

# PRESERVATION COMMISSION

Tuesday November 09, 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. OLD BUSINESS

#### **A. 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]

### 3. NEW BUSINESS

#### **A. 1414 Church Street – Ridge Historic District – 21PRES-0153**

Daniel Tornheim, architect of record, submits for a Certificate of Appropriateness to demolish an existing detached single-car garage and construct an attached two-car garage addition with alley access at the rear volume the residence. Additionally, the applicant submits for Major Zoning Relief to permit a rear-yard setback of 3' where 30' is required (Zoning Code Section 6-8-2-8 (A) 4.) The

*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).*

Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case.

**Applicable Standards:** Demolition [1-5]; Construction [1-4; 7-8, and; 10-15]

**B. 2121 Sheridan Road – Landmark – 21PRES-0156**

R.E.M. Architecture, applicant, applies for a Certificate of Appropriateness to construct an accessible ramp at the front entrance of the Garrett Evangelical Theological Institute adjacent to the south volumes north elevation.

**Applicable Standards:** Alteration [1-10]; and Construction [6-7; and 10-14]

**4. MEETING MINUTES**

A. Approval of meeting minutes of September 14, 2021

B. Approval of meeting minutes of October 12, 2021

**5. DISCUSSION**

**6. STAFF REPORTS**

A. Design Guidelines Update

**7. ADJOURNMENT**

The next meeting of the Preservation Commission is scheduled for **December 7, 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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**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]

**Continued from October 11, 2021**



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1233 Judson Avenue – Lakeshore Historic District – 21PRES-0135  
Date: November 3, 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.

Original 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.

Update

**Following a motion to continue the case at the October meeting, the applicant has made changes to the proposal. These primarily include retention and restoration of the existing windows on primary elevations rather than replacement, as well as adjustment of the railing detail on the proposed rooftop deck to minimize its visibility. The applicant has provided a new rendering of the proposed rooftop deck and railing as seen from the public way.**

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"/>		<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>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"/>	<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 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 checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>				<b>Gutters/Downspouts</b> Copper Aluminum Galvanized Sheet Other: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Type</b> Double Hung Casement Other: _____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" 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>Muntins</b> Not existing True divided lights Simulated divided lights				<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 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"/>	

**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

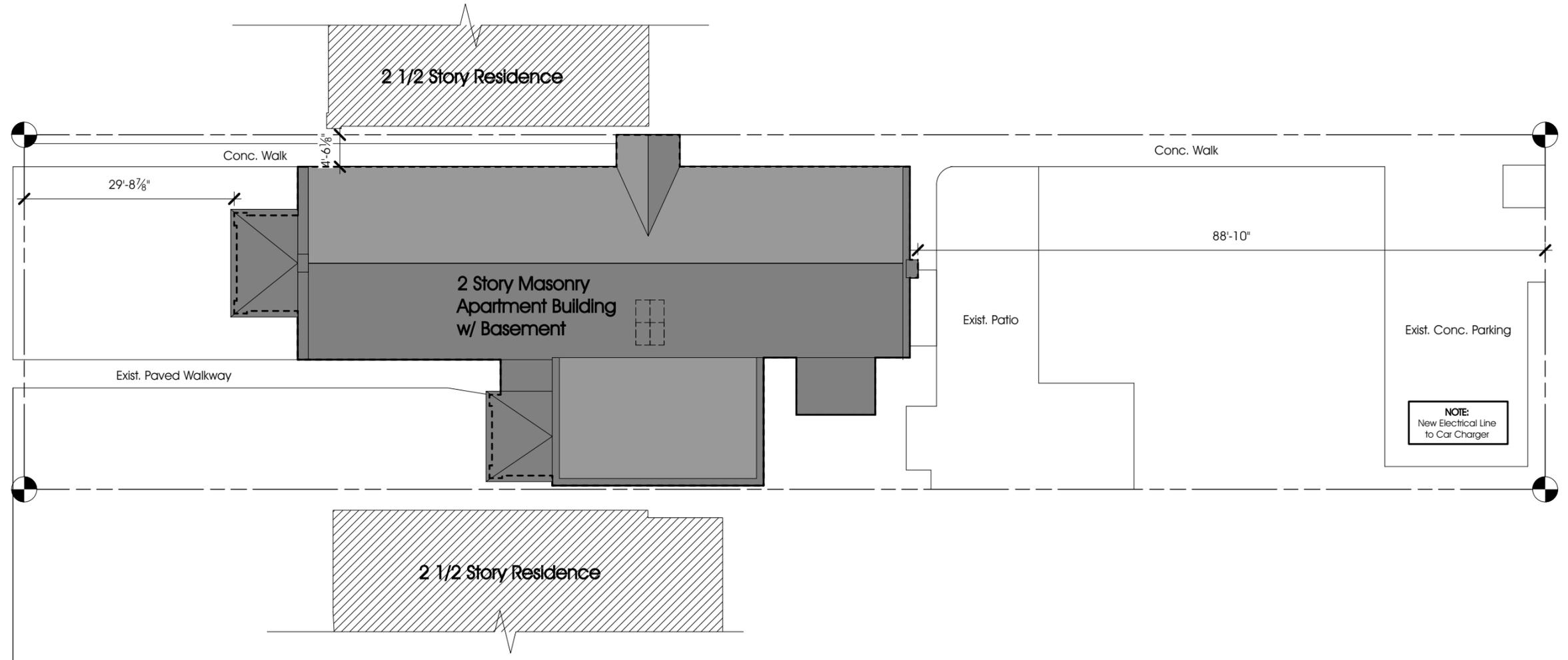
**SUPPORTING INFORMATION** - Any information you feel would enhance your application (e.g., photos, letters of support from neighbors, scale models, material samples, etc.). Photos of elevations, proximity to neighbors and any other information must show significant detail and/or context to be replicated.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



PUBLIC ALLEY

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

Site Plan - Exist  
Scale: 1/16" = 1'-0"  
November 2, 2021

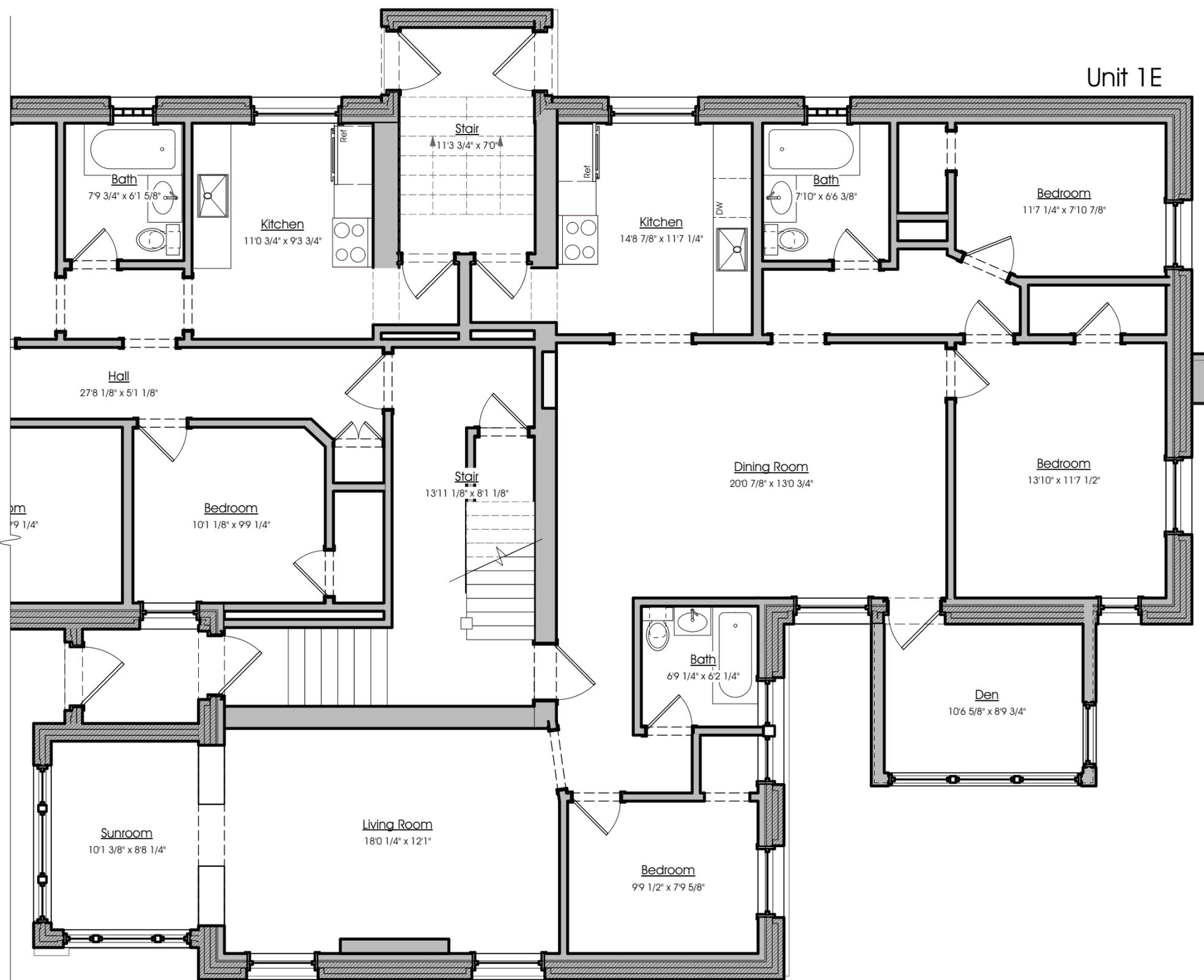
**Legend**

 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 1E

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

**1st Floor Plan East-Exist**

Scale: 3/16" = 1'-0"  
November 2, 2021



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

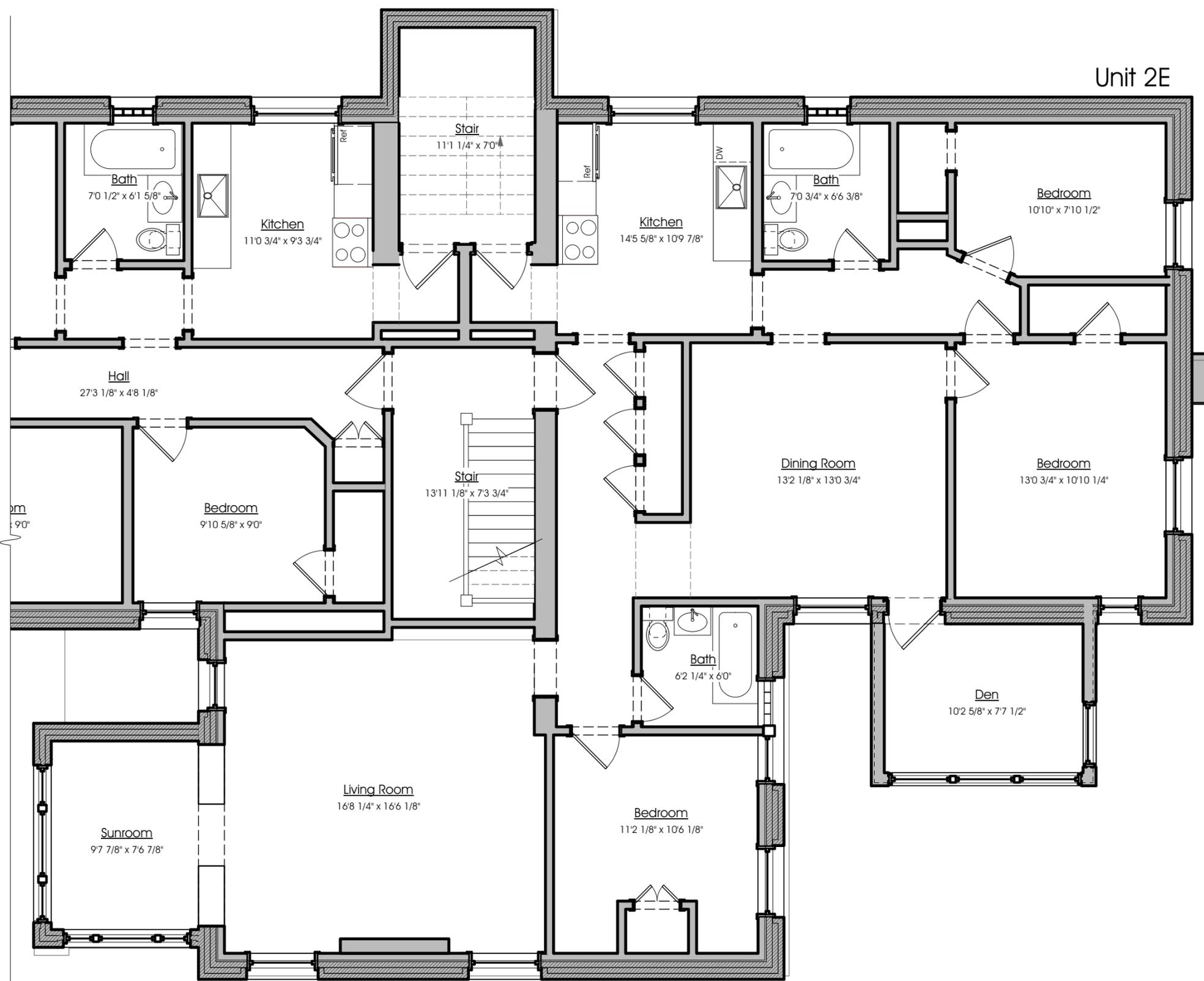
**Legend**

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



Unit 2E

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

2nd Floor Plan East-Exist  
Scale: 3/16" = 1'-0"  
November 2, 2021



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847 864 9650 | f847 864 0956

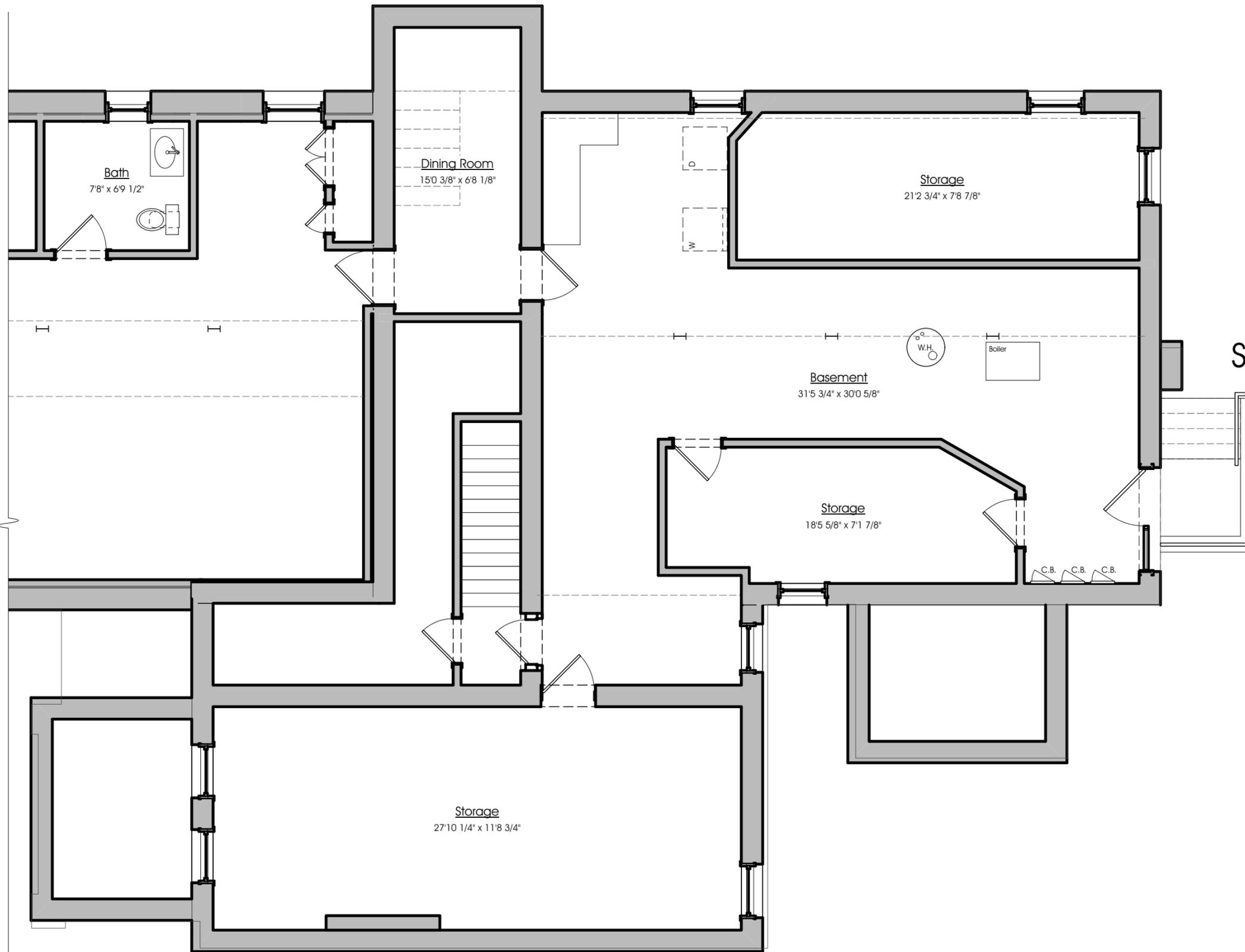
**Legend**

 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**

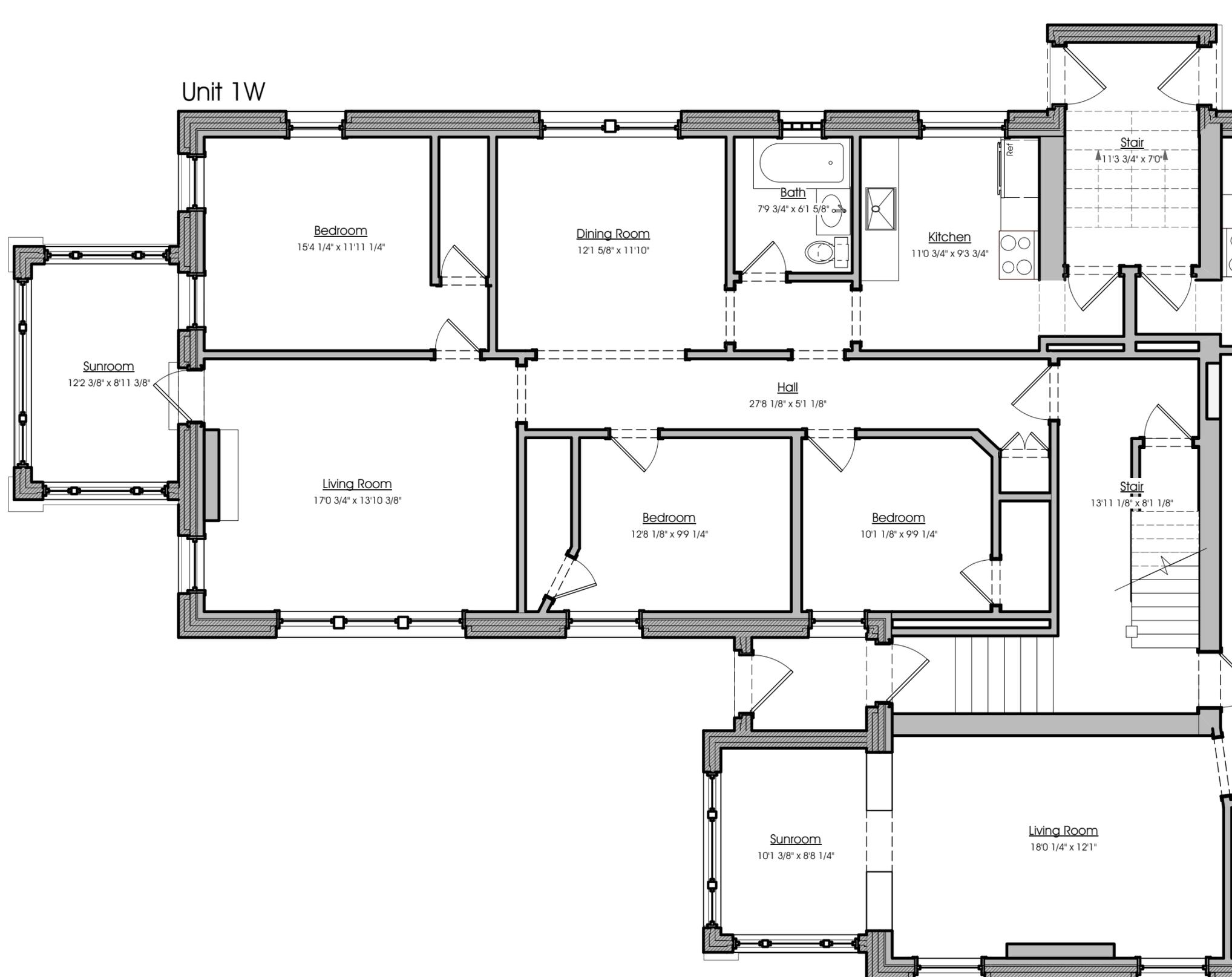
Scale: 3/16" = 1'-0"  
November 2, 2021



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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"  
November 2, 2021

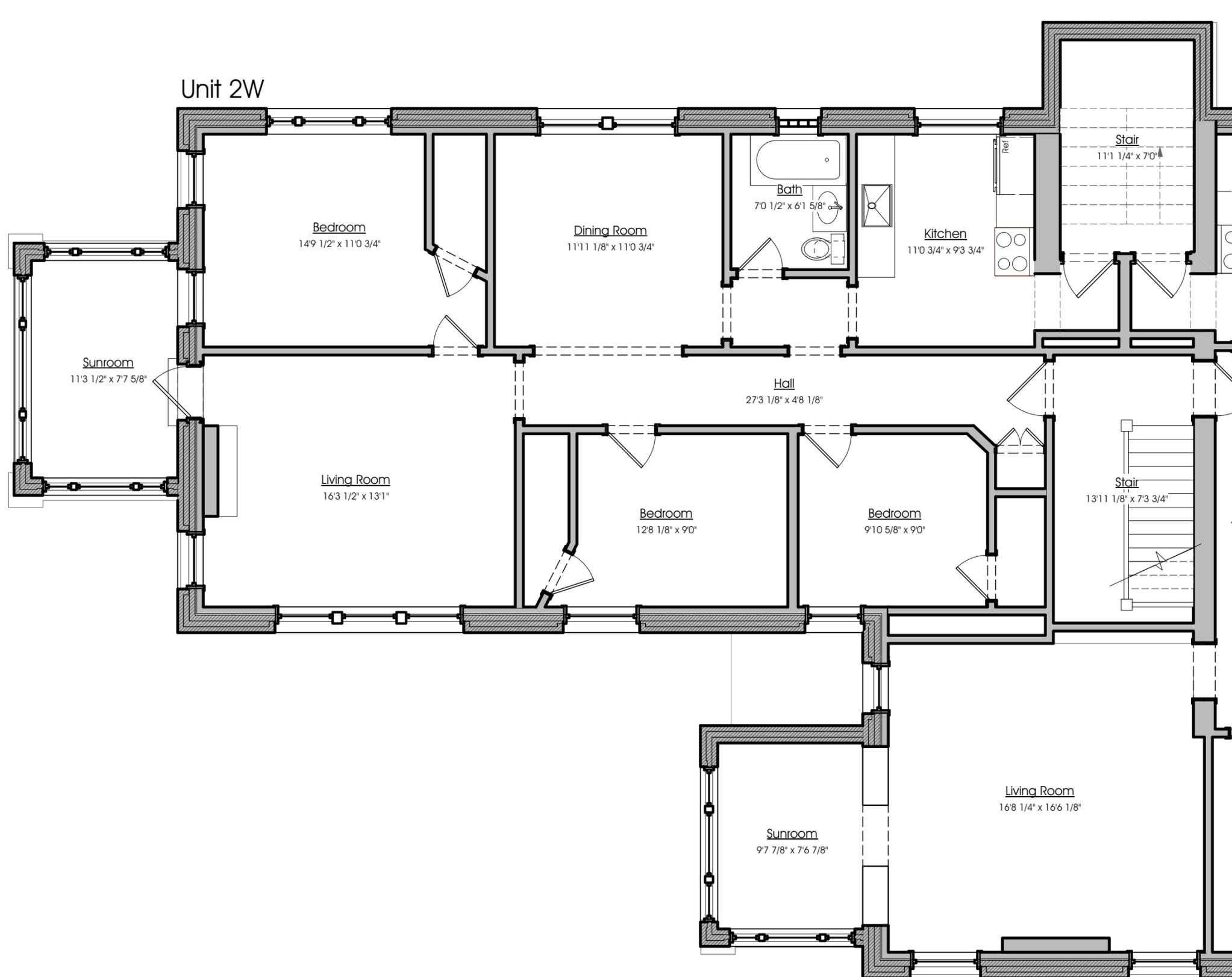
**Legend**

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"

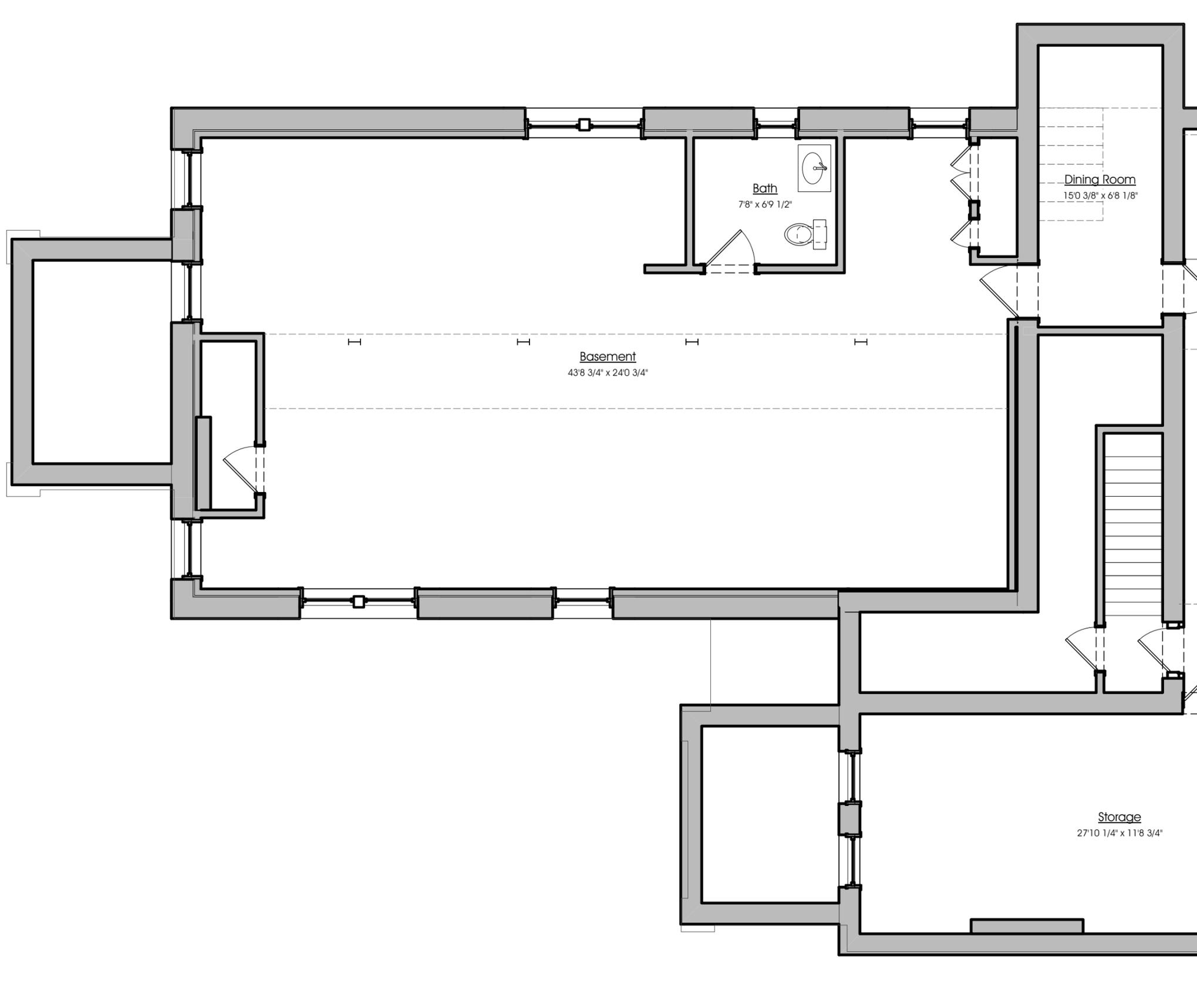
November 2, 2021



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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



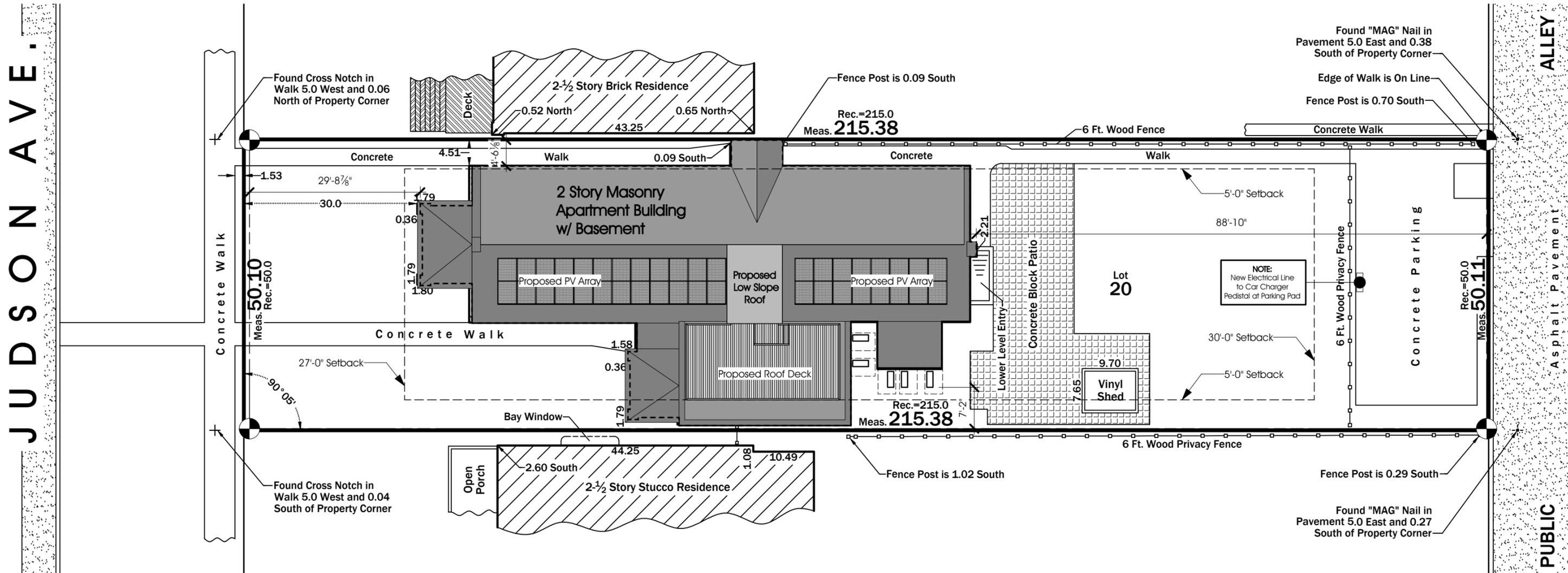
Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

**Basement Plan West-Exist**

Scale: 3/16" = 1'-0"  
November 2, 2021



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

Site Plan - Proposed  
 Scale: 1/16" = 1'-0"  
 November 2, 2021

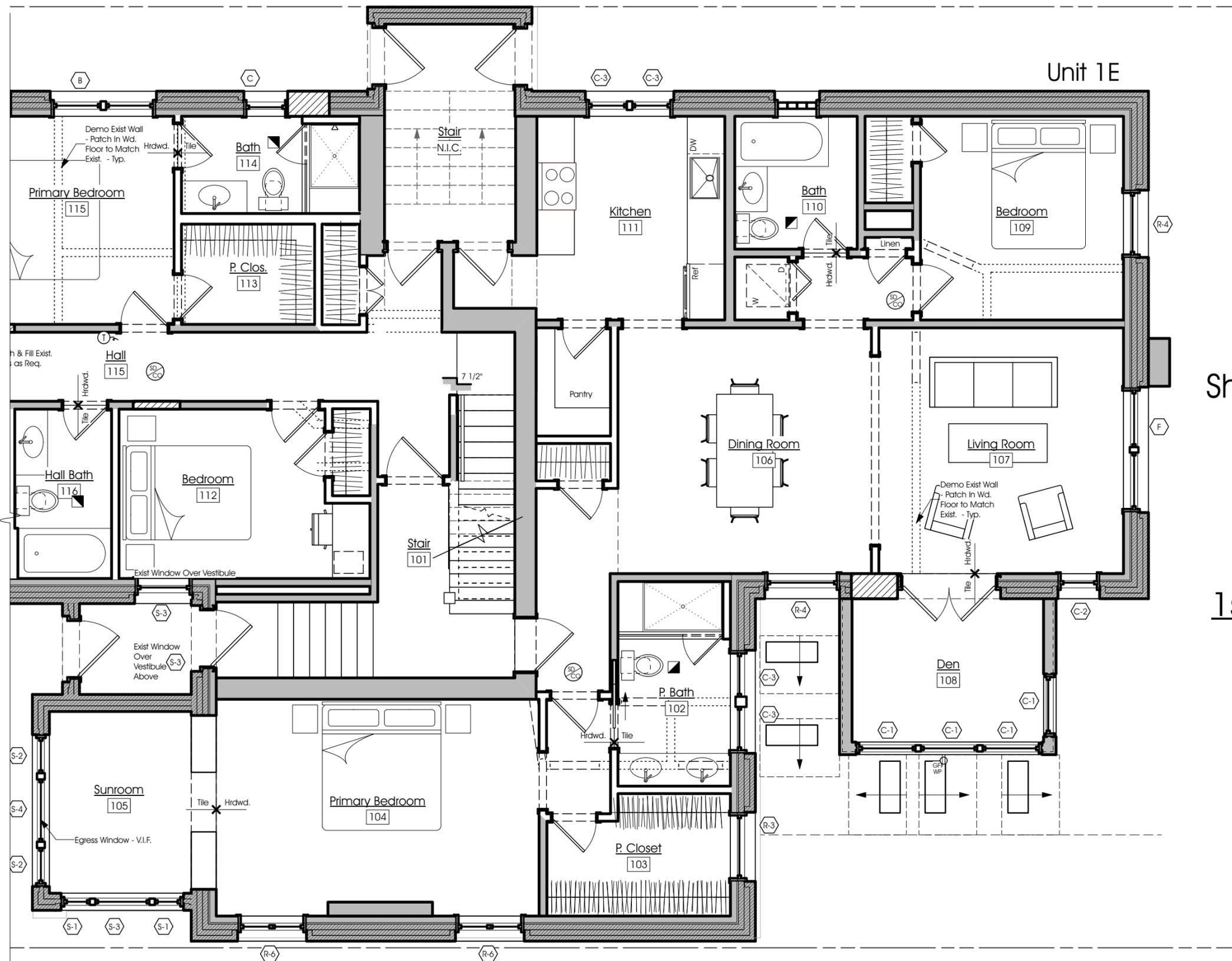
**Legend**

 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

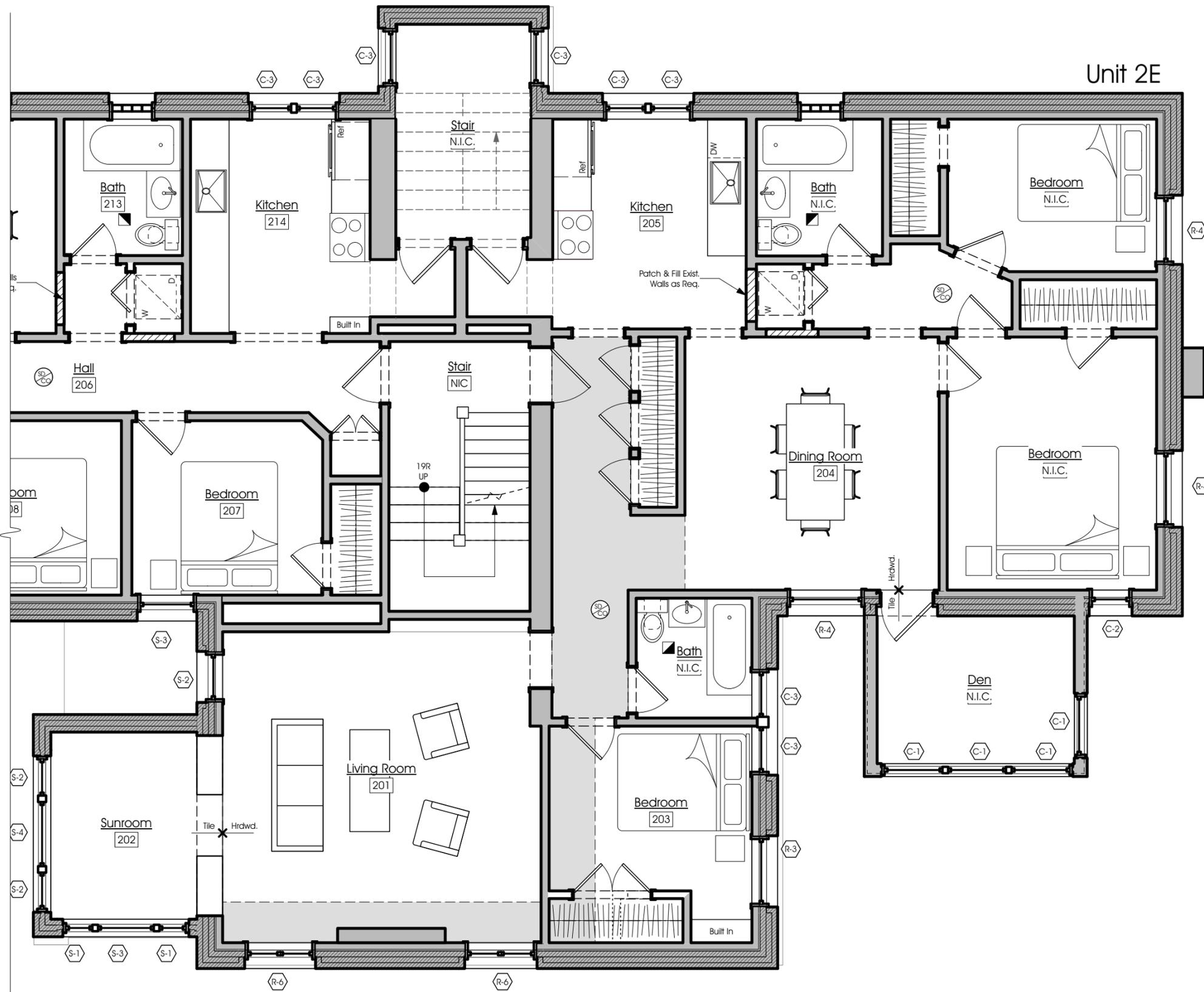


Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

1st Floor Plan East - Proposed  
 Scale: 3/16" = 1'-0"  
 November 2, 2021



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 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 Floor Plan East - Proposed**

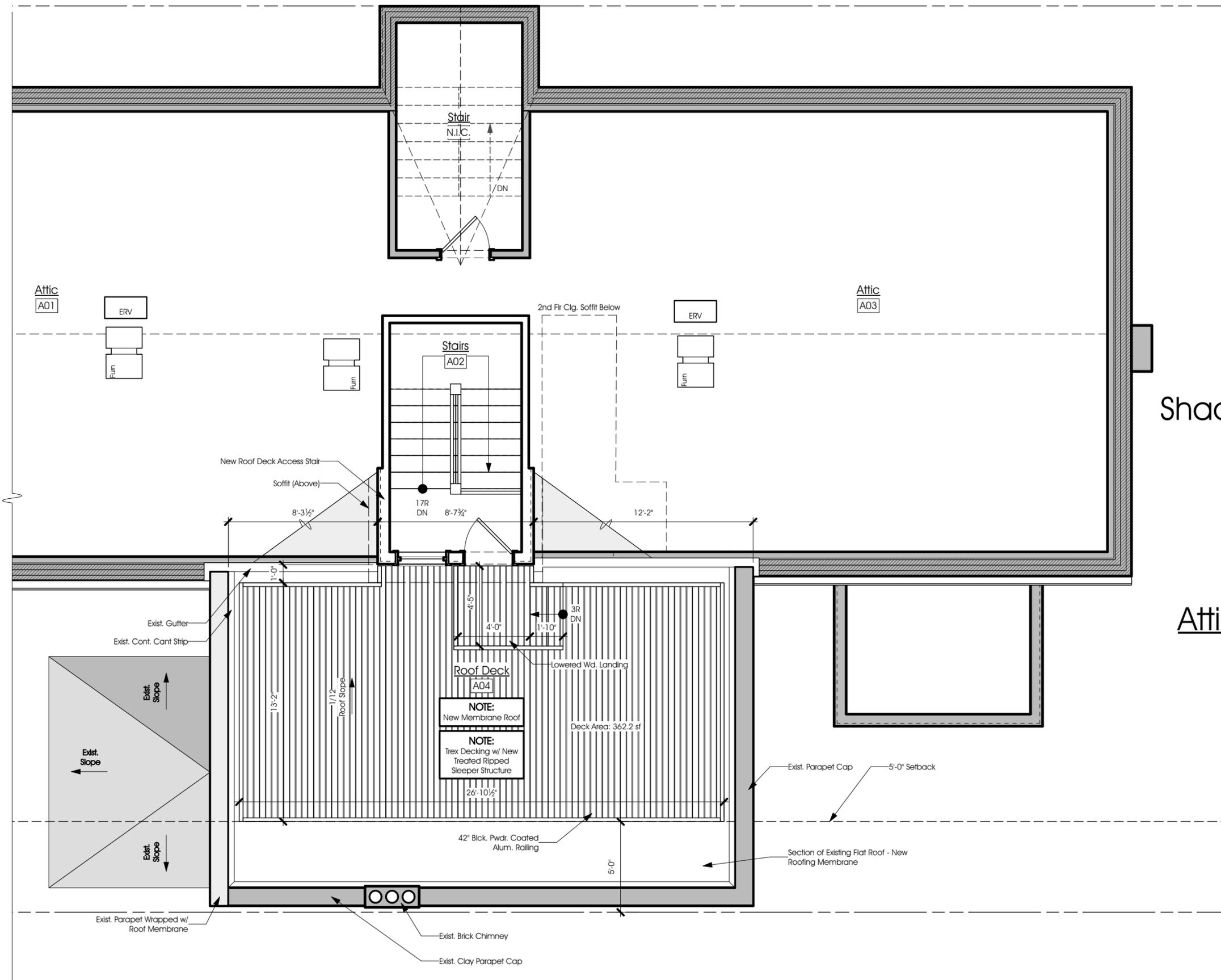
Scale: 3/16" = 1'-0"  
 November 2, 2021



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 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**

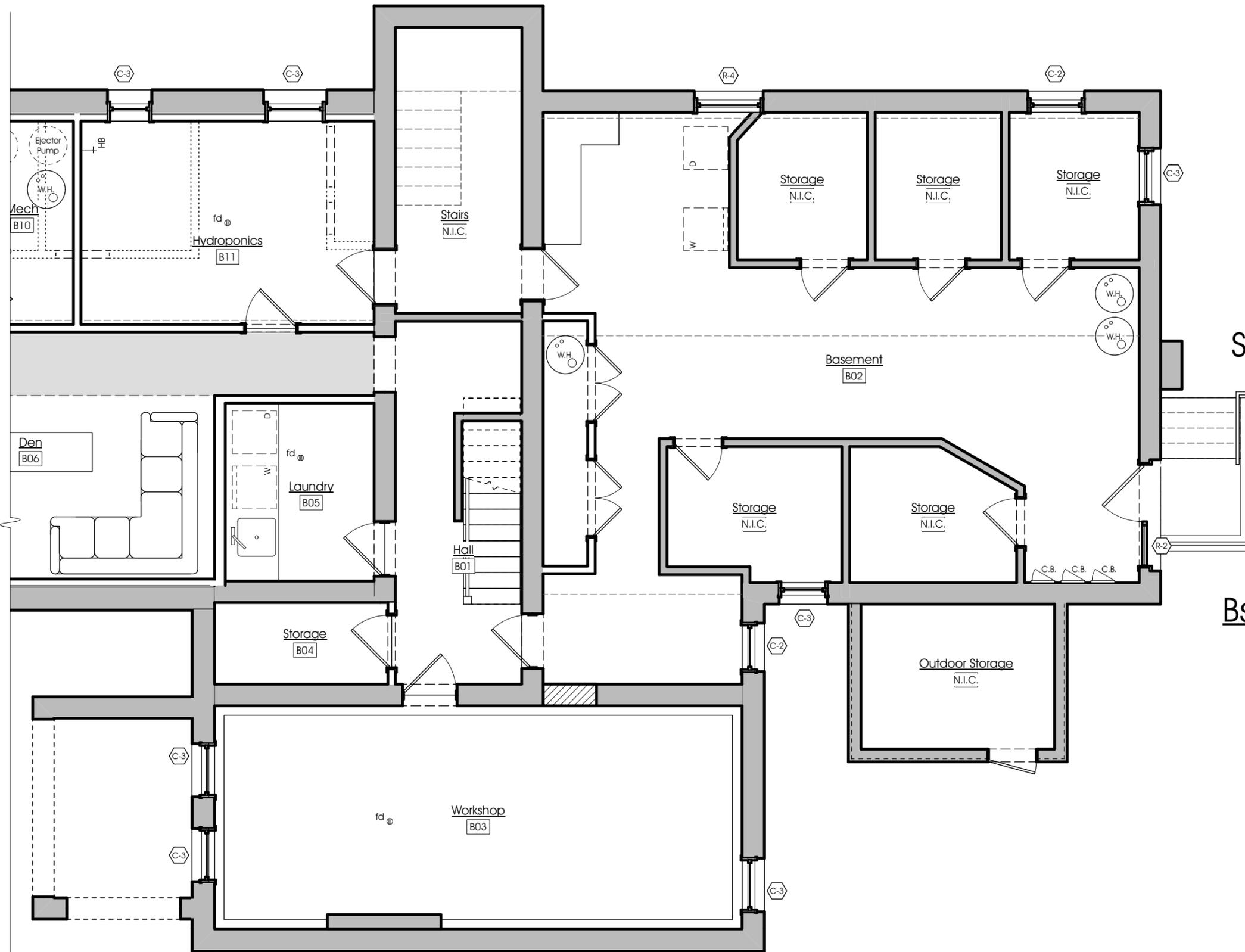
Scale: 3/16" = 1'-0"  
 November 2, 2021



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 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

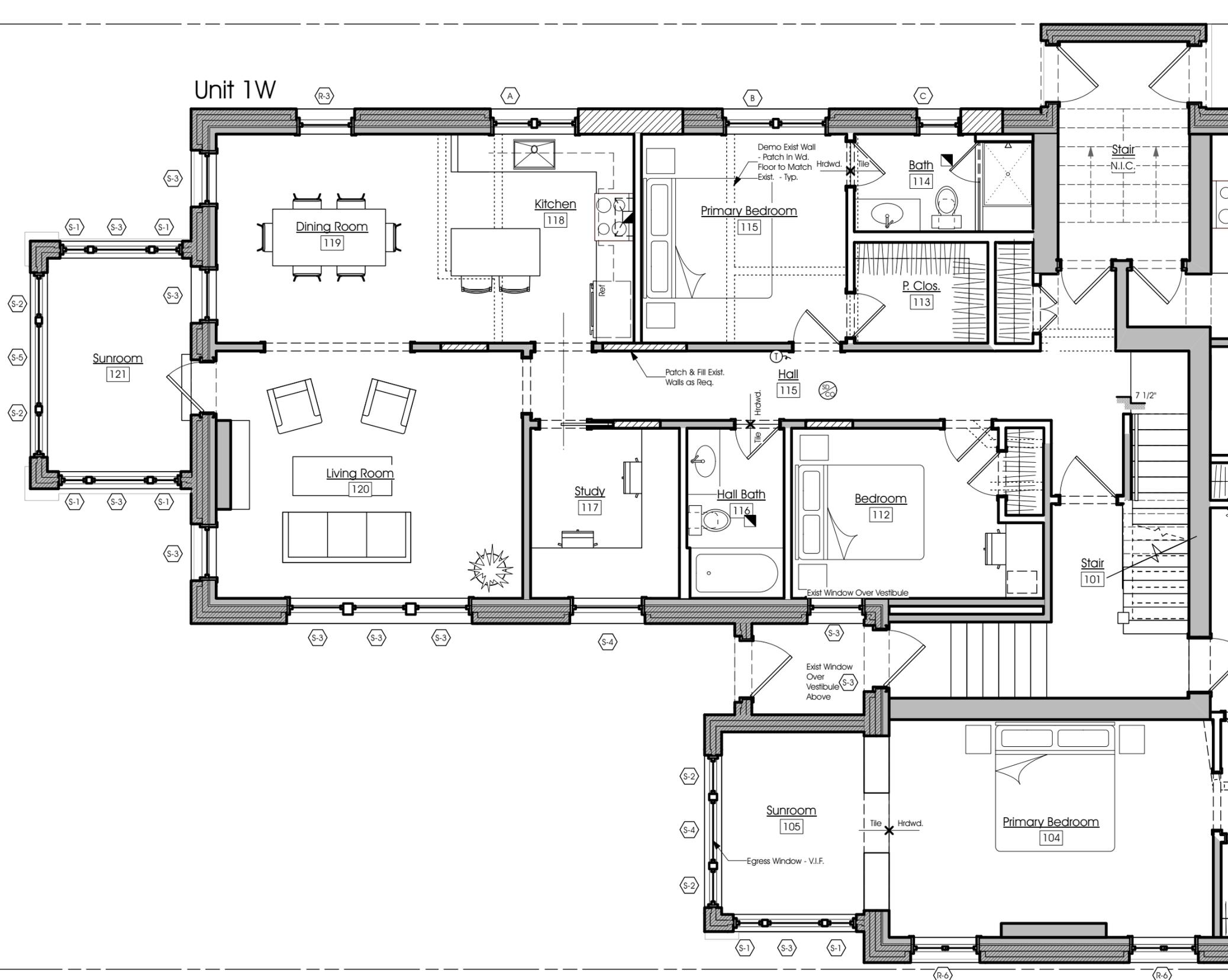
Bsmnt. Flr. Pln. East - Proposed  
Scale: 3/16" = 1'-0"  
November 2, 2021



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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 Flr. Pln. West - Proposed**

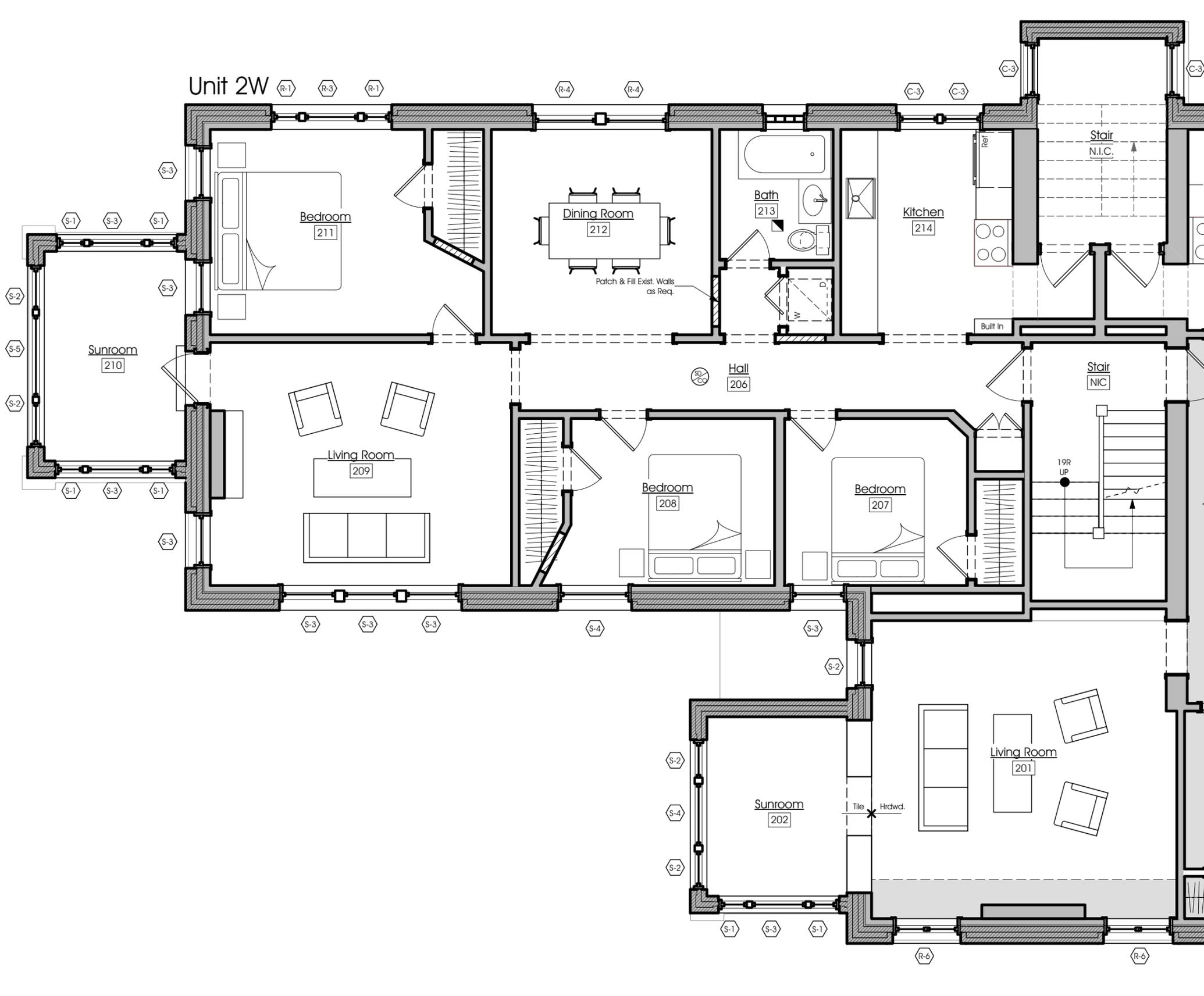
Scale: 3/16" = 1'-0"  
 November 2, 2021



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 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**

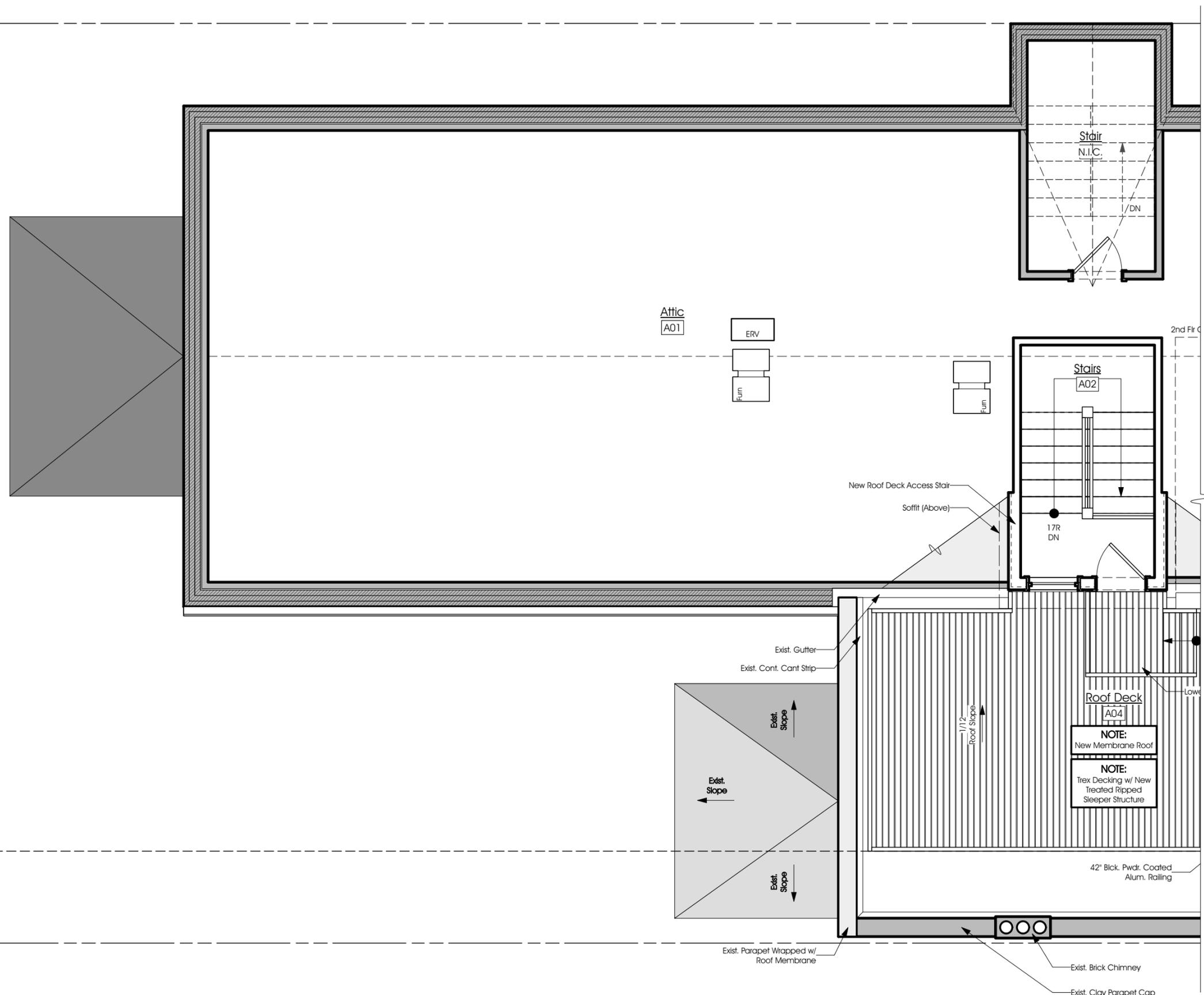
Scale: 3/16" = 1'-0"  
 November 2, 2021



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 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

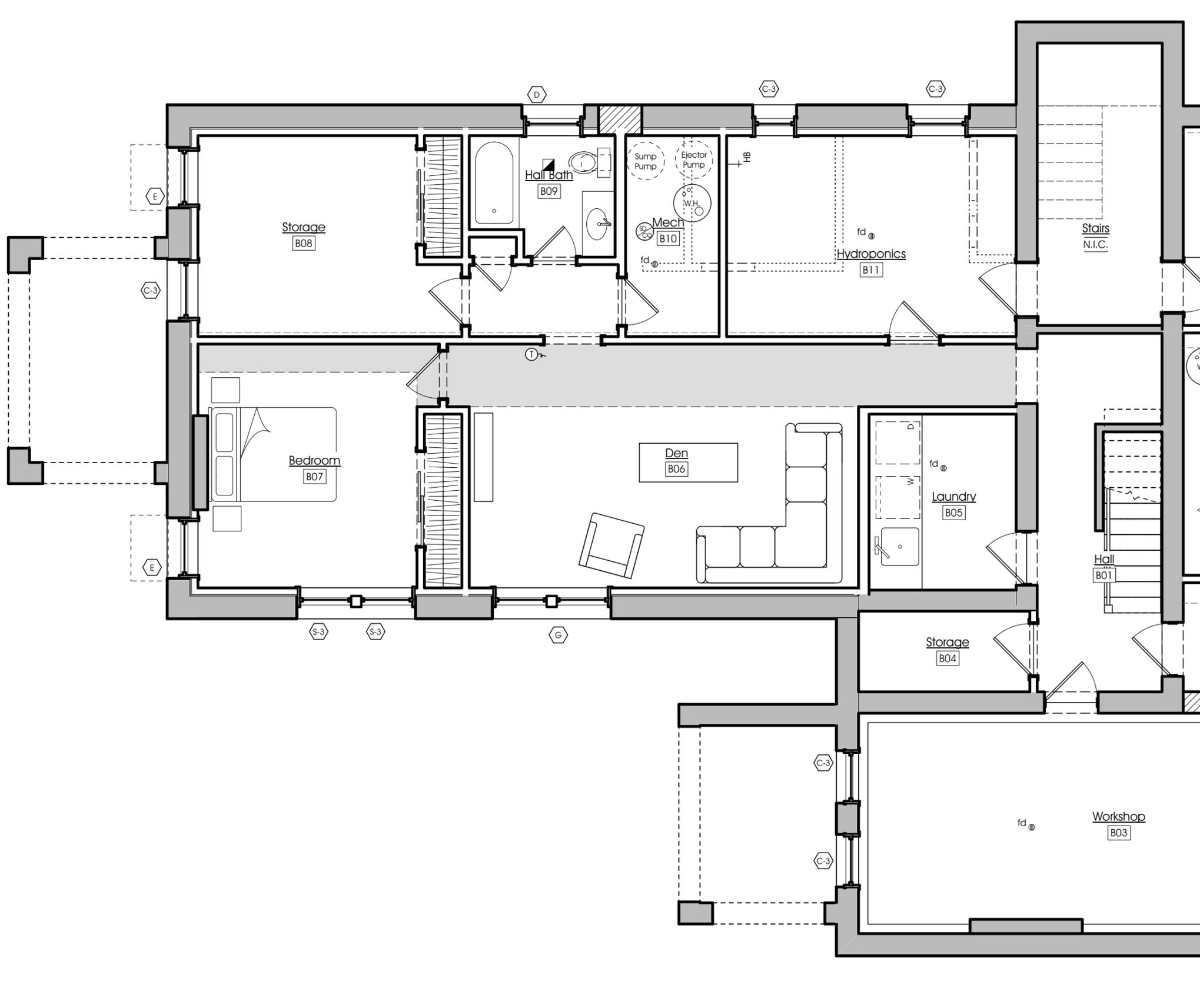


Apartment Renovation for  
**Shadia Shukair & Frank Roberts**  
 1233 Judson Ave.  
 Evanston, IL

**Attic Pln. West - Proposed**  
 Scale: 3/16" = 1'-0"  
 November 2, 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



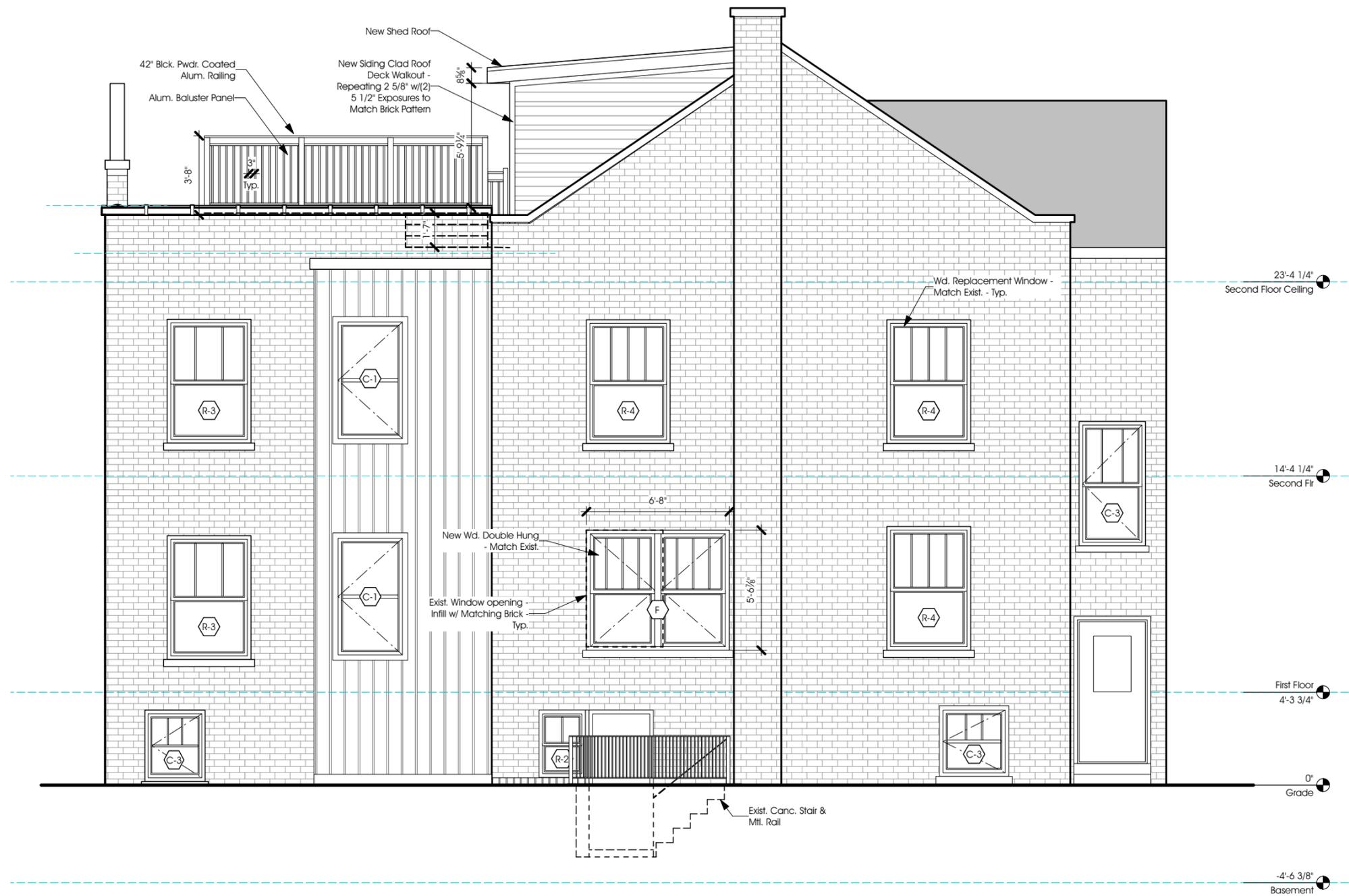
Apartment Renovation for  
Shadia Shukair & Frank Roberts  
1233 Judson Ave.  
Evanston, IL

**Bsmnt. Flr. Pln. West - Proposed**

Scale: 3/16" = 1'-0"  
November 2, 2021



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

East Elevation  
 Scale: 3/16" = 1'0"  
 November 2, 2021



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

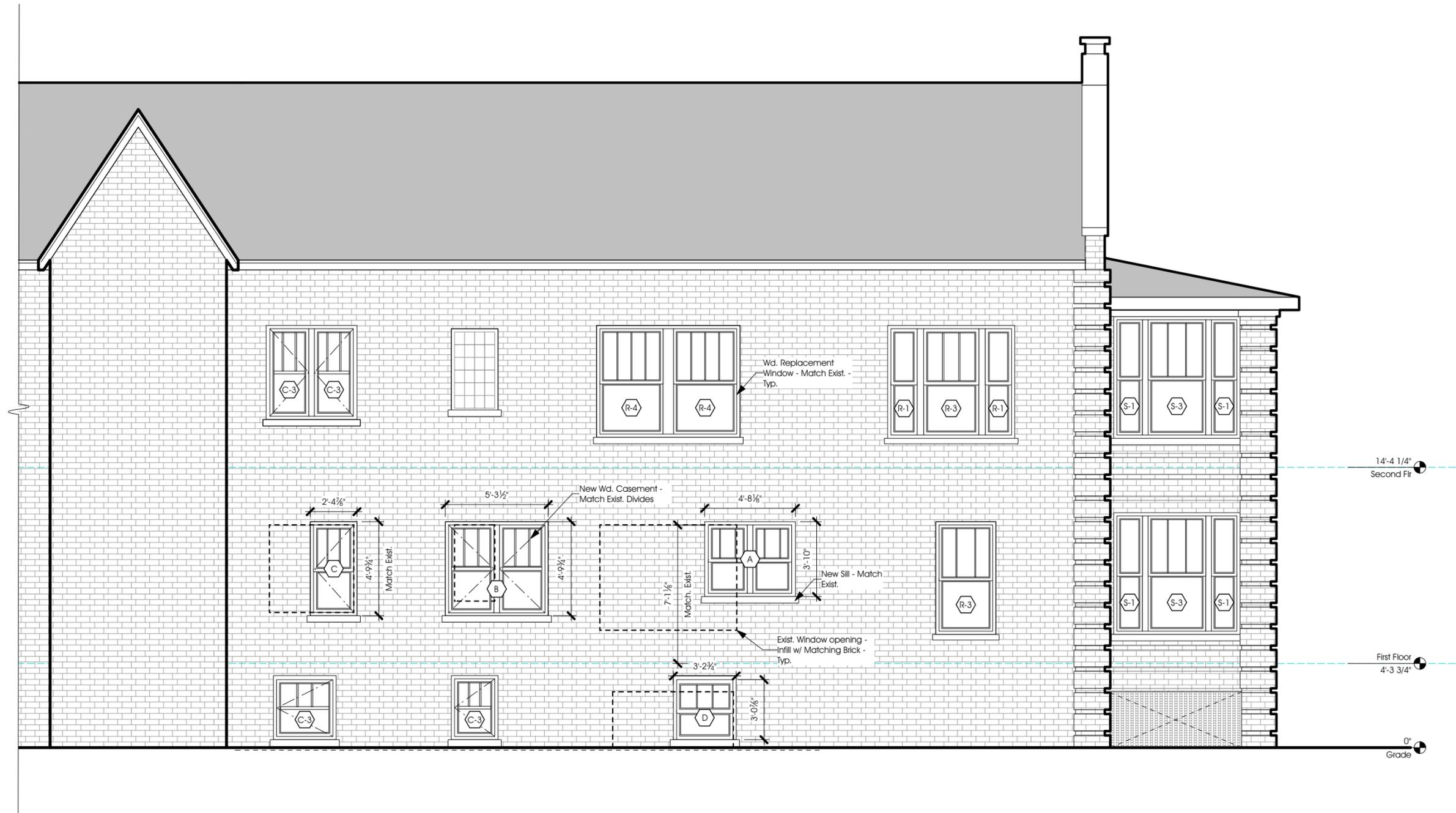
West Elevation  
 Scale: 3/16" = 1'0"  
 November 2, 2021



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

Partial North Elevation

Scale: 3/16" = 1'0"  
November 2, 2021



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

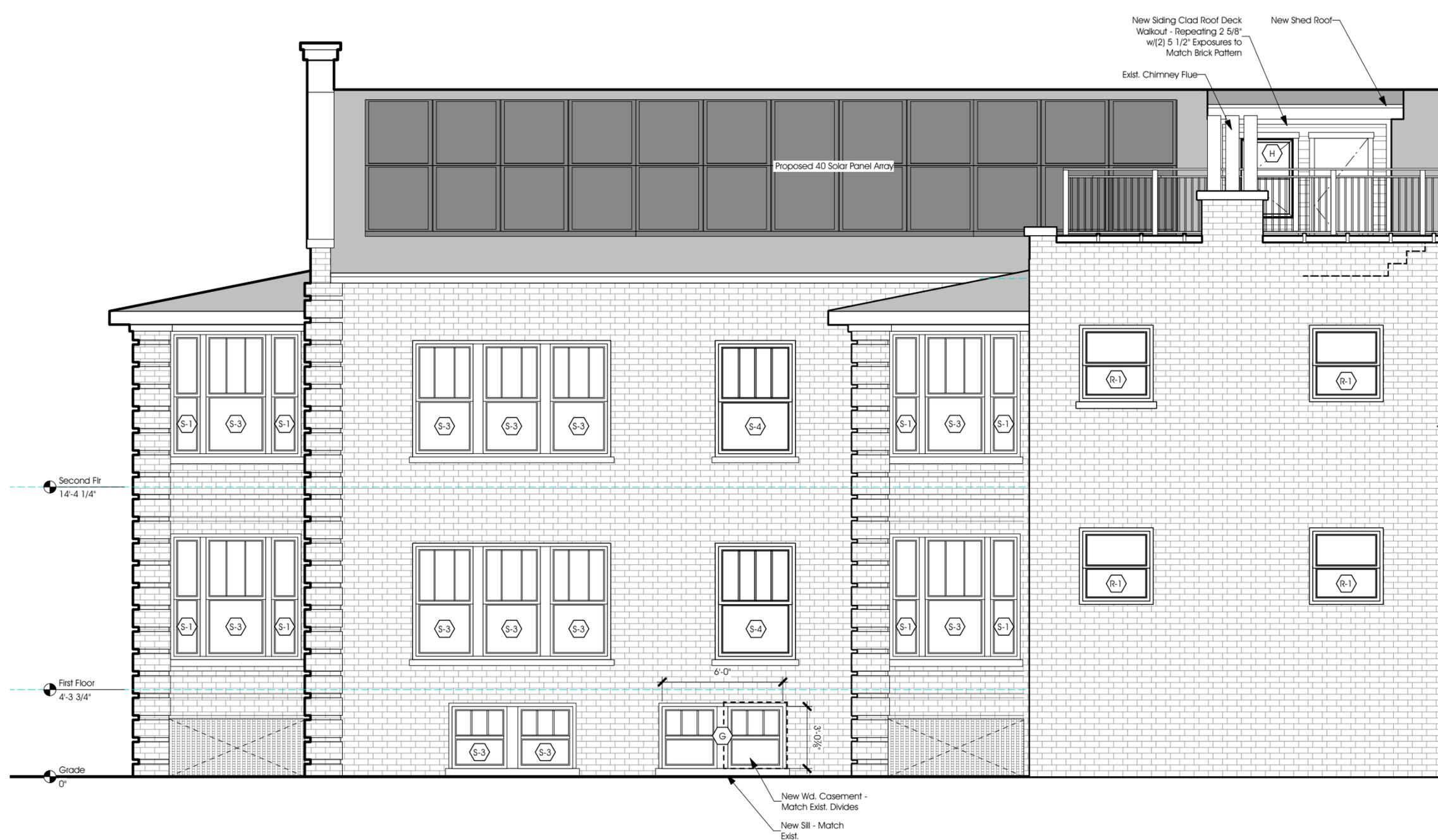
Partial North Elevation

Scale: 3/16" = 1'0"

November 2, 2021



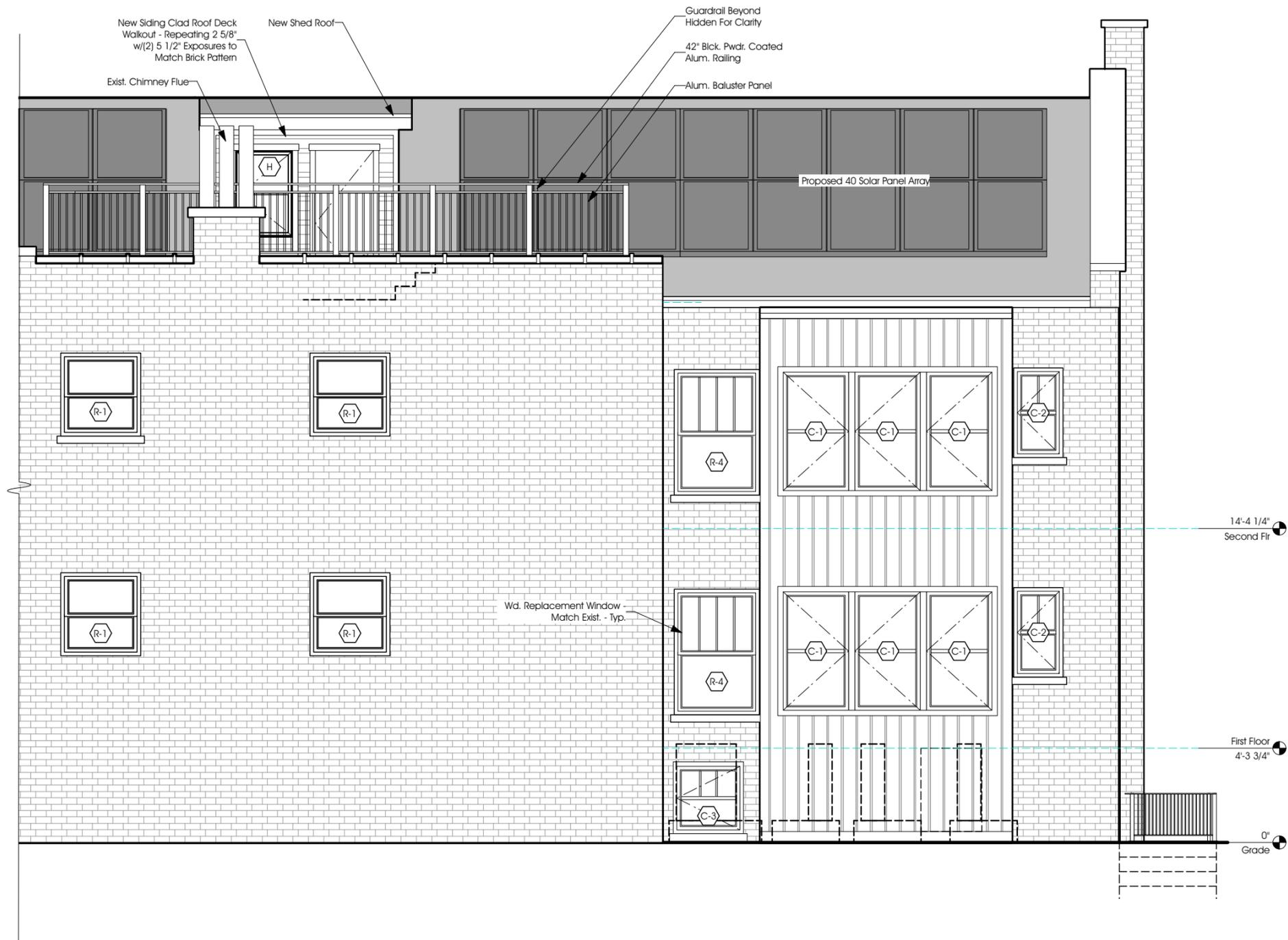
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Apartment Renovation for  
 Shadia Shukair & Frank Roberts  
 1233 Judson Ave.  
 Evanston, IL

Partial South Elevation

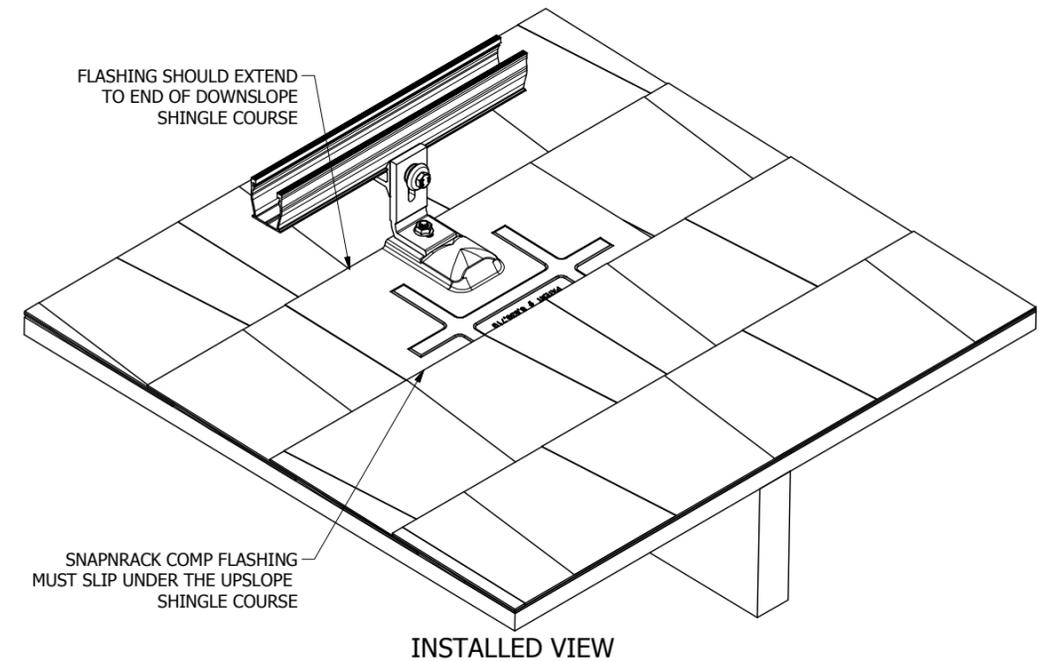
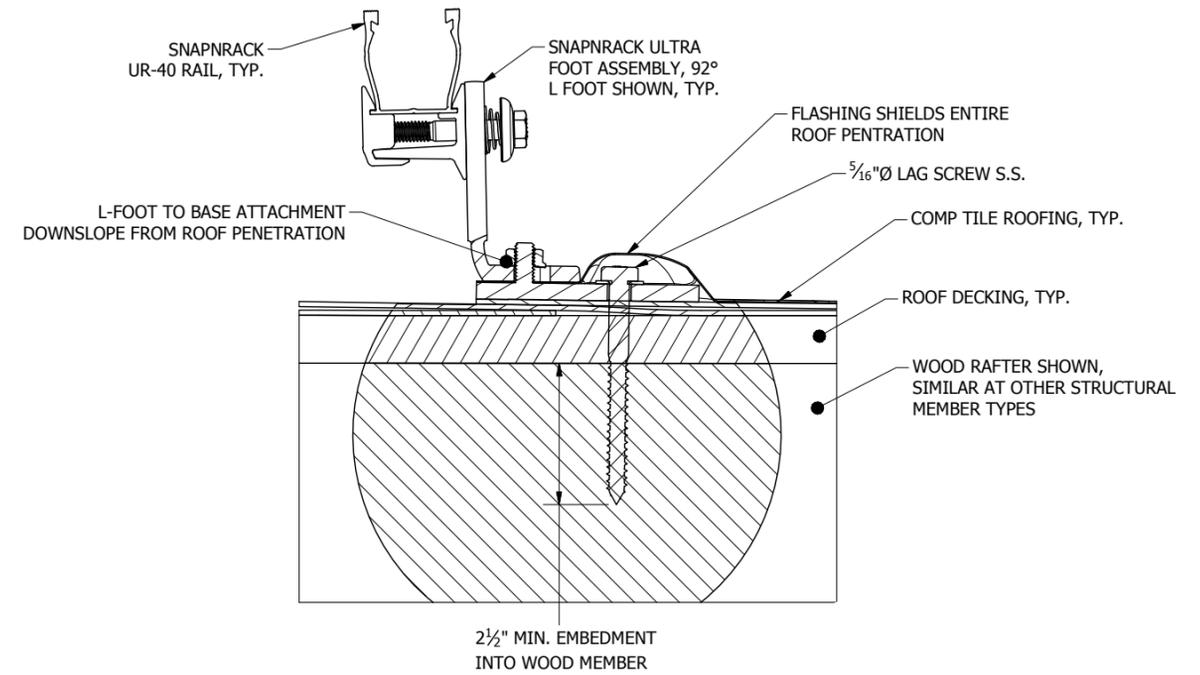
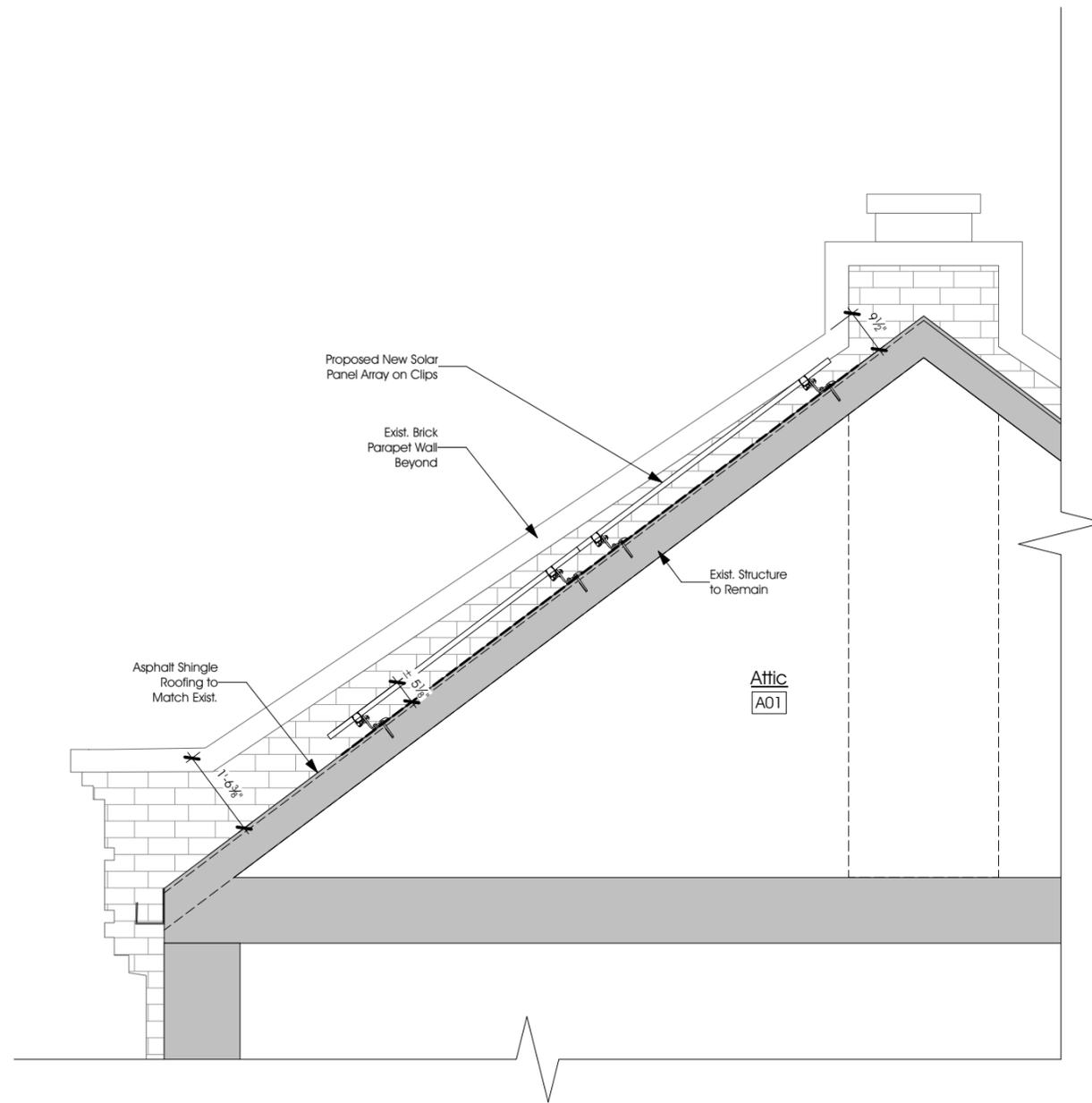
Scale: 3/16" = 1'0"  
 November 2, 2021



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

Partial South Elevation

Scale: 3/16" = 1'0"  
 November 2, 2021



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

Panel Array Section & Details

Scale: 3/8" = 1'0"  
 November 2, 2021



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

Front Site Photo

November 2, 2021



Proposed Window Locations

Proposed Basement Egress Location



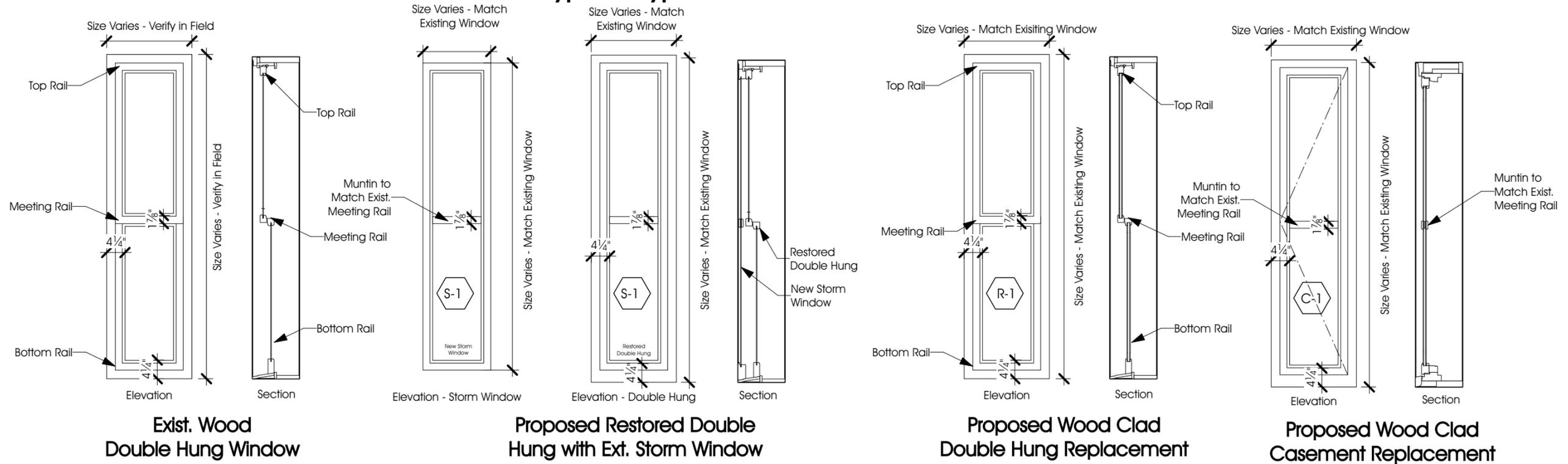
Proposed Window Locations

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

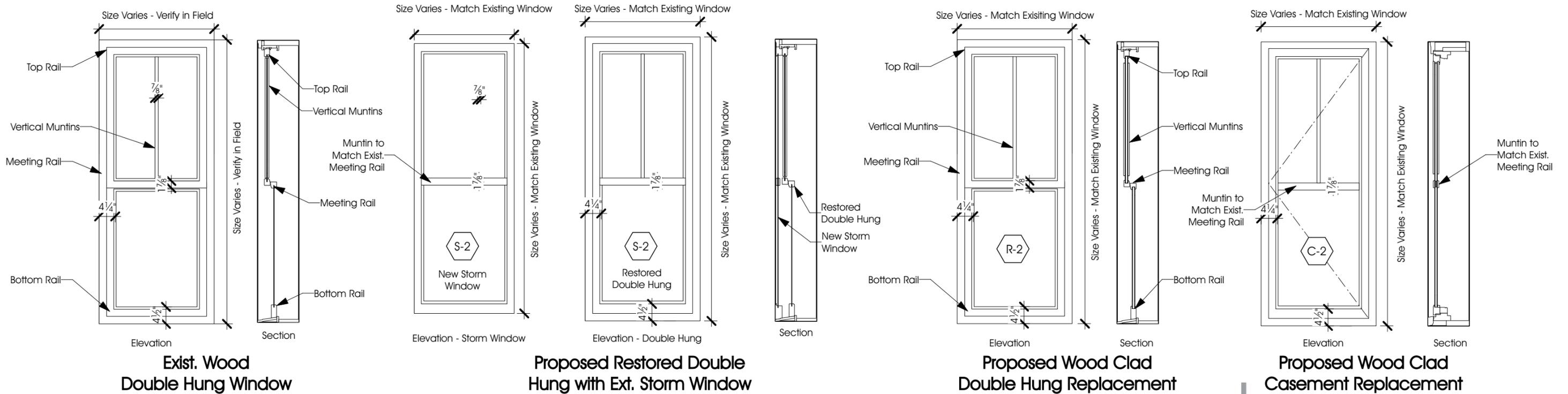
Side View - Proposed Location

November 2, 2021

## Typical Type "S-1", "R-1", & "C-1"



## Typical Type "S-2", "R-2", & "C-2"



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

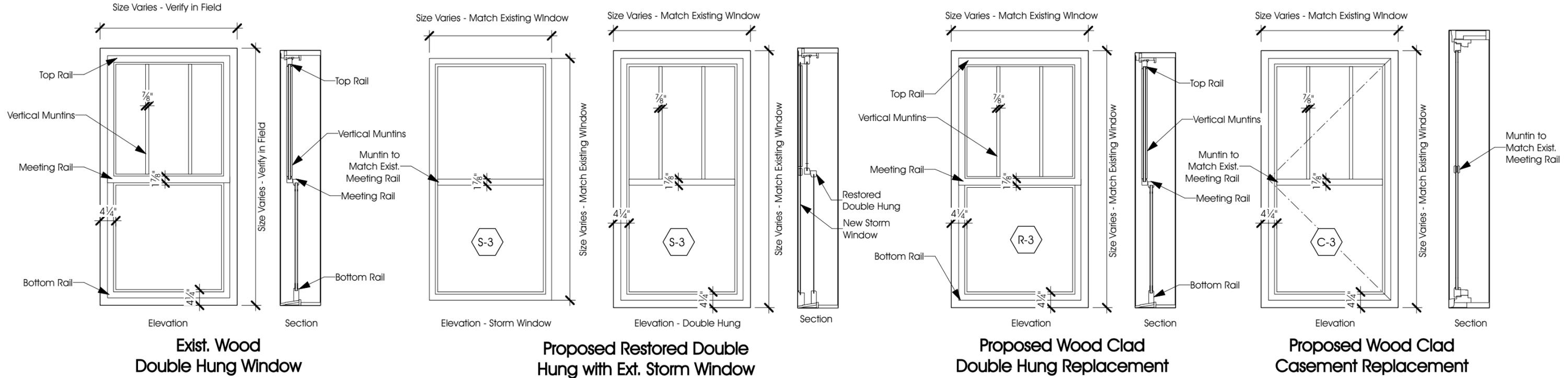
## Window Details & Photos

Scale: 1/2" = 1' 0"  
 November 2, 2021

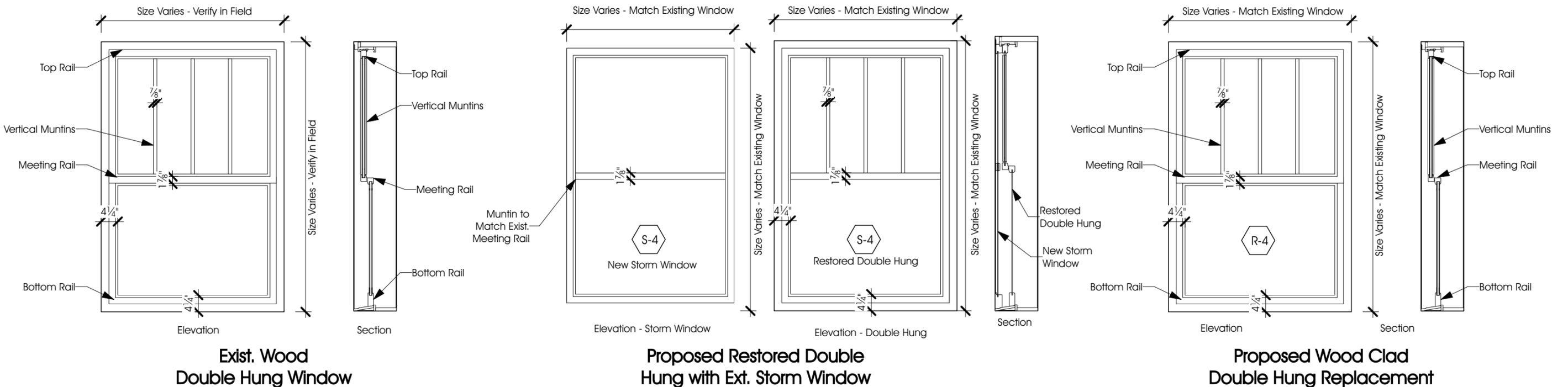


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## Typical Type "S-3", "R-3", & "C-3"



## Typical Type "S-4" & "R-4"



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

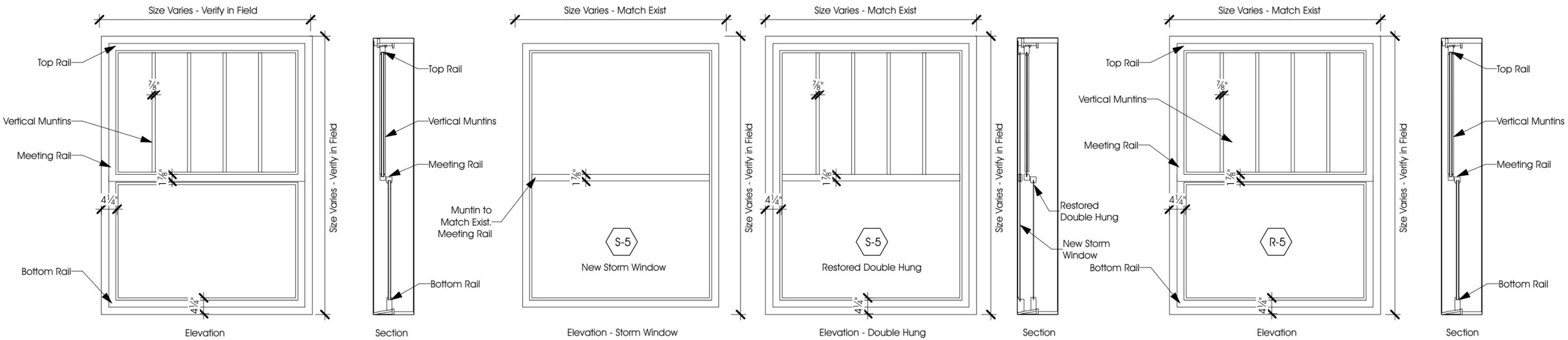
## Window Details & Photos

Scale: 1/2" = 1' 0"  
 November 2, 2021



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# Typical Type "S-5" & "R-5"

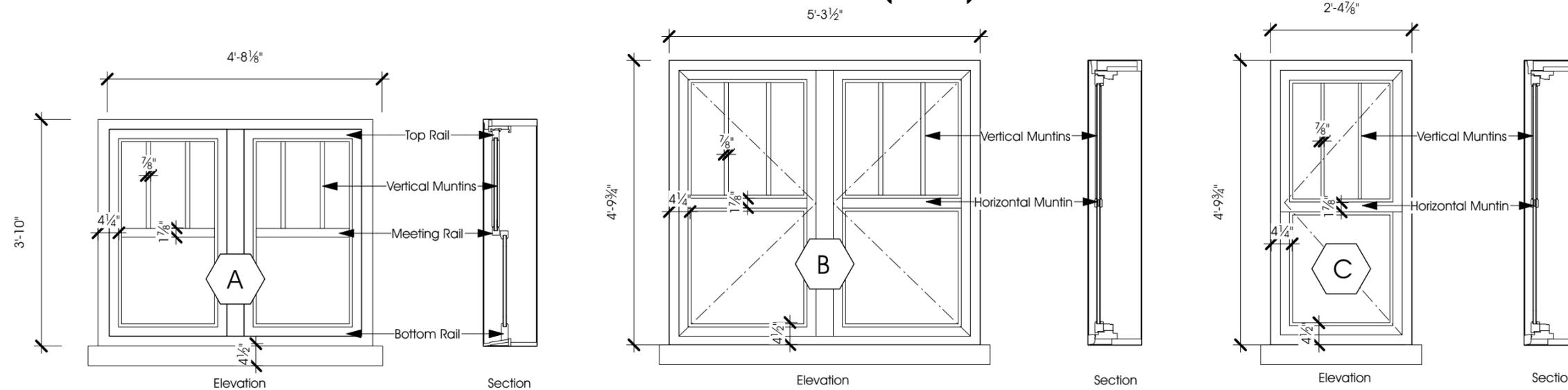


Exist. Wood Double Hung Window

Proposed Restored Double Hung with Ext. Storm Window

Proposed Wood Clad Double Hung Replacement

## 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

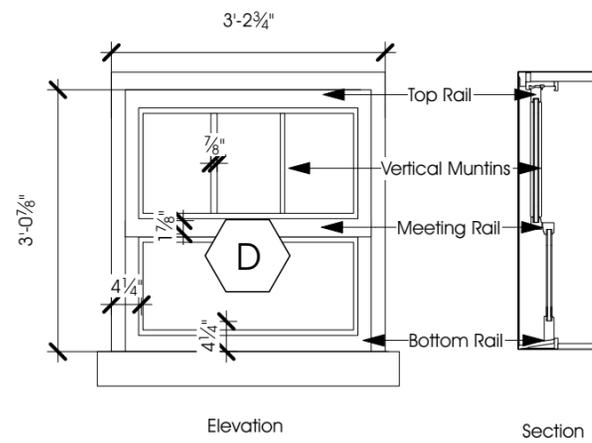
## Window Details & Photos

Scale: 1/2" = 1' 0"  
 November 2, 2021

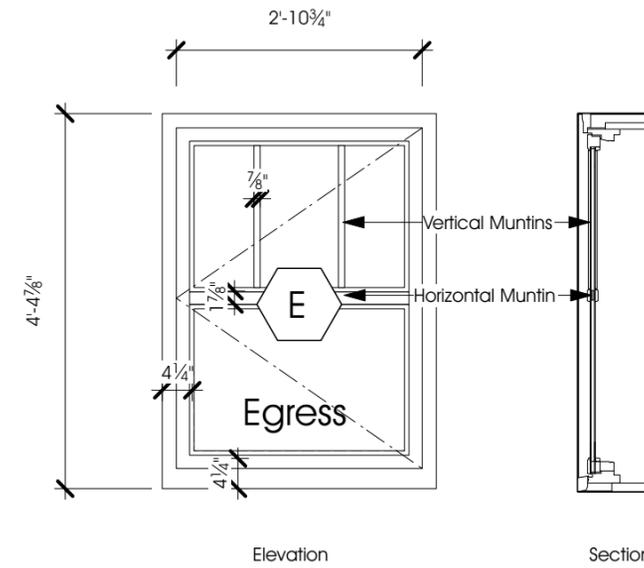


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 847 864 9650 | f847 864 0956

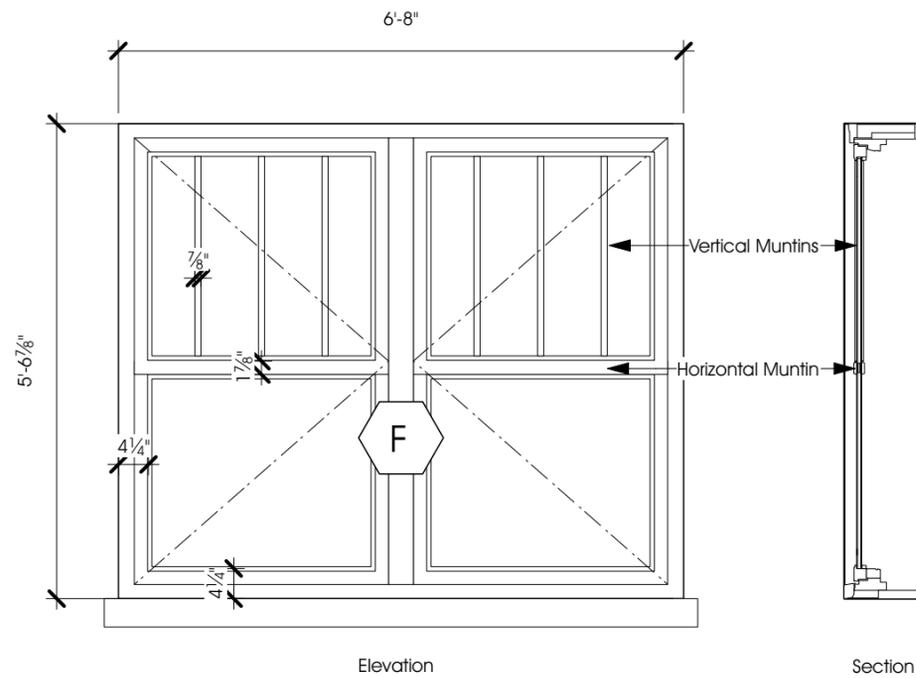
# New Windows (D - G)



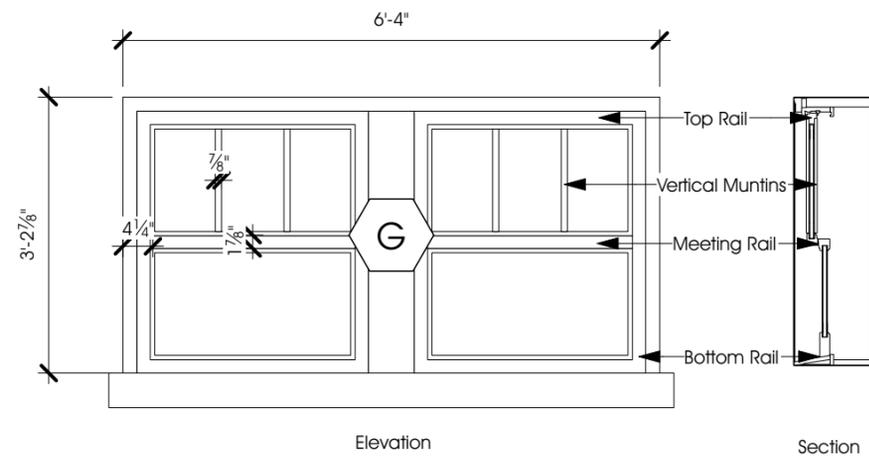
**New Wood Clad  
Double Hung Window**



**New Wood Clad  
Casement Window**



**New Wood Clad  
Casement Window**

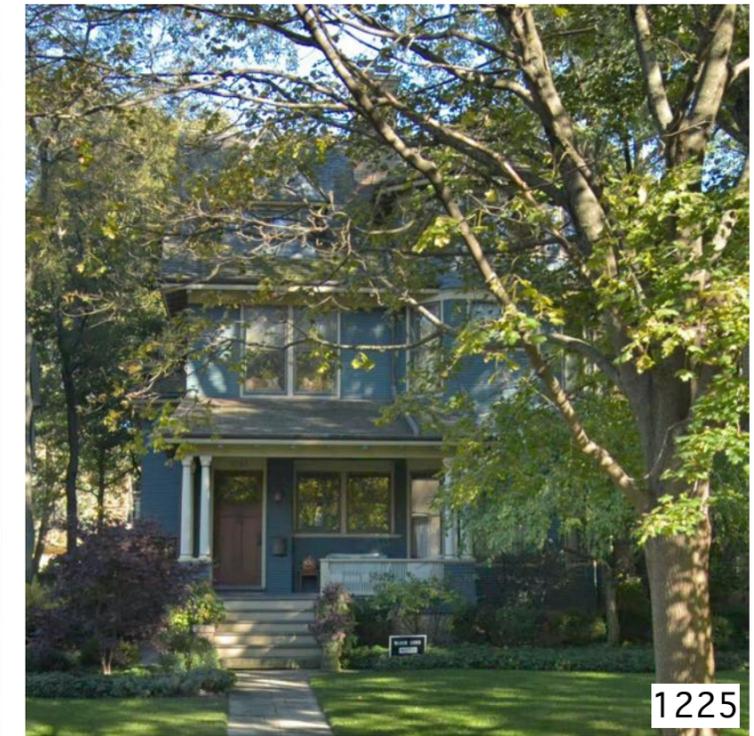
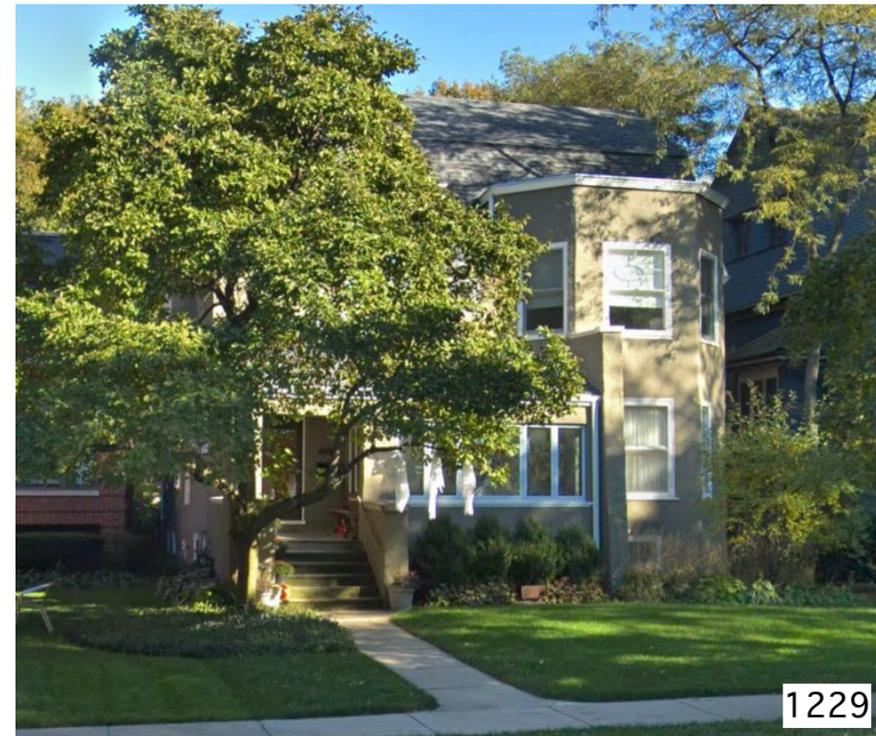


**New Wood Clad  
Double Hung Window**

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

## Window Details & Photos

Scale: 1/2" = 1' 0"  
November 2, 2021



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

Neighboring Site Photo

November 2, 2021



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

## Roof Deck Railing Rendering

November 2, 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

**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

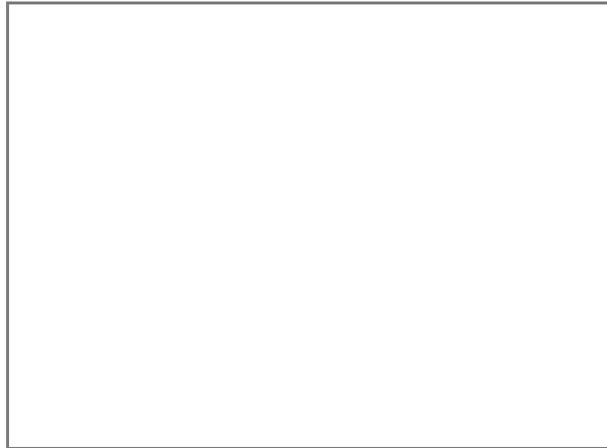


PHOTO ID3

**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.

### **1414 Church Street – Ridge Historic District – 21PRES-0153**

Daniel Tornheim, architect of record, submits for a Certificate of Appropriateness to demolish an existing detached single-car garage and construct an attached two-car garage addition with alley access at the rear volume the residence. Additionally, the applicant submits for Major Zoning Relief to permit a rear-yard setback of 3' where 30' is required (Zoning Code Section 6-8-2-8 (A) 4.) The Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case.

**Applicable Standards:** Demolition [1-5]; Construction [1-4; 7-8, and; 10-15]



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 1414 Church Street – Ridge Historic District – 21PRES-0153  
Date: November 3, 2021

## Public Notice

Daniel Tornheim, architect of record, submits for a Certificate of Appropriateness to demolish an existing detached single-car garage and construct an attached two-car garage addition with alley access at the rear volume the residence. Additionally, the applicant submits for Major Zoning Relief to permit a rear-yard setback of 3' where 30' is required (Zoning Code Section 6-8-2-8 (A) 4.) The Historic Preservation Commission will provide a recommendation to the Zoning Board of Appeals, the determining body for this case.

**Applicable Standards:** Demolition [1-5]; Construction [1-4; 7-8, and; 10-15]

## Construction Period:

1897. Significant alterations in 1958

## Style:

Arts and Crafts

## Architect of Record:

Myron Hunt (1869-1952)

## Condition:

Good

## Integrity:

Good

## Status:

Contributing

## Setting:

1414 Church Street is a single-family structure located in the northwest portion of the Ridge Historic District. The building is located on the south side of Church Street between Wesley Avenue to the East and Ashland Avenue to the West. Surrounding properties to the East, West, and South are an eclectic mix of large-lot Single-Family residences of various styles and vintages although the majority of the area was first developed in the mid

to late 1800s. Properties immediately North are small to average lot single-family homes of various styles and vintages. The surrounding properties are nearly all contributing structures with many significant Landmark properties.

#### Significance:

The home was designed by Myron Hunt (1869-1952). Hunt was born in Massachusetts and studied at Northwestern between 1888 and 1890, completing his education at the Massachusetts Institute of Technology, returning to Evanston afterward and beginning his practice as an architect. Hunt was a prominent architect both in Evanston and the Chicago Region as well as later in California where he would develop the majority of his professional portfolio. Early in Hunts career, he shared space in Steinway Hall with Dwight Perkins, Robert Spencer, Jr., and Frank Lloyd Wright. Hunt is considered one of the pioneers of the Prairie School Movement and outside of constructing numerous Landmark and Contributing homes through Evanston, he is perhaps best known as an eclectic architect with well known national commissions such as the Rose Bowl, H.E. Huntington Library, Occidental College, and many notable California hotels and civic buildings.

The property at 1414 Church is significantly substandard, especially compared to the numerous large lots in the adjoining blocks. Much of this portion of the Ridge Historic District was developed by Harvey B. Hurd, who commissioned the adjoining property at 1632 Wesley Avenue (1867). 1414 Church Street was initially part of the 1632 Wesley Property, and it appears that the structure was initially constructed as an accessory dwelling for the Jenkins family who purchased 1632 Wesley Avenue (the home to the east) from Harvey B. Hurd, the original owner. The lot was subsequently subdivided at some point prior to adoption of the first Zoning Ordinance in the 1920s and there were no standards for lot size, parking requirements, etc at the time. The home, 1414 Church, was altered significantly in 1958 including the large dormer addition. The exact date of subdivision is unclear although fire insurance maps at the time initially show the two structures on one contiguous lot. It is not uncommon throughout all of Evanstons Historic Districts for outbuildings to converted to a single-family use.

#### Proposal

The applicant proposes to demolish the existing detached single-car garage and construct an attached two-car garage at the rear-volume of the property.

#### Zoning Recommendation:

The project requires zoning relief, both minor variations for building lot coverage and major variations for rear-yard setback. The Commission only provides a recommendation and comment on the proposed Major Zoning Relief, a 3' setback where 30' is required. Notably, the property is significantly substandard with many existing non-conforming conditions not atypical for a property subdivided and constructed prior to conventional zoning and land-use controls. The existing detached garage is located on the rear lot line with a non-conforming separation between it and the principle structure. The proposed addition increases the setback at the south lot line from 0' to 3', although the proposed eaves encroach further into the proposed setback. Although the hardship (substandard lot size) is clear and not self-created, being platted prior to existing ownership, the alleged need for a two-car garage has not been fully clarified and it may be possible that a smaller two-car garage be constructed, or a one-and-one-half or attached single-car garage could be proposed in order to reduce the degree of the requested zoning relief.

The Zoning Board of Appeals will be the determining body for this case as presented.

### Public Comment

Staff has discussed the proposal with the neighboring property owner to the south. The property owner plans to submit written comments and speak at the Commission meeting. Concerns exist with the proposal due to the proximity to a large accessory dwelling unit which was extensively remodeled and invested into in recent years. The owner has concerns on impact to return on their investment, ability to rent the structure, impacts to light and air infiltration, as well as potential safety concerns with two large structures in close proximity.

### Applicable Standards

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

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

### **Demolition**

1. Whether the property, structure or object is of such historic, cultural, architectural or archaeological significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
2. Whether the property, structure or object relates to the distinctive historic, cultural, architectural or archaeological character of the district as a whole and should be preserved for the benefit of the people of the City and the State.
3. Whether demolition of the property, structure or object would be contrary to the purpose and intent of this Chapter and to the objectives of the historic preservation for the applicable district.
4. Whether the property, structure or object is of such old, unusual or distinctive design, texture, and/or material that it could not be reproduced without great difficulty and/or expense.
5. Whether the property, structure or object is of such physical condition that it represents a danger and imminent hazard condition to persons or property and that retention, remediation, or repair are not physically possible or require great difficulty and/or expense.

### **Construction**

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

<b>1) Property Address:</b> 1414 church Street, Evanston Illinois 60201	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>
<b>2) Owner's Name:</b> Patricia and Cory King	Address: 1414 Church Street
City: Evanston      State: Illinois      Zip: 60201	Phone: 312-296-7434      Email/Fax:
<b>3) Architect's Name:</b> Daniel Tornheim	Address: 805 Grey Avenue
City: Evanston      State: Illinois      Zip: 60202	Phone: 773-818-1739      Email/Fax:
<b>4) Contractor's Name:</b> TBD	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 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 checked="" 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 are requesting a Certificate of Appropriateness for the below listed proposed changes to the existing house.

1. Proposed new attached 2-car garage.
2. Proposed new kitchen window to match existing.
3. Proposed new kitchen sliding french door.
4. Proposed new side exit stair and landing.
5. Proposed new basement stairwell.

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

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

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

Existing	Proposed		Existing	Proposed		Existing	Proposed	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Façades/Front Porch &amp; Rear Porch Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Flashing Material</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Fences</b>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Frame	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input checked="" 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"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Stucco	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Fascias, Soffits, Rakeboards, Trim</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Height: _____
<input type="checkbox"/>	<input type="checkbox"/>	Wood Siding	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Length: _____
<input type="checkbox"/>	<input type="checkbox"/>	Aluminum Siding	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Vinyl Siding	<input type="checkbox"/>	<input type="checkbox"/>	Synthetic Material, Type: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Terraces, Patios, Decks</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shingle, Material: <u>wood</u>	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Wood
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stone
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	<b>Roofing Material</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Door Material</b>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Driveway Material</b>
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shingles	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt
<input type="checkbox"/>	<input type="checkbox"/>	Wood Shakes	<input type="checkbox"/>	<input type="checkbox"/>	Metal	<input type="checkbox"/>	<input type="checkbox"/>	Poured Concrete
<input type="checkbox"/>	<input type="checkbox"/>	Slate	<input type="checkbox"/>	<input type="checkbox"/>	Clad	<input type="checkbox"/>	<input type="checkbox"/>	Brick Pavers
<input type="checkbox"/>	<input type="checkbox"/>	Clay Tile	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Concrete Pavers
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Asphalt Shingles	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<b>Window Type</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Crushed Stone
<input type="checkbox"/>	<input type="checkbox"/>	Metal Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Double Hung	<input type="checkbox"/>	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	Casement	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Chimney Material</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<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"/>	Brick	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Air Conditioning Unit
<input type="checkbox"/>	<input type="checkbox"/>	Stone	<input type="checkbox"/>	<input type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Stucco	<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 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>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Muntins</b>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Copper	<input type="checkbox"/>	<input type="checkbox"/>	Not existing	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Aluminum	<input type="checkbox"/>	<input type="checkbox"/>	True divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Galvanized Sheet	<input type="checkbox"/>	<input type="checkbox"/>	Simulated divided lights	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	

4) Applicant's Signature: *Daniel Tornheim*  
 Print Name: Daniel Tornheim

Date: 10/06/2021

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).

The proposed style of the attached 2-car garage and the windows, exterior doors, and materials are in keeping with the architecture of the existing house and neighborhood. We feel the style will not adversely affect the architecture of the current property or the landmark district.

**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).

N/A

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

The proposed style of the attached 2-car garage and the windows, exterior doors will not be materially detrimental to the public health, safety, and welfare or injurious to the property or landmark district.

4) Applicant's Signature: *Daniel Tornheim*  
Print Name: Daniel Tornheim

Date:  
10/06/2021

**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.).



# MAJOR VARIATION APPLICATION

CASE #: \_\_\_\_\_

zoning office use only

## 1. PROPERTY

Address 1414 Church Street, Evanston, Illinois 60201

Permanent Identification Number(s):

PIN 1: 10-13-404-007-0000 PIN 2:     -    -    -    -    -    

(Note: An accurate plat of survey for all properties that are subject to this application **must** be submitted with the application.)

## 2. APPLICANT

Name: Daniel Tornheim

Organization: Daniel Tornheim Architect

Address: 805 Grey Avenue

City, State, Zip: Evanston, Illinois 60202

Phone: Work: (312) 265-4650 Home: \_\_\_\_\_ Cell/Other: (773) 818-1739

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: dantornheim@dt-arch.com

Please circle the primary means of contact.

What is the relationship of the applicant to the property owner?

- same
- architect
- officer of board of directors
- builder/contractor
- attorney
- other: \_\_\_\_\_
- potential purchaser
- lessee
- potential lessee
- real estate agent

## 3. PROPERTY OWNER (Required if different than applicant. All property owners must be listed and must sign below.)

Name(s) or Organization: Patricia and Cory King

Address: 1414 Church Street

City, State, Zip: Evanston, Illinois 60201

Phone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell/Other: (312) 296-7434

Fax: Work: \_\_\_\_\_ Home: \_\_\_\_\_

E-mail: dellcor76@gmail.com

Please circle the primary means of contact.

"By signing below, I give my permission for the Applicant named above to act as my agent in all matters concerning this application. I understand that the Applicant will be the primary contact for information and decisions during the processing of this application, and I may not be contacted directly by the City of Evanston. I understand as well that I may change the Applicant for this application at any time by contacting the Zoning Office in writing."

[Signature]  
Property Owner(s) Signature(s) -- REQUIRED

10/28/21  
Date

## 4. SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

[Signature]  
Applicant Signature - REQUIRED

10/28/2021  
Date

## 5. REQUIRED DOCUMENTS AND MATERIALS

The following are required to be submitted with this application:

- (This) Completed and Signed Application Form**
- Plat of Survey** Date of Survey: 12/20/2018
- Project Site Plan** Date of Drawings: 10/15/2021
- Plan or Graphic Drawings of Proposal** (If needed, see notes)
- Non-Compliant Zoning Analysis**
- Proof of Ownership** Document Submitted: \_\_\_\_\_
- Application Fee (see zoning fees)** Amount \$\_\_\_\_\_ plus Deposit Fee \$150

**Note: Incomplete applications will not be accepted.** Although some of these materials may be on file with another City application, individual City applications must be complete with their own required documents.

### **Plat of Survey**

(1) One copy of plat of survey, drawn to scale, that accurately reflects current conditions.

### **Site Plan**

(1) One copy of site plan, drawn to scale, showing all dimensions.

### **Plan or Graphic Drawings of Proposal**

A Major Variance application requires graphic representations for any elevated proposal-- garages, home additions, roofed porches, etc. Applications for a/c units, driveways, concrete walks do not need graphic drawings; their proposed locations on the submitted site plan will suffice.

### **Proof of Ownership**

Accepted documents for Proof of Ownership include: a deed, mortgage, contract to purchase, closing documents (price may be blacked out on submitted documents).

- **Tax bill will not be accepted as Proof of Ownership.**

### **Non-Compliant Zoning Analysis**

This document informed you that the proposed project is non-compliant with the Zoning Code and is eligible to apply for a major variance.

### **Application Fee**

**\* IMPORTANT NOTE: Except for owner-occupied residents in districts R1, R2 & R3, a separate application fee will be assessed for each variation requested.**

The fee application fee depends on your zoning district (see zoning fees). Acceptable forms of payment are: Cash, Check, or Credit Card.

## 6. PROPOSED PROJECT

A. Briefly describe the proposed project:

The proposed project is an attached two car garage to the existing residence.

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B. Have you applied for a Building Permit for this project?  NO  YES

(Date Applied: \_\_\_\_\_ Building Permit Application #: \_\_\_\_\_)

## REQUESTED VARIATIONS

**What specific variations are you requesting?** For each variation, indicate (A) the specific section of the Zoning Ordinance that identifies the requirement, (B) the requirement (minimum or maximum) from which you seek relief, and (C) the amount of the exception to this requirement you request the City to grant. (See the Zoning Analysis Summary Sheet for your project's information)

(A) Section (ex. "6-8-3-4")	(B) Requirement to be Varied (ex. "requires a minimum front yard setback of 27 feet")	(C) Requested Variation (ex. "a front yard setback of 25.25 feet")
1		
6-8-2-8(A)(4)	Minimum required rear yard is 30 feet from the property line.	Proposed rear yard setback of 3'.

\* For multiple variations, see "IMPORTANT NOTE" under "Application Fee & Transcript Deposit" on Page 2.

2		
3		

B. A variation's purpose is to provide relief from specified provisions of the zoning ordinance that may unduly impact property due to the property's particular peculiarity and special characteristics. What characteristics of your property prevent compliance with the Zoning Ordinance requirements?

The main characteristic of this property that prevents compliance with the zoning ordinance requirements is the substandard lot size. In specific, the required 30 foot rear yard setback requires relief for a new addition or renovation to the south portion of the house. The rear yard setback currently runs through the existing south end of the existing principal structure. This characteristic prevents compliance with the zoning code.

1. The requested variation will not have a substantial adverse impact on the use, enjoyment, or property values of adjoining (touching or joining at any point, line, or boundary) properties.

The closest structure to the proposed addition is a coach house that borders the south property line. There is an existing one-car garage adjacent that the coach house that is proposed to be removed. It is located .77 feet from the south property line. We are proposing to locate the new addition 3.0 feet from the south property line, allowing for more space than what currently exists between the one-car garage and coach house. We feel that this is a positive impact on the adjacent property.

2. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

We've identified that the owners will suffer a practical difficulty if the strict letter of the regulations were to be carried out. The substandard lot size creates a practical difficulty in adding a two-car garage on the property.

3. Either...

- (a) the purpose of the variation is not based exclusively upon a desire to extract income from the property, or
- (b) while the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the Zoning Board of Appeals or the City Council, depending upon final jurisdiction under §6-3-8-2, has found that public benefits to the surrounding neighborhood and the City as a whole will be derived from approval of the variation, that include, but are not limited to any of the standards of §6-3-6-3.

The purpose of the variation is not a desire to extract income from the property. The owner's are committed to being a part of the community and their desire is to bring the size of the garage up to the standards of the neighborhood. The neighborhood surrounding the property has predominantly two-car garages with some 1.5 car garages as well.

4. The alleged difficulty or hardship has not been self-created, if so, please explain.

The hardship on the property has not been self-created. The house was originally constructed in the early 20th century prior to the current zoning laws.

5. Have other alternatives been considered, and if so, why would they not work?

Yes, other alternatives have been considered. An alternative location for a two-car garage is to place the structure on the NE corner of the property. This would require a curb-cut on Church Street crossing a bike lane to create a new driveway to the detached garage. This alternative would eat up most of the usable yard space for the kids and also negatively impact the traffic conditions on Church street. We felt this would not be an acceptable solution for the owner.



## City of Evanston DISCLOSURE STATEMENT FOR ZONING HEARINGS

(This form is required for all Major Variances and Special Use Applications)

The Evanston City Code, Title 1, Chapter 18, requires any persons or entities who request the City Council to grant zoning amendments, variations, or special uses, including planned developments, to make the following disclosures of information. The applicant is responsible for keeping the disclosure information current until the City Council has taken action on the application. For all hearings, this information is used to avoid conflicts of interest on the part of decision-makers.

1. If applicant is an agent or designee, list the name, address, phone, fax, and any other contact information of the proposed user of the land for which this application for zoning relief is made:  
Does not apply.

NA

2. *If a person or organization owns or controls the proposed land user*, list the name, address, phone, fax, and any other contact information of person or entity having constructive control of the proposed land user. Same as number \_\_\_\_\_ above, or indicated below. (An example of this situation is if the land user is a division or subsidiary of another person or organization.)

NA

3. List the name, address, phone, fax, and any other contact information of person or entity holding title to the subject property. Same as number \_\_\_\_\_ above, or indicated below.

NA

4. List the name, address, phone, fax, and any other contact information of person or entity having constructive control of the subject property. Same as number \_\_\_\_\_ above, or indicated below.

NA

**If Applicant or Proposed Land User is a Corporation**

Any corporation required by law to file a statement with any other governmental agency providing substantially the information required below may submit a copy of this statement in lieu of completing a and b below.

- a. Names and addresses of all officers and directors.

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- b. Names, addresses, and percentage of interest of all shareholders. If there are fewer than 33 shareholders, or shareholders holding 3% or more of the ownership interest in the corporation or if there are more than 33 shareholders.

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**If Applicant or Proposed Land User is not a Corporation**

Name, address, percentage of interest, and relationship to applicant, of each partner, associate, person holding a beneficial interest, or other person having an interest in the entity applying, or in whose interest one is applying, for the zoning relief.

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# MAJOR VARIATION INFORMATION

## A. GENERAL INFORMATION

### 1. What projects are eligible for a Major Variation?

Property Owners may apply for a Major Variation from the following zoning regulations:

1. Yards and setbacks
2. Height
3. Lot size, width and depth (including flag lots).
4. Lot coverage including impervious surface and/or floor area ratio
5. Off street parking and loading
6. Home occupations. (Ord. 115-0-04)

### 2. Who can submit an application?

The applicant must either own, lease, or have legal or equitable interest in the subject property, or must be the representative of such a person. All persons or parties which have an ownership interest in the affected properties must be identified and must sign the application. The Property Owner(s) may, at their discretion, designate another person as Applicant to act on their behalf in processing this application. In that case, the designated Applicant will be considered the primary contact, until the application is closed or the Property Owner changes the designated Applicant by contacting the Zoning Office in writing. **Standing** (§6-3-8-4):

### 3. How do I submit an application?

Applications must be submitted in person to the Zoning Office, City of Evanston, Civic Center Room 3700, 2100 Ridge Avenue. Our office hours are Monday through Friday (excluding Holidays) from 8:30am until 5:00pm. Evanston.

Applications must be complete, including all required documentation and fee.  
Applications are not accepted by mail or e-mail.  
Application materials cannot be returned.

### 4. What forms of payment are accepted?      Cash, Credit Card, Check.

### 5. Can I withdraw my application? Will my fee be returned?

Yes, an application may be withdrawn any time prior to the final publication of the ZBA Agenda (the Friday before the hearing). If the newspaper notice has not been published or mailed notices sent out, a full refund is general granted. If this has occurred, only the \$150 transcript deposit is returned.

### 6. Who has access to my application materials?

The application is a public document, and as such, may be reviewed by the general public upon request.

## B. INFORMATION ABOUT MAJOR VARIATIONS

### 1. What is the timeframe?

The approximate time from when the Zoning Division receives a completed Major Variation application to when the applicant can reasonably expect a decision on that application is 30 -40 days.

## 2. What is the Process?

- Upon receipt of a complete application, the Zoning Department contacts the applicant via phone and with a letter detailing the next steps in the process
- The City publishes a notice of the hearing in a locally circulating newspaper, generally the Evanston Review, between 15 and 30 working days prior to a hearing;
- The City posts a sign announcing the date of the Zoning Board of Appeals hearing on the subject property no less than 10 working days before the hearing date;
- The City must mail notification of the public hearing and an overview of the proposed application to all properties that are within 500' of any point on the subject property;
- The project is heard before the Site Plan Appearance and Review Committee (SPAARC). This committee provides a recommendation to the Zoning Board of Appeals. This committee is made up of representatives from City departments such as Building, Police, Fire and Preservation. A representative of your project must attend. The committee meets every Wednesday at 2:30 at the Civic Center, room 2404.
- The Zoning Board of Appeals is a City Board made up of 7 members. You will present your case to the Board, who in turn will ask you questions to assist in their deliberation. Further, anyone in opposition may present their case and ask questions of you (as you may to them). It takes 4 yes votes to approve a submitted application.
- The City encourages all applicants to discuss their proposal with their neighbors prior to the public hearing.

## 3. What standards are used to decide? (§6-3-8-12(A)):

To grant a major variance, the Zoning Board of Appeals must find that the request meets the following 7 standards:

1. The requested variation will not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.
2. The requested variation is in keeping with the intent of the zoning ordinance.
3. The alleged hardship or practical difficulty is peculiar to the property.
4. The property owner would suffer a particular hardship or practical difficulty as distinguished from a mere Inconvenience if the strict letter of the regulations were to be carried out.
5. (a) The purpose of the variation is not based exclusively upon a desire to extract additional income from the property, or  
(b) While the granting of the variation will result in additional income to the applicant and while the applicant for the variation may not have demonstrated that the application is not based exclusively upon a desire to extract additional income from the property, the zoning board of appeals or the city council, depending on final jurisdiction under section [6-3-8-2](#) of this chapter, has found that public benefits to the surrounding neighborhood and the city as a whole will be derived from approval of the variation, that include, but are not limited to, any of the standards of section 6-3-6-3 of this chapter.
6. The alleged difficulty or hardship has not been created by any person having an interest in the property.
7. The requested variation requires the least deviation from the applicable regulation among the feasible options identified before the Zoning Board of Appeals issues its decision or recommendation to the City Council regarding said variation.

## 4. Can I Appeal?

An applicant may appeal the decision of the Zoning Board of Appeals to the Illinois Circuit Court. (§6-3-8-6(E)):

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### CONTACT INFORMATION

#### Community Development Department – Planning & Zoning Division

2100 Ridge Avenue, Room 3202 Evanston, Illinois 60201

P.847-448-4311 F.847-448-8126 E.zoning@cityofevanston.org www.cityofevanston.org/zoning



Residential  
Commercial  
ALTA

# PLAT OF SURVEY

Studnicka and Associates, Ltd.  
studnicka2000@gmail.com

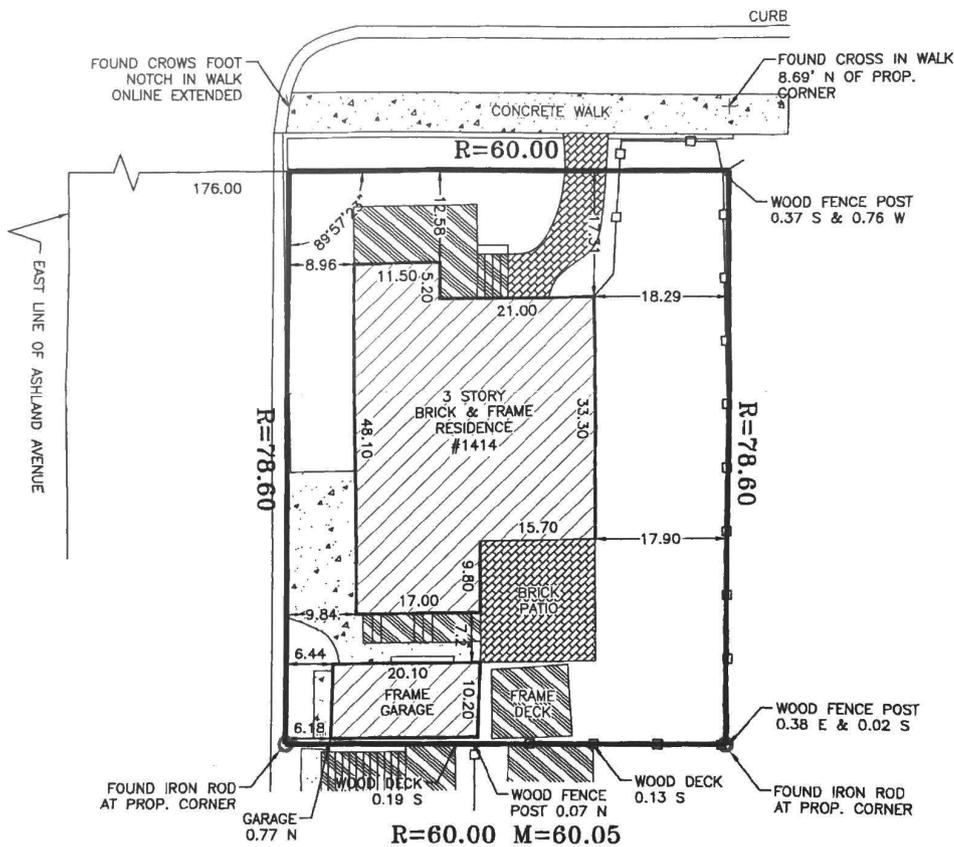
Topographical  
Condominium  
Site Plans

Tel. 815 485-0445  
Fax 815 485-0528

17901 Haas Road  
Mokena, Illinois 60448

THE WEST 60 FEET OF THE EAST 200 FEET OF LOT 20 (EXCEPT THE SOUTH 53.4 FEET THEREOF) IN BLOCK 58 IN EVANSTON IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## CHURCH STREET



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Joel L. Lipman

Order No.: 18-2-83

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 2/20/18

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }  
COUNTY OF WILL } ss

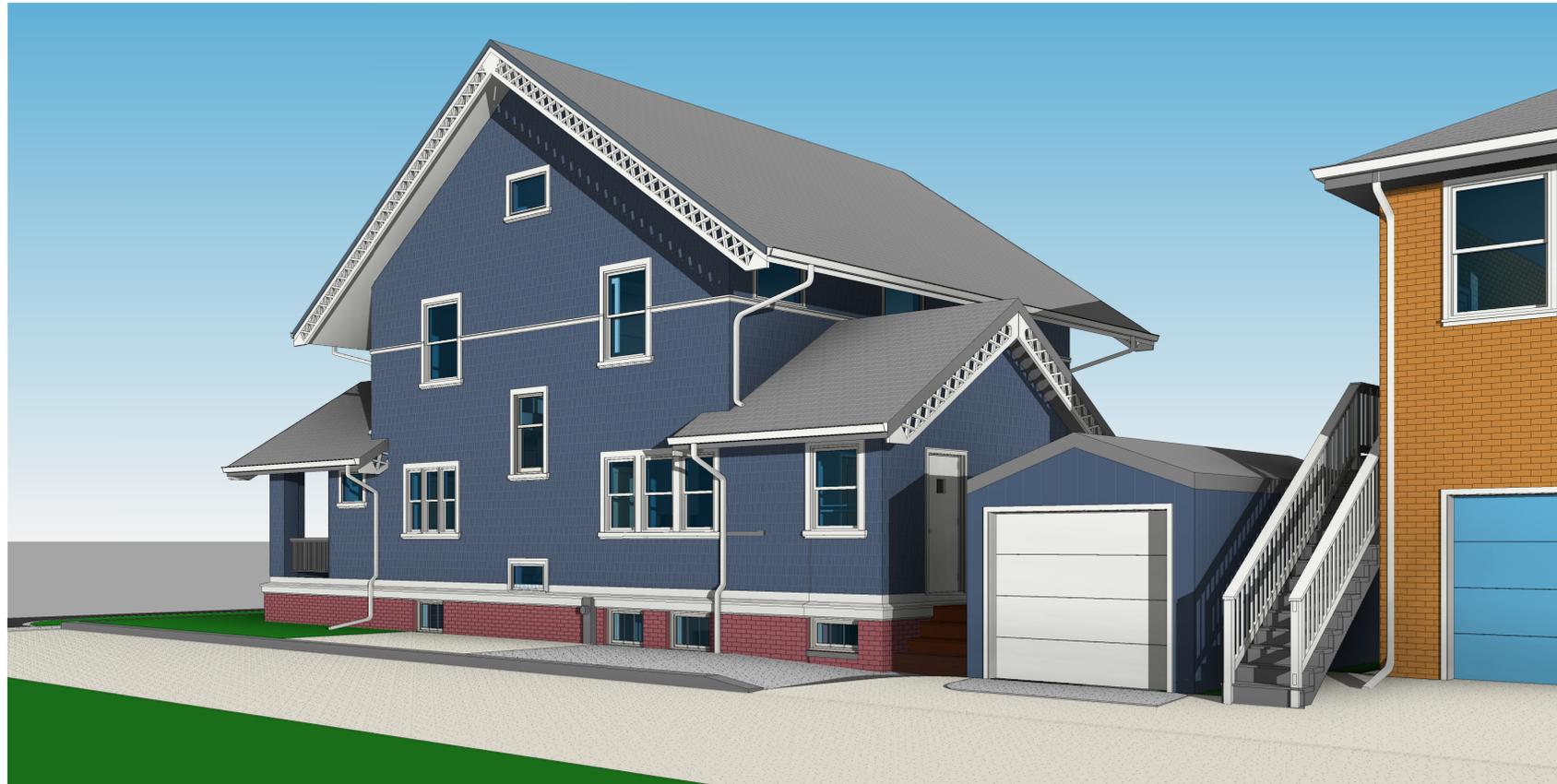


Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

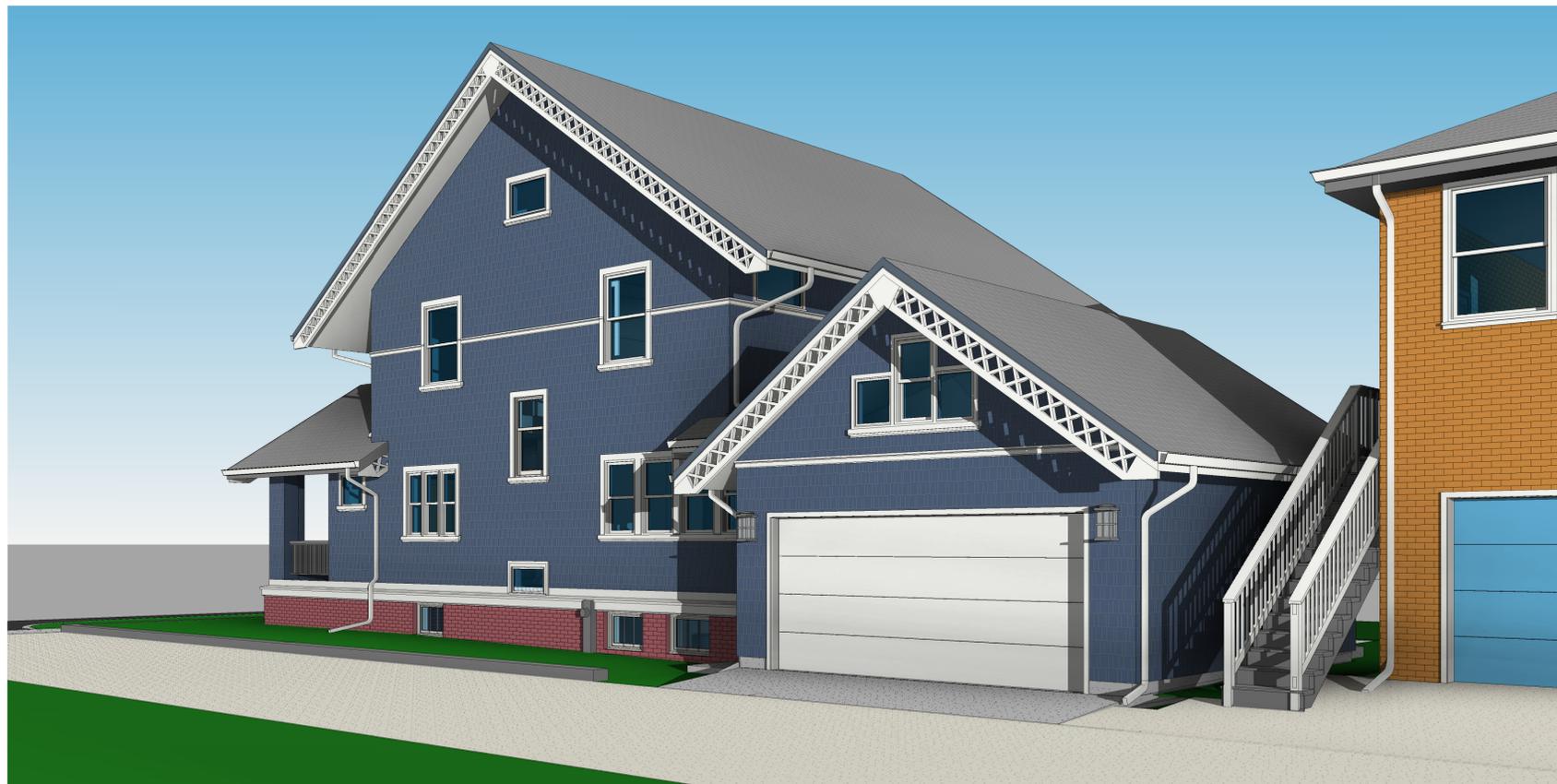
Mokena, IL, February 21, A.D. 2018

by \_\_\_\_\_

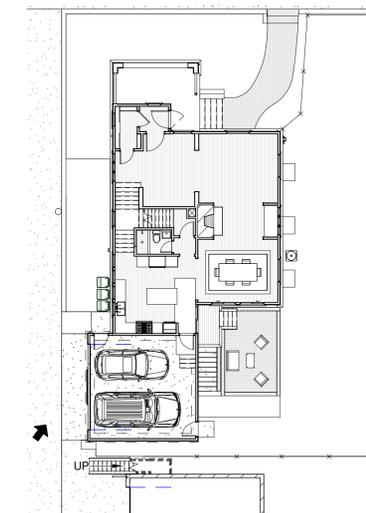
License No. 3304 Expires 11/30/18



① SE PERSEPECTIVE (EXISTING)



② SE PERSEPECTIVE (PROPOSED)



③ KEY PLAN - SE PERSPECTIVE  
1/16" = 1'-0"

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Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

**DANIEL TORNHEIM ARCHITECT**  
805 Grey Avenue  
Evanston, Illinois 60202  
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021

Project Number 2021.02  
Date 10/15/2021  
Drawn By DT  
Checked By DT  
Scale 1/16" = 1'-0"

Project  
**KING RESIDENCE**  
1414 CHURCH STREET  
EVANSTON ILLINOIS 60201

Drawing  
**SE PERSPECTIVES - EXISTING & PROPOSED**

Drawing No.

**HP-1.0**

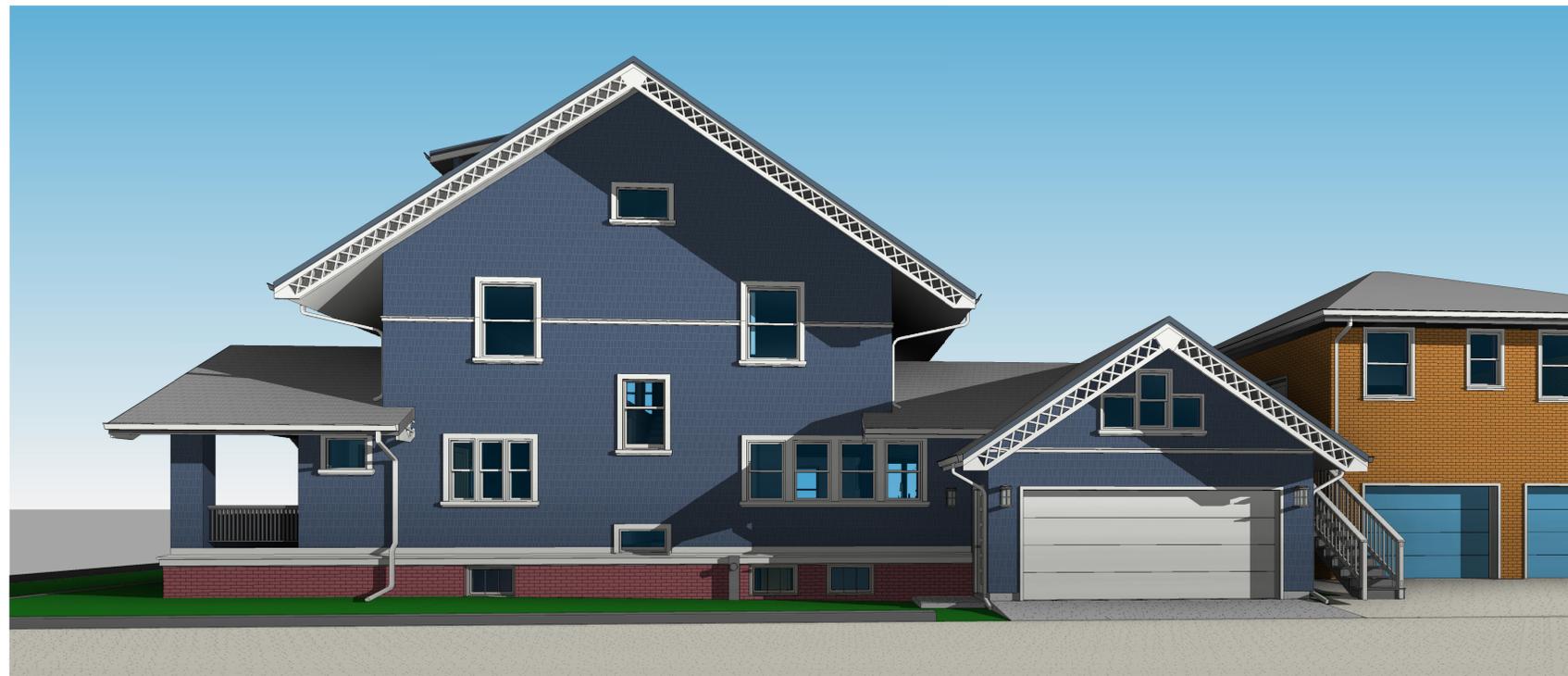
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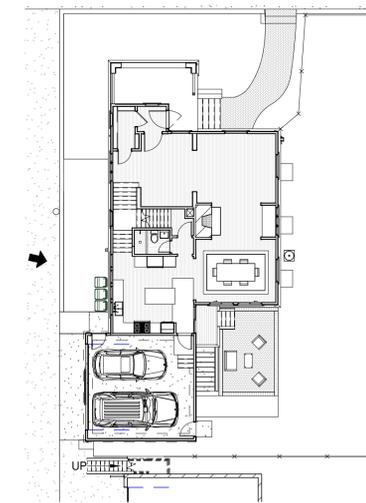
Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.



① WEST PERSPECTIVE (EXISTING)



② WEST PERSPECTIVE (PROPOSED)



③ KEY PLAN - WEST PERSPECTIVE  
1/16" = 1'-0"

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Project Number: 2021.02  
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Scale: 1/16" = 1'-0"

Project: KING RESIDENCE  
1414 CHURCH STREET  
EVANSTON ILLINOIS 60201

Drawing: WEST PERSPECTIVE - EXISTING & PROPOSED

Drawing No.

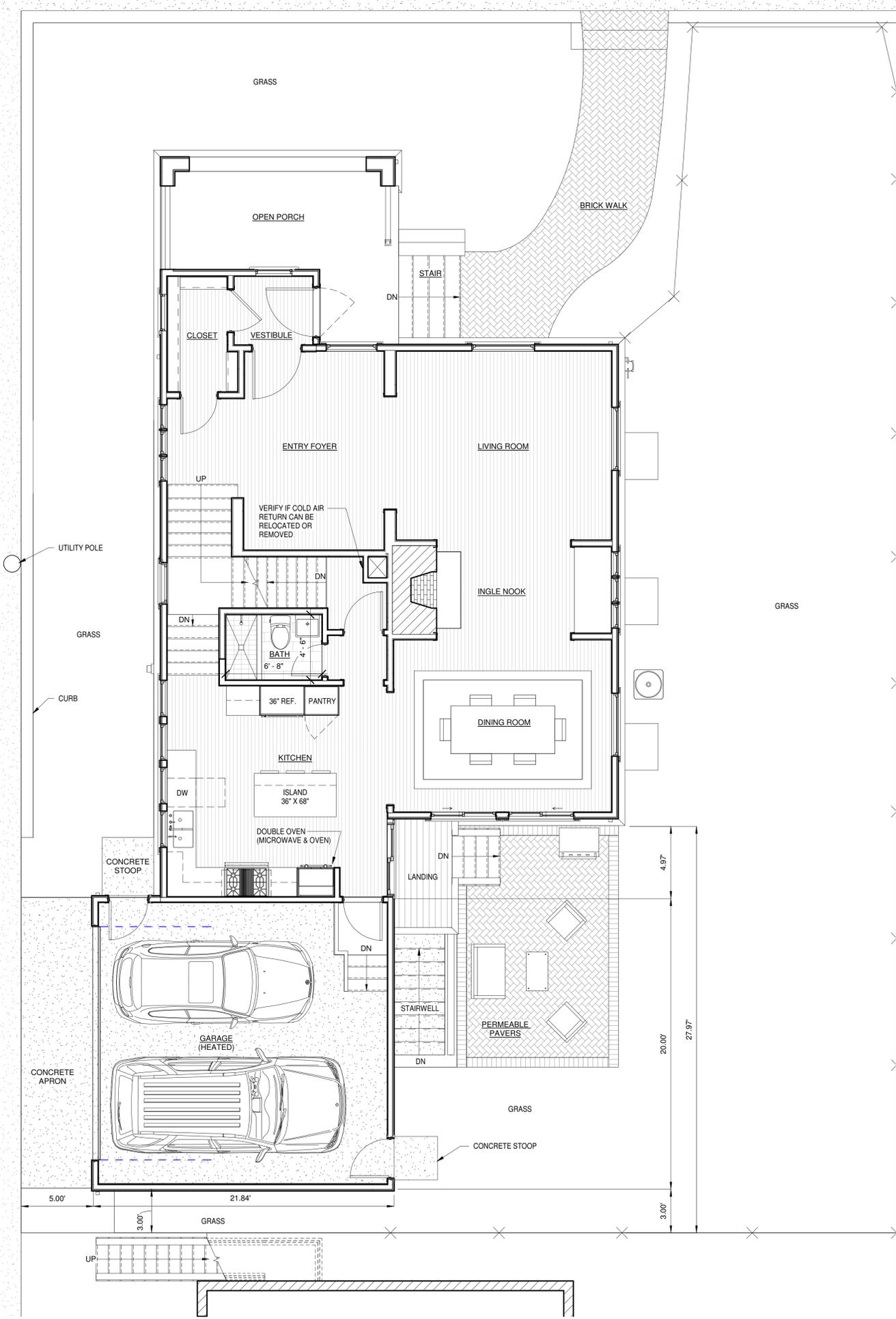
**HP-1.1**



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1 FIRST FLOOR (DESIGN)  
1/4" = 1'-0"



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Evanston, Illinois 60202  
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	05/07/2021
2	ISSUED FOR ZONING	08/30/2021

Project Number 2021.02  
Date 10/15/2021  
Drawn By DT  
Checked By DT  
Scale 1/4" = 1'-0"  
Project  
**KING RESIDENCE**  
1414 CHURCH STREET  
EVANSTON ILLINOIS 60201

Drawing  
**DESIGN PLAN**

Drawing No.

**HP-1.3**

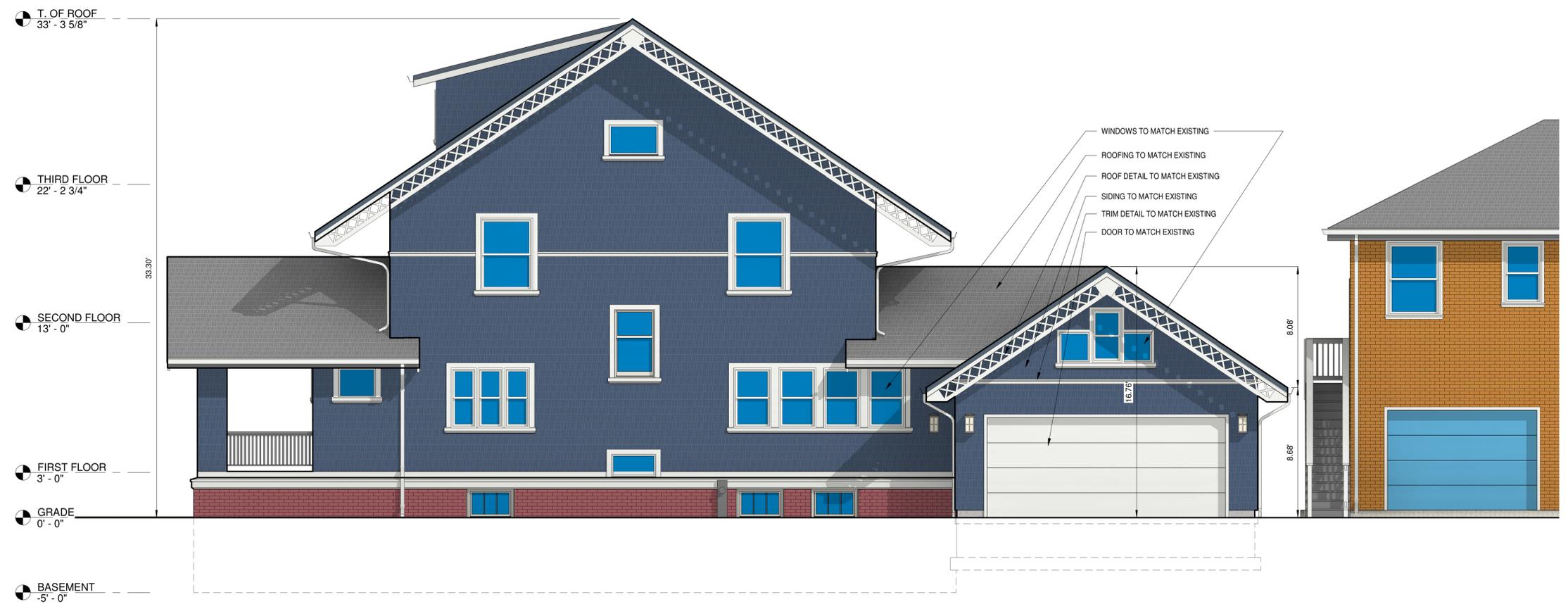
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11 WEST ELEVATION - EXISTING  
1/4" = 1'-0"



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

**DANIEL TORNHEIM ARCHITECT**  
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Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
1	ISSUED FOR CLIENT REVIEW	05/07/2021
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Scale: 1/4" = 1'-0"

Project: KING RESIDENCE  
1414 CHURCH STREET  
EVANSTON ILLINOIS 60201

Drawing: EXISTING & PROPOSED  
WEST ELEVATION

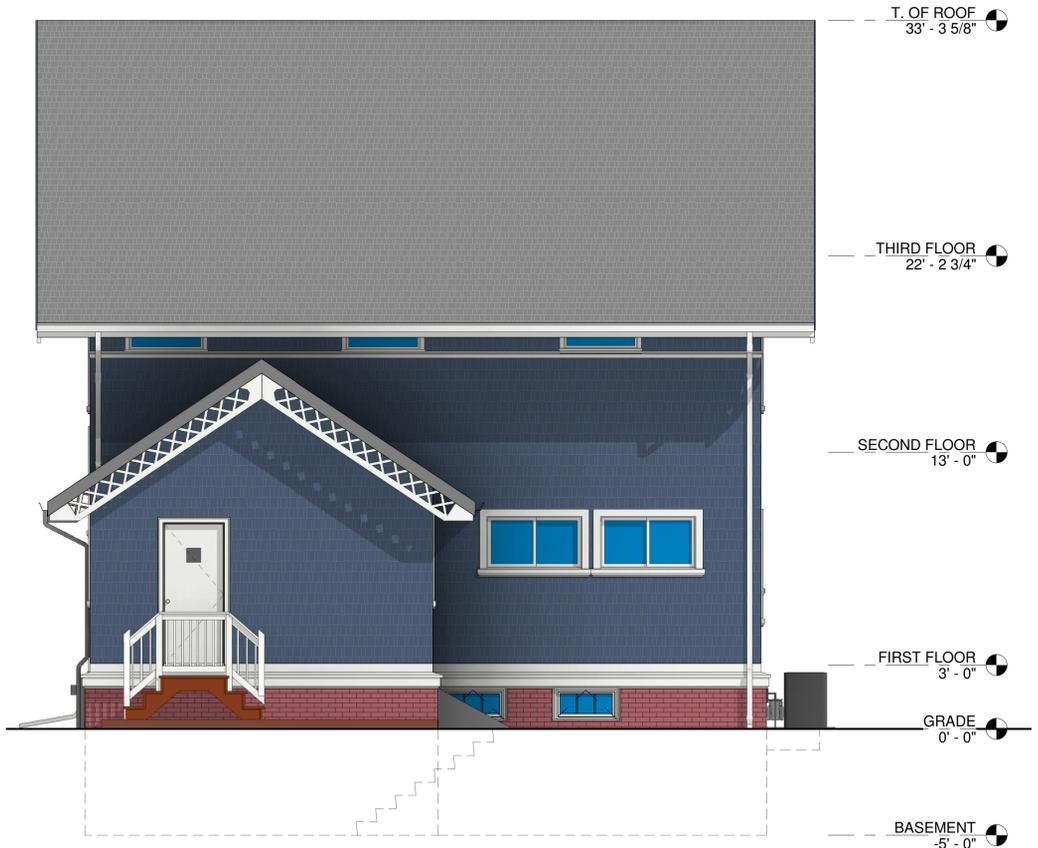
Drawing No.

**HP-1.4**

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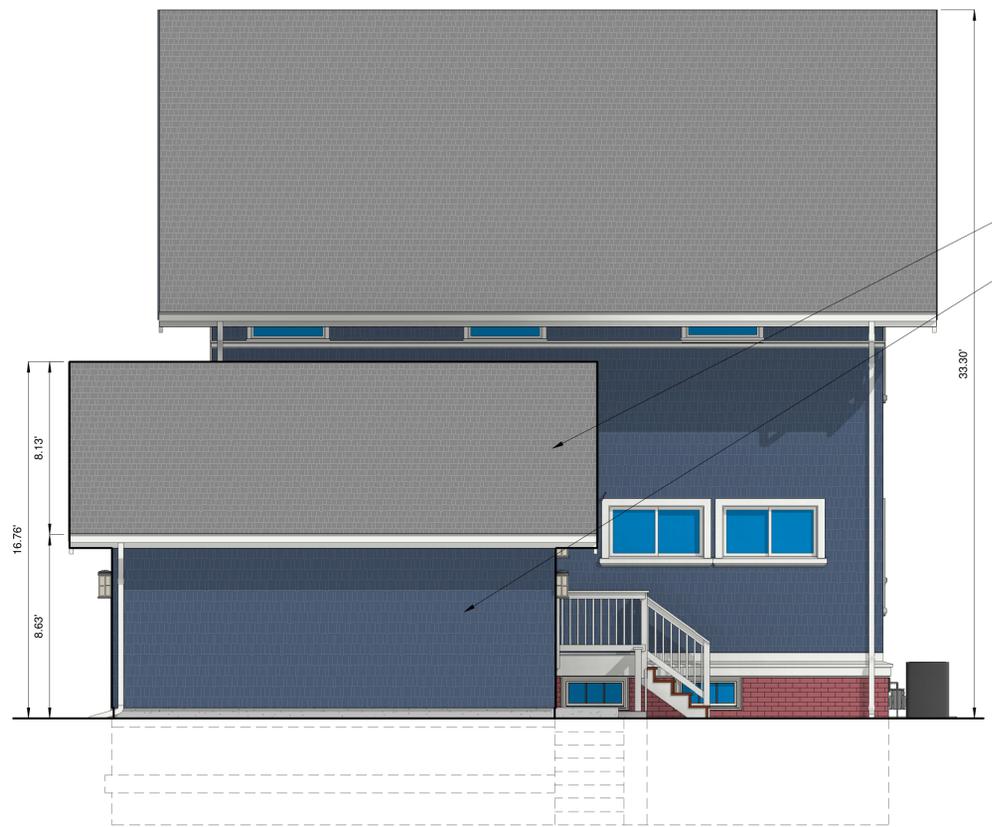
Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.



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



② EAST ELEVATION - EXISTING  
1/4" = 1'-0"



③ SOUTH ELEVATION - PROPOSED  
1/4" = 1'-0"



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

**DANIEL TORNHEIM ARCHITECT**  
805 Grey Avenue  
Evanston, Illinois 60202  
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021

Project Number: 2021.02  
Date: 10/15/2021  
Drawn By: DT  
Checked By: DT  
Scale: 1/4" = 1'-0"  
Project: KING RESIDENCE  
1414 CHURCH STREET  
EVANSTON ILLINOIS 60201

Drawing: EXISTING & PROPOSED ELEVATIONS - S & E

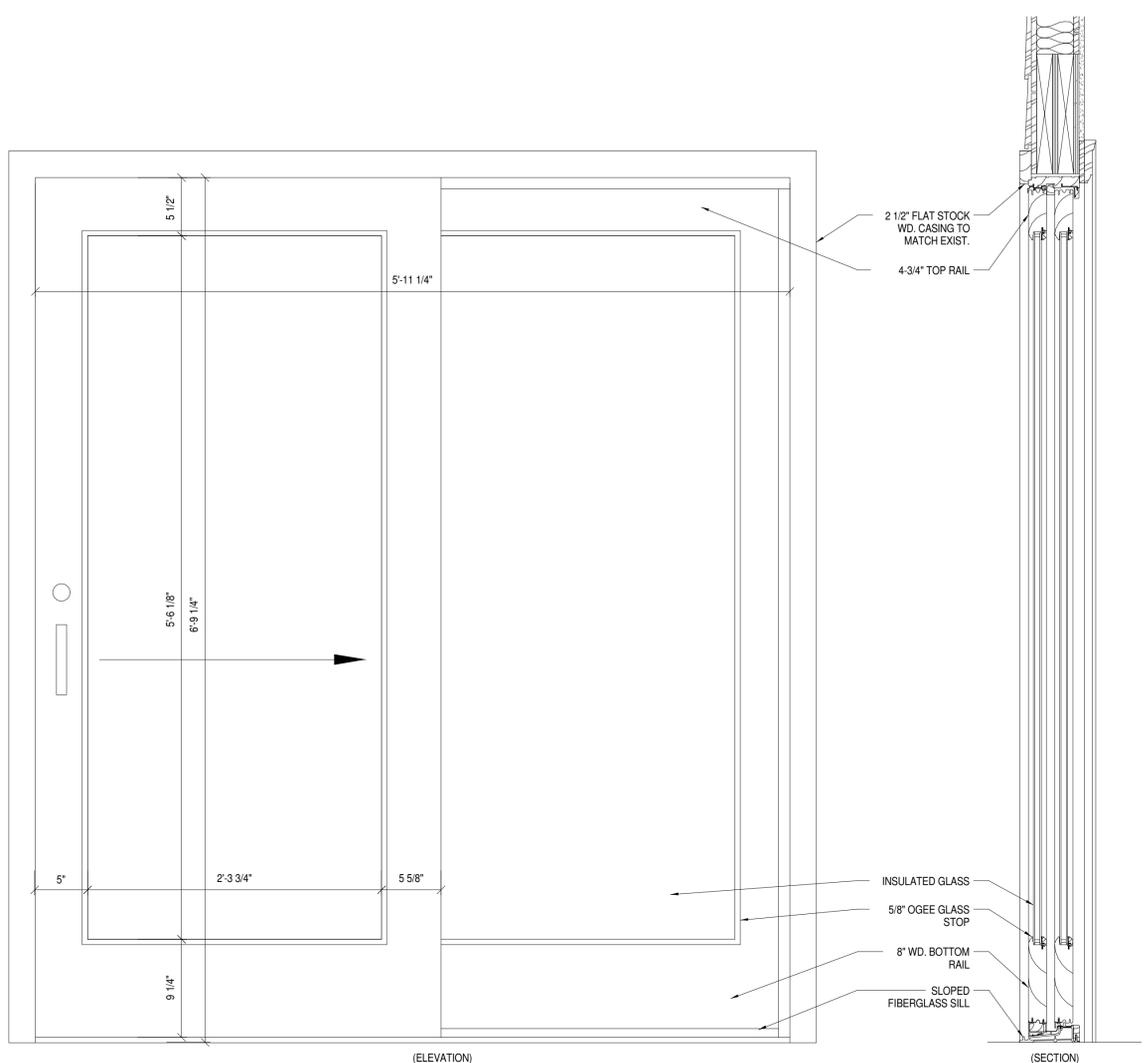
Drawing No.

**HP-1.5**

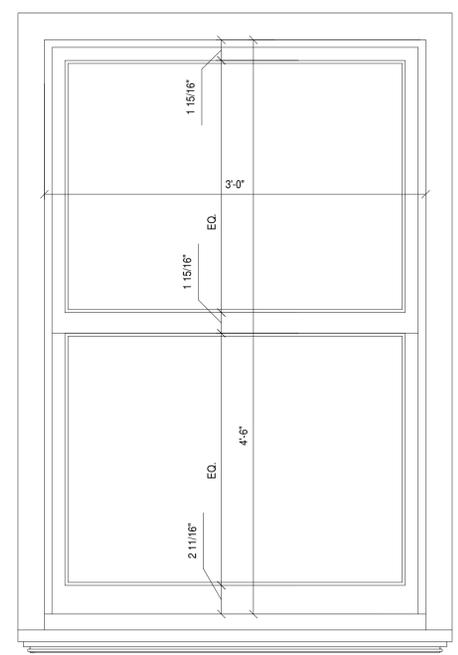
COPYRIGHT: Daniel Tornheim Architect expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Daniel Tornheim Architect.

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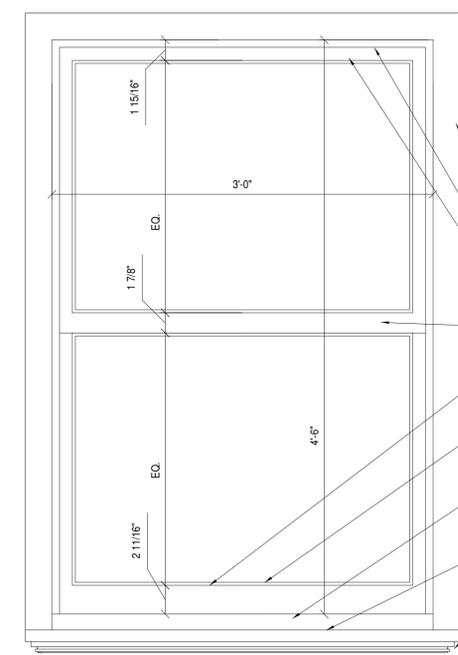
Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.



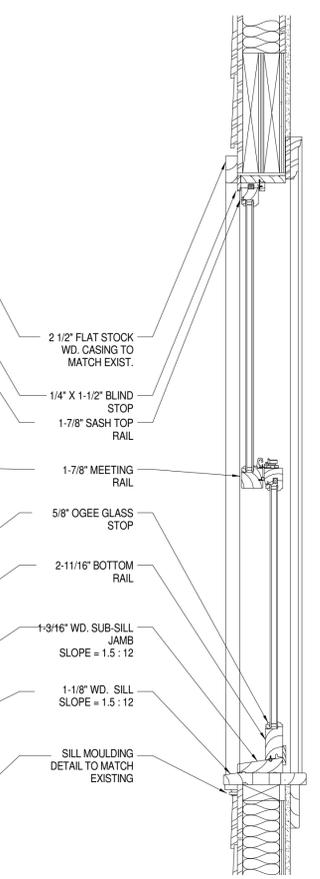
**SLIDING FRENCH DOOR (PROPOSED)**  
1 1/2" = 1'-0"



**WINDOW ELEVATION (EXISTING)**  
1 1/2" = 1'-0"



**WINDOW ELEVATION (PROPOSED)**  
1 1/2" = 1'-0"



**WINDOW SECTION**  
1 1/2" = 1'-0"



EXISTING WINDOW - SILL DETAIL

**DANIEL TORNHEIM ARCHITECT**  
805 Grey Avenue  
Evanston, Illinois 60202  
Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021

Project Number: 2021.02  
Date: 10/15/2021  
Drawn By: DT  
Checked By: DT  
Scale: 1 1/2" = 1'-0"  
Project: KING RESIDENCE  
1414 CHURCH STREET  
EVANSTON ILLINOIS 60201

Drawing: WINDOW & DOOR DETAILS

Drawing No.

**HP-1.6**



COACH HOUSE - NORTH FACADE



NW CORNER - EXTERIOR FACADE



ALLEY - VIEW LOOKING NORTH



WEST - EXTERIOR FACADE



GARAGE & NEIGHBORING COACH HOUSE



SE CORNER - EXTERIOR FACADE

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These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.

Contractor shall verify all existing conditions prior to proceeding with construction and notify architect immediately of any discrepancies or conflicts.

**DANIEL TORNHEIM ARCHITECT**  
 805 Grey Avenue  
 Evanston, Illinois 60202  
 Telephone: 312.265.4650 Mobile: 773.818.1739

No.	Description	Date
3	ISSUED FOR HPC & ZBA	10/22/2021

Project Number: 2021.02  
 Date: 10/15/2021  
 Drawn By: DT  
 Checked By: DT  
 Scale: 1/4" = 1'-0"

Project: KING RESIDENCE  
 1414 CHURCH STREET  
 EVANSTON ILLINOIS 60201

Drawing: EXTERIOR PICTURES

Drawing No.

**HP-1.7**



# Zoning Analysis

Summary – **UPDATED**

**Case Number:**

**Case Status/Determination:**

21ZONA-0150	Non-Compliant
-------------	---------------

**Proposal:**

Attached garage addition to principal structure
---

**Site Information:**

<b>Property Address</b>	1414 Church St	<b>Zoning District</b>	R1
<b>Overlay District:</b>	None	<b>Preservation District:</b>	Ridge

Applicant	Daniel Tornheim
Phone Number	773-818-1739

  
 Signature 10/22/2021  
 Date

**General Comments:**

1. The existing building (BLC) and impervious surface lot coverages (ISLC) are both non-conforming, at +/- 35% and 55.62%, respectively. Typically, when impervious surface lot coverage is above the maximum permitted percentage, the nonconforming condition is considered legal nonconforming and the nonconforming percentage is then considered the maximum for that lot. However, the nonconforming impervious surface lot coverage total includes an open parking pad installed without a permit to the west of principal structure.
  - July 1999 - permit application was filed for the installation of an open parking pad; denied by Zoning; was proposed at 1.3' from west interior side lot line where distance of 5' was required; no record of variation application for subsequent permit issuance found.
  - August 30, 2021 – zoning analysis application for the demolition of an existing detached garage and construction of addition for attached garage to principal structure filed
  - October 19, 2021 – major variation application filed for rear yard setback of 3' where 30' is required from rear (south) lot line for addition to principal structure
  - October 21, 2021 – staff found that previously open parking pad was installed without permit, per plat of survey dated 2/21/2021; staff found that the open parking pad had been expanded, also without a permit, per exiting conditions photos exhibit (sheet HP-1.7) dated 10/15/2021
  - October 22, 2021 – applicant submitted updated existing conditions site plan to show expanded open parking pad, with an area of approximately 379 s.f.; Impervious surface lot coverage without not permitted parking pad is 2,223.95 s.f., or 47.5%.

2. The applicant is proposing a BLC of 38.1% where 30% is permitted and an ISLC of 49% where 45% is permitted, which are both Minor Variations. The applicant has removed the open parking pad, which would have required a variation to allow a parking stall to be 0' from the interior side lot line. All Major Variations related to off-street parking require City Council approval.

Zoning Section	Comments
<a href="#">Sec 6-8-2-8(A)(4)</a>	Minimum required rear yard is 30 feet from rear lot line; Proposed is 3'. <u>Major Variation required.</u>
<a href="#">Sec 6-8-2-7</a>	Maximum permitted building lot coverage is 30%, or 1,404 s.f. Existing BLC is 35% or 1,636.15 s.f.; Proposed is 1,783 s.f. <u>Minor Variation is required.</u>
<a href="#">Sec 6-8-2-10(A)</a>	Maximum permitted impervious surface is 45%, or 2,106 s.f.; Existing impervious surface lot coverage is 2,602.95 s.f. or 55.62%; Proposed is 2,290.2 s.f. or 49%; <u>Minor Variation is required.</u>

#### Recommendations:

1. Submit for 1 Major Variation for the proposed rear yard setback and [2 Minor Variations](#) for the proposed building and impervious surface lot coverages. The Design and Project Committee will review and make a recommendation to the Zoning Board of Appeals to approve, approve with conditions, or deny the request.
2. Submit for a Certificate of Appropriateness for review by the Preservation Commission. The Preservation Commission will also make a recommendation to the Zoning Board of Appeals.

# City of Evanston

## ZONING ANALYSIS REVIEW SHEET

**APPLICATION STATUS:** Closed/Non-compliant October 22, 2021

**RESULTS OF ANALYSIS:** Non-Compliant

**Z.A. Number:** 21ZONA-0150  
**Address:** 1414 CHURCH ST  
**Applicant:** Daniel Tornheim  
**Phone:** 3122967434

**Purpose:** Zoning Analysis without Bld Permit App  
**District:** R1 **Overlay:** None **Preservation:** Ridge  
**Reviewer:** Katie Ashbaugh **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 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:** 10/25/2021  
**Prepared By:** Daniel Tornhiem  
**Survey Dated:** 2/21/2018

**Proposal Description:**  
 Attached garage addition to principal structure

**Existing Improvements:** single-family house, detached garage, brick paver patio and walk

### ZONING ANALYSIS

**RESIDENTIAL DISTRICT CALCULATIONS**

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

Front Porch Exception (Subtract 50%)

Total Eligible Front  
 Front Porch  
 Regulatory Area

Pavers/Pervious Paver Exception (Subtract

Total Paver Area  
 Paver Regulatory Area

Open Parking Debit (Add 200sqft/open space

# Open Required Spaces  
 Addtn. to Bldg Lot Cov.

**PRINCIPAL USE AND STRUCTURE**

	Standard	Existing	Proposed	Determination
<b>USE:</b>	R1	Dwelling - SF Detached	Dwelling - SF Detached	Compliant
<b>Comments:</b> No change; addition maintains current use.				
<b>Minimum Lot Width (LF)</b>	35	60		Compliant
<b>USE:</b> Single Family Detached				
<b>Comments:</b> No change				
<b>Minimum Lot Area (SF)</b>	7200	4680		Legal Non-Conforming
<b>USE:</b> Single Family Detached				
<b>Comments:</b> No change				
<b>Dwelling Units:</b>	1	1		Compliant
<b>Comments:</b> No change				
<b>Building Lot Coverage (SF) (defined, including subtractions&amp; additions):</b>	30%	1636.15 34.960470085470085%	1783 38.1%	Non-Compliant
<b>Comments:</b>				
<b>Impervious Surface Coverage (SF, %)</b>	45%	2602.95 55.62%	2290.2 49%	Non-Compliant
<b>Comments:</b>				

	Standard	Existing	Proposed	Determination
<b>Accessory Structure Rear Yard Coverage:</b> Comments:	40% of rear yard	19.4%	0%	Compliant
<b>Height (FT)</b> Comments:	35	N/A	16.76	Compliant
<b>Front Yard(1) (FT)</b> Direction: N Street: Comments: No change	27	12.58		Legal Non-Conforming
<b>Interior Side Yard(1) (FT)</b> Direction: E Comments:	5	8.96	5	Compliant
<b>Interior Side Yard(2) (FT)</b> Direction: W Comments:	5	17.9	33.19	Compliant
<b>Rear Yard (FT)</b> Direction: S Comments:	30	17.5	3	Non-Compliant

### ACCESSORY USE AND STRUCTURE

Use (1)	Standard	Existing	Proposed	Determination
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### PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
<b>Use(1):</b> Single-family Detached	2 per dwelling unit (Table 16-B).	2 (open parking pad is not permitted)	2	Compliant

Comments:

<b>TOTAL REQUIRED:</b> Comments:	2	2	2	Compliant
-------------------------------------	---	---	---	-----------

<b>Access:</b> Comments:	Sec. 6-16-2-2			Compliant
-----------------------------	---------------	--	--	-----------

<b>Vertical Clearance (LF)</b> Comments:	7'	7	6.74	Non-Compliant
---	----	---	------	---------------

<b>Surfacing:</b> Comments:	Sec. 6-16-2-8 (E)			Compliant
--------------------------------	-------------------	--	--	-----------

<b>Angle(2):</b> Garage (Attchd)	<b>Comments:</b>			
<b>Width(W) (FT)</b> Comments:	8.5		9.6	Compliant

<b>Depth(D) (FT)</b> Comments:	18		20	Compliant
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<b>Garage Setback from Alley Access (FT)</b> Comments:	3	N/A	5	Compliant
---	---	-----	---	-----------

### COMMENTS AND/OR NOTES

Analysis Comments

**RESULTS OF ANALYSIS**

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

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.



SIGNATURE

10/22/2021

DATE

### **2121 Sheridan Road – Landmark – 21PRES-0156**

R.E.M. Architecture, applicant, applies for a Certificate of Appropriateness to construct an accessible ramp at the front entrance of the Garrett Evangelical Theological Institute adjacent to the south volumes north elevation.

**Applicable Standards:** Alteration [1-10]; and Construction [6-7; and 10-14]



# STAFF REPORT

To: Members of the Preservation Commission  
From: Cade W. Sterling, City Planner  
Subject: 2121 Sheridan Road – Landmark – 21PRES-0156  
Date: November 4, 2021

## Public Notice

R.E.M. Architecture, applicant, applies for a Certificate of Appropriateness to construct an accessible ramp at the front entrance of the Garrett Evangelical Theological Institute adjacent to the south volumes north elevation.

**Applicable Standards:** Alteration [1-10]; and Construction [6-7; and 10-14]

## Construction Period:

1922-1926 (dormitories 1916)

## Style:

Collegiate Gothic

## Architect of Record:

Holabird and Roche; Holabird and Root

## Condition:

Excellent

## Integrity:

Excellent

## Status:

Landmark Designated

## Setting:

Garrett Theological Seminary is a private seminary and graduate school located at 2121 Sheridan Road at the East terminus of Garrett Place on the Northwestern University Campus. The structure, or more appropriately a collection of structures, is located East of Sheridan Road between Haven Street to the North and Northwestern Place to the South. Surrounding properties are a mix of institutional collegiate structures on the Northwestern Campus of varying significance. Prominent proximate structures include the George Maher designed Swift Hall, Cobb and Frost Designed Dearborn Observatory, Jens Jensen

Designed Shakespeare Garden, and the Holabird and Root designed Technological Institute.

#### Significance:

From the 1978 Statement of Significance. The broad, rambling forms of this large Gothic complex by a major and influential Chicago architectural firm are disposed along an L. A tall, pitched roof hall with tall, thin windows and extending westward at the south end is the foot, its junction with the pitched roof leg is marked by a large, square tower with crocketed pinnacles at its corners and lesser pinnacles between. Farther back is another tower, this one a spire. Pairs of trifol-arched windows cross the stories while dormers appear in the slate roof form. At the north end a more random collection of masses brings the group to a close. Throughout, the design is marked by a careful gradation in restrained ornament worked into the dressed stone which lines or trims the rougher face of the walls. On the east side of the complex is a pair of earlier constructed dormitories with very restrained stone work and detail – being quite small in scale. The complex was listed in the 1971 State Survey and has a very high level of integrity and architectural and historical significance.

#### Proposal

The applicant removal of a portion of the front stair and railing and installation of a linear accessible ramp along the north face of the southwest wing of the structure. The proposed accessible ramp does not obscure the fenestration on this elevation, and is proposed to be constructed in concrete with a metal railing. Staff has asked the applicant to be prepared to speak to the specific material selection for the railing system as well as the materiality of the existing railing and whether the concrete ramp could be clad in stone to be more sympathetic to the existing materiality of the structure.

#### Zoning Compliance

The project is zoning compliant. The U3 University Lakefront Campus Zoning District has no pertinent setback not impervious surface controls related to the addition of an accessory use such as an accessible ramp.

#### 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**

6. Rhythm of entrance porches or other projections. The relationship of entrance porches and other projections to sidewalks shall be visually compatible with the properties, sites, structures, 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.

# 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> 2121 Sheridan Rd. Evanston, IL. 60201	<b>FOR STAFF USE ONLY</b> <b>Application Number:</b>
<b>2) Owner's Name:</b> Garrett Evangelical Thological Seminary	<b>Address:</b> 2121 Sheridan Rd.
City: Evanston	State: IL
Zip: 60201	Phone: (847) 866-3995
Email/Fax: josten.berczy@garrett.edu	
<b>3) Architect's Name:</b> R.E.M. Architecture	<b>Address:</b> 6324 N. Avers St.
City: Chicago	State: IL
Zip: 60059	Phone: (773) 463-4462
Email/Fax: rramos@remarchitecture.com	
<b>4) Contractor's Name:</b> Lamka Enterprises Construction Inc.	<b>Address:</b> 8700 Crystal Springs Rd
City: Woodstock	State: IL
Zip: 60098	Phone: (630) 659-5965
Email/Fax: john@lamkaenterprises.com	
<b>5) Landmark:</b> <input checked="" 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 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	
<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.

Garrett Evangelical Thological Seminary would like to add a wheelchair ramp to the main entrance of their main building. Demolition will consist of removing a small section of the existing staircase, sidewalk, and landscaping. The new ramp will be constructed along the South wall of the building, it will join to the existing sidewalk on the lower end and connect to the existing top stoop on the upper end. Material selection will be as follows: The ramp will be made of concrete and the railings will be made of metal painted black. Landscaping consisting of grass and bushes will complete the project. Much thought went into this project being the historical significance of the building. Garrett's priority is that the ramp is to compliment the building.

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

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

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

**4) Applicant's Signature:** John Lamka  
**Print Name:** John Lamka

**Date:** October 26, 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).

The wheelchair ramp design blends the ramp in with the South wall of the building. The building is made of stone, the walkway and stairs are made of concrete, with the ramp being made of concrete it does not infringe with the historical character of the building.

**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).

You can't put a number on the benefits of a Wheelchair ramp being added to a church and school. The denial of such a ramp would not only hurt the School but every person in a wheelchair who without the ramp can not enter the main entrance of the building.

**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).

All Materials used on the ramp project will not alter or prevail unsafe to other properties in the district or vicinity. Materials are concrete, metal, grass, and bushes.

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

Date: October 26, 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

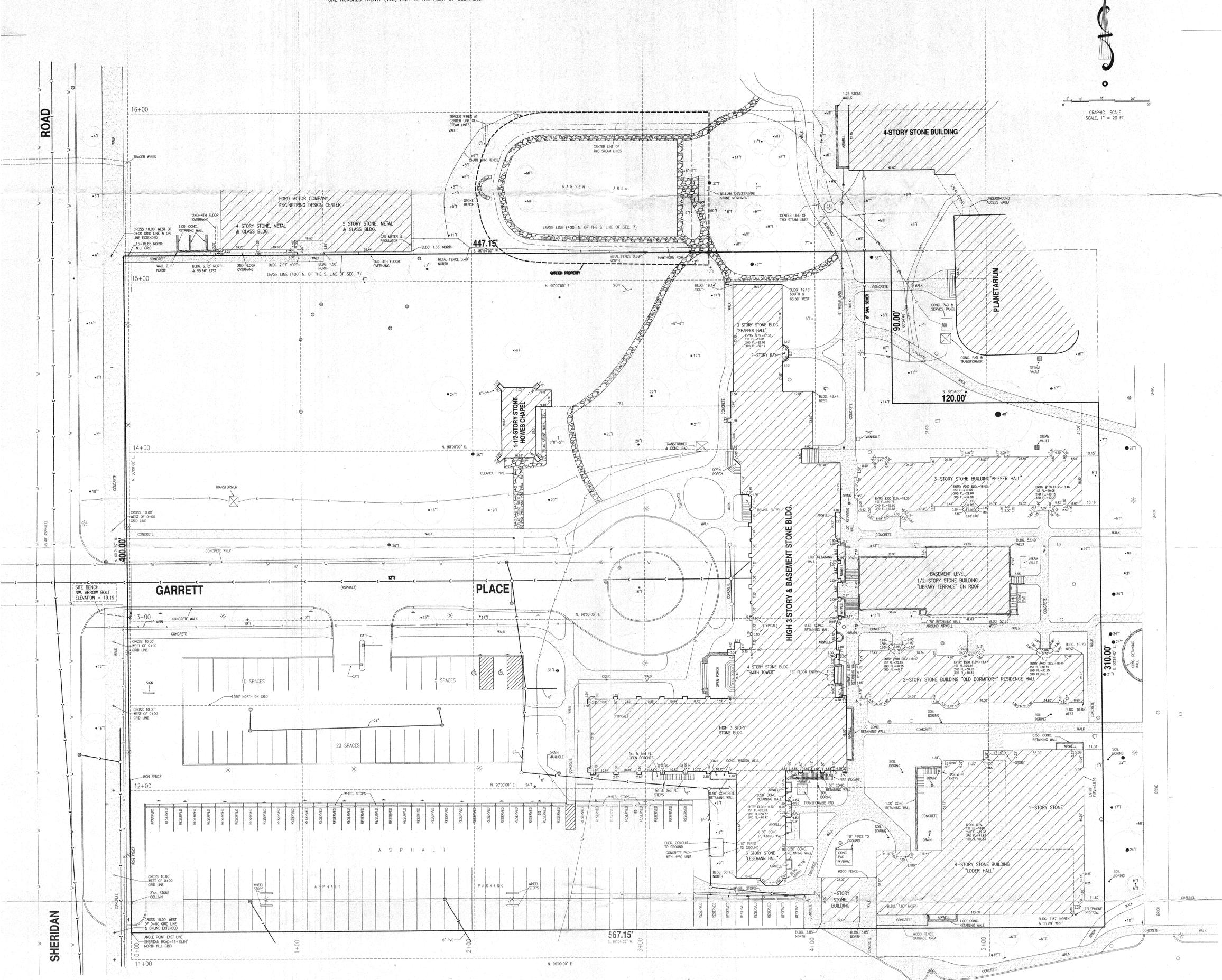
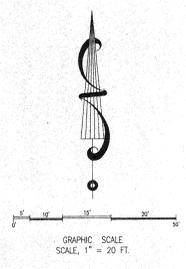
**NOTE:** The deadline for submission of Certificate of Appropriateness applications is the **no less than 15 business days** before the next scheduled Preservation Commission meeting. The Preservation Commission meets on the **second Tuesday** of the month (except when marked with \* on Page v below).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

# ALTA/ACSM LAND TITLE SURVEY

THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EVANSTON, COUNTY OF COOK AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 7, AT ITS INTERSECTION WITH THE EAST LINE OF SHERIDAN ROAD; THENCE NORTH ALONG THE SAID EAST LINE OF SHERIDAN ROAD FOUR HUNDRED (400) FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 7 FIVE HUNDRED SIXTY-SEVEN AND FIFTEEN ONE-HUNDREDTHS (567.15) FEET; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SHERIDAN ROAD FOUR HUNDRED (400) FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 7, FIVE HUNDRED SIXTY-SEVEN AND FIFTEEN ONE-HUNDREDTHS (567.15) FEET TO THE PLACE OF BEGINNING.

DESCRIBED AS FOLLOWS: COMMENCING AT A POINT FIVE HUNDRED SIXTY-SEVEN AND FIFTEEN ONE-HUNDREDTHS (567.15) FEET EAST OF THE EAST LINE OF SHERIDAN ROAD AS MEASURED ALONG THE LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION SEVEN (7) AND FOUR HUNDRED (400) FEET NORTH OF THE SOUTH LINE OF SAID SECTION SEVEN (7) AS MEASURED ALONG A LINE PARALLEL TO THE EAST LINE OF SHERIDAN ROAD, THENCE SOUTH ALONG SAID LINE PARALLEL TO THE EAST LINE OF SHERIDAN ROAD NINETY (90) FEET, THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION SEVEN (7) ONE HUNDRED TWENTY (120) FEET, THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SHERIDAN ROAD NINETY (90) FEET, THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION SEVEN (7) ONE HUNDRED TWENTY (120) FEET TO THE POINT OF BEGINNING.



LEGEND	
○	MANHOLE
⊙	CATCH BASIN
⊕	INLET
⊖	UTILITY POLE
⊗	FIRE HYDRANT
⊘	WATER METER
⊙	WATER VALVE VAULT
⊕	SQUARE ELECTRIC VAULT
⊙	ELECTRIC VAULT
⊙	TELEPHONE VAULT
⊙	CLEANOUT PIPE
⊙	COMMUNICATIONS MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	LAB WASTE
⊙	LIGHT POLE
⊙	6" DIAMETER TREE
⊙	MULTI-TRUNK TREE
—	WATER MAIN
—	UNDERGROUND TEL. LINE
—	UNDERGROUND ELEC. LINE
—	FIBER OPTICS (NORTHWESTERN)
—	HIGH VOLTAGE LINES (NORTHWESTERN)
—	TELEPHONE LINE (NORTHWESTERN)
—	ELECTRIC LINE (NORTHWESTERN)
—	SEWAGE MAIN
—	STORM SEWER
—	CABLE TV LINE
—	STEAM & CONDENSATION LINE
—	GAS MAIN

NOTE: All information provided to the surveyor is shown or noted herein.

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

NOTE: Prior to excavation call toll free J.U.L.I.E. 1-800-892-0123 (for suburban)

Area = 216056.14 sq. ft. or 4.9600 acres

STATE OF ILLINOIS  
COUNTY OF COOK

CERTIFIED TO: Garrett-Evangelical Theological Seminary

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 3, 4, 7(c), 8, and 11(a) of Table A thereof.

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated at Evanston, Ill., this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_

**PRELIMINARY**

By: **B.H. Suhr & Company, Inc.**  
Illinois Professional Land Surveyors  
License Expiration Date 11/20/08

PRELIMINARY

FIELD MEASUREMENTS COMPLETED: DECEMBER 4, 20\_\_

**B.H. SUHR & COMPANY, INC.**

SURVEYORS ESTABLISHED 1911

MEMBER: **B. H. HANSEN**  
I.P.L.S.A.  
A.C.S.M.  
N.S.P.S.

840 CUSTER AVENUE, EVANSTON, ILLINOIS 60202  
TEL: (847) 864-4315 / FAX: (847) 864-4341  
E-MAIL: SURVEYORS@BHSUHR.COM

BOOK: 07 PAGE: 444 EVANSTON, ILLINOIS DECEMBER 4, 20\_\_ 07  
ORDER No. 07-444 ORDERED BY: THOMAS R. PETTY

MCS10

**PROPOSED NEW ACCESSIBLE RAMP**  
**Garrett Evangelical Theological Seminary Building**

**2121 Sheridan Road--Evanston, IL 60201**

GENERAL CONTRACTOR:  
LAMKA ENTERPRISE, INC.  
8700 Crystal Springs Rd.  
Woodstock, IL. 60098

ARCHITECT:  
REM ARCHITECTURE, INC.  
6324 Avers St.  
Chicago, IL 60659

**October 25, 2021**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
2121 Sheridan Road--Evanston, IL 60201

**COVER SHEET**

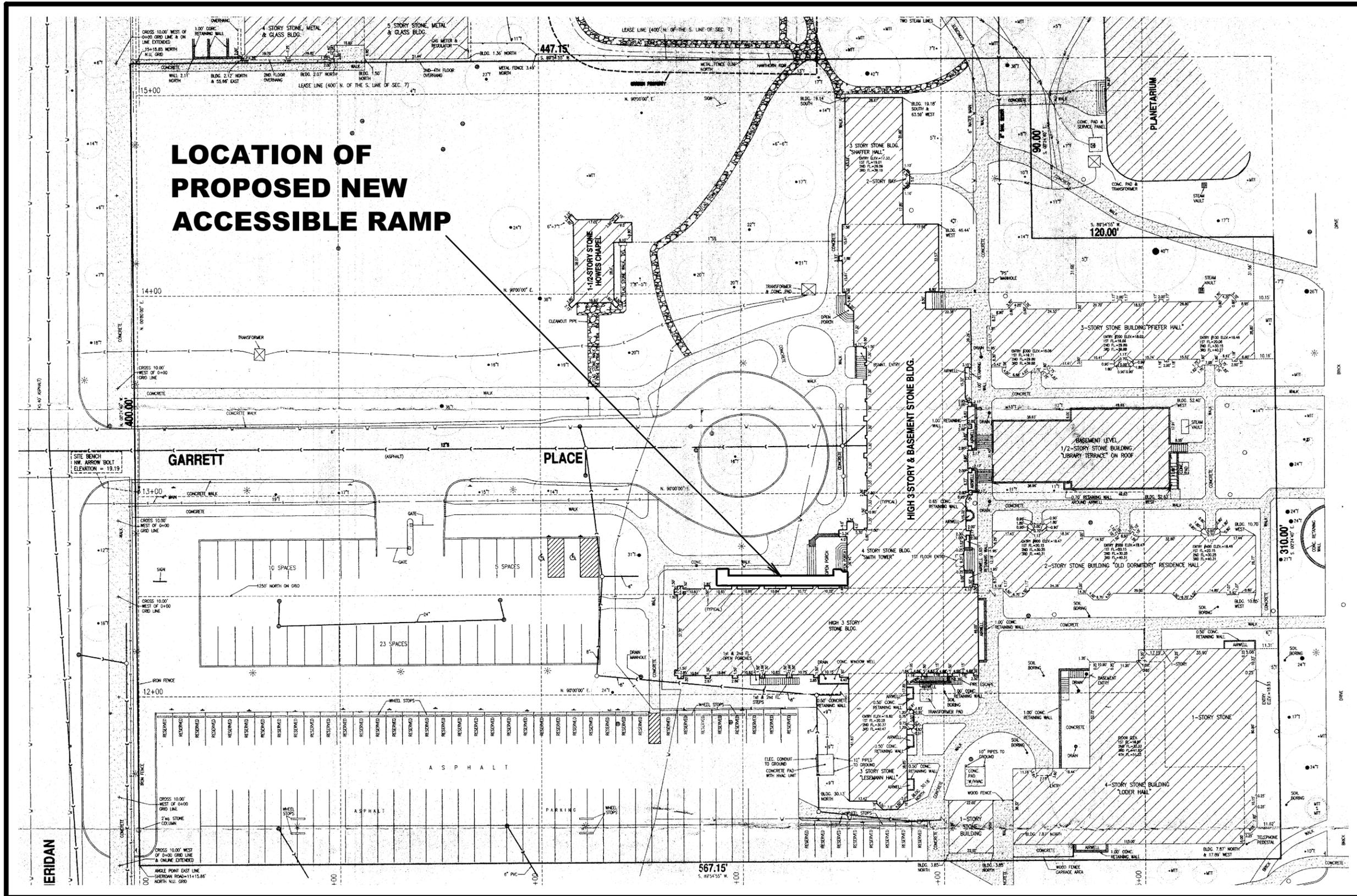
**NOT TO SCALE**



**REM Architecture**  
Design Planning Architecture  
6324 N. Avers Street  
Chicago, IL 60659  
T: (773) 463-4462  
M: (773) 592-7592

SHEET NUMBER

**A0.0**



**LOCATION OF  
PROPOSED NEW  
ACCESSIBLE RAMP**

**Not for Construction**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
 2121 Sheridan Road--Evanston, IL 60201

**SITE PLAN**

**SCALE: 1" = 50' - 0"**



**REM Architecture**  
 Design Planning Architecture

6324 N. Avers Street  
 Chicago, IL 60659

T: (773) 463-4462  
 M: (773) 592-7592

SHEET NUMBER

**A0.1**



Not for Construction

PROPOSED NEW ACCESSIBLE RAMP  
GARRETT EVANGELICAL  
THEOLOGICAL SEMINARY  
2121 Sheridan Road--Evanston, IL 60201

**ILLUSTRATION**

NOT TO SCALE

**REM Architecture**  
Design Planning Architecture

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Chicago, IL 60659

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M: (773) 592-7592

SHEET NUMBER

**A0.2**

**APPLICATION FOR PRESERVATION REVIEW (OCT. 25, 2021)**



**Not for Construction**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
2121 Sheridan Road--Evanston, IL 60201

**EXISTING SITE CONDITIONS**

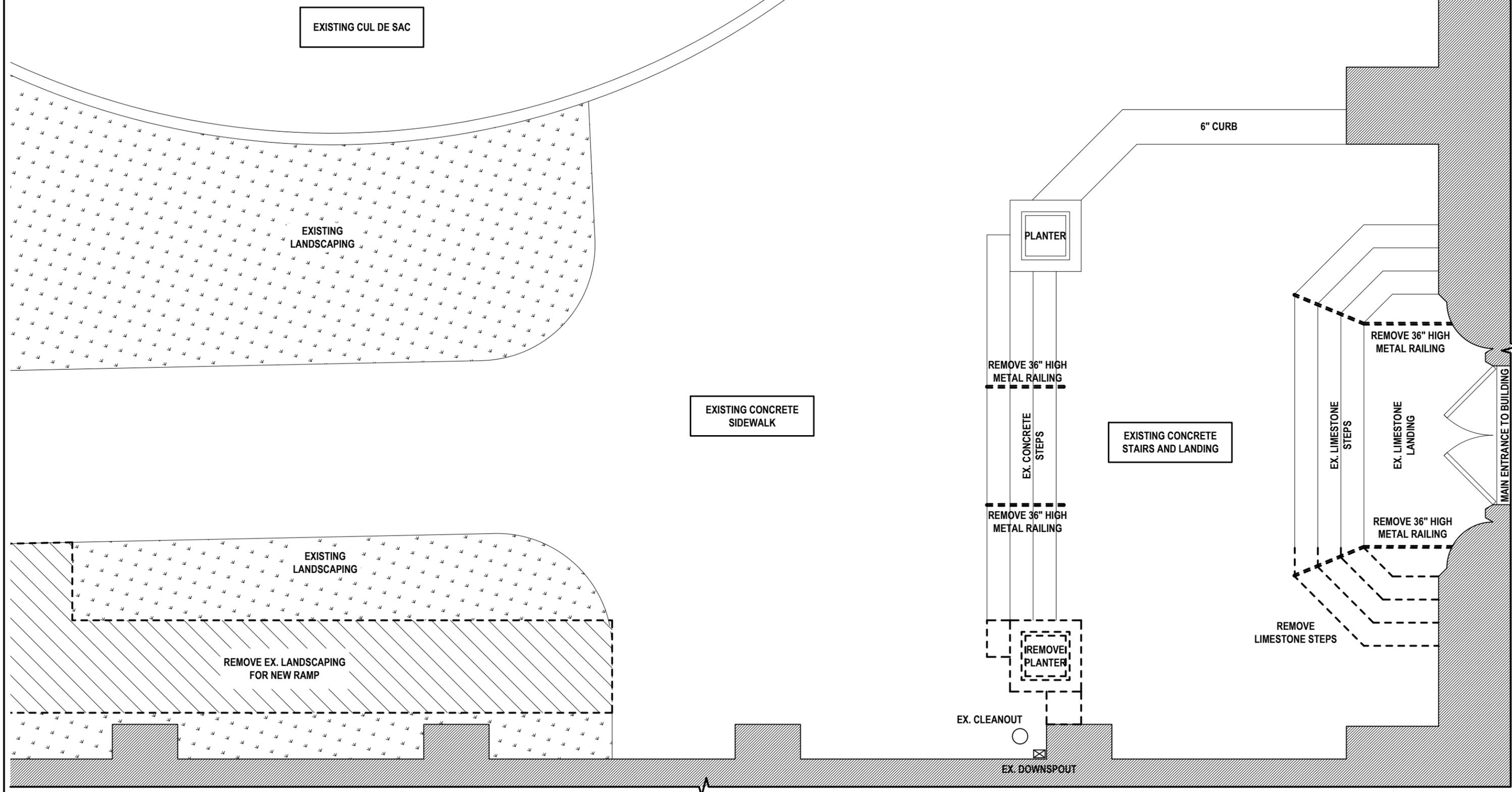
**NOT TO SCALE**

**REM Architecture**  
Design Planning Architecture  
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Chicago, IL 60659  
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SHEET NUMBER

**A0.3**

**APPLICATION FOR PRESERVATION REVIEW (OCT. 25, 2021)**



**Not for Construction**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
 2121 Sheridan Road--Evanston, IL 60201

**FLOOR PLAN - DEMOLITION WORK**

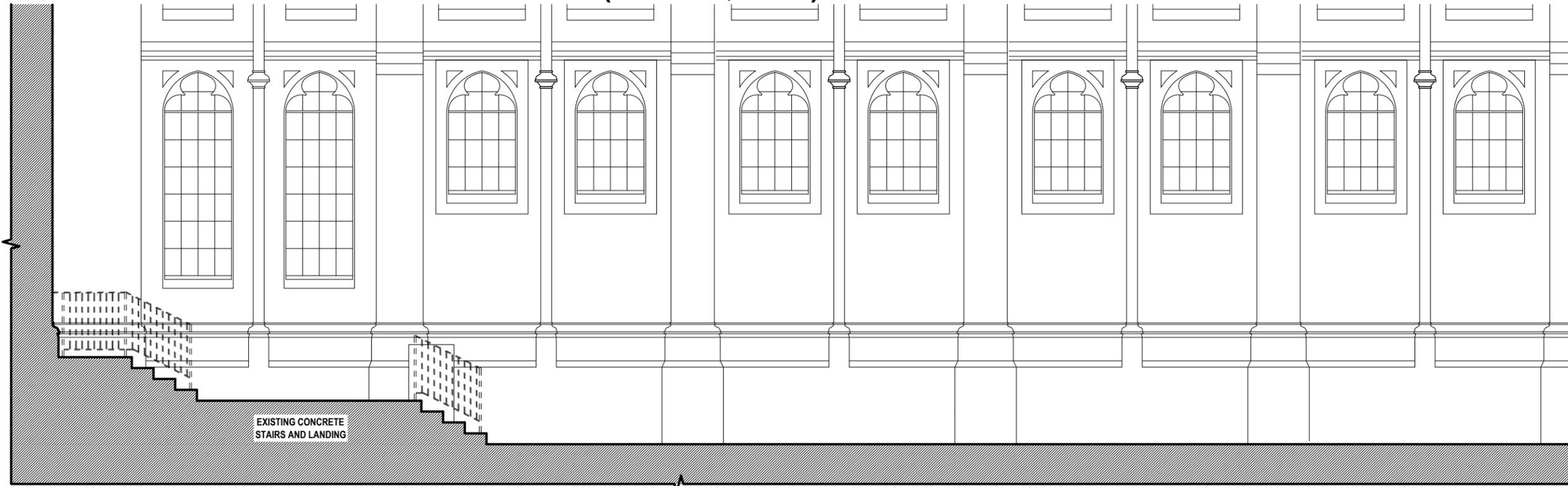
**SCALE: 1/4" = 1'-0"**



**REM Architecture**  
 Design Planning Architecture  
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 Chicago, IL 60659  
 T: (773) 463-4462  
 M: (773) 592-7592

SHEET NUMBER  
**D1**

**APPLICATION FOR PRESERVATION REVIEW (OCT. 25, 2021)**



**SOUTH**



**EAST**

**Not for Construction**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
 2121 Sheridan Road--Evanston, IL 60201

**ELEVATIONS - DEMOLITION WORK**

**SCALE = 3 / 16 " = 1' - 0 "**



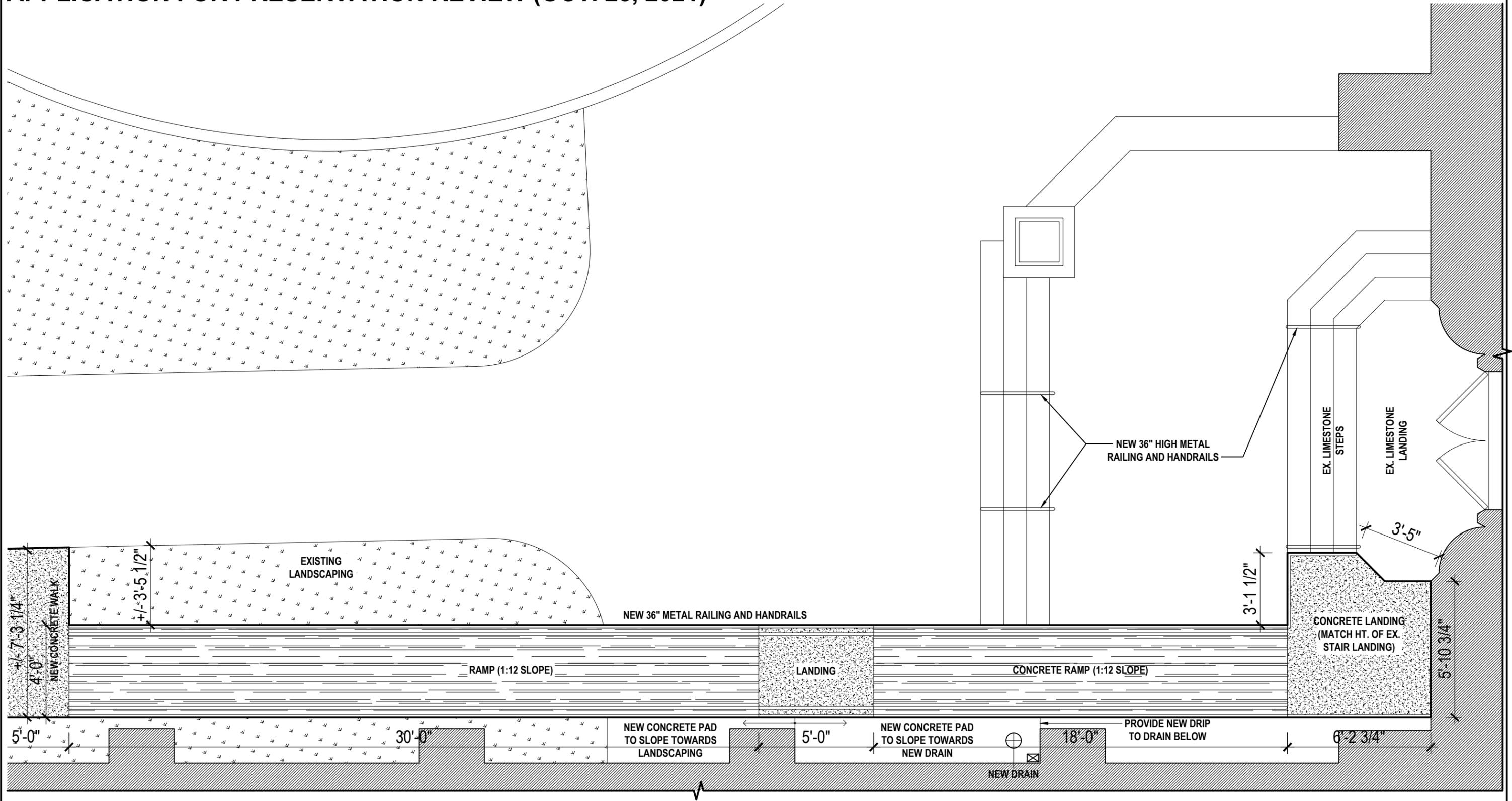
**R E M Architecture**  
 Design Planning Architecture

6324 N. Avers Street  
 Chicago, IL 60659

T: (773) 463-4462  
 M: (773) 592-7592

SHEET NUMBER

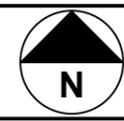
**D2**



Not for Construction

PROPOSED NEW ACCESSIBLE RAMP  
 GARRETT EVANGELICAL  
 THEOLOGICAL SEMINARY  
 2121 Sheridan Road--Evanston, IL 60201

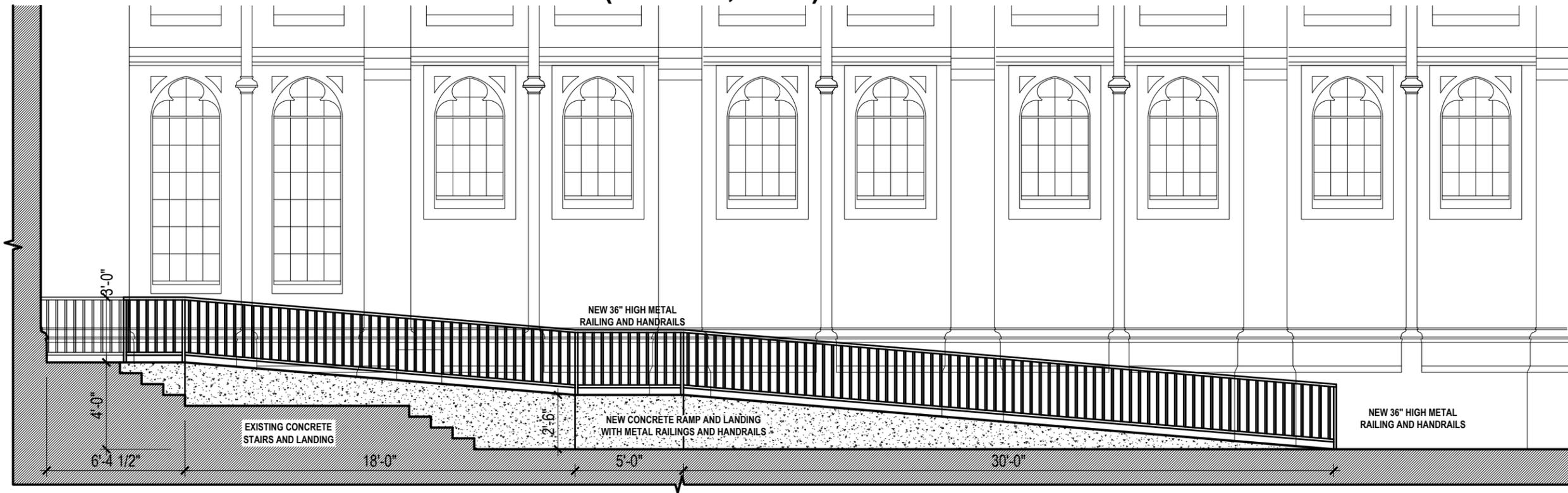
**FLOOR PLAN - PROPOSED WORK**  
 SCALE: 1/4" = 1'-0"



**REM Architecture**  
 Design Planning Architecture  
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 Chicago, IL 60659  
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SHEET NUMBER  
**A1.1**

**APPLICATION FOR PRESERVATION REVIEW (OCT. 25, 2021)**



**SOUTH**



**EAST**

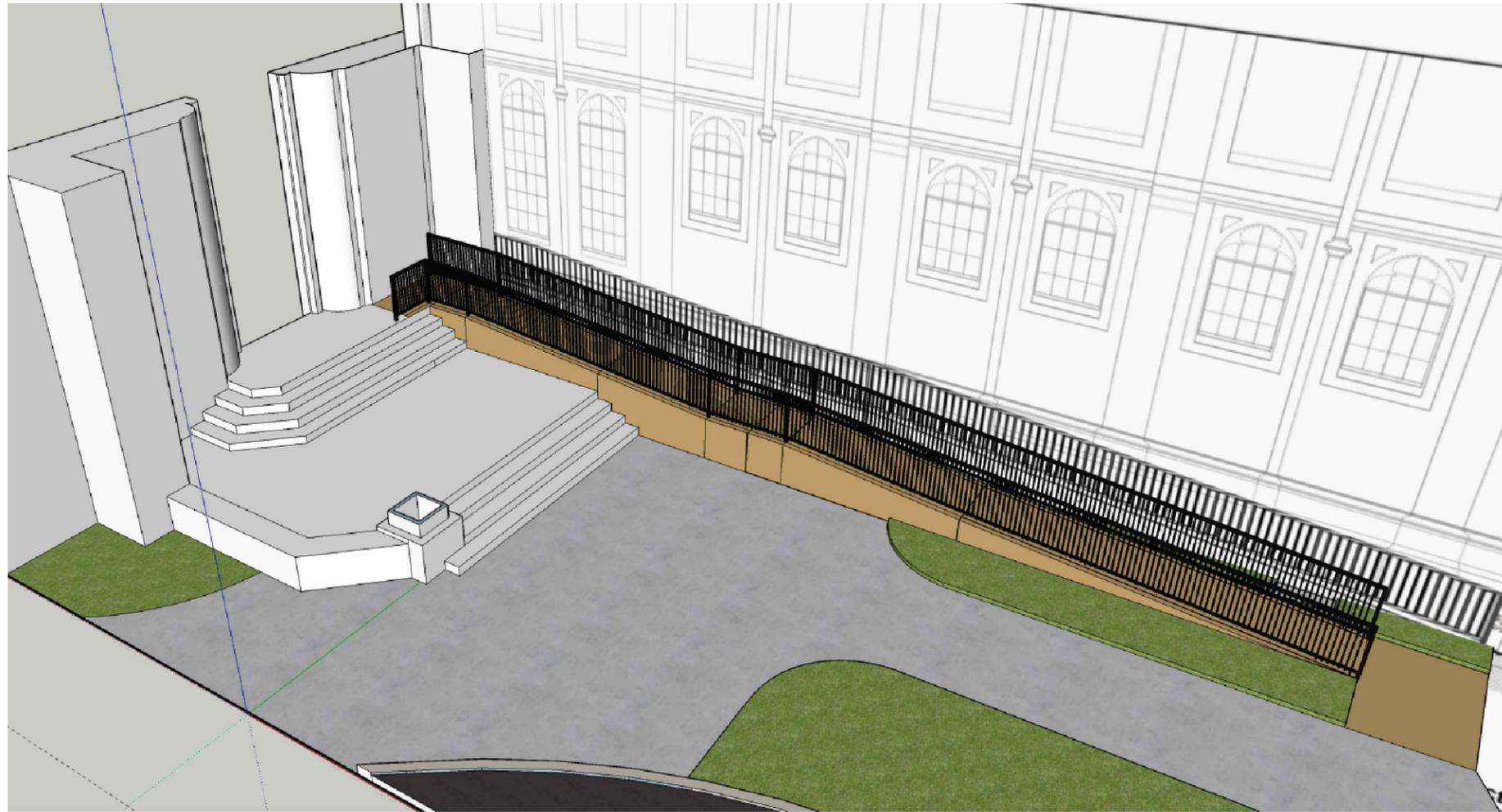
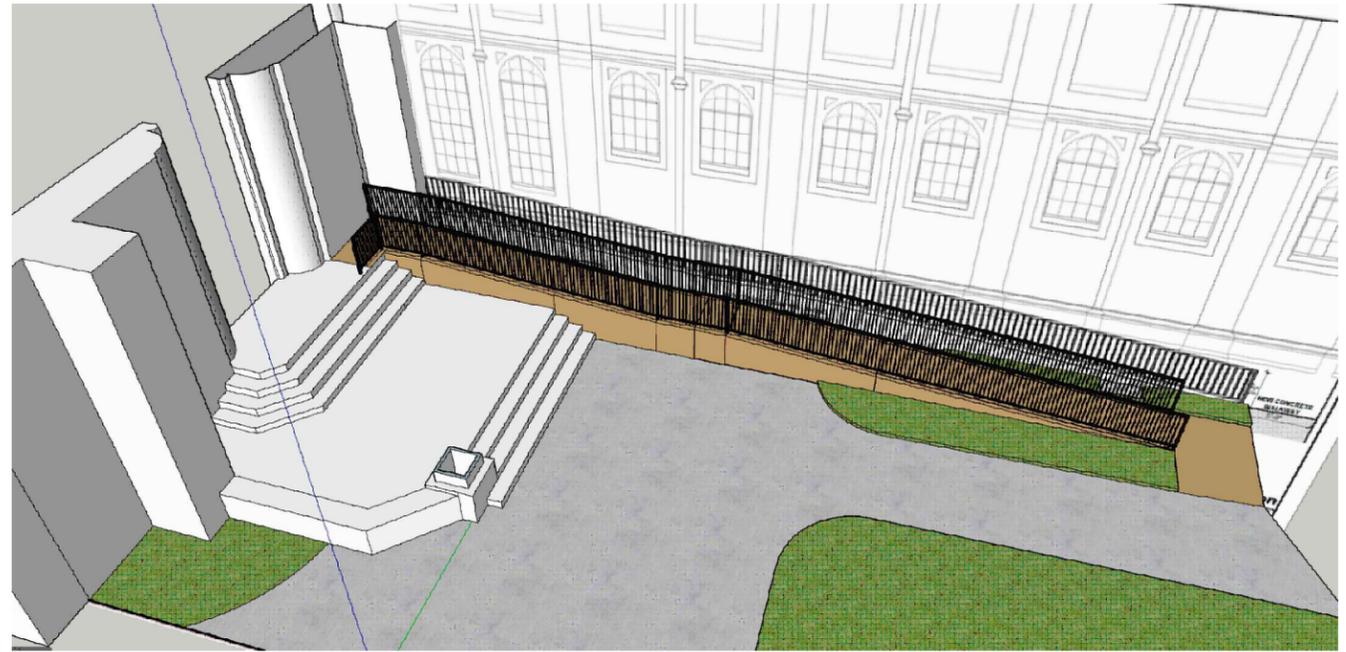
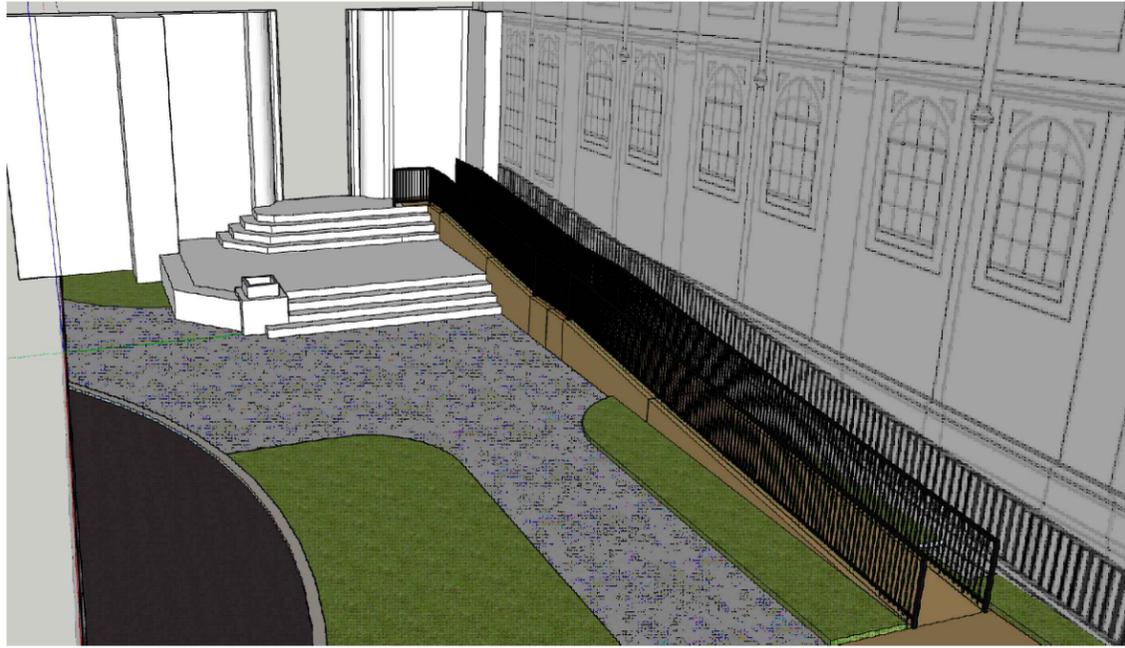
**Not for Construction**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
 2121 Sheridan Road--Evanston, IL 60201  
 © REM Architecture, Inc.

**ELEVATIONS - PROPOSED WORK**  
 SCALE = 3 / 16 " = 1 ' - 0 "

	<b>REM Architecture</b> Design      Planning      Architecture	SHEET NUMBER <b>A1.2</b>
	6324 N. Avers Street Chicago, IL 60659	T: (773) 463-4462 M: (773) 592-7592

**APPLICATION FOR PRESERVATION REVIEW (OCT. 25, 2021)**



**Not for Construction**

**PROPOSED NEW ACCESSIBLE RAMP**  
**GARRETT EVANGELICAL**  
**THEOLOGICAL SEMINARY**  
2121 Sheridan Road--Evanston, IL 60201

**DESIGN STUDIES**

**NOT TO SCALE**



**R E M Architecture**  
Design Planning Architecture

6324 N. Avers Street  
Chicago, IL 60659

T: (773) 463-4462  
M: (773) 592-7592

SHEET NUMBER

**A1.3**

2121 Sheridan Road

Holabird and Root

(1924?) 1926

dormitories:

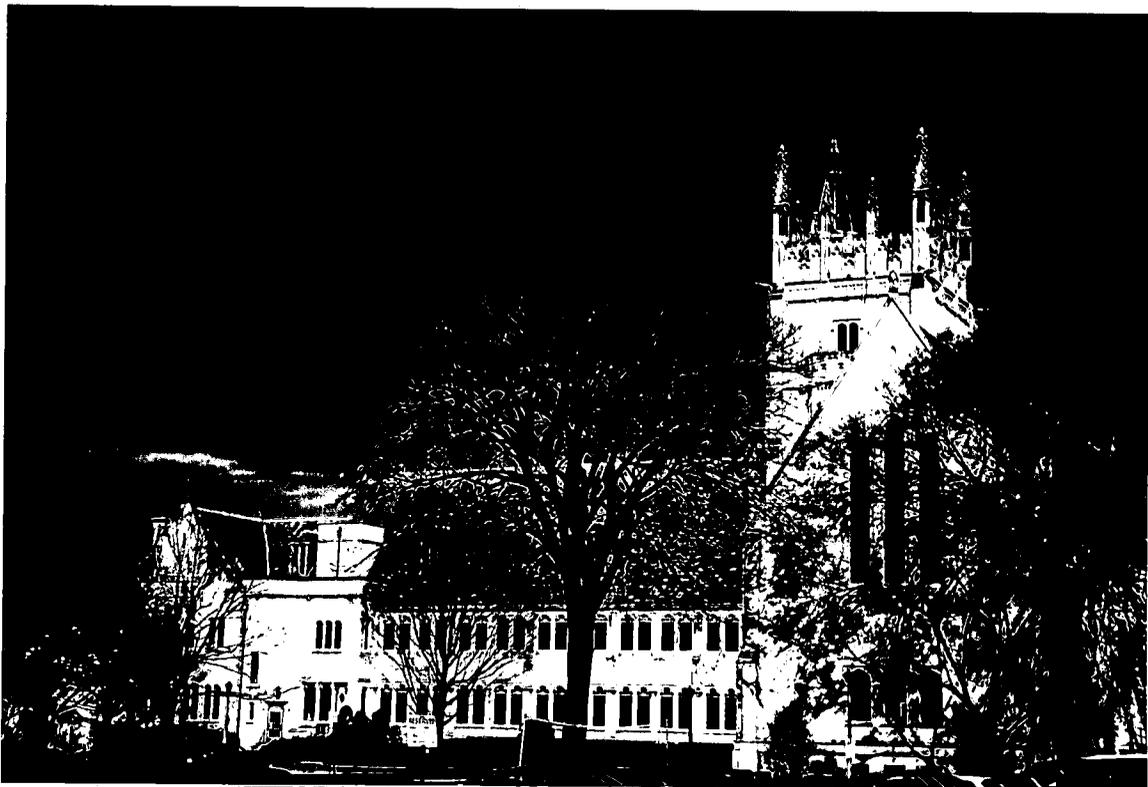
Holabird and Roche

1916

Garrett Theological Seminary

A4 A5 A9

The broad, rambling forms of this large Gothic complex by a major Chicago architectural firm are disposed along an L. A tall, pitched roof hall with tall, thin windows and extending westward at the south end is the foot; its junction with the pitched roof leg is marked by a large, square tower with crocketed pinnacles at its corners and lesser ones between. Farther back is another tower, this one a spire. Pairs of trifoliate-arched windows cross both stories while dormers appear in the slate roofs. At the north end a more random collection of masses brings the group to a close. Throughout, the design is marked by a careful gradation in restrained ornament worked into the dressed stone which lines or trims the rougher face of the walls. On the east side of the complex is a pair of earlier dormitories with very restrained stone work and detail and quite small in scale; the utilitarian metal building taking up almost all the space between the dorms provides the only intrusion into the otherwise very high level of integrity of the entire complex. The complex is listed in the State Survey.





2121 Sheridan Rd.  
Garrett Theological Seminary  
facing west

2019-2020



ONE EIGHTY TWO WEST GARRETT SEMINARY

2121 Sheridan Rd.  
Garrett Theological Seminary  
fairing west

# City of EVANSTON

2021 SHERIDAN ROAD, GARRETT THEOLOGICAL SEMINARY

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; A9: Be selected for inclusion on the 1972 Illinois Historic Structures Survey.



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)  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:

11-07-209-002-0000-02-GarrettTheologicalSeminary.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

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**PERMIT/HISTORIC INFORMATION**

**PERMIT MOVING INFORMATION**

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

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**ORIGINAL PERMIT INFORMATION**

BUILDING PERMIT #  DATE  OTHER PERMIT INFORMATION  COA INFO   
BUILDING PERMIT DESCRIPTION  COST  HISTORIC INFO  OTHER SOURCES   
ORIGINAL OWNER OCCUPIED?  HISTORIC INFO COMPILER  VOLUNTEER   
EXTERIOR ALTERATION PERMITS

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## **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.
- After public comment and input from Commissioners, the applicant implied that the client would not pursue some of the aforementioned changes, particularly the idea of a detached garage, and rather than have the case be continued, a vote should be taken.
- **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**.



## **MEETING MINUTES**

### **PRESERVATION COMMISSION**

Tuesday October 12, 2021

7:00 P.M.

Via Virtual Meeting

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

Members Absent: Aleca Sullivan, Suzi Reinhold

Staff Present: C. Sterling; C. Ruiz

Presiding Member: M. Simon, Chair

Notes Taken by: C. Sterling

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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.

- A motion to suspend the rules to permit remote participation passed unanimously.
- Chair Simon provided some introductory comments regarding application of the standards for review as well as the scope of the Commissions review authority.

### **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]

- Eliot Flaws and Fred Wilson provided a detailed presentation of the proposal including material selection, form, and detailing mimicking that of the principle structure, construction techniques and materials capable of withstanding severe weather and rising lake levels, and the proposed use, primarily as storage for small watercraft as well as a lakeside enclosed seating area.
- Elliot Flaws described the use of the sites grade change to reduce the perceived height and mass of the two structures.

- Commissioners provided comment on the proposed roof form for the northern of the two accessory structures and questioned the positioning of the structure in relation to the property to the north
  - The location of the proposed northern structure was determined to be further east of both the principle structure to the north, as well as east of the pool deck and at-grade boat-house
  - Mr. Sterling reminded the Commission that although many of the standards for review relate to the association between proposed structures and adjoining properties and structures, those a most relevant in the context of a Historic District and in this instance, the properties in question are not within a Local Historic District, and only the subject property, not the northern property is a Local Landmark.
- Commissioners expressed concern with the proposed northern structures fenestration and expanse of glass not having a relation to the existing principle structure which has multi-lite windows and asked if this could be replicated.
  - The applicant suggest that this could be replicated and the condition on the south and west elevations could more closely mimic the east elevation which has mullion divisions which break up the glass area
- Commissioners expressed concern with the glass railing and suggested a change to match the existing railing system on the principle structure.
  - The applicant agreed to explore alternatives which were more contextual
- The property owner to the north, Lucy Lehman, provided public comment, with concern over both the legality of the non-conforming location of the southern accessory structure, and the ability of the north accessory structure to destabilize bluff system.
- An architect for Ms. Lehman provided testimony regarding the unpredictability of the bluff system and required sensitivity in engineering a structure such as those proposed.
- Mr. Sterling explained that the engineering of the structure would be reviewed in detail during general permitting and that the City Engineer has experience with these types of proposals and the engineering needs to ensure the bluff is not destabilized.
- Commissioners agreed that there was sensitivity required in the engineering and suggested some solutions but ultimately determined those concerns were outside their purview and would be adequately addressed during permitting.
- Commissioners debated the specific conditions for approval relating to the northern structures fenestration and railing design ultimately determining that the applicant can propose something to be reviewed by a subset of the Commission at a later time.
- A motion to approve the project with the aforementioned conditions on the railing design and fenestration was approved on a unanimous vote.

**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]

- Mr. Raino-Ogden provided a brief presentation on the proposed addition to the existing Coach House including matching the existing structure in materiality and roof form.
- Mr. Sterling noted that the north elevation changes in fenestration were not visible from any public way and as such were outside the purview of the Commission.
- The applicant noted that the principle structure had recently undergone many exterior renovations and that the Coach House in question was designed and constructed much later in the 1920s.

- Commissioners asked for clarification on the additions fenestration and why the existing regular fenestration pattern could not be replicated on the addition as seen from Dempster Street.
  - The applicant explained that the interior floor plates of the new addition, in order to accommodate a higher ground floor for storage, would bisect the regular window location. It was determined to exclude the window rather than provide one bisected, or a faux window.
- Commissioners asked for clarification on the downspout locations as well as the basement entryway.
  - The applicant affirmed that the downspout ran down the center of the structure between the addition and existing structure and that the new ground floor entryway was intended to be obscured as much as possible as seen from the public way.
- A motion to approve the project as presented passed unanimously.

**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]

- Nathan Kipnis presented a detailed explanation of the proposed work with an emphasis on sustainability and creating an energy efficient, all-electric building, as well as utilizing an existing flat roof on the recessed bay of the structure for a rooftop deck.
- Commissioners expressed concern with the proposed window replacement of the structures entire window program and asked about the condition of the existing windows
  - The applicant explained that the intent is energy efficiency, including the efficiency increase of a casement window vs the existing double-hung windows. The existing windows themselves are in good condition
  - Commissioners provided input on the ability to improve efficiency with restoration and weatherization of the existing windows as well as new custom wood flush mounted storm windows agreeing that the efficiency would be similar to the proposed casement windows.
  - Mr. Sterling provided input on the existing windows embodied energy as well as ability to be consistently repaired, where even the best replacement windows would need to be discarded and replaced in 20-30 years.
- Mr. Sterling suggested that perhaps the front-facing windows on primary elevations could be restored and weatherized while those less or not visible could be replaced.
  - The applicant suggested that they provide more information on the comparison between new casement windows and what the Commission was suggesting.
- The applicant reviewed the proposed solar array for the building and noted that they would be obscured by the front facing parapet wall when looking at the structure from the street.
- The applicant reviewed the proposed rooftop deck, noting that the proposed location was setback significantly from the street.
- Commissioners expressed concern with the proposed rooftop deck not having a historic basis within the District, or for the particular building.
  - The applicant provided a proximate building with a rooftop deck
  - Commissioners asked if the location of the deck could be moved further from the front edge of the building as to obscure it from view as seen from the street.
  - It was further suggested that the railing system be revised to reduce its bulk and prominence

- A motion to continue the case to the November meeting to allow the applicant to provide additional evidence and testimony in relation to the window replacements, as well as revise the decks location and railing detail passed unanimously.

**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]

- Chair Simon provided some introductory remarks regarding the rules and procedures as well as the ordinance as it relates to facilitating application and design review processes.
- Mr. Citron, legal counsel for the applicant, provided an introduction for consideration of a motion to reconsider and the reasoning for pursuing this alternative rather than submitting a modified proposal or new application for review.
- Mr. Shumaker, architect for the client, provided some comments on the previous action taken in September and the perception that they were not given the same due process as other applicants to work with City Staff to address what they felt were minor concerns.
- Mr. Shumaker and Mr. Citron provided comments on the findings of fact supplied after action was taken in September and their feeling that many of the standards listed as not being met were not directly communicated during the meeting.
- Chair Simon, Mr. Sterling, and the applicant debated the proper procedure for reconsideration with Chair Simon and Mr. Shumaker acknowledging that this request had never been made before.
- Mr. Sterling stated the position of the City's Law Department, that action could be taken the same evening as reconsideration, noting that the reconsideration itself was based in a precursory outlining of the new evidence and facts now made available, and that those facts would only be presented in more detail after a motion for consideration was made.
- Chair Simon expressed a different understanding that the facts and evidence would be presented before the motion for reconsideration and action would be taken at the subsequent meeting. Chair Simon asked the applicant rather than reconsideration, if they would be willing to receive the detailed feedback they requested and instead reapply for the November meeting with a clear understanding of what was needed for approval.
- The applicant, legal counsel, and owner asked for time to discuss. The Commission recessed.
- Following recess, the applicant asked that reconsideration and presentation of the new information was preferred.
- The Commission debated the new evidence and facts the applicant stated would alter the basis of the previous action taken in September and whether a motion for reconsideration was appropriate.
  - Mr. Sterling reminded the Commission that a motion for reconsideration was not necessary, and that if no motion was made or no second received, the previous action would stand.
- Following further debate, a motion for reconsideration was made and carried unanimously.
- Mr. Shumaker provided a detailed presentation of the previous proposal including new exhibits showing the relationship between the south structures fenestration, rear coach-

house, the existing rhythm of structure spacing on the block as well as building heights, and a typical interior floor plan of the south structure showing the interior courtyard and light wells which provide the majority of the structures light and air.

- Mr. Shumaker provided considerable evidence in support of both the new structures height and location, as well as the depth of the proposed roofed enclosure and relationship between the south structure as being contextual to neighboring properties and typical relationships on the block and within the District in whole.
- Members of the public provided comment in support of the Commissions earlier action for denial and expressed frustration with the applicants desire to alter the location of the existing garage in a way they felt would be detrimental to the south structures integrity and the quality of life in the first floor unit most afflicted.
- Commissioners asked the owner of the aforementioned first floor unit if the provided floor plans were representative of her unit.
  - She acknowledged that they were, but felt the loss of light in the north windows would negatively impact her hallways.
- Mr. Shumaker provided testimony in relation to the new location of the garage and not only providing more privacy for the backyard space, but further providing more sunlight to the currently deprived rear-yard due to the location of the existing garage and the south structures detached accessory dwelling unit.
- Commissioners expressed concern with the proportion of the proposed eyebrow dormer
  - The applicant agreed and suggested a willingness to work with the Commission and City Staff to revise to be more appropriate.
- Commissioners expressed concern with the depth of the roofed enclosure and being notably deeper than the front porch and porches of other structures referenced.
- Mr. Shumaker acknowledged it was deeper, but was intended to allow a roof pitch which was sympathetic and contextual to the existing principle structure
- Commissioners suggested this could still be achieved while having less depth and noted that it appeared the intent was to not provide contextual or rhythmic depth, but to provide for covered parking.
  - The applicant suggested a willingness to revise the depth to better mimic the condition of the front porch so long as the proposed roof form could remain similar
- Commissioners acknowledged the efficacy of the new information provided and expressed that a different outcome would have likely occurred at the September meeting if the same information had been provided.
- A motion for approval with the condition that revised plans be submitted and reviewed by a subset of the commission which addressed the concerns regarding the proposed eyebrow dormer and depth of the roofed enclosure passed unanimously.

### **3. MEETING MINUTES**

#### **A. Approval of meeting minutes of September 14, 2021**

- Mr. Sterling explained that the video of the September meeting was unavailable and locked by the Broadcast Manager. As such the minutes were created using hand notes without a thorough video review.
- Commissioners expressed some concern with the accuracy of the 1217 Michigan case and would like the video reviewed to ensure accuracy. It was suggested that this be done and the minutes up for approval at the next available meeting.

### **4. DISCUSSION**

### **5. STAFF REPORTS**

**A. Design Guidelines Update**

- Mr. Sterling presented the intent to create a set of illustrative design guidelines.
- The Commission discussed the value of the design guidelines and generally agreed they were a valuable tool for homeowners, contractors, and designers alike.
- The Commission agreed the guidelines should be a tool to help set expectations for proper treatment types which would meet the standards for review but wanted to ensure that there remained room for innovation and creativity.
- Commissioners Cohen and Morris volunteered to help create guidelines as well as review drafts of the guidelines

**B. Long-Range Work Plan Subcommittee Update**

- Mr. Sterling provided brief background on the visioning exercise and initial outline which was sent to the subcommittee the month prior

**C. 2020-2021 Design and Preservation Awards**

- Mr. Sterling read the award recipients and bios of the three jury members.
- Mr. Sterling stated the intent was to host an in-person ceremony the next year where the 2020-2021 recipients would be asked to join the 2022 recipients.

**6. ADJOURNMENT**

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