JENS K. DOE PROFESSIONAL  
LAND SURVEYORS, P.C.

KEVIN DUFFY  
3223  
HARWOOD HTS  
ILLINOIS  
STATE OF ILLINOIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3223  
LICENSE EXPIRATION : 11 - 30 - 20



EXISTING PHOTOGRAPH 2019



PREVIOUSLY COA APPROVED MAIN HOUSE RENDERING 2019



1 Existing Coach House  
scale: NTS



1A Proposed Coach House  
scale: NTS



3744 N. Southport Ave.  
Chicago, IL 60613  
PH. 773.528.6510  
Email: ro-arch@att.net

ZONING:	08.19.21
PRESERVATION REVIEW:	09.20.21
CONSTRUCTION:	00.00.00
PERMIT:	00.00.00
REVIEW:	09.17.21

**MWR**  
Monaghan/Weingarden  
Coach House

217 Dempster St.  
Evanston, IL 60201

**P**  
Perspective

Zoning  
Historic Preservation

SD-0

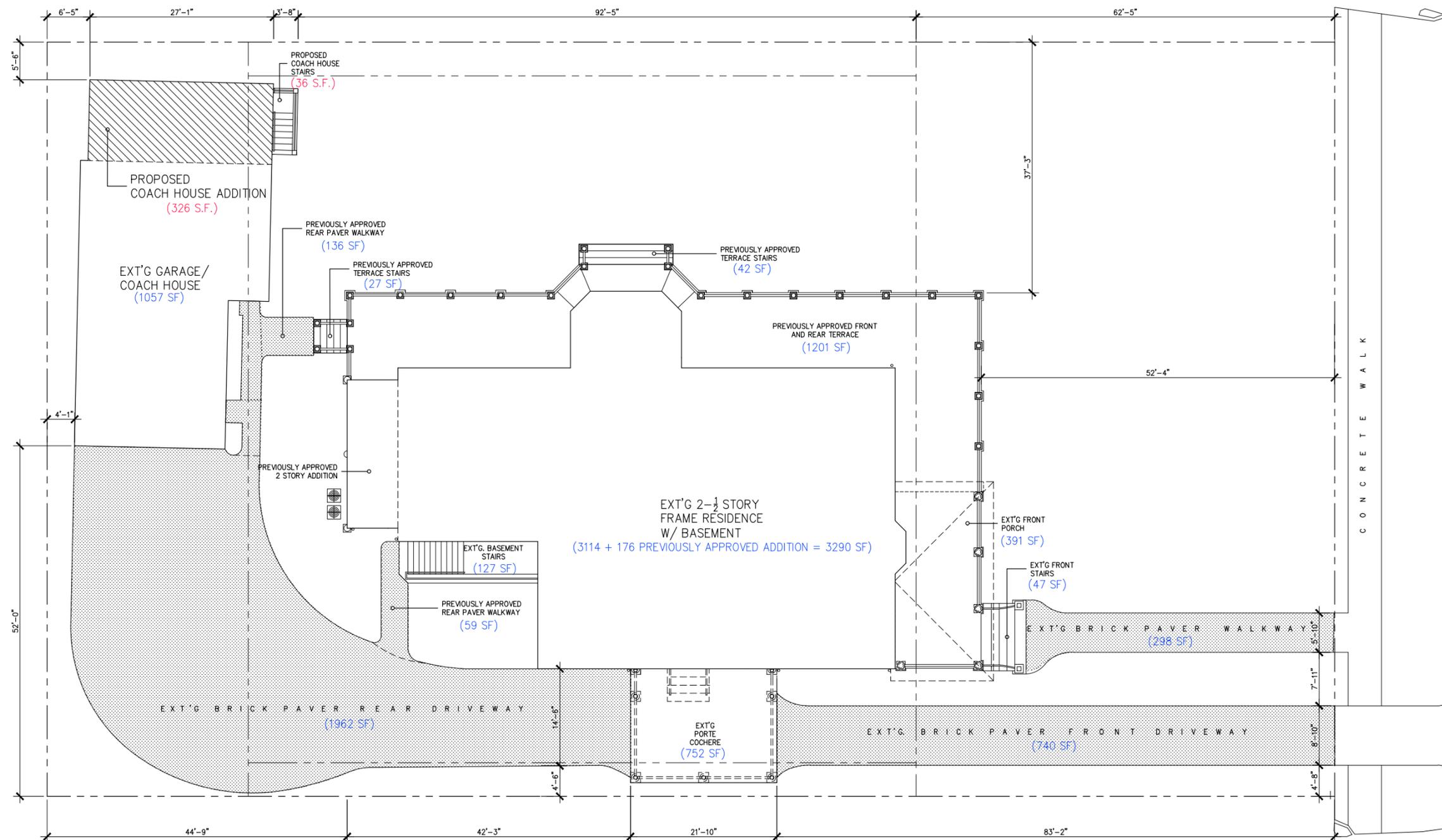


AREA CALCULATION		RS1	
217 Dempster St Evanston IL 60201			
Lot Size 192.00 x 112.00		21504 SF	
Building Lot Coverage Maximum (30%)		6451 SF	
	EXISTING	PROPOSED	ADDITION
Principal Structure	3290	3290	No Change
Roofed Front Porch	391-50%	196	No Change
Detached Garage	1056	1382	326 (Ord. 112-0-03) 6-8-2-11 PORCH EXEMPTION
Other Accessory			
Other Roofed Areas			
Porte Cochere	351	351	No Change
Total Building Lot Coverage		4893 SF	5219 SF
AVAILABLE		1558 SF	1232 SF

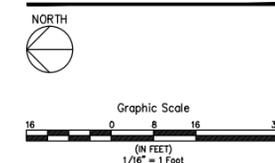
Impervious Surface		Maximum (45%)		9677 SF	
Patios / Decks / Terrace	EXISTING	1201	PROPOSED	1201	ADDITION
Sidewalks					No Change
Front Sidewalk	298-20%	238	238	No Change	(Ord. 70-0-07 / Ord. 72-0-12-0-03) 6-8-2-10 Permeable Paving Blocks
Rear Sidewalk	136+59-20%	156	156	No Change	(Ord. 70-0-07 / Ord. 72-0-12-0-03) 6-8-2-10 Permeable Paving Blocks
Driveways					
Front Driveway	740-20%	592	592	No Change	(Ord. 70-0-07 / Ord. 72-0-12-0-03) 6-8-2-10 Permeable Paving Blocks
Rear Driveway	1962-20%	1569	1569	No Change	(Ord. 70-0-07 / Ord. 72-0-12-0-03) 6-8-2-10 Permeable Paving Blocks
Decks					
Stair Landings					
Front Stairs		47	47	No Change	
Terrace Stairs		27	27	No Change	
Rear Terrace stairs		42	42	No Change	
Basement Stair		127	127	No Change	
Coach House Stairs		36	36	No Change	
Total Building House		4893	5219	326	
Total Impervious Surface		8892 SF	9254 SF		
Available		785	423 SF		



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**MWR**  
Monaghan/Weingarden  
Coach House

217 Dempster St.  
Evanston, IL 60201

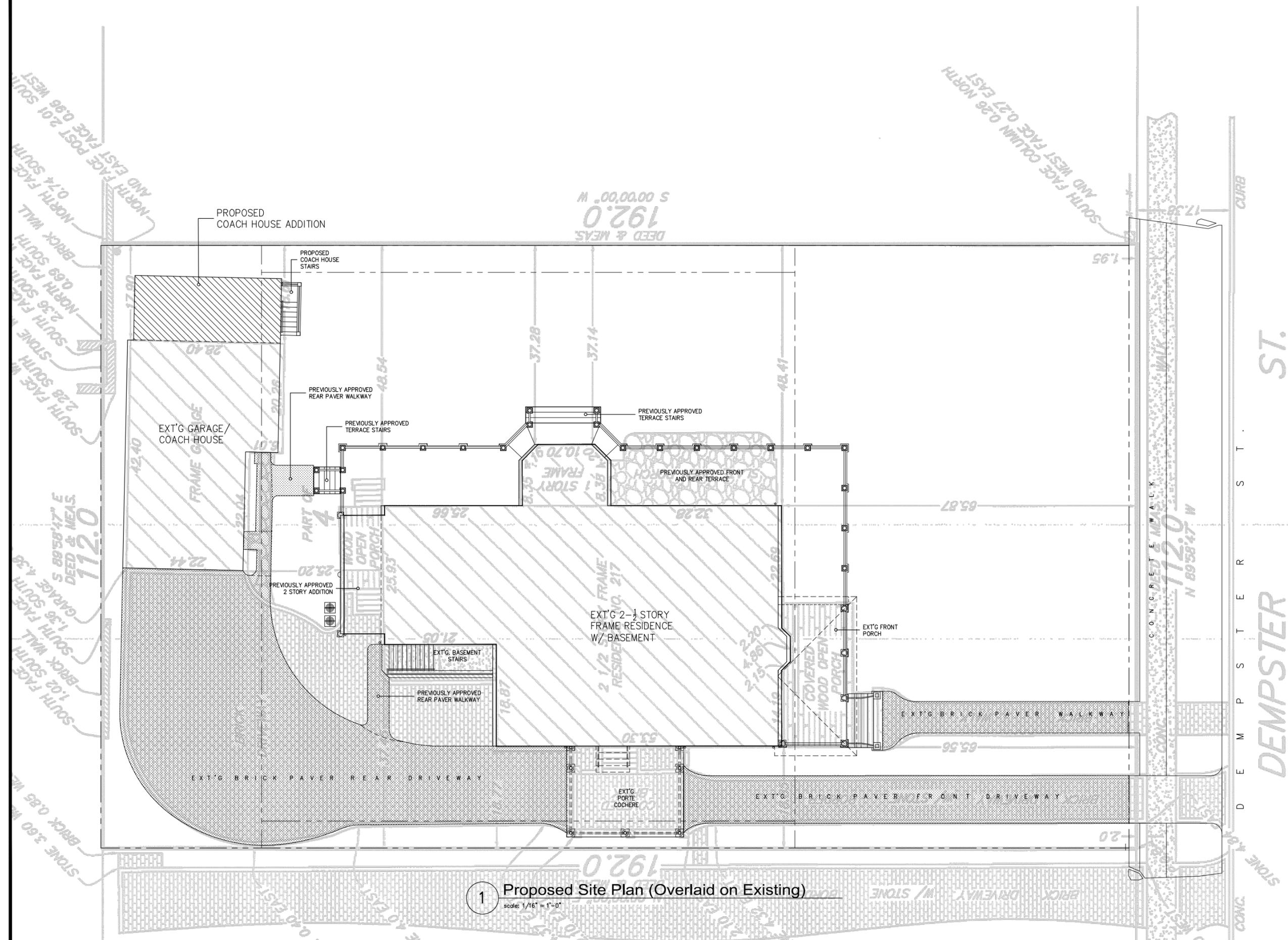
**SP**  
Site Plan

Zoning  
Historic Preservation

SD-1



1 Proposed Site Plan  
scale: 1/16" = 1'-0"

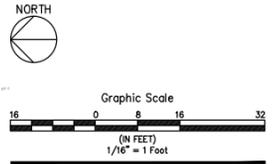


1 Proposed Site Plan (Overlaid on Existing)  
 scale: 1/16" = 1'-0"



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**MWR**  
 Monaghan/Weingarden  
 Coach House

217 Dempster St.  
 Evanston, IL 60201

**SP**  
 Site Plan

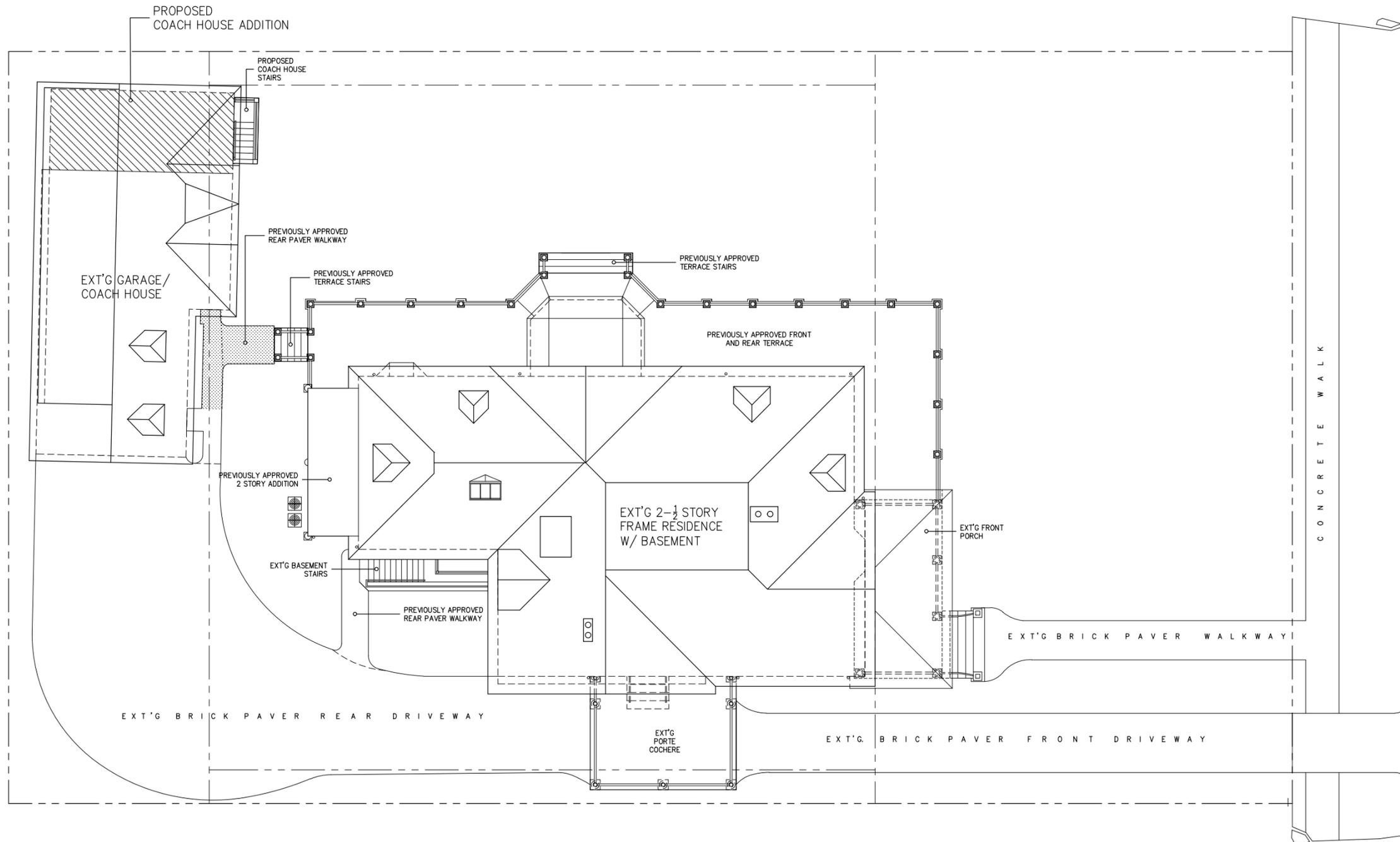
Zoning  
 Historic Preservation

SD-1A

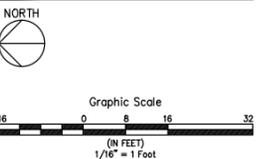




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**MWR**  
Monaghan/Weingarden  
Coach House

217 Dempster St.  
Evanston, IL 60201

**SP**  
Site Plan

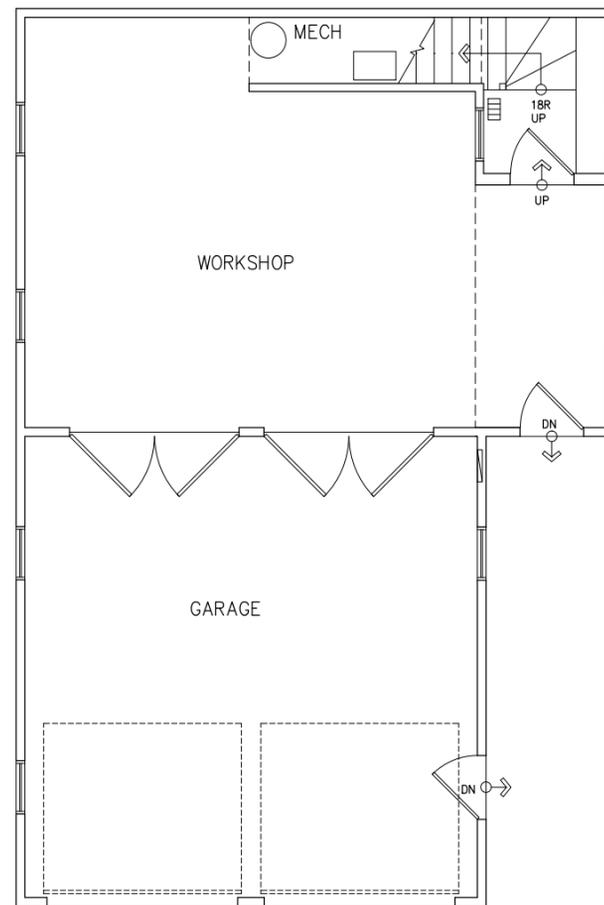
Zoning  
Historic Preservation

**SD-1B**

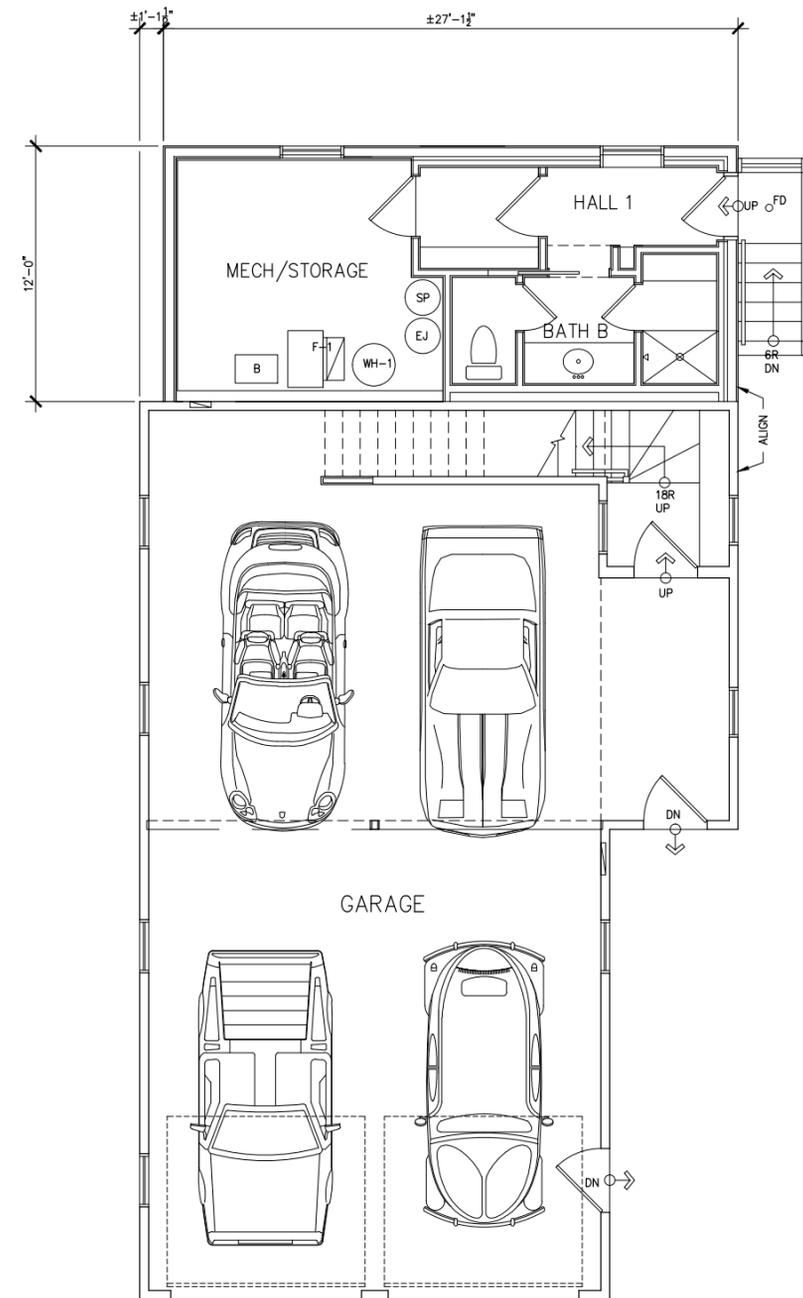


1 Proposed Site Plan (Roof Plan)  
scale: 1/16" = 1'-0"

D E M P S T E R S T .



1 EXISTING COACH HOUSE  
**First Floor Plan**  
 scale: 1/8" = 1'-0"

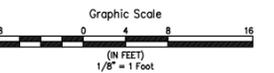


1A PROPOSED COACH HOUSE  
**First Floor Plan**  
 scale: 1/8" = 1'-0"



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**MWR**  
 Monaghan/Weingarden  
 Coach House

217 Dempster St.  
 Evanston, IL 60201

**SD**  
 Schematic Design

First Floor

Zoning  
 Historic Preservation

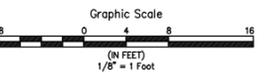
**SD-2**





3744 N. Southport Ave.  
Chicago, IL 60613  
PH. 773.528.6510  
Email: ro-arch@att.net

ZONING:	08.19.21
PRESERVATION REVIEW:	09.20.21
CONSTRUCTION:	00.00.00
PERMIT:	00.00.00
REVIEW:	09.17.21



**MWR**  
Monaghan/Weingarden  
Coach House

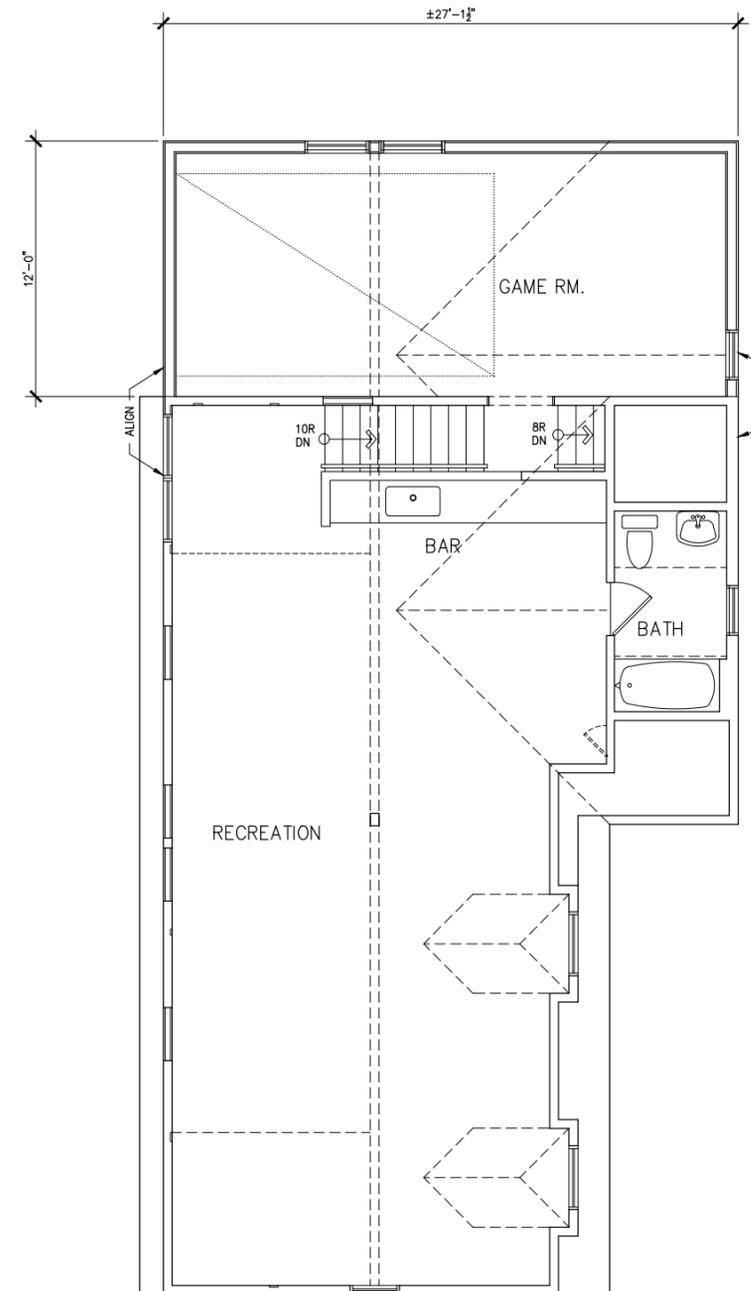
217 Dempster St.  
Evanston, IL 60201

**SD**  
Schematic Design

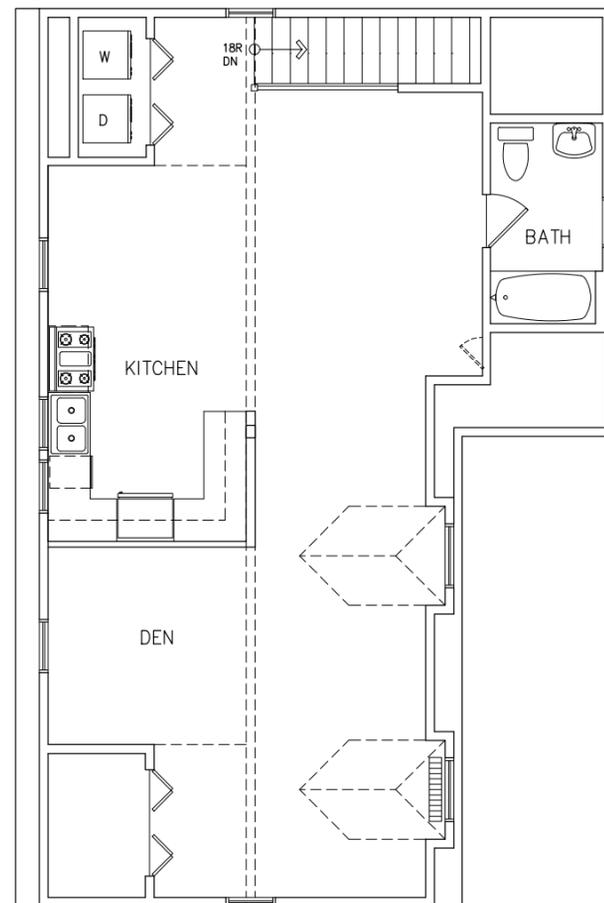
Second Floor

Zoning  
Historic Preservation

**SD-3**



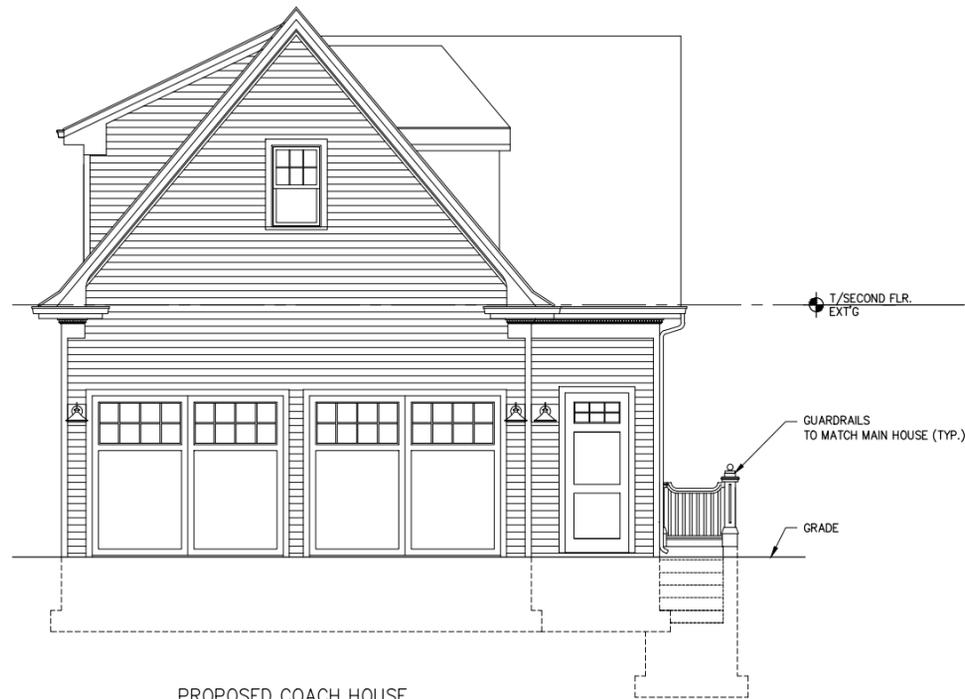
PROPOSED COACH HOUSE  
**1A** Second Floor Plan  
scale: 1/8" = 1'-0"



EXISTING COACH HOUSE  
**1** Second Floor Plan  
scale: 1/8" = 1'-0"



**1** EXISTING COACH HOUSE  
**West Elevation**  
scale: 1/8" = 1'-0"



**1A** PROPOSED COACH HOUSE  
**West Elevation**  
scale: 1/8" = 1'-0"

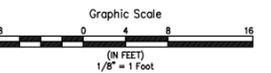


**2** EXISTING COACH HOUSE  
**South Elevation**  
scale: 1/8" = 1'-0"



**2A** PROPOSED COACH HOUSE  
**South Elevation**  
scale: 1/8" = 1'-0"

ZONING:	08.19.21
PRESERVATION REVIEW:	09.20.21
CONSTRUCTION:	00.00.00
PERMIT:	00.00.00
REVIEW:	09.17.21



**MWR**  
Monaghan/Weingarden  
Coach House

217 Dempster St.  
Evanston, IL 60201

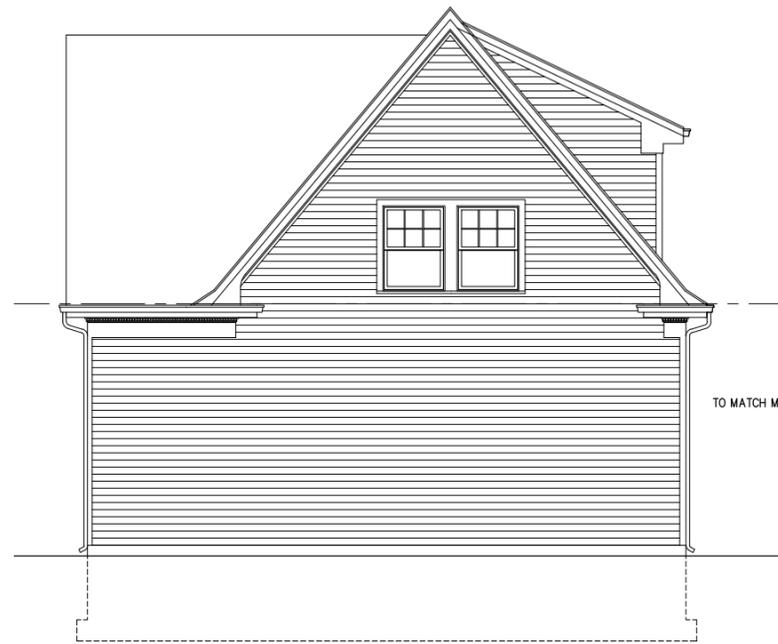
**EE**  
Exterior Elevations

West  
South

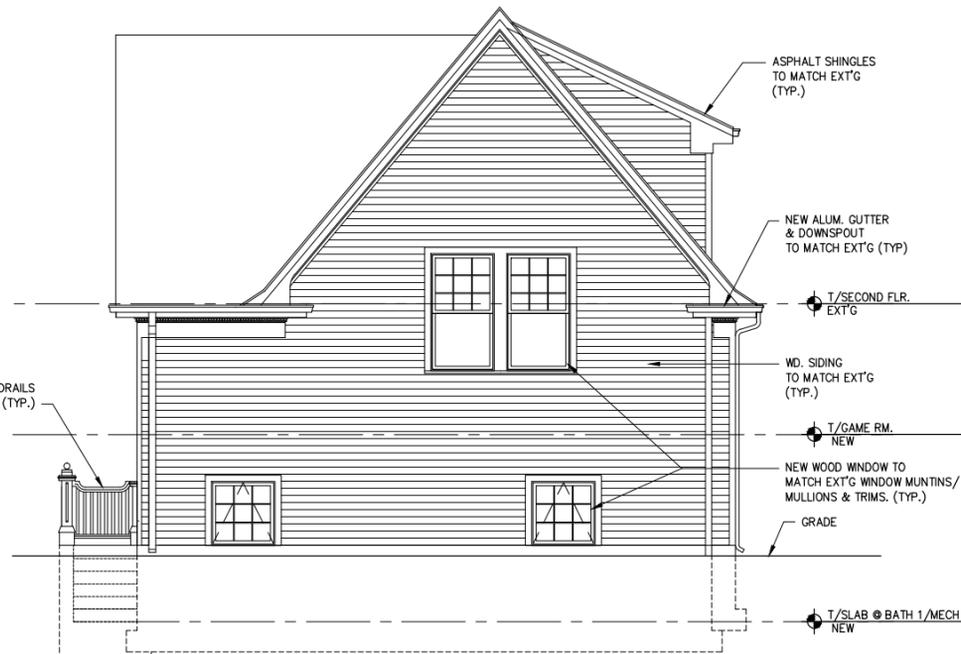
Zoning  
Historic Preservation

**SD-4**

NOTE:  
ALL EXT'G WINDOW @ COACH HOUSE ARE  
MODERN REPLACEMENT WINDOWS  
-SEE EXT'G PICTURES PROVIDED - SHT. SD-6



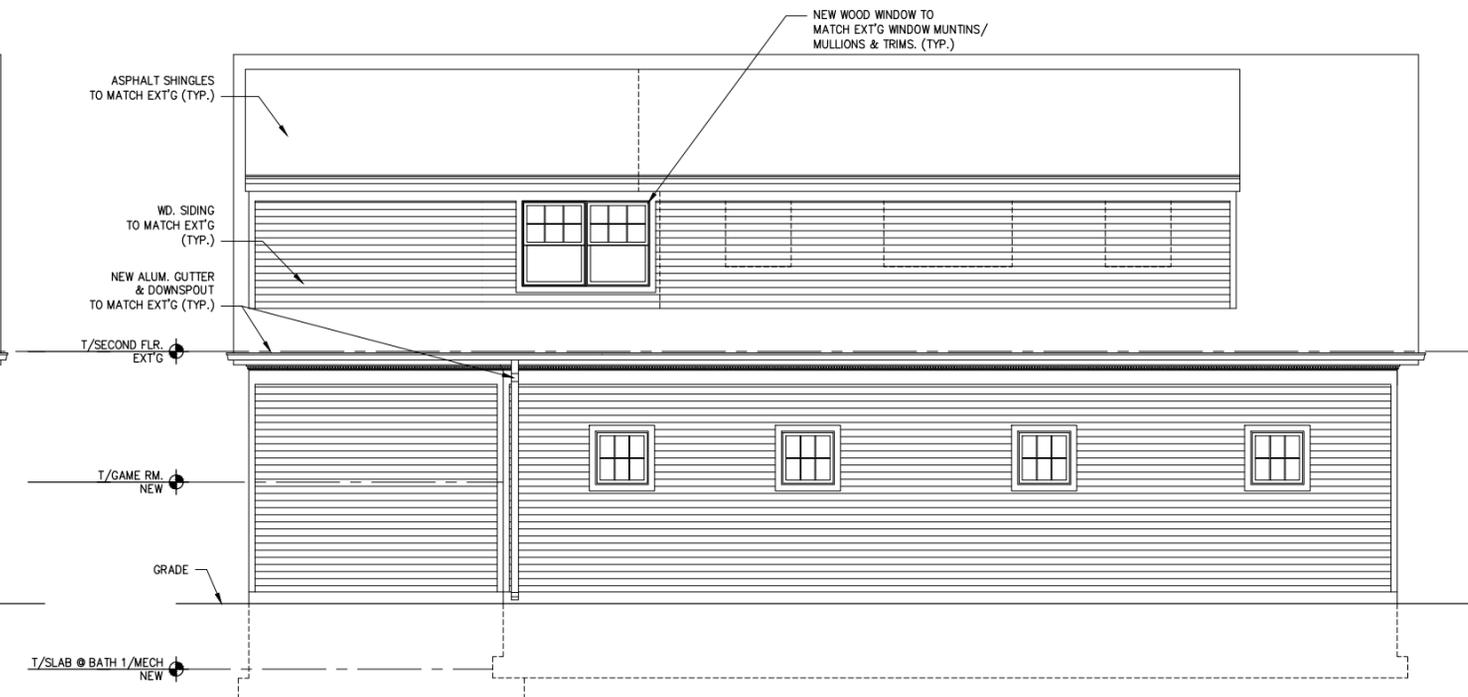
**1** EXISTING COACH HOUSE  
**East Elevation**  
scale: 1/8" = 1'-0"



**1A** PROPOSED COACH HOUSE  
**East Elevation**  
scale: 1/8" = 1'-0"

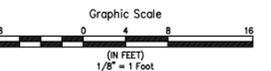


**2** EXISTING COACH HOUSE  
**North Elevation**  
scale: 1/8" = 1'-0"



**2A** PROPOSED COACH HOUSE  
**North Elevation**  
scale: 1/8" = 1'-0"

ZONING:	08.19.21
PRESERVATION REVIEW:	09.20.21
CONSTRUCTION:	00.00.00
PERMIT:	00.00.00
REVIEW:	09.17.21



**MWR**  
Monaghan/Weingarden  
Coach House

217 Dempster St.  
Evanston, IL 60201

**EE**  
Exterior Elevations

East  
North

Zoning  
Historic Preservation

**SD-5**

NOTE:  
ALL EXT'G WINDOW @ COACH HOUSE ARE  
MODERN REPLACEMENT WINDOWS  
-SEE EXT'G PICTURES PROVIDED - SHT. SD-6



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Chicago, IL 60613  
PH. 773.528.6510  
Email: ro-arch@att.net

ZONING:	08.19.21
PRESERVATION REVIEW:	09.20.21
CONSTRUCTION:	00.00.00
PERMIT:	00.00.00
REVIEW	09.17.21

**MWR**  
Monaghan/Weingarden  
Coach House

217 Dempster St.  
Evanston, IL 60201

**EC**  
Existing Conditions  
Windows

NOTE:  
ALL EXT'G WINDOW @ COACH HOUSE ARE  
MODERN REPLACEMENT WINDOWS  
-SEE EXT'G PICTURES PROVIDED-  
SHT. SD-6

Zoning  
Historic Preservation

SD-6



# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** On Hold August 20, 2021

**RESULTS OF ANALYSIS:** Compliant

**Z.A. Number:** 19ZONA-0158  
**Address:** 217 DEMPSTER ST  
**Applicant:** David Raino-ogden  
**Phone:**

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R1      **Overlay:**      **Preservation**  
**Reviewer:** Cade Sterling      **District:**

**THIS APPLICATION PROPOSES (select all that apply):**

**ANALYSIS BASED ON:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Principal Structure            | <input type="checkbox"/> Change of Use             | <input type="checkbox"/> Sidewalk Cafe |
| <input checked="" type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Retention of Use          | <input type="checkbox"/> Other         |
| <input checked="" type="checkbox"/> Addition to Structure   | <input type="checkbox"/> Plat of Resubdiv./Consol. |  |
| <input type="checkbox"/> Alteration to Structure            | <input type="checkbox"/> Business License          |  |
| <input type="checkbox"/> Retention of Structure             | <input type="checkbox"/> Home Occupation           |  |

**Plans Dated:** 8.18.21  
**Prepared By:** Raino Ogden Architects  
**Survey Dated:** July 2019  
**Existing Improvements:** SFR; Detached Garage

**Proposal Description:**

Two-story addition to existing accessory structure

### ZONING ANALYSIS

#### FRONT YARDS

Section 6-4-1-9(A)3 - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1-9(A)5a - Does an abutting lot have less than the required front yard setback of the zoning district?

Section 6-4-1-9(A)5b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

#### RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/Pervious Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Elibigle Front	Total Paver Area	# Open Required Spaces
Front Porch Regulatory Area	Paver Regulatory Area	Addn. to Bldg Lot Cov.

#### PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
<b>USE:</b>	RSD	Dwelling - SF Detached	Dwelling - SF Detached	Compliant

**Comments:**

	Standard	Existing	Proposed	Determination
<b>Minimum Lot Width (LF)</b>	35	112	112	No Change
<b>USE:</b> Single Family Detached				

**Comments:**

	Standard	Existing	Proposed	Determination
<b>Minimum Lot Area (SF)</b>	7,200 sqft	21504	21504	No Change
<b>USE:</b> Single Family Detached				

**Comments:**

	Standard	Existing	Proposed	Determination
<b>Dwelling Units:</b>	1	1	1	No Change
<b>Comments:</b>				

	Standard	Existing	Proposed	Determination
<b>Building Lot Coverage (SF)</b> (defined, including subtractions& additions): <b>Comments:</b>	6451.2	4827 22.45%	5219 24.25%	Compliant
<b>Impervious Surface Coverage (SF, %)</b>  <b>Comments:</b>	9676.800000000001	8820 41.0%	9212 42.83854166666667%	Compliant
<b>Accessory Structure Rear Yard Coverage:</b> <b>Comments:</b>	40% of rear yard	18.5%	21%	Compliant
<b>Height (FT)</b> <b>Comments:</b> Addition is 34.6'	< OF 35' OR 2.5 STORIES	45.5	45.5 (34.6' addition)	Compliant
<b>Front Yard(1) (FT)</b> Direction: S Street: Dempster <b>Comments:</b> Block Average (depth is greater than 27')	62.4'	65.87	65.87	No Change
<b>Interior Side Yard(1) (FT)</b> Direction: E <b>Comments:</b>	5	37.14	37.14 (terrace at 33)	Compliant
<b>Interior Side Yard(2) (FT)</b> Direction: W <b>Comments:</b>	5	2.1	2.1	No Change
<b>Rear Yard (FT)</b> Direction: N <b>Comments:</b>	30	52.02	44'	Compliant

**ACCESSORY USE AND STRUCTURE**

Use (1)	Standard	Existing	Proposed	Determination
<b>Permitted Districts:</b> <b>Comments:</b> Open Terrace		Other	Other	
<b>Front Yard(1A) (FT)</b> Direction: S Street: Dempster <b>Comments:</b> Can encroach into 25% of req. front yard	46.8	52.33	52.33	Compliant
<b>Interior Side Yard(1A) (FT)</b> Direction: E <b>Comments:</b>	5'	37	33	Compliant

**ACCESSORY USE AND STRUCTURE 2**

Use(2):	Standard	Existing	Proposed	Determination
<b>Permitted Districts:</b> <b>Comments:</b>				
<b>Permitted Required Yard:</b> <b>Comments:</b>				

Additional Standards:

Comments:

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Compliant**

Site Plan & Appearance Review Committee approval is: **Not Required**

See attached comments and/or notes.

SIGNATURE

DATE



## STATEMENT OF SIGNIFICANCE

This house was built for William Liston Brown, who was noted as "one of the most prominent characters in the industrial, commercial, and financial circles of the West" during his lifetime. Shortly after the end of the Civil War, Brown started in the iron business, soon to become a partner in the firm. By 1883 he had reorganized it as Picklands, Brown and Co., a leading iron firm of the day and the predecessor to Cleveland Cliffs Iron Co. He was a leader in the manufacture of pig iron, iron ore mining, and ship building in the Chicago and Midwest area.

President of the Chicago Ship Building Company, the Calumet Transit Co., and the Federal Furnace Co., he was also the director of numerous other steamship companies operating on the Great Lakes. He was a trustee of the Chicago Symphony Orchestra, and a member of the Board of Trustees of Northwestern University.

For many years 217 Dempster was also the address of the Irwin Rew family, prominent in business, civic, and social circles. Henry C. Rew had invented and put into operation a method which uses cheap coal, crude oil, and water to manufacture gas. Later, his son Irwin who had lived in the house until 1972, built and operated gas and electric plants and was a builder of utility plants for the manufacture of natural gas. A trustee of Northwestern for fifty years (1908-1958), he was also the donor of the first rooms in which to teach "manual training" in the Evanston public school system, which was a major innovation at the time. Mr. Rew also directed the first fund raising campaign for enlarging Evanston Hospital. (continued - OTHER COMMENTS)

## EVANSTON LANDMARK

ADDRESS: 217 Dempster Street  
COMMON NAME: Same  
REAL ESTATE INDEX NUMBER:  
DATE OF CONSTRUCTION: unknown 1890  
ARCHITECT OR BUILDER: unknown Burnham & Root  
ORIGINAL SITE  MOVED

### SIGNIFICANCE:

HISTORICAL	<input type="checkbox"/> H1	<input type="checkbox"/> H2	<input checked="" 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 type="checkbox"/> A9

### OTHER COMMENTS:

Theresa Rew Long, Irwin Rew's daughter, served as alderman from the First Ward. Evanston's second woman alderman, she had been active in various phases of Evanston civic life.

Much altered from original



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="Queen Anne - Free Classic"/>	ROOF TYPE	<input type="text" value="Combination"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Wood - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1890-1891"/>	FOUNDATION	<input type="text" value="Stone"/>
OTHER YEAR	<input type="text" value="1920"/>	PORCH	<input type="text" value="Front"/>
DATESOURCE	<input type="text" value="Evanston Index; alteration permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Wood"/>	WINDOW MATERIAL 2	<input type="text"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="1/1; 6/6; 4/4; 8/8; 2/3; 6/9; 1-light; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		
SIGNIFICANCE	<input type="text" value="This Free-Classic variant on the Queen Anne style was designed by the renowned architecture firm Burnham &amp; Root for William L. Brown, a successful businessman who made his name in the iron industry, and founded the Chicago Ship Building Co."/>		
HISTORIC FEATURES	<input type="text" value="Front and side gable bays with flared ends and cornice returns; Palladian windows with center keystone and double hung wood windows under front and west side gables; hipped roof front and side dormers--SEE CONTINUATION SHEET"/>		

**ADDRESS**

217		DEMPSTER	STREET
-----	--	----------	--------

**ALTERATIONS**

Front porch appears to have been recently rebuilt—1899 Sanborn maps show house with porch that conforms to footprint of current porch; the porch was extended across the entire façade in 1920--SEE CONTINUATION SHEET

**HISTORIC INFORMATION**

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

42n Dempster (Brown, Wm L), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**ORIGINAL  
OWNER**

Brown, William Liston

**ORIGINAL  
ARCHITECT**

Burnham & Root

**ARCHITECT  
SOURCE**

Economist v4 1890 p398; & Ev Press 1890.11.29

**BUILDER**

mason Michael Foley (Ev Press 1890.11.29)

**BUILDING MOVED?**

No

**MOVED FROM**

--

**ADDITIONAL PHOTOGRAPHS**



PHOTO ID2 \images\11-18-421-032-0000-2.jpg



PHOTO ID3

**OTHER PINS**

--

**SURVEYOR**

Lara Ramsey

**SURVEYOR  
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

**SURVEY DATE**

4/4/2012

**Historic Info  
Compiler**

aoe & MBM

**SURVEYAREA**

EVANSTON LAKESHORE PHASE II

**PERMIT/HISTORIC INFORMATION**

**CURRENT ADDRESS**

217 [ ] [ ] **DEMPSTER** **STREET**

**OLD ADDRESS (city dir.year)** 42n Dempster (Brown, Wm L), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

**DATE OF CONSTRUCTION** 1890-1891

**MOVING INFORMATION**

**BUILDING MOVED?** No

**MOVING PERMIT #** [ ] **DATE** [ ]

**MOVED FROM** [ ]

**ORIGINAL PERMIT INFORMATION**

**BLDG PERMIT #** Ev Index 1890.11.15 **DATE** 1890-91

**BUILDING PERMIT DESCRIPTION** frame, stone foundation, hot water heating, etc (Economist). Finish oak & hard maple (Indx 1901.07.25)

**COST** \$20,000 (Econ.) \$18,000 (Inde)

**ORIGINAL OWNER** Brown, William Liston

**ORIGINAL OWNER OCCUPIED?** Yes

**ORIGINAL ARCHITECT** Burnham & Root

**ARCHITECT SOURC** Economist v4 1890 p398; & Ev Press 1890.11.29

**BUILDER** mason Michael Foley (Ev Press 1890.11.29)

**EXTERIOR ALTERATION PERMITS**

(219 Dempster) BP2005, 1903.08.25, 2-story house improvement [2 bathrms?] \$3000, (O) WL Brown, (A) E. Woodyatt, (B) Connor & McCann. BP7563, 1917.08.22, sleeping porch 12x7x8, \$350, (O) Brown, (A) Woodyatt, (B) McCann. (Continued in HISTORIC INFO)

**OTHER PERMIT INFO**

(@201) BP2332, 1905.03.22, brick toolhouse & shed \$2000, (O) Brown; & BP2884, 1906.12.04, brk garage \$9000, (O) Brown, (A) Phillips, Rogers & Woodyatt, see 201 Demp. (@217) BP10523, 1922.12.05, frame garage 20x22'6"x14'h \$450, (O) Rew, (B) Harris Bros.

**COA INFO**

[ ]

**HISTORIC INFO**

(Cont. from EXT ALT PMTS) BP8183, 1920.03.19, alter \$10,000, (O) Erwin Rew, (A) Lowe & Bollenbacher, (B) T Gage. BP19968, 1930.11.03, add new bay \$2500, (O) Rew, (A) FB Schmidt. BP21236, 1935.10.02, new entry \$2000, (O/A) Rew, (B) Cedarquist & Seaberg.

**OTHER SOURCES**

Evanston Landmark (1978). ELHD #18. PHOTOS at EHC: book History of Evanston 1906; 3 snapshots, undated; Hokanson & Jenks 1972.

**HISTORIC INFO COMPILER** aoe & MBM

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

**STREET #** 217

**STREET** DEMPSTER STREET

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**ADDITIONAL PHOTOS OR INFORMATION**

*Historic Features*

Front and side gable bays with flared ends and cornice returns; Palladian windows with center keystone and double hung wood windows under front and west side gables; hipped roof front and side dormers; west side porte-cochere with round columns on stone piers; paneled wood doors with single glazed upper panels at front and west side entries, with single-light transoms above; historic wood windows on front and side elevations.

*Alterations*

Building permit from 1920 indicates that a substantial remodeling of the house took place in that year—some alterations from this remodeling include extension of front porch across entire façade; 1-story west side sun porch bay; three-sided bay window under porch, east of entry.

Front porch appears to have been recently rebuilt—1899 Sanborn maps show house with porch that conforms to footprint of current porch; the porch was extended across the entire façade in 1920. Some double hung windows on 2<sup>nd</sup> story of east and west elevations appear to be historically appropriate, non-historic replacement windows.

**1233 Judson Avenue – 21PRES-0135  
Lakeshore Historic District**

Nathan Kipnis, architect, applies for a Certificate of Appropriateness to replace existing windows, add a 40 panel solar array to the south roof face, and construct a rooftop deck over the southeast flat roof with new stair access at the south roof face rear volume.

**Applicable Standards:** Alteration [1-10]; Construction [1-8; and, 10-14]



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1233 Judson Avenue – Lakeshore Historic District – 21PRES-0135  
Date: October 6, 2021

## Public Notice

Nathan Kipnis, architect, applies for a Certificate of Appropriateness to replace existing windows, add a 40 panel solar array to the south roof face, and construct a rooftop deck over the southeast flat roof with new stair access at the south roof face rear volume.

**Applicable Standards:** Alteration [1-10]; Construction [1-8; and, 10-14]

## Construction Period:

1911

## Style:

Craftsman

## Architect of Record:

Charles J. Hancox

## Condition:

Good

## Integrity:

Good

## Status:

Contributing

## Setting:

1233 Judson Avenue is a multi-family structure located in the central portion of the Lakeshore Historic District. The building is located on the east side of Judson Avenue between Dempster Street to the North and Hamilton Street to the South. Surrounding properties are an eclectic mix of high-style and vernacular residential uses of varying densities and are between two and four stories in height. The individual properties on the block have a high degrees of architectural integrity – some are highly significant structures including additional Local Landmarks at 1243-1249 Judson, 1239-1241 Judson, 1207 Judson, 1208 Judson, 1216 Judson, 1220 Judson, 1236 Judson, and 1246 Judson. The

majority of the block was developed between 1880 and 1900 in predominately Queen Anne, and various Colonial Revival Styles.

Significance:

The home was designed by Charles J. Hancox. Little is known of Hancox although he is the architect of record for three additional contributing structures in the Lakeshore District, 418-424 Hamilton, 1018 Sheridan Road, and 729 Judson Avenue.

The home retains good integrity with a combination front gable and flat roof form, stone parapet walls at front gable, brick exterior, and prominent horizontal brick stringcourses. The original wood windows appear intact. The structure is composed of two distinct wings, with the south wing recessed significantly from its northern counterpart.

Proposal

The applicant proposes to replace the existing windows with wood clad double-hung and casement windows of matching lite division and glass area as well as construct a rooftop deck with aluminum rail system on the recessed wings flat roof with a wood clad walkout with shed roof at the east volume of the gable roof. Finally, the applicant proposes a 40 panel solar array on the south facing gable roof partially obscured by the front-facing parapet wall.

Zoning Compliance:

The project is zoning compliant, meeting regulations for solar installations (Code Section 6-4-6-8) as well as meeting the required 5' side-yard setback for the rooftop deck (Code Section 6-8-2-8).

Public Comment

None.

Applicable Standards

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

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

**Alteration:**

1. Every reasonable effort shall be made to adapt the property, structure, site or object in a manner that requires minimal alteration of the property, structure, site or object and its environment.
2. The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.
3. All properties, structures, sites and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.
10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

## **Construction**

1. Height. Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
2. Proportion of facades. The relationship of the width to the height of the facades shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.
3. Proportion of openings. The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.
4. Rhythm of solids to voids in facades. The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

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

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

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

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

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.

### **Solar Guidelines**

1. Retain original character-defining roof and exterior wall features and finish materials or other building characteristics that are significant to the building's integrity and original design.

2. Install so that there is no perceptible change in the building's massing, height, or roofline, as seen from a street or public way, and distinctive roof features or materials are not obscured on primary elevations. Solar panels should, when possible, blend in color with the roof itself. Every attempt should be made to limit installation to subordinate additions or secondary structures.
3. For buildings with flat roofs, locate solar or green roof installations back from the front edge of the roof (and from the exposed side edge for corner properties) to minimize visibility from a street or public way.
4. For buildings with sloped roofs, locate solar or green roof installations on secondary elevations to minimize their visibility from a street or public way. If installations on secondary elevations are visible from a street or public way, install solar panels parallel with roof plane and use low-profile panels set flush with the roof.
5. If it is necessary to install solar panels on a primary elevation to achieve solar performance, installations should be pulled away from roof edges and ridges. Careful attention should be paid to the grouping of solar panels into simple, rectangular blocks, avoiding sawtooth patterns. Use low-profile panels set coplanar and flush with the roof. Solar panels and related installation hardware should be designed and arranged to minimize their appearance from the street
6. Installation hardware should be installed in a manner that is not prominent on a primary elevation. Installation hardware should be minimally visible (including ground level equipment).
7. As new technologies are tried and tested, it is important that they leave no permanent negative impacts to historic structures. Installations should be done in such a way that they can be removed readily, and the original character easily restored. Installation hardware should not interact negatively with historic building materials. The reversibility of their application will be an important consideration when determining appropriateness. In the event that solar technology is used which is integral to the structure of the roof, such as solar shingles, the application and the issue of reversibility will be reviewed on a case by case basis.
8. If the primary elevation is the southern exposure, then all other exposures should be considered for the installation. See Guideline 5 in the event that it is necessary to install solar panels on the primary elevation.
9. Consideration should be given to any reduction in the efficiency levels of solar panels due to their location on a building location.

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



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

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

To process your application, submit the following via email to [preservation@cityofevanston.org](mailto:preservation@cityofevanston.org):

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

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

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

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

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

<b>1) Property Address:</b> 1233 JUDSON	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>
<b>2) Owner's Name:</b> Shadia Shukair & Frank Roberts	Address: 1233 JUDSON
City: EVANSTON      State: IL      Zip: 60202	Phone: 312.860.8644      Email/Fax: frankroberts@gmail.com
<b>3) Architect's Name:</b> Nathan Kipnis - Kipnis Architecture + Planning	Address: 1642 Payne Street
City: EVANSTON      State: IL      Zip: 60201	Phone: 847.864.9650      Email/Fax: nkipnis@kipnisarch.com
<b>4) Contractor's Name:</b>	Address:
City:      State:      Zip:      Phone:      Email/Fax:	
<b>5) Landmark:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    * Refer to the Supplemental Information for guidance on page (i) (fifth page below).	
<b>6) Within Local Historic District:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No;	
If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Apartment Thematic Resources	
<b>7) Refer to the completed Zoning Analysis and check as applicable if project requires:</b>	
<input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Minor Zoning Variance; <input type="checkbox"/> Fence Variance → <b>If one or more is checked, then fill out Sections B and C (next 2 pages). If project does not require any Zoning Variance or Fence Variance or Special Use → Complete section B only.</b>	
<b>Check if your project requires:</b> <input type="checkbox"/> Special Use <input type="checkbox"/> Planned Development → <b>Refer to Supplemental Information on page (i) below.</b>	

## Section B: Application for Certificate of Appropriateness

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

This project entails a comprehensive interior renovation of the units, the building's infrastructure, and on the exterior, a new photovoltaic array, windows in several locations, and new A/C condensers. The goal is to have the building become extremely energy efficient. As such, the building will become all-electric, with no natural gas, as a strategy to significantly de-carbonize the building.

The new windows will match the size, proportions, details (including the divided lite pattern) and color of the existing windows. The windows on the north, rear, and some of the windows on the south that are not visible from the front will be casement windows that will match the existing double hung units in appearance.

Additionally the project includes a proposed roof deck over the existing flat roof. This roof deck is designed to be as minimally intrusive as possible. Access to the roof deck is provided by extending the existing stair tower through the roof. The railing design is designed to relate to the existing building details and proportions.

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

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

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

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

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

**Date:** 9-21-2021

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).

**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:** Nathan Kipnis

**Date:** 9-21-2021

**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.).

**SUPPLEMENTAL INFORMATION**  
**COA Application Checklist**

**Submit one (1) digital copy in PDF format of the same as follows:**

- APPLICATION FOR PRESERVATION REVIEW** - To process your application,
- ELEVATIONS/SITE PLANS/DRAWINGS** to scale including dimensions (not to exceed 11" x 17" paper size).
- CHANGES TO THE EXTERIOR INCLUDING CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS - SEE ADDITIONAL INFORMATION REQUIRED FOR WINDOW CHANGES (BELOW)**

Provide an **exterior elevation** of each façade involved, showing the existing and proposed appearance (preferably on the same sheet for each facade) with the new items/areas clearly identified.

- Site plan with the existing footprint of the primary structure(s) clearly showing the side(s) being altered.
- If the changes also include a **change in the footprint**, provide a **site plan** clearly showing the location of proposed change, setback dimensions, existing and proposed lot coverage, existing and proposed setbacks, location and height of existing and proposed fences, parking, and landscape design (if any).

**ADDITIONS, NEW CONSTRUCTION/DEMOLITION**

- If a major alteration, construction or demolition is planned, City staff will notify neighbors within 250 feet of the subject property at least five (5) business days prior to the Preservation Commission hearing to allow neighbors to comment on the proposal at the meeting. The applicant is responsible for providing to City staff the filled out Certification and Notice along with the updated list of names and addresses of current owners/taxpayers in Excel format. City staff will provide the initial list (Excel file) of names and addresses to the applicant with the instructions.
- **Exterior elevations**, showing building materials, height and width of proposed structure in the context of existing primary structure and/or the immediate surroundings.
- **Site Plan** clearly showing the location of proposed structure, existing and proposed lot coverage, proposed setbacks and their dimensions, location and height of proposed fences, parking, and landscape design (if any).
- **Roof Plans** - Provide roof plans to scale including dimensions.
- **3D drawings, models** (for new construction and substantial additions)
- **Photos of existing building, structure, site, fence or object in context with the immediate structures on the block.**

**LAND-ALTERING ACTIVITY** - Full **description and illustrations** including berming, re-grading, excavation, walkways, patios, and alteration of seawalls, etc.

**FENCES** - **Site plan** with fence location(s) clearly identified. Also, **illustration(s)** of existing and or proposed fence indicating the material, the height, and length (to scale). If zoning variance or fence variance is required, see section immediately below.

**ZONING VARIANCE FOR ADDITIONS, NEW CONSTRUCTIONS, FENCE VARIANCE**

- Fully completed Part C of the COA application
- Zoning Analysis Summary as prepared by the Zoning Division
- Fully completed Zoning or Fence Variation Application as submitted to the Zoning Division

**SPECIAL USE** - Special Use Application as submitted to the Zoning Division

**PLANNED DEVELOPMENT** - Planned Development Application as submitted to the Zoning Division, including: Zoning Analysis, General Information Form, Special Use Application, Executive Summary and Aerial Photograph, Zoning Comparison, Number of Units, Unit Mix and Description, Statement in Support of Proposal Survey, Development Plan, Preliminary Civil Engineering Plan and Preliminary Landscape Plan

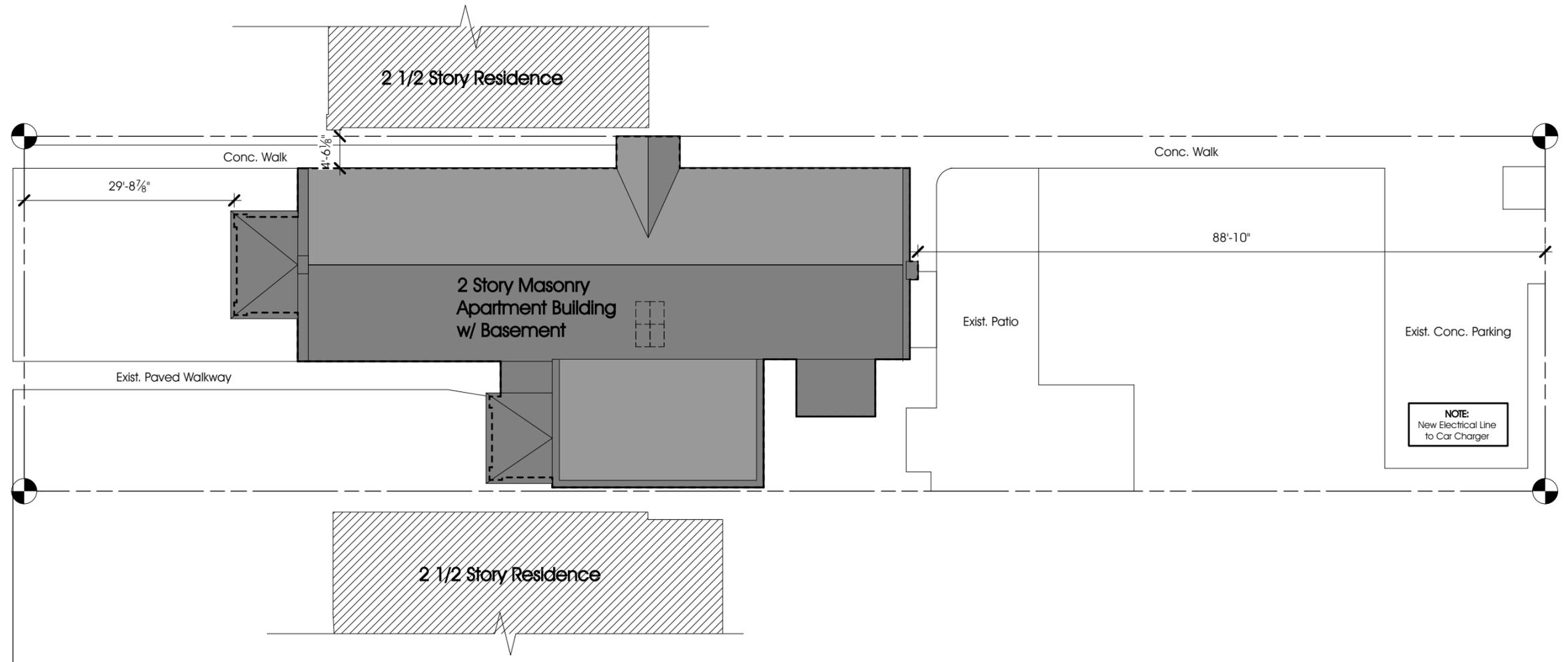
**SUPPORTING INFORMATION** - Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated. Details must be visible on printouts of digital photos and black and white copies of photos.

**ADDITIONAL INFORMATION REQUIRED FOR CHANGES TO WINDOWS, DOORS, STORM WINDOWS AND STORM DOORS (Use same example for windows found in the “sample of supplemental window drawings” document under additional resources on the Commission website.)**

- Clear photographs of existing windows. When windows are boarded over, remove boards from typical windows in order to take photographs.
- Drawings showing the elevation and horizontal and vertical sections of existing historic windows. Include muntins, mullions, transoms, and other window components (see examples below). For historic steel industrial windows that contain operable units, drawings must include this feature.
- Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows. In the case of a hung window, provide section drawings of both the upper and lower sash, including meeting rail. For replacement steel windows, include sections of both operable and fixed units. See note below regarding manufacturers’ standard cut sheets.
- Drawings should be at the same scale and large enough to clearly show construction details. Scale should be provided, measurements noted, and materials indicated for the main components of the window.
- Drawings of the existing historic window should be accurate, based on field measurements. Examples of window drawings are shown below. Add the dimensions of existing windows and proposed windows.
- Replacement windows must accurately replicate the appearance of existing historic windows. Manufacturers’ standard cut sheets usually are not an adequate substitute for detailed drawings since they are not drawn specifically for the proposed window replacement and do not show custom applications or installation details required for the project. In small projects where windows are being replaced and the historic or existing window is simple in design, manufacturers’ standard cut sheets may be substituted for actual section drawings of the proposed window provided there is sufficient detail for review.
- Window sections must show the profiles of muntins, meeting rails, sash, frames, moldings, and other features. Construction details must be apparent, including joinery. For all projects, the window’s relationship to the existing wall plane must also be provided for both the existing historic windows, when present, and the proposed replacement window

**NOTE:** The deadline for submission of Certificate of Appropriateness applications is the **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of the month (except when marked with \* on Page v below). However, 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.).

JUDSON AVE.



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Site Plan - Exist  
Scale: 1/16" = 1'-0"  
Sept 27, 2021

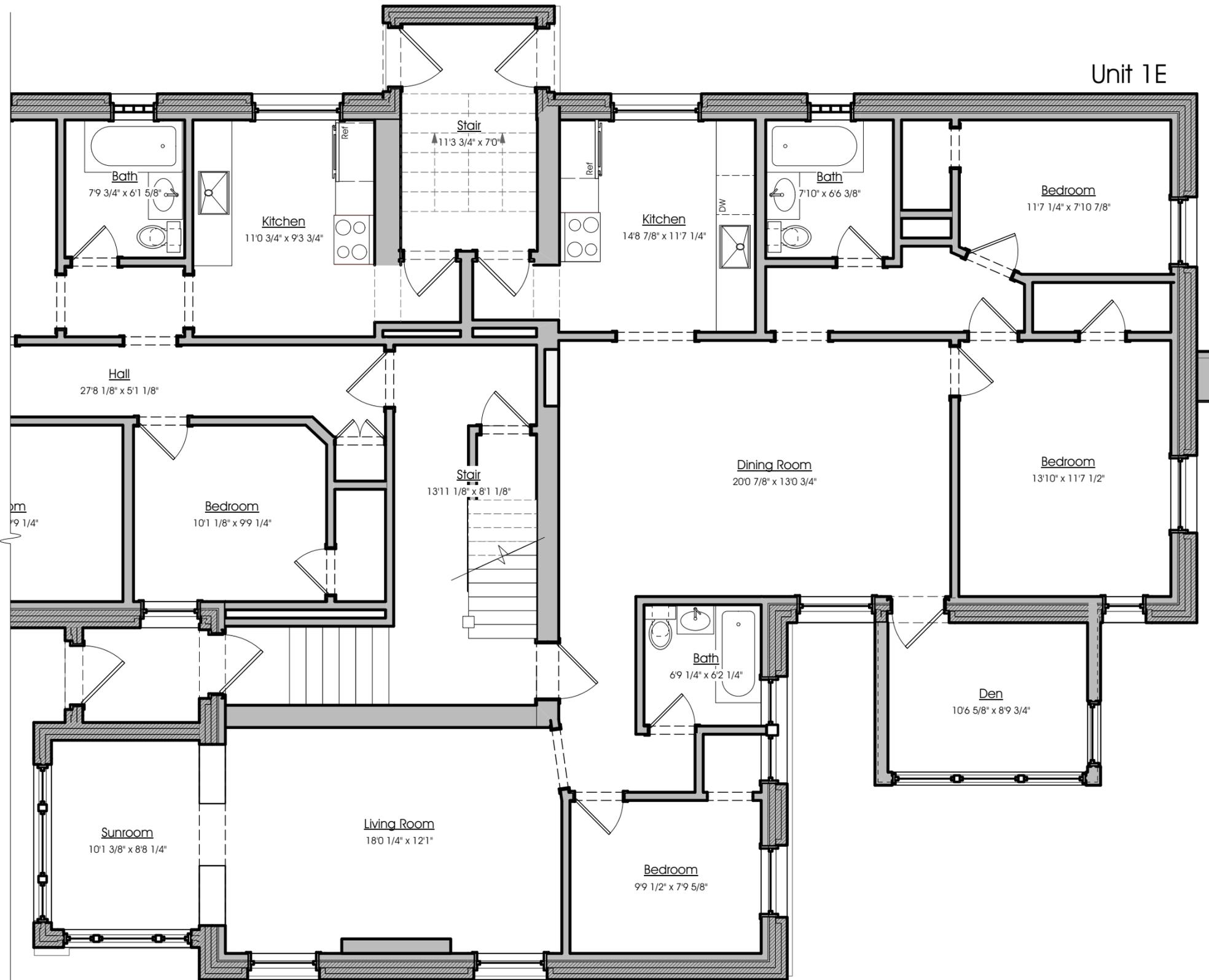
**Legend**

 Existing Wall to Remain

 New Partition and/or Wall  
Refer to Wall Types

 New Insulated Wall. Refer  
to Wall Types

 Existing Construction to  
be Removed



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

1st Floor Plan East-Exist  
Scale: 3/16" = 1'-0"  
Sept 27, 2021

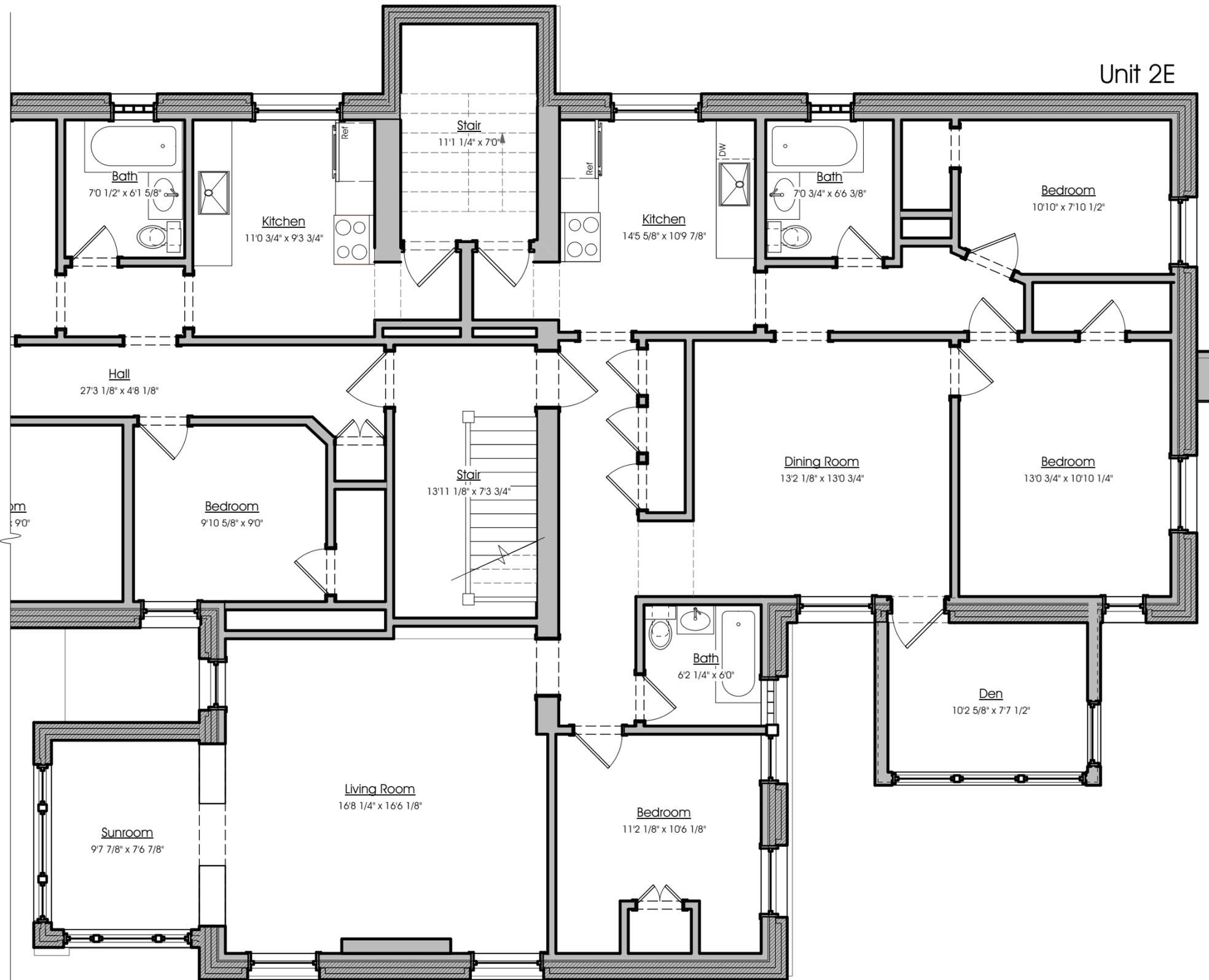
**Legend**

Existing Wall to Remain

New Partition and/or Wall  
Refer to Wall Types

New Insulated Wall. Refer  
to Wall Types

Existing Construction to  
be Removed



Unit 2E

Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

**2nd Floor Plan East-Exist**

Scale: 3/16" = 1'-0"  
Sept 27, 2021



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

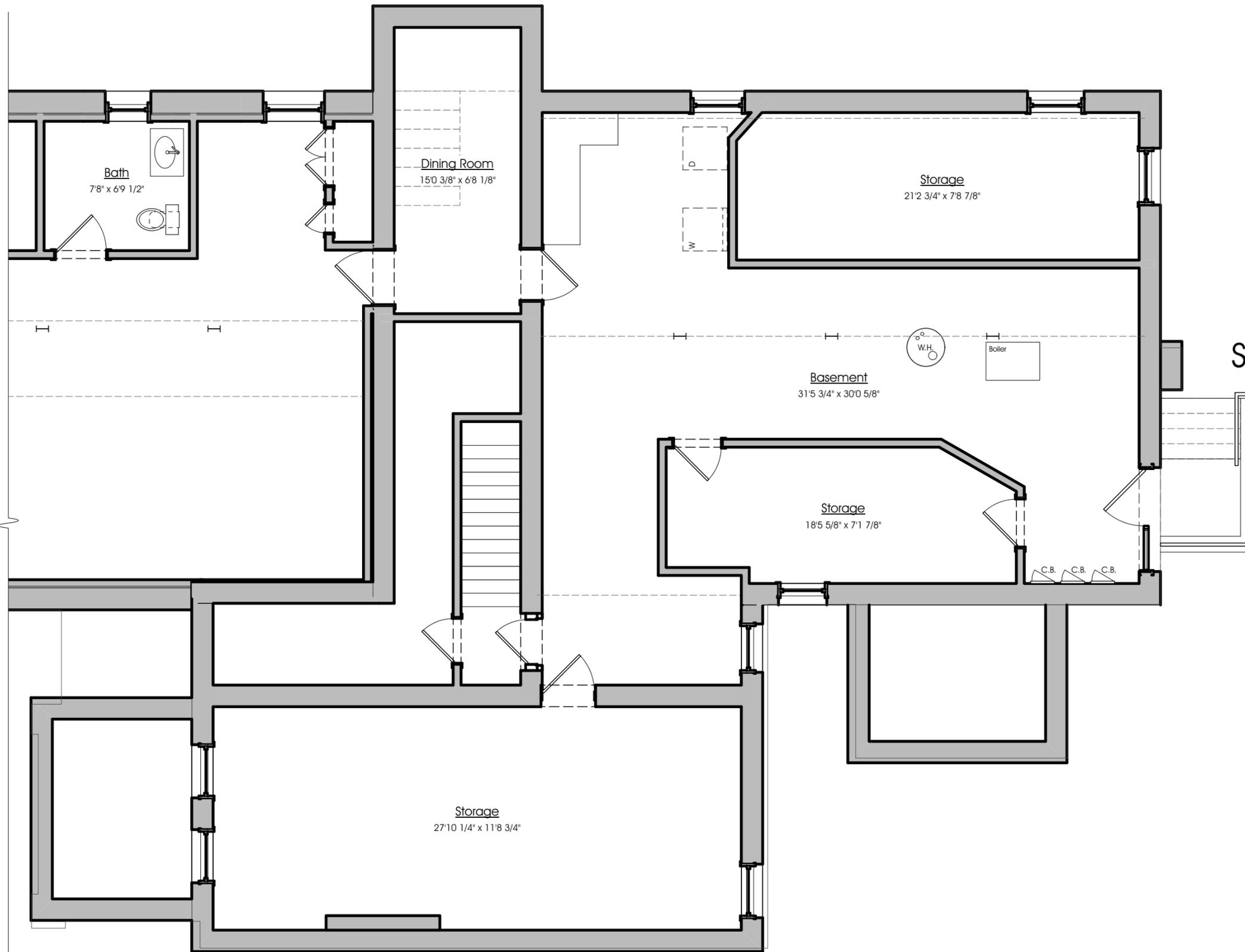
**Legend**

 Existing Wall to Remain

 New Partition and/or Wall  
Refer to Wall Types

 New Insulated Wall. Refer  
to Wall Types

 Existing Construction to  
be Removed



Apartment Renovation for  
**Shadia Shukair & Frank Roberts**  
1233 Judson Ave.  
Evanston, IL

**Basement Plan East-Exist**

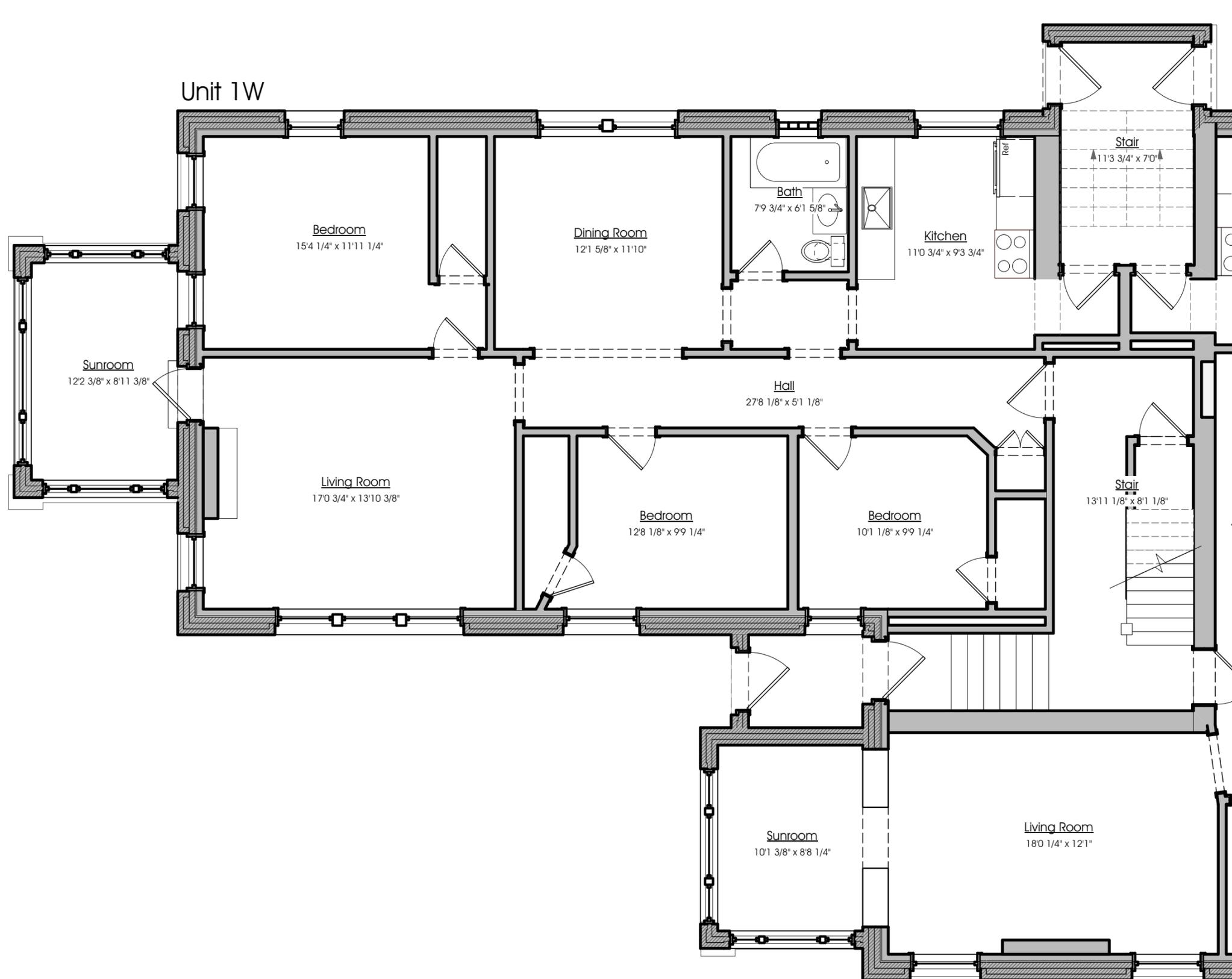
Scale: 3/16" = 1'-0"  
Sept 27, 2021



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

**Legend**

- Existing Wall to Remain
- New Partition and/or Wall Refer to Wall Types
- New Insulated Wall. Refer to Wall Types
- Existing Construction to be Removed



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

**1st Floor Plan West-Exist**

Scale: 3/16" = 1'-0"  
Sept 27, 2021

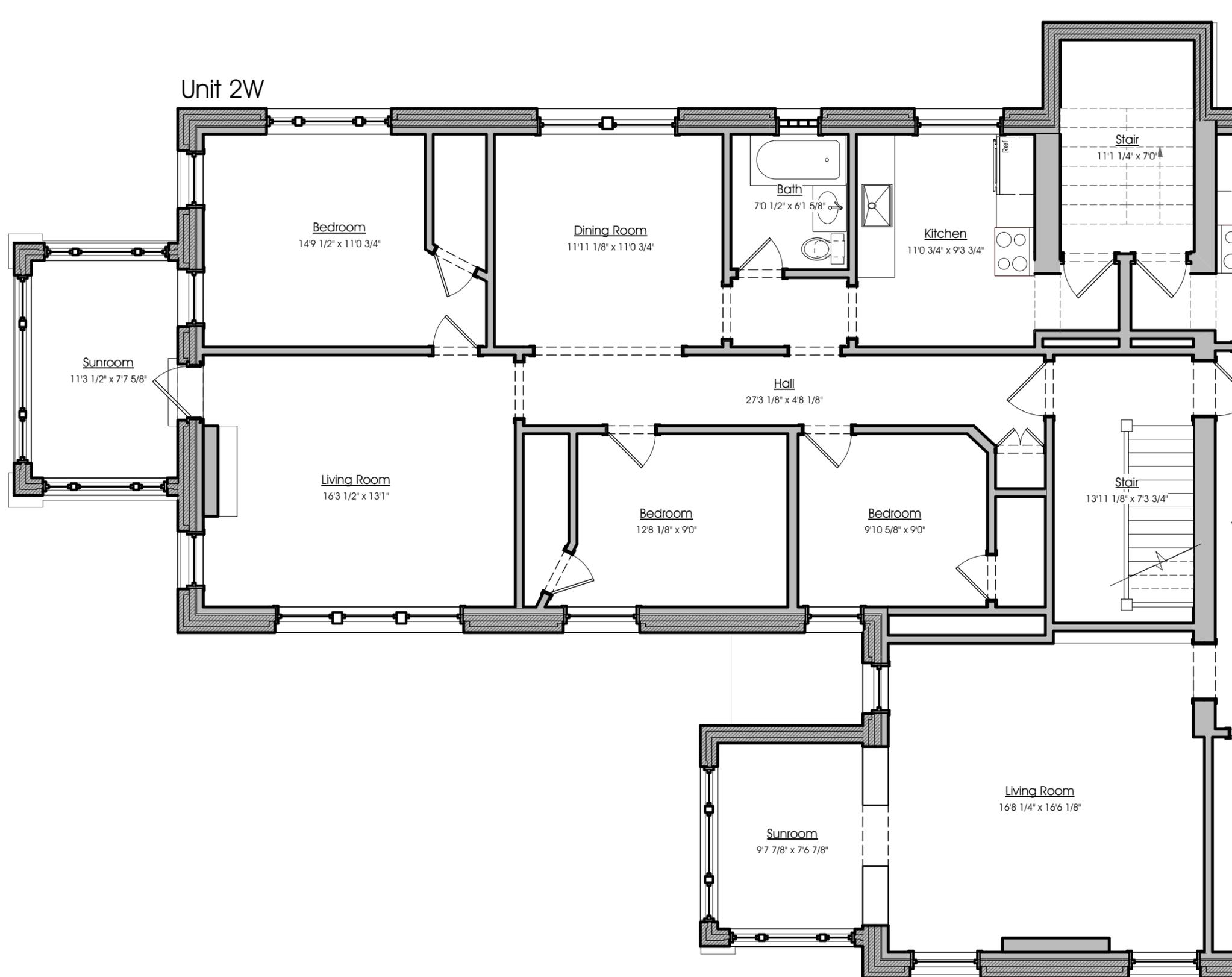
**Legend**

Existing Wall to Remain

New Partition and/or Wall  
Refer to Wall Types

New Insulated Wall. Refer  
to Wall Types

Existing Construction to  
be Removed



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

**2nd Floor Plan West-Exist**

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

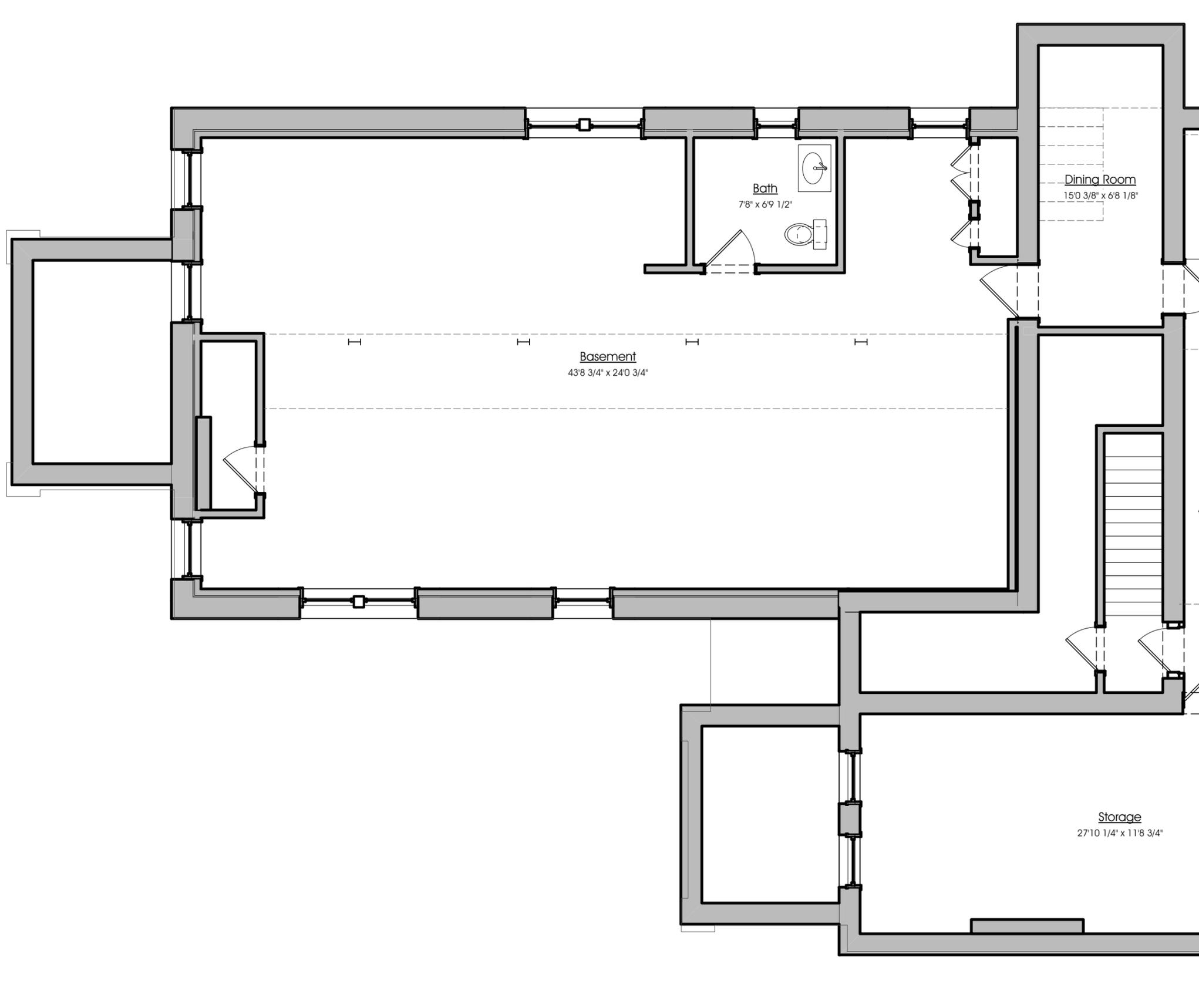
Sept 27, 2021



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

**Legend**

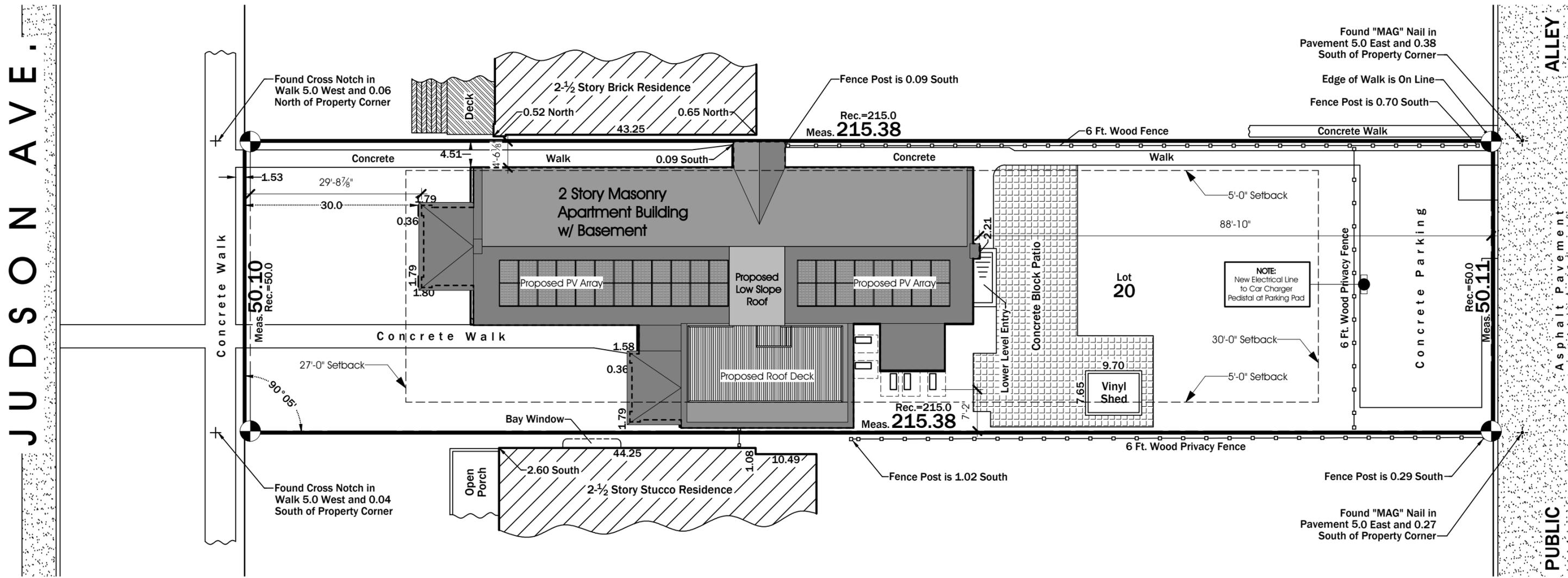
-  Existing Wall to Remain
-  New Partition and/or Wall Refer to Wall Types
-  New Insulated Wall. Refer to Wall Types
-  Existing Construction to be Removed



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

**Basement Plan West-Exist**

Scale: 3/16" = 1'-0"  
Sept 27, 2021



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

Site Plan - Proposed  
 Scale: 1/16" = 1'-0"  
 Sept 27, 2021

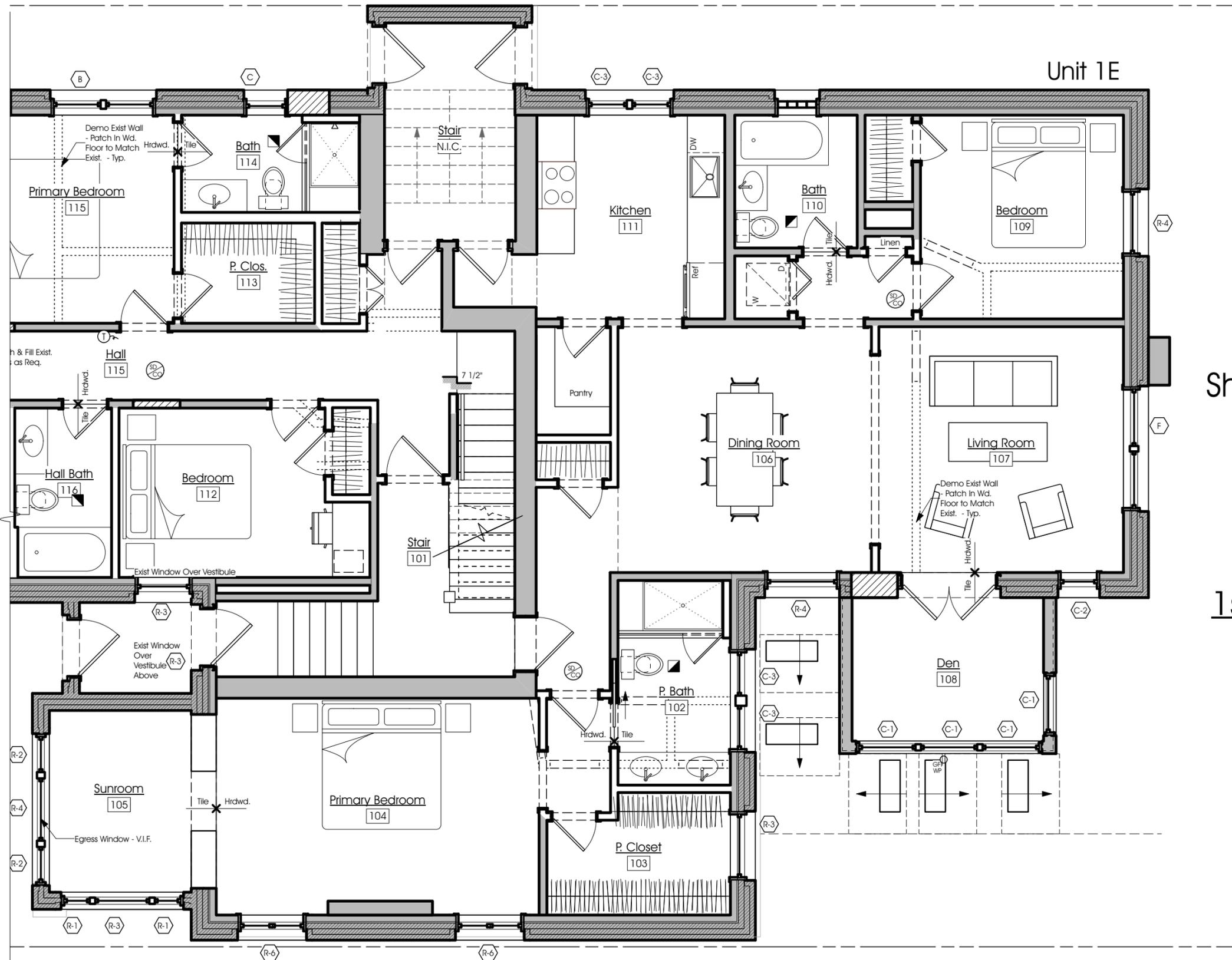
**Legend**

Existing Wall to Remain

New Partition and/or Wall  
Refer to Wall Types

New Insulated Wall. Refer  
to Wall Types

Existing Construction to  
be Removed

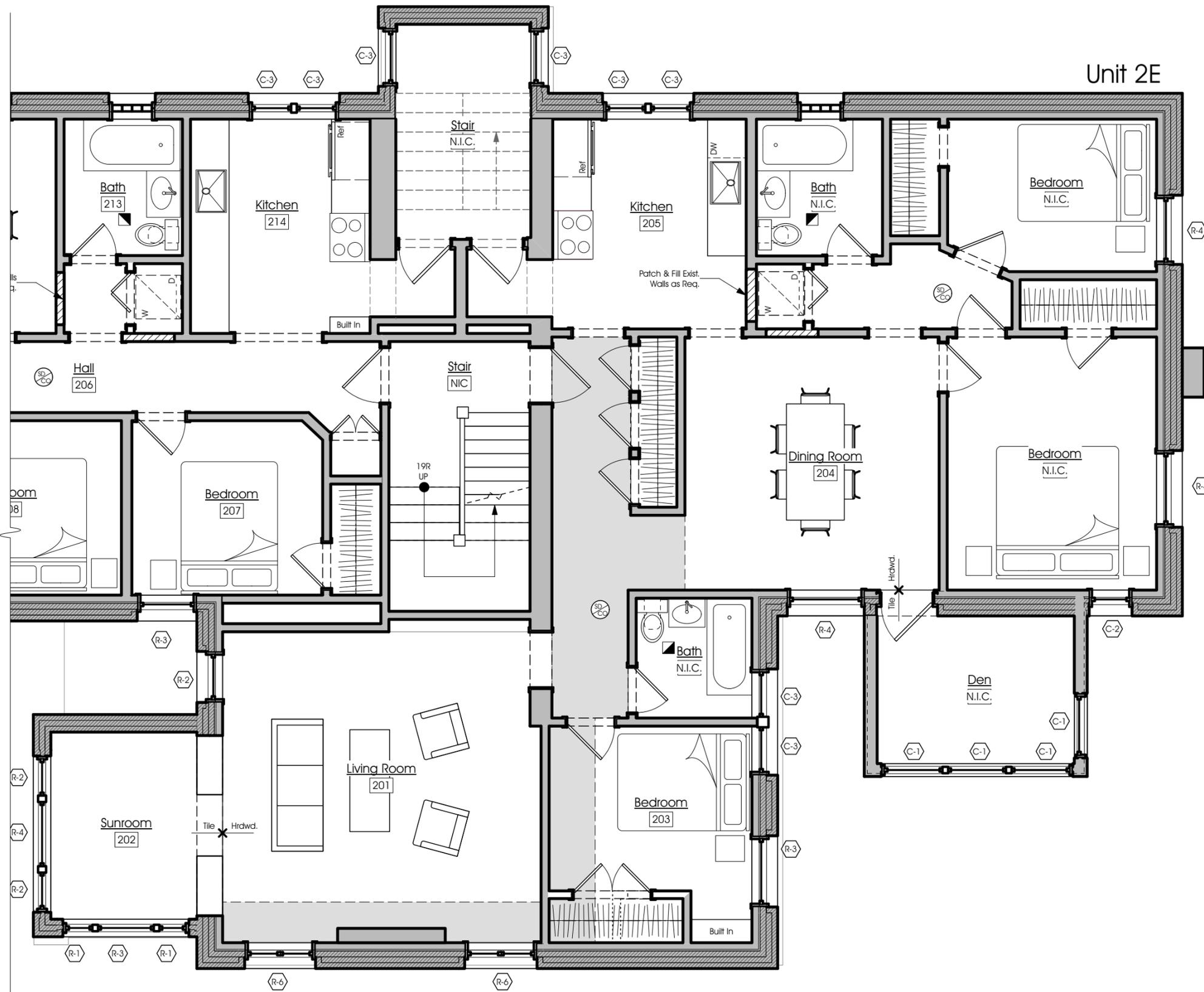


Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

1st Floor Plan East - Proposed  
Scale: 3/16" = 1'-0"  
Sept 27, 2021

**Legend**

-  Existing Wall to Remain
-  New Partition and/or Wall  
Refer to Wall Types
-  New Insulated Wall. Refer  
to Wall Types
-  Existing Construction to  
be Removed



Unit 2E

Apartment Renovation for  
**Shadia Shukair & Frank Roberts**  
 1233 Judson Ave.  
 Evanston, IL

**2nd Floor Plan East - Proposed**

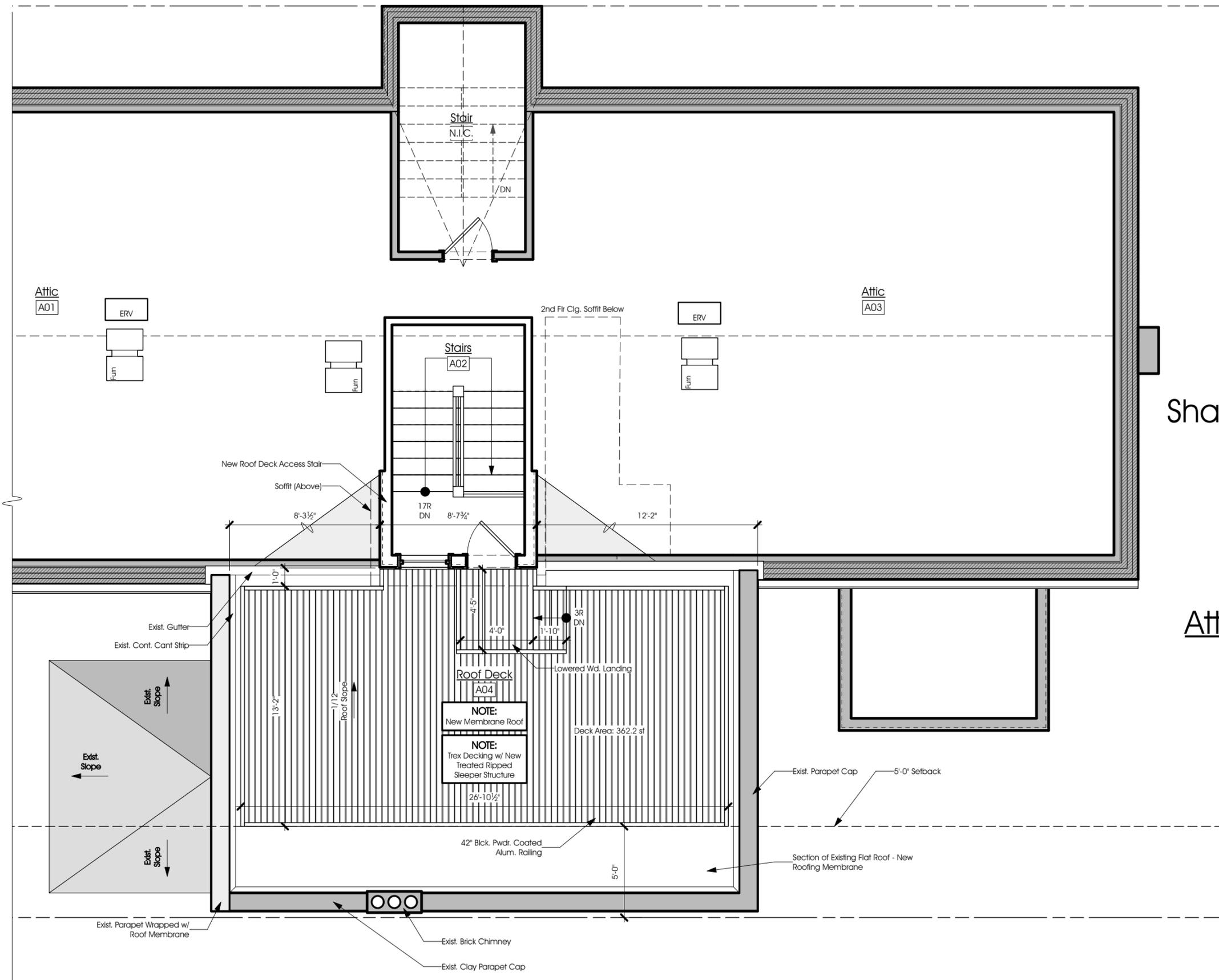
Scale: 3/16" = 1'-0"  
 Sept 27, 2021



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

**Legend**

- Existing Wall to Remain
- New Partition and/or Wall Refer to Wall Types
- New Insulated Wall. Refer to Wall Types
- Existing Construction to be Removed

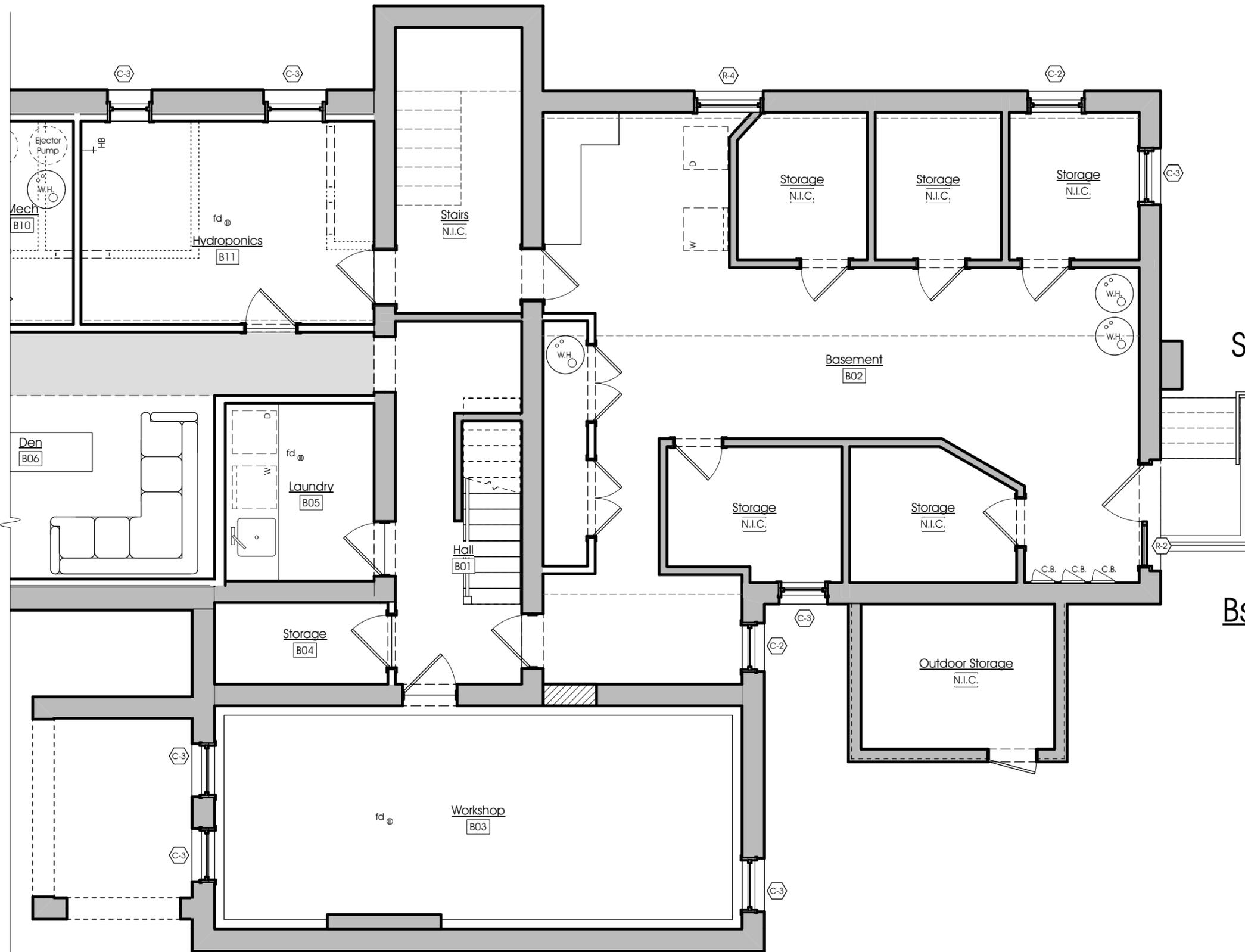


Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Attic Floor Plan East - Proposed  
Scale: 3/16" = 1'-0"  
Sept 27, 2021

**Legend**

-  Existing Wall to Remain
-  New Partition and/or Wall  
Refer to Wall Types
-  New Insulated Wall. Refer  
to Wall Types
-  Existing Construction to  
be Removed

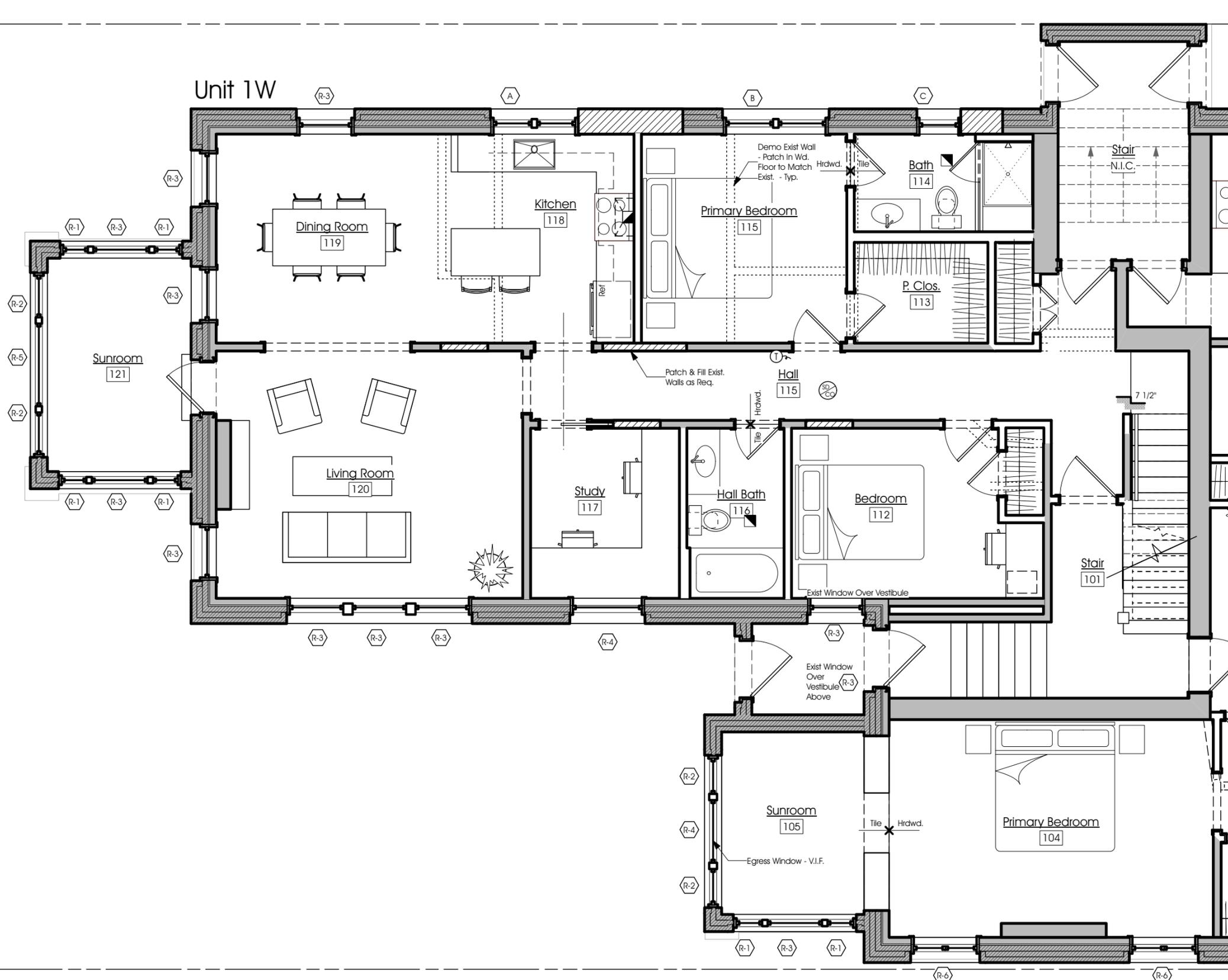


Apartment Renovation for  
**Shadia Shukair & Frank Roberts**  
 1233 Judson Ave.  
 Evanston, IL

**Bsmnt. Flr. Pln. East - Proposed**  
 Scale: 3/16" = 1'-0"  
 Sept 27, 2021

**Legend**

-  Existing Wall to Remain
-  New Partition and/or Wall Refer to Wall Types
-  New Insulated Wall. Refer to Wall Types
-  Existing Construction to be Removed



Apartment Renovation for  
**Shadia Shukair & Frank Roberts**  
 1233 Judson Ave.  
 Evanston, IL

**1st Flr. Pln. West - Proposed**

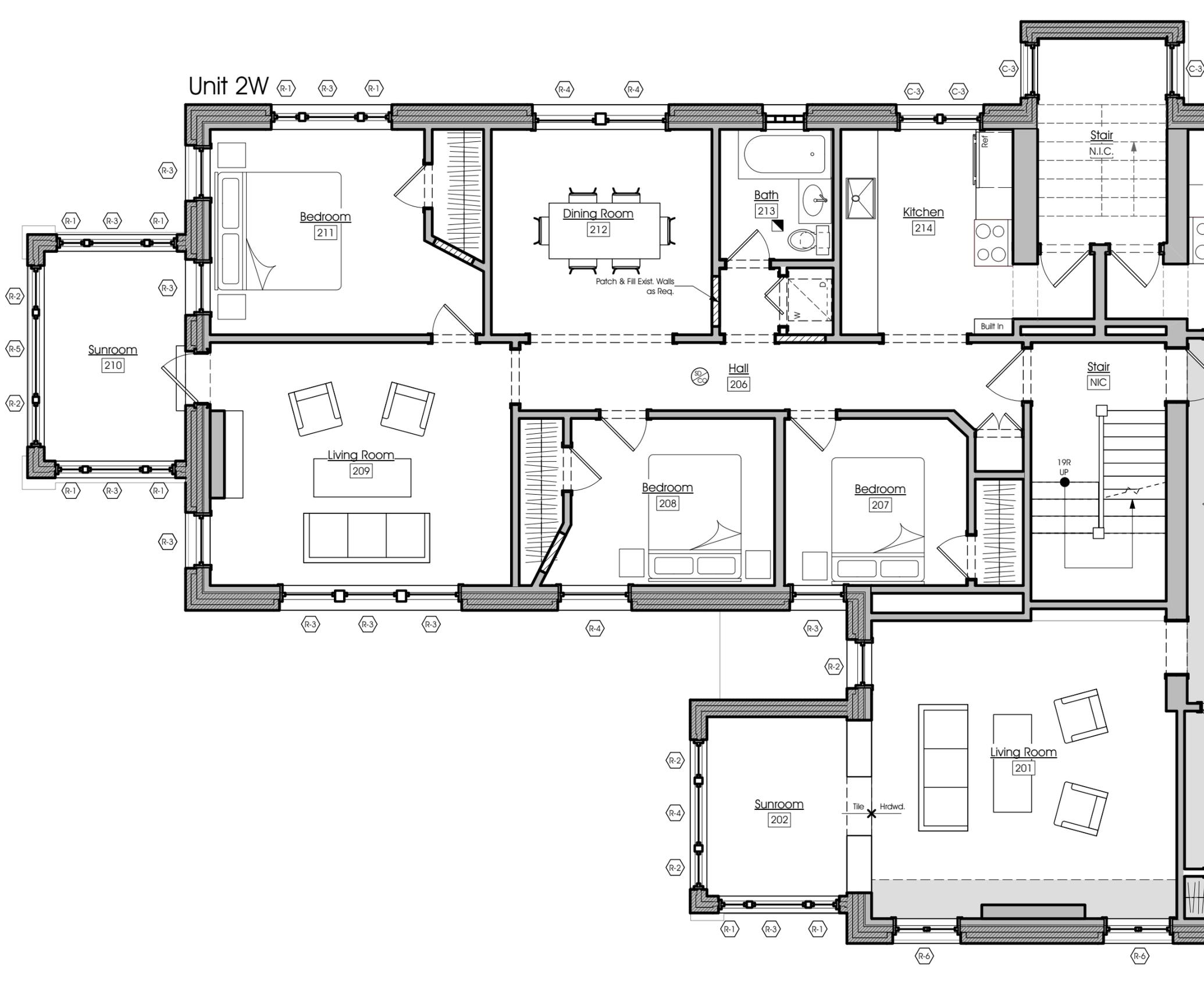
Scale: 3/16" = 1'-0"  
 Sept 27, 2021



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

**Legend**

-  Existing Wall to Remain
-  New Partition and/or Wall  
Refer to Wall Types
-  New Insulated Wall. Refer  
to Wall Types
-  Existing Construction to  
be Removed



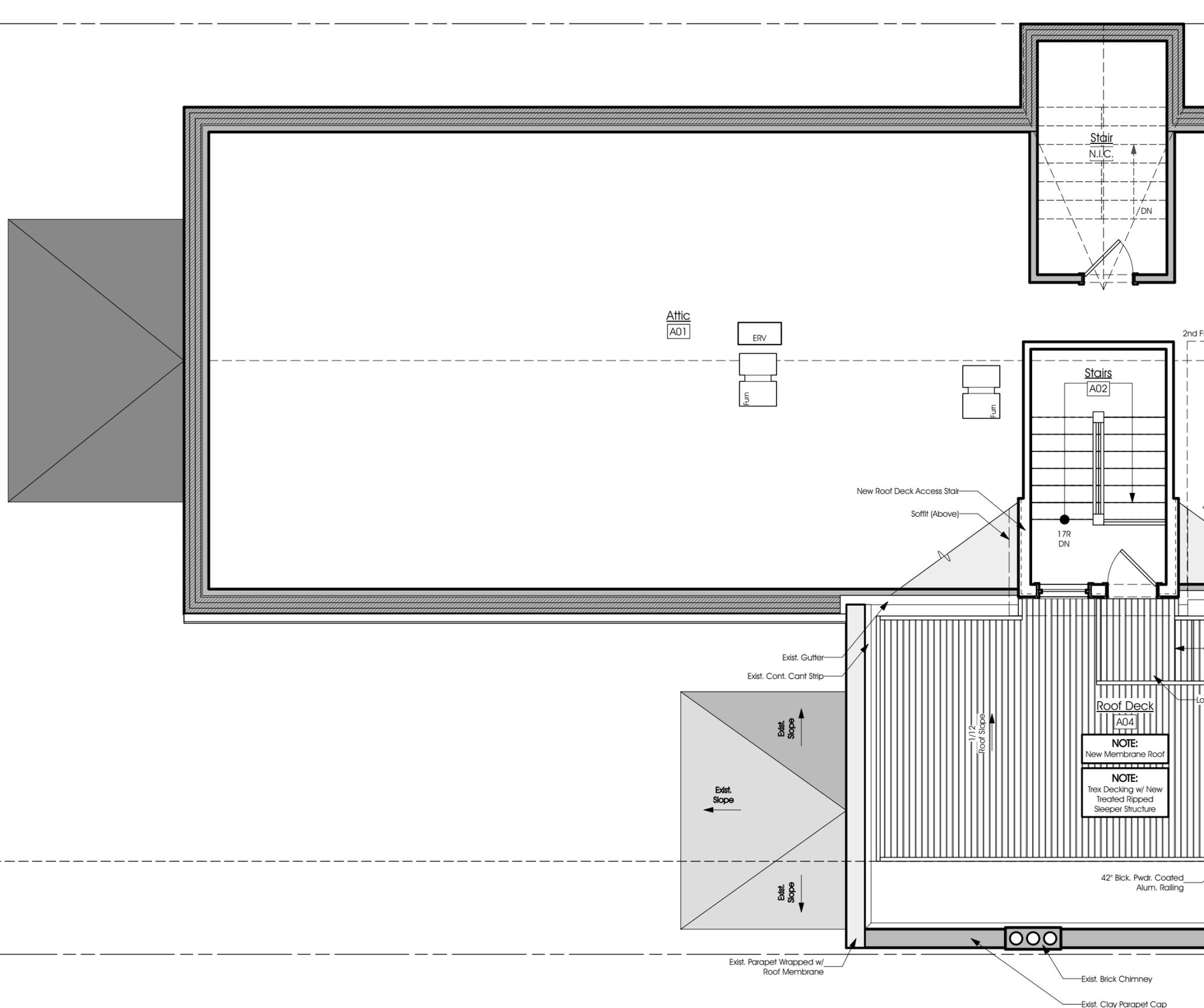
Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

**2nd Flr. Pln. West - Proposed**

Scale: 3/16" = 1'-0"  
 Sept 27, 2021

**Legend**

-  Existing Wall to Remain
-  New Partition and/or Wall Refer to Wall Types
-  New Insulated Wall. Refer to Wall Types
-  Existing Construction to be Removed



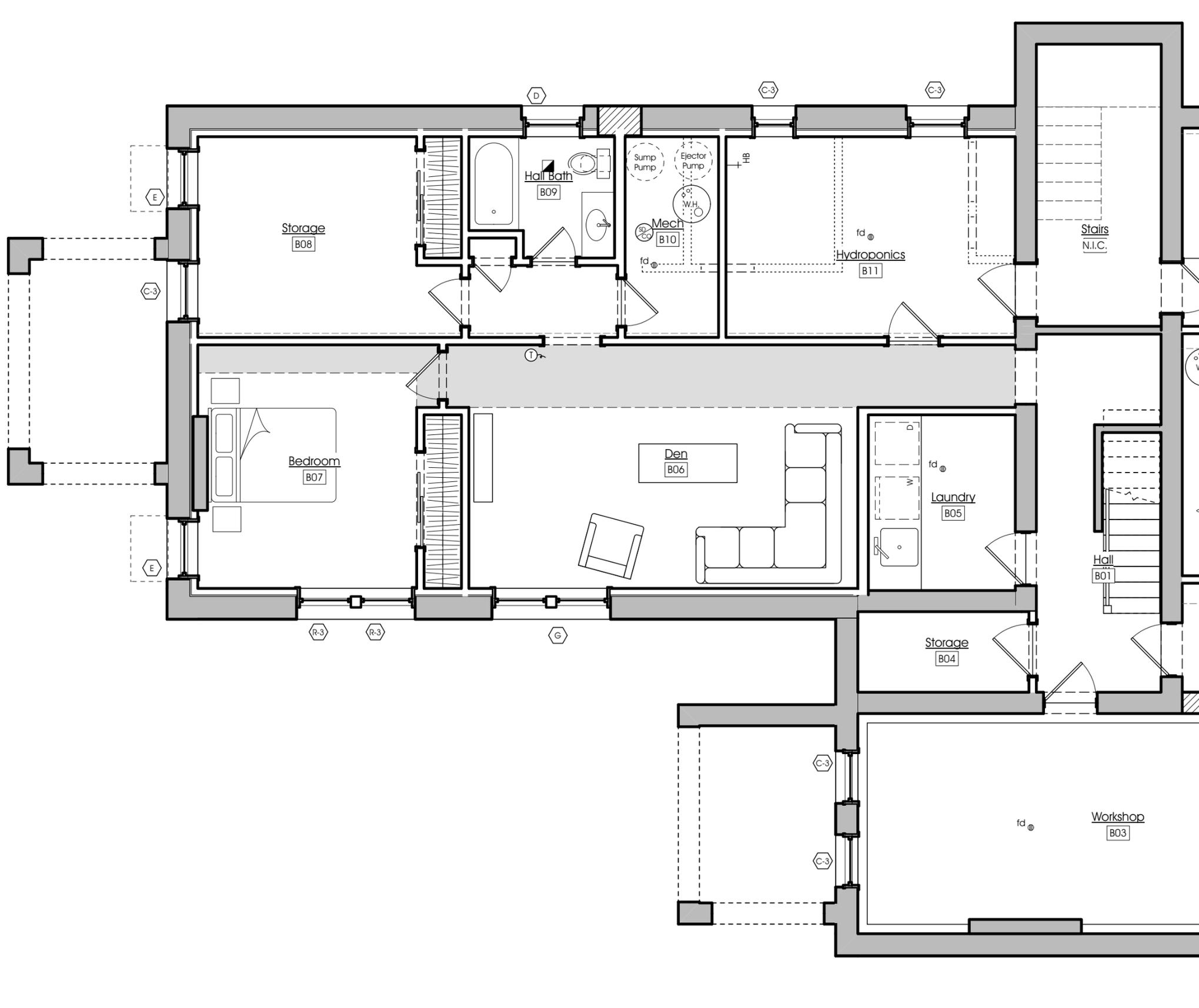
Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

**Attic Pln. West - Proposed**

Scale: 3/16" = 1'-0"  
 Sept 27, 2021

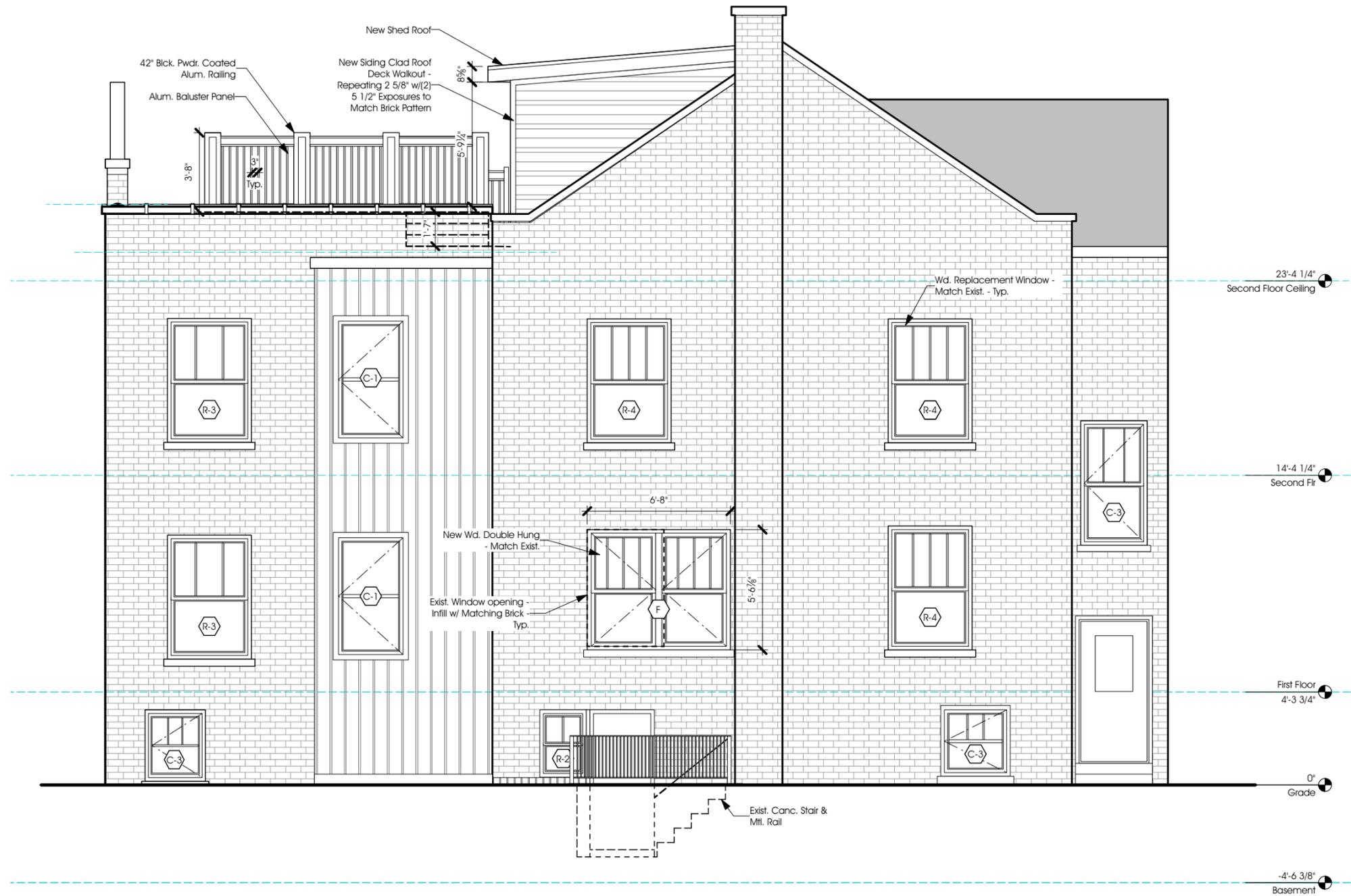
**Legend**

- Existing Wall to Remain
- New Partition and/or Wall Refer to Wall Types
- New Insulated Wall. Refer to Wall Types
- Existing Construction to be Removed



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Bsmnt. Flr. Pln. West - Proposed  
Scale: 3/16" = 1'-0"  
Sept 27, 2021



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

East Elevation  
 Scale: 3/16" = 1'0"  
 Sept 27, 2021



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

West Elevation  
 Scale: 3/16" = 1'0"  
 Sept 27, 2021

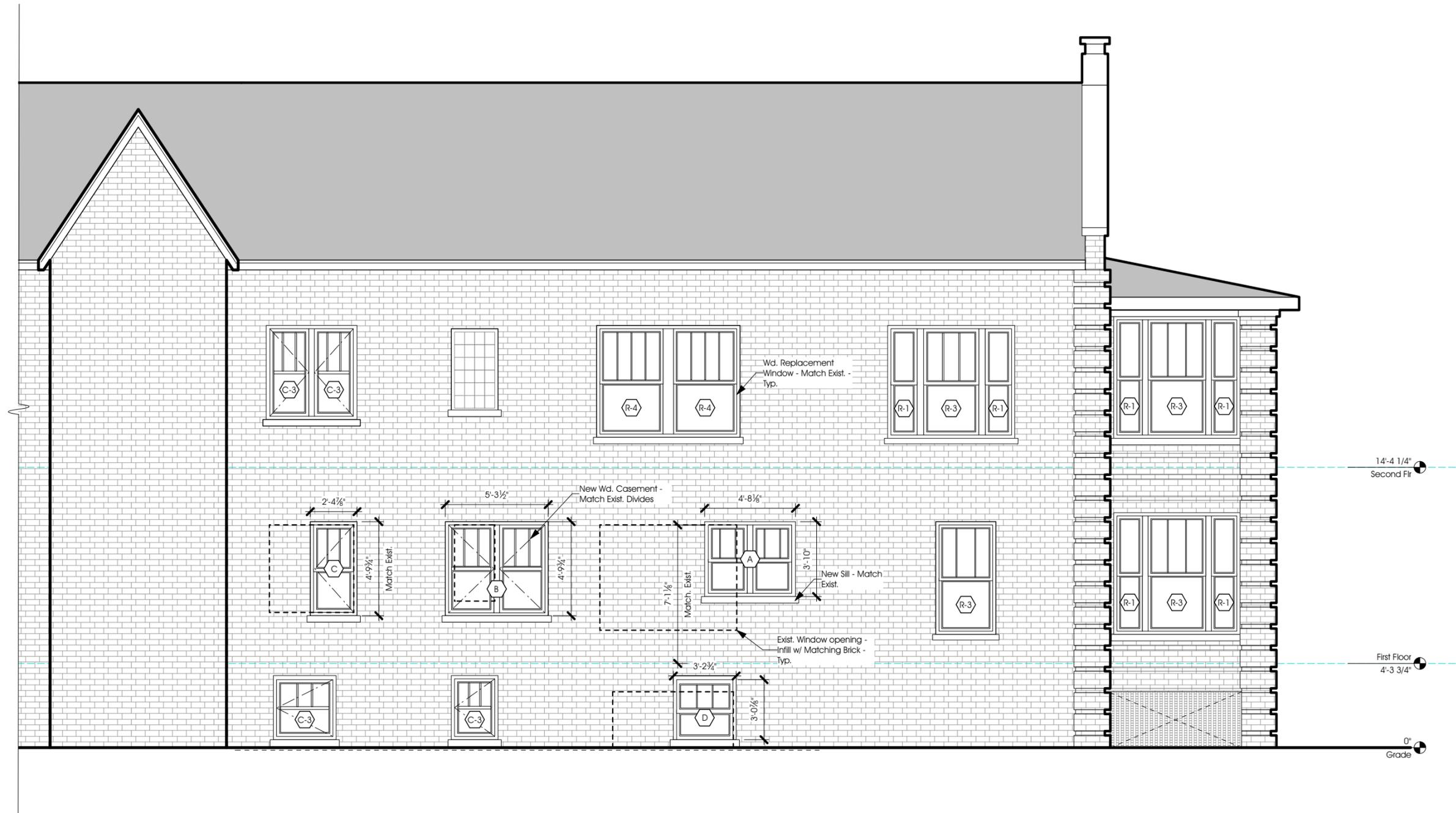
kipnis   
 ARCHITECTURE+PLANNING  
 1642 payne street | evanston IL 60201  
 847 864 9650 | f847 864 0956



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Partial North Elevation  
Scale: 3/16" = 1'0"  
Sept 27, 2021

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847 864 9650 | f847 864 0956



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

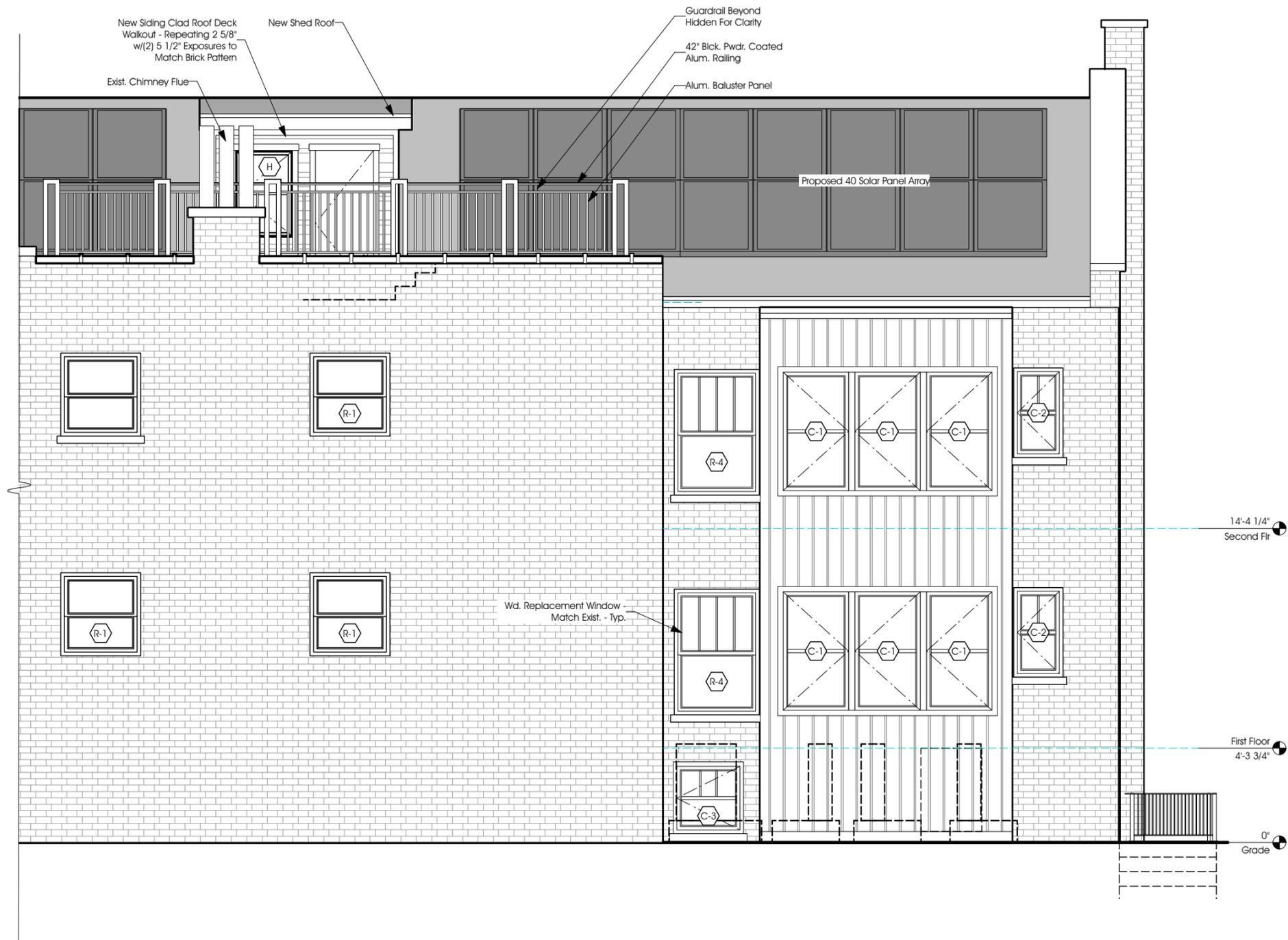
Partial North Elevation  
 Scale: 3/16" = 1'0"  
 Sept 27, 2021



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

Partial South Elevation  
 Scale: 3/16" = 1'0"  
 Sept 27, 2021

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 847 864 9650 | f847 864 0956



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

Partial South Elevation  
 Scale: 3/16" = 1'0"  
 Sept 27, 2021

kipnis   
 ARCHITECTURE+PLANNING  
 1642 payne street | evanston IL 60201  
 847 864 9650 | f847 864 0956



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Front Site Photo

Sept 27, 2021



Proposed Window Locations

Proposed Basement Egress Location



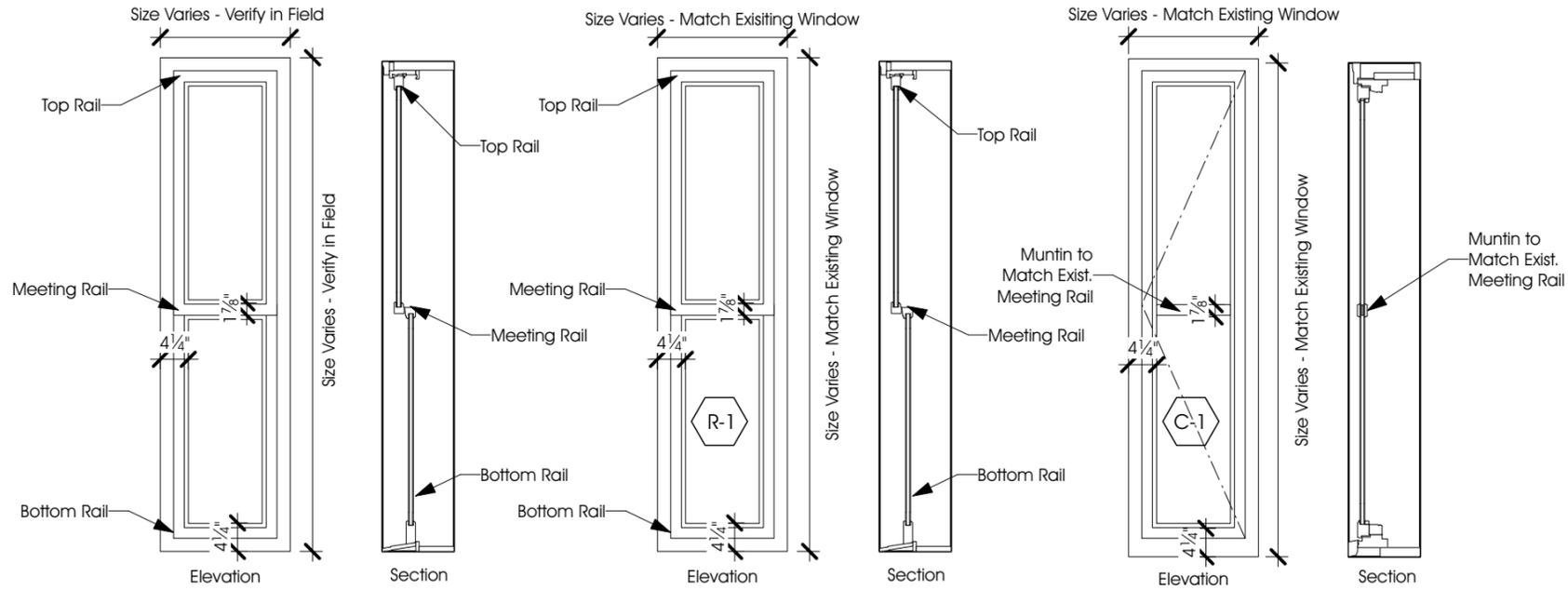
Proposed Window Locations

Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Side View - Proposed Location

Sept 27, 2021

## Typical Type "R-1" and "C-1"



Exist. Wood  
Double Hung Window

Proposed Wood Clad  
Double Hung Replacement

Proposed Wood Clad  
Casement Replacement

Existing Windows are Original.  
Replacement Windows will Match Existing Windows.

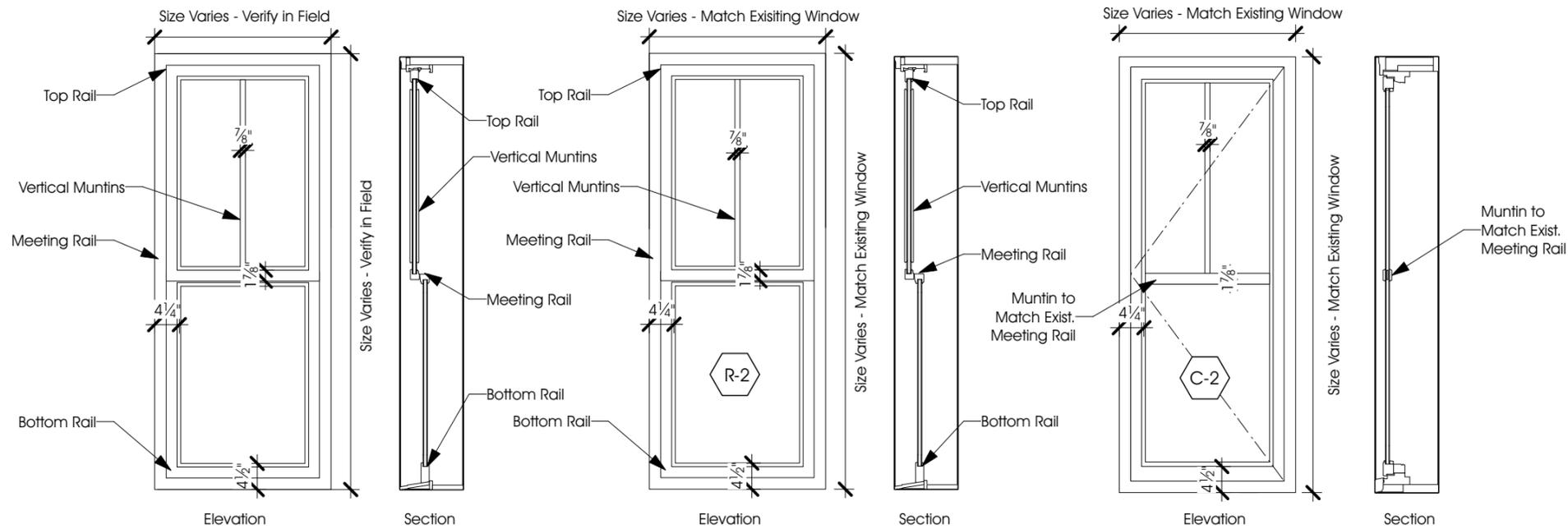


Typical Exterior Exist. Window - R-1 / C-1



Typical Interior Exist. Window - R-1 / C-1

## Typical Type "R-2" and "C-2"



Exist. Wood  
Double Hung Window

Proposed Wood Clad  
Double Hung Replacement

Proposed Wood Clad  
Casement Replacement



Typical Ext. Exist. Window - R-2 / C-2



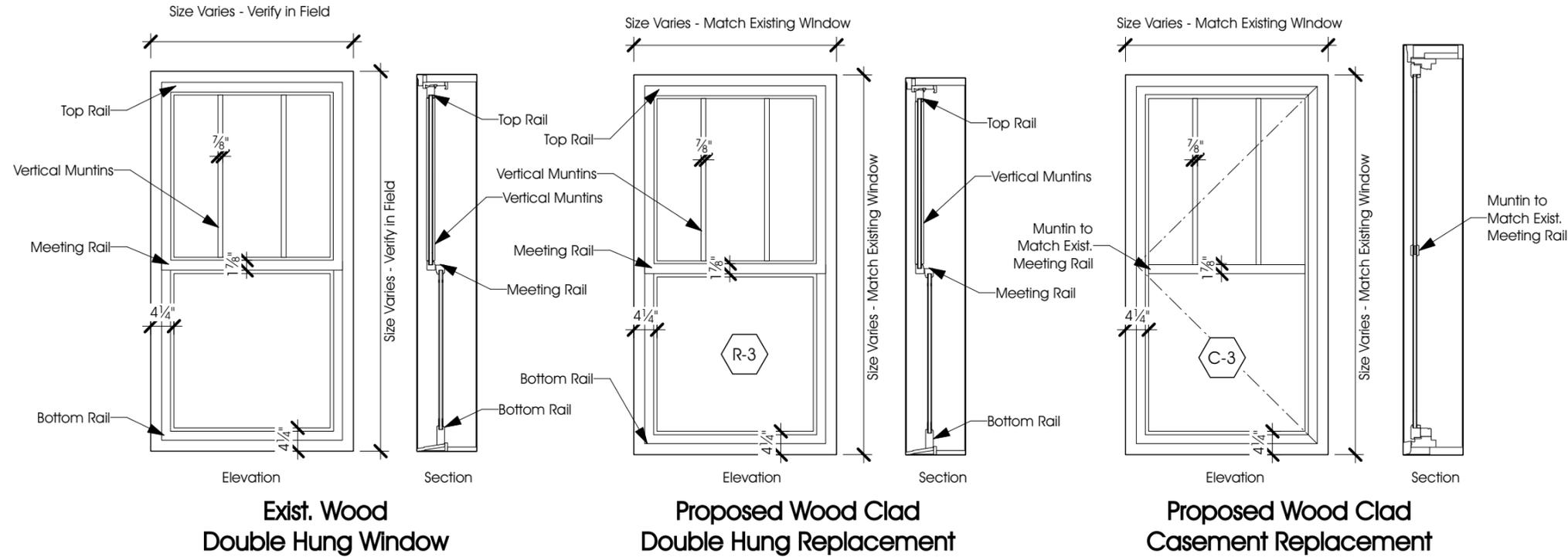
Typical Int. Exist. Window - R-2 / C-2

Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

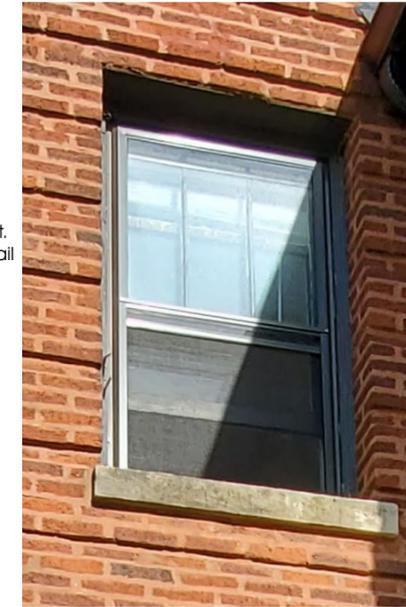
## Window Details & Photos

Scale: 1/2" = 1' 0"  
Sept 27, 2021

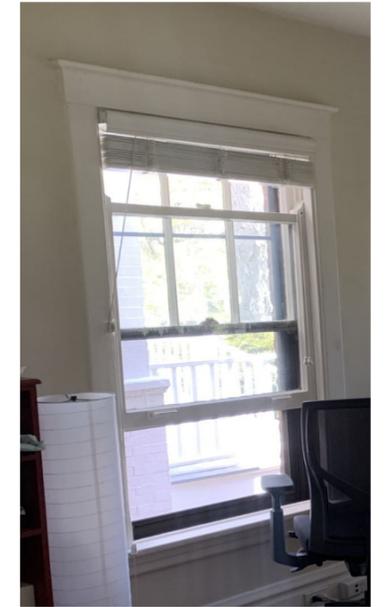
## Typical Type "R-3" and "C-3"



Existing Windows are Original.  
Replacement Windows will Match Existing Windows.

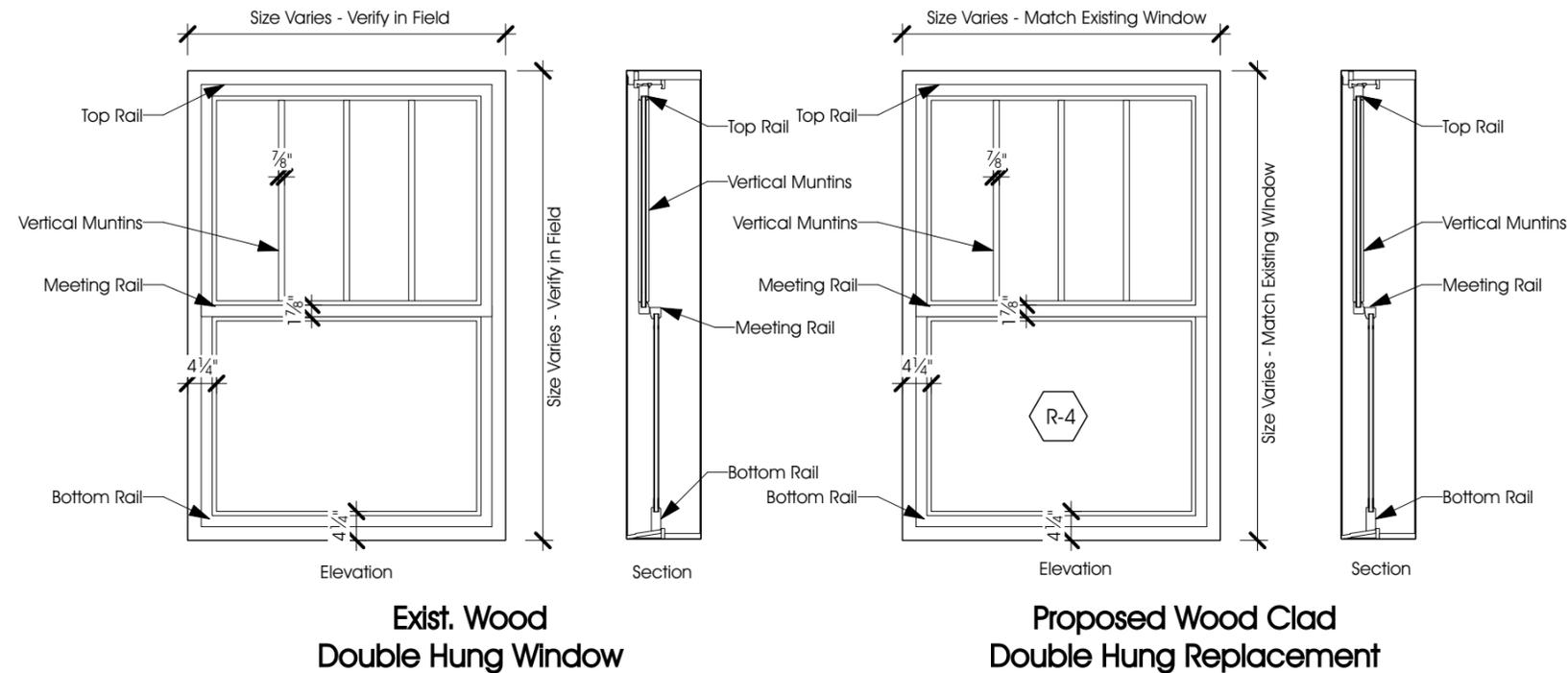


Typical Ext. Exist. Window - R-3 / C-3

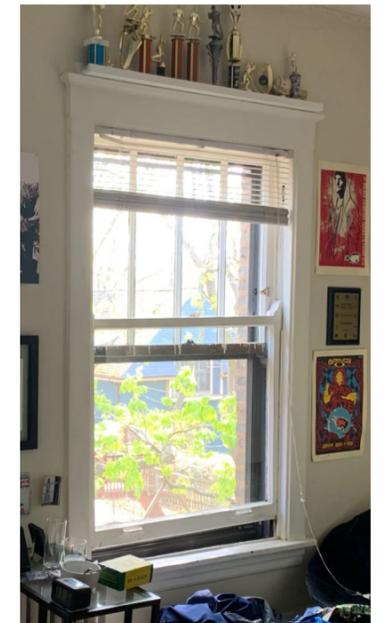


Typical Int. Exist. Window - R-3 / C-3

## Typical Type "R-4"



Typical Ext. Exist. Window - R-4



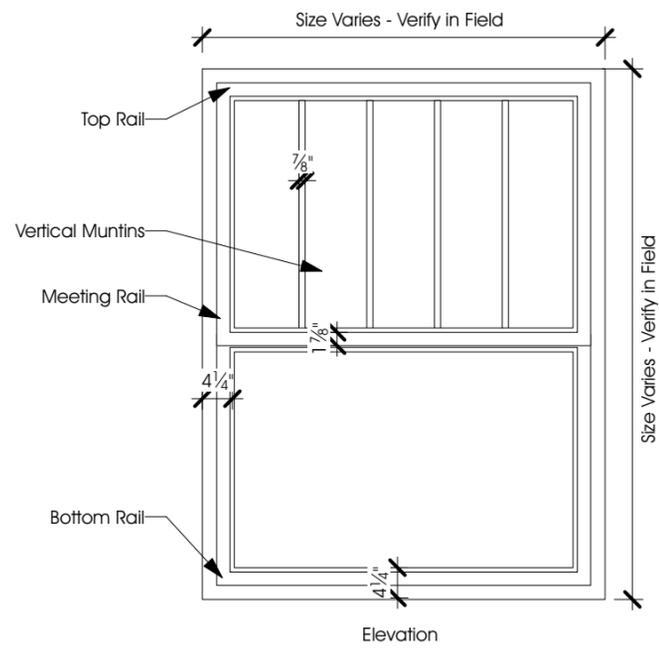
Typical Int. Exist. Window - R-4

Apartment Renovation for  
**Shadia Shukair & Frank Roberts**  
1233 Judson Ave.  
Evanston, IL

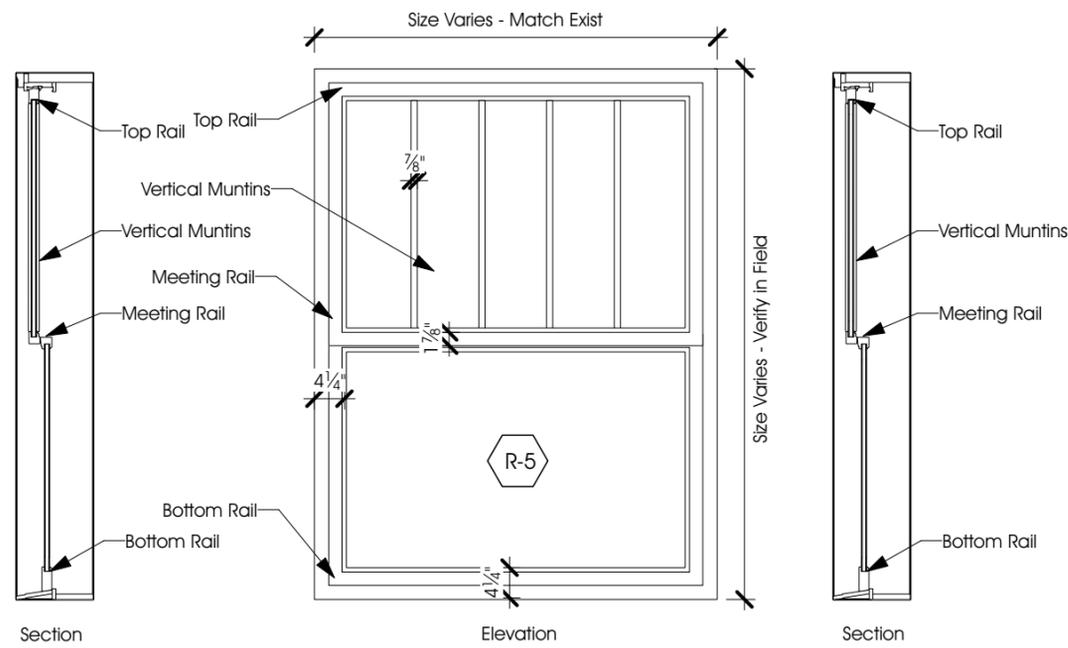
## Window Details & Photos

Scale: 1/2" = 1' 0"  
Sept 27, 2021

# Typical Type "R-5"



Exist. Wood Double Hung Window



Proposed Wood Clad Double Hung Replacement

Existing Windows are Original.  
Replacement Windows will Match Existing Windows.

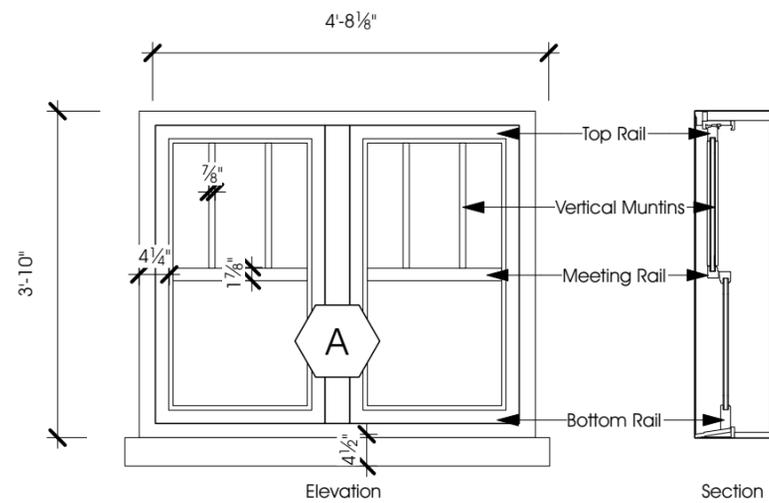


Typical Ext. Exist. Window - R-5

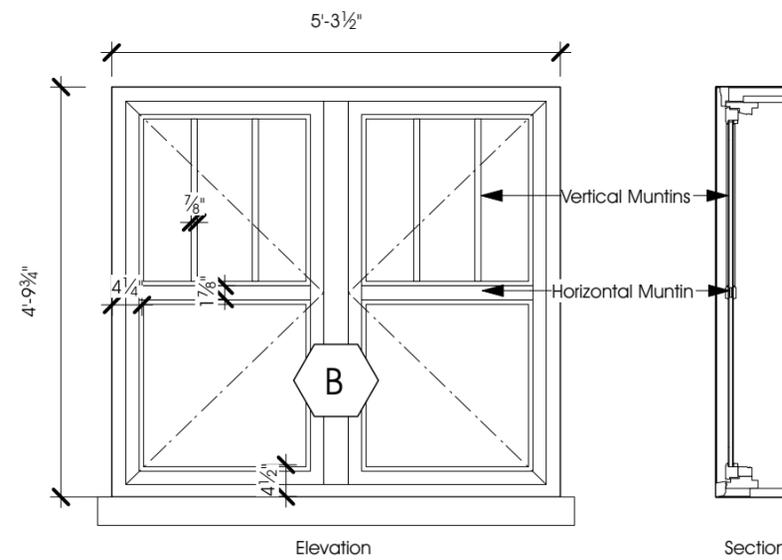


Typical Int. Exist. Window - R-5

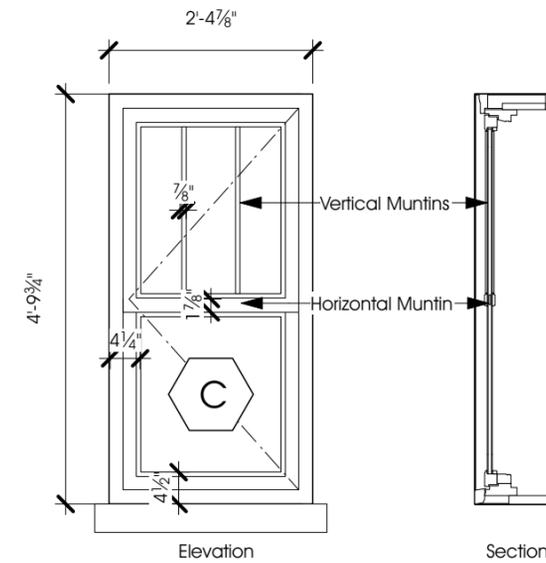
## New Windows (A - C)



New Wood Clad Double Hung Window



New Wood Clad Casement Window



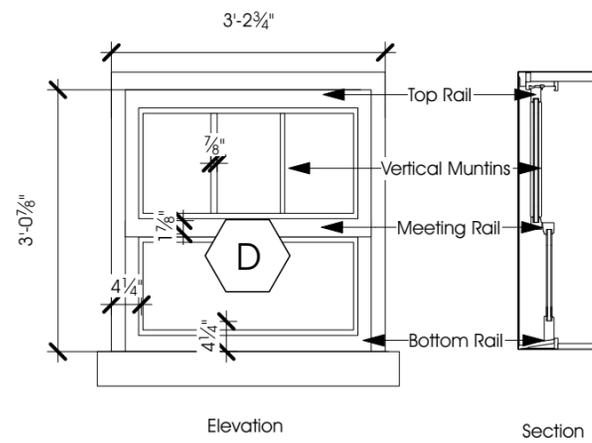
New Wood Clad Casement Window

Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

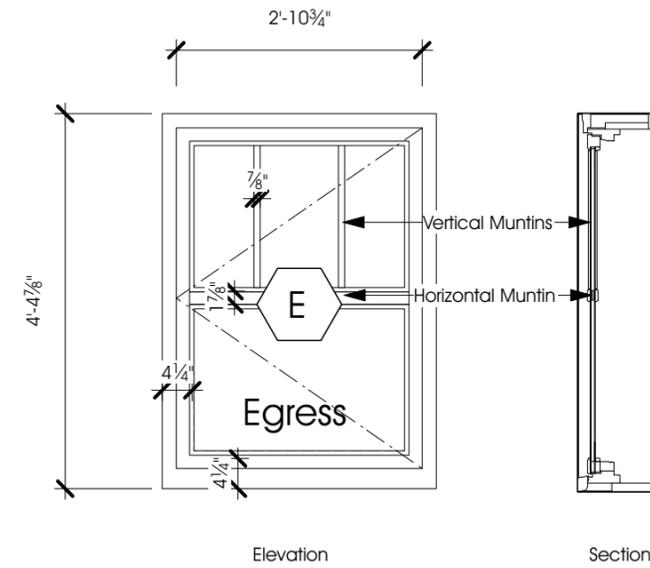
## Window Details & Photos

Scale: 1/2" = 1' 0"  
Sept 27, 2021

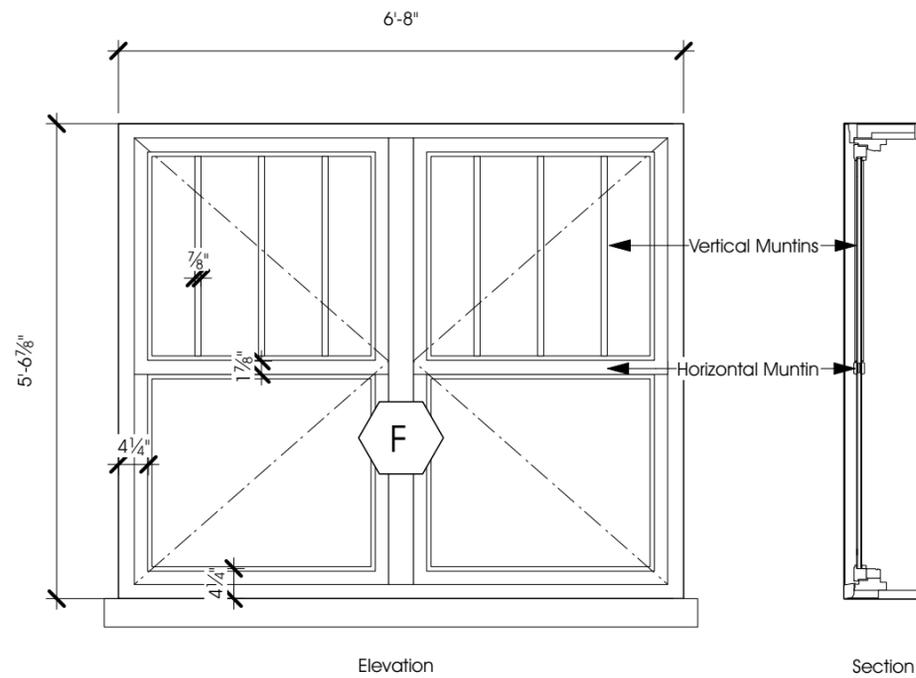
# New Windows (D - G)



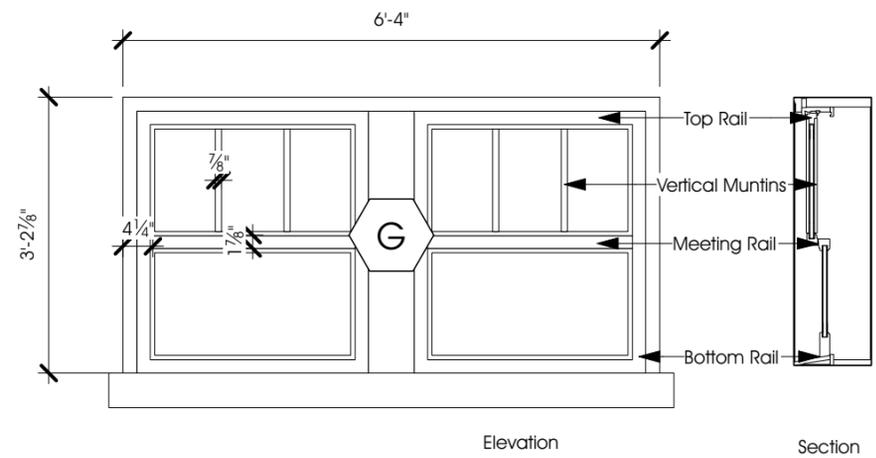
**New Wood Clad  
Double Hung Window**



**New Wood Clad  
Casement Window**



**New Wood Clad  
Casement Window**

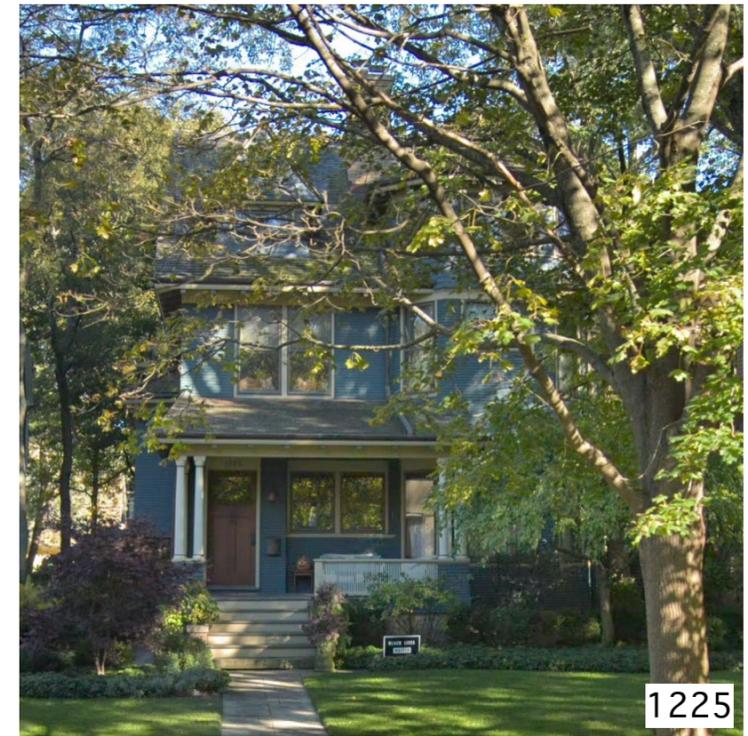
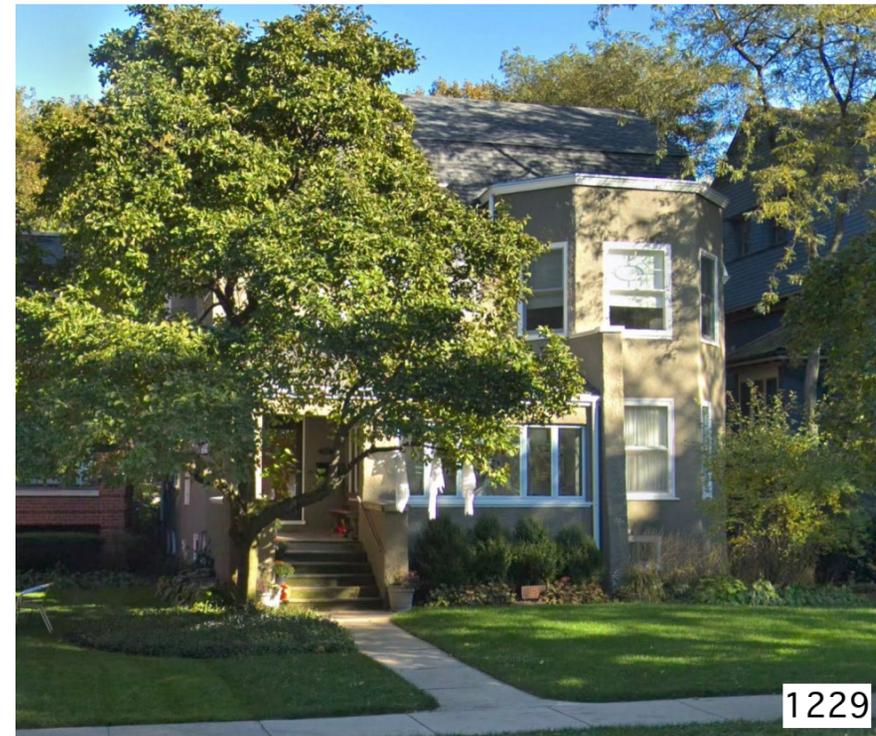


**New Wood Clad  
Double Hung Window**

Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

## Window Details & Photos

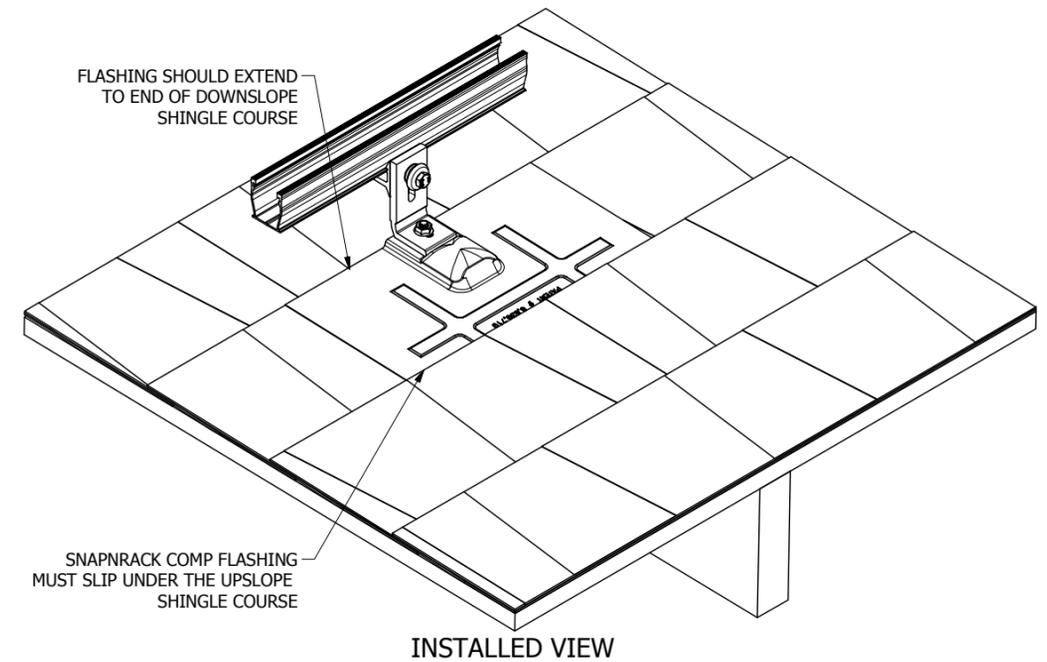
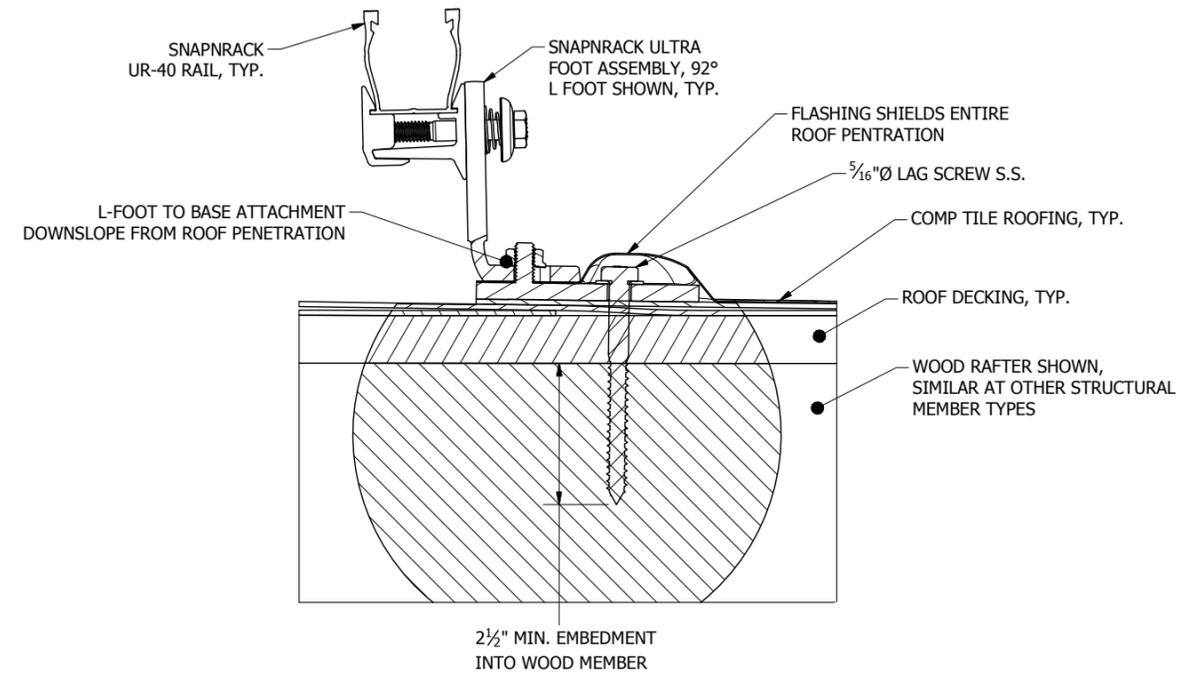
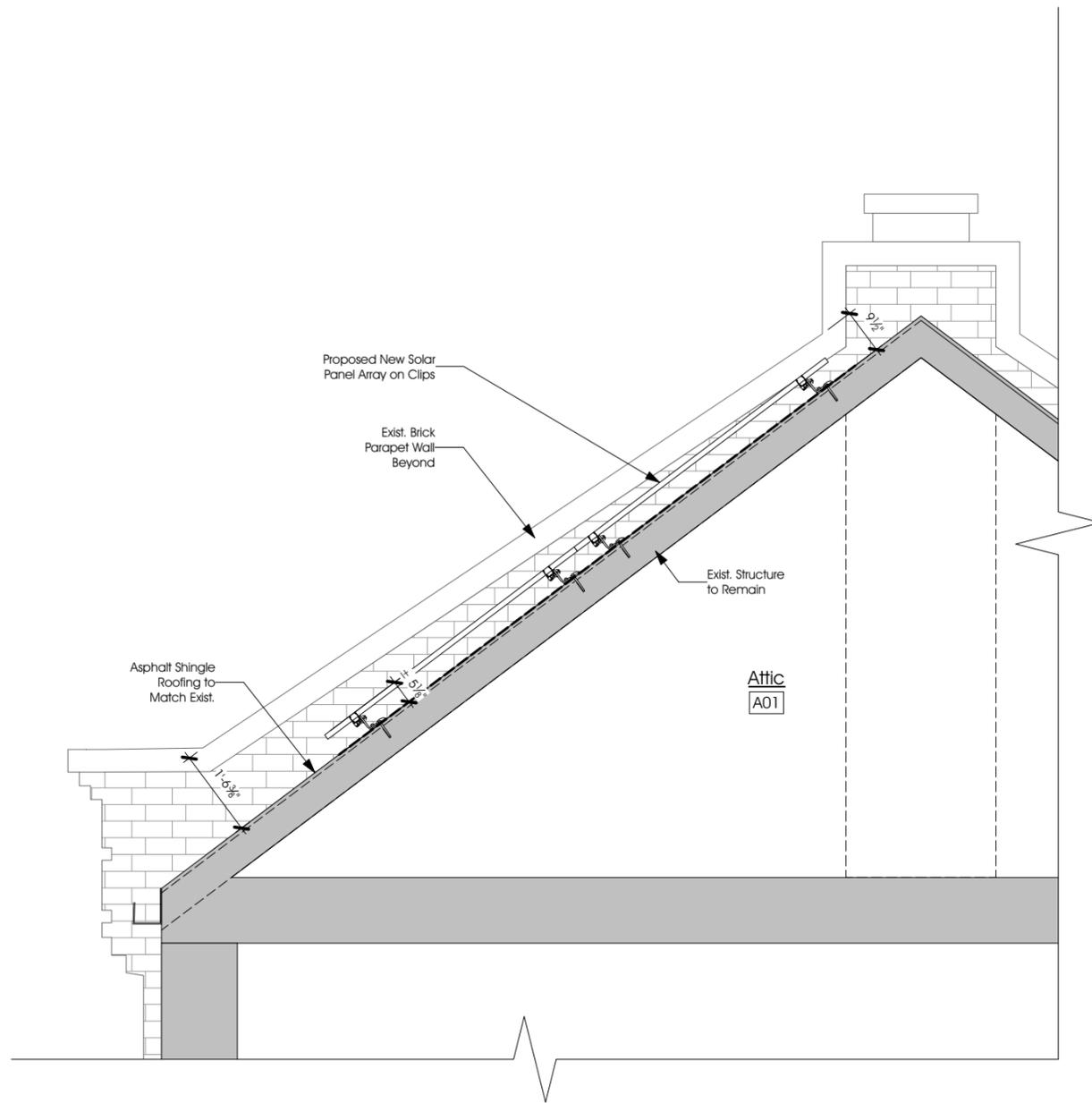
Scale: 1/2" = 1' 0"  
Sept 27, 2021



Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

Neighboring Site Photo

Sept 27, 2021



Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

Panel Array Section & Details

Scale: 3/8" = 1'0"  
 Sept 29, 2021

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="Craftsman/Prairie - Four-Flat"/>	ROOF TYPE	<input type="text" value="Combination"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Front gable/flat"/>
CONSTRUCTION YEAR	<input type="text" value="1911"/>	FOUNDATION	<input type="text" value="Brick"/>
OTHER YEAR	<input type="text"/>	PORCH	<input type="text" value="-"/>
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"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung"/>
PLAN	<input type="text" value="L"/>	WINDOW CONFIGURATION	<input type="text" value="5/1; 4/1; 3/1; 2/1"/>
NO OF STORIES	<input type="text" value="2"/>		
SIGNIFICANCE	<input type="text"/>		
HISTORIC FEATURES	<input type="text" value="Front gable 2-story bay intersected by recessed 2-story wing; stone capped parapet walls at front of gable roof and on flat roof of wing; brick exterior, with recessed horizontal stringcourses--SEE CONTINUATION SHEET"/>		

**ADDRESS**

1233		JUDSON	AVENUE
------	--	--------	--------

**ALTERATIONS**

Vertical wood siding on entry bay.

**HISTORIC INFORMATION**

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

Apartment house (4-flat)

**ORIGINAL  
OWNER**

Kirkham, Frank R.

**ORIGINAL  
ARCHITECT**

Hancox, Charles J.

**BUILDING MOVED?**

yes, a 1-story garage

**ARCHITECT  
SOURCE**

BP4355

**MOVED FROM**

707 Forest Ave.

**BUILDER**

Wigginton, James

**ADDITIONAL PHOTOGRAPHS**



PHOTO ID2

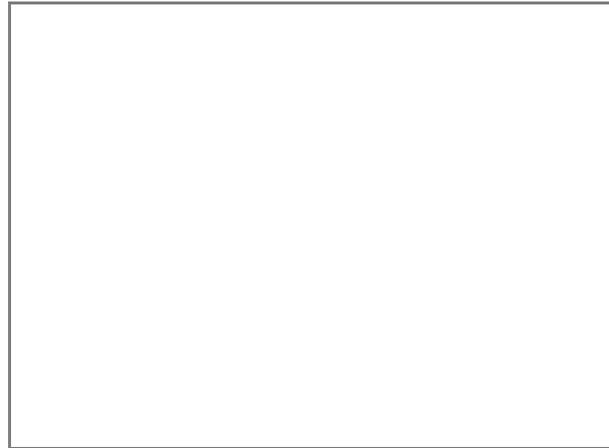


PHOTO ID3

**OTHER PINS**

**SURVEYOR**

Lara Ramsey

**SURVEYOR  
ORGANIZATION**

GRANACKI HISTORIC CONSULTANTS

**SURVEY DATE**

2/27/2012

**Historic Info  
Compiler**

aoe

**SURVEYAREA**

EVANSTON LAKESHORE PHASE II

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

1233 [ ] JUDSON AVENUE

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

Apartment house (4-flat)

**DATE OF CONSTRUCTION** 1911**MOVING INFORMATION****BUILDING MOVED?** yes, a 1-story garage**MOVING PERMIT #** 317 **DATE** 1915.04.10**MOVED FROM** 707 Forest Ave.**ORIGINAL PERMIT INFORMATION****BLDG PERMIT #** 4355 **DATE** 1911.12.18**BUILDING PERMIT  
DESCRIPTION** 2-story brick apartment building 45x87x33'h, 24 rooms**COST** \$10,000**ORIGINAL OWNER** Kirkham, Frank R.**ORIGINAL OWNER  
OCCUPIED?** no**ORIGINAL  
ARCHITECT** Hancox, Charles J.**ARCHITECT SOURC** BP4355**BUILDER** Wigginton, James**EXTERIOR ALTERATION PERMITS****OTHER PERMIT INFO**BP11472, 1923.08.25, frame garage 26x20x14'h \$600,  
owner/archt/bldr W.R. Fairchild**COA INFO**

2006 – Reroof

**HISTORIC INFO**Designed as a 4-flat to blend unobtrusively with its single and  
double house neighbors.**OTHER SOURCES**

ELHD n/a. PHOTO at EHC: Century 21 Mitchell Bros 1976.

**HISTORIC INFO COMPILER** aoe

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

**STREET #** 1233

**STREET** JUDSON AVENUE

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**ADDITIONAL PHOTOS OR INFORMATION**

*Historic Features*

Front gable 2-story bay intersected by recessed 2-story wing with flat roof; stone capped parapet walls at front of gable roof and on flat roof of wing; brick exterior, with recessed horizontal bands across all elevations; hipped-roof, 2-story front sun porches on front elevation of gabled bay and front elevation of recessed south wing, with three-part windows; all windows on front and side elevations are historic wood double hung windows with stone sills; 1-story flat-roof entry north in corner between front bay and south wing.



## **MEETING MINUTES**

### **PRESERVATION COMMISSION**

Tuesday September 14, 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, Jamie Morris

Members Absent: None

Staff Present: C. Sterling

Presiding Member: M. Simon, Chair

Notes Taken by: C. Sterling (Written notes as taken during the meeting. The meetings video recording has not been made available to staff pending review by the Broadcast Operations Coordinator).

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## **AGENDA**

### **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).

- Chair Simon asked for clarification on whether any formal recommendation or motion needed to be made following discussion. Mr. Sterling stated that the Commission is only asked to provide comment on proposed City projects, so no formal motion or vote needs to be taken.
- Sat Nager, of the City's Public Works Department presented the proposed signal and intersection improvements within the Ridge Historic District.
- Commissioners stated that the Ridge Historic District contained significant landscape features including the dry laid stone walls within the public right-of-way. Commissioners asked if these walls would be altered during construction.
  - Sat Nager explained that the walls would not need to be touched as part of the project and that the scope of the improvements was within the existing intersection and portions of right-of-way without the significant stone walls.

- Commissioners stated that the project should move forward and that there were no concerns in regards to any adverse impact to the Districts integrity of setting within the scope presented.
- The commission had no additional comments on the project.

**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]

- Philip Kupritz provided a detailed overview of the properties historical significance with an emphasis on a lacking singular design vocabulary, describing the home as eclectic and playful in its architectural expression.
- Mr. Kupritz described the intent of the new intervention was to be discrete and unobtrusive in its location noting it was not visible from Ridge Avenue and hardly visible from the rear alley due to the size of the rear coach house. The aesthetic and materiality of the intervention are simple and utilitarian in expression.
- Mr. Kupritz described the ability for the structure to be easily removed in the future noting it was independently anchored, that existing windows would be used and slightly modified for egress, the windows, sills, and lintels would be salvaged and stored in the garage for re-use and the area thoroughly documented for future restoration.
- Commissioners debated whether it was realistic or even advantageous for the structure to be removed in the future. Commissioners debated the value in an accessible historic home for future buyers and wondered how they might even ensure it was removed in the future if that was critical to it being approved.
- Mr. Sterling stated that the only option he saw available was recording something on the properties title making sure removal occurred at sale.
- Commissioners did not agree that this was valuable nor that such a heavy handed approach would be necessary.
- Commissioners stated a frustration with the owners architects presentation being pinned around the idea of removability but now it is being discussed as if it will never realistically be removed.
- The property owner addressed the Commission stating the reasons for the lift, the owners health concerns, and the significant investment in the project and desire for it to be sympathetic to the existing homes integrity. An exterior lift was preferred to an internal lift which would have a greater impact on the homes interior architecture.
- Commissioners stated concern with the drawings provided by the architect and their inability to communicate effectively. Specifically, there are inconsistencies between the sections and renderings. The renderings showing the lifts flat roof stopping before the frieze and soffit but the sections showing otherwise.
  - Mr. Kupritz stated that the sections are incorrect and there is adequate room available to ensure that the top of the lift does not intersect the soffit band/frieze.
- Commissioners asked if there was a mechanism available to not hinder the owners desire to move back into the home as soon as possible but also make the proposal more sympathetic to the existing architecture
  - Mr. Sterling stated that they could theoretically approve a COA for the structural aspects of the work with the condition that the materiality and detailing be modified and either reviewed as a separate COA or reviewed during permitting administratively.
  - Commissioners agreed this approach was messy

- Commissioners stated that the location of the proposed lift is critical, it is located in the most sensitive location possible. This and the two structures being minimally connected, the potential for reversal, and the desire not just for this homeowner, but future owners to have an accessible historic home was reason to support the project.
- The homeowner stated they were willing to work with the Commission and/or preservation planning staff to find more suitable materiality for the structure. The homeowner expressed a desire for the addition to respect the existing home which they have cared for as stewards for decades.
- **Action:** The project was approved 8-0 with the condition that the location of the proposed lift be documented for future restoration.

### **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]

- Michael Hauser presented the proposed alterations to the existing structure including two existing open-porches to be enclosed with the intent of more year-long usability. Mr. Hauser explained that the home underwent some recent restoration efforts including replacement windows, replacement siding, and restoration of the front-porch. The new enclosures would match the existing materiality. The east bay would be enclosed partially in glass as a conservatory with lake views.
- Commissioners asked if the north and east open second story porches were original to the home.
  - Mr. Hauser stated that the east bay and much of the rear of the home was added or altered recently. In the last 20-30 years. As far as we can tell the north bay was original to the home.
  - Mr. Sterling confirmed that this matched his research on the home.
- Commissioners applauded the treatment to the east bay but expressed concern with the roof form of the north bay enclosure stating it was overly complicated.
  - Mr. Hauser stated that many renditions of the roof were looked at and this was the most sympathetic approach while also accommodating storage and HVAC needs in the attic roof.
- Commissioners stated that the roof form was problematic, particularly in regards to Standard for Construction #8 and that the proposal should relate to the existing roof form rather than create something new that is not reflected elsewhere on the home.
- **Action:** The proposed project was approved 8-0 with the condition that the applicant revise the north bay roof form to better mimic existing conditions. The revised plans will be reviewed by a subset of the Commission and approved administratively.

### **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]

- Mr. and Mrs. DeMarte, owners, presented the proposal noting that the existing windows are an amalgam of styles, vintages, and materials. The intent it to create uniformity for the structure and to incorporate a good quality, long-lasting window.
- Commissioners asked for clarification on if the product being specified was a fiberglass clad wood window.

- The owners confirmed it is a fiberglass clad wood window. The interior is wood. The product was selected due to its durability, ability to be painted on the exterior, and the ability for custom sizing.
- The new windows match the existing windows in dimension, and percentage of glass area. These are full replacements.
- Commissioners asked for clarification on the proposed windows at the rear porch which are currently multi-lite wood windows. Will this be mimicked?
  - The owners confirmed that the fiberglass clad wood windows at the rear porch with match existing in dimension, lite division, and overall glass area. A simulated divided lite will be used rather than a true divided lite.
- Commissioners stated that fiberglass clad wood windows have come a long way in the past 15-20 years and the ability to paint them and provide custom dimensions, as well as their cost (roughly half of aluminum clad wood windows) and durability make them an increasingly attractive solution, particularly for non-landmark properties.
- **Action:** The proposed project was approved as presented 8-0.

### **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]

- Mr. Shumaker presented the proposal as well as clarification on the evolution of the home including the Talmadge and Watson two-story addition which was subsequently altered (enclosing the open ground-floor porch) where the proposed garage addition would occur.
- Mr. Shumaker addressed the projects additional alterations outside of the proposed attached-garage which would either match existing materiality, or replace improper alterations to the home with new sympathetic materials and finishes. These included some siding replacement, alterations to the front-porch, replacement of vinyl windows, as well as replacement basement aluminum clad wood windows which failed due to improper installation.
- Mr. Shumaker addressed the need to cut down a group of three large trees as well as a note from an arborist which stated the trees were in poor health and a recommendation for removal as to not be a danger to life and property.
  - Chair Simon asked if this letter was available.
  - Mr. Sterling stated it was sent shortly before the meeting and he could confirm its contents as well as circulate it amongst Commissioners.
- Commissioners asked for clarification on the green roof and whether this was part of a request for zoning relief.
  - Mr. Shumaker stated the green roof was a unique feature which was designed to offer the residents of the adjacent multi-family building a more pleasing view.
  - Mr. Sterling stated that the green roof does not impact the lots impervious surface ratio since the garage is counted toward building lot coverage and inherently thus counted as 100% impervious.
  - Mr. Shumaker stated the intent of the large open eyebrow dormer to bring light into the otherwise darkened internal space due to its depth.
    - Commissioner Cohen stated that these ideas were very clever in service of the client.

- Mr. Shumaker described the open roofed porte cochere mimicking the existing open front-porch and there being a visual continuance of this element as seen from the street.
- Commissioner Cohen expressed concern with the roof form of the structure, the depth of the “porte cochere”, and the proportion of the proposed eyebrow dormer. It was suggested that the proportions of the dormer better mimic the existing homes window proportions and that the roofed porte cochere be reduced in depth as to be ore sympathetic to adjoining structures and mimic the depth of the existing front-porch.
- Commissioner Dreller stated concern with attaching the garage to the existing home, not making a clear case for why this was being done, and the ability it had to extend the homes horizontality where it otherwise has more verticality.
  - Mr. Shumaker disagreed with this assessment stating that the proposed garage was setback far enough from the front-facing façade to address these concerns.
- **Public Comment:** Members of the public provided testimony in opposition of the proposed project. Members who attended also submitted written comments.
- The publics principle concern was the relationship between the proposed attached garage and the neighboring apartment building which is on the north lot line.
- It was stated that the two structures were originally designed with one another in mind. The existing detached garage being placed in a location where there is no ground-floor fenestration for the apartment building. Shifting the garage closer to the street will block sunlight and air into the basement dwelling unit of the adjoining structure and create a condition that has no precedent on the block.
- The resident of the ground-floor unit spoke against the project noting the impact to the light and air in her unit and the ability to completely change the feel of her home.
- It was stated that the green roof was a nice feature for the units above the first two stories, but those units would only see a blank façade.
- Members of the public stated a detached garage was more appropriate and preferential.
- **Action:** A motion to approve the proposed project as presented failed on a vote of 3-5
  - Following action, Mr. Shumaker requested a reading of the standards, noting that several Commissioners who voted no hadn’t provided comment previously.
    - Commissioners Dreller and Reinhold offered standards that the proposal failed to meet.
  - Mr. Shumaker stated that the point of the meeting was to fully develop the Commissions findings and expressed frustration with the proceedings.
  - Chair Simon stated that Commissioners had provided direction on which standards they felt were not met. Suggestions had been made by Commissioners during the meeting that could be used to revise the proposal. Both comments and suggestions were given which were grounded in the standards for review.
  - Chair Simon recalled that In instances of denial, findings of fact are given to the applicant, but they don’t have to be fully developed during the meeting. Chair Simon asked staff for input and clarification.
  - Mr. Sterling stated that the ordinance allows the Commission up to five business days following final action to deliver their findings of fact to the applicant.

- Chair Simon stated this allows the Commission time to deliver clear findings and identify all the standards which were directly or indirectly discussed during the meeting which framed the outcome. The written findings provide more clear direction for applicants and will identify a recommendation for resubmission.
  - The findings of fact as a summary of the Commissions findings will be provided to the owner within the timeline outlined in the Ordinance.

### **3. MEETING MINUTES**

#### **A. Approval of meeting minutes of July 13, 2021**

- The meeting minutes were approved as presented 7-0 with one abstention.

### **4. DISCUSSION**

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

- Chair Simon asked applicants and members of the public who did not intend to participate in the Commissions discussion to sign off the meeting.
- Mr. Sterling described the intent of the work plan including the ability to create a long-range plan which can be implemented across 5-10 years rather than the typical annual work plan. This is a planning effort to create a road map for not only this commission, but future commissions to follow and implement preservation program priorities and initiatives.
- Mr. Sterling asked for three members to volunteer to make up the subcommittee. Members would be asked to endure planning exercises and help craft a vision statement, value statements, goals, policies, and initiatives as well as review drafts of each prepared by staff.
  - Commissioners Dreller, Cohen, and Bodan volunteered.
- The sub-committees first assignment will be sent out the third week of September.

#### **B. Other Discussion:**

- Commissioners discussed applying the standards to accessibility cases.
  - It was suggested that design guidelines be developed for preferred treatment types for accessibility related projects as they become more common.
- Commissioners discussed ways to facilitate more robust deliberation within the context of the standards for review. Something made more difficult in a virtual format.
  - It was suggested that a virtual version of the standards worksheets be sent to Commissioners prior to the next meeting to more easily reference the standards, their applicability, and add notes/identify standards of concern.
- Commissioners discussed motions to continue vs motions for approval or denial and the appropriateness of each.
- Procedure for resubmission was discussed, specifically the challenges for cases that are denied to make changes and meet submission and noticing requirements for the next available meeting.

### **5. ADJOURNMENT**

The Commission adjourned at 9:45pm. The next meeting of the Preservation Commission is scheduled for **October 12, 2021**.

## **2020/21 PRESERVATION & DESIGN AWARDS JURY**

### **Douglas Kaarre, AICP**

Douglas has over 20 years of planning and historic preservation experience with an emphasis on local government. He has served as both a city planner and preservation planner for several Illinois municipalities including Oak Park, and has significant experience with projects important to local communities, including neighborhood plans, education and outreach, historic district management, historic resource surveys, preservation plans, design guidelines/design review, and Local and National Register nominations. Douglas has presented at conferences for the National Trust for Historic Preservation, the American Planning Association, and the Illinois State Historic Preservation Conference, among others.

### **Anne McGuire**

Anne McGuire is an architect, a long time Evanston resident and retired principal at McGuire Igleski & Associates, Inc., an Evanston based architectural firm with extensive experience in historic preservation. Previously she sat on the Evanston Preservation Commission, The Illinois Historic Sites Advisory Council, Institute for Museum and Library Services / Collections Assessment for Conservation Program (CAPS) advisory board and was an adjunct instructor at the School of the Art Institute in the M.S. Historic Preservation Program.

### **Marisa Schulz**

Marisa is a writer and urban planner with over 16 years of experience in community outreach, planning, and branding. While at the City of Austin and through her work in neighborhoods from Detroit to Santiago, Chile, Marisa has worked closely with communities to ensure the public plays a vital role in creating people-centric places.

She has successfully written articles and studies that have been featured in Next City, Bloomberg, the New York Times, and USA Today. Marisa has taught both undergraduate and graduate courses in sustainability, planning, and design at DePaul University and the University of Chicago.

## 2020/21 EVANSTON PRESERVATION & DESIGN AWARDS RECIPIENTS

### 2735 Sheridan Road:



**Category:** Sensitive Addition/Alteration

**Project Description:** A two-story addition with an elevator on the north side of the house

**Jury comment:** Carefully scaled and detailed addition to an important, well preserved Ernest Mayo Evanston Landmark. A great model for enhancing accessibility, while maintaining historic character

**Owner(s):** Charles Lewis and Penny Bender Sebring

**Architect:** Eric Mullendore

**Contractor:** H. D. Schulz Co.

## **2404 Ridge:**



**Category:** Adaptive Use and/or Proper Rehabilitation/Restoration

**Project Description:** The two-story barn, built in 1866, has a large portion of the Lady Elgin keel (a steamship), that sank in 1860 in Lake Michigan. The barn restoration began in 1999 and completed in 2021. It included preserving the barn doors, the roughhewn timber floors. Also, interior features of the barn, such as the horse stalls, wood beams, workman's bench and vice, and new structural support beams. The barn now has a contemporary plan with some new amenities such as skylights.

**Jury Comment:** The adaptive reuse of the historic 1866 barn includes retention and restoration of historic features. The preservation of barn doors, countertops, and wood beams, clearly show a labor of love and is visible from the sidewalk/park.

**Owner:** Rick Sweitzer

**Architect:** Cordogan Clark

**Contractor:** Mellow Bros.

**2235 Sherman Avenue:**



**Category:** Proper Rehabilitation/Restoration

**Project Description:** Rehabilitation of the landmark house, and restoration of 2 artisan lead glass windows, doors, and other architectural details after a fire.

**Jury Comment:** This restoration and rehabilitation saved a landmark in the Northeast Evanston Historic District from demolition. Restoration of lead glass windows and cedar siding. Modernized house but wonderfully preserved historic character and look and feel of exterior.

**Owner:** Property Catalysts, LLC

**Architect:** Tom Fend, Studio21 Architects

**Contractor:** Property Catalysts, LLC

**1620 Judson:**



the

**Category:** Sensitive Addition/Alteration

**Project Description:** Restoration of the front the façade windows and trim. At the rear, a new kitchen, a bullnose breakfast bay and family room, brick and stone staircase.

**Jury Comments:** The window restoration and restrained rear addition replacing earlier inappropriate additions compliments this understated Jarvis Hunt house in the Evanston Lakeshore Historic District. Rear was significantly improved from previous addition. Mix of modern but also great continuity with materials, such as limestone, brick, and window framing.

**Owner:** Maja Fabula and Thomas Shumaker

**Architect:** Paul Janicki

**Contractor:** S/H Builders

**602 Dempster Street:**



**Category:** Proper Rehabilitation/Restoration

**Project Description:** Removing a non-appropriate doorway and replicating the historic entryway

**Jury Comments:** With this storefront restoration the integrity of this six unit commercial block from the 19th century is maintained. Shows a commitment to preservation and serves as a model for proactive restoration, working closely with the Preservation Office.

**Owner:** Brad Freeman

**Architect:** Nicole Colin

**Contractor:** Coco Design & Build Co.

## **1500 Sherman:**



**Category:** Appropriate New Construction/Sustainability and Resilience

**Project Description:** The Albion Evanston building is a 16-story, multi-use high-rise with 287 apartments and retail space. The architectural design on a triangular shape lot is a curvilinear structure. The 3-story masonry base references the forms and materials of neighboring vintage low buildings. The custom designed window wall serves as both the exterior cladding as well as the interior finish. Albion Evanston is certified LEED Silver for New Construction.

**Jury Comment:** With its masonry base and setback apartment tower the building respects and responds to the 2-3 story commercial street, and to the train tracks while enlivening Evanston's Sherman Avenue shopping district. The new building transformed a formerly underutilized block of Downtown Evanston, providing street activation, environmentally-sensitive design, public art through building materials, and density where it should be captured--in the heart of downtown.

**Owner:** Albion Residential

**Architect:** Hartshorne Plunkard Architecture

**Contractor:** Clark Construction

**1322 Lake Street:**



**Category:** Appropriate New Construction

**Project Description:** A free-standing one-car garage and workshop

**Jury Comment:** The modulated scale and proportions of this carefully designed and executed garage/workshop accessory building complements the historic 1865 house in the Evanston Ridge Historic District. A Wonderful model for new garage and accessory building design. The scale, details, and incorporation of details from the house were really well done.

**Owner(s):** John and Kitty Culbert

**Architect:** Roberts Architects LTD

**Contractor:** Roberts Construction, Inc.



# MEMORANDUM

To: Members of the Preservation Commission

From: Johanna Nyden, AICP, Community Development Director  
Carlos D. Ruiz, City Planner  
Cade W. Sterling, City Planner

Subject: Historic Preservation Design Guidelines

Date: October 12, 2021

## Recommendation:

City staff recommends that the Commission form an ad hoc sub-committee of 2 or 3 Commissioners to work with City staff on developing and writing the Design Guidelines. The ad hoc sub-committee and City staff will report periodically to the Commission with a progress report. The Commission will be asked for feedback on the material presented with the progress report.

Once a first draft of the Design Guidelines is completed, the Commission will have the opportunity to review and comment on the Design Guidelines first draft and subsequent drafts as necessary. When the Commission completes its review of a final draft, the Commission will be asked to approve the Design Guidelines, adopt them, and put them to use.

Adopting and implementing the Design Guidelines is an opportunity for this Preservation Commission to leave a lasting legacy for the use of Evanston's Citizens, architects, contractors, and future commissions.

## Commission's Participation:

The process of developing and writing the Design Guidelines will benefit from the direct participation of the Preservation Commission because ultimately the Commission will be adopting the Design Guidelines and put them to use when reviewing applications for certificates of appropriateness.

## Background:

Why Design Guidelines?

The Historic Preservation Ordinance 29-O-18, as amended, refers to "Design Guideline(s)" in the following sections:

## 2-8-2. DEFINITIONS

**Design Guideline:** Any design standard specified by the Commission for alteration, construction, or relocation that is unique to a particular landmark or district to be used in conjunction with other standards for review in this Chapter, and the United States Secretary of Interior's Standards for the Treatment of Historic Properties, as amended.

## 2-8-9. STANDARDS FOR REVIEW OF APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS.

- (A) Standards for Review of Alteration. In considering an application for a certificate of appropriateness for alteration the Commission shall consider only the following general standards, specific **design guidelines**, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection (E) of this Section. Nothing in this Chapter shall be construed to prevent ordinary maintenance or repairs that do not involve a change of design, material, or the exterior architectural appearance of a property, structure, site or object as long as the prescribed review procedures are followed.
- (B) Standards for Review of Construction. In considering an application for a certificate of appropriateness for new construction and additions to existing buildings, the Commission shall consider only the following general standards, specific **design guidelines**, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection (E) of this Section:
- (C) Standards for Review of Relocation. In considering an application for a certificate of appropriateness for relocation, the Commission shall consider only the following general standards, specific **design guidelines**, if any, accompanying the ordinance designating the landmark or district, and the standards included in Subsection 2-8-9(E):

### Purpose and Goals:

The purpose of the Design Guidelines is to provide information to owners of landmarks and historic district properties, architects, contractors, and the general public about how to comply with the standards for review while adhering to the design guidelines.

The goals are to facilitate the review process whether it is through the Commission or the City staff through administrative review as established by the Commission and to obtain the Commission's approval for the certificates of appropriateness for alteration, construction, and relocation.

### The Design Guidelines:

The Design Guidelines will complement the ten (10) standards for review of alteration, and the seventeen (17) standards for review of construction. The Design Guidelines would be a companion to the standards in a way that would minimize the subjectivity of the interpretation of the standards for review. In essence, the guidelines are a set of preferred treatment types that when followed would meet the standards for review.

The standards for review of relocation and demolition are conditions that do not lend themselves to design guidelines. But they will be addressed in the document in a way that would facilitate a better understanding of the process and standards for which relocation and demolition are appropriate.

The Design Guidelines will contain the following provisions:

#### For Alteration

- Guidelines for exterior maintenance and alterations  
This would entail alterations to the existing exterior of a structure, whether it is the principal structure or an accessory structure.

#### For Construction

- Guidelines for additions  
This involves additions that expand the footprint of a principal structure and/or increase the height of a principal structure or the height of a section of a principal structure, such as a second story addition to an existing one-story.
- Guidelines for new construction  
These guidelines will be the review of the construction of new principal structures and/or new accessory structures.